

30 PERCY STREET FITZROVIA

LONDON W1T

DESIGN AND ACCESS STATEMENT

SPPARC

30 PERCY STREET FITZROVIA

LONDON W1T

Client: SKAGEN
Site: 30 PERCY STREET, CAMDEN, LONDON, W1T 2DB
Date: 09.03.2020
Prepared by: BS
Checked by: TDM
Version: V4

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Cover Image: Zurich Headquarters Building Entrance Façade

Architect: SPPARC Architecture

Thirty Percy

SPPARC

The proposed scheme at 30 Percy Street has been adapted to account for feedback received from planning officers and other consultant further to our initial pre application discussions which began in May 2018 and in particular reference to the most recent formal comments received in May 2019 and January 2020 .

The purpose of this document is to highlight the interventions necessary as to provide a compliant building in line with current standards based on a split land use.

Project Introduction

Overview

The renovation of 30 Percy Street comprises of the sensitive remodelling and extension of 30 Percy Street, a Grade II listed building located in the Charlotte Street Conservation Area.

Skagen Conscience Capital is the Family Office which manages the legacy of Jørgen Philip-Sørensen. The Family Office is currently based in a Grade II Listed Georgian building in St James's Place which was sympathetically renovated in 2013 but the office has subsequently outgrown the space. As is the case with family offices, Skagen advises on investments and trusts. No family office is the same and can vary significantly in structure, approach and values enormously. The Family Office is shaped by the legacy of Jørgen Philip-Sørensen and is driven by the family's values of performance, care and wisdom and their purpose statement 'to secure a better future we support and challenge the family to be responsible custodians'. These shape investment and philanthropic activities and the work of all those employed by Skagen. Furthermore, the Family Office is committed to honesty, accountability and taking pride in their work, and to taking a long-term view, leading the way and adopting a sustainable approach.

The property will be occupied as part family office and part residential apartment.

In summary, our proposal is as follows:

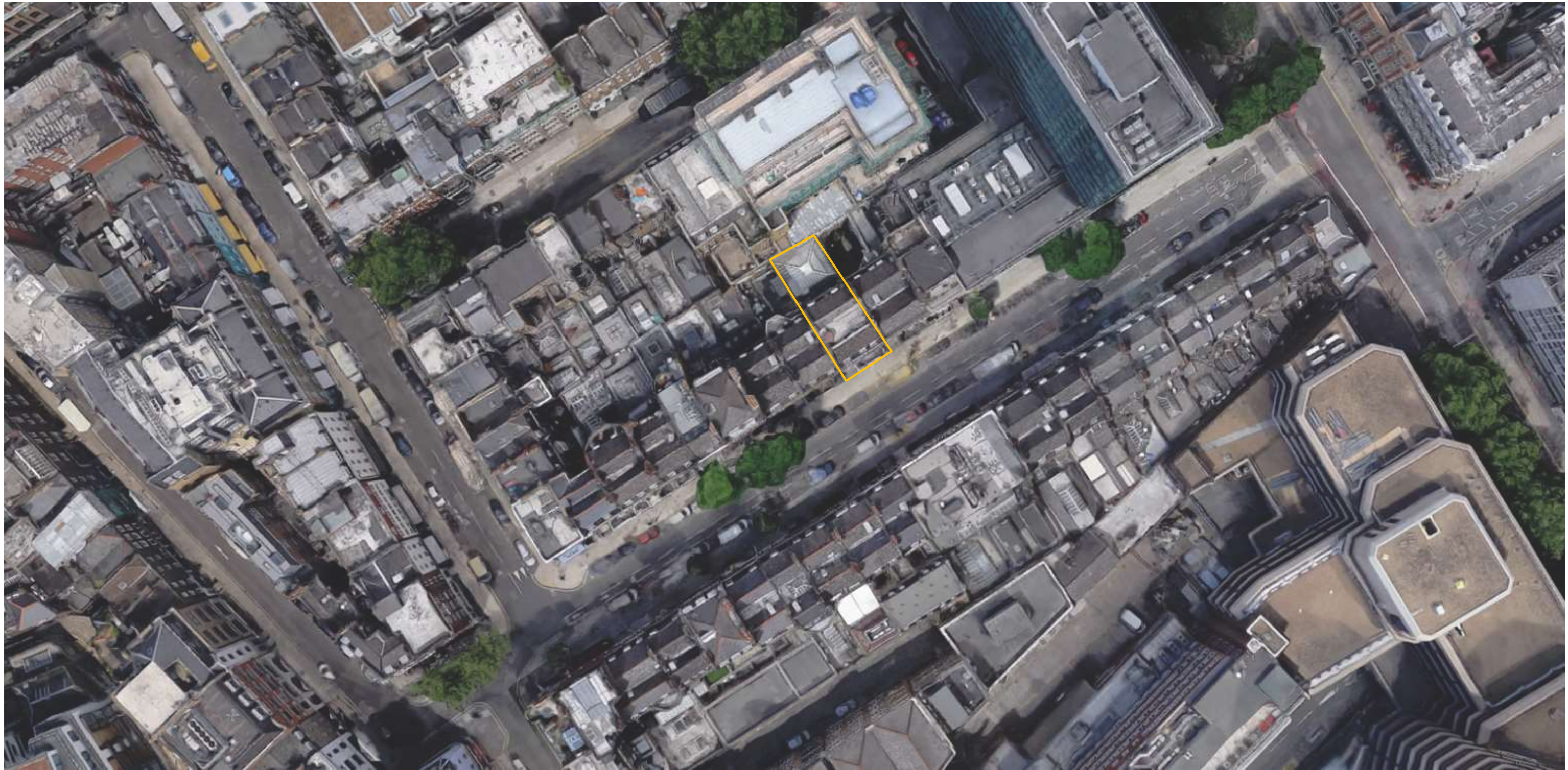
- Sensitive reinstatement of the residential apartment to existing levels 2nd and 3rd to reference the spirit of the historic plan form in order to repair the harm caused to the property by the unauthorised residential works and associated fire and building regulation statutory requirements.

This document should be read in conjunction with the following specialist reports:

- 30 Percy Street -Office & Resi - Fire Strategy Report - Stage 3_Rev02
- 30 Percy Street - Plan check contact plan 2020-2-19
- KMH Statement

SITE CONTEXT

The site as highlighted below is located on Percy Street
and to the rear is fully enclosed by surrounding premises



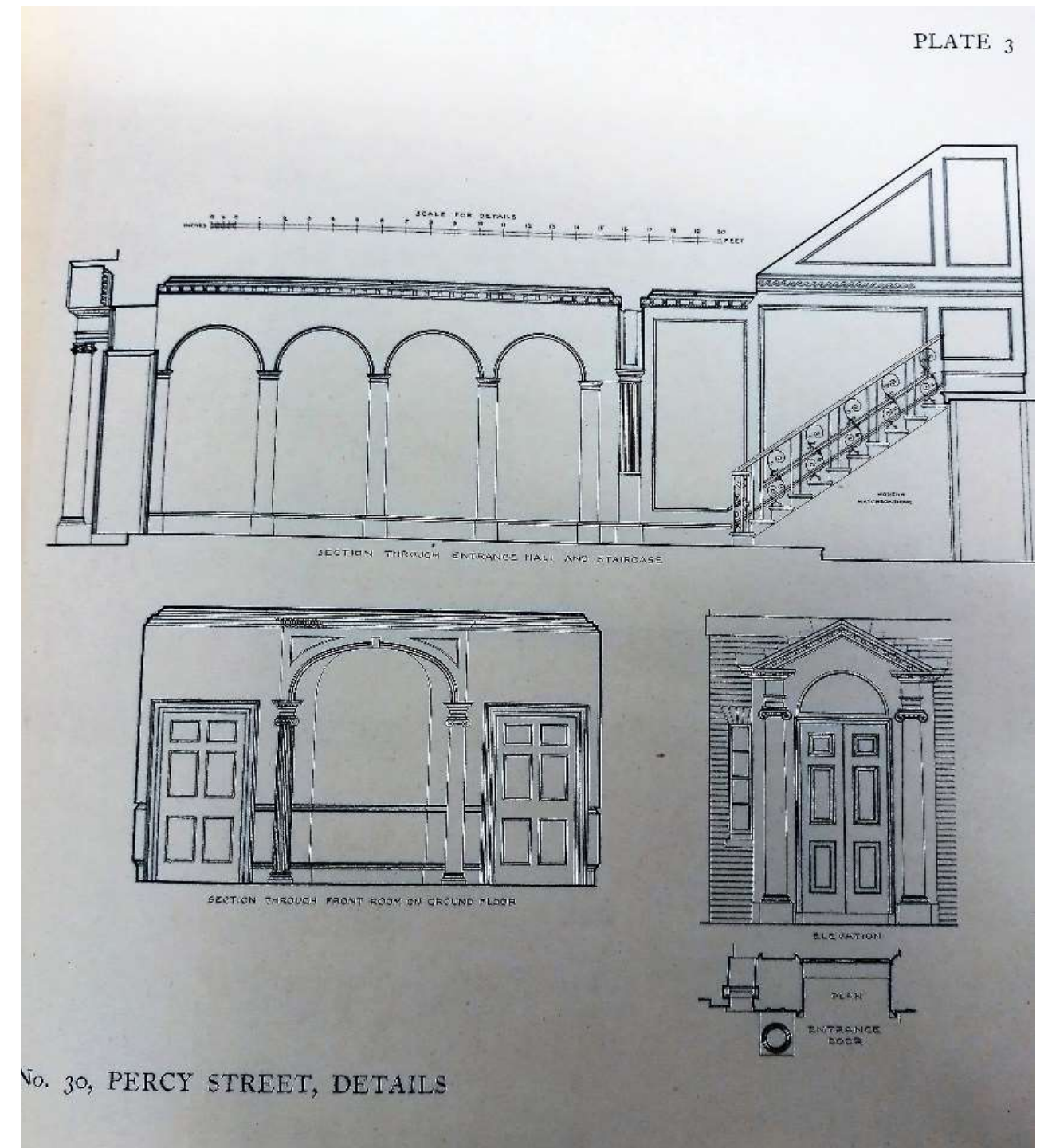
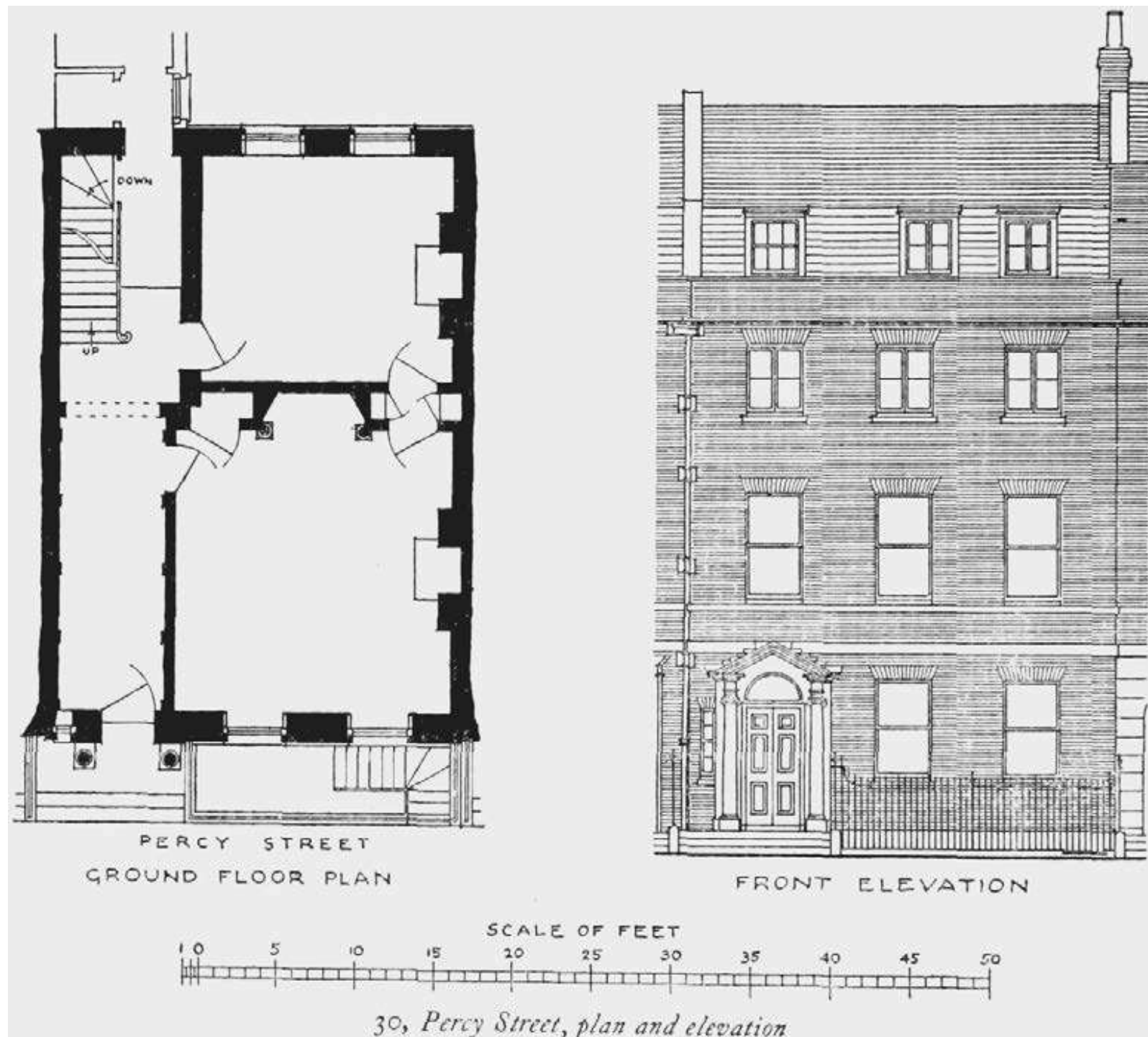
SITE CONTEXT



The Existing Building
Historic Street View



The Existing Building
Historic Drawings



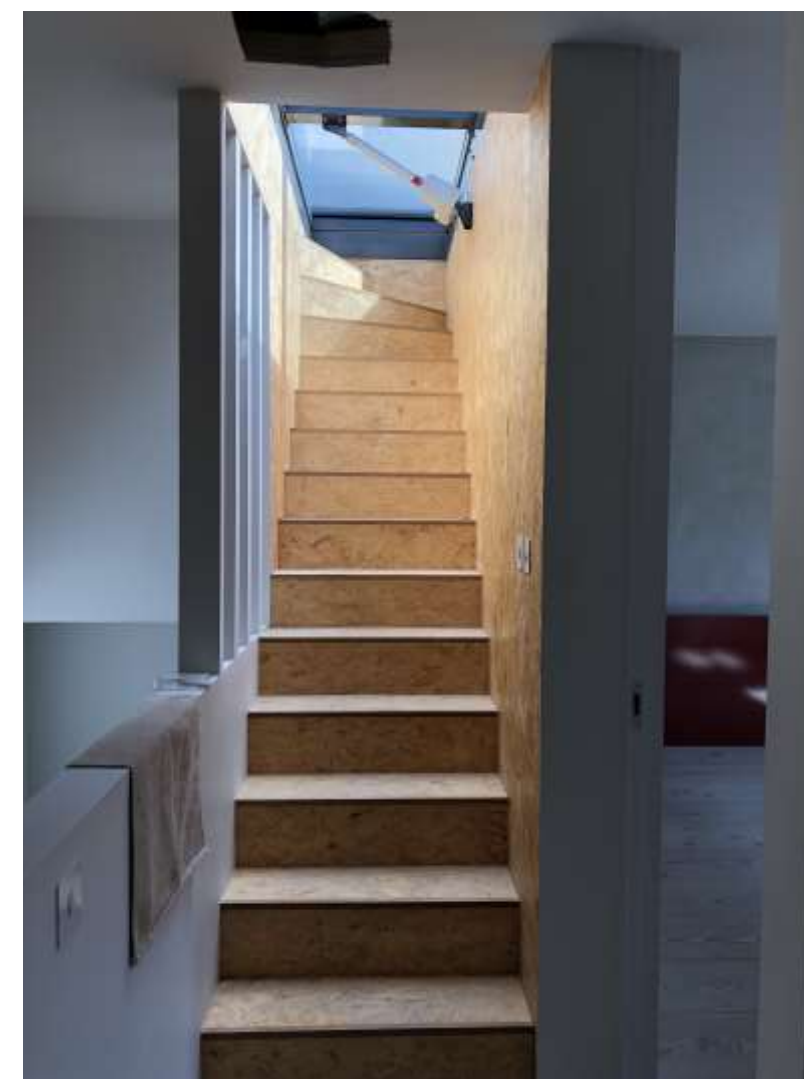
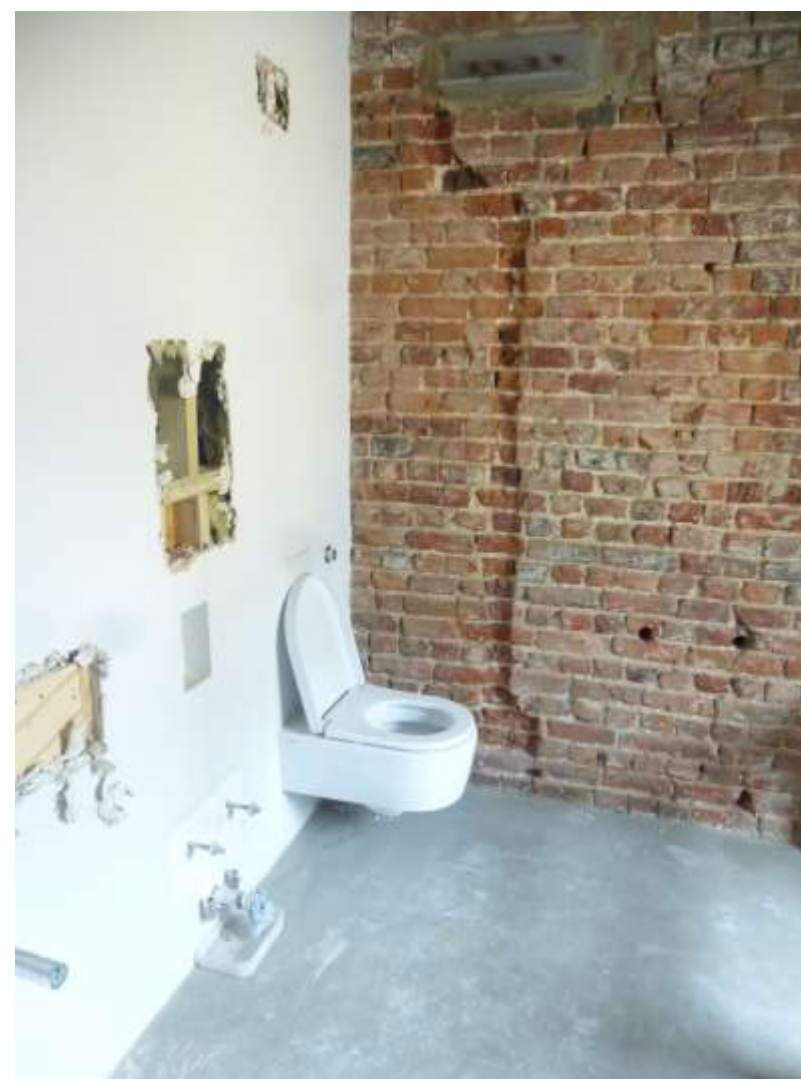
The Existing Building
Georgian Building_ref A



