

30 PERCY STREET FITZROVIA

LONDON W1T

DESIGN AND ACCESS STATEMENT_S73

SPARC

30 PERCY STREET FITZROVIA

30 Percy Street, W1T 2DB – Section 73 application to amend Planning
and Listed Building Consents Ref 2019/4241/P and 2019/4517/L.

Client: SKAGEN
Site: 30 PERCY STREET, CAMDEN, LONDON, W1T 2DB
Date: 19.03.2021
Prepared by: BS
Checked by: TDM
Version: V1

STUDIO

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SPPARC

Cover Image: Zurich Headquarters Building Entrance Façade

Architect: SPPARC Architecture

Document Introduction

Overview

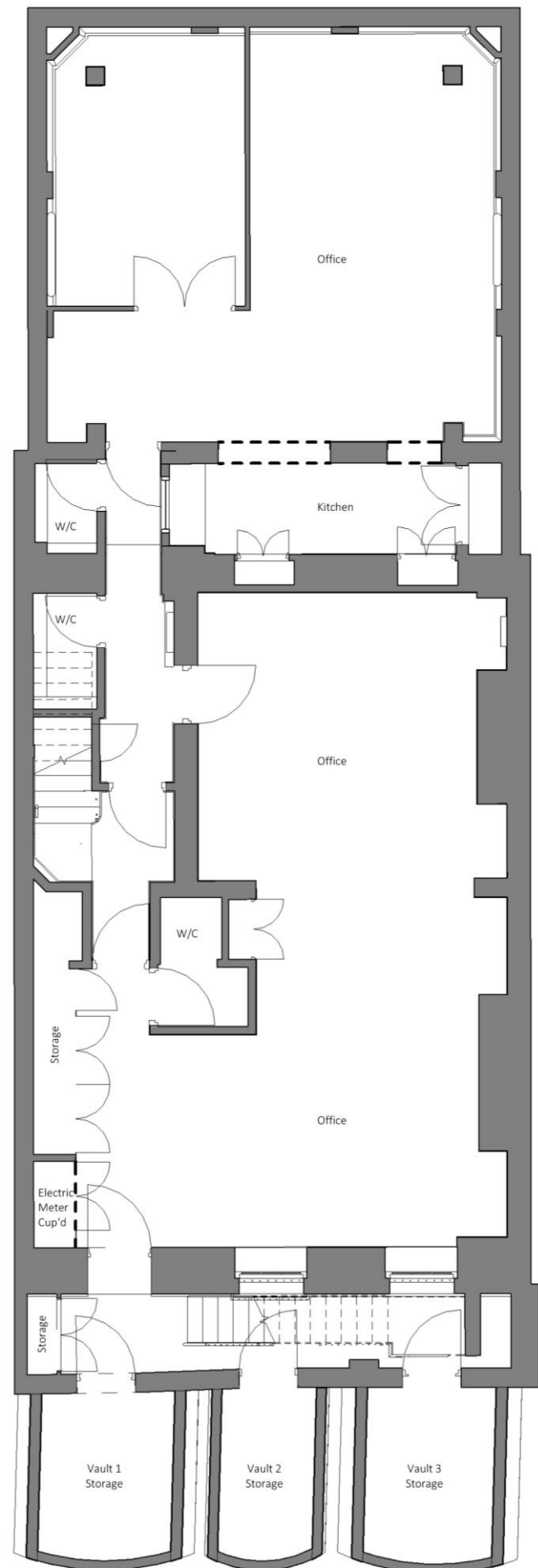
We are submitting a Section 73 application to amend the previously approved planning and listed building consents at 30 Percy Street, W1T 2DB.

This Section 73 application seeks to vary Condition 3 of both the Planning and Listed Building consents. Condition 3 sets out the list of approved plans on both permissions.

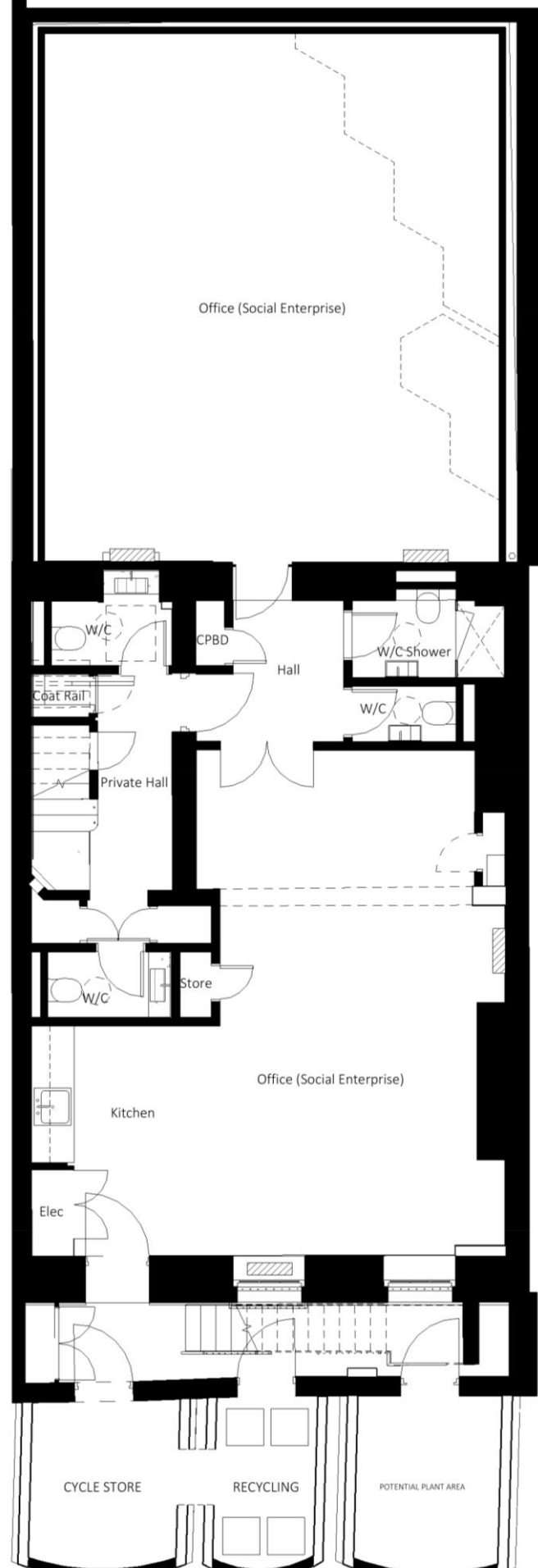
The changes proposed are minor and non-material in nature and do not change the principle of the proposed development as set out in the consented scheme.

