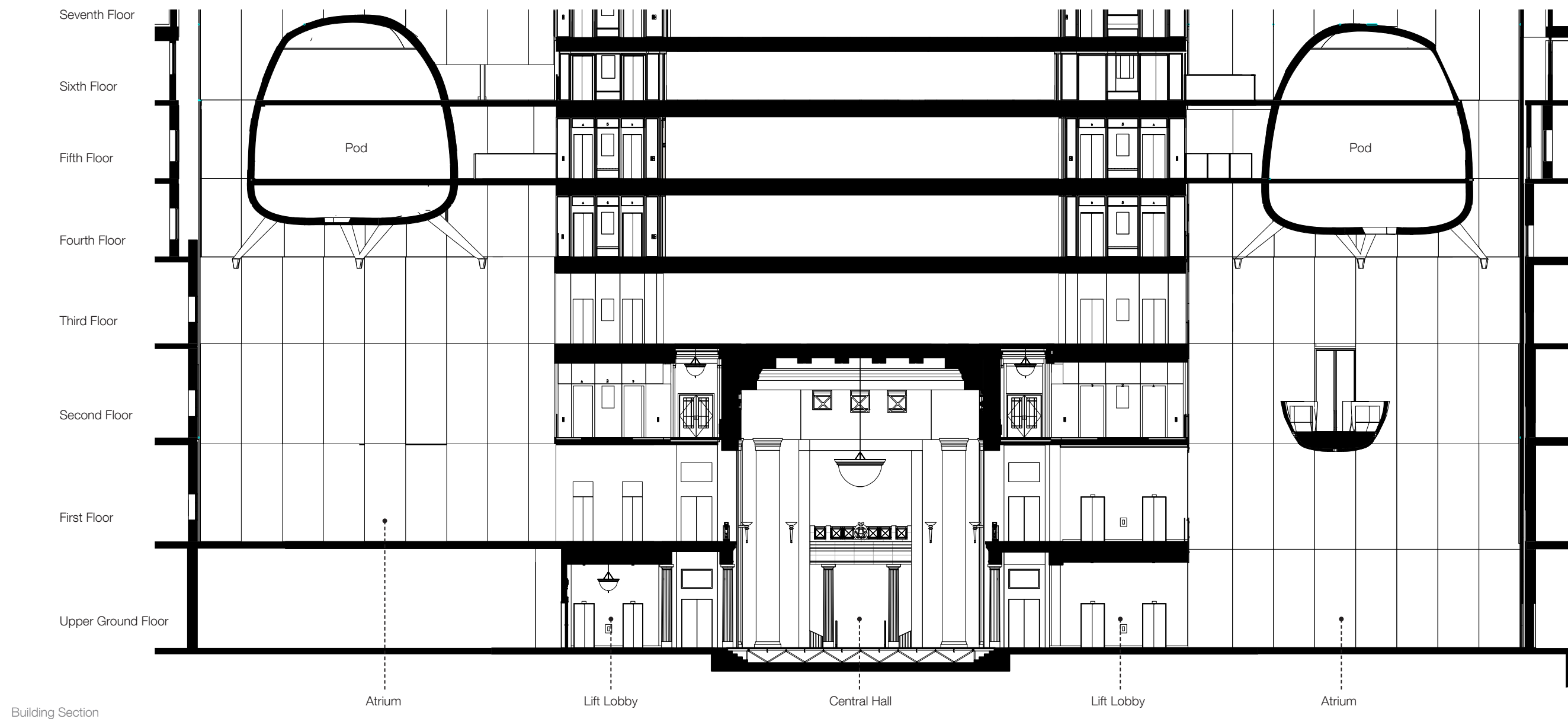


07.00

Design & Intervention: Atrium & Staircase

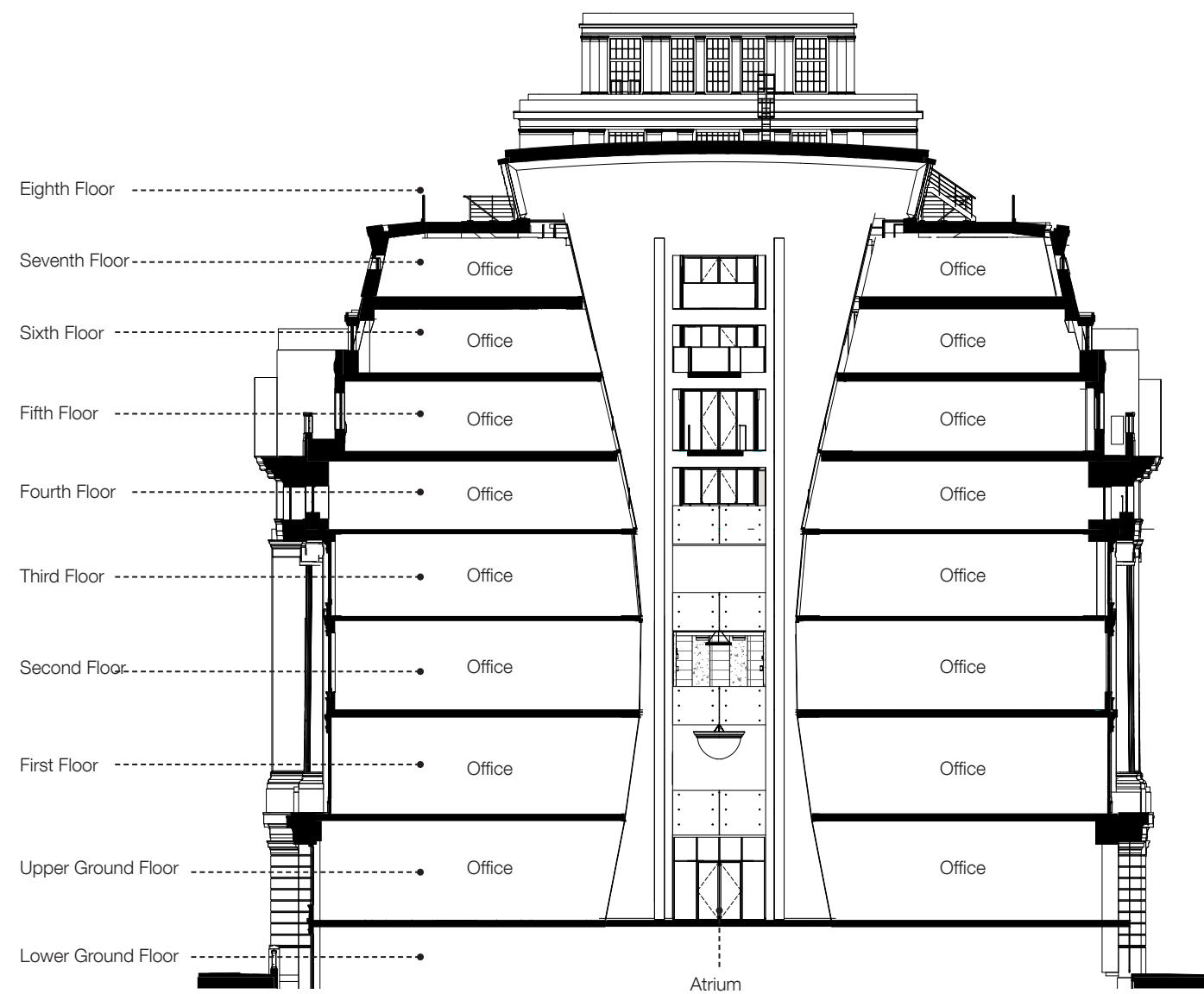
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07.01 Proposed Long Section



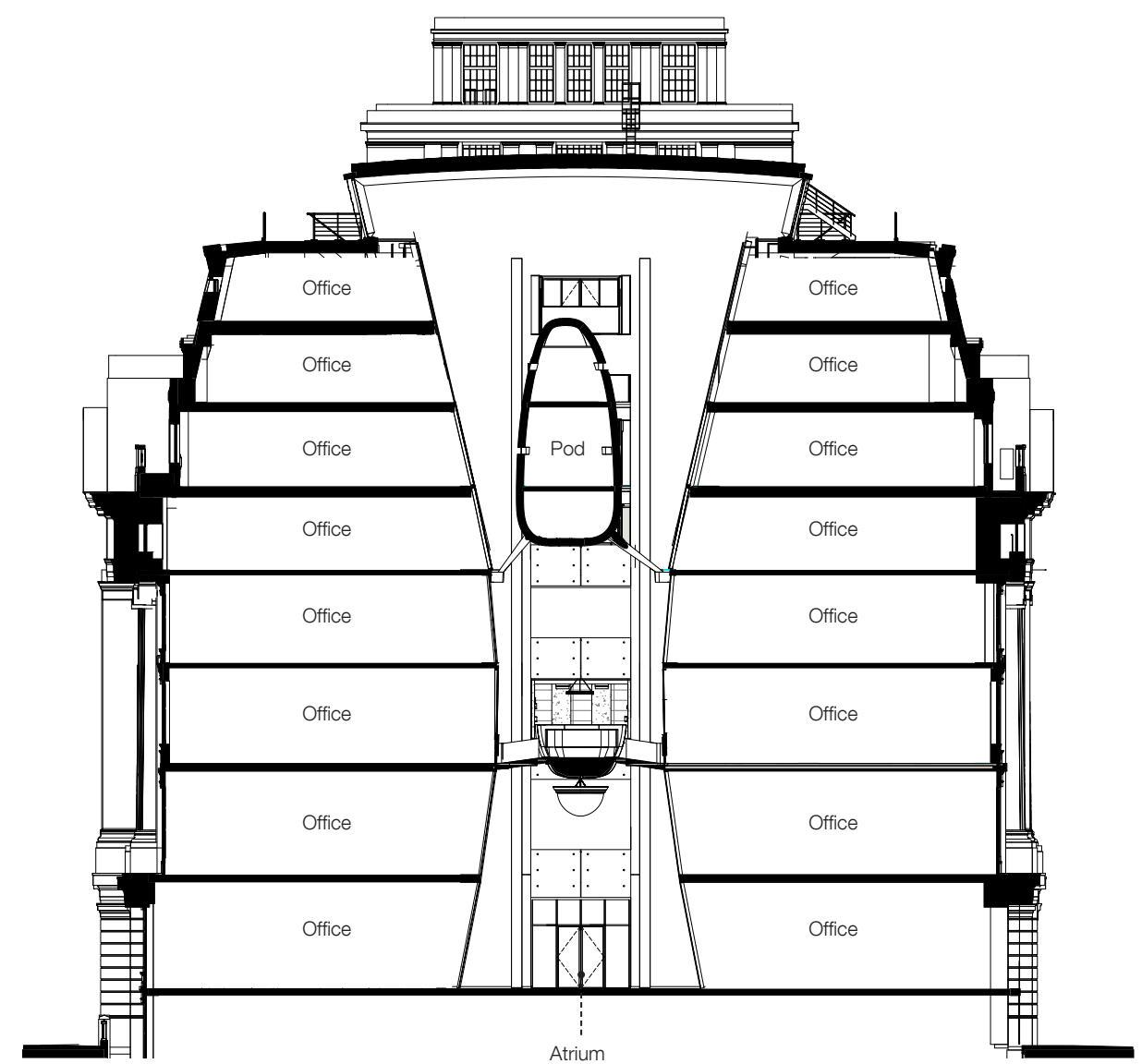
The long section through the building shows the relationships of the north and south atrium to the Central Hall. The northern atrium, which starts at first floor level is not part of the current proposal. The southern atrium begins at upper ground floor level.

07.02 Proposed Cross Sections



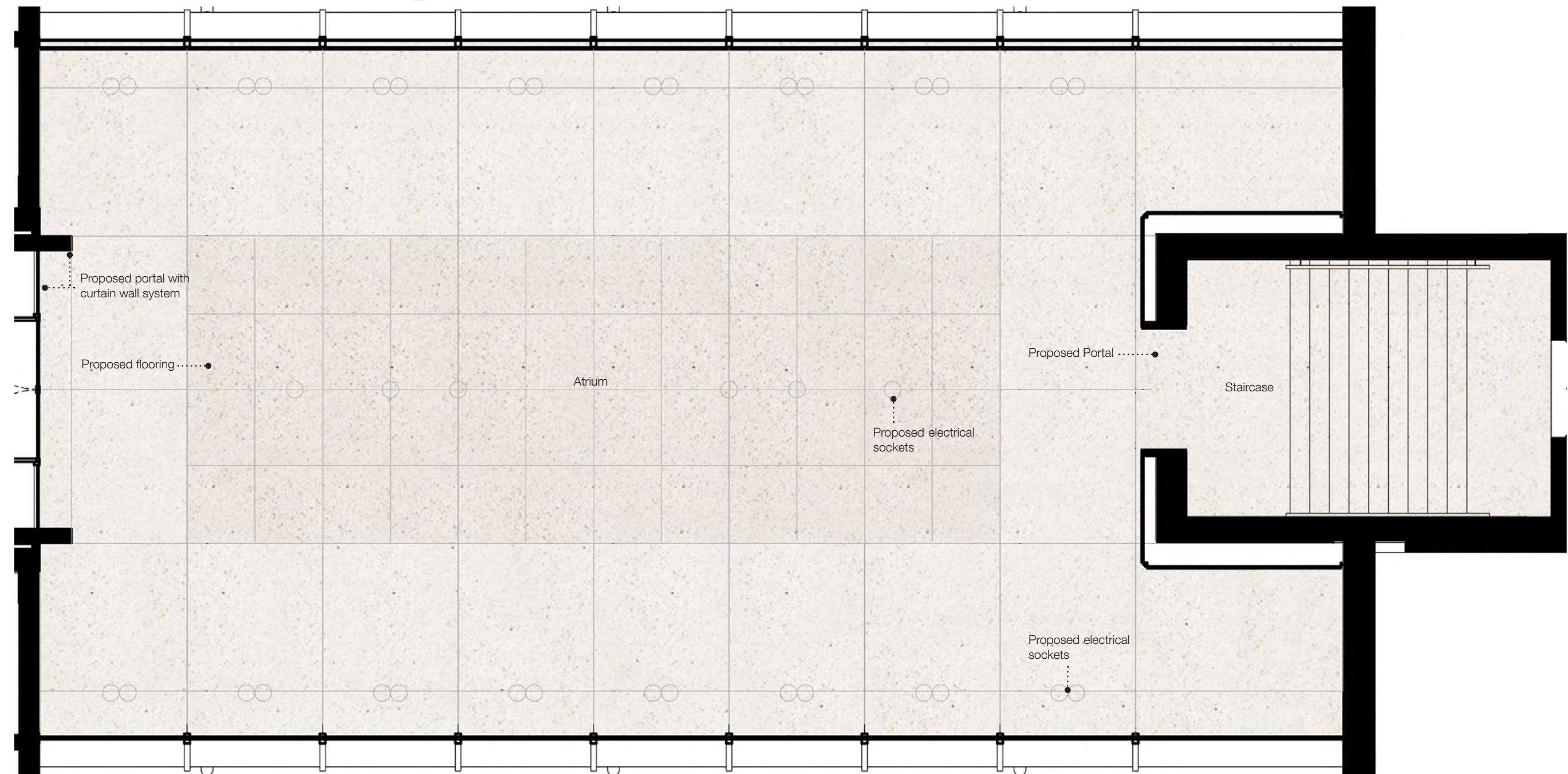
Proposed Section Through the Atrium

The atrium is formed from two sweeping curved facades that curve in towards each other. Sat within this space are a series of pods that sit within the space held up by large steel legs, and accessed a series of bridges that spring from the office floor plates.



Proposed Section Through the Pods

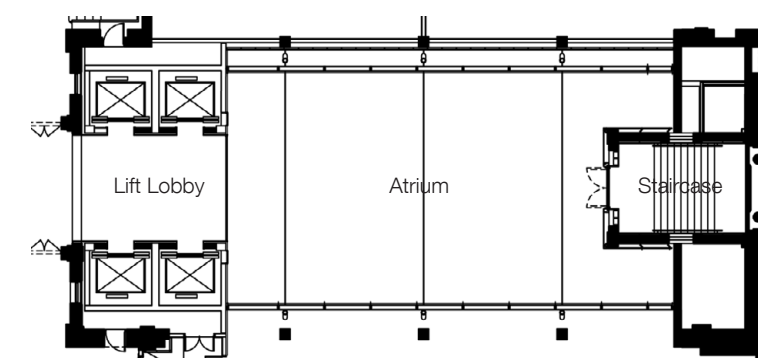
07.03 Atrium: Proposed Plan



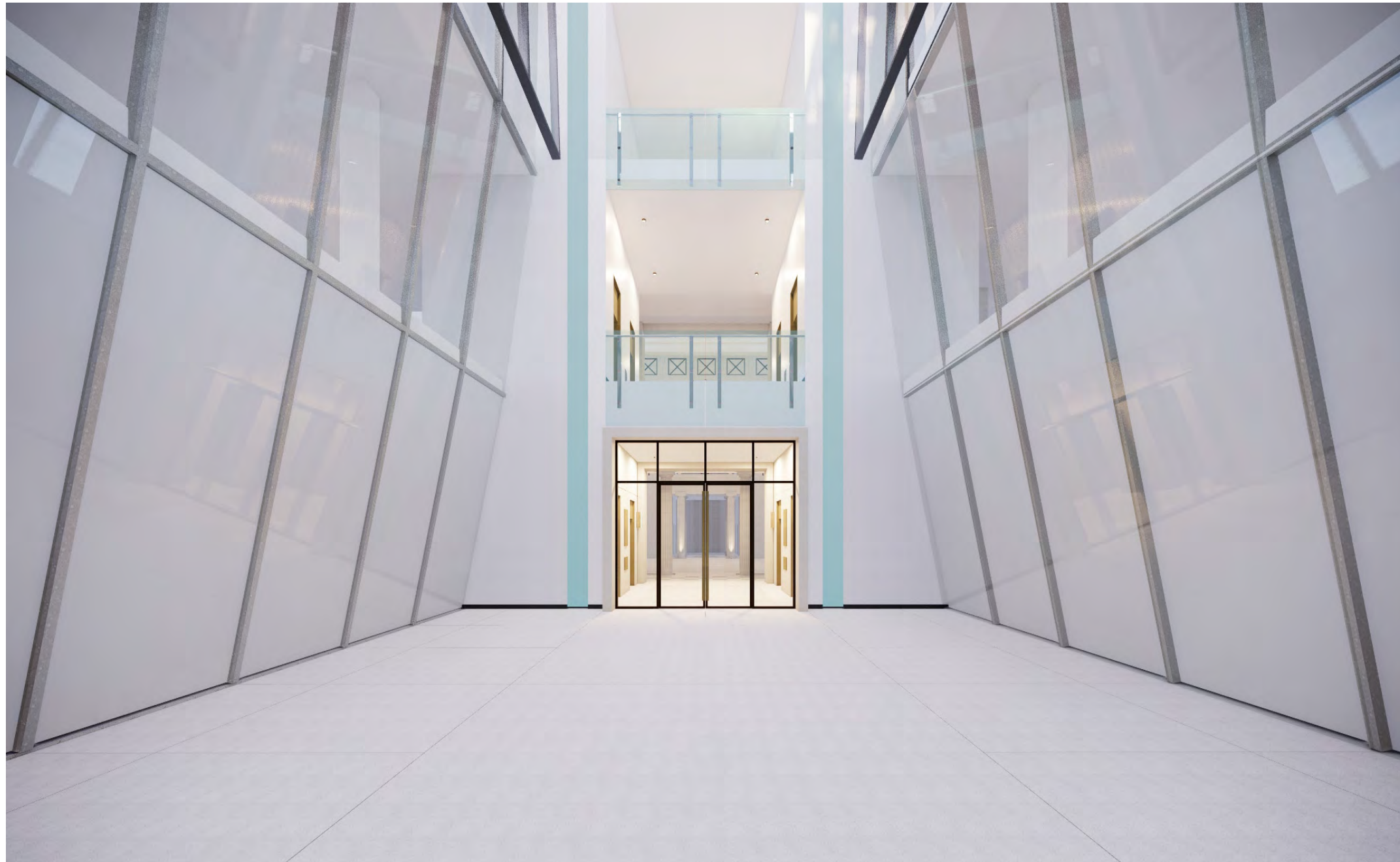
Proposed Atrium Plan

The proposed flooring within the Atrium is proposed to be formed from the same material language of that employed within the refurbished Central Hall and lift lobbies. A distinct outer ring is formed, with a grid of central flooring elements set within this. The materiality is all of the cement based flooring tiles, and contains no natural stone, to acknowledge

that the area was not once part of the historic core of the building, but is inherently a newer element. The proportions of the banding are also altered to reflect a more contemporary proportion, enhancing the newness of the space, but without losing the continuity provided through the introduction of the new material language.