The Existing Building
Rear Extension_ *ref B*



The Existing Building
2nd & 3rd Floor Apartment _ *ref C*



THE EXISTING SECTION

With references to former general images



Existing Building with Rear Extension
constructed in the early 90's

THE EXISTING ELEVATIONS



Overview Summary

As the building will be subject to the requirements of the Building Regulations. It will be necessary, therefore, for it to meet the requirements of Schedule 1 of the Regulations relating to:

- B1 (Means of warning and escape)
- B2 (Internal fire spread (linings))
- B3 (Internal fire spread (structure))
- B4 (External fire spread)
- B5 (Access and facilities for the fire service)

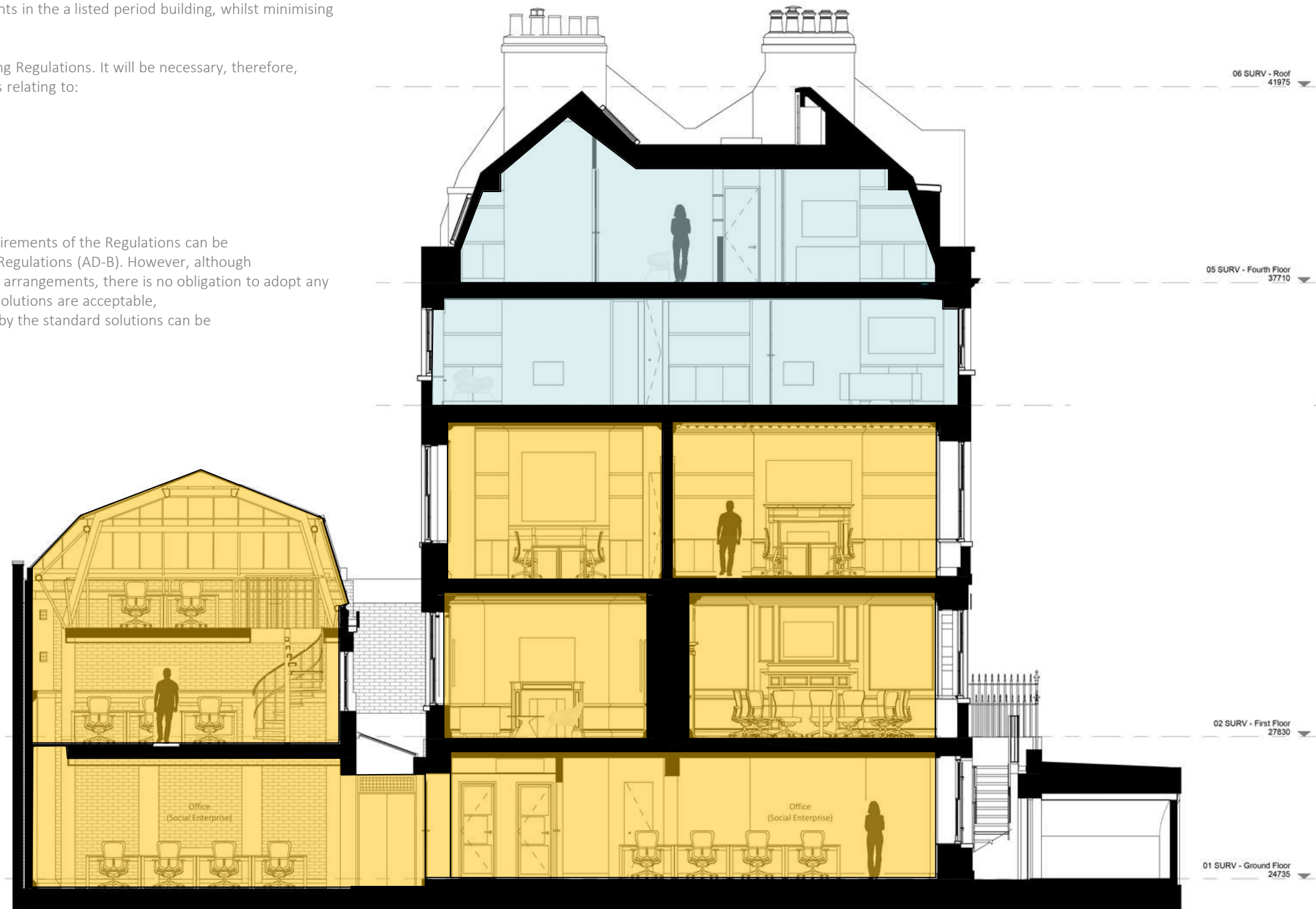
Therefore, for the 30 Percy Street development, it is proposed that, the guidance of BS9999, *Code of practice for fire safety in the design, management and use of buildings*, to be utilised.

Additionally it is proposed that some design features to be designed using fire engineering principles and design. Where this has been

KEY

Residential

Office



Existing/ Proposed Section Configuration

Demise Travel Routes _ Escape Stairs

Overview Summary

The main staircase will discharge internally at Ground Floor and straight to outside via the main corridor.
The main staircase will accommodate the evacuation for both the residential and the office accommodation as per the existing situation.

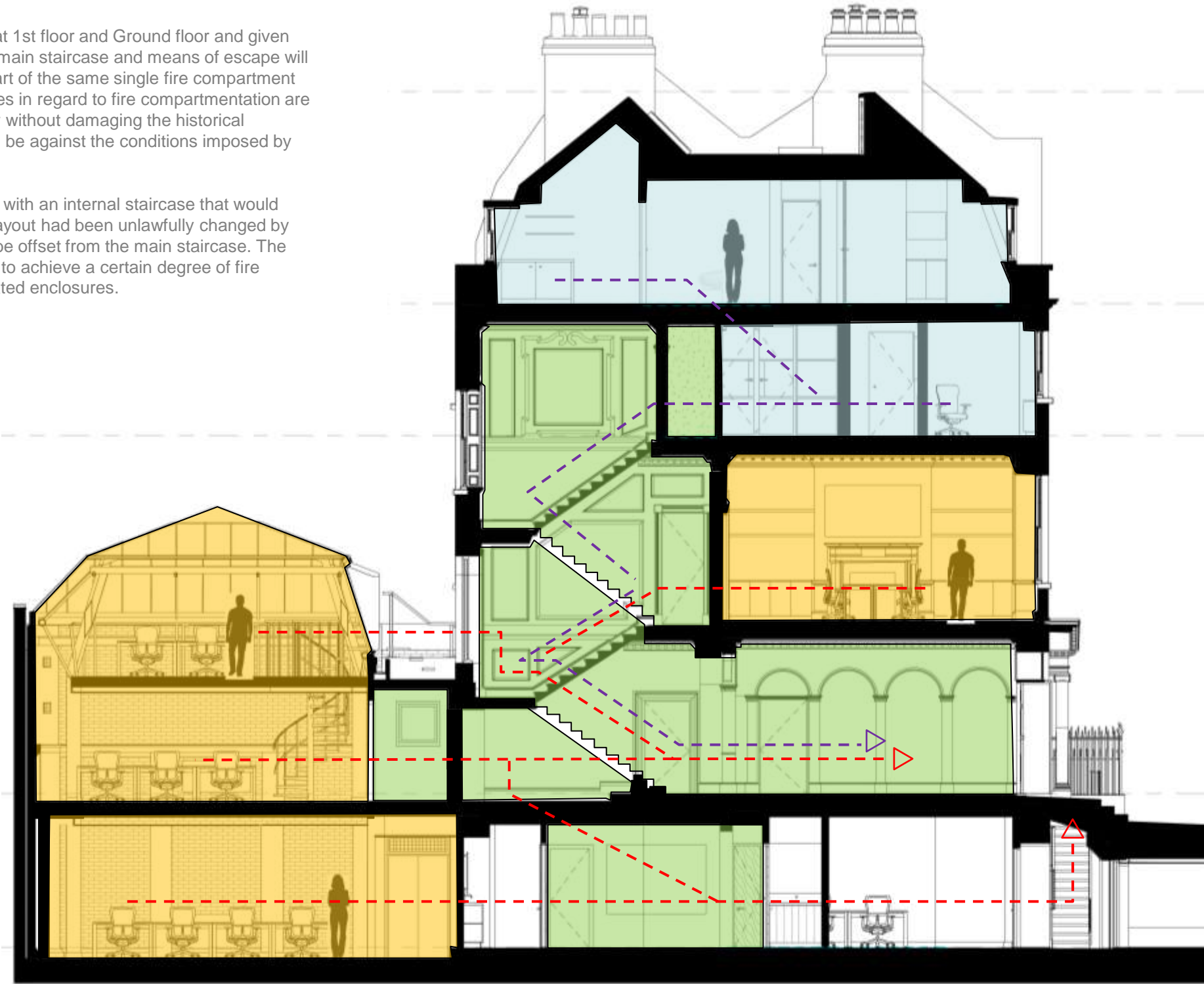
Due to the fact that there are no modifications to be undertaken at 1st floor and Ground floor and given the classification of the building as a Grade II listed building, the main staircase and means of escape will be retained as per the existing situation. The main staircase is part of the same single fire compartment as the rest of the building and it will be retained as such. Upgrades in regard to fire compartmentation are impossible to achieve from a technical and practical point of view without damaging the historical protected features. Therefore any proposal for fire separation will be against the conditions imposed by the Heritage guideline.

The apartment located at the 2nd and 3rd floors, will be provided with an internal staircase that would reproduce the original location of the stairs as it was before the layout had been unlawfully changed by the previous tenant. This internal staircase of the apartment will be offset from the main staircase. The fact that this staircase is going to be a new built made it possible to achieve a certain degree of fire separation from the main escape staircase with the help of fire rated enclosures.

Travel routes denoted in red and purple dashed lines highlight the location of the single and shared staircase.

KEY

- Residential Occupier Route
- Office Tenant's Route
- Office Demise
- Primary Single Stair Egress Route
- Residential Demise



Existing/Proposed Section Configuration – how the building should meet building and fire regulation requirements

Fire & Building Regulations Required Interventions
Overview Summary

It has been agreed that in order to improve the fire strategy in this existing Georgian Grade II listed building, natural smoke ventilation will be added to the existing staircase.

Therefore, the existing windows at each floor of the main staircase will be provided with automated opening motorised devices being transformed into automatic opening ventilations (AOV's).

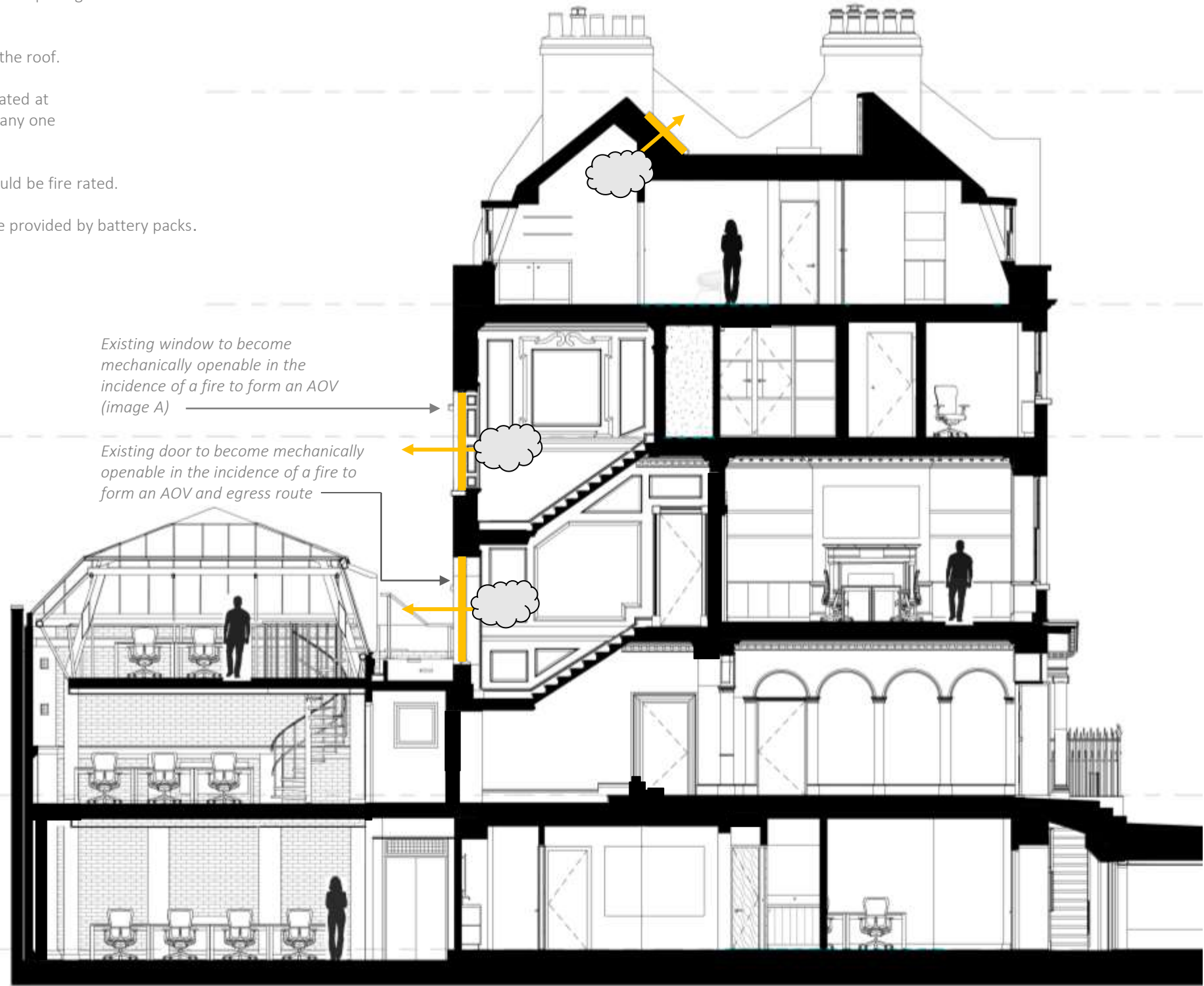
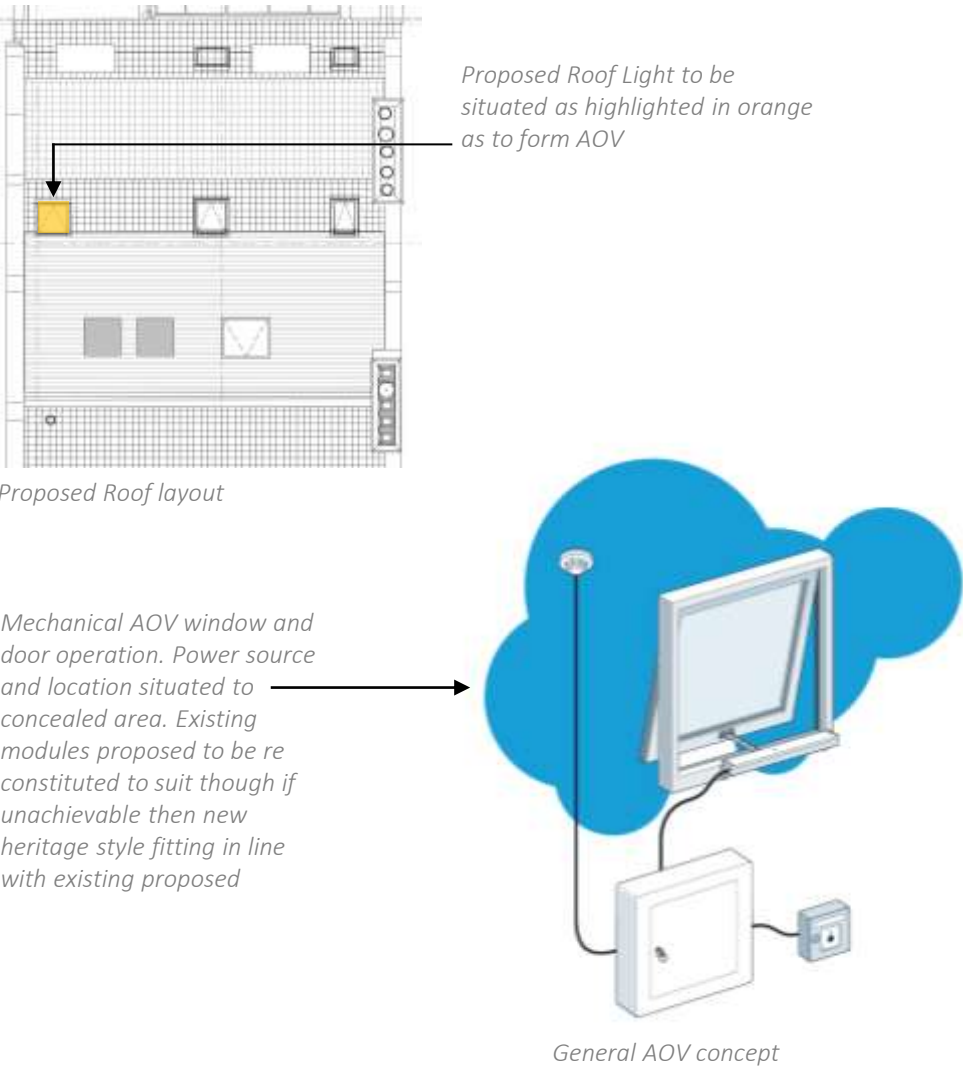
The internal staircase serving the residential apartment will be provided with an AOV located on the roof.

