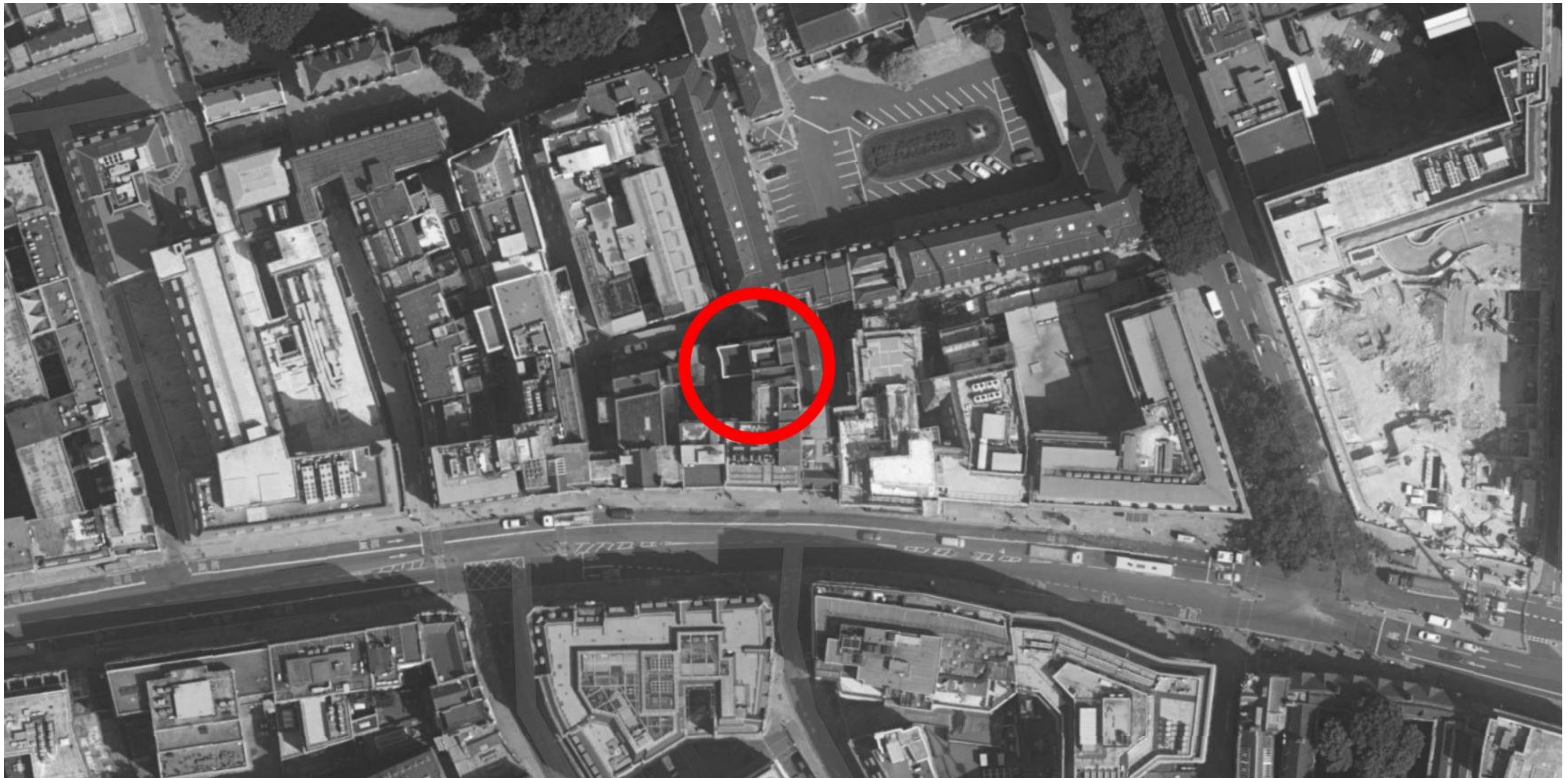


# Napier House - 24 High Holborn

August 2020

DESIGN & ACCESS STATEMENT IN SUPPORT OF  
PLANNING APPLICATION FOR CHANGING  
ROOF TERRACE ACCESS AND USE

