# Take-Two Interactive

## 30 Cleveland Street, London

## DESIGN & ACCESS STATEMENT

**Planning Submission 1 - AHUs to Level B1 - Louvers to windows L1 & L3 - Grating panels to lightwell and bike rack at Level 00 (Ground Floor)**

T2I-PWA-ZZ-XX-RP-I-7123

18 March 2021

TAKE-TWO INTERACTIVE

Perkins&Will

## APPROVALS /

## Planning Submission 1 - AHUs to Level B1 - Louvers to windows L1 & L3 - Grating panels to lightwell and bike rack at Level 00 (Ground Floor)

Perkins&Will

For and on behalf of: Perkins + Will

Name: Graziano D'Agostino

Date: 18.03.2021

| REV | DATE | PURPOSE | ISSUED / REVIEWED |
|---|---|---|---|
| 00 | 2021/03/17 | Planning Submission 1 - Level B1- L1&L3 - GF | GD |

Planning Application Reference Number 2021/0314/P

# TABLE OF CONTENTS /

# SECTION 01.
# INTRODUCTION

## 1. INTRODUCTION

### 1.1 SUMMARY

Perkins&Will and GDM Building Services Consultants have been appointed by Take Two to undertake the Architectural and MEP design for the Cat B fit out of 30 Cleveland Street, London. As part of the initial design process the ventilation requirement for the building indicated that additional air is required to accommodate the proposed client headcount over the 8no floors. This is to ensure adequate ventilation is provided to the new Gym located in the basement and the Town Hall located on the ground floor.

To accommodate this it is proposed that 2no Air Handling Units are provided in the basement lightwell area with associated run around coil, controls and services to suit. 1no unit shall service the ground floor Town Hall with the other being provided for the basement Gym. The existing 6th floor external Air Handling Unit is being utilised to ventilate all other areas of the building.

New discharge louver is proposed to be installed at level 1 for the pantry space where an extractor fan will be connected.

New louver for a pressure relief damper is proposed to be installed in conjunction with the gas suppression system proposed as fire protection for the MDF room on level 3.

New grating panels are proposed to enclose the lightwell at ground floor level. The grates will improve the grade of security for the lowest floor and will screen the new plant being installed in the lightwell.

New bike rack (for 2no bicycle parking) is proposed to be installed at ground floor level.

### 1.2 PURPOSE OF DOCUMENT

This design and access statement sets out the design principles and concepts that have been applied in relation to the Planning application for the proposed modification works as listed in the above summary at 30 Cleveland Street, London, W1T 4JD.

### 1.3 THE DEVELOPMENT

Proposed:

Take Two Interactive will occupy all floors of the building including Basement, Ground Floor, and Levels 1 to 6.

### 1.4 STATEMENT

The design and access statement has been produced in accordance with the provisions of Circular 01/2006 and Section 327A of the 1990 Town and Country Planning Act. This statement has followed the guidance contained within the CABE guidance booklet ‘Design and Access Statements – How to write, read and use them’.

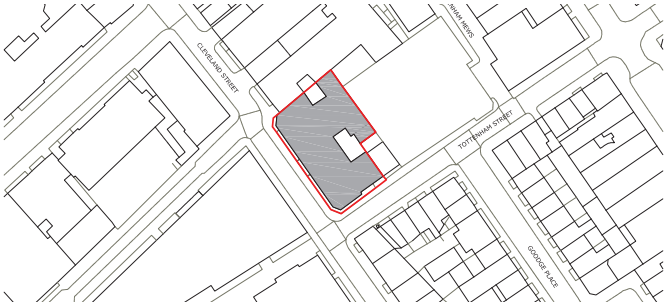
This document needs to be read in association with the following documents and supporting drawings also submitted with the Planning Application:

- Plans, elevations and sketch details prepared by Perkins&Will Architects, Acoustic Report prepared by Sandy Brown, Plant specification and Design note prepared by GDM see Appendix for drawing register.

### 1.5 DESIGN STRATEGY

In order to maintain the existing aesthetic of the building and its context the new supplementary AHUs are proposed to be installed in a discrete location within the undercroft in the lightwell at basement level, not visible from street level. The grating panels proposed to enclose the lightwell at ground floor level will be installed behind the existing railings, the material and colour will match the latter, this will be sympathetic to the building look & feel, where materials and colour fit seemliness with the existing structure. The new louver proposed at L1 and L3 in the internal lightwell, not visible from street level, will be fully integrated in the top section of the existing window. The bike rack will blend with the existing railing.