Automatic opening vents opening to outside air should conform to BS EN 12101-2.

Systems designed in accordance with the findings of BRE Project Report 79204 [N1], whether located at the head of the stairs or into a shaft, should be automatically opened by smoke detection within any one of the lobbies or common corridors.

All connections between the smoke detection, vent control panels and actuator mechanisms should be fire rated.

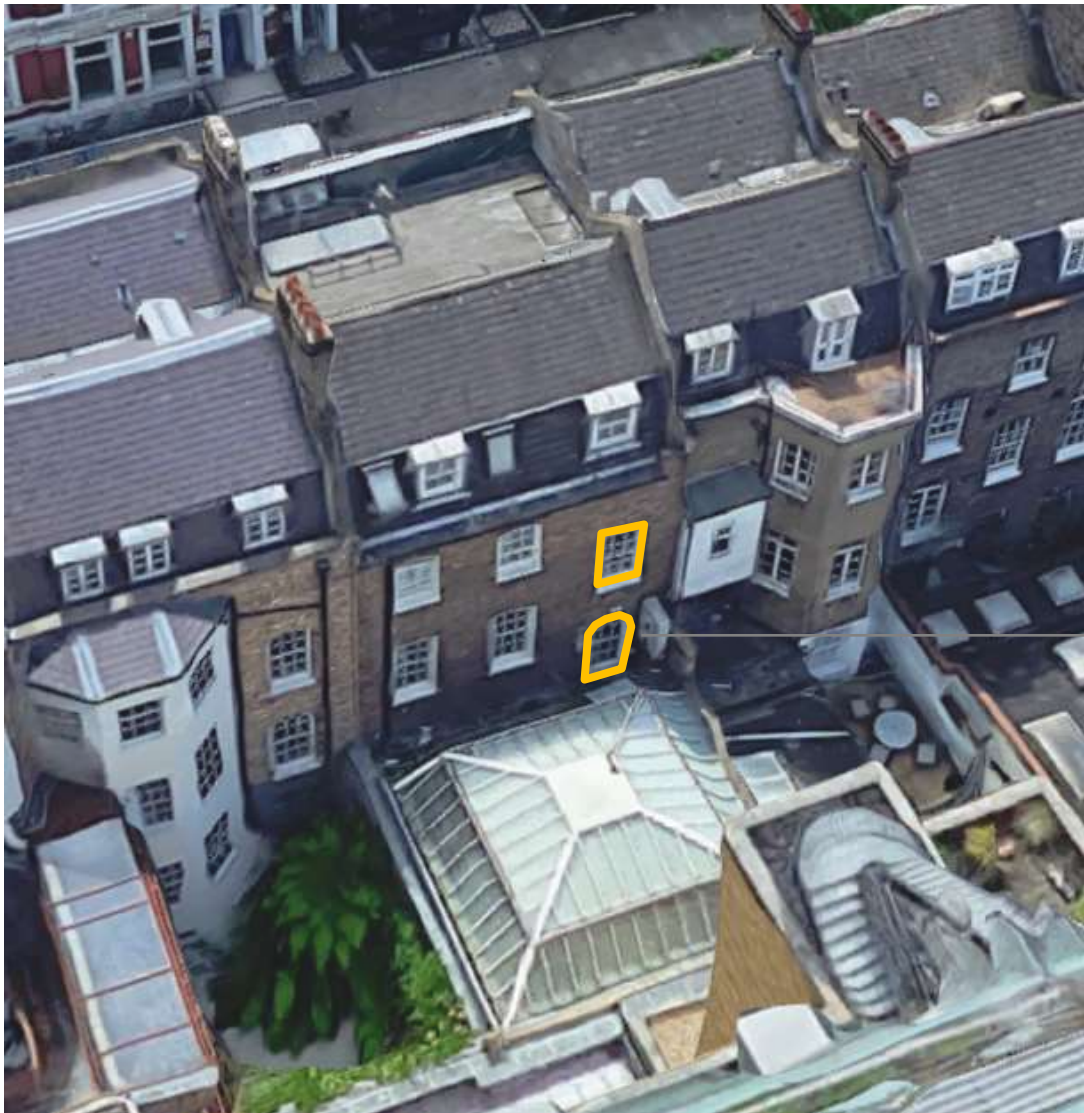
Where any part of the control mechanism is powered by electricity, a secondary supply should be provided by battery packs.



Proposed Section Configuration highlighting smoke omittance interventions from primary single egress stairwell

Ground Floor Half Landing- Existing Means of
Emergency Egress

Whilst the existing means of egress strategy is to remain in place, the fire and building regulation officers have requested the door to the half landing is to mechanically open outward as to provide A. means of escape and B. and AOV . Equally the window located above is also to become an AOV- both highlighted to the elevation below.



Existing/Proposed Location

Existing egress route to be maintained with revised door swing and automated opening ventilation system as to meet fire and building regulation requirements



Fire and Building Regulation Proposed Compliance Interventions Overview Summary

Compartmentation will be proving very difficult without affecting the existing architecture and historical elements of the building. It is proposed that the current compartmentation situation is retained as the building use is remaining to be residential and offices as per the previous occupation profile. The entire building will be considered as a single fire compartment.

Even though the main escape stair will be retained as per the existing situation, the new scheme proposes an improvement for the residential floors, such as that the apartment will be provided with 30 minutes fire rated enclosure lobbies. This will bring an additional degree of separation between the residential area and the office area containing the main means of escape stair.

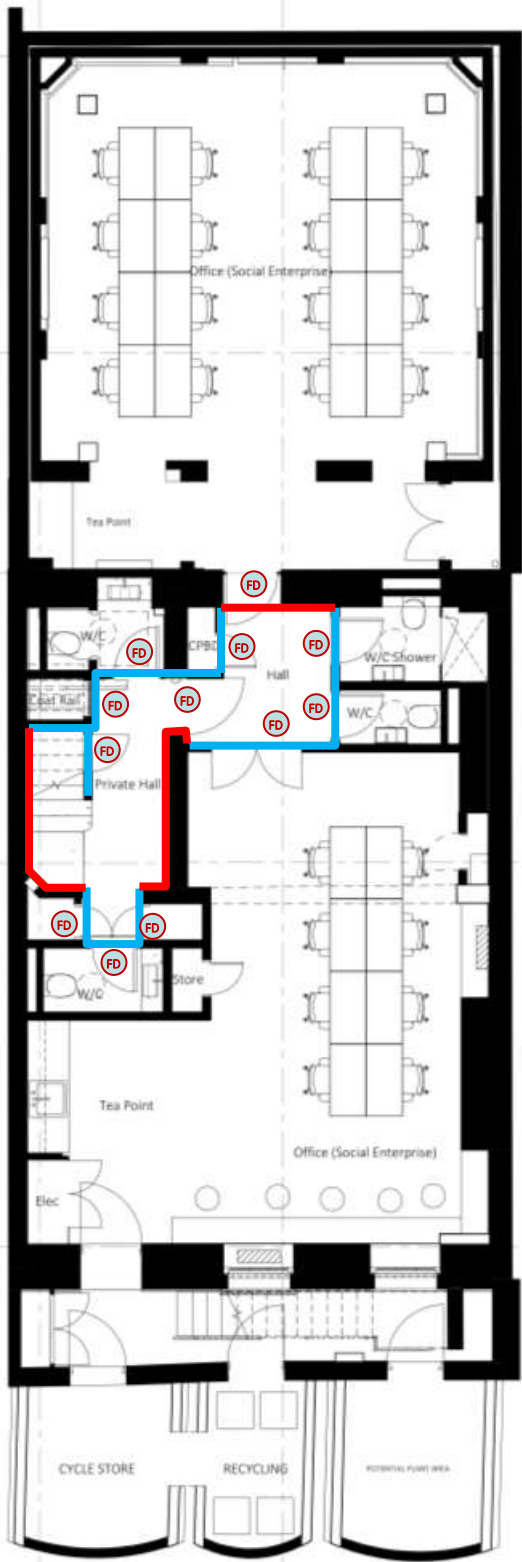
Another improvement to the existing scheme is the Lower Ground floor staircase enclosure and staircase lobby which are going to be provided with 30 minutes of fire performance. All the doors present in the aforementioned lobby will be fire rated doors FD 30S.

All the occupants are provided with early warning automatic fire alarm grade L1 and the evacuation strategy is based on a simultaneous evacuation model for both the residential and office accommodation demises.

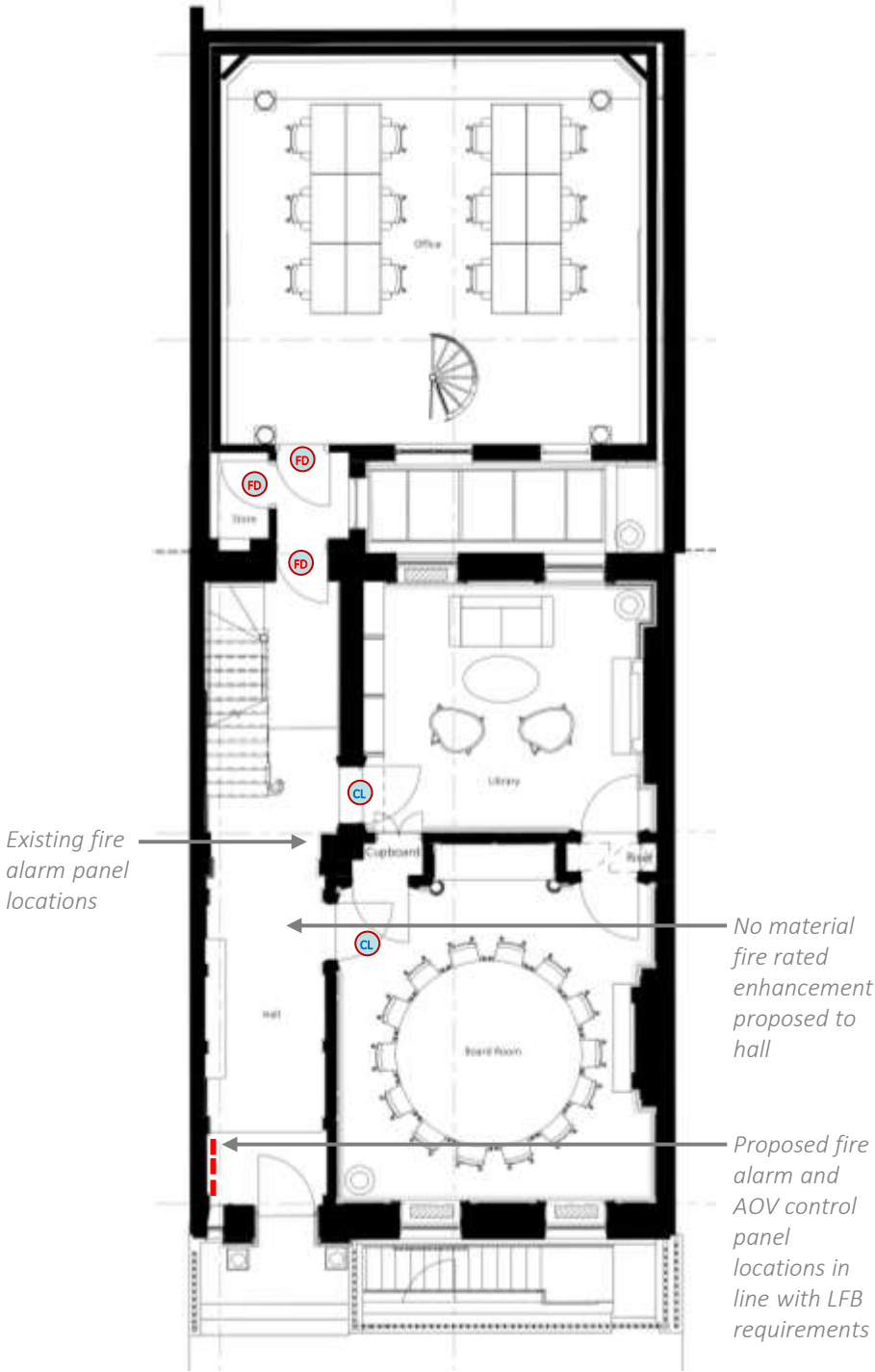
It has been agreed with Building Control that considering only one fire compartment will be acceptable.