BASEMENT
FLOOR PLAN
Existing & Proposed

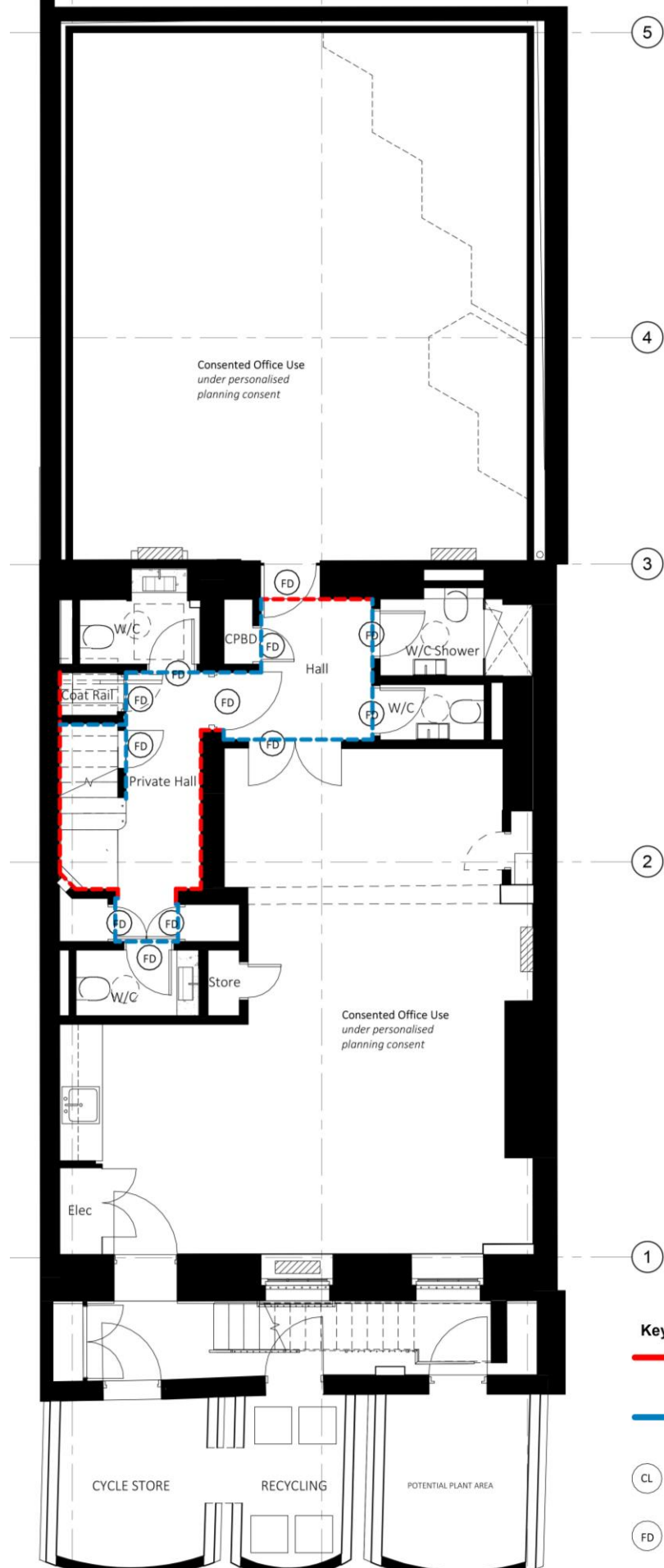
No Spatial Change to
Former Proposal



Existing



Consented Scheme

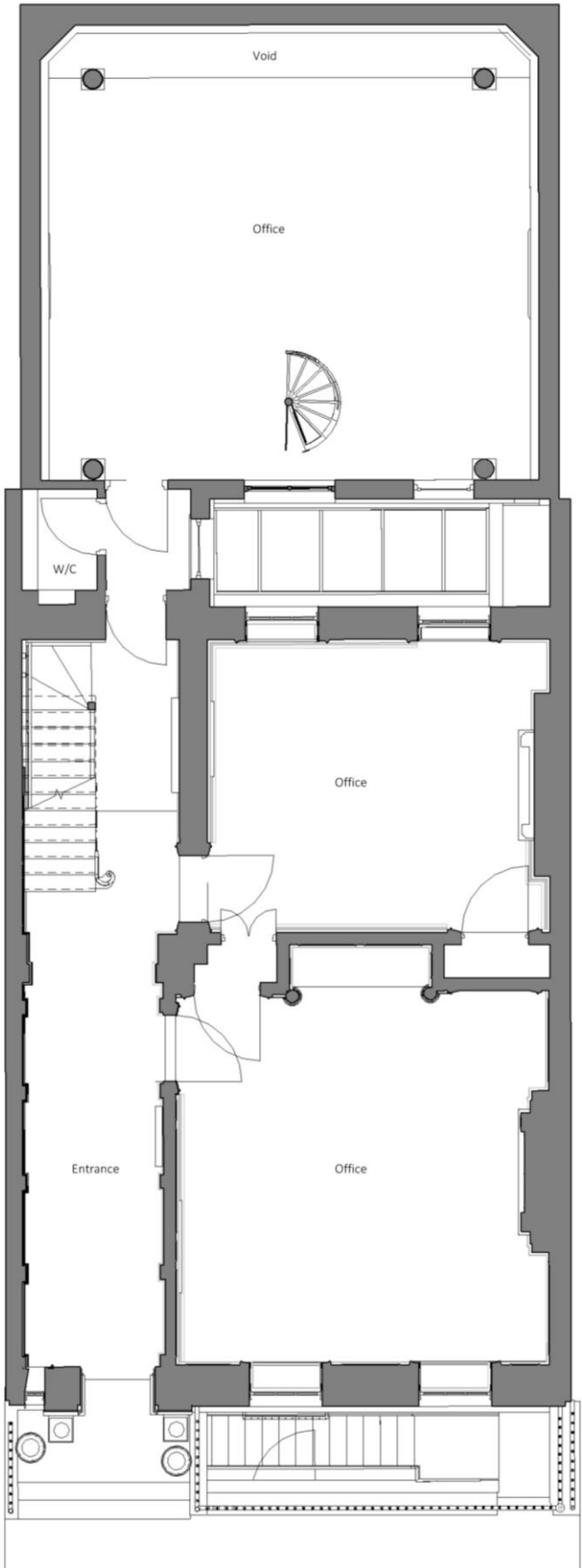


Revised Scheme

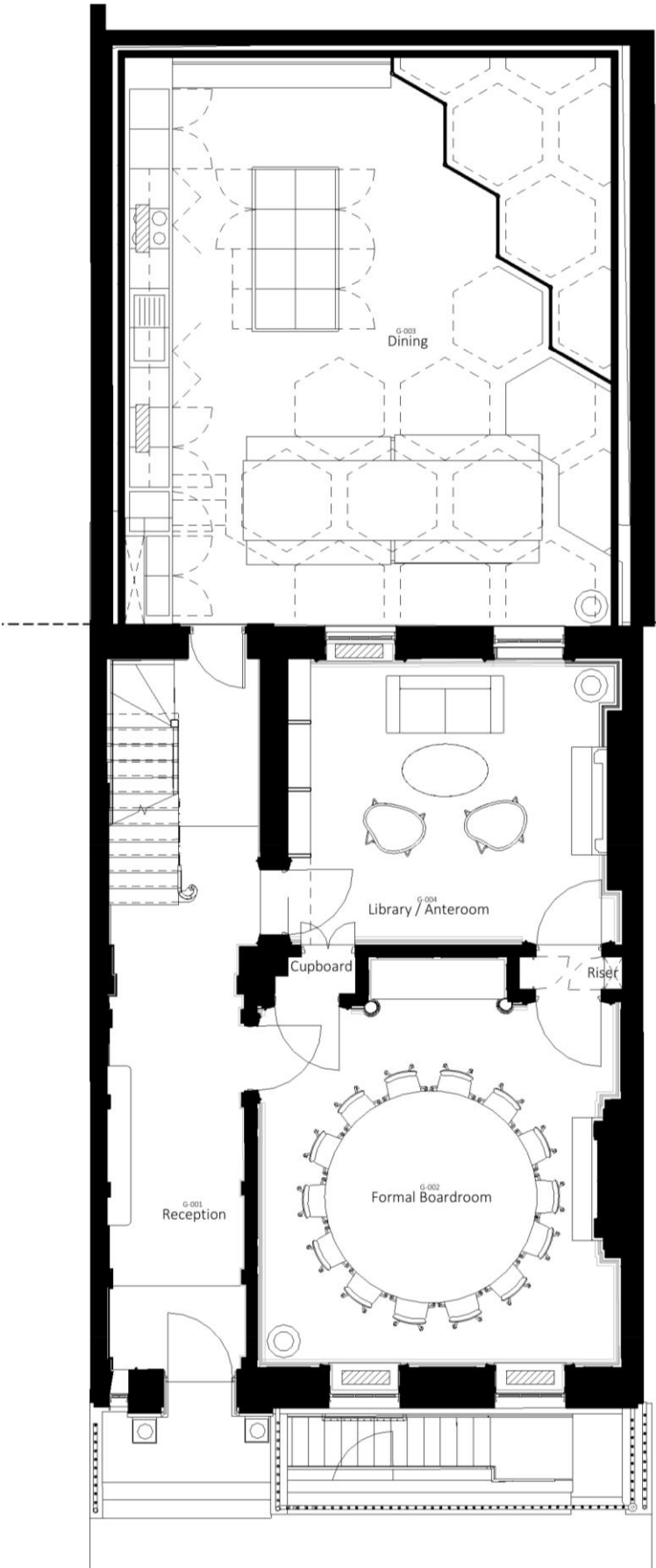
GROUND FLOOR PLAN

Existing & Proposed