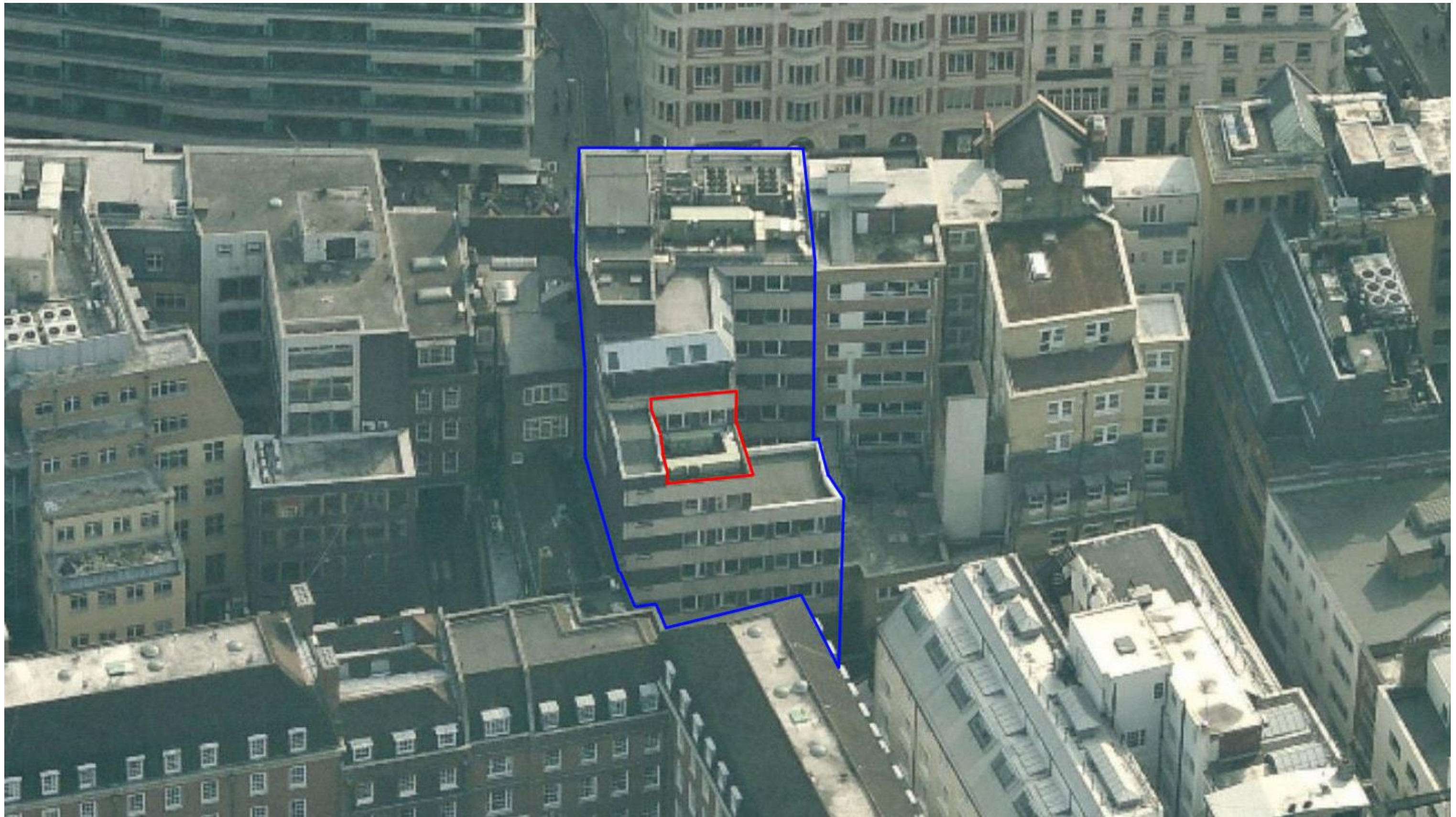




The site is located on High Holborn, within the London Borough of Camden. It is within the Bloomsbury conservation area and is not listed itself, with only one adjacent listed property.