## 2. SITE




Site map showing site location in Red.

# SECTION 02.
# SITE AND LOCATION

### 2.1 LOCATION

The Building is located in Fitzrovia at the intersection of Cleveland Street and Tottenham Street in the Camden borough, London.

### 2.2 AMENITIES

The surrounding area is mostly devoted to residential and commercial buildings. With many landmark buildings located close by such as the BT tower, the University College London and the 'Centre Point' Building being the most dominant in this area just above the underground Tottenham Court Road. There are numerous retail and food outlets within easy reach of the building. Transport links including bus, tube and mainline train terminus such Euston station that is with in walking distance.

Employees and visitors will arrive and depart each day either through the main reception on Cleveland Street through 1 no. large glass door or alternatively employees can access the building via the cycle entrance on Cleveland Street on Ground floor.

### 2.3 DENSITY

At 8 storeys, the 30 Cleveland Street building is not the tallest of its surrounding cluster of buildings. The Basement floor is generally back of House and some plant, with the Ground floor housing the main reception, town hall space and visitor lounge. Levels 2 to 6 are generally office floors, with Level 1 housing the conference suite and pantry.

### 2.4 BRIEF

As a result of signing the lease for their new central London headquarters in 30 Cleveland Street, the Perkins & Will and GDM team were appointed to advise and guide Take-Two Interactive towards the creation of a workplace that excels through elevating the employee and client experience.

Following a review of the existing 6th floor external Air Handling Unit, this indicated that additional air is required to accommodate the proposed headcount and to ensure adequate ventilation to the Gym located in the basement and the Town Hall located on the ground floor.

To accommodate this it is proposed that 2no Air Handling Units are provided in the basement lightwell area with associated run around coil, controls and services to suit. 1no unit shall service the ground floor Town Hall with the other being provided for the basement Gym. The plant is located in a discrete location not visible from street level.

The existing 6th floor external Air Handling Unit is being utilised to ventilate all other areas of the building.

Take Two have requested to enclose the lightwell installing fixed grating panels at ground floor level to improve the grade of security for the lowest floor, they will also screen the new plant being installed at basement level and will stop garbage being dropped in the lightwell by the people walking past.

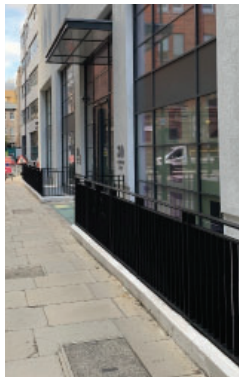
Level 1 Client Suite is equipped with a pantry used as support for catering at events or meetings with guests. The use of the space will be quite light as it will be used mainly to re-heat food already pre-cooked elsewhere, no hob will be installed but only oven/ microwave. A dedicated extractor fan connected to a discharge louver is required for this space.

The Take Two IT team requested the MDF room to be located at level 3, this requires the installation of a pressure relief damper in conjunction with the gas suppression system proposed as fire protection for this particularly sensible room.

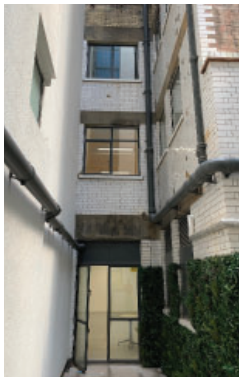
The project is pursuing LEED certification as part of the building fit-out. One of the LEED requirement is to provide a dedicated "short-term" bicycle parking space for visitors, this to be located in the near proximity of the building entrance.

The final design of all the above items will be worked through with the main contractor ISG as part of the Contractor Design portion and will be subject to advise on CDM by Shore Engineering.

**EXISTING FRONT LIGHTWELL FROM STREET LEVEL**



**EXISTING INTERNAL PATIO/ LIGHTWELL L1 PANTRY**



**EXISTING INTERNAL PATIO/ LIGHTWELL L3 MDF**

**EXISTING INTERNAL LIGHTWELL BASEMENT**

# SECTION 03.
# PROPOSED DESIGN PROPOSAL

## 3 DESIGN

### 3.1 RETAINED AND PRESERVED ELEMENTS

The proposed installation of the plants at basement level, grating panels to enclose lightwell at ground floor level, louver to window in L1 and L3 internal patio will not affect the building fabric and will continue to be in use throughout the duration of the works.