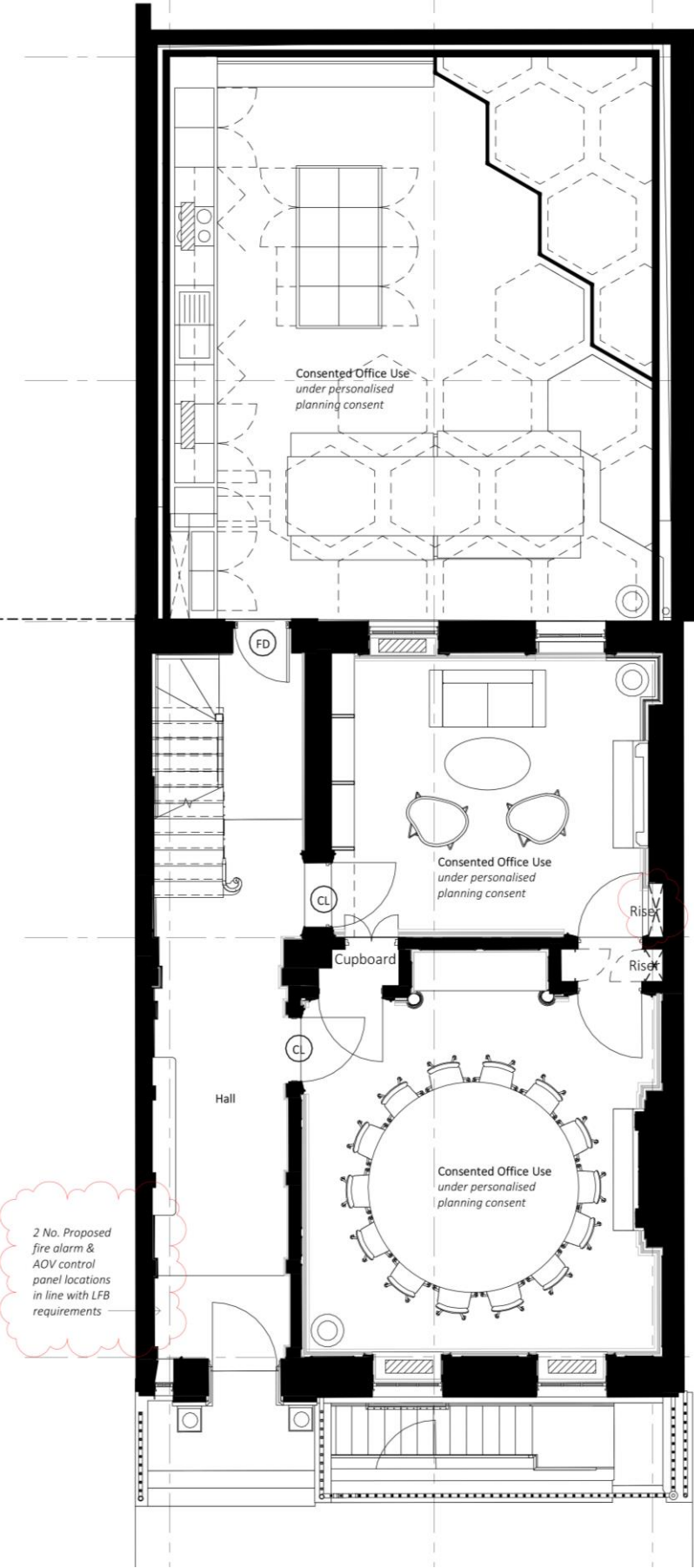
No Spatial Change to Former Proposal



Existing



Consented Scheme

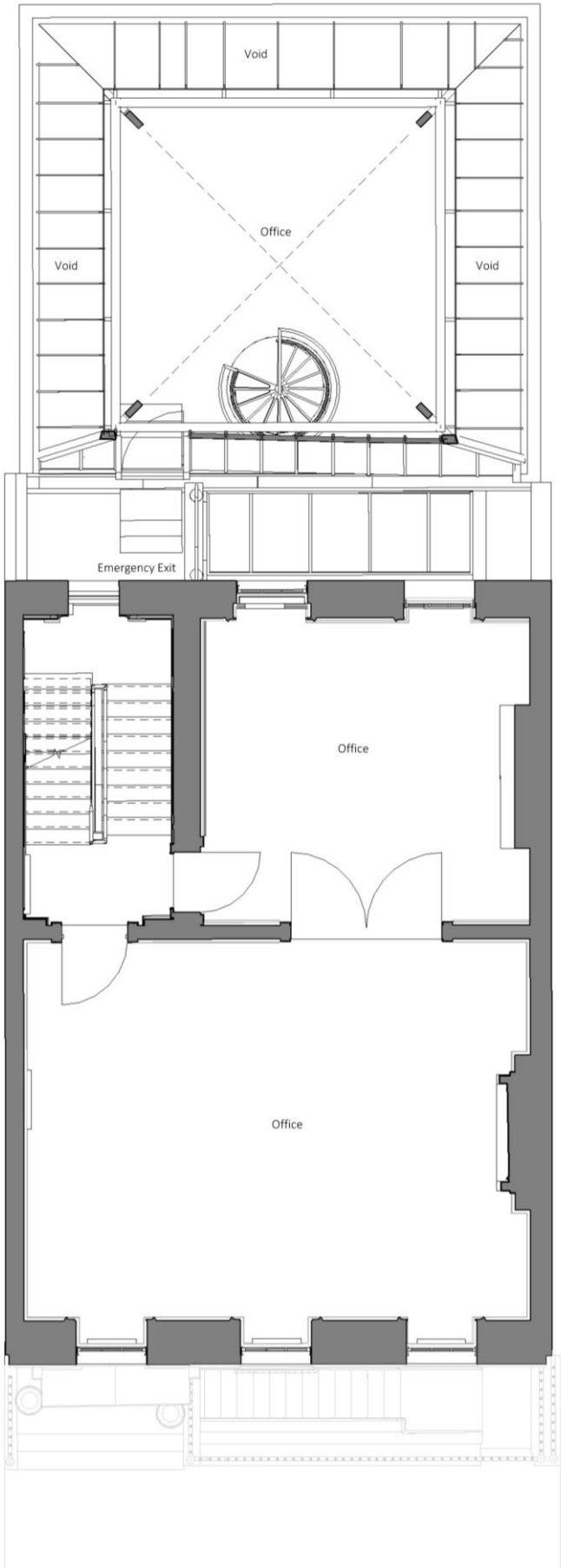


Revised Scheme

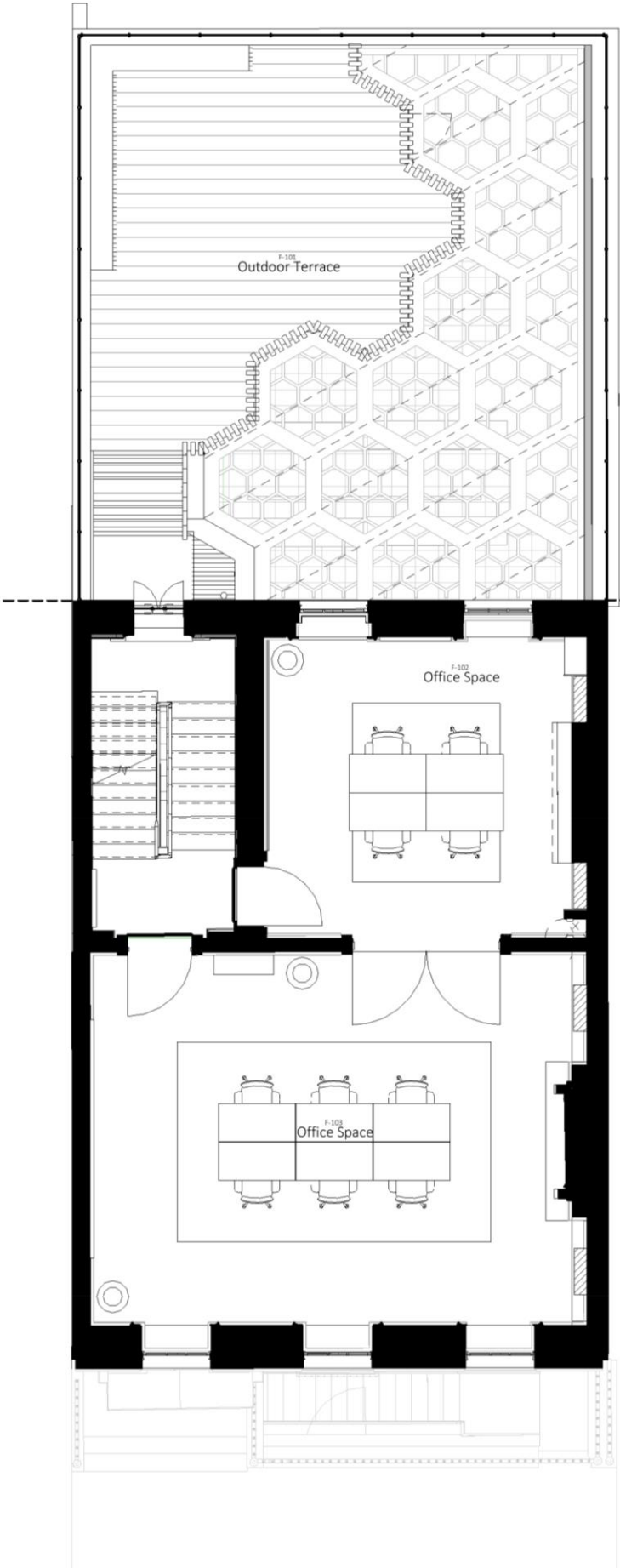
- Key**
- Additional lining to existing faces to create added fire rating to primary single egress route
 - New fire rated stud plasterboard walls in line with apartment re configuration proposal
 - CL Proposed new electromagnetic hold open/ closers and manual locks to existing doors
 - FD Proposed new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