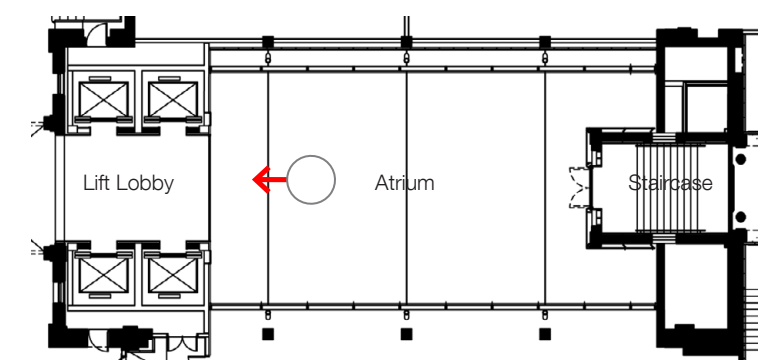


07.04 Atrium: Proposed Material

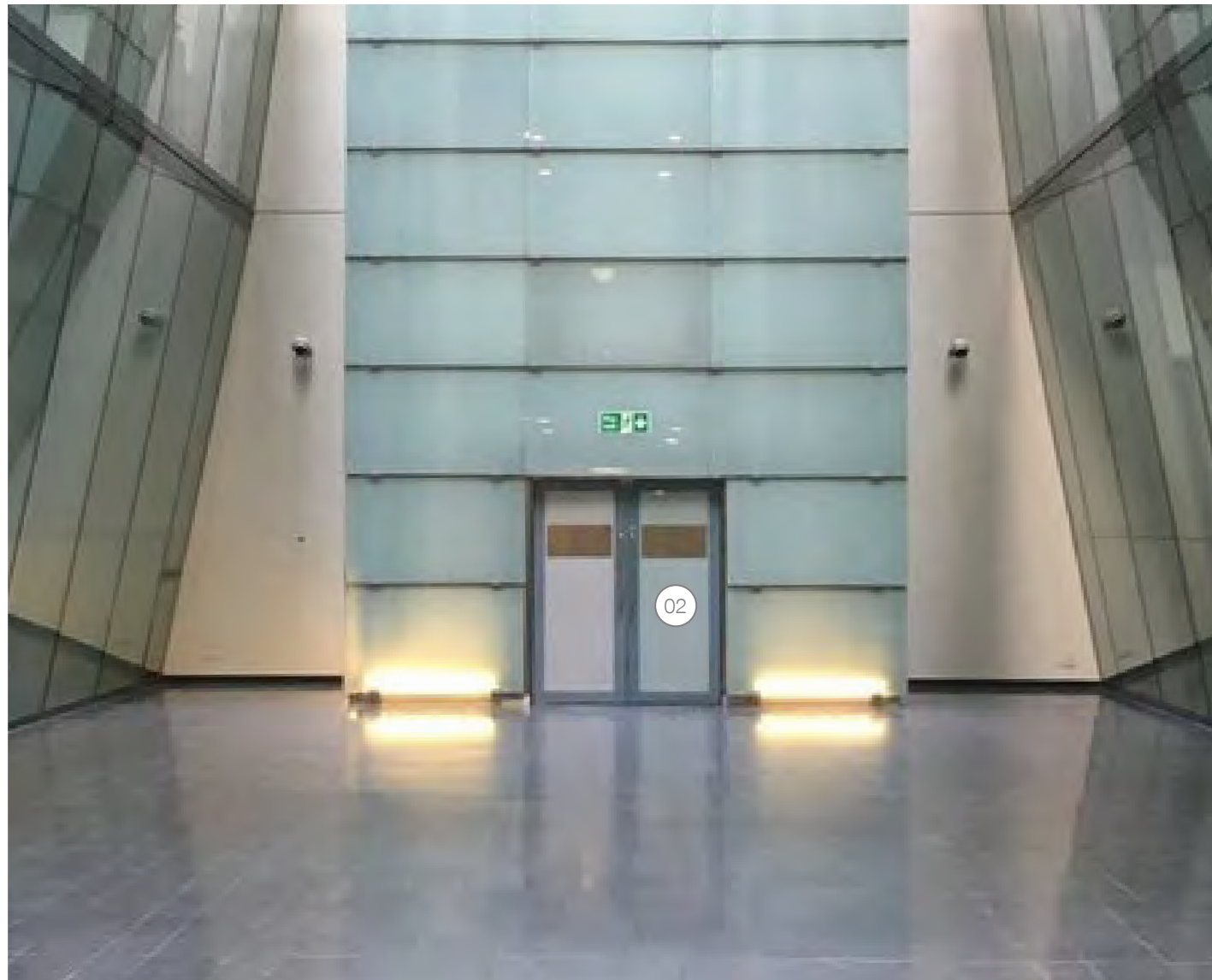


Proposed Visualisation

The proposal is to separate the atrium space from the historic heart of the building. This is paired with the terrazzo flooring as previously discussed. The proposal is also to introduce a window film to the ground floor atrium windows to ensure the privacy of the adjacent offices to the west, and to obscure the thin, empty corridor to the rear of the retail units to the east.



07.05 Atrium Staircase: Existing

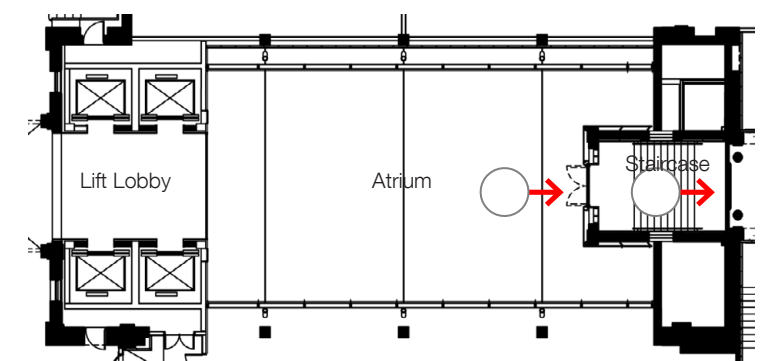


Photographs of Staircase from Atrium

At the southern end of the atrium is the staircore clad in frosted glazing. The door at the base of this stair contains a staircase that was refurbished at the time of the refurbishment in the early 2000's. The current proposal is to remove the existing door and create a framed entrance into the stairwell.



Photographs of the Detail of the Southern Stairwell



07.06 South Atrium: Door to Stairwell

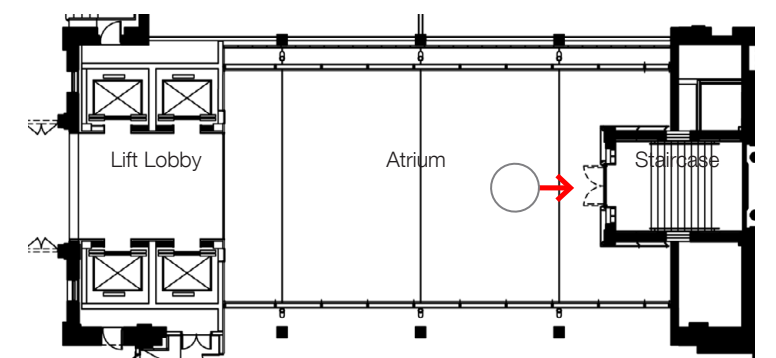


Photographs of Staircase from Atrium

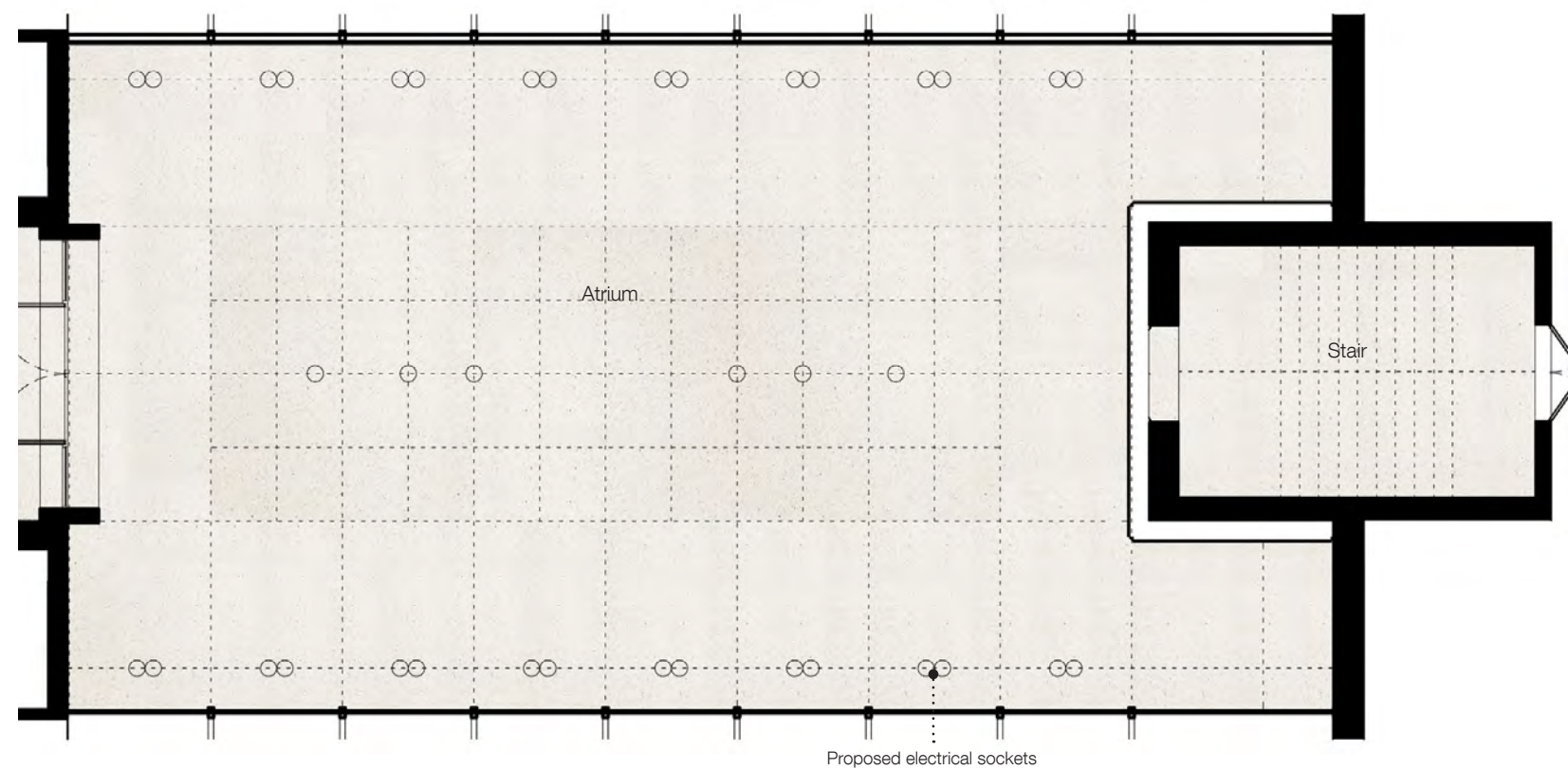
The proposal is to remove the existing door to the stairwell to the south of the atrium space. The opening is to be framed with a newly introduced portal, continuing the language of threshold that has been developed through the design of the lift lobbies.



Proposed Visualisation



07.07 Atrium Staircase: Proposed Material

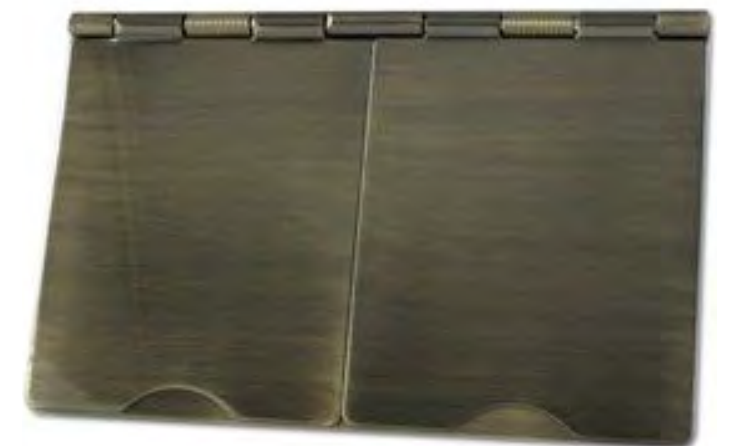


Members' Lounge: Main Floor Area

The proposed materiality for the flooring within the staircase is a continuation of the terrazzo flooring from the atrium creating a seamless transition between the spaces. Although in the early stages of development, the proposal is to line the walls of the existing staircase and replace the lighting.



A precedent image of socket cover intergrading within a heritage setting



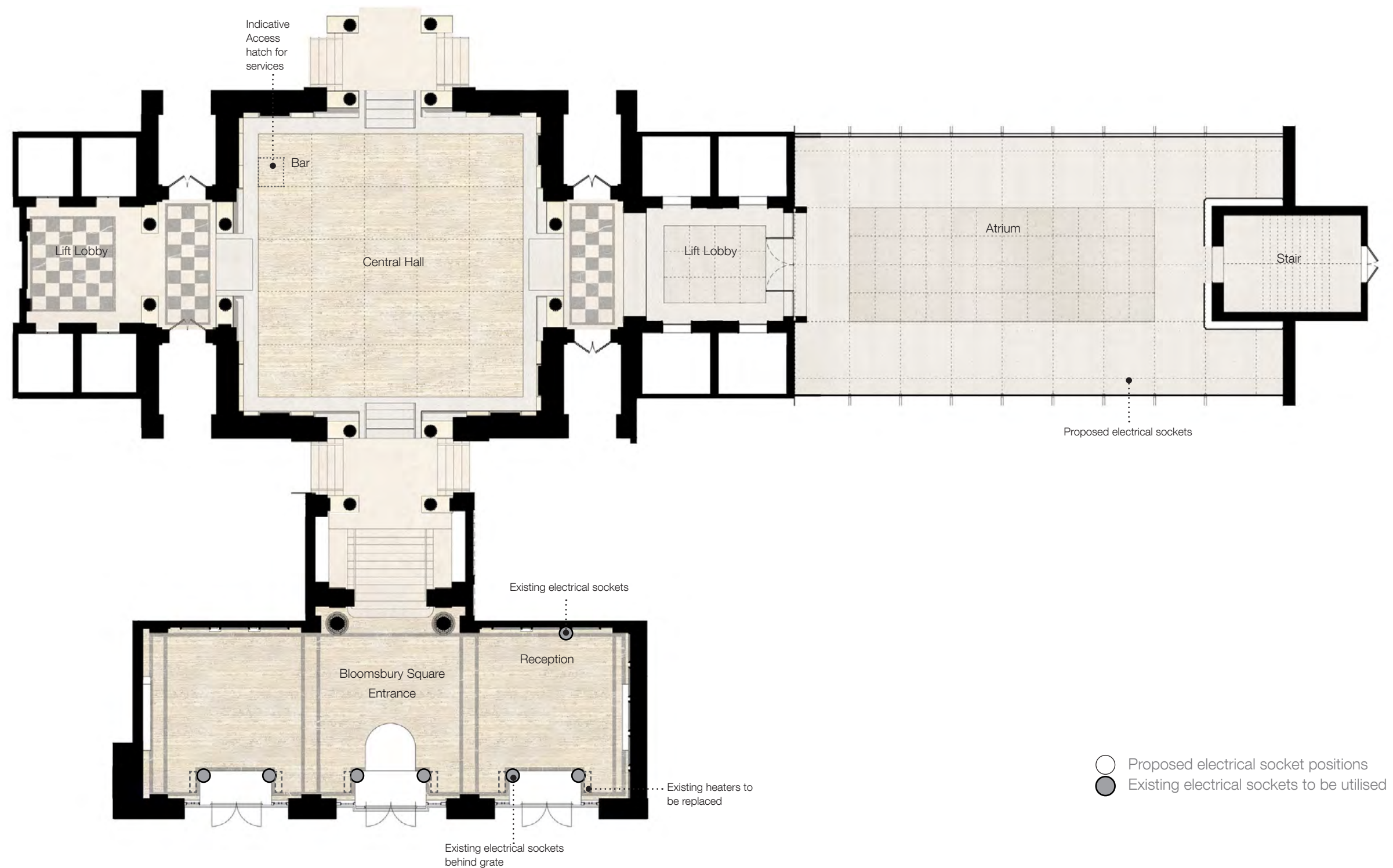
A precedent image of socket cover intergrading within a heritage setting