### 3.2 APPEARANCE

The introduction of grating panels to enclose the lightwell beside the main entrance in a similar painted steel finish to the railings and window frame will link them to the building facade. Their location behind the existing railings will make them less noticeable from street level for people walking past. The installation of the grating panels will help also to screen the plant installed at basement level in the lightwell.

EXISTING OPEN LIGHTWELL

PROPOSED GRATING PANELS TO LIGHTWELL

REFERENCE OF GRATING PANELS TO LIGHTWELL OF A NEAR BY SITE

New discharge louver is proposed to be installed in the top section of an existing window at level 1 Pantry. The colour and material will match the window frame, the latter will be modified to accommodate it.

EXISTING WINDOW IN INTERNAL PATIO/ LIGHTWELL

PROPOSED LOUVER TO WINDOW IN INTERNAL PATIO/ LIGHTWELL

New louver for a pressure relief damper is proposed to be installed in the top section of an existing window at level 3 MDF. The colour and material will match the window frame, the latter will be modified to accommodate it.

EXISTING WINDOW IN INTERNAL PATIO/ LIGHTWELL

PROPOSED LOUVER TO WINDOW IN INTERNAL PATIO/ LIGHTWELL

New bicycle rack to be installed at ground floor level will match the materiality and colour of the existing window frames and railing installed around the lightwell perimeter.

# SECTIONS 04 – 08.
# IMPACT, SUSTAINABILITY, ACCESS & SUMMARY

**4. IMPACT**

The inclusion of grating panels to lightwell on the South and East side of the building being in a similar material to the railing and window frame will not significantly alter the building's relationship to its surrounding. The grating panels will help to screen the plant installed at basement level in a discrete location, but also help to protect individuals inside from a security position.

We have proposed to select materials and colours for the new louvers that match and tie in with the existing window, therefore minimizing the impact.

As part of the process of developing the application we have carefully considered the proposals, to ensure the visual impact is minor, particularly given the location of the site and the residential neighborhood on Cleveland Street.

**5 SUSTAINABLE / ENVIRONMENTAL RESPONSIBILITY**

**5.1 STRATEGY**

Take Two want to pursue the LEED certification for the fit-out works.

The project is targeted to be Gold certified under the LEED. As a result the following systems and processes are being incorporated focusing on the following:

Procurement of sustainable materials taking into account embedded carbon (as a result of life cycle analysis) high recycled or recyclable material content or reuse of fixtures and fitting

**5.2 MATERIALS**

The selection of materials will be undertaken to ensure that as many as practically possible have a high rating under the LEED guide. We shall also examine how much recycled content is within each material, how much the products can be recycled, and whether they are supplied with environmental declarations in accordance with ISO 14025 standards. Any timber used within the scheme is to be supplied with full chains of custody and follow recognized forest certification schemes including Forest Stewardship Council (FSC), Programme for the Endorsement of Forest Certification PEFC), Sustainable Forestry Initiative (SFI).

This document needs to be read in association with the following documents and supporting drawings also submitted with the Planning Application:

- Plans and elevations prepared by Perkins + Will Architects, see Appendix for drawing register.
- Acoustic Report prepared by Sandy Brown
- Design Note for the AHUs prepared by GDM

**6. CONSTRUCTION**

There will be a need for boarding off the facade locally whilst some minor works are completed to the windows at L1 and L3.

The general installation of the grating panels will involve the installtion of new steel support structure that will sit below the grating and connected to the existing beams.

Dust and noise should be kept to the minimum and done with in normal construction hours which is subject to the main contractors programme and health and safety plan.

The construction can proceed without disrupting normal access to the building.

**7. ACCESS**

**7.1 MAIN ENTRANCE**

The main entrance to the building is and will remain the doors at the centre of the facade will remain open during normal working hours only if the reception interior works are completed before hand.

**7.2 CIRCULATION**

All circulation routes and turning radius will fall within the part 'M' guidelines. Circulation routes through existing entrances will remain unchanged and the entrances created are part 'M' compliant.