FIRST FLOOR
PLAN
Existing &
Proposed

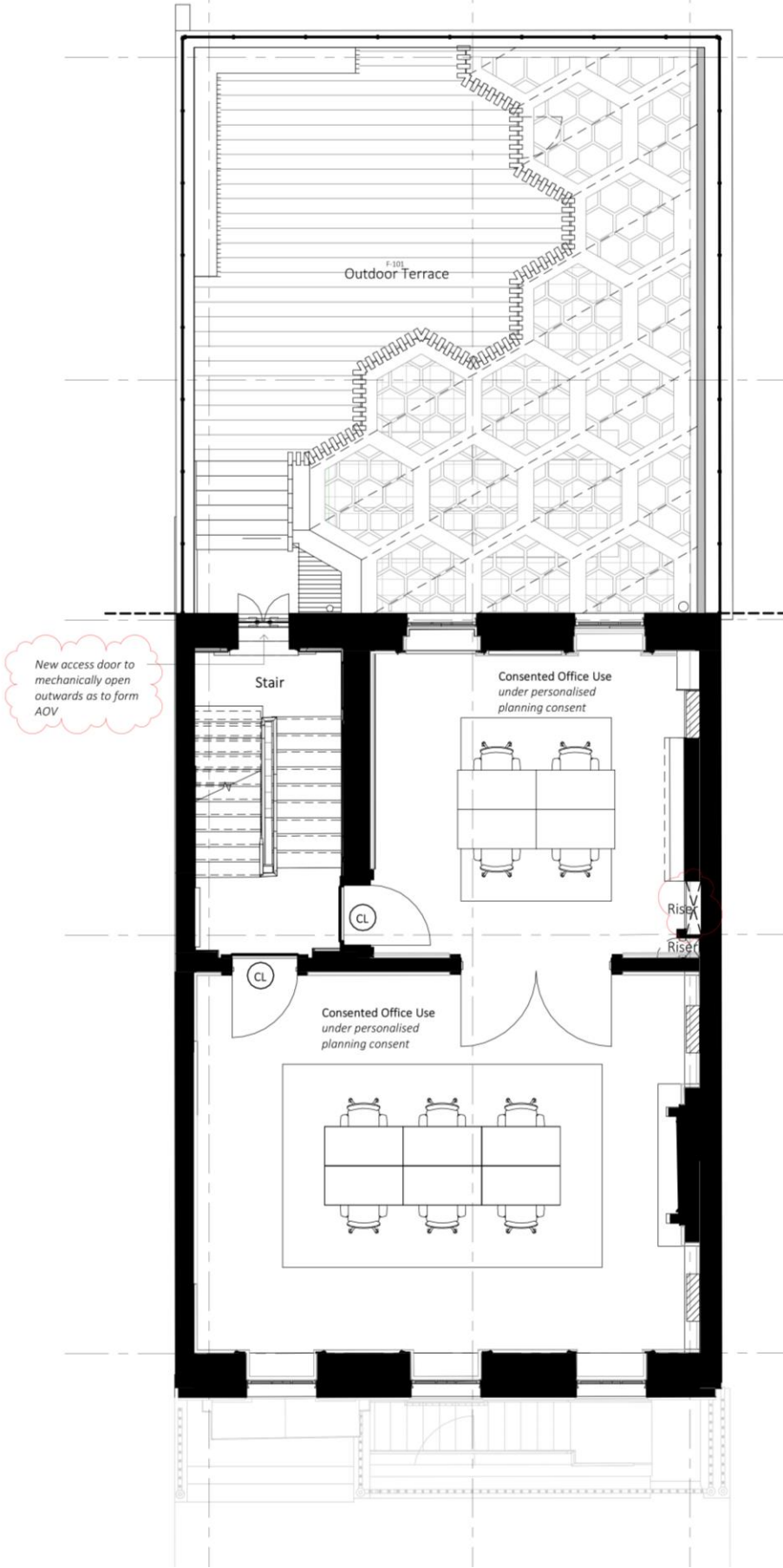
No Spatial
Change to Former
Proposal



Existing



Consented Scheme



Revised Scheme

- Key**
- Additional lining to existing faces to create added fire rating to primary single egress route
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The floor plan shows a rectangular house with a front porch at the top. The interior is divided into several rooms: a large Living Room on the right, a Dining Room at the bottom right, a Kitchen at the bottom left, and a Utility Room on the left. A central staircase is located between the Living Room and Dining Room. The plan also shows a front porch, a back porch, and a large rear garden area. The house is oriented with the front porch at the top.