08.00

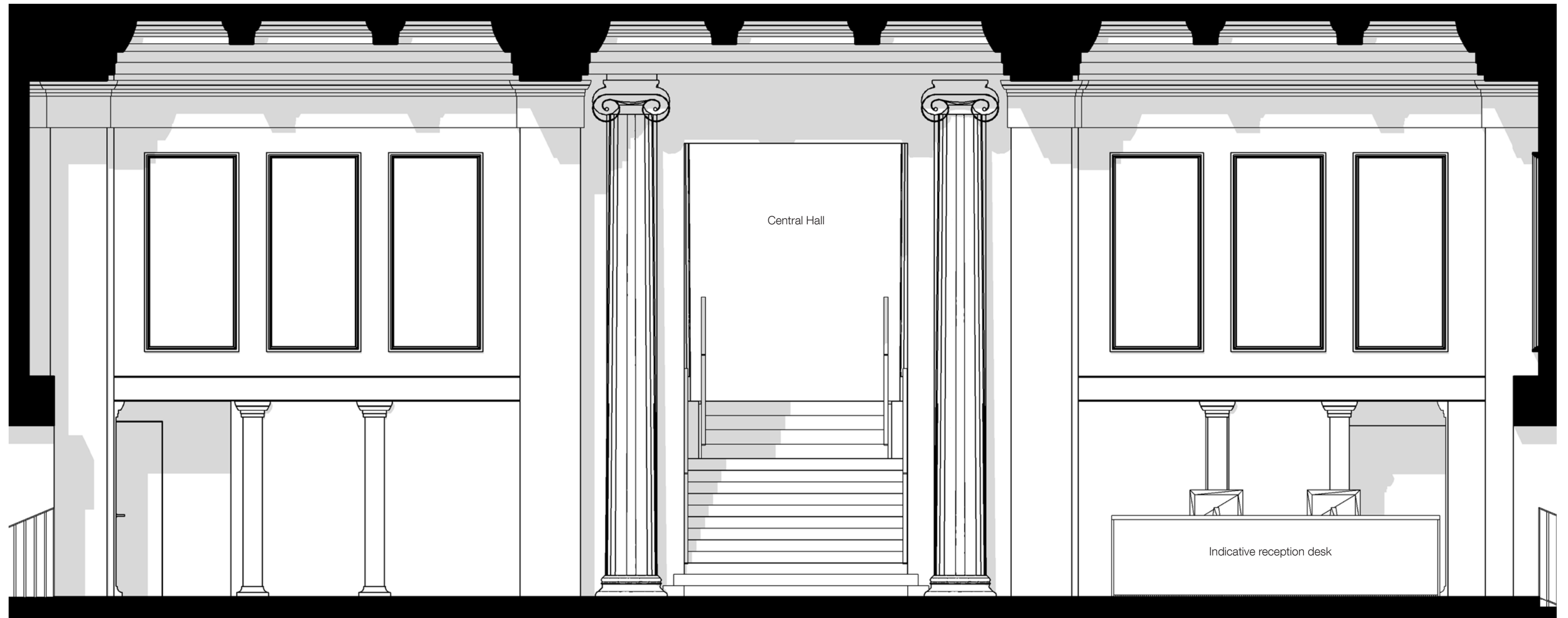
Design & Intervention: Furniture

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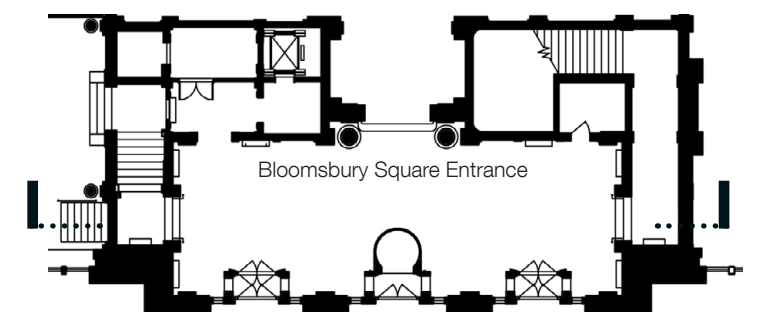
08.01 Proposed Upper Ground Floor Plan



08.02 Bloomsbury Square Entrance: Elevation



Bloomsbury Square Entrance Elevation



08.03 Bloomsbury Square Entrance: Proposed Views

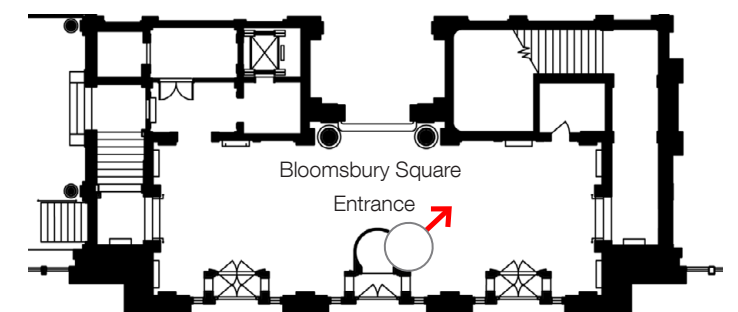


Proposed Visualisation

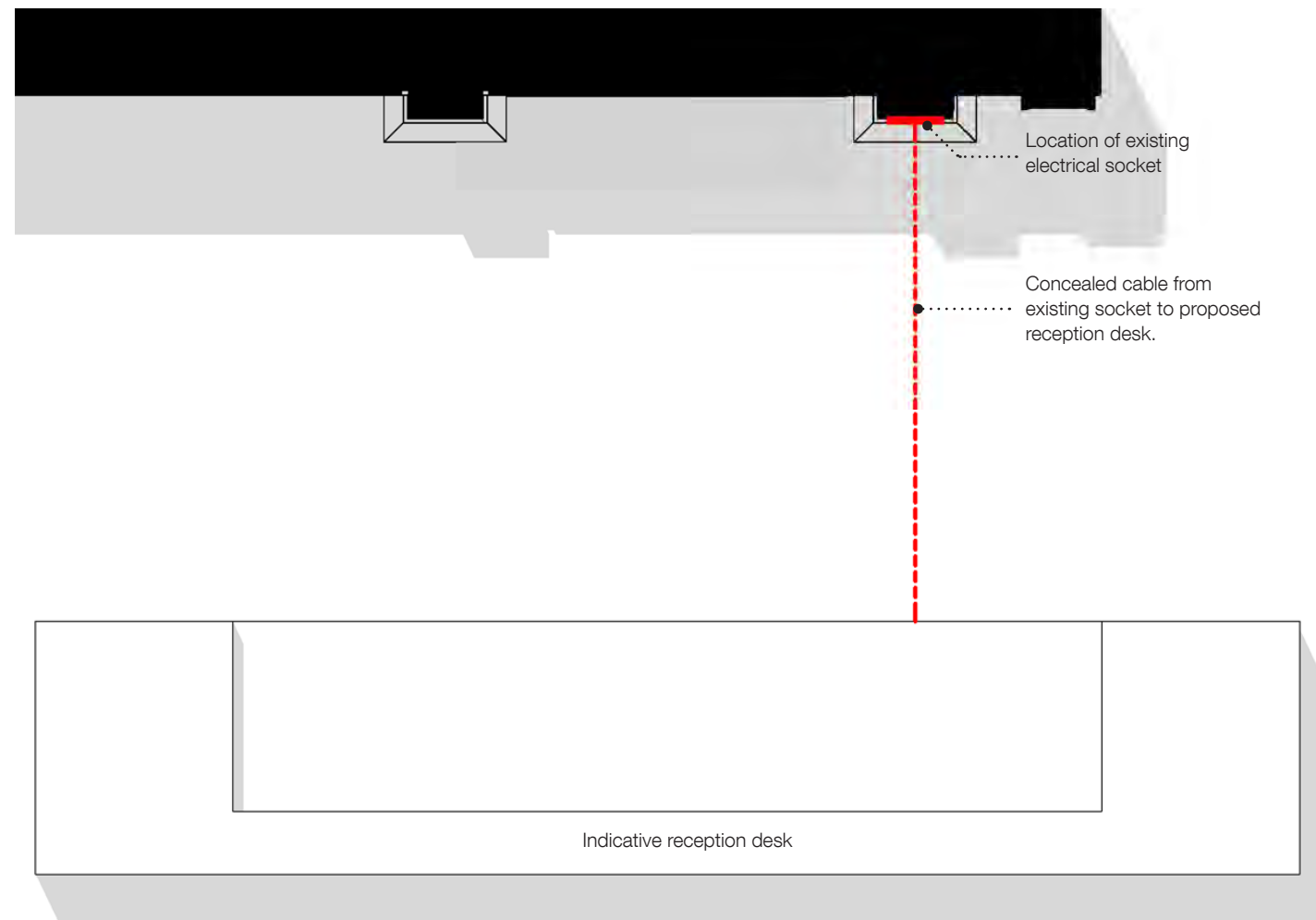
The proposal is to relocate the reception desk to the Bloomsbury Square entrance. This is to be a freestanding piece of furniture that sits within the space. Power and data provision will be provided through existing openings within the wall to the rear and run discreetly to the desk.



The reception desk will utilise existing electrical sockets for power.

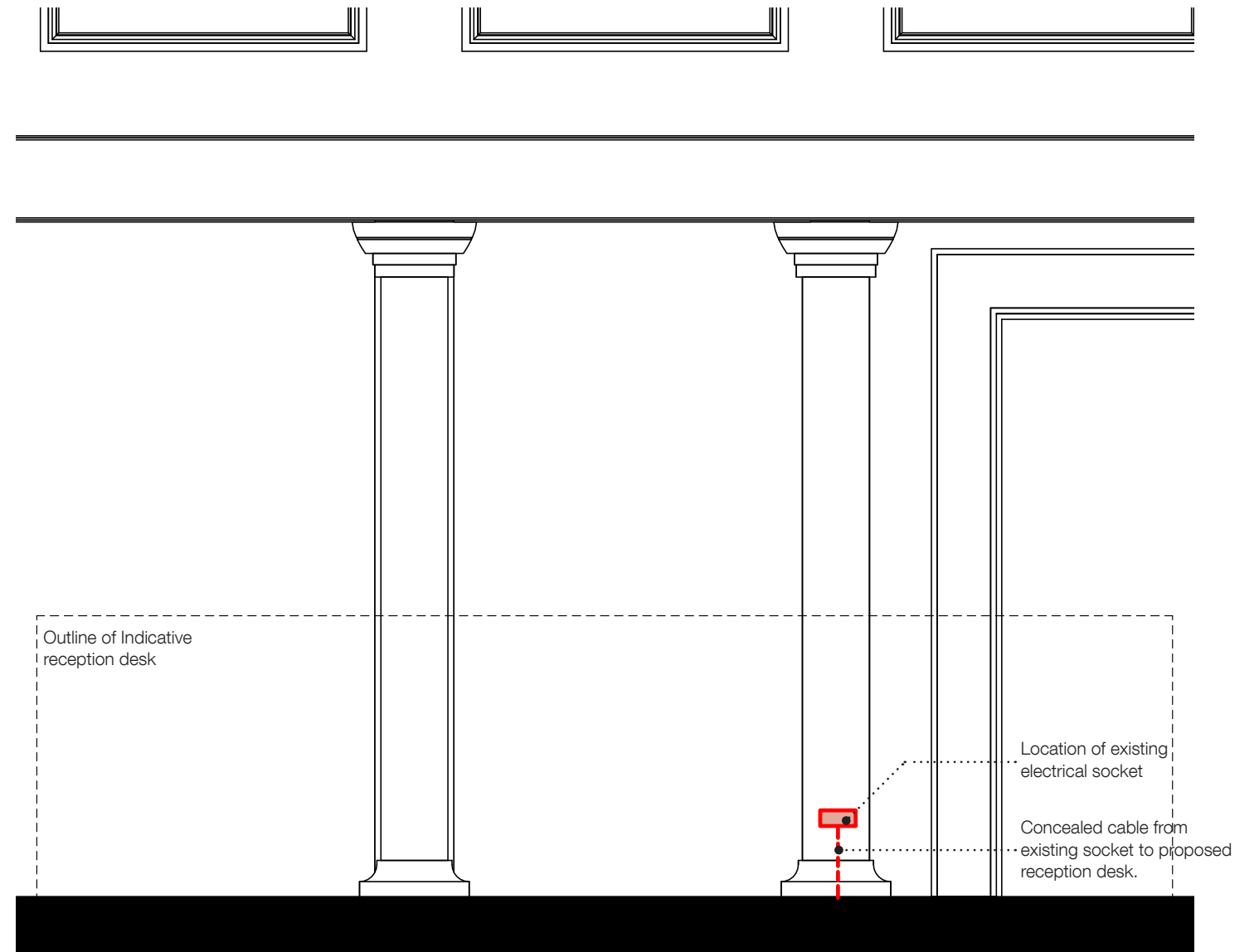


08.04 Bloomsbury Square Entrance: Reception Desk



Plan view of Reception Desk utilising existing electrical sockets for power.

Proposed route of concealed cable from existing socket to proposed reception desk. To be suitably secured and protected using temporary furniture items so as to ensure a safe working environment and clean visual aesthetic which is in keeping with design of the existing space

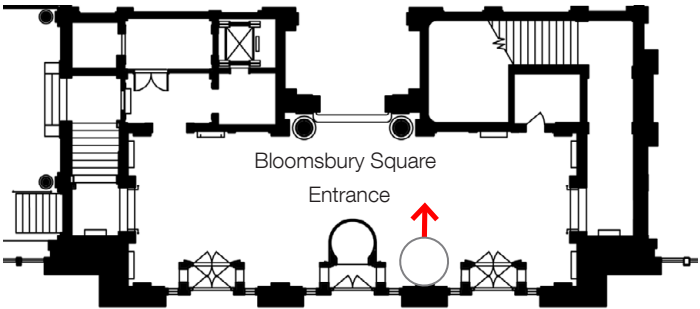


Section view of Reception Desk utilising existing electrical sockets for power.



Proposed Visualisation

The material concept for the desk is still in review, but may entail the use of antique brass expressed metalwork and marble worktops.



08.05 Bloomsbury Square Entrance: Existing Doors



Photographs of the grate on existing door in Bloomsbury Square

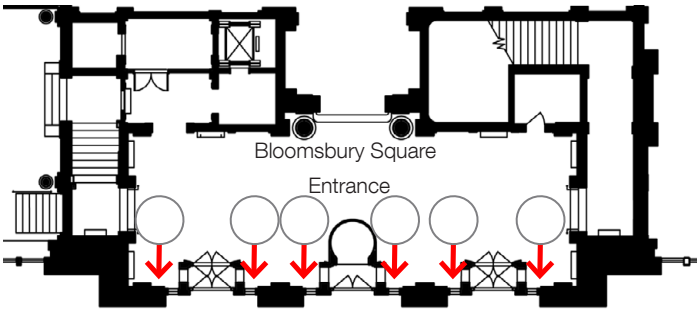


Photographs of the grate on existing door in Bloomsbury Square

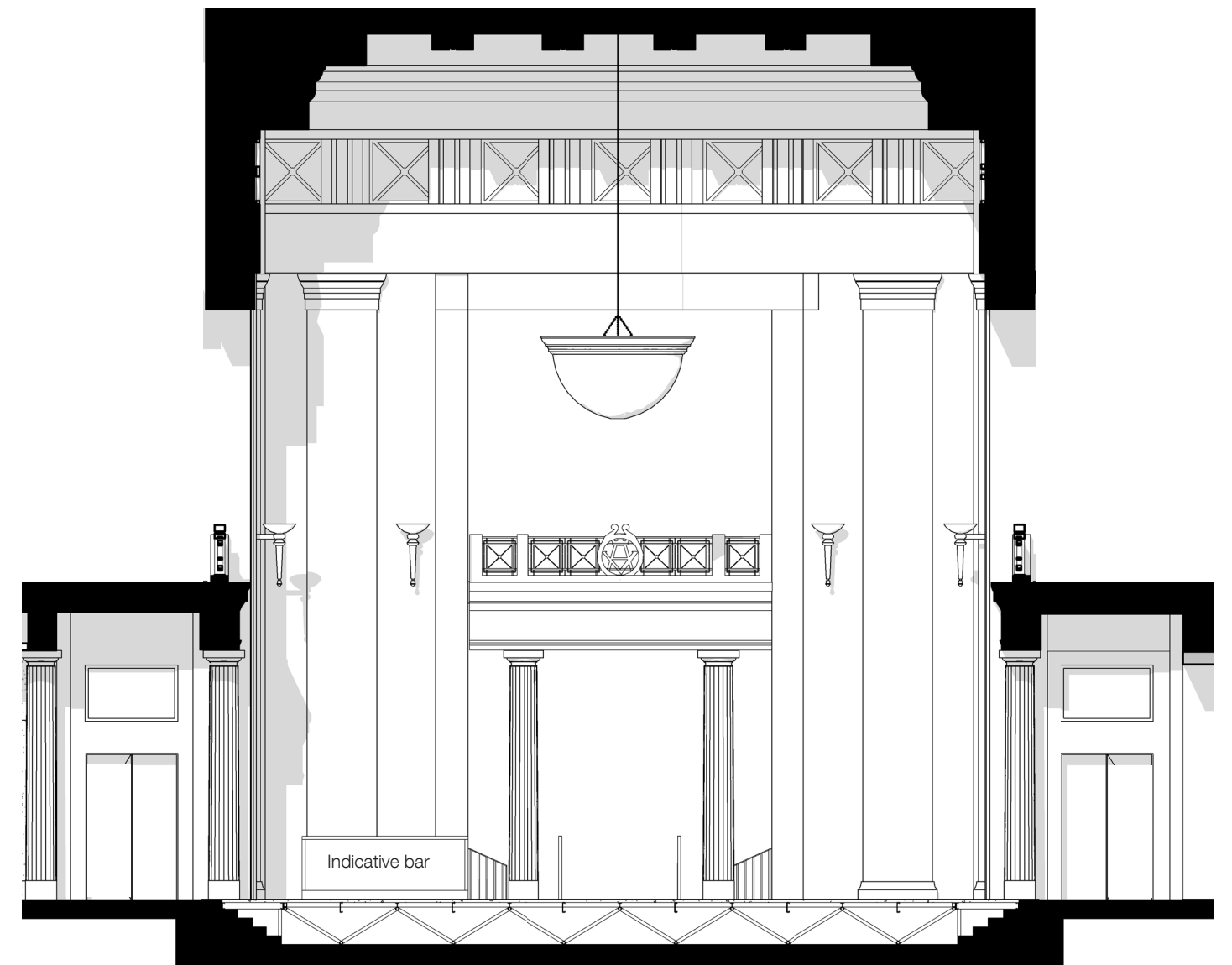
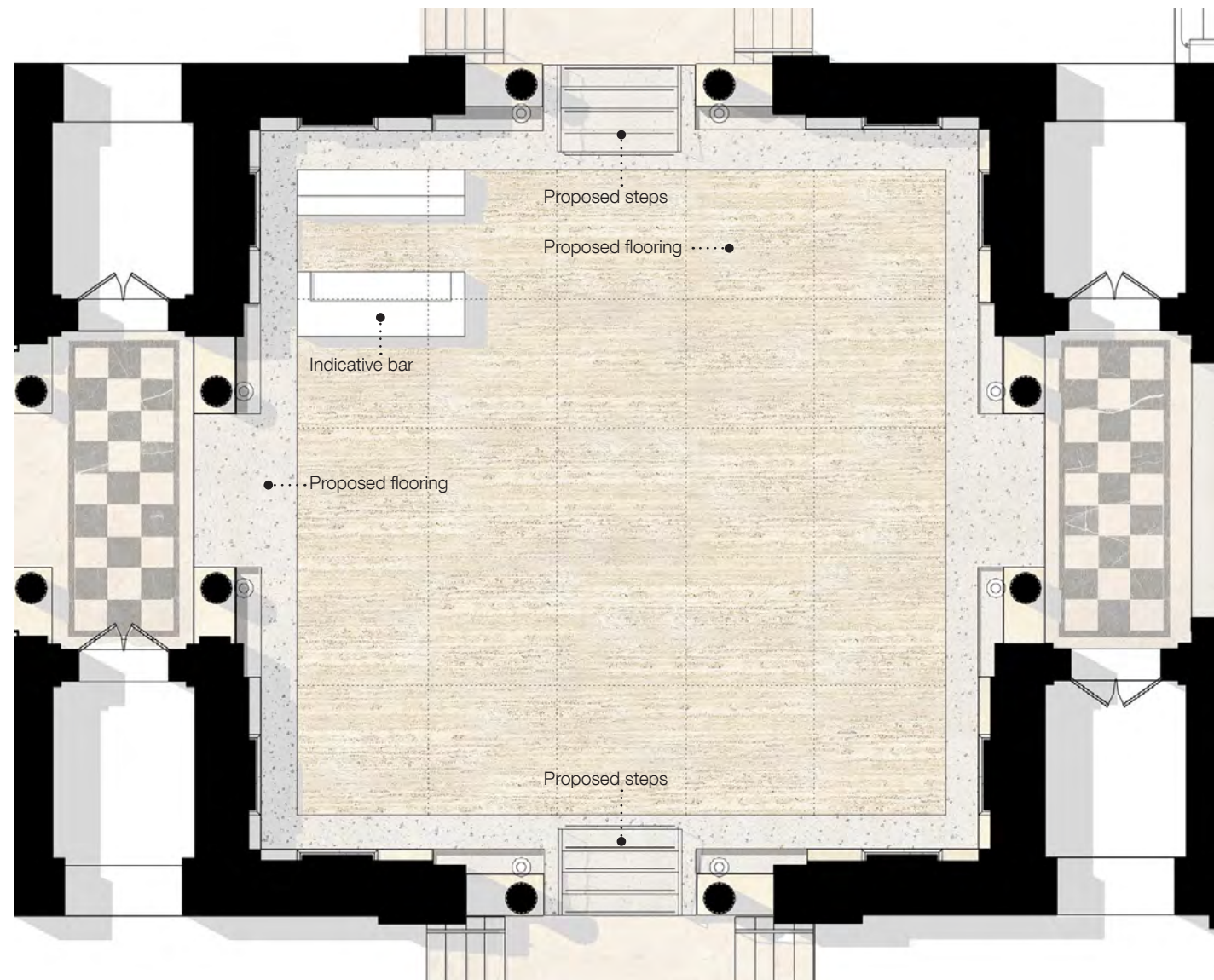


Photographs of existing heater next to door

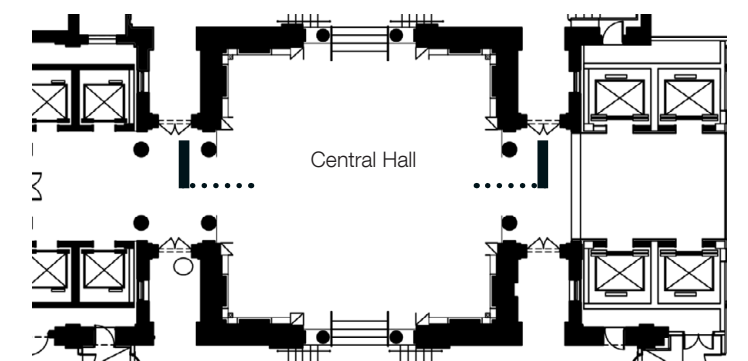
There are existing sockets/lighting fuses behind every grate on every side of every door in Bloomsbury Square. The proposal is to use the same wiring routes to ensure that any new wiring does not require any intrusive works to the building fabric.