Most staff and visitors will approach the building via Cleveland street and proceed to the reception through the main doors. To travel to an office floor involves passing through a security gate to the lift lobby and then upwards.

### 7.3 PART M (DDA ACCESS)

The main entrance is provided with automatic swing doors that give access to the entrance lobby. If you are a visitor you would sign in at reception and wait in the reception lobby and be escorted into the lift lobby through the turnstiles to the lift lobby. A passdoor to the side is Part M compliant. The new reception desk will be suitably designed to allow use by any disabled person entering/using the building. Circulation through the building is provided by the existing lifts.

### 7.4 STAIRCASES

The main staircases that currently exist in the building will be retained in their current state, except that they will be enhanced with different signs which relates to the floor levels

### 7.5 LIFTS

There are no upgrades of finishes required to the existing lifts to make them compliant. Currently there are 2 passenger lifts off the main reception.

### 7.6 WCS

The Existing WCs on each floor are new and provide ambulant toilets and dedicated disabled toilets on each floor with all fixtures and fittings meeting Part M regulations.

### 7.7 MEANS OF ESCAPE

From upper floors of 30 Cleveland street there are two means of escape via two existing staircases in the core which is separated by the main lift core and entrance lobby. The escape stairs in the centre of the building allow for escape on the ground floor (Cleveland Street). The proposed fit out will not affect this arrangement.

### 7.8 DELIVERIES / COLLECTIONS

All deliveries and collections are currently made at the East end of the building (Tottenham Street). The proposed works do not alter this arrangement.

# SECTIONS 09
# APPENDIX

## 9.0 APPENDIX

### 9.1 DRAWINGS

**Perkins + Will Drawings**

- T2I-PWA-ZZ-00-DR-I-7101_ SITE PLAN
- T2I-PWA-ZZ-B1-DR-I-7102_ EXISTING GA LEVEL B1
- T2I-PWA-ZZ-00-DR-I-7103_ EXISTING GA LEVEL 00
- T2I-PWA-ZZ-01-DR-I-7104_ EXISTING GA LEVEL 01
- T2I-PWA-ZZ-03-DR-I-7105_ EXISTING GA LEVEL 03
- T2I-PWA-ZZ-00-DR-I-7106_ EXISTING ELEVATION CS
- T2I-PWA-ZZ-00-DR-I-7107_ EXISTING INTERNAL ELEVATION SE
- T2I-PWA-ZZ-00-DR-I-7108_ EXISTING INTERNAL ELEVATION SW
- T2I-PWA-ZZ-B1-DR-I-7109_ ENLARGED EXISTING GA LEVEL B1
- T2I-PWA-ZZ-00-DR-I-7110_ ENLARGED EXISTING GA LEVEL 00
- T2I-PWA-ZZ-01-DR-I-7111_ ENLARGED EXISTING GA LEVEL 01
- T2I-PWA-ZZ-03-DR-I-7112_ ENLARGED EXISTING GA LEVEL 03
- T2I-PWA-ZZ-B1-DR-I-7113_ PROPOSED GA LEVEL B1
- T2I-PWA-ZZ-00-DR-I-7114_ PROPOSED GA LEVEL 00
- T2I-PWA-ZZ-01-DR-I-7115_ PROPOSED GA LEVEL 01
- T2I-PWA-ZZ-03-DR-I-7116_ PROPOSED GA LEVEL 03
- T2I-PWA-ZZ-00-DR-I-7117_ PROPOSED ELEVATION CS
- T2I-PWA-ZZ-00-DR-I-7118_ PROPOSED ELEVATION SE
- T2I-PWA-ZZ-00-DR-I-7119_ PROPOSED ELEVATION SW
- T2I-PWA-ZZ-B1-DR-I-7120_ ENLARGED PROPOSED GA LEVEL B1
- T2I-PWA-ZZ-00-DR-I-7121_ ENLARGED PROPOSED GA LEVEL 00
- T2I-PWA-ZZ-01-DR-I-7122_ ENLARGED PROPOSED GA LEVEL 01
- T2I-PWA-ZZ-XX-RP-I-7123_ DESIGN & ACCESS STATEMENT

**Sandy Brown (Acoustic Engineers) Report**

- 19541-R03-A Planning noise assessment

**GDM (MEP Engineers) Design Note**

- Design Note - Air Handling Units - Planning