The floor plan for the 5th floor includes the following areas:

- 5-203 Office Space:** Located in the upper right, featuring two rectangular tables, each surrounded by four chairs.
- 5-204 Hall:** A central corridor area with a dashed line indicating a path or boundary.
- 5-204 WC:** A restrooms area located near the stairs on the left side.
- 5-201 Office Space:** Located in the lower left, containing two individual desks, each with a chair.
- 5-202 Meeting Room:** A large circular room in the lower right, equipped with a round table and twelve chairs.
- Stairs:** Multiple staircases are shown, including a large set on the left and a smaller set at the bottom center.
- Decorative Pattern:** A large, complex hexagonal patterned area occupies the top right portion of the plan.

Existing window to be adapted as to meet AOV requirements

Stair

Landing

Store

Hall

Stair Up

Room 4 - WC

Room 3
reversionary residential
use on personalised
office use ceasing - study

Room 2
reversionary residential
use on personalised office use
ceasing - living room

Room 1
reversionary residential
use on personalised
office use ceasing -
kitchen & dining room

Capped services provision
for future kitchen with high
level extract discharging at
roof vally level

60 min glazed fire
rated partition &
associated door

60 min glazed fire
rated partition &
associated door

Riser

Riser

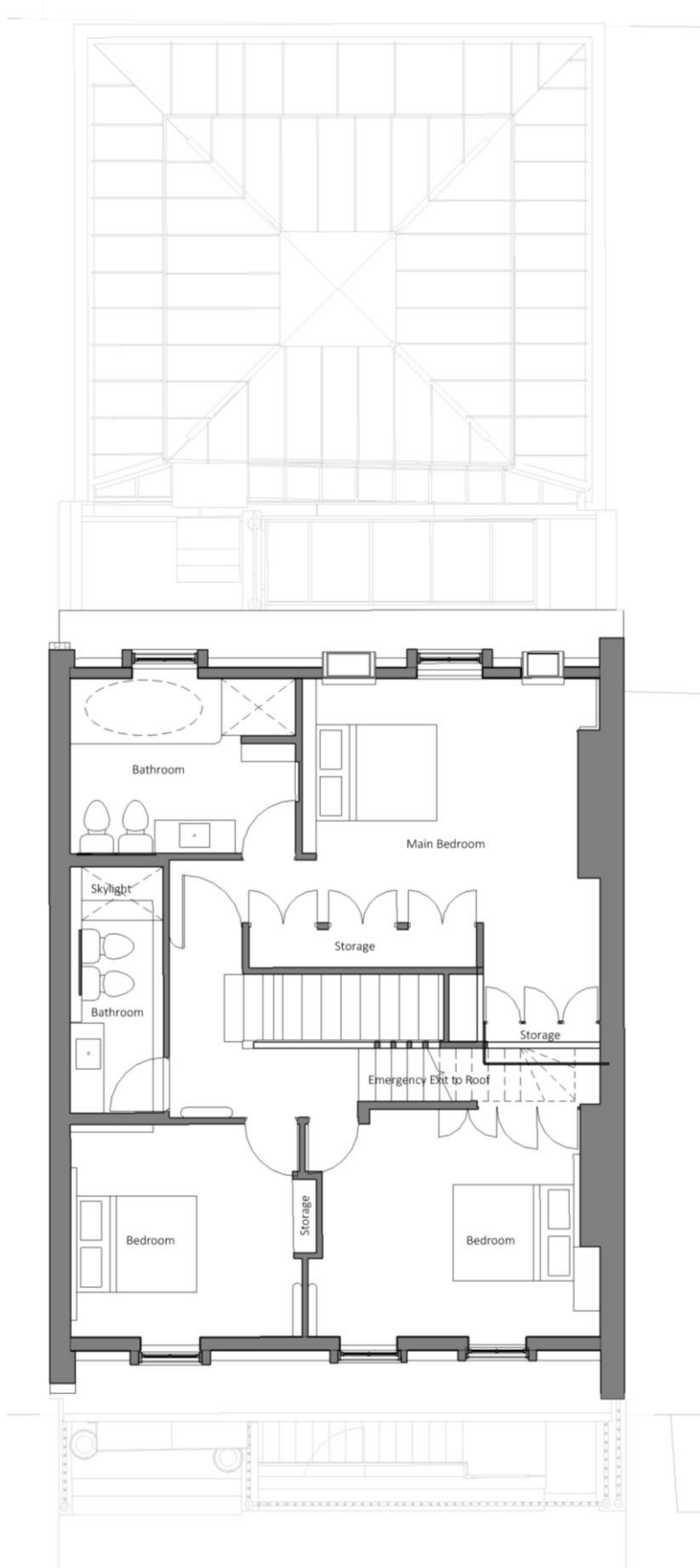
Key

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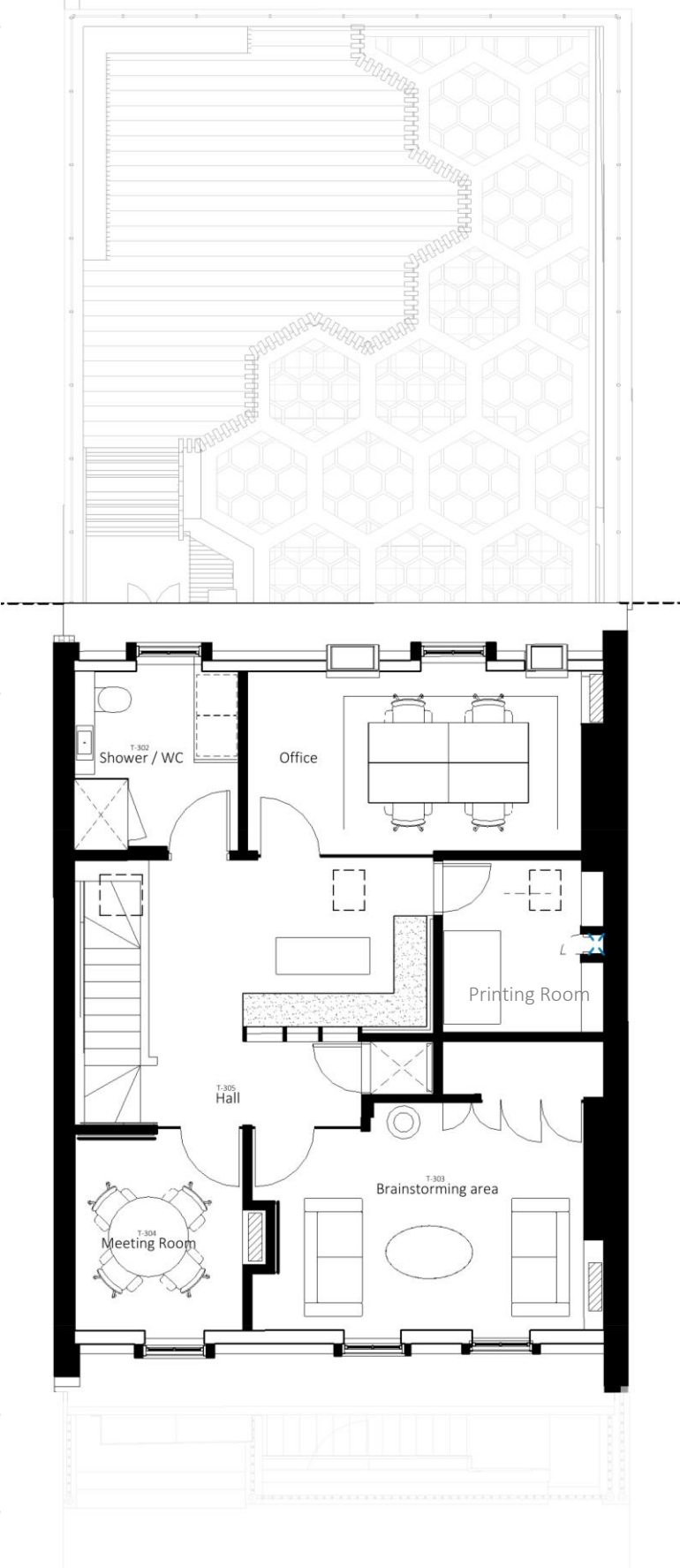
THIRD