08.06 Central Hall: Proposed Plan



The proposal is to introduce a bar type provision to the corner of the space. The Design Team has tested many different options with regards to the location. However, it is thought that the corner location is the most unobtrusive of places within the space, and is the one currently occupied by the existing reception desk



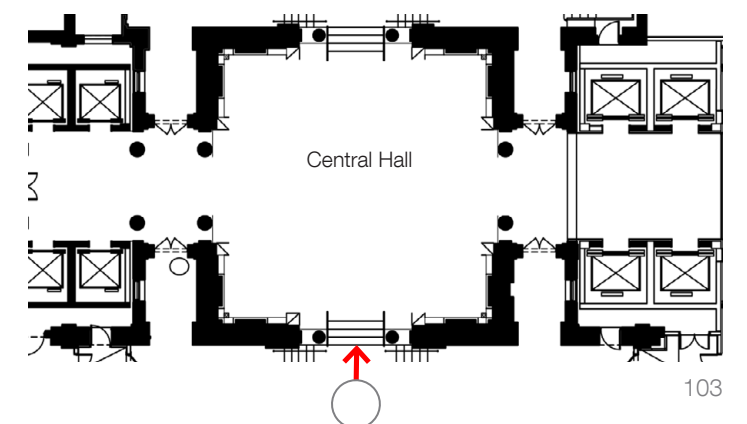
08.07 Central Hall: Proposed Views



Proposed Visualisation

The proposal is to introduce a bar into the refurbished Central Hall. This is likely to be located in the north-east corner of the space, so as to ensure the free passage of people through the space. Conceived as a free standing bar, the proposal is to allow for power, drainage and water supply connections,

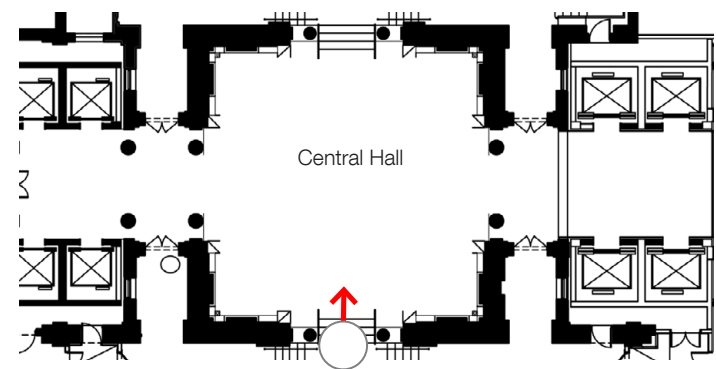
which are to be fed through the void beneath the newly refurbished floor. Connections will be discreetly positioned and coordinated to ensure that they are not visible within the space. Material concepts being explored are the use of a crafted antique brass furniture casework.

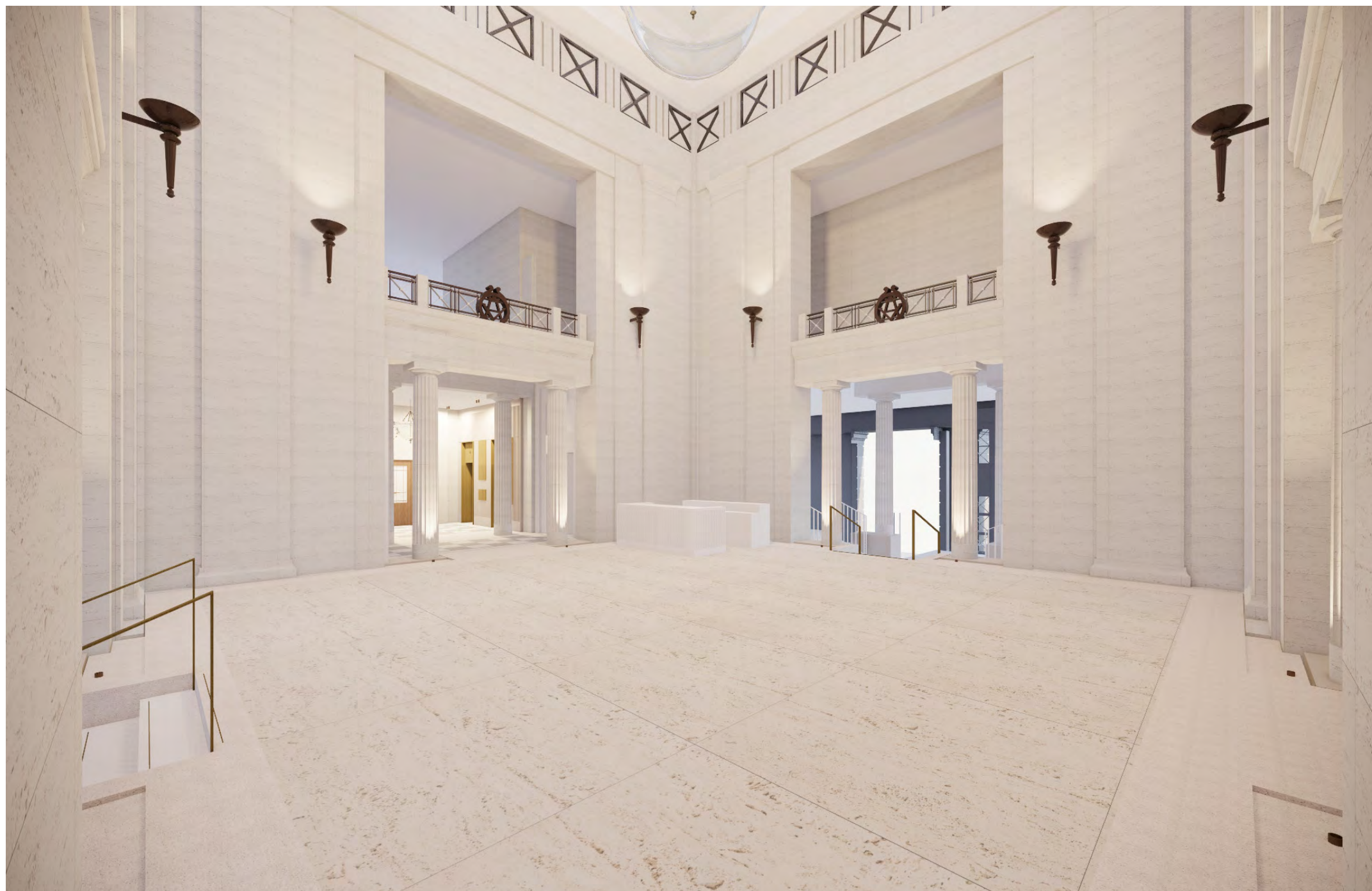




Proposed Visualisation

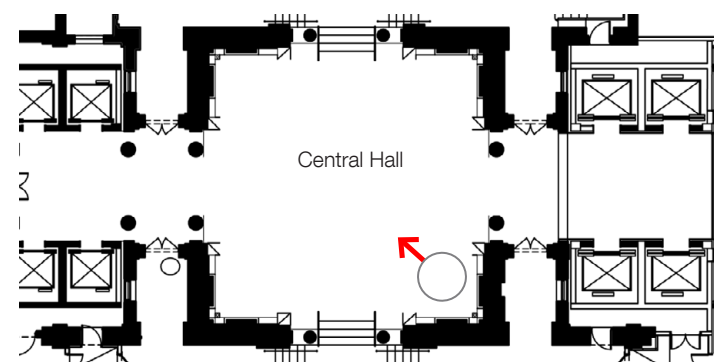
The location of the proposed bar will be coordinated to sit within the zone formed by the newly proposed flooring, and set out to sit within the modules of the floor tiles.





Proposed Visualisation

The setting out of the bar has been tailored to ensure that the proposals responds to the existing openings within the building, and ensure that the views through the space are not compromised. The position is broadly similar to that of the current reception desk.



09.00

Design Conclusion

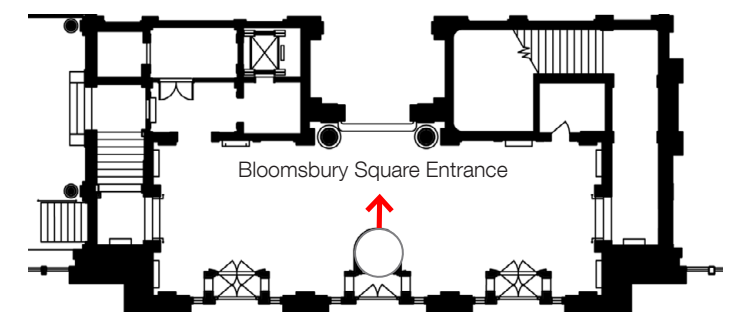
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09.01 Proposed Bloomsbury Square Entrance



Proposed visualisation showing existing condition

The flooring is an existing cream travertine tile which a series of light grey travertine tiles are placed. The existing flooring will be clean and refurbished back to its original condition.

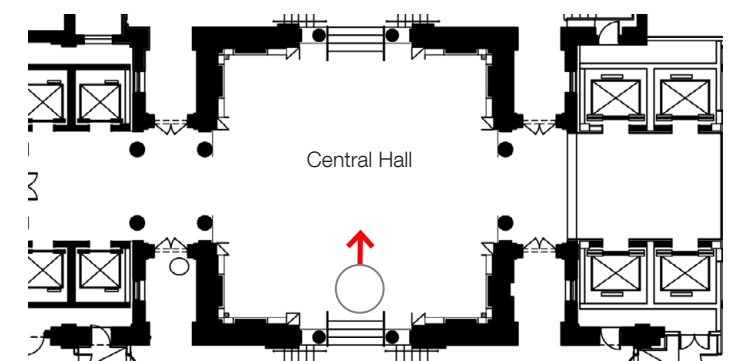


09.02 Proposed Central Hall



Proposed visualisation showing new flooring in Central Hall

The use of this material as a flooring material is firmly established within the building and draws a strong link with the Bloomsbury Square entrance. The floor is to be filled and laid using modern cutting and jointing techniques.



09.03 Proposed Lift Lobbies



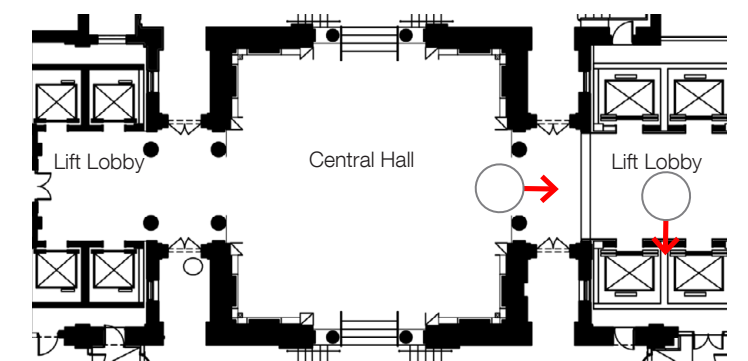
Proposed Visualisation showing new wall cladding in lift lobbies

The proposed materiality for the lift lobby walls are Jesmonite, glass-reinforced concrete panels, set within the newly formed wall panels are signage, lighting and the lift interface. The soffits of the lift lobbies are to be replaced with a new plasterboard soffit. The lift openings are re-clad with an antique brass coloured material. The lift lobby surround is formed from a distinct

articulation of the door surround set within the fluted panel construction that draws upon the inherent language of the decorative features of the existing building, whilst also providing a sense of materiality that compliments that of the existing building.



Proposed Visualisation

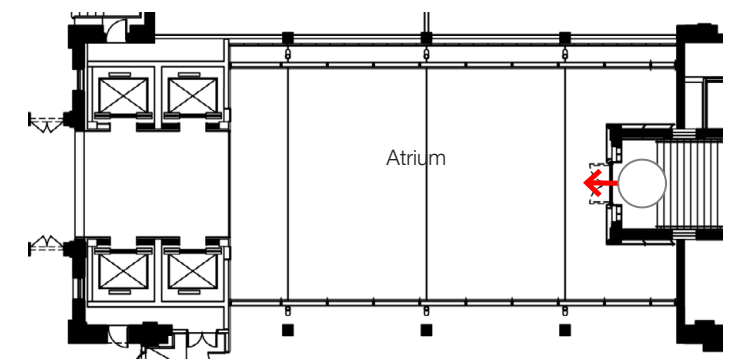


09.04 Proposed Atrium



Proposed visualisation showing new flooring in Atrium

The proposed materiality for the flooring of the atrium is the continuation of the terrazzo flooring. This is conceived as a series of smaller tiles to the outside of the space, with larger tiles set within the centre. This mirrors the approach to the use of a defined edge banding, with a material set within it that is used within the Central Hall and lift lobby.



10.00

Access Statement

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10.02 Proposed Phasing Plan: Phase A	113
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10.04 Proposed Phasing Plan: Phase C	115

10.01 Site, Access, Circulation and Links

Site

Victoria House is located on the East side of Bloomsbury Square, with Southampton Place to the East of the building, Vernon Place to the South, and Bloomsbury Place to the North. The scope of this application is to renovate the lower and upper ground floor levels to upgrade elements of the building fabric. However, the proposals retain the previous access through the space.

Points of Access

The principle point of access to the site for vehicles, i.e. taxi and service vehicles, will be from Bloomsbury Square, on the West side of the site.

Pedestrian access is via:

- Bloomsbury Square: The main entrance to the building is on the West side. This is a quiet road, and it only provides access to Victoria House. This entrance leads to the main reception and, via either the stair or a dedicated accessible lift, it allows access to two sets of four lifts that serve the upper levels of the building.
- Southampton Place: This entrance to the building is on the East side of the building. The road is busy as it connects traffic from the Strand, Euston Station and Camden Town. Currently only stair access is provided from this access point to the upper levels.
- Vernon Place: This entrance to the building is on the South side of the building. The road is busy as it connects traffic coming from Oxford Circus and Old Street. Currently only stair access is provided up to the entrance, but there is both a stair and lift that leads from inside the entrance to the upper levels.
- Bloomsbury Place: This entrance to the building is on the North side of the building. The road is a moderately busy secondary route in the area. This entrance can only be accessed via external stairs, but leads to a lift and stair that serve the upper levels. It is currently mostly used by cyclists as it provides access to the cycle store and changing facilities via the adjacent delivery bay.

Circulation within the Site

The main stairs and two sets of lifts are located within a short distance of the main entrance on Bloomsbury Square and Southampton Place. The lifts are the right and left of the centrally located reception, and both stairs are located to the right before the reception.

Level access to the site is via the Bloomsbury Square entrance, and a lift is provided to serve the upper ground floor level, on which the lift provision for the building as a whole is provided via the two central lift banks, connected via the newly introduced level flooring, and that serve the upper levels of the building.

Public Transportation Links

The site is served by excellent public transport links, with both the London Underground and a series of nearby bus stops. The site is therefore easily accessible

from local areas and further afield. Holborn Underground station is located a five minute walk (approximately 250m) to the South of the building. The station is served by the Piccadilly (serving all routes on the line) and Central lines, serving all routes on the line. The station, at present does not have step free access from street level to platform levels.

All of the following bus services serve Southampton Row/Theobald’s Road:

- 168: Old Kent Road to Hampstead Heath
- 91: Crouch End to Whitehall
- 68: Norwood to Euston
- 59: Telford Avenue to Euston
- 188: Greenwich to Russell Square

All of the following bus services serve Bloomsbury Square:

- 19: Finsbury Park to Battersea
- 38: Hackney to Victoria
- 55: Lea Bridge to Oxford Circus
- 98: Willesden to Bloomsbury Square

The nearest accessible National Rail stations are Euston, 1.5km North from the site, King’s Cross St Pancras Station, 2.1km North of the site

Taxi Links

The nearest Transport for London (TfL) appointed taxi rank from the site is at Russell Square 0.5km North from the site. However, digital ridesharing applications ensure that the site is well served.

Pedestrian Access

There is generally very good provision of pedestrian facilities in the vicinity of the site, with adequate width along the footways to cope with the pedestrian flows. At the junction of Vernon Place and Southampton Place there is a controlled crossing at all four corners. At the junction of Southampton Place there is a controlled crossing to the West and North of the building.

Wheelchair & Mobility Scooter Access

There is ground floor level access to the site from all directions. Surfaces along each side of the building vary from granite sets to brick with small changes in level. However, access into the office space is only via the Bloomsbury Square entrance.