KEY

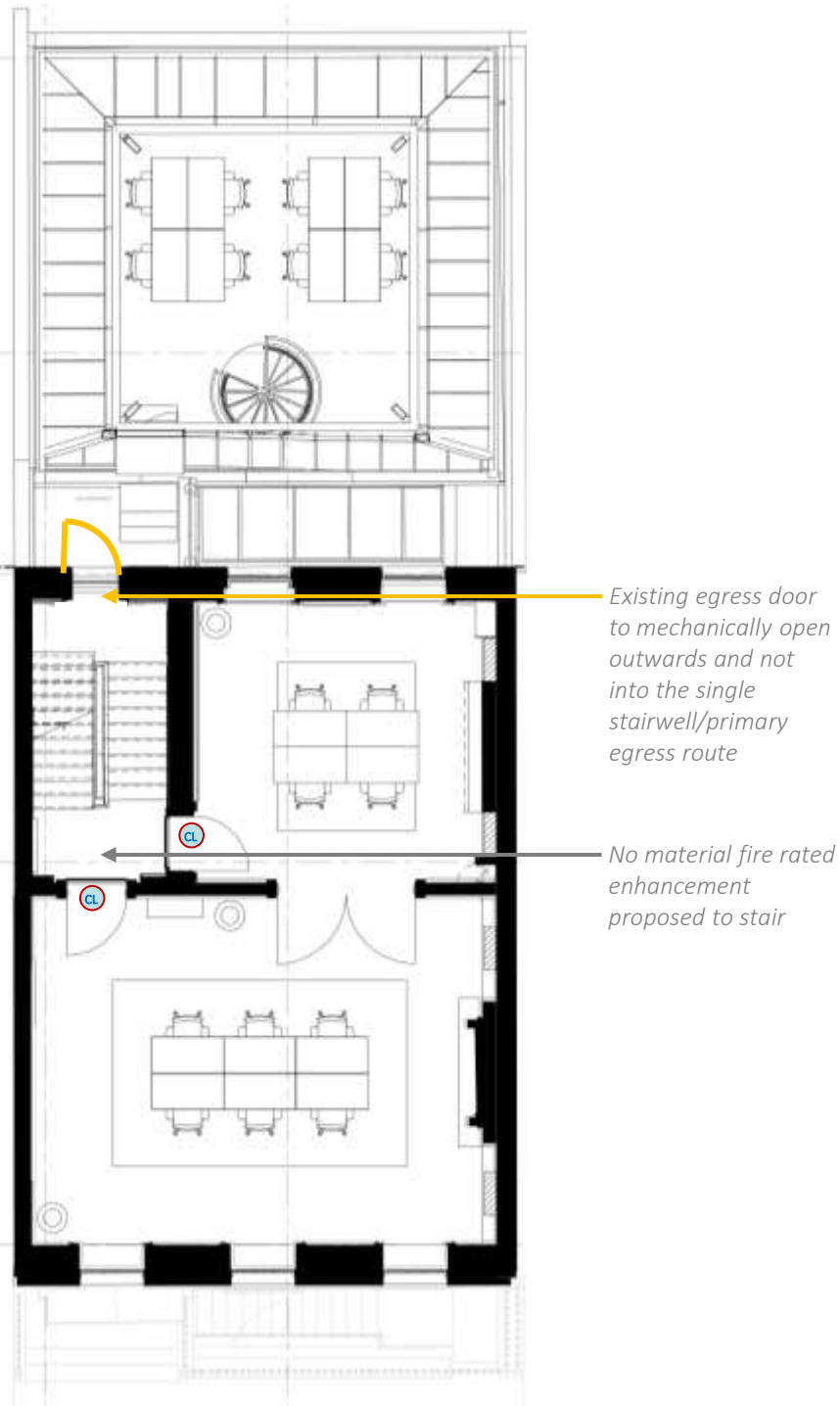
- Additional lining to existing faces to create added fire rating to primary single egress route
- New fire rated stud plasterboard walls in line with apartment re configuration proposal
- Proposed new FD30s fire doors with associated magnetic closers
- Proposed new electromagnetic hold open/closers and manual locks to existing doors



Proposed Lower Ground Floor



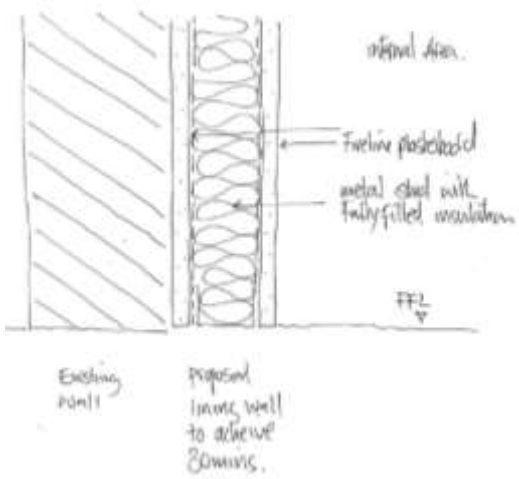
Proposed Ground Floor



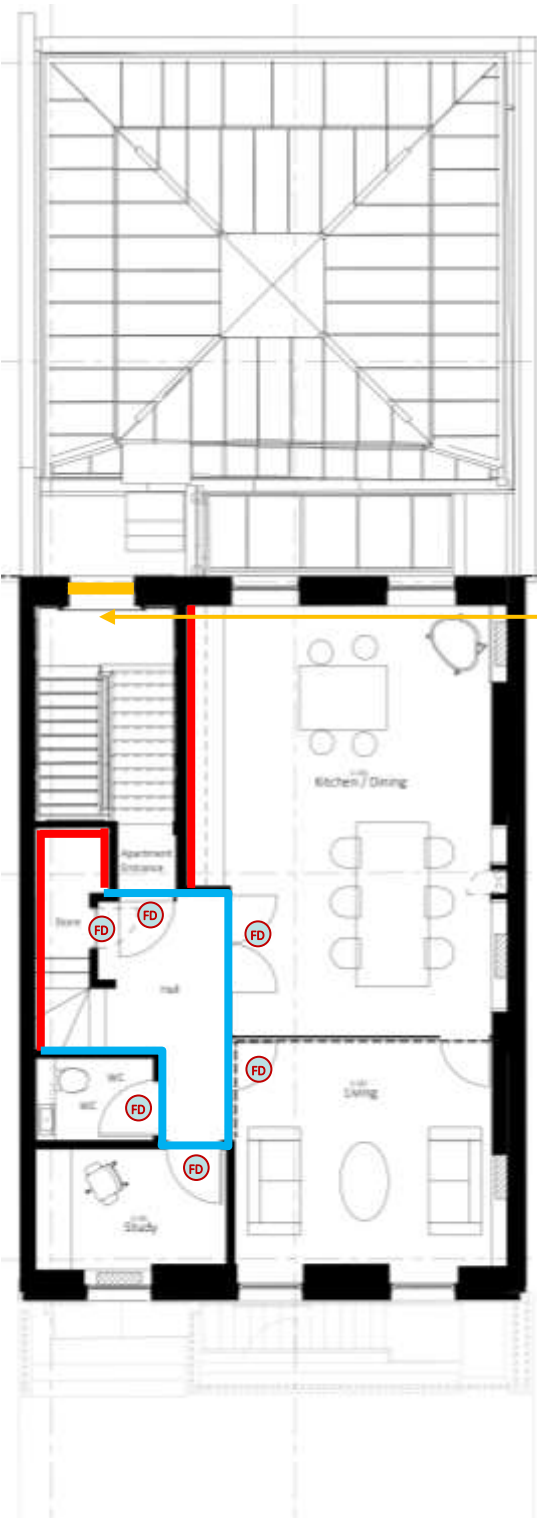
Proposed 1st Floor

Fire and Building Regulation
Proposed Compliance Interventions
Overview Summary

Where new fire rated structure abuts existing fabric to the residential apartment side of wall, this will be achieved by constructing a new metal stud wall with fireline plasterboard skins to both sides as per the below intent sketch. new construction (denoted in blue) will inherit the same make up.

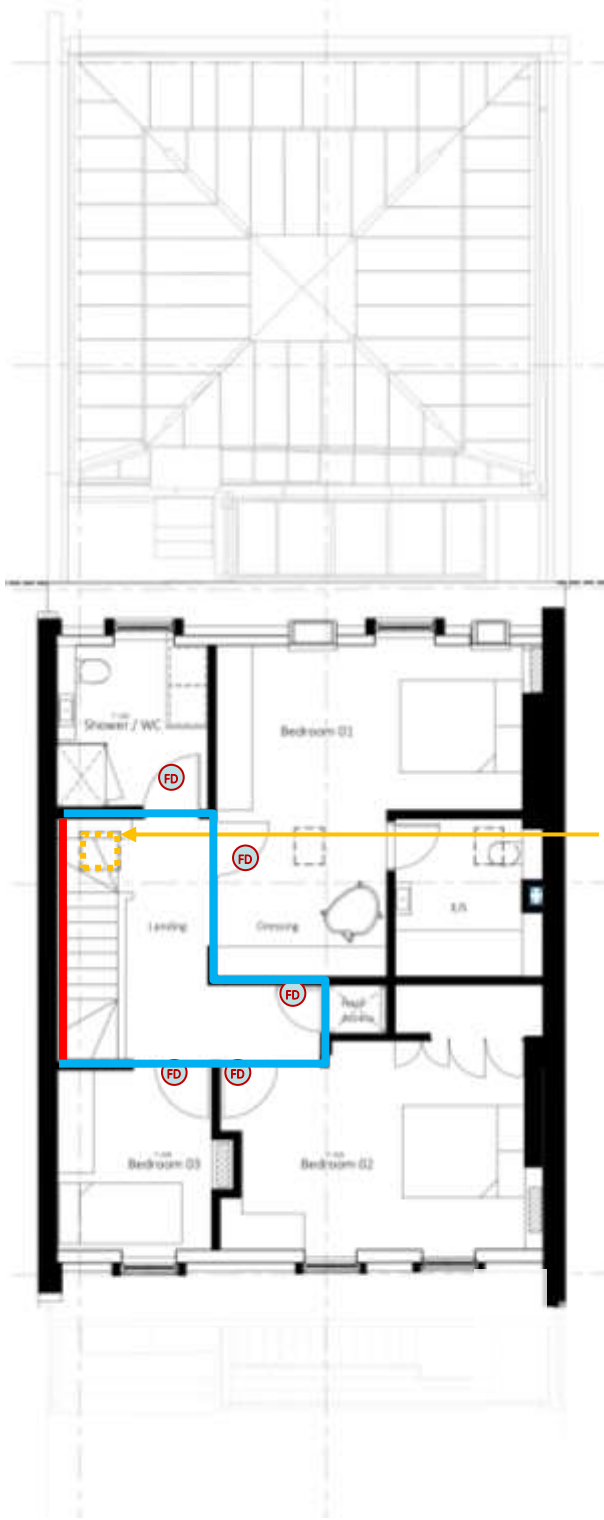


- KEY
- Additional lining to existing faces to create added fire rating to primary single egress route
 - New fire rated stud plasterboard walls in line with apartment re configuration proposal
 - FD Proposed new FD30s fire doors with associated magnetic closers
 - CL Proposed new electromagnetic hold open/closers and manual locks to existing doors