FLOOR PLAN

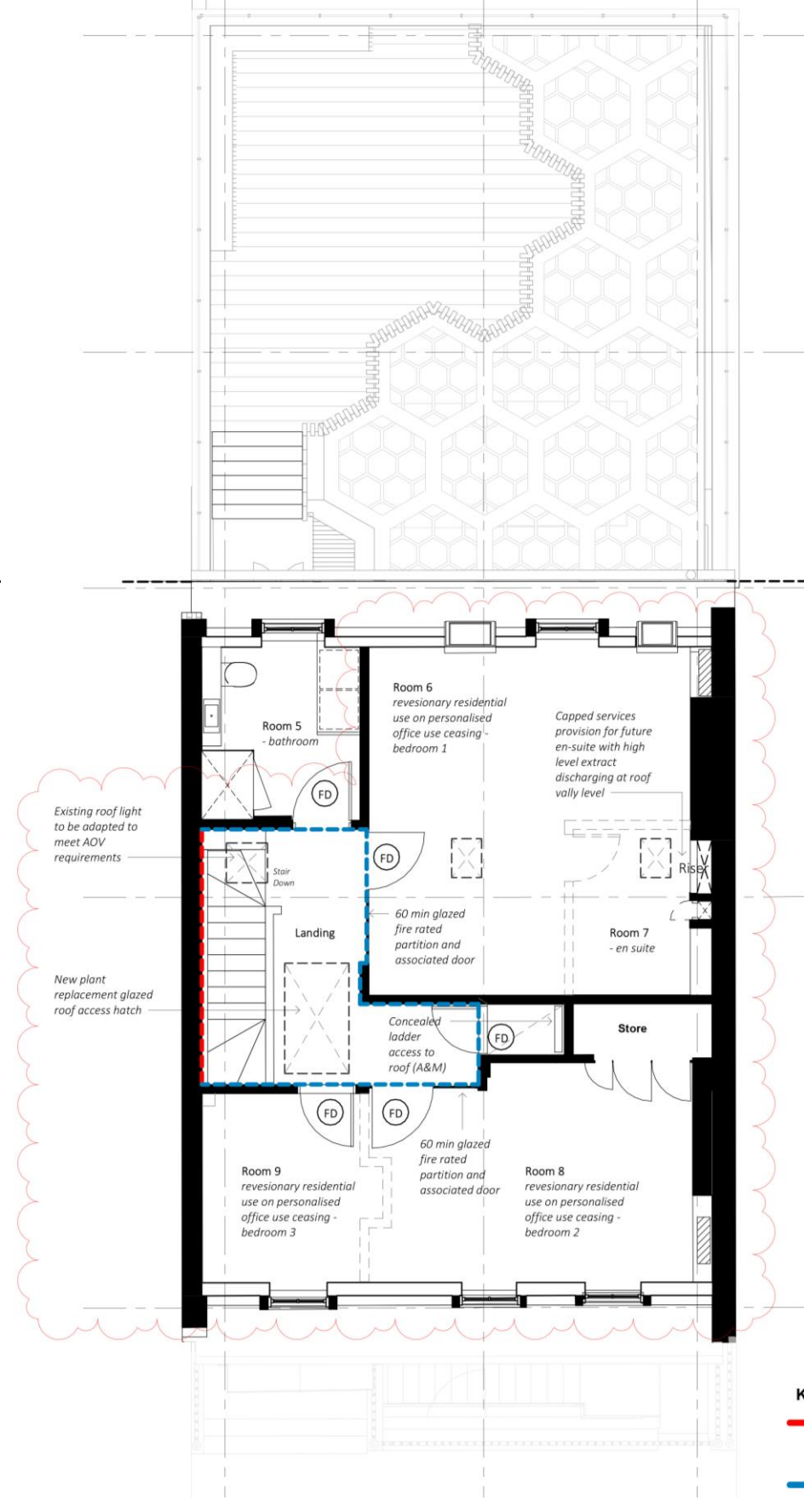
Existing & Proposed



Existing



Consented Scheme



Revised Scheme

- 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

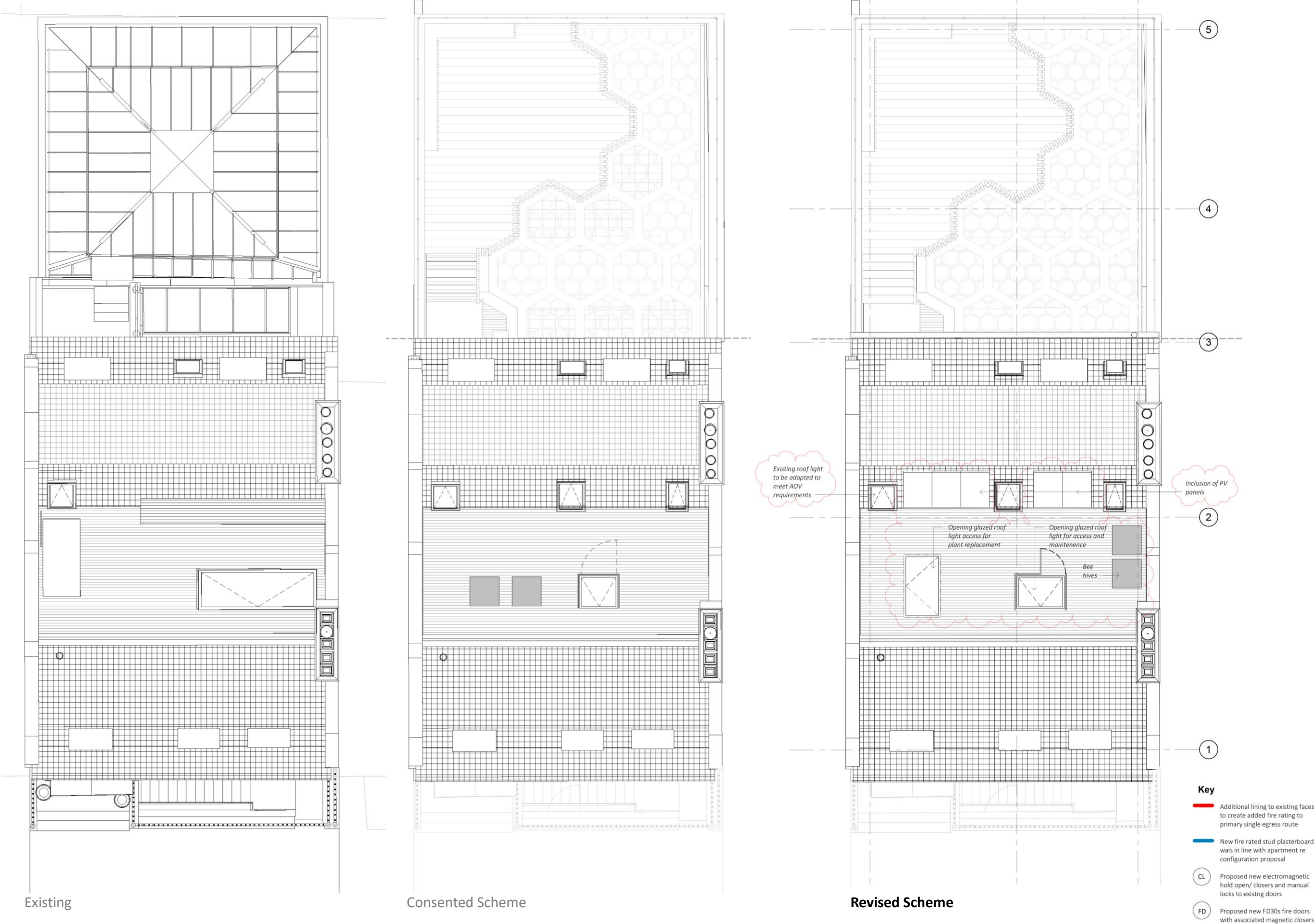
CL