#### 1.0 Site Location





## 2.0 Context





Existing Façade



Existing Rear Façade

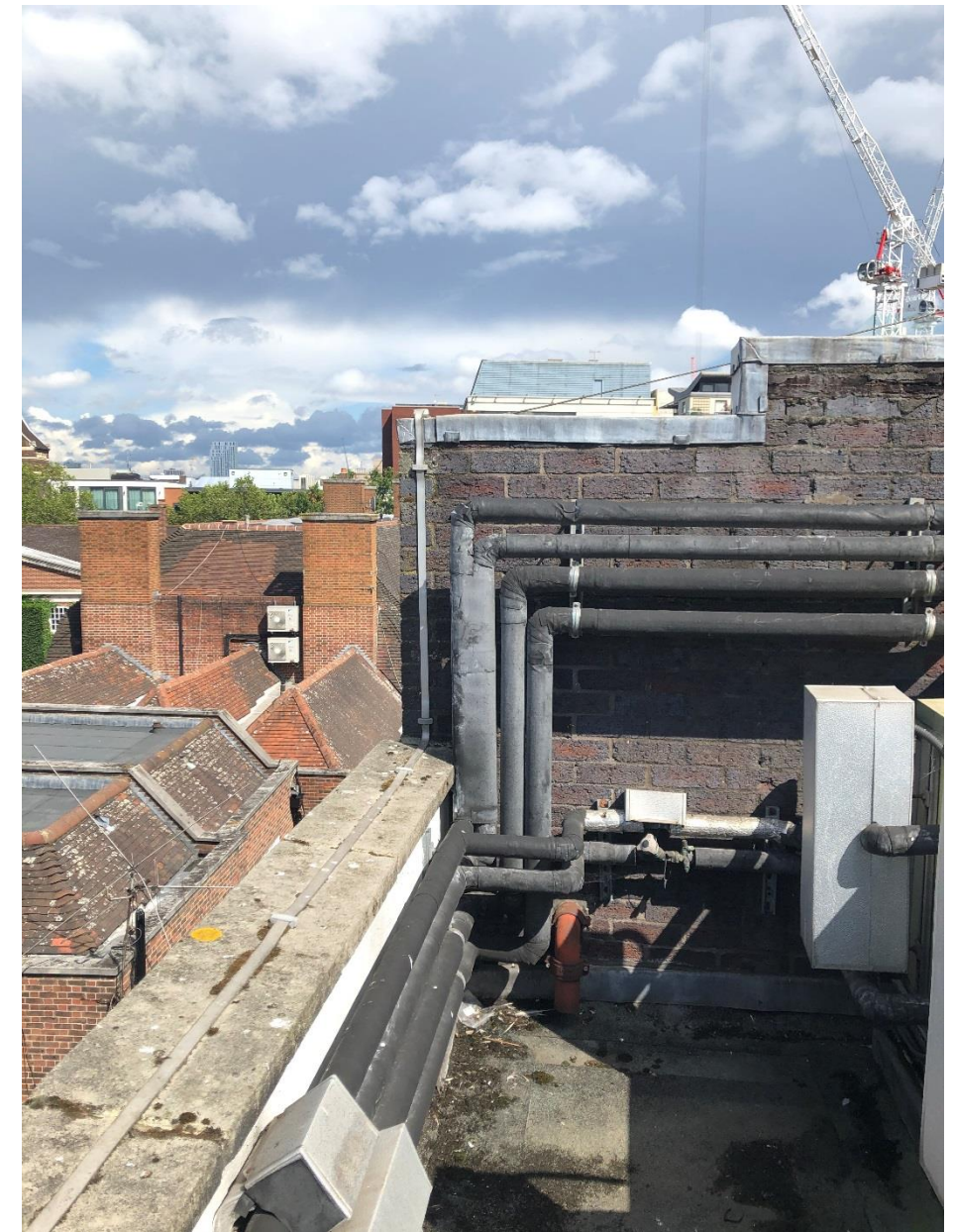
The building is sited in close proximity to Chancery Lane Tube Station. It is located on High Holborn, A40 between a retail site to the left and a public house on the right. The ambitions of this proposal are To alter the use of an existing roof terrace that is currently occupied by redundant building plant that is to be relocated elsewhere. Once cleared, it is intended to form part of the fifth floor offices and to be used as a breakout area or informal meeting space during work hours. The strategy for this proposal will be to turn the left window, as viewed in the aerial shot, into a set of double doors and to install composite decking over the flat roof. A short balustrade will also be required in order to achieve the appropriate railing height.