10.02 Proposed Phasing Plan: Phase A

Southampton Row Entrance
Phase A Site Entrance Only

Bloomsbury
Place
Entrance

Vernon
Place
Entrance




Bloomsbury Square Entrance
Staff & Visitor Entrance

Proposed Phasing Plan

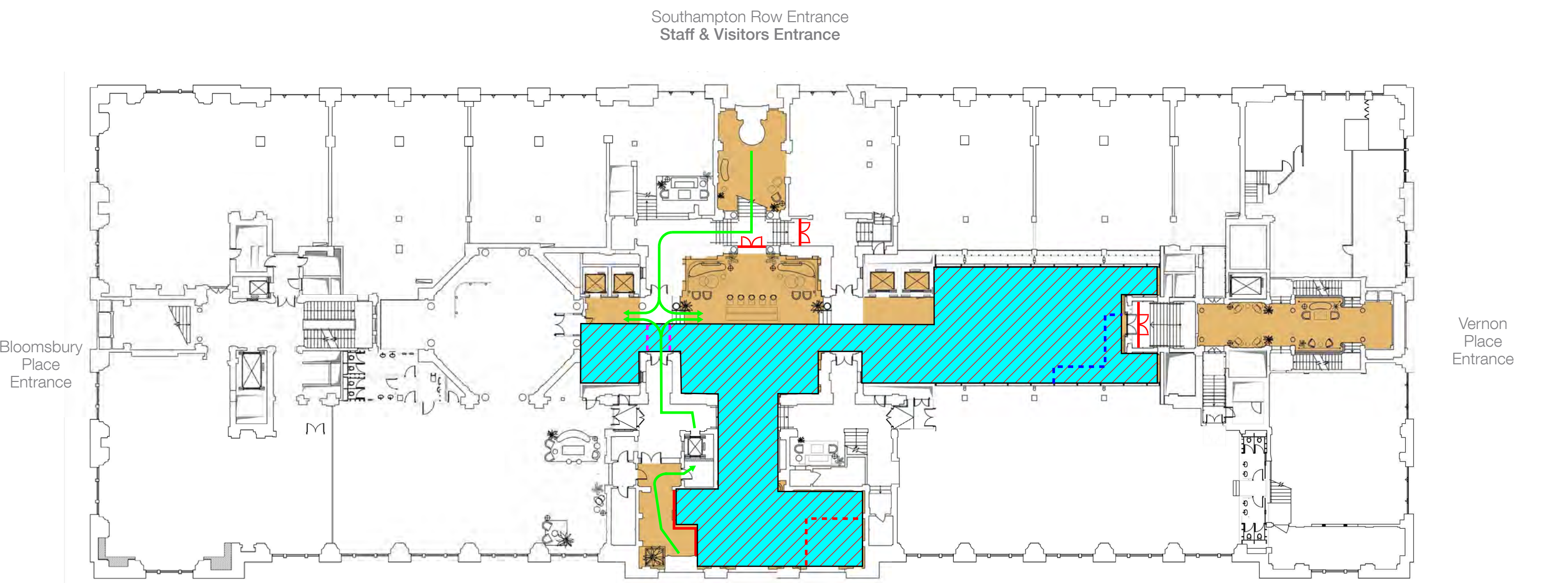
Including accessible entrance - Accessible Entrance to be maintained throughout works

The first phase of the works would be to refurbish the Vernon Place and Southampton Row entrances. Disabled access will continue to be available through the Bloomsbury Square entrance , as it currently is. The circulation through the space on the Upper Ground Floor shall be accessible at all times during the period of fit-out work phases with security

personnel in place to ensure the building remains secure and safe for those working in it.

-  Phase A
-  Complete prior to opening of above floors.
-  Temporary hoarding & emergency exit doors

10.03 Proposed Phasing Plan: Phase B



Proposed Phasing Plan

The second phase of the works is to refurbish the Bloomsbury Square entrance, the western half of the Central Hall and lift lobbies and the atrium. Disabled access is maintained into the building through the Bloomsbury Square entrance, and level access is maintained through the eastern half of the Central Hall.

- Phase B Lounge & Bloomsbury reception area. Existing tiled floor in proposed Atrium to be removed out of hours.
- Temporary hoarding & emergency exit doors
- Potential hoarding for event space
- Potential covered walkways/protection
- Temporary hoarding to allow a continued accessible route to lifts. Works to route to be completed out of hours.

10.04 Proposed Phasing Plan: Phase C

Southampton Row Entrance
Phase C Site Entrance Only

Bloomsbury
Place
Entrance

Vernon
Place
Entrance

Bloomsbury Square Entrance
Staff & Visitor Entrance

Including accessible entrance - Accessible Entrance to be maintained throughout works

- Phase C
- Lift Lobby Area - Works completed out of hours
- Temporary hoarding & emergency exit doors

The third phase of the works is to refurbish the eastern half of the Central Hall and lift lobbies. Disabled access is maintained into the building through the Bloomsbury Square entrance, and level access is maintained through the western half of the Central Hall.

11.00

Appendix

11.01 Services Strategy	117
11.02 Lighting Strategy	121

11.01 Services Strategy

Introduction

This document seeks to provide a summary of the building services proposals for specific areas of the ground floor.

The areas concerned are the Bloomsbury Entrance, the central Entrance Hall and the existing atrium.

Bloomsbury Square Entrance

This area is proposed to be the main entrance for the building.

The existing façade is to be retained. It is extensively glazed and with three large doors, of which one is a revolving door.

The area is connected to a number of other areas with no physical segregation by doors or walls.

The proposed building services provision is to increase the amount of heat into the area by adding the opportunity to use more electric heaters than are currently provided for.

The reception personnel are to be able to use a local electric heater powered from an existing local wall power outlet. The existing faceplate is to be replaced one with a data point as well as a power socket.

The wood panelling either side of each entry door already contains electrical cabling and fused spurs. The intention is to add a concealed power socket (6No.) into the voids behind the existing grilles, ie local to the existing fused spurs and cabling. Existing holes in the floor will be utilised for new cabling as well as existing.

The reception area is not proposed to incorporate dedicated cooling or ventilation due to the extensive air change rates expected with the use of the entrance door for entry and exit.

Entrance Hall

This area is proposed to be a seating area with a coffee bar.

The area is connected to a number of other areas with no physical segregation by doors or walls.

The proposed building services provision is to increase the amount of heat into the area by adding underfloor electric heating. The bar will have new water and drainage connections plus air extraction. These services will be routed to basement via an existing shaft.

Existing power and data serving the current reception desk will be removed.

When the Bloomsbury Entrance doors are used in winter a quantity of outside air will enter the reception area with each person. It is important therefore that the heat being introduced into the Entrance Hall is close to the occupants eg under their feet.

In summer, the physical separation of the Entrance Hall from external areas will limit heat gains to those arising from air infiltration from the entrance. There will be no direct but even so the internal temperature will gradually rise as the day progresses. The space has a large thermal mass which will absorb heat.

The Entrance Hall is not proposed to incorporate dedicated cooling or ventilation due to the air change rates expected with the use of the adjoining entrance doors for entry and exit.

Power sockets will be added into each corner of the area in the new floor.

Atrium

Although a new wall is proposed at ground floor the area is connected to a number of other areas with no physical segregation by doors or walls.

Existing environmental control is limited to underfloor heating and opening vents at roof level.

The underfloor heating and roof vent controls will be reviewed for suitability.

Existing power provision at the end of the atrium ground floor will be extended to serve new floor mounted power outlets along both sides and in the centre of the space.



Existing Hole Photo 01

100mm dia. hole through new floor tile into floor void below for power and water services to bar

400 x 400 access panel to floor void in new floor

100mm dia. hole through new floor tile into floor void below for power and water services to bar

Services pass through void under raised access floor to existing duct riser location

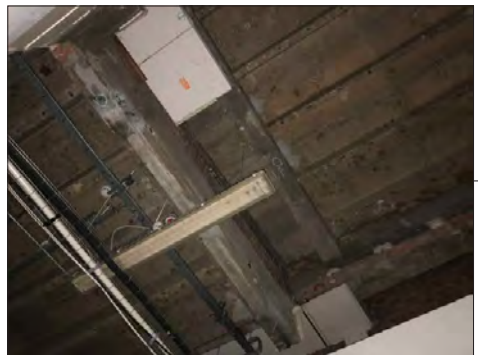
- Services include:
- Power
 - Data
 - Water
 - Drainage



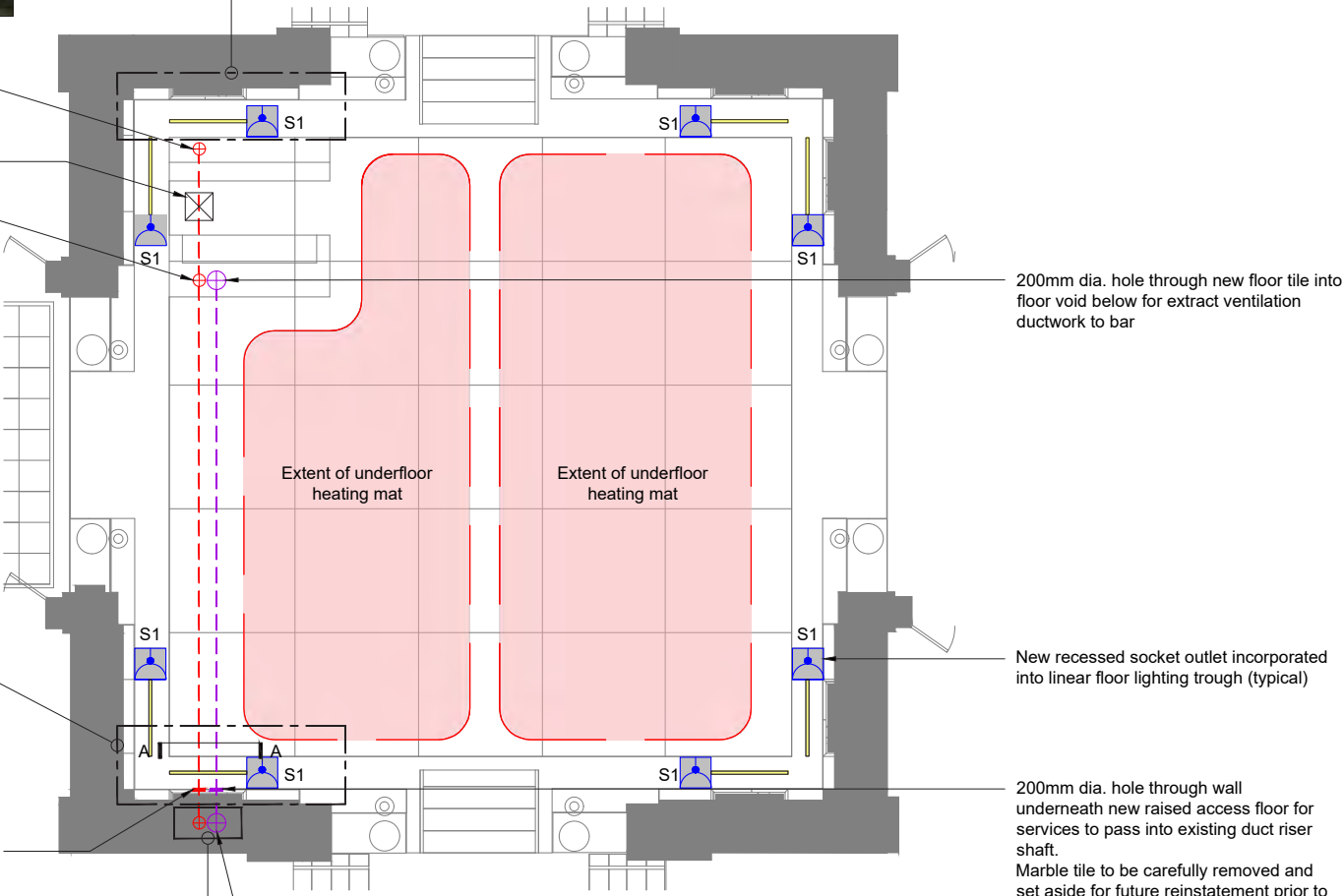
Existing Hole Photo 02

100mm dia. hole through wall underneath new raised access floor for services to pass into existing duct riser shaft.

Marble tile to be carefully removed and set aside for future reinstatement prior to cutting new penetrations.

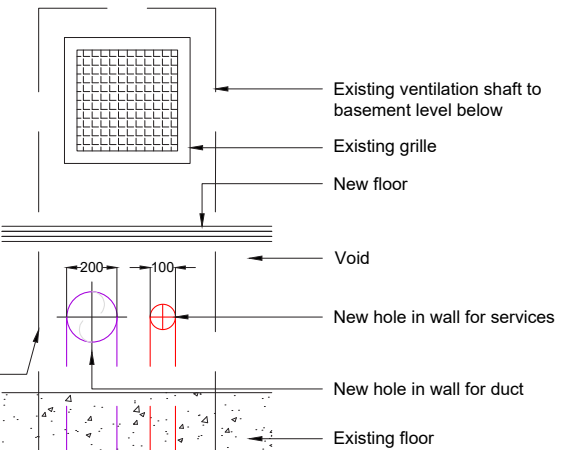


View below shaft



Power, water, drainage, data and ventilation services drop to basement level below through existing redundant ventilation shaft (currently closed off with fire board at basement level). Fire barrier to be reinstated around new services at basement level following installation.

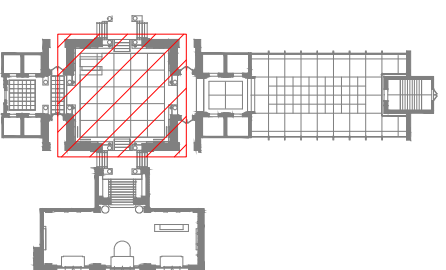
Marble tile to be carefully removed and set aside for future reinstatement prior to cutting new penetrations.



Section A-A - NTS @ A3

Notes

1. This drawing is intended to support the heritage application and is not a design drawing.



Legend

- S1 New recessed socket outlet incorporated into linear floor-recessed lighting trough
- ⊕ 100mm dia. hole through new floor tile
- - - Services route within void
- ⊕ 200mm dia. hole through new floor tile for extract air duct

Project

Victoria House

Drawing Title

Building Services
Heritage Implications
Central Entrance Area

ScotchPartners

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Drawing No.

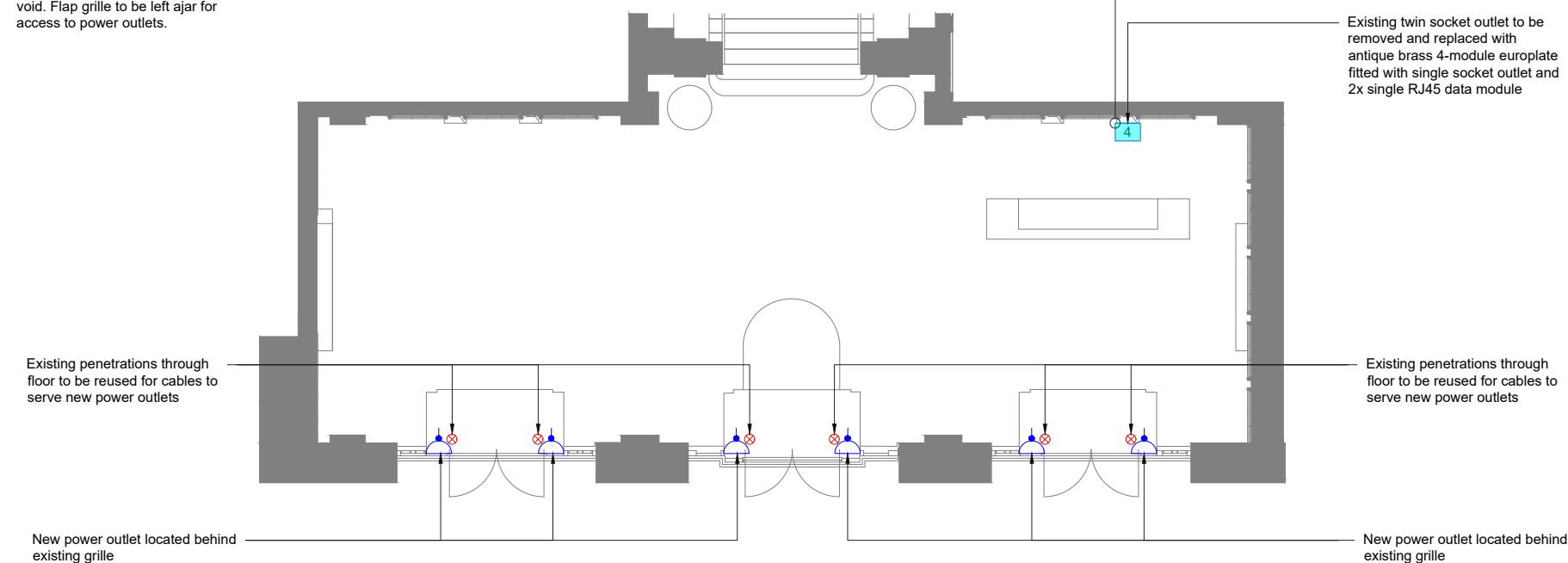
Rev



New power outlets located behind existing flap grille within void. Flap grille to be left ajar for access to power outlets.

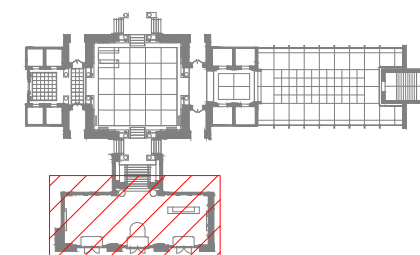


Existing twin socket outlet to be removed and replaced with antique brass 4-module europlate fitted with single socket outlet and 2x single RJ45 data module



Notes

1. This drawing is intended to support the heritage application and is not a design drawing.



Legend

- 4 Antique brass 4-module europlate fitted with single socket outlet and 2x single RJ45 data module
- New recessed single switched socket outlet
- Existing hole through floor within door enclosure for power cabling

Project

Victoria House

Drawing Title

Building Services
Heritage Implications
Bloomsbury Entrance

ScotchPartners

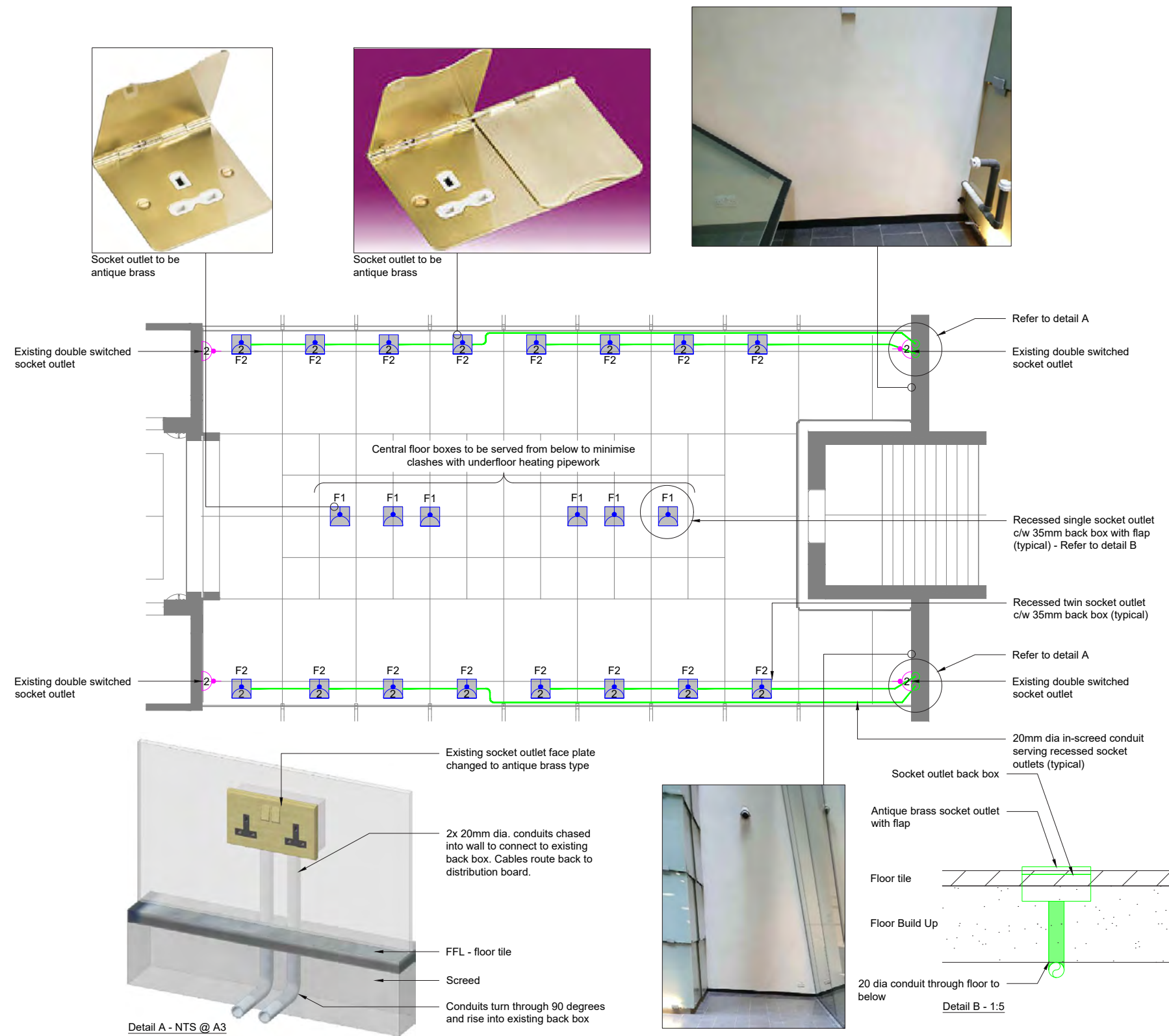
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Drawing No.

5228-SP-H-SK-202

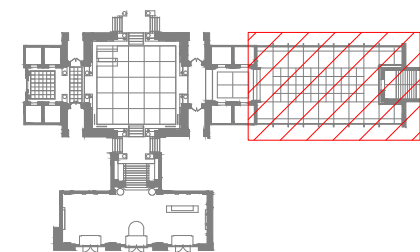
Rev

-



Notes

1. This drawing is intended to support the heritage application and is not a design drawing.
2. Final location of socket outlets and conduit to be coordinated with existing services and structure.



Legend

- Existing double switched socket outlet
- Recessed single switched socket outlet
- Recessed double switched socket outlet c/w 35mm back box
- 20mm dia. in-screed conduit

Project

Victoria House

Drawing Title

Building Services
Heritage Implications
Ground Floor Atrium Area

ScotchPartners

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Drawing No.

5228-SP-H-SK-203

Rev

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11.02 Lighting Strategy

Victoria House - Heritage Areas
Lighting Strategy

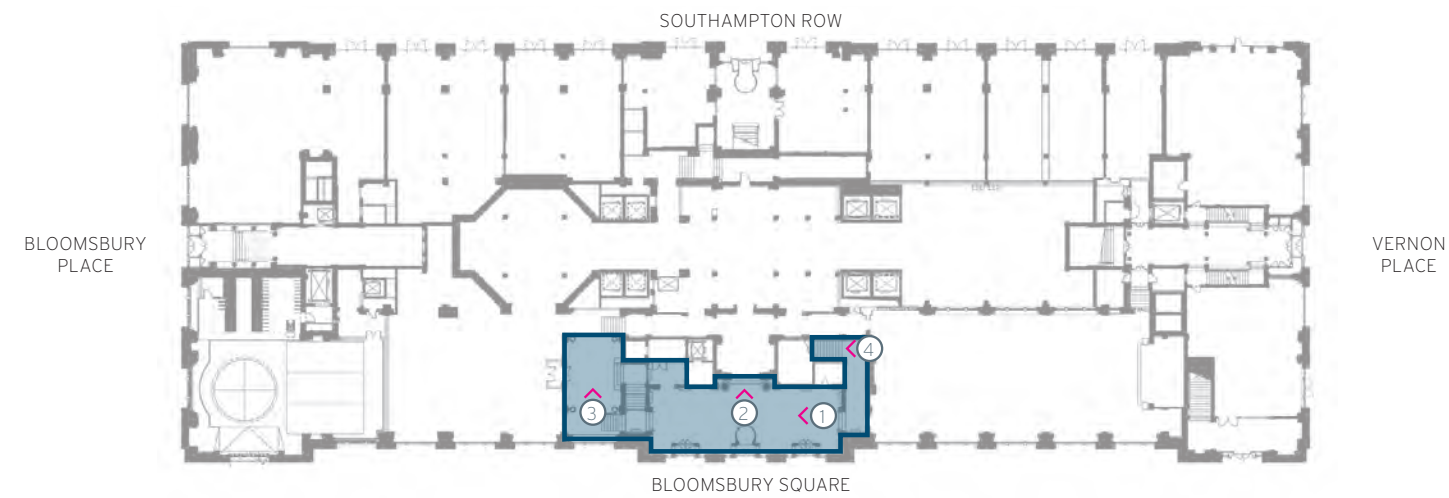


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Issue Status: Heritage Planning Permission

Project Number: 0987
Date: 29/06/20
Client: LABS

1. Scope of work



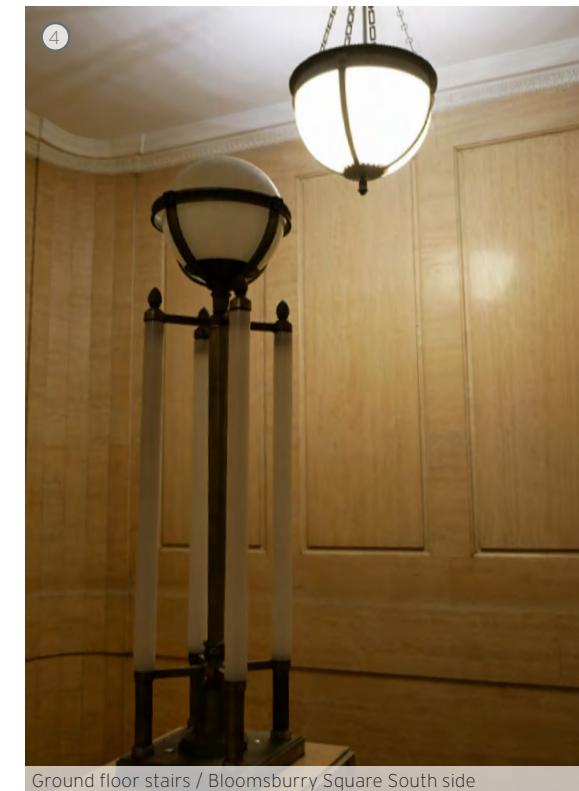
Bloomsbury Square main entrance



Corridor From Bloomsbury Square Entrance to Central Hall

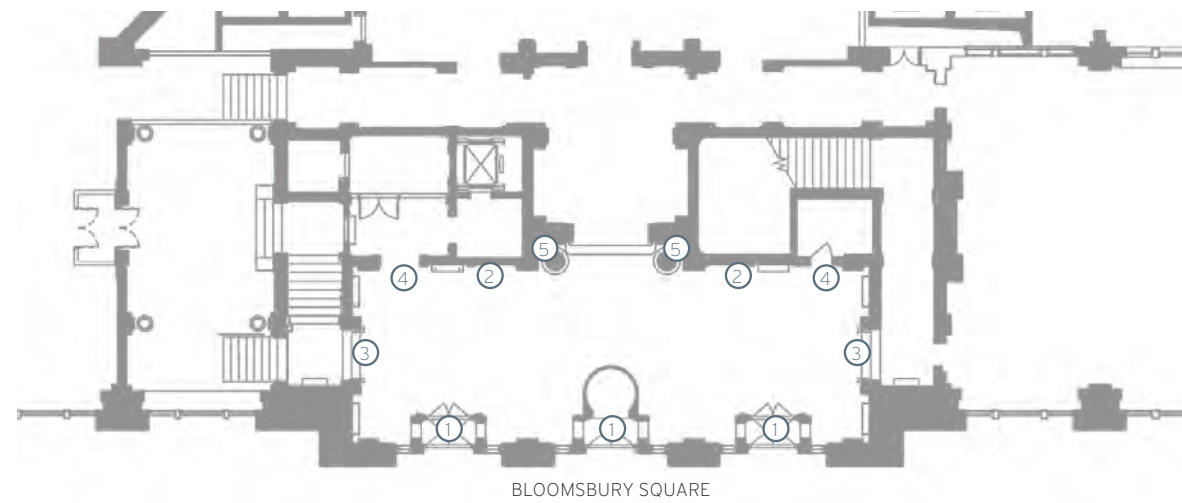


Ground floor / Pre function space / Bloomsbury S. North side

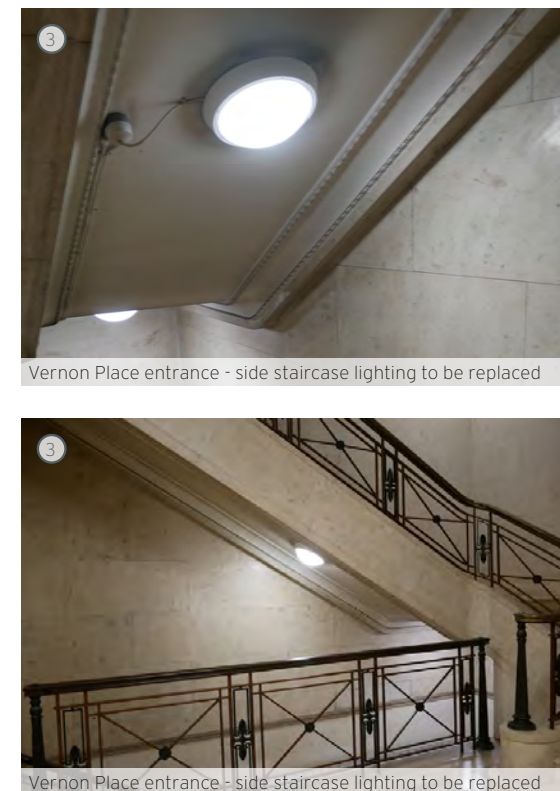
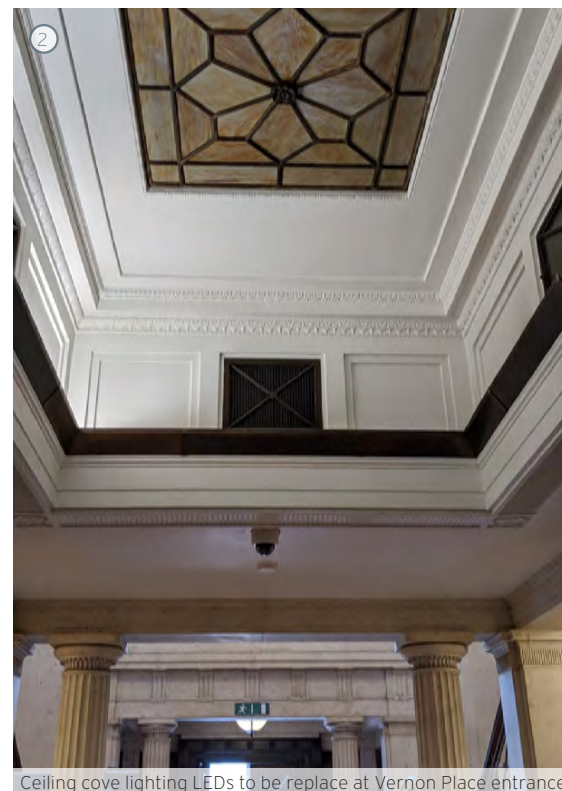
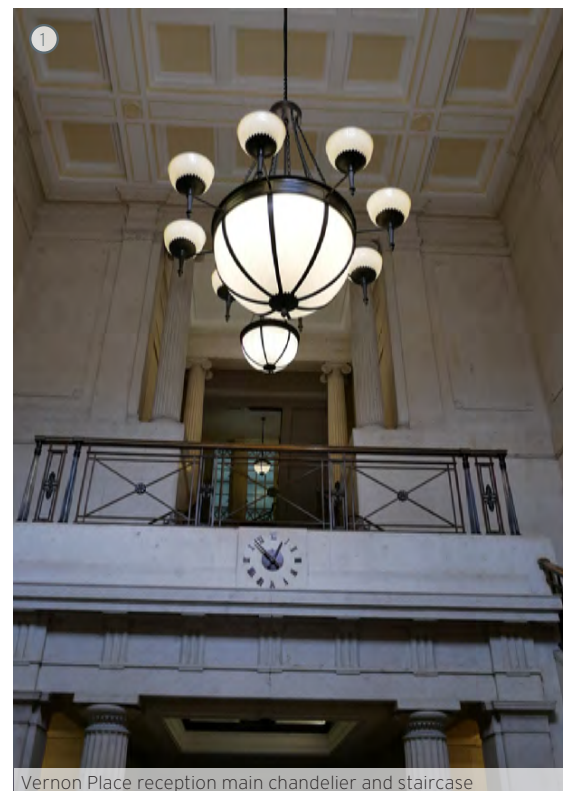
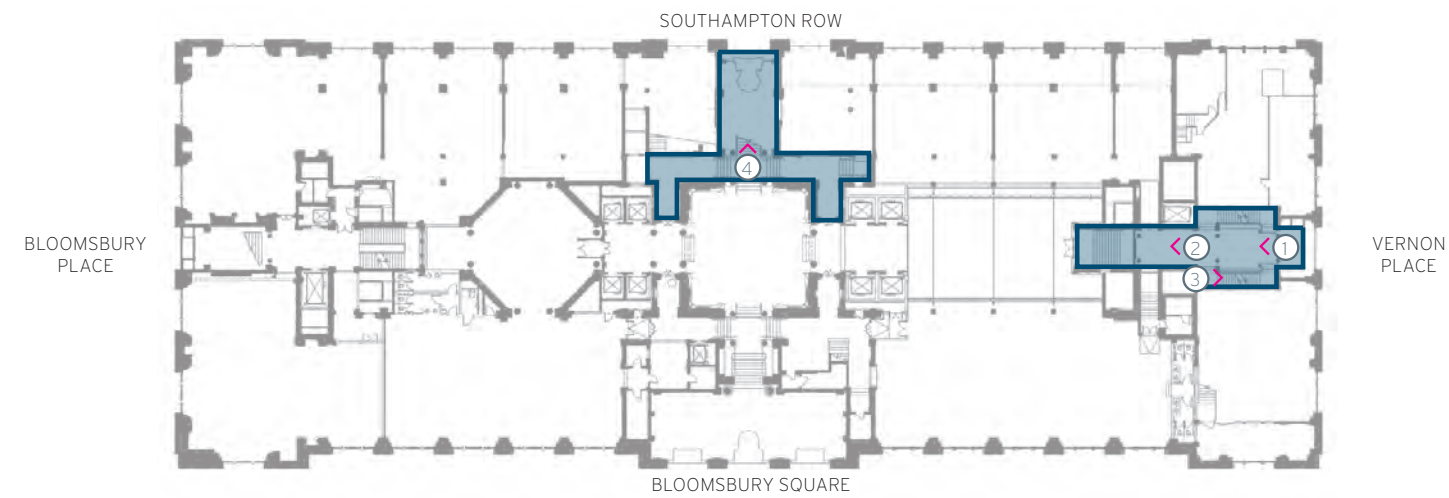


Ground floor stairs / Bloomsbury Square South side

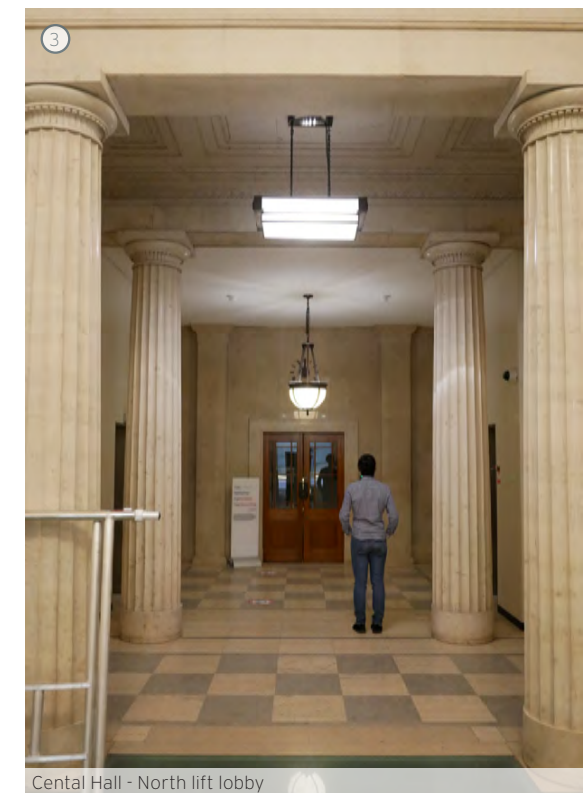
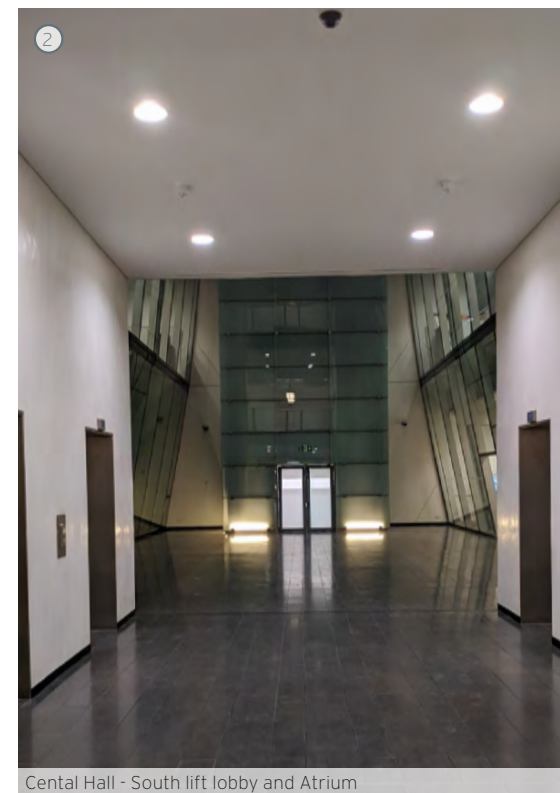
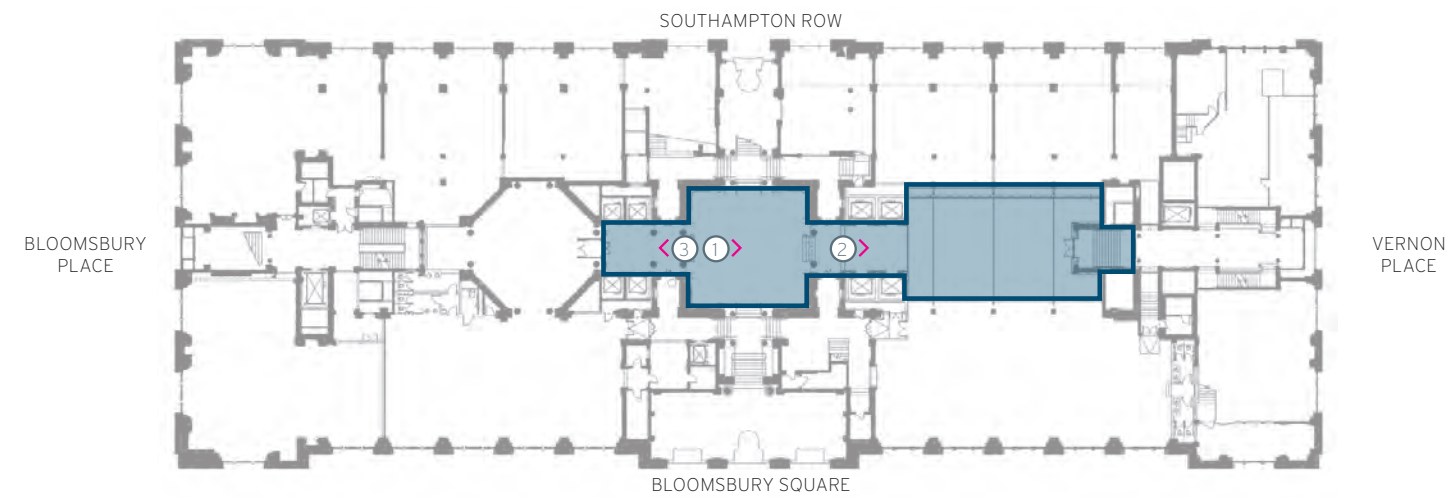
1. Scope of work