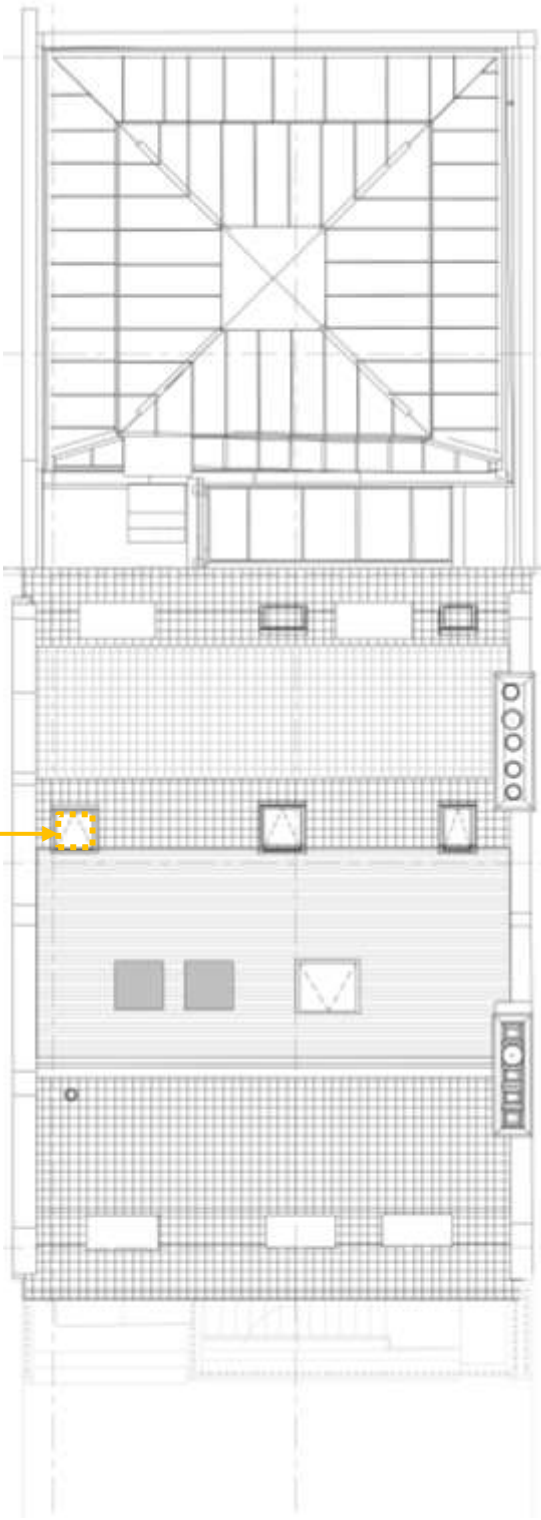
Proposed 2nd Floor

Existing window
to be adapted to
meet AOV
requirements



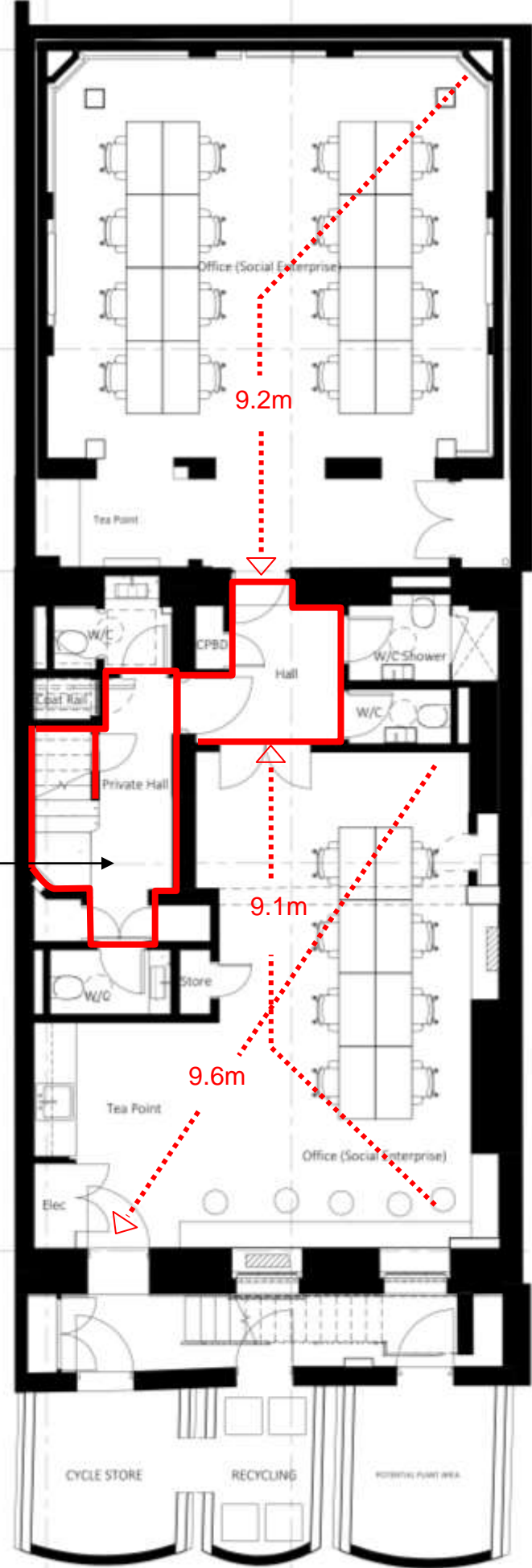
Proposed 3rd Floor

Existing roof light
to be adapted to meet
AOV requirements

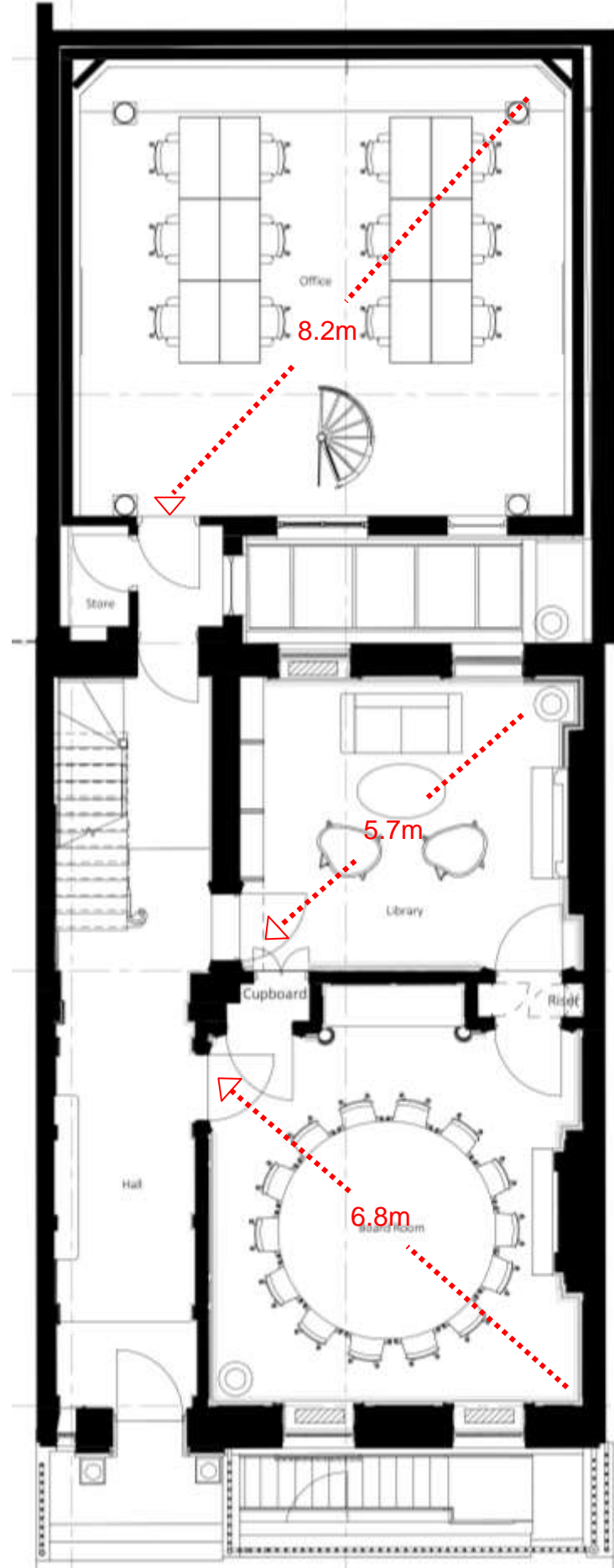


Proposed Roof Level

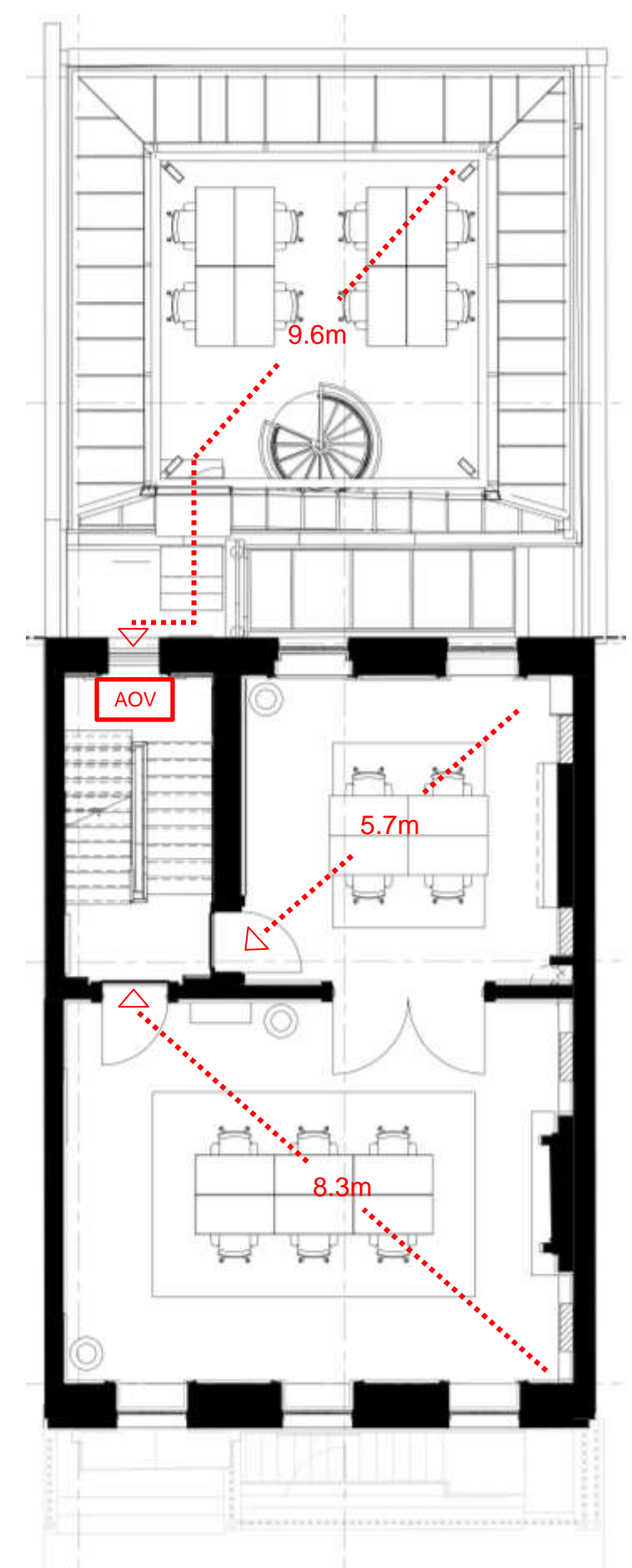
Additional linings/new construction deemed achievable to this area as to create a protected egress route



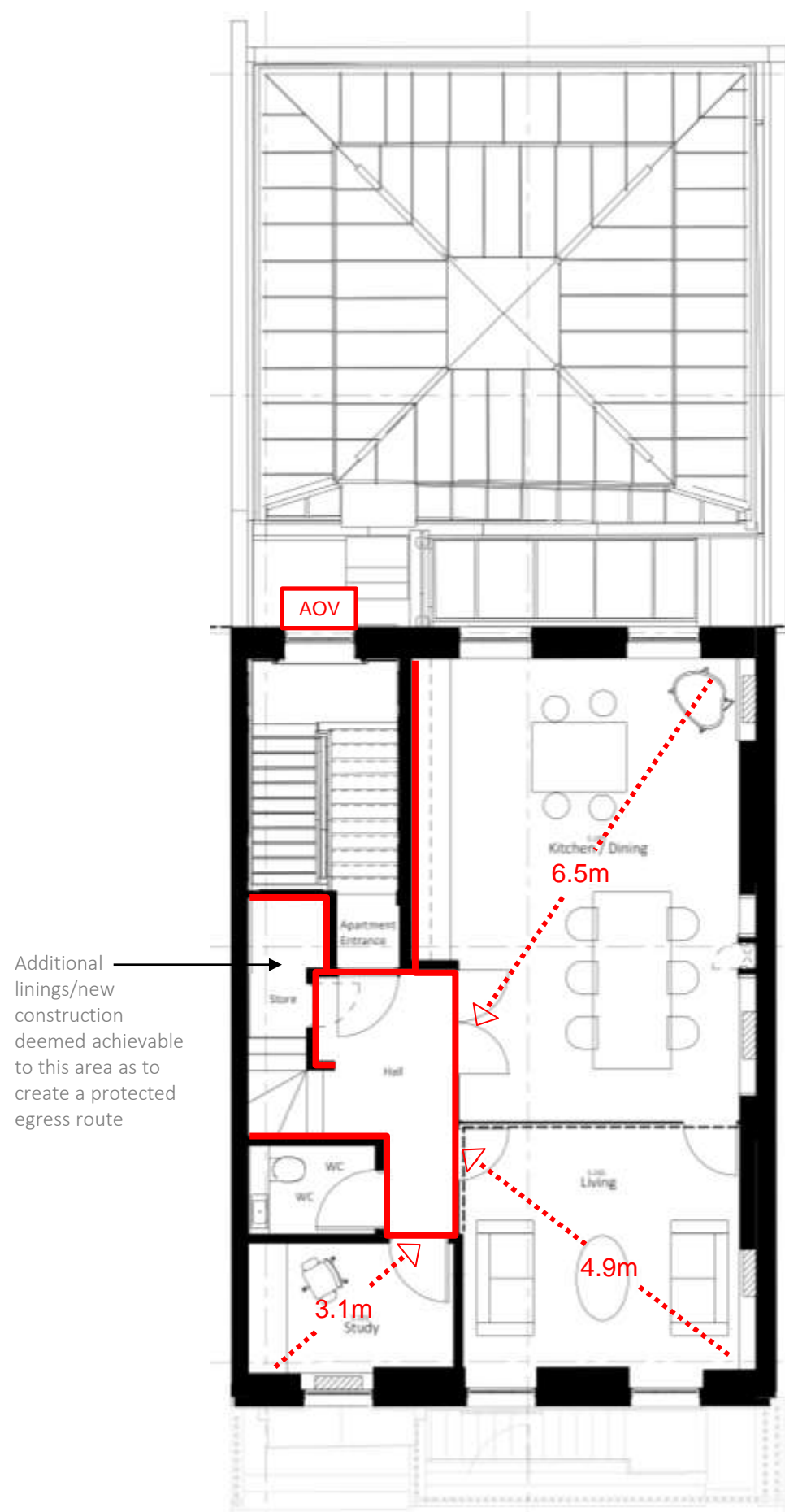
Basement



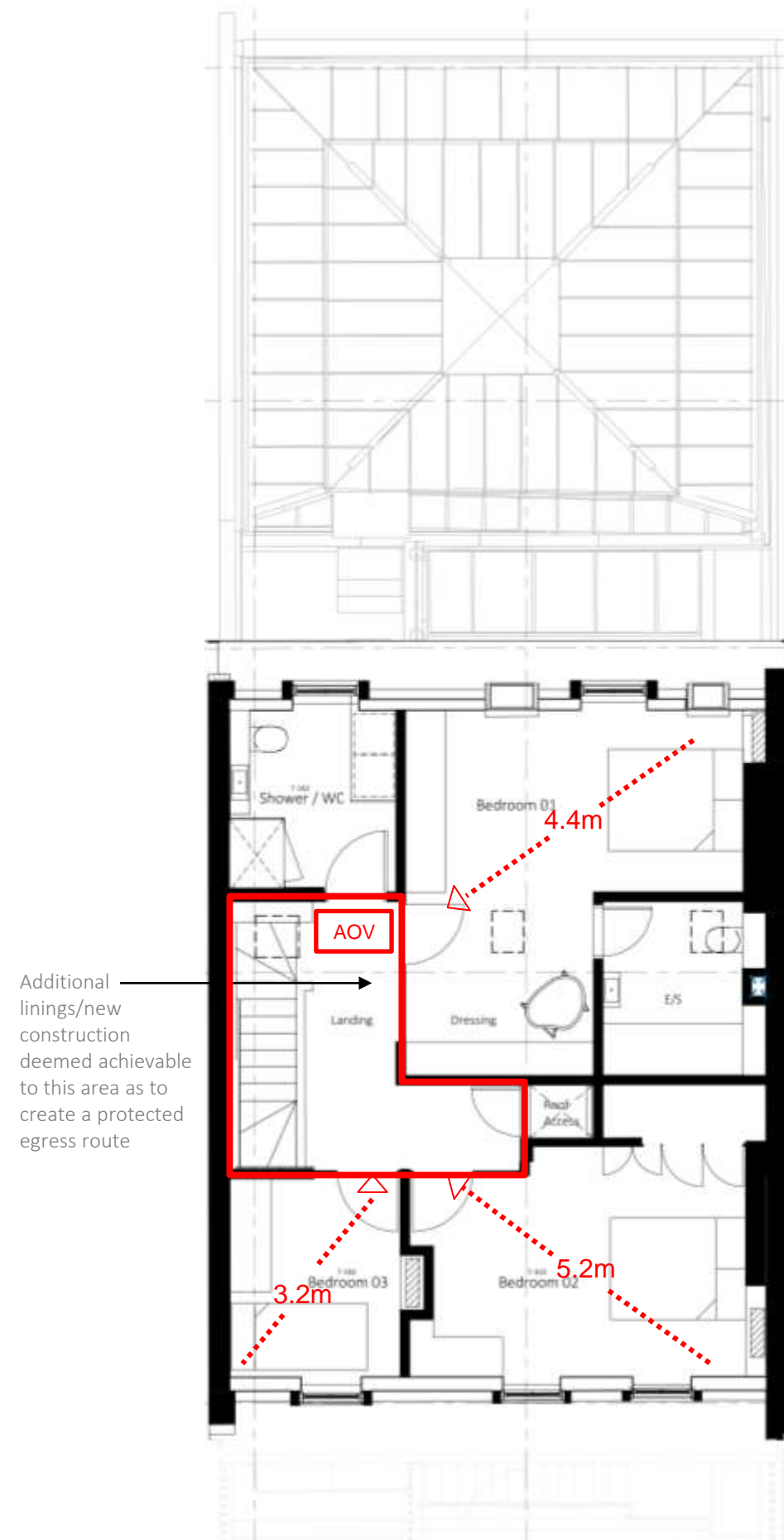
Ground



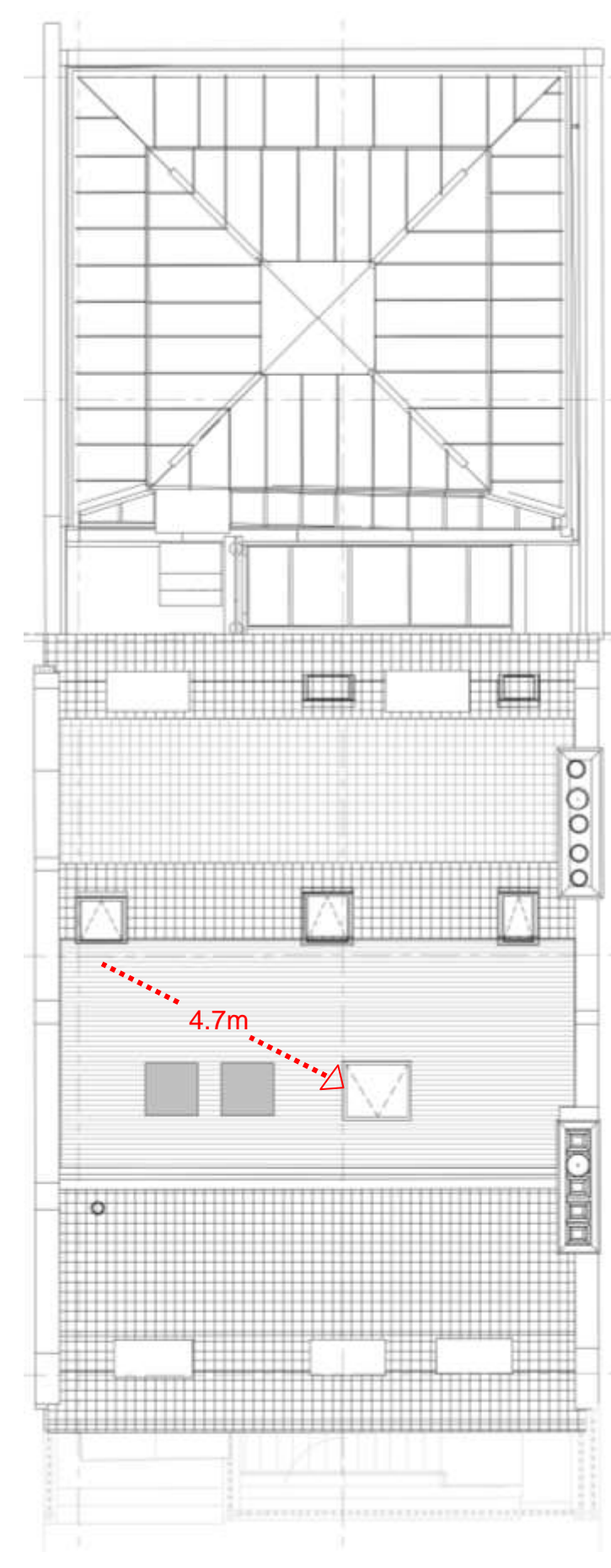
Level 01



Level 02



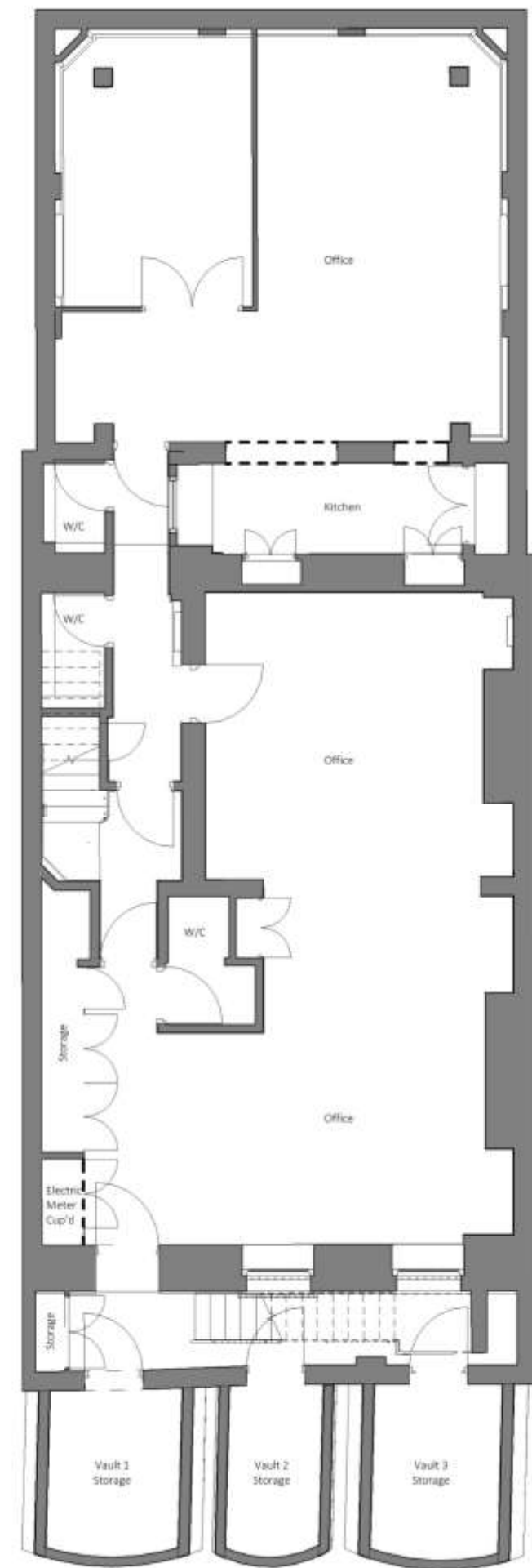
Level 03



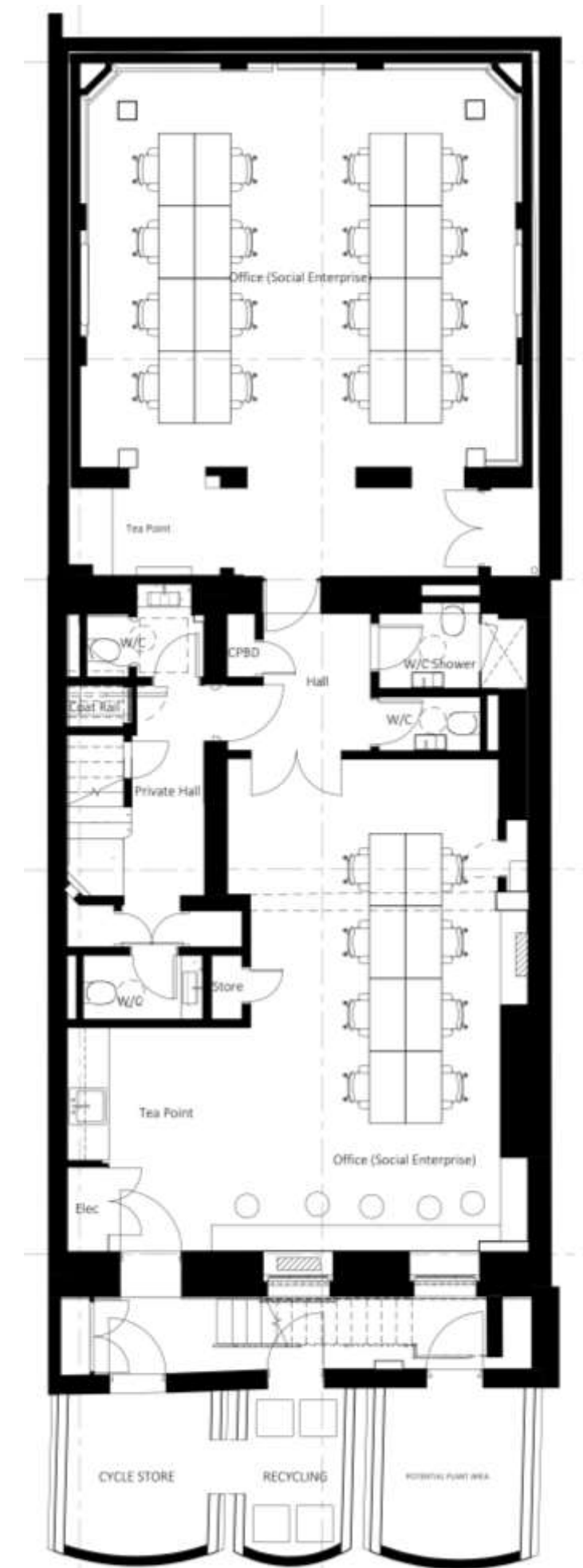
Roof

LOWER GROUND FLOOR PLAN Existing & Proposed

The proposed lower ground floor configuration creates a more successful link between the front and rear areas. A more central lobby has been formed as to house the relocated wc and shower facilities, which are separated from the adjacent private hall.