## 2.0 Context





Existing Roof Terrace





Existing Roof Terrace



### Planning history

The previous planning applications associated with the building relate mainly to the display of temporary signage/advertisements as well as internal illuminated signage and some minor alterations to the ground floor entrance.

### Planning Policy

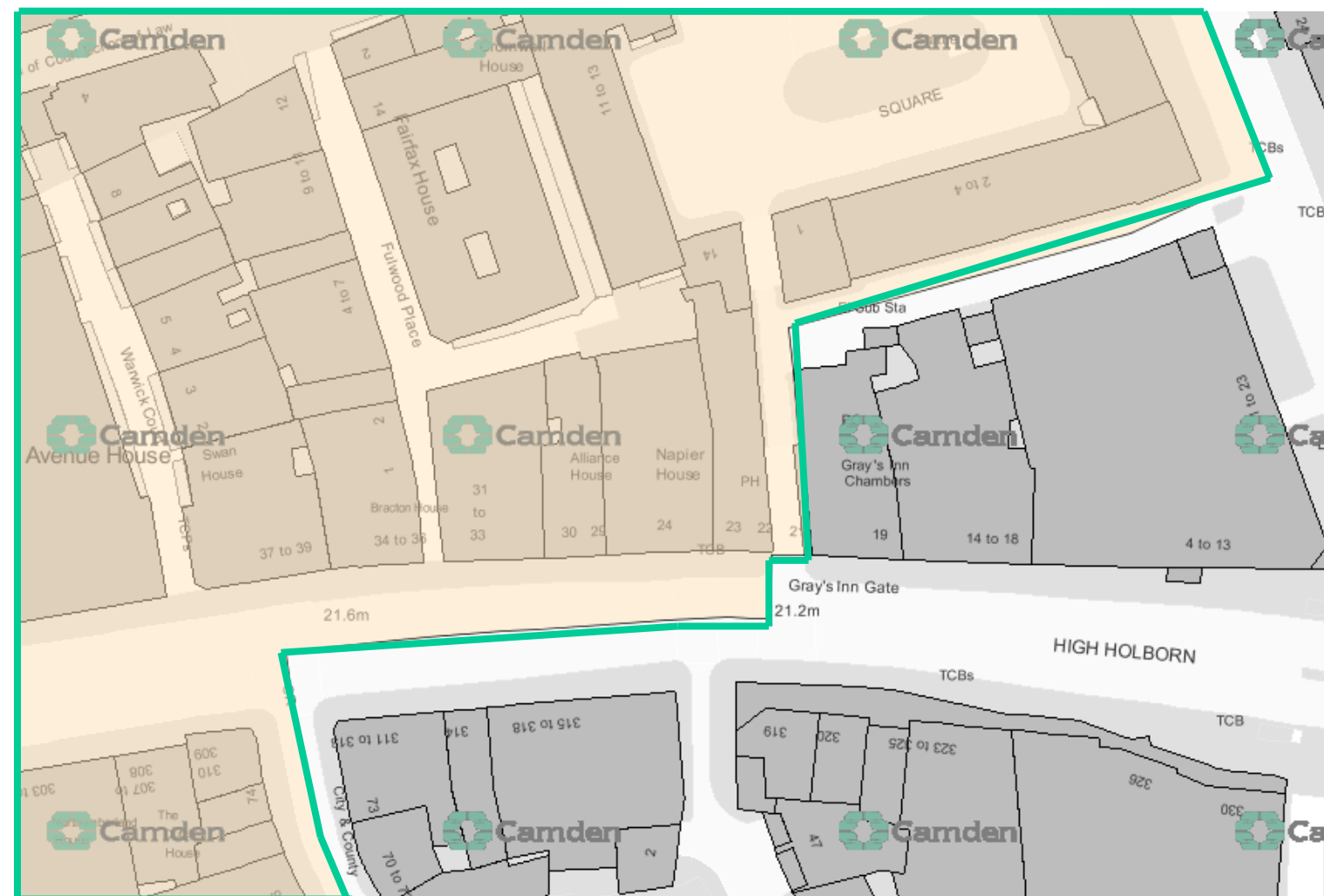
The site is within the Bloomsbury conservation area but without any listing itself. The Bloomsbury Conservation Area General Information Leaflet states:

*The initial designation of Bloomsbury as a conservation area in 1968 sought to protect elements of development from the Georgian and earlier eras, but excluded areas where there had been significant later redevelopment. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture.*

*The Bloomsbury Conservation Area is located within central London, its southern boundary around 750 metres north of the River Thames. It covers an area of approximately 160 hectares which extends from Lincoln's Inn Fields and High Holborn to Euston Road and from King's Cross Road to Tottenham Court Road.*

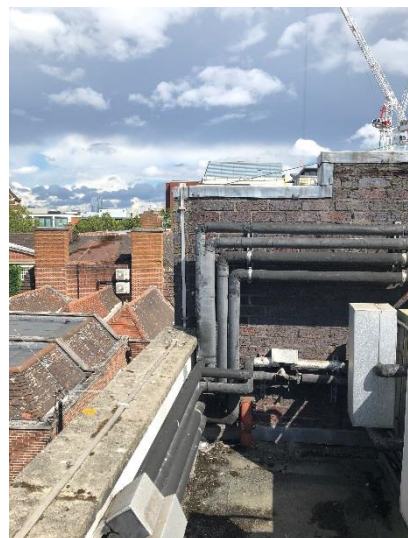
Sub Area 8: New Oxford Street/High Holborn/Southampton Row:

*This sub area is characterised by areas of large-scale, late 19th and early 20th century blocks fronting busy thoroughfares. Development followed the construction of new routes combined with the widening of earlier streets, thereby cutting through the earlier 17th and 18th century street pattern. The narrow back streets in the sub area reflect the earlier layout. The predominant use is commercial, with a range of shops, banks, offices, hotels and theatres. Residential accommodation generally takes the form of mansion blocks*



London Borough of Camden, Bloomsbury conservation area, part plan





### Design considerations

The roof is currently occupied by the building plant which is in need of replacement. It is accessed by a door located off the rear stairwell and can be looked out upon from two large windows on the fifth floor. A category B fit-out is due to take place on the fifth floor and the development of the roof terrace is intended to be undertaken with these works.