Proposed new electromagnetic hold open/ closers and manual locks to existing doors

FD

Proposed new FD30s fire doors with associated magnetic closers

ROOF
FLOOR PLAN
Existing &
Proposed



Sections

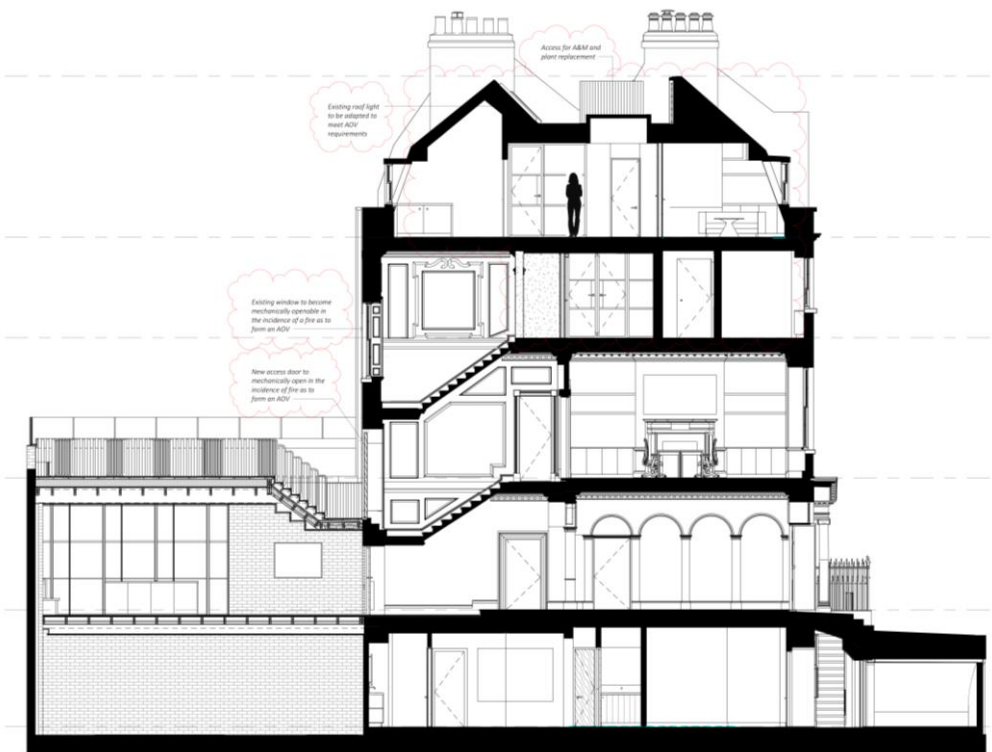
Existing/ Consented Scheme/
Revised Scheme