Existing



Proposed

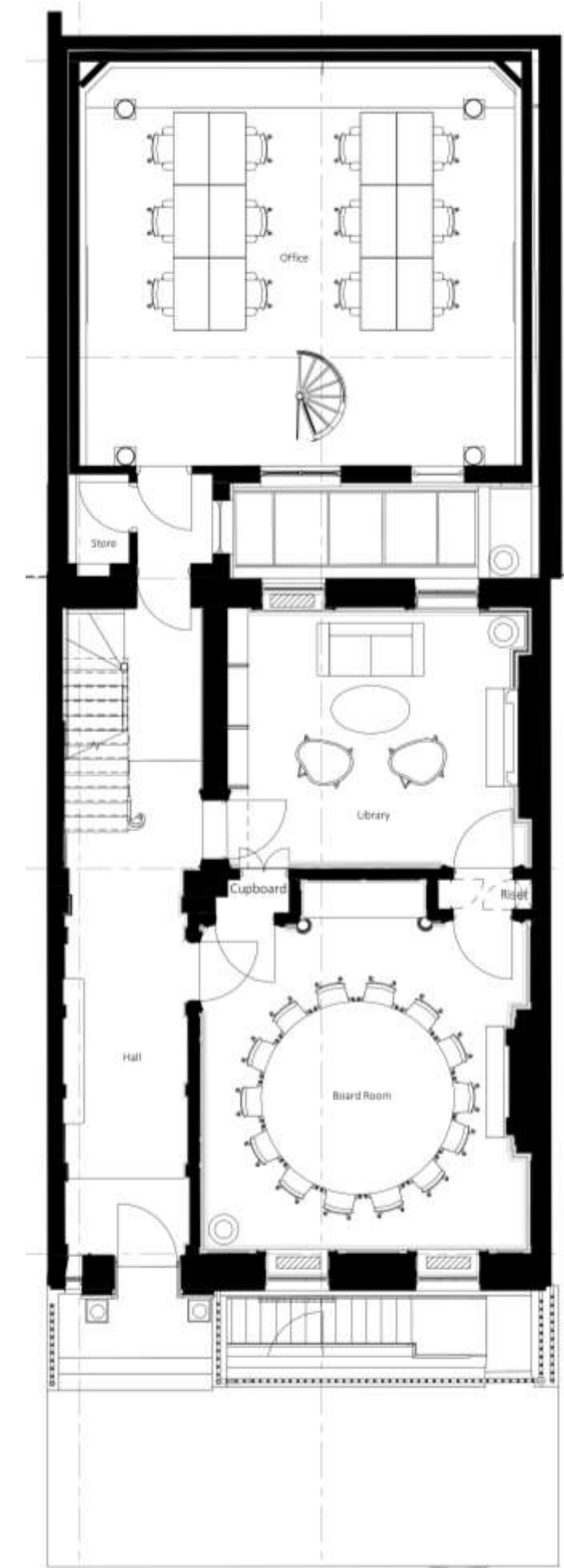
GROUND FLOOR PLAN

Existing & Proposed

The Ground floor configuration is proposed to remain as per the existing layout.



Existing

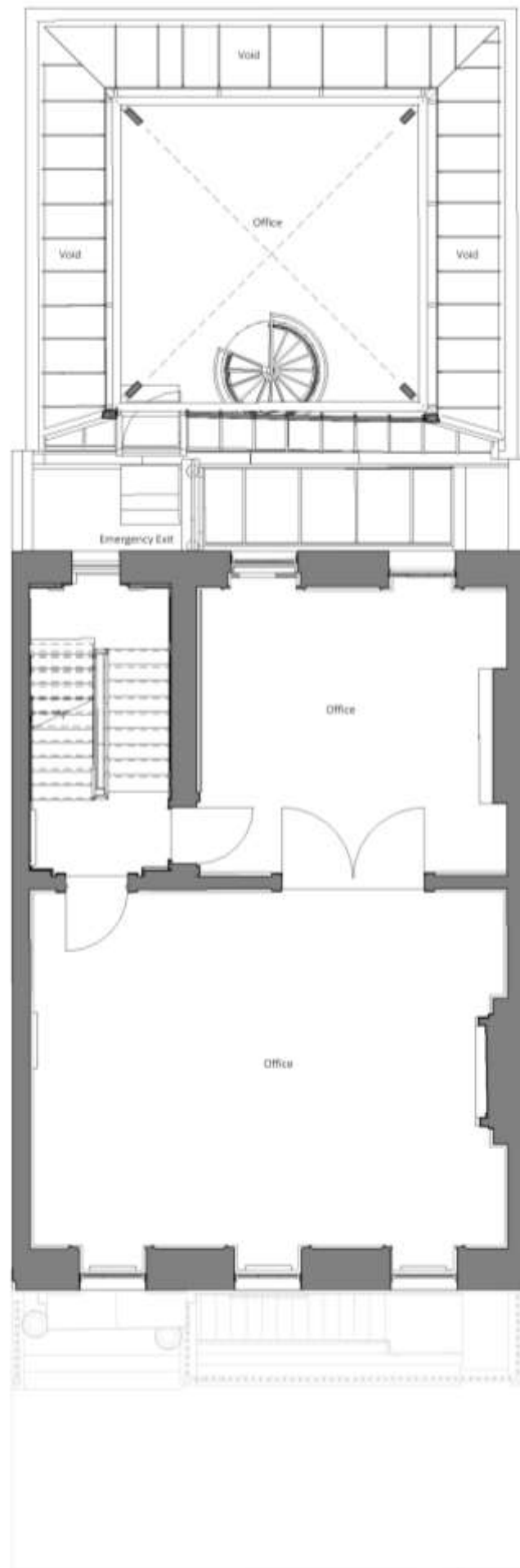


Proposed

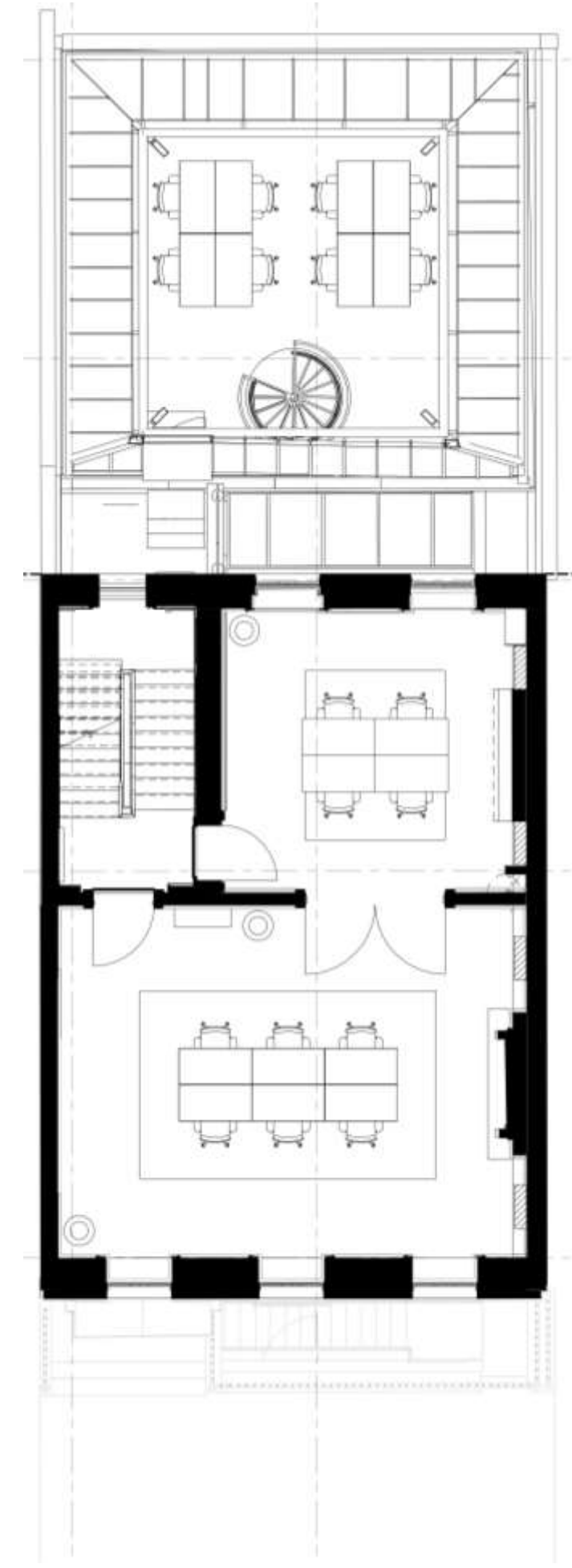
FIRST FLOOR PLAN

Existing & Proposed

The Ground floor configuration is proposed to remain as per the existing layout.



Existing

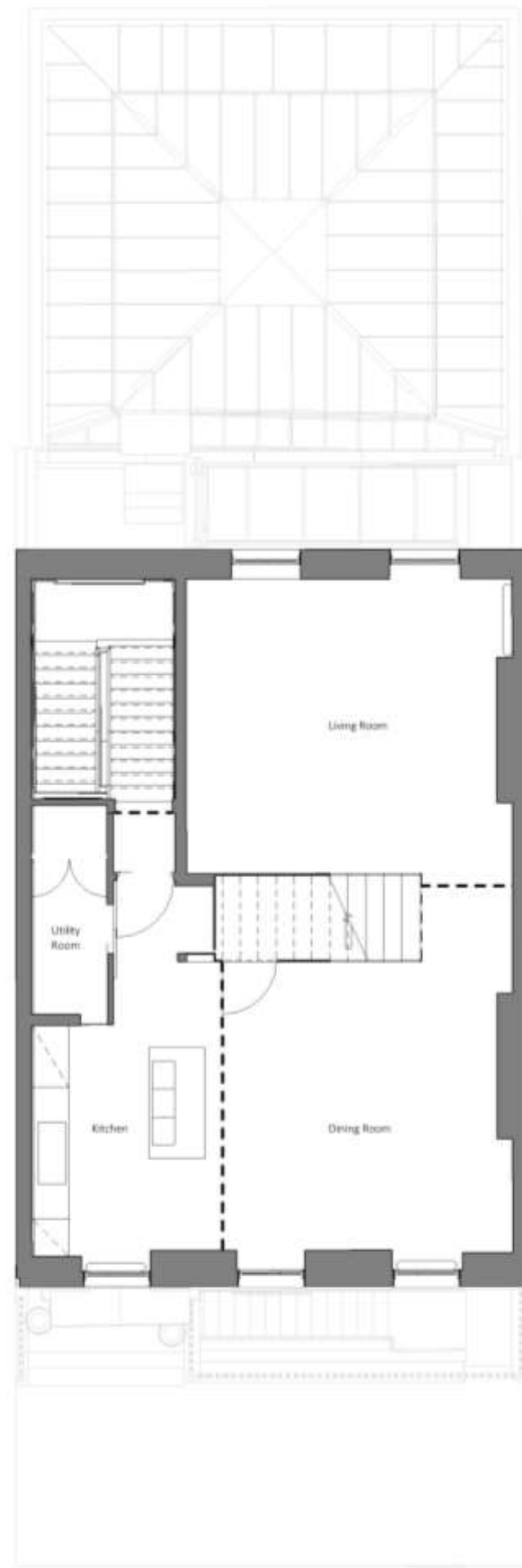


Proposed

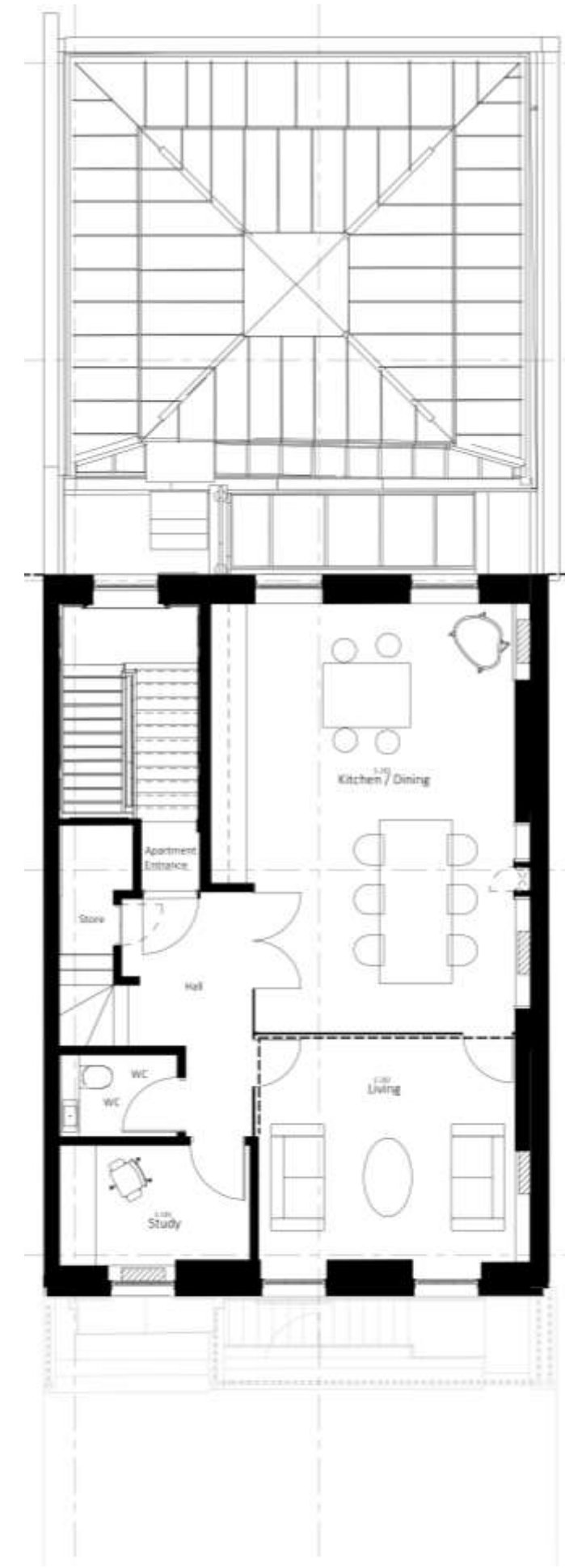
SECOND FLOOR PLAN

Existing & Proposed

A layout reconfiguration is proposed to levels 2 and 3 that is more in line with a historical portioned design. This has been achieved by the re location of the stair, which is in line with a more historical subservient configuration accessed from a new hall.