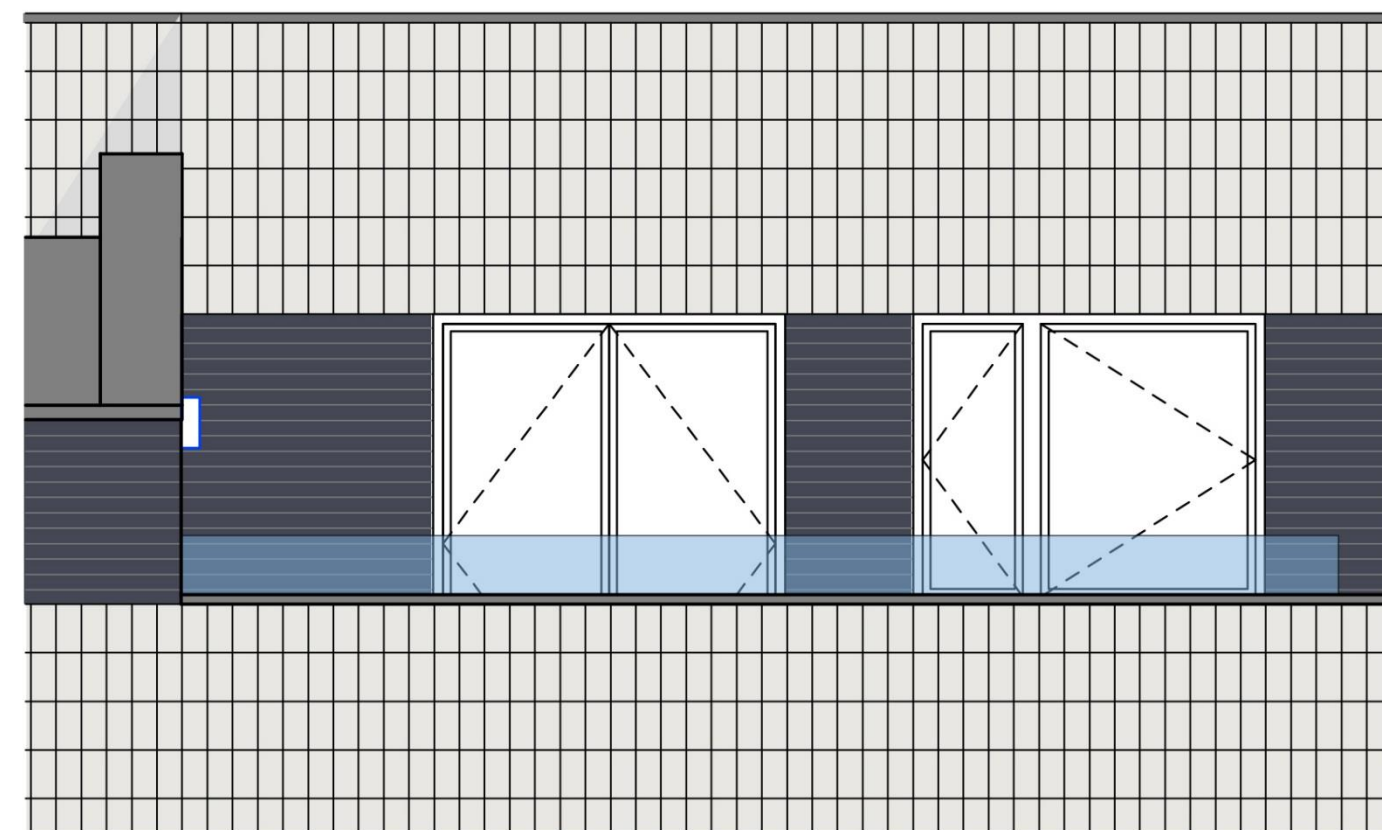
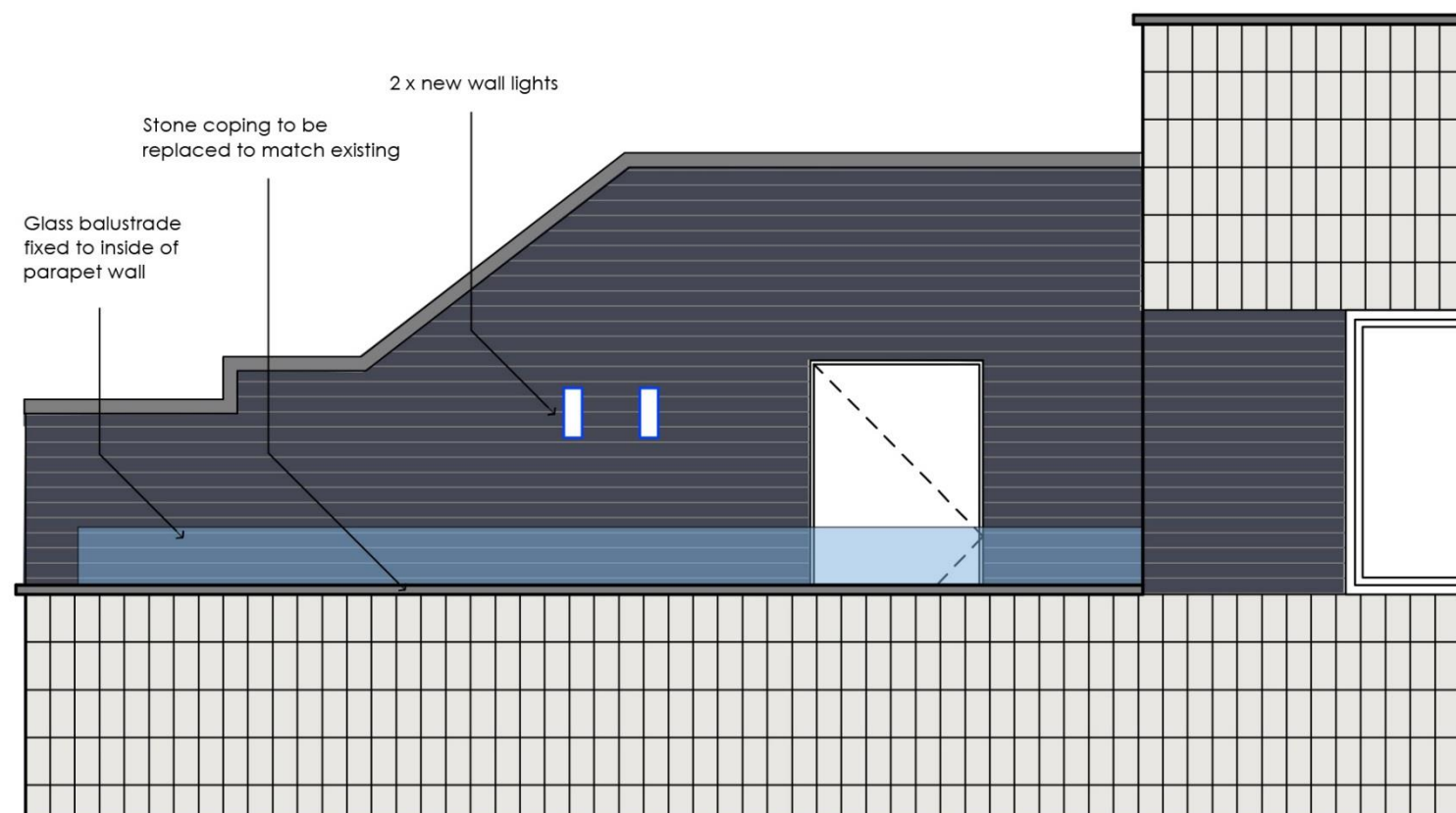
The proposal will require minor alterations to the building itself; the biggest change being to remove the brickwork beneath the window nearest the current roof access and to install a set of double doors to match the existing windows. Composite decking will also be installed on the roof while maintaining adequate drainage. The stone capping on the parapet will be replaced like for like and a short glass balustrade installed alongside in order to raise the balustrade to a safe height. General cleaning of the existing brickwork / tiling will also be undertaken along with repainting the inside of the parapet wall.

The ambitions of this proposal are to turn a dull space into more vibrant terrace. Use of the space should introduce potted planting and greenery into an area that is heavily occupied by masonry, as is often the case in large cities. Terraces offer the opportunity for outdoor areas that are diminishing in London and the fifth floor roof has the potential to bring life to an otherwise vacant space. This will be achieved by its use as a breakout / informal meeting area. The surrounding area is largely commercial, as cited earlier in this statement, but neighbours have been considered by proposing that this space be used during working hours.

### Heritage Considerations

The adjacent right hand property, Cittie of York public house, 22-23 High Holborn, is the only Grade II listed property in the vicinity of our site and is also within the Bloomsbury conservation area. The roof terrace to the rear of 24 High Holborn has no relationship with the adjacent property and changing its use will have no impact on the street scape.





Visual reference showing glass balustrade with the existing finishes

### Design considerations continued

The application seeks approval to develop an existing roof terrace by turning it into a breakout / informal meeting space during working hours.

#### Demolition

There will be no structural changes to the terrace. The brickwork beneath the window will be dropped to accommodate the new door set.

#### Size / Volume

The roof level will be raised slightly by adding composite decking.

#### Detail / Materials

The alterations to the roof terrace will be minor and will not significantly change the building itself. The stone capping will be replaced to match the existing and a discreet glass balustrade will be installed alongside. The proposed double doors will match the existing aluminium windows. Two small/low output lights will also be installed on the adjacent wall.

The existing FFL will be raised slightly with the installation of composite decking and after an initial survey it appears there will be a small step up onto the deck.

## 4.0 Project Brief and Justification



### Precedent Images

The aim of this planning application is to provide a simple space for loose furniture and planting where employees can come and site to eat or for informal meetings.



### 4.0 Project Brief and Justification



Accessibility and inclusivity

There is no proposed change to the approach and access to the building. The change of use of the flat roof will involve raising the FFL which will increase the size of the step up onto the roof. Installing a ramp would impact the fall of the roof and therefore create significant drainage problems so in order to provide access for wheelchair users etc. a foldable disability ramp will need to be made available.

Parking – N/A

The building is within very close walking distance of Chancery Lane Underground Station. The site has a PTAL rating of 6b (best).