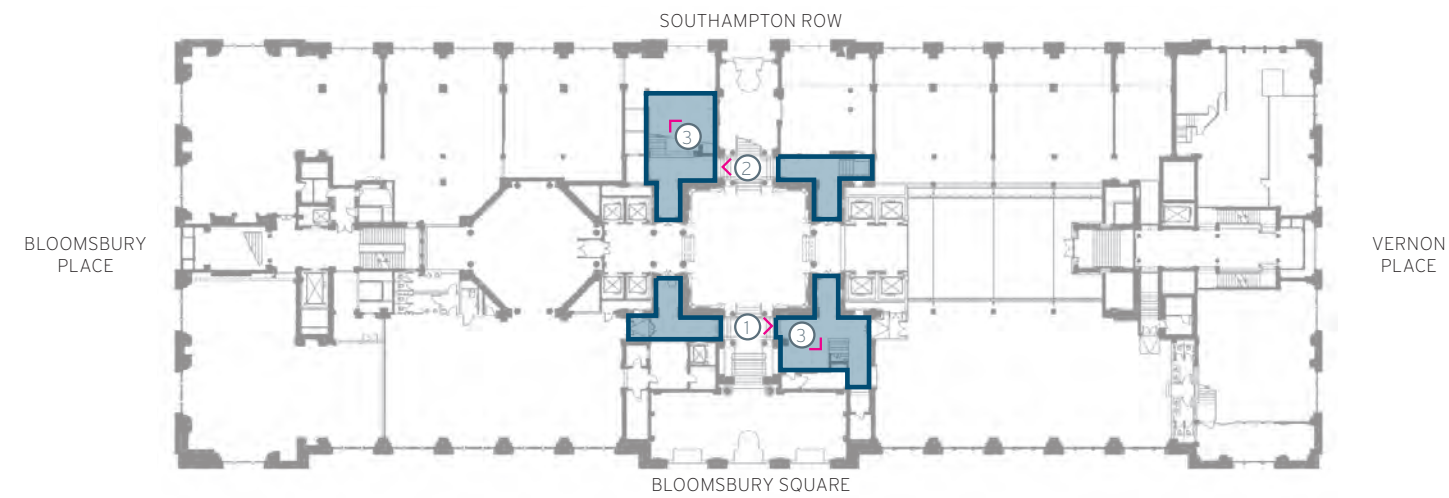
1. Scope of work



1. Scope of work



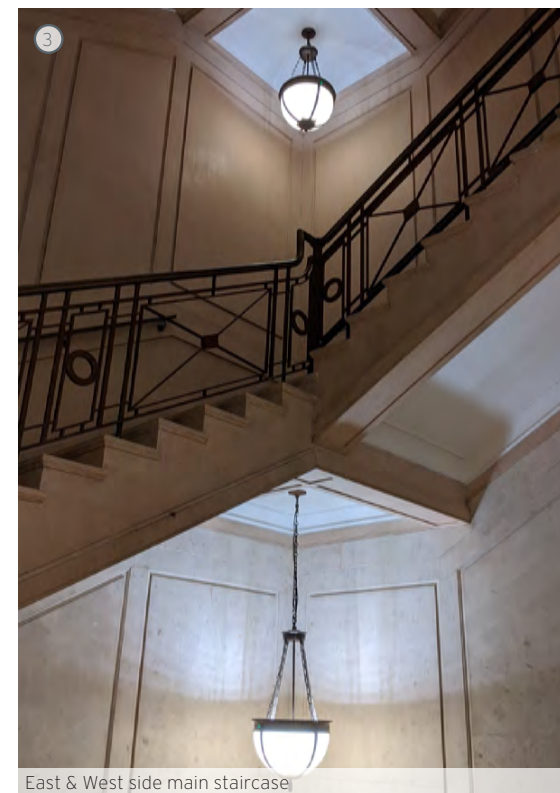
1. Scope of work



Typical Ground floor corridor



Typical Ground floor corridor

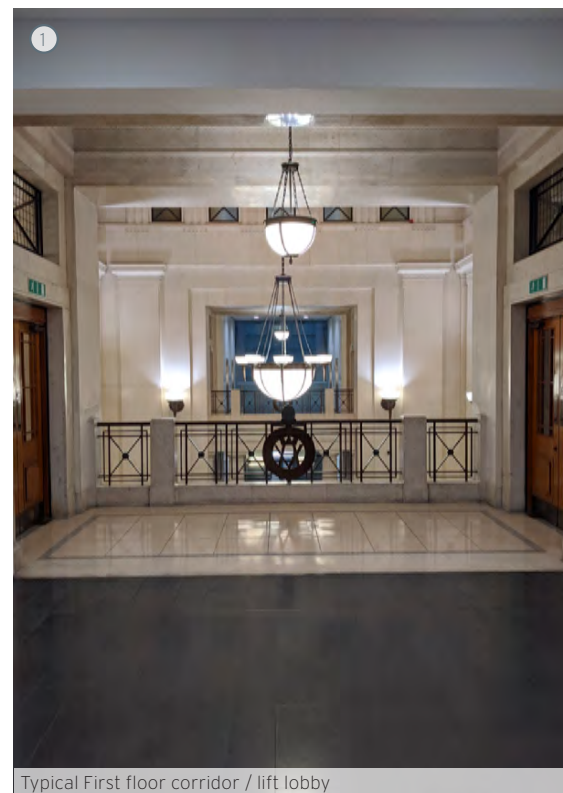
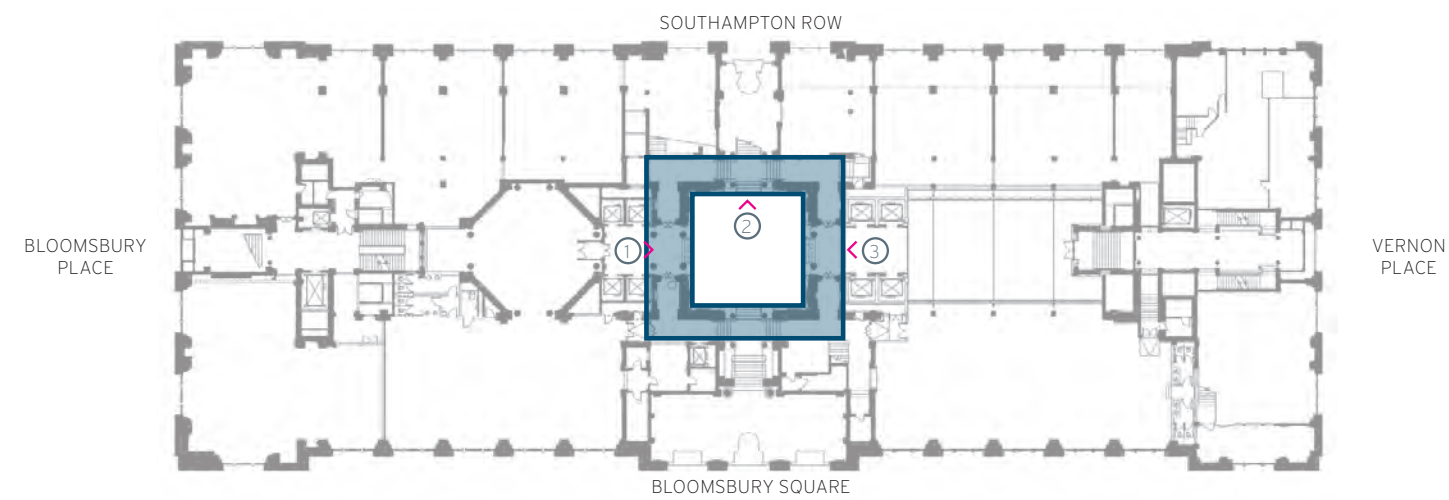


East & West side main staircase



Main staircase pendant lighting LEDs to be repaced

1. Scope of work



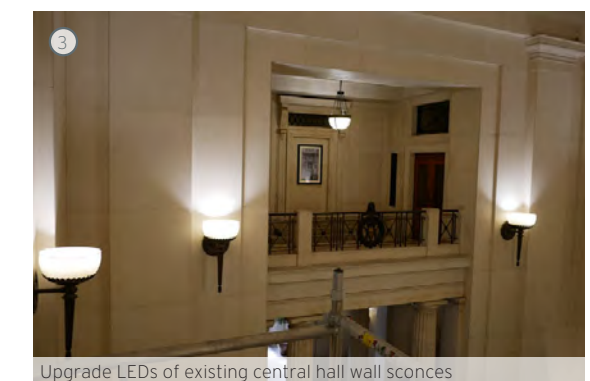
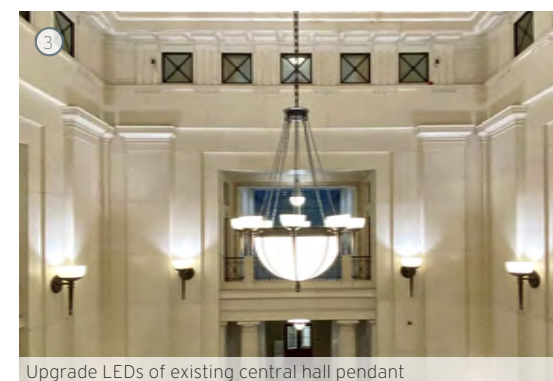
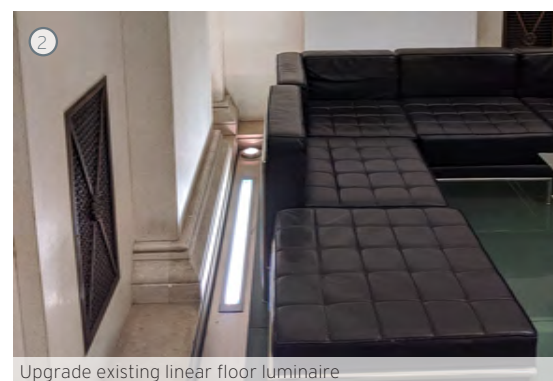
2. Central Hall

2.1 Lighting Scheme



Lighting approach:

- ① High level linear concealed fitting around upper cornice giving soft wash to ceiling while accentuating square windows.
- ② Recessed discrete linear and round uplight to columns creating a subtle graze light effect emphasizing the main structure of the building.
- ③ Upgrading main central pendant and wall sconces LEDs to provide a warmer and cosier look and feel to the central hall.



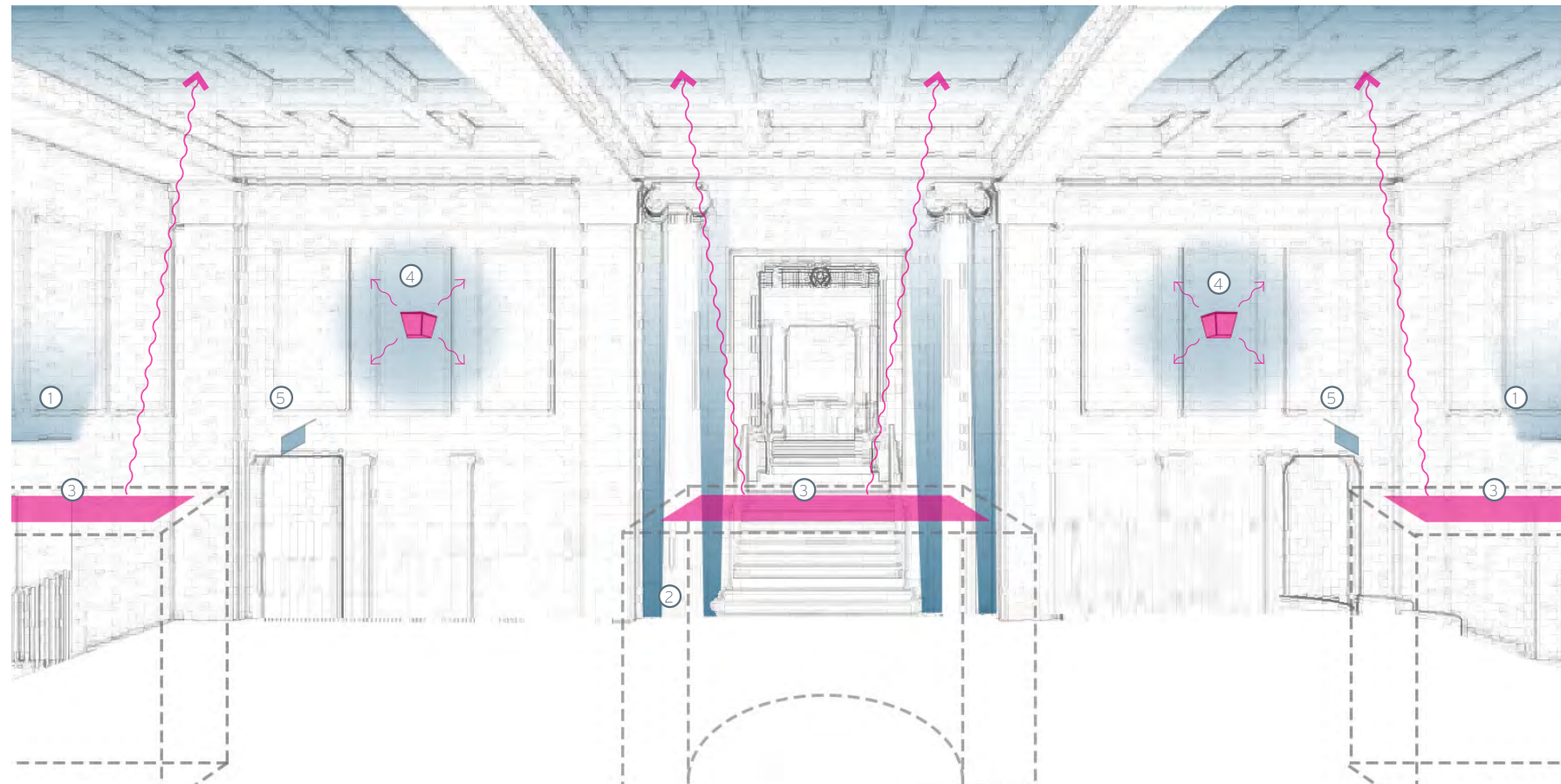
2. Central Hall

2.2 Lighting visualization



3. Bloomsbury Square Entrance

3.1 Lighting Scheme



Lighting approach:

- ① Integrated linear luminaire in architrave creating a soft vertical wash effect on top of doors.
- ② Subtle uplight wash behind columns creating a visual contrast and enhancing the columns.
- ③ Light box above entrance doors providing both soft up wash to soffit and downwards functional lighting to doors.
- ④ Upgrading wall sconces LED to provide a warmer light effect to the space
- ⑤ Refurbish of signage lighting bringing back to life original elements of the building.



Bloomsbury Square - Signage lighting bulb to be replaced



Bloomsbury Square - Norht & South side door architrave fixtures



Bloomsbury Square - box lighting behind main columns



Remove flood light, upgrade LED striplight and refurbish box on top of door to provide light to soffit and doors



Bloomsbury Square - Wall mounted luminaire

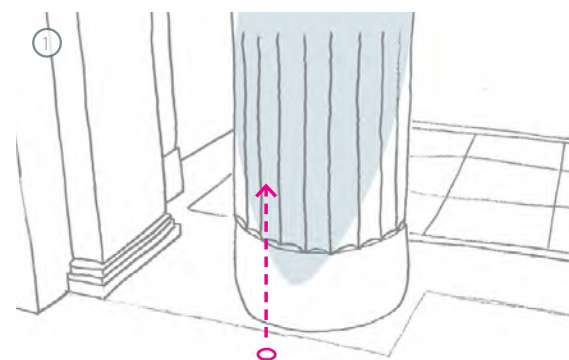
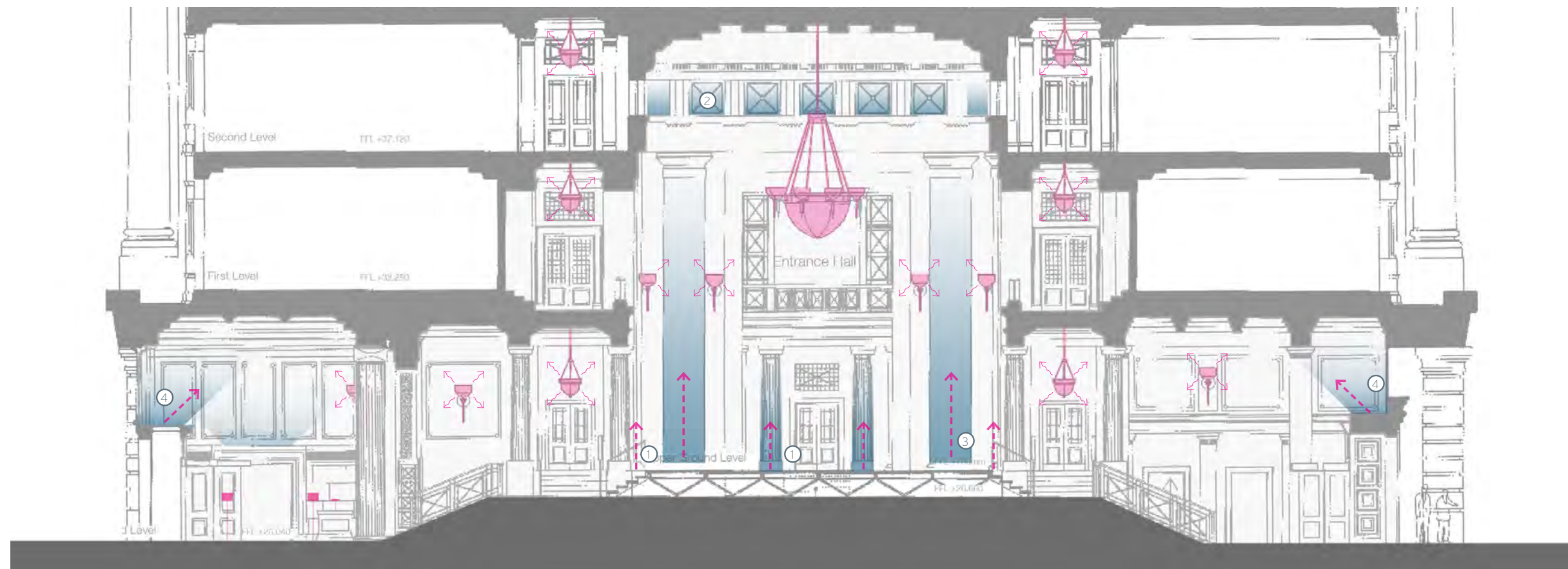
3. Bloomsbury Square Entrance

3.2 Lighting Visualization

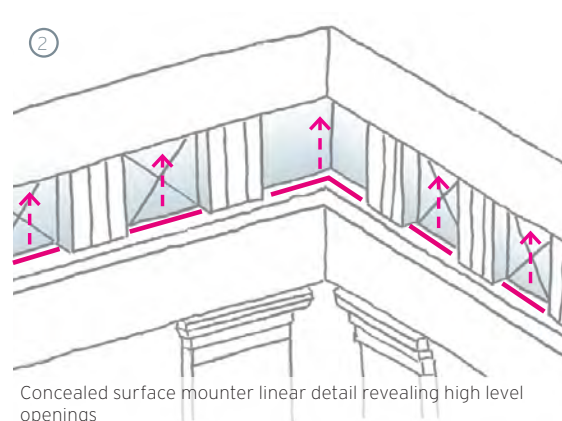


4. Main Cross Section

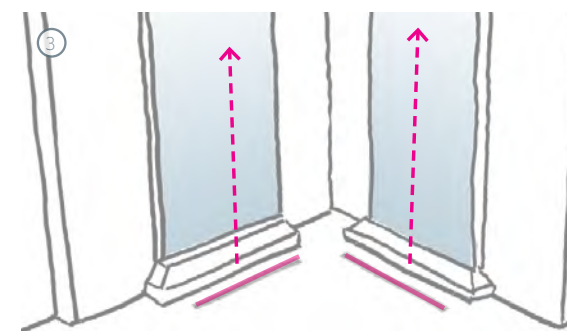
4.1 Details



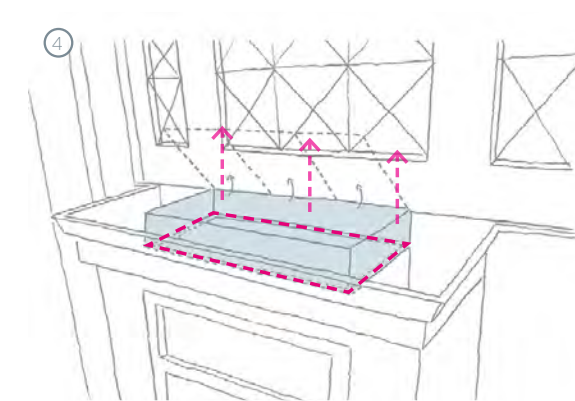
Discrete inground fixtures recessed into the new floor providing soft uplight wash to columns



Concealed surface mounter linear detail revealing high level openings



Discrete linear uplight recessed into the new floor giving columns a soft wash effect highlighting the building structure



Light box providing soft glow to door entrance and soffit

5. Lighting Restoration Principles

5.1 Heritage Luminaires

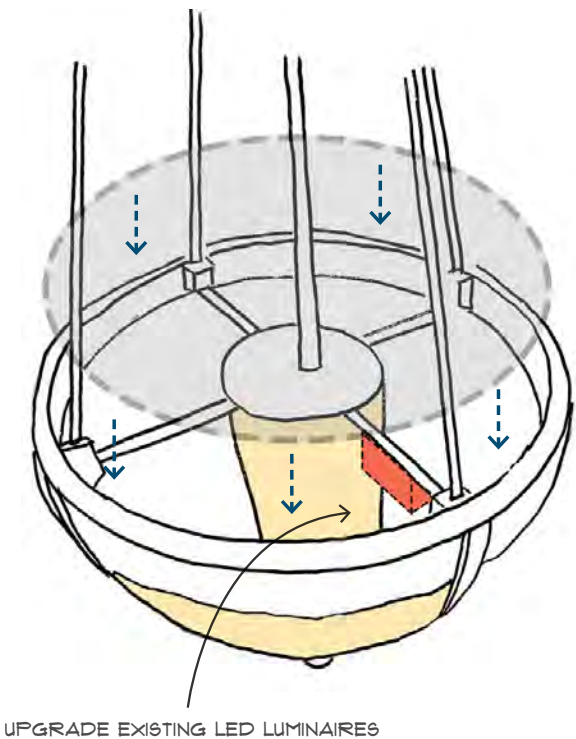
The design brief was to greatly improve and enhance the overall lighting quality and mood of the ground floor at Victoria House.

The existing heritage lanterns were initially refurbished were possible utilising modern LED light source in 2017. The new lighting scheme aim to improve/refurbish the historic luminaires in a general and minimal way focusing in the internal LED to provide a much better light quality to the space.

A simple and automated control system is proposed to ensure the lighting is set to the most efficient and effective levels throughout the day, giving the Central Hall further flexibility to create appropriate lighting scenes for the various functions that are held.

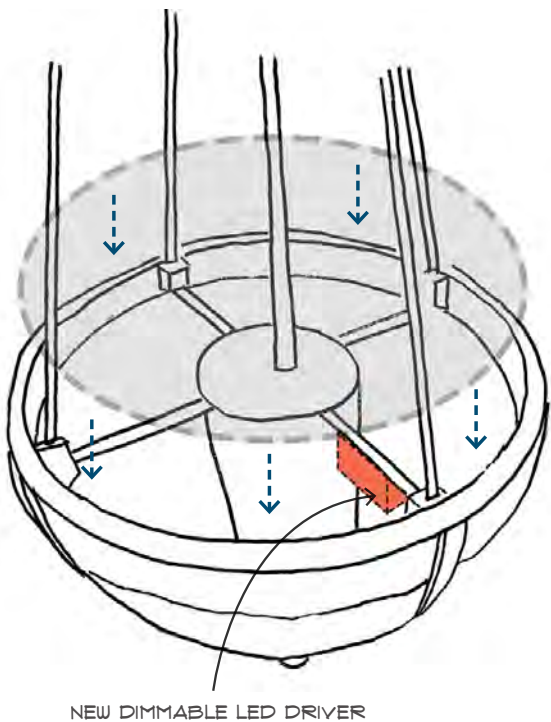
Alternative 1

- Upgrade the internal LEDs in heritage ceiling pendants and wall sconces.
- Add dimmable drivers in order to have a smooth lighting transition from day to late night hours.
- Add a cover on top of lantern bowls to create a lighting colour consistency due to the cool white LEDs



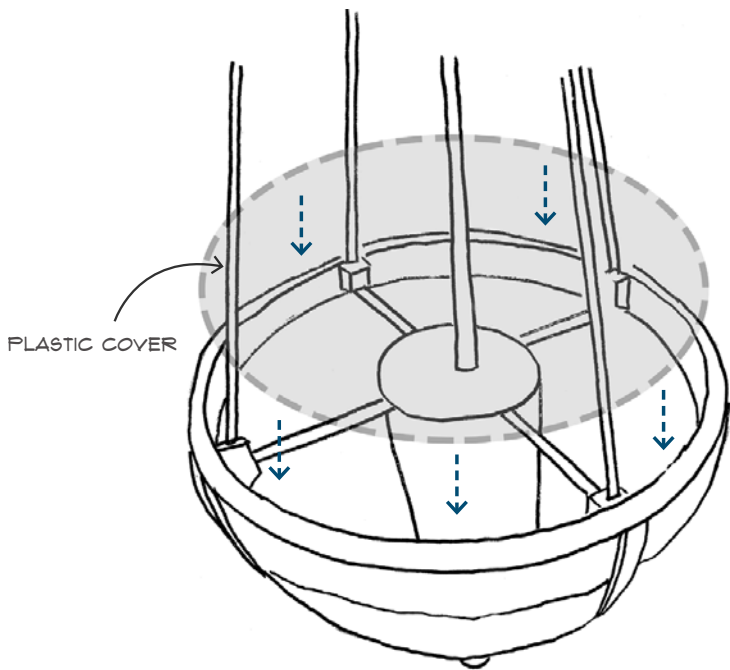
Alternative 2

- Retain existing LEDs
- Add dimmable drivers in order to have a smooth lighting transition from day to late night hours.
- Add a cover on top of lantern bowls to create a lighting colour consistency due to the cool white LEDs



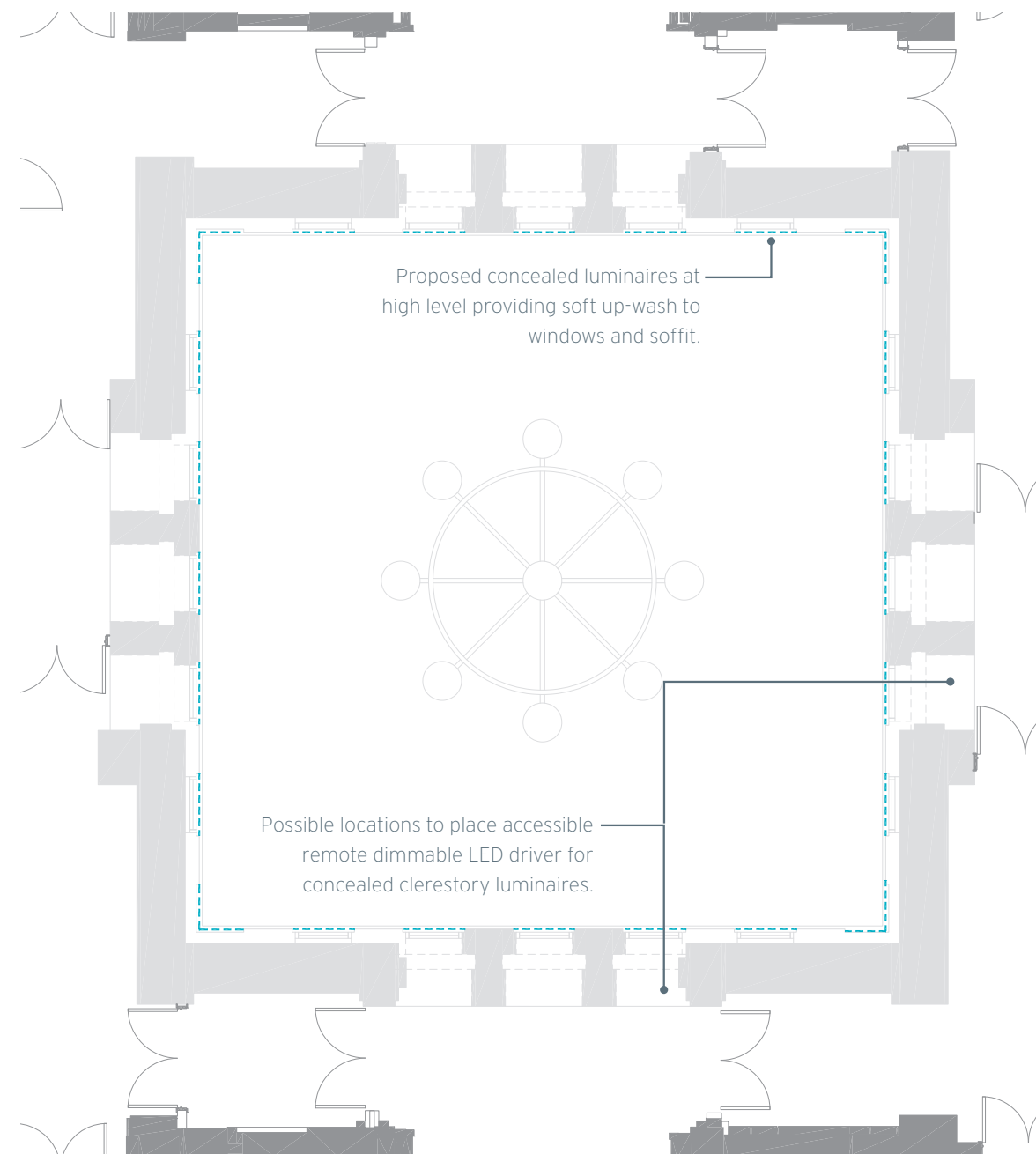
Alternative 3

- Retain Existing LEDs
- Add a cover on top of lantern bowls to create a lighting colour consistency due to the cool white LEDs

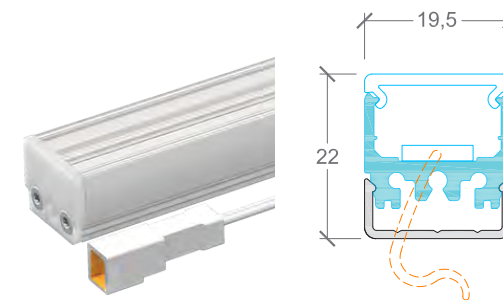


5. Lighting Restoration Principles

5.2 Clerestory Lighting

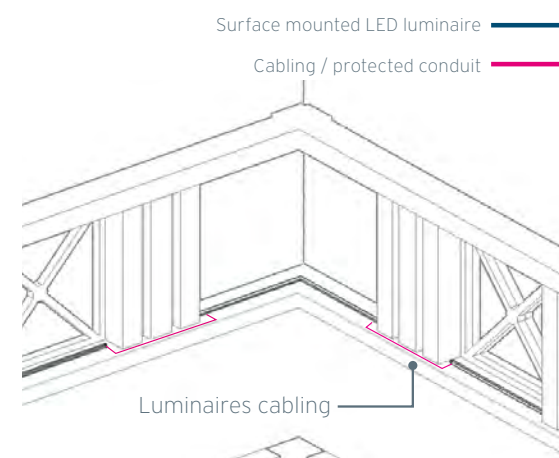


Proposed luminaire



Description: Concealed linear striplight
 - Location: Central Hall clerestory
 - Colour temperature: 2700K
 - Wattage: 25W (2890 lm)
 - Beam Angle: Diffuse

Suggested Product:
 Manufacturer: LED LINEAR
 Product name: VarioLED™ Flex HYDRA HD White



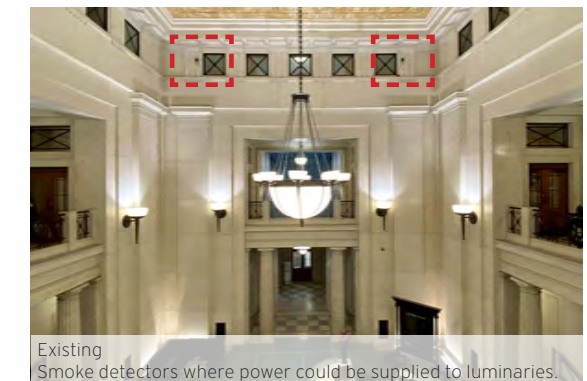
Scaled view of surface mounted linear striplight detail revealing high level clerestory windows. Cables from the power source and in between striplights will run within a protected conduit on the external side of clerestory and will not be visible from the Central Hall nor affect the integrity of the building.

Existing Situation

The main central hall is crowned with horizontal plane clerestory with a series of five square windows on each side which face the lift lobbies and corridor on the second floor. The proposal aim to greatly improve visual from the lower level by adding a horizontal layer of light on every window that articulate the fine architectural details of the clerestory while providing a soft warm wash to soffit.



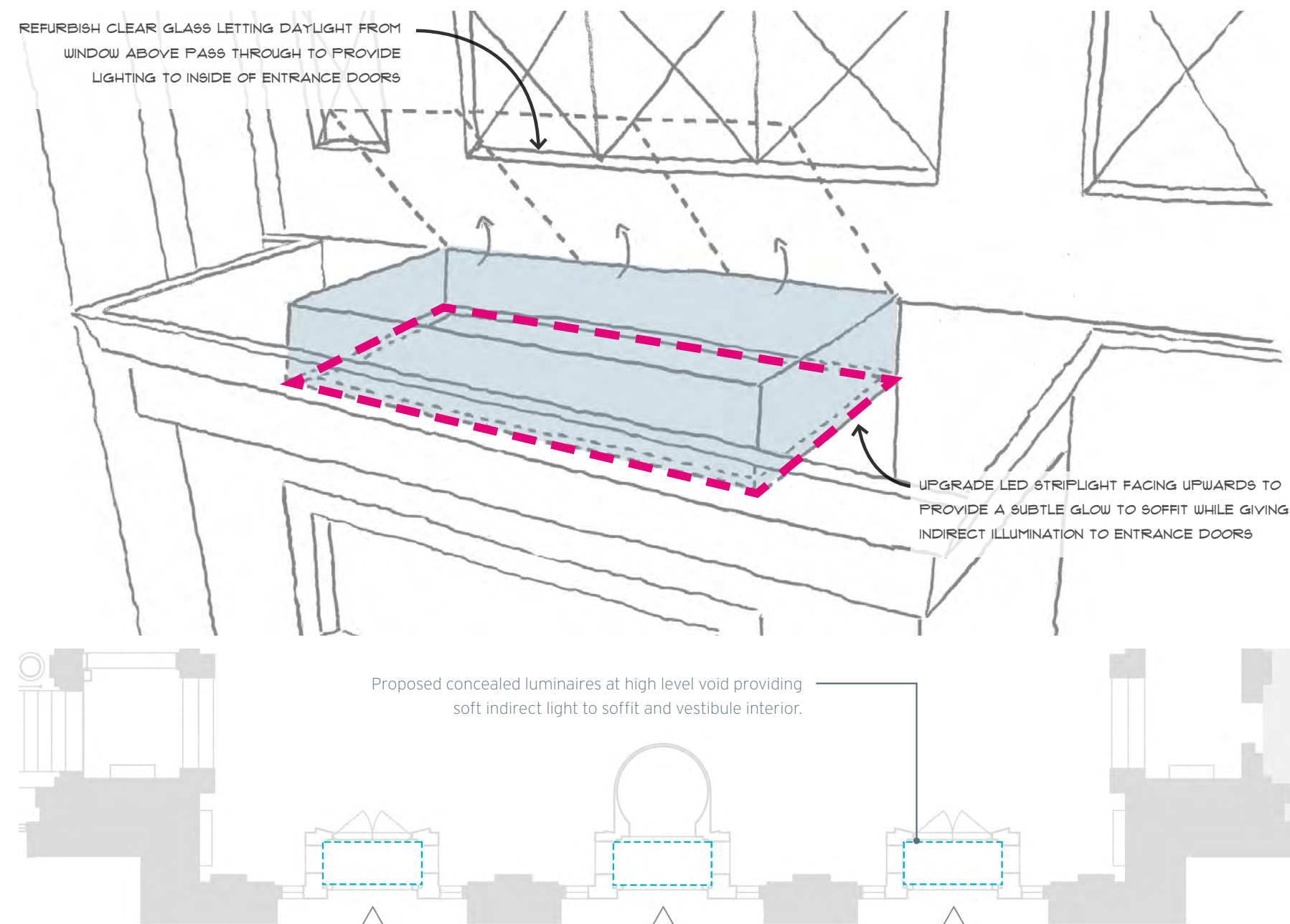
Existing
Smoke detectors where power could be supplied to luminaire



Existing
Smoke detectors where power could be supplied to luminaires.

5. Lighting Restoration Principles

5.3 Bloomsbury Square Entrance



Existing Situation

Bloomsbury Square entrance is set to be the main pedestrian access for Victoria House. Three large bronze doors with a blocked high level void act as antechamber to the reception space. The existing doors were refurbished with a exposed LED striplight light source and the clear glass on the void was painted. Two massive cool light flood luminaires were added to give indirect light to the soffit.

The lighting intent aim to restore the clear glass on the voids to allow daylight in the small vestibules during the day while a concealed stiplight facing upwards will provide a soft and warm wash effect to the reception soffit.



Bloomsbury Square door entrance current conditions



Bloomsbury Square door entrance current conditions