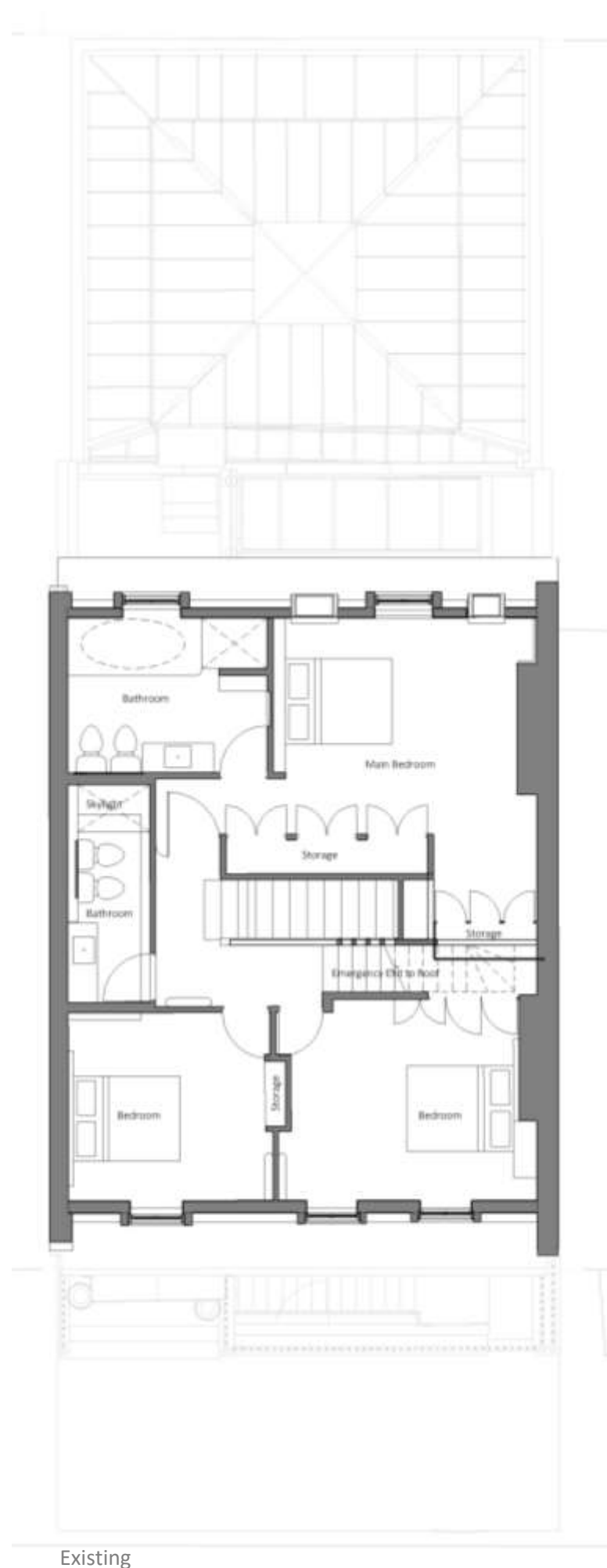
Existing



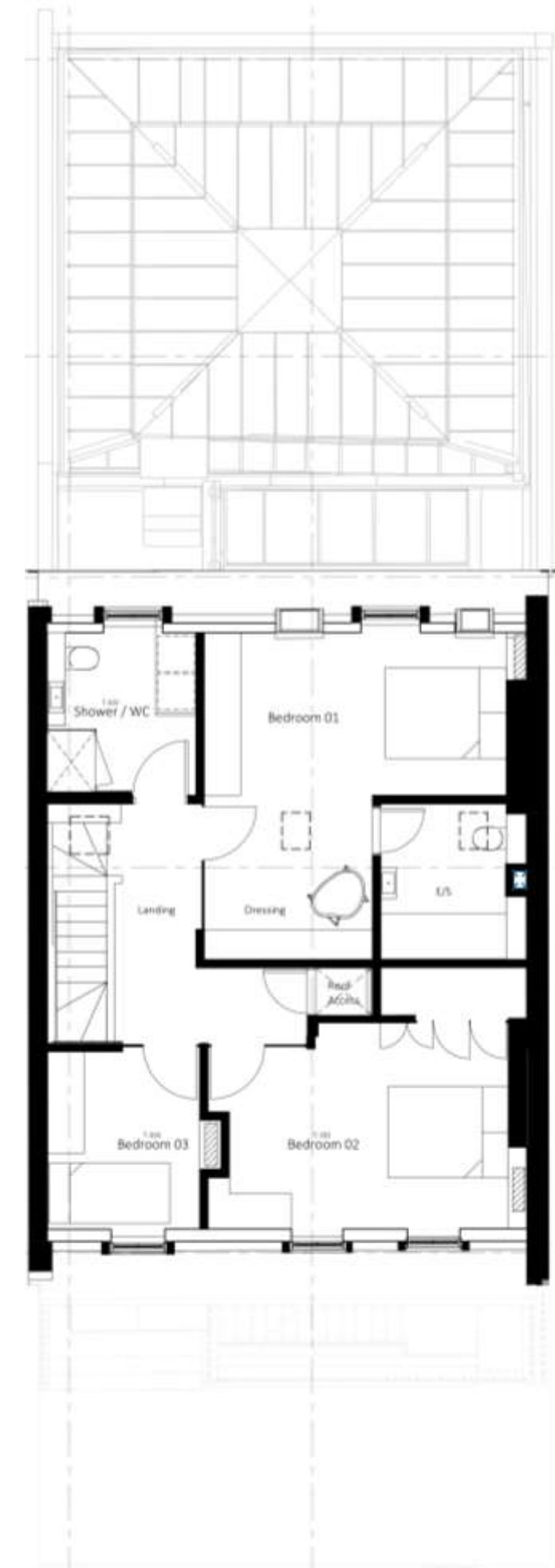
Proposed

THIRD FLOOR PLAN Existing & Proposed

The third floor, much like the second, in its current state has been stripped of all historic features. We are proposing a plan layout that configures the floor plate to something more in line with an original 3 bedroom layout. As noted in the case officers response, we have omitted the existing roof access that was created by the former occupier. In its place, a simple roof access stair and associated roof hatch has been provided as to gain access and maintenance to the roof space that houses bee hives and low level plant.



Existing

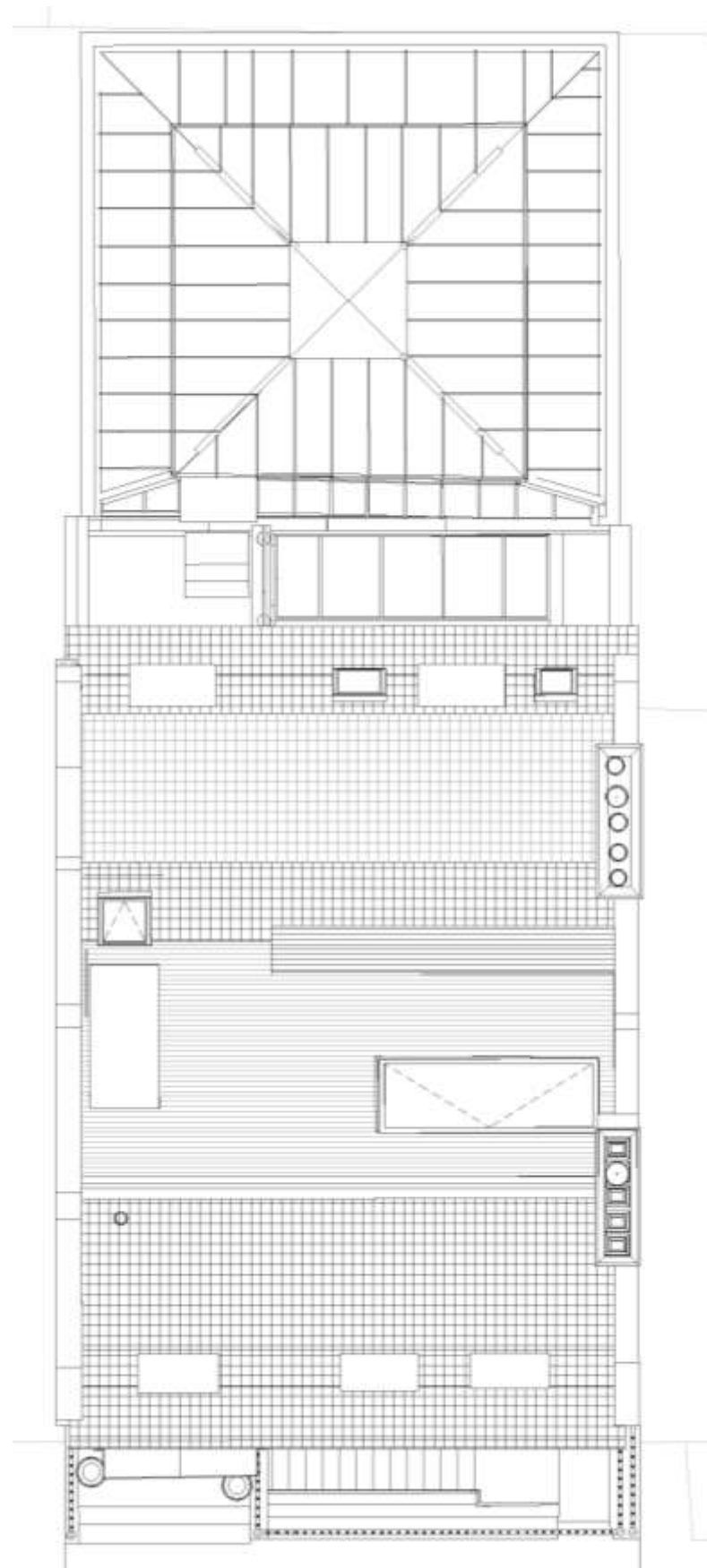


Proposed

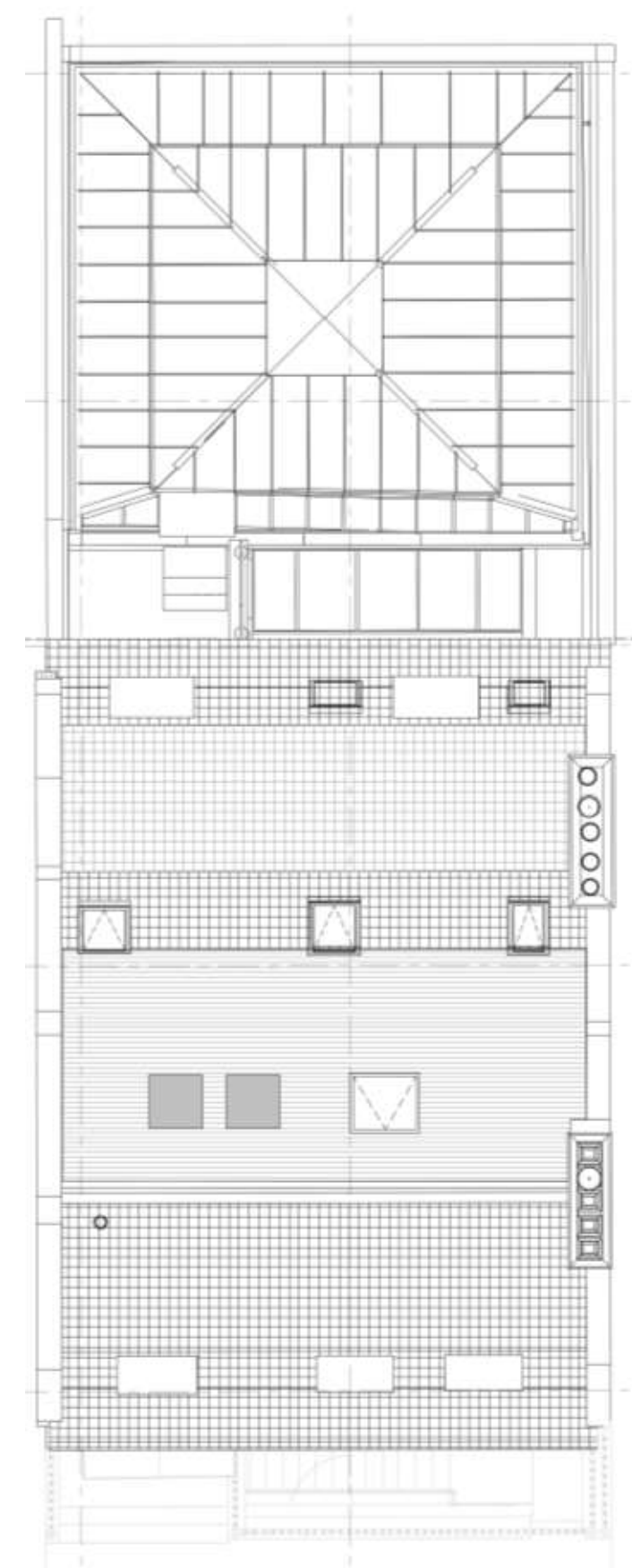
ROOF FLOOR PLAN

Existing & Proposed

An existing space that was formally proposed to be maintained as a roof terrace providing amenity space is now proposed to be used for access and maintenance only accessed via means of a concealed maintenance ladder. This is to access the proposed bee hives and low level plant enclosure. We also propose the addition of 2 new roof lights to the inner roof valley.