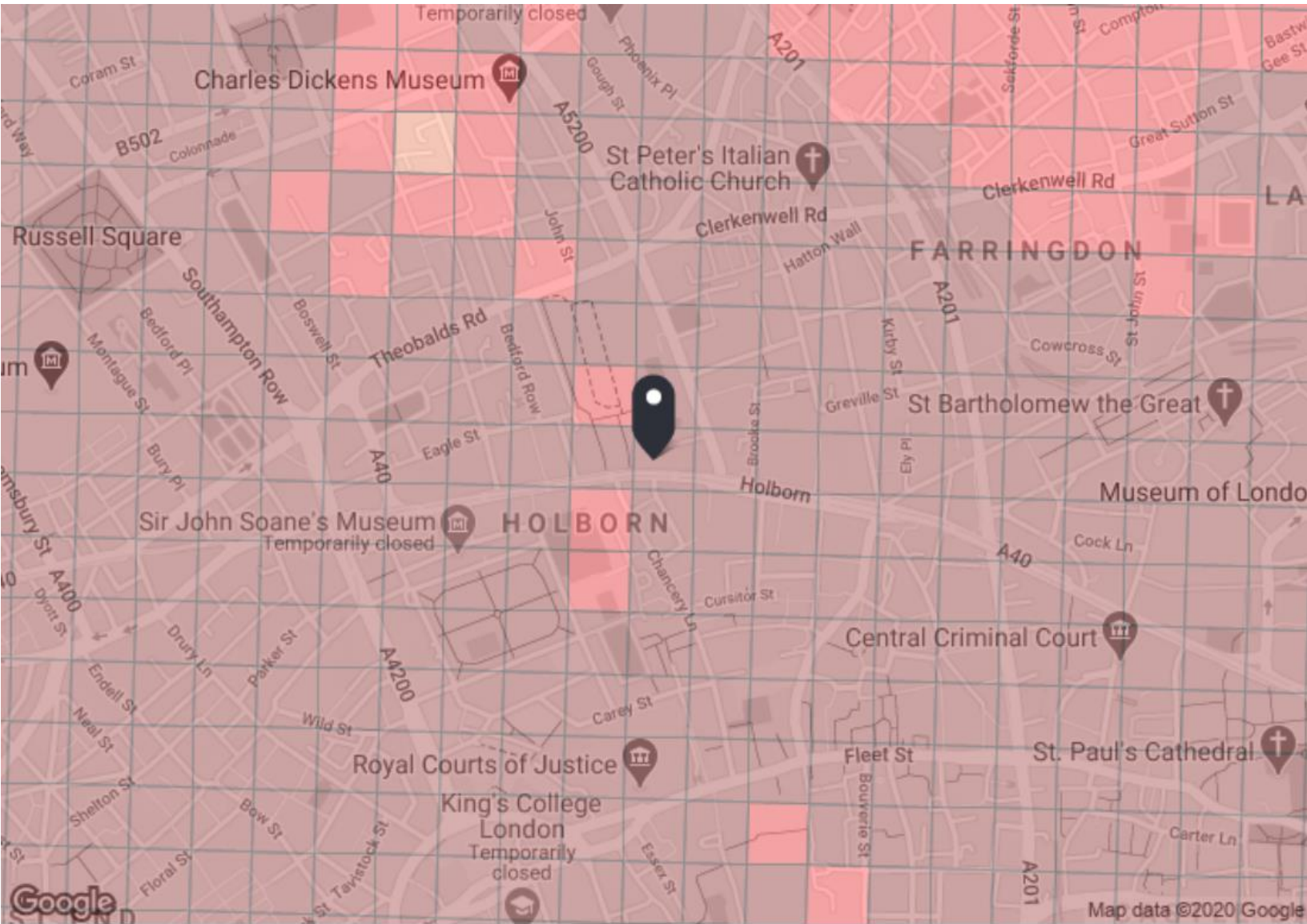
Sustainability

The proposed design approach aims to be sustainable and incorporates the following measures:

- Increase daylight to the internal space with the new glazed doors in place of existing windows
- All new glazing to be double glazed;
- Energy efficient lighting throughout to comply with Part L

Site waste management

Retain as existing



**PTAL output for Base Year**  
**6b**  
Easting: 531031, Northing: 181635