Existing



Proposed

Section 01
Proposed



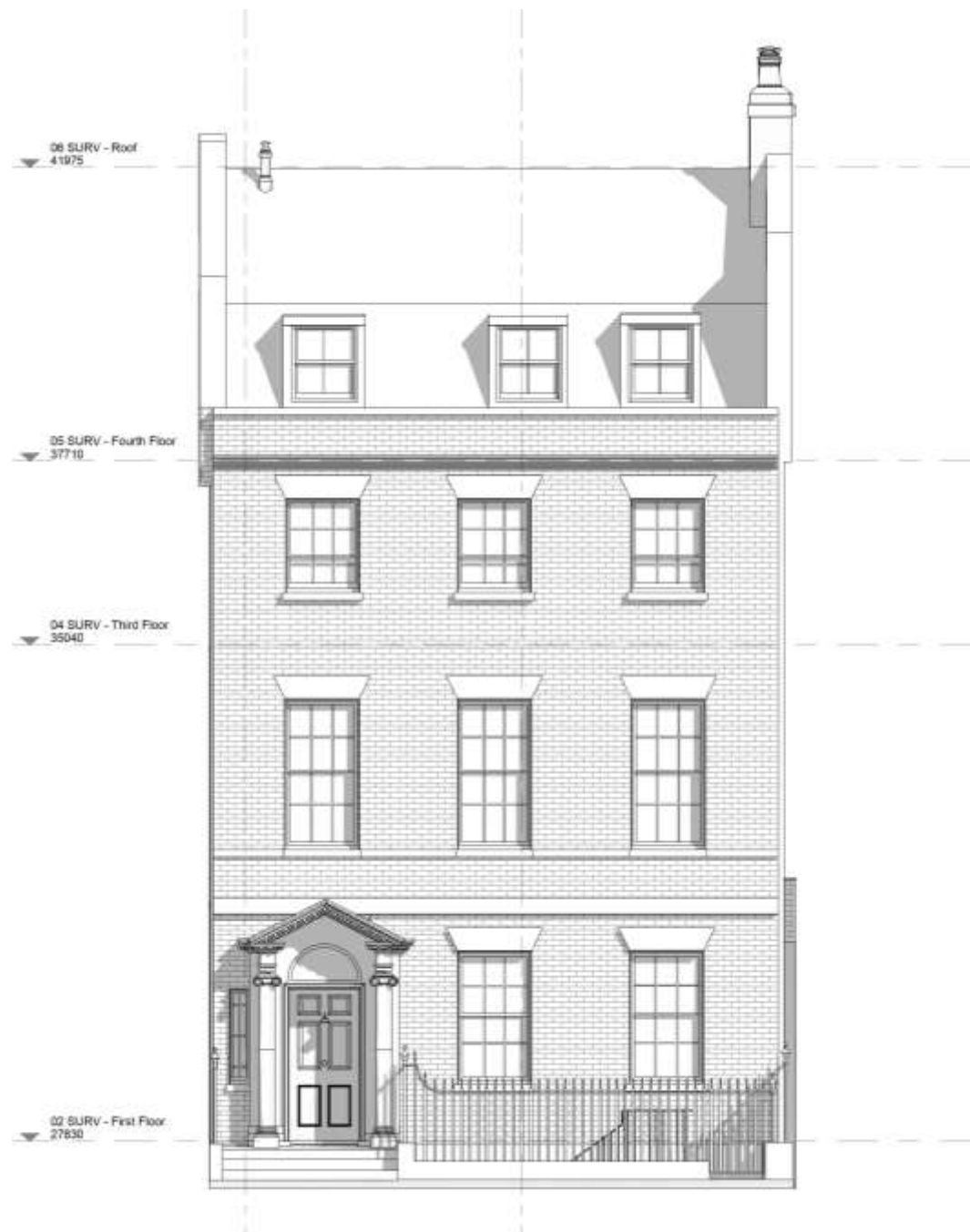
Section 02
Proposed



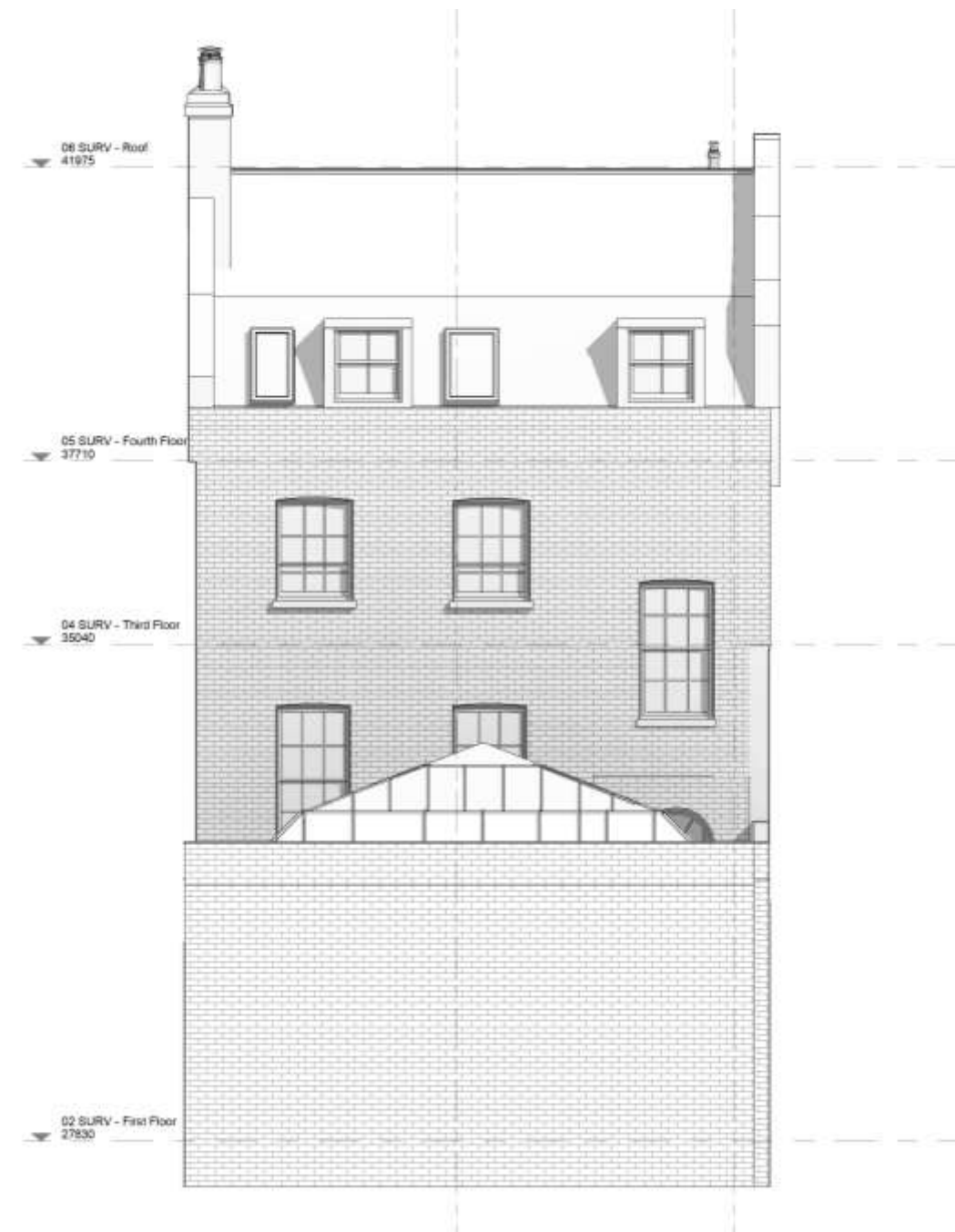
PROPOSED ELEVATIONS

Primary & Rear Facade

The primary and rear façade visually remains the same.



Proposed Front Elevation



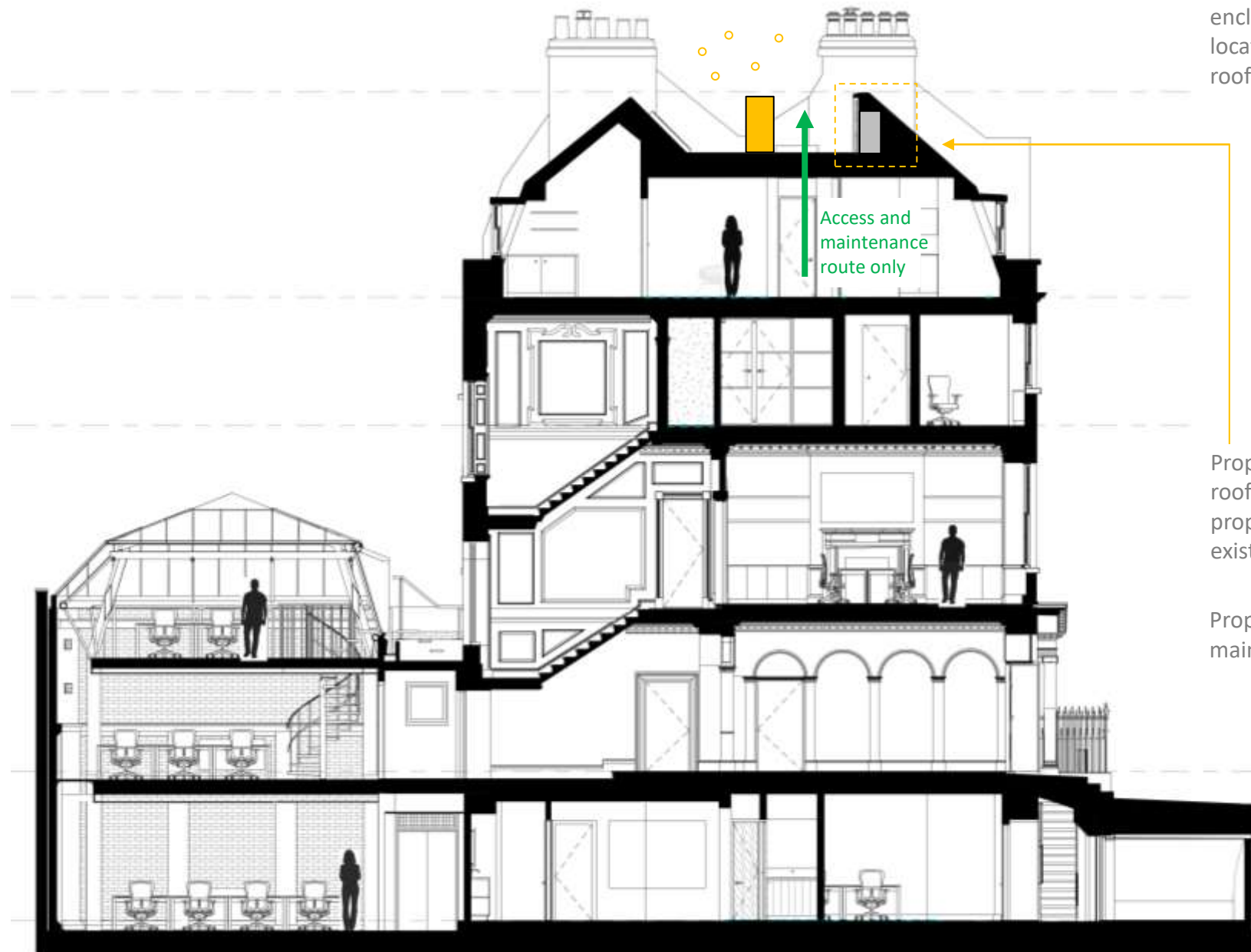
Proposed Rear Elevation

Proposal to Existing Roof

Access and Maintenance

The existing roof currently houses concealed plant beneath its associated pitched roof. Our proposal is to maintain this configuration and replace the existing sliding doors with a high end timber louvre configuration as to match the two bee enclosures that are also proposed to the terrace. A small access and maintenance hatch is located centrally to the existing roof terrace area in place of the existing large glazed mechanical access door. To note, No items within this valley can/will be viewed from street level.

As part of the ecological values that the client family are looking to employ we are proposing a small area to the existing roof terrace (Proposed use is access and maintenance only) that will form an enclosure for working bees. This will be maintained regularly by a professional and specialist planting and shrubbery will be positioned in close proximity as for the bees to pollinate.



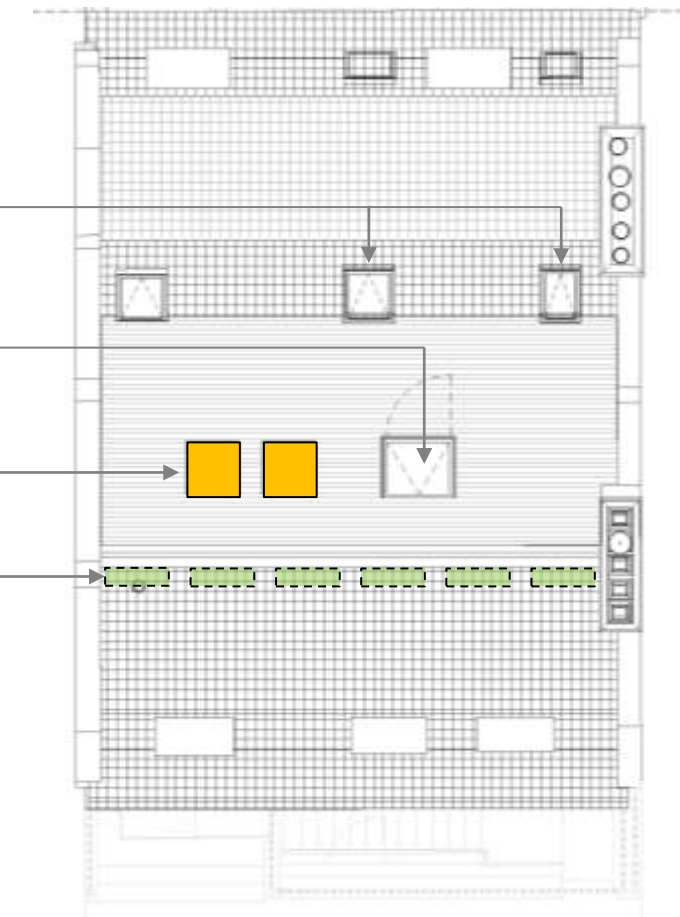
Proposed Section

2No proposed roof lights

Access and maintenance hatch

Proposed bee hives

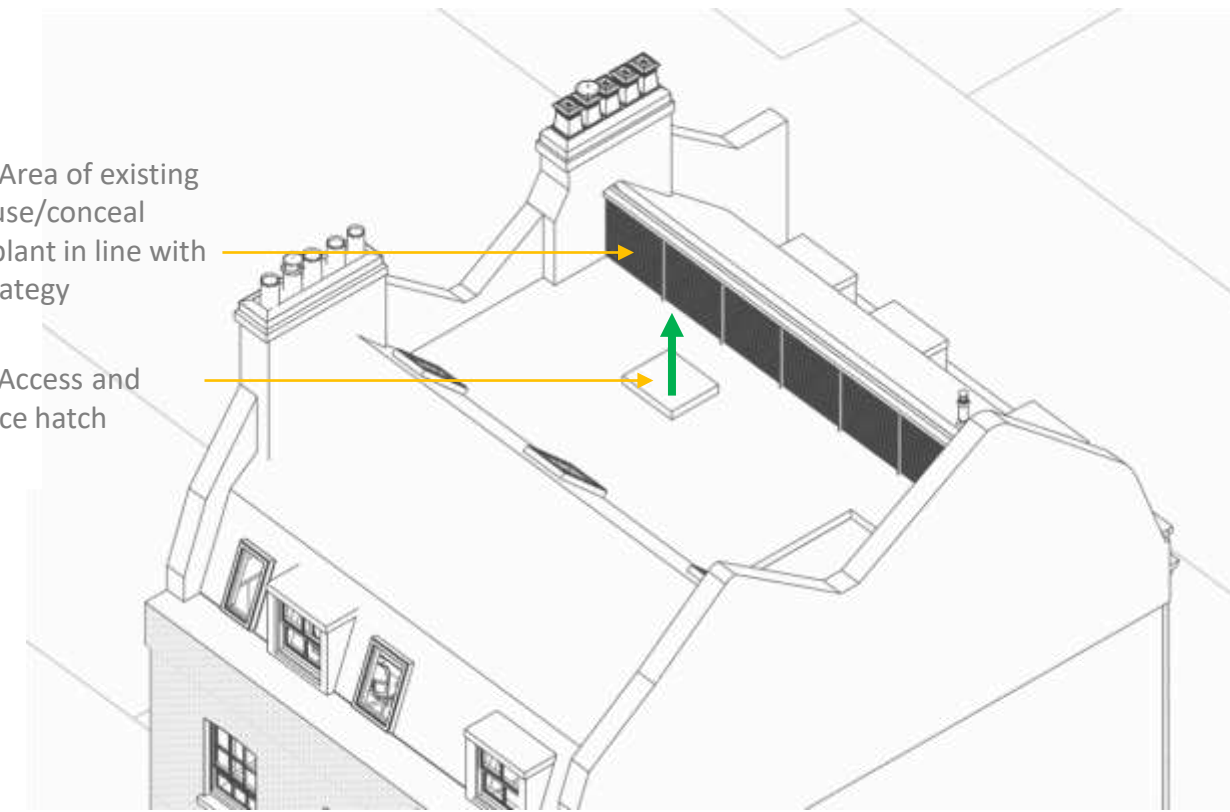
Proposed plant enclosure to existing location beneath roof line



Proposed Roof Layout- Means of access and maintenance only

Proposed: Area of existing roof to house/conceal proposed plant in line with existing strategy

Proposed: Access and maintenance hatch



Proposed Roof Reconfiguration (Omitt Tennant Access)

Area Schedule
Existing and Proposed

LEVEL	NIA		NIA (Vault)	
	m²	ft²	m²	ft²
R	25	269		
3	68	732		
2	67	721		
1	92	990		
G	98	1,055		
LG	106	1,141	16	172
TOTAL	456	4,639	16	172

LEVEL	GIA		GIA (Vault)	
	m²	ft²	m²	ft²
R	0	0		
3	77	829		
2	84	904		
1	134	1,442		
G	132	1,421		
LG	142	1,528	17	183
TOTAL	569	6,125	17	183

LEVEL	GEA		GEA (Vault)	
	m²	ft²	m²	ft²
R	0	0		
3	92	990		
2	100	1,076		
1	156	1,679		
G	165	1,776		
LG	175	1,884	23	248
TOTAL	688	7,406	23	248

Existing

LEVEL	NIA		NIA (Vault)	
	m²	ft²	m²	ft²
R	0	0		
3	72	775		
2	69	743		
1	92	990		
G	98	1,055		
LG	108	1,163	16	172
TOTAL	439	4,725	16	172

LEVEL	GIA		GIA (Vault)	
	m²	ft²	m²	ft²
R	0	0		
3	77	829		
2	84	904		
1	134	1,442		
G	132	1,421		
LG	142	1,528	17	183
TOTAL	569	6,125	17	183

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3	92	990		
2	100	1,076		
1	156	1,679		
G	165	1,776		
LG	175	1,884	23	248
TOTAL	688	7,406	23	248

Proposed

Conclusion of Design Response – *KM Heritage*

6.1 No. 30 Percy Street is a Grade II listed townhouse built between 1766 and 1770 and located in Fitzrovia in the London Borough of Camden. The report describes the history of the listed building and analyses its heritage significance and the qualities that contribute to its ‘special architectural or historic interest’ as a listed building.

6.2 The architectural and historic interest of No. 30 Percy Street includes its external appearance and this encompasses its architectural design, appearance, shape, massing and urban presence. The interior also has undoubted heritage significance deriving from its plan layout, surviving building fabric and surviving decorative detail, and this is located principally at ground and first floors. Changes through the second half of the 20th century and particularly in recent years, described in the report, have considerably altered the interior, and much of its internal appearance and fabric is relatively modern. The basement, second and third floors have been heavily altered, and the second and third floors have lost the entirety of their internal features and much of the original fabric.

6.3 The applications for planning permission and listed building consent that are the subject of this report are intended to allow 30 Percy Street to be adapted to reverse the unauthorised works that took place at the upper levels of the listed building in a manner that is consistent with building control and fire safety standards, while still providing both residential and office use in the same building.

6.4 The scheme now proposed is principally concerned with sensitively reinstating residential accommodation at second and third floors of 30 Percy Street by means of a plan layout that relates as closely as possible the historic plan form that was lost as result of the unauthorised works. This work involves interventions to assist means of escape in case of fire and prevent the spread of fire. This is necessary to protect lives and the special architectural or historic interest of the listed building. No changes, apart from those associated with fire safety, are proposed at ground and first floor. A series of minor alterations are proposed at lower ground floor.

6.5 The proposed scheme will reverse the harm caused to the special interest of the listed building by the unauthorised works at second and third floors. An apartment is reinstated at these levels in a manner consistent with the likely historical plan form while at the same time providing up-to-date accommodation. Associated works to ensure the safety of occupants in case of fire are necessary and minimal in nature and effect on special architectural or historic interest.

6.6 An assessment of the manner in which the proposed scheme complies with legislation, policy and guidance is provided in this Heritage Statement. It is clear that the proposed scheme complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and is consistent with the heritage policies of the National Planning Policy Framework, with the London Plan and with Camden Council’s Local Plan.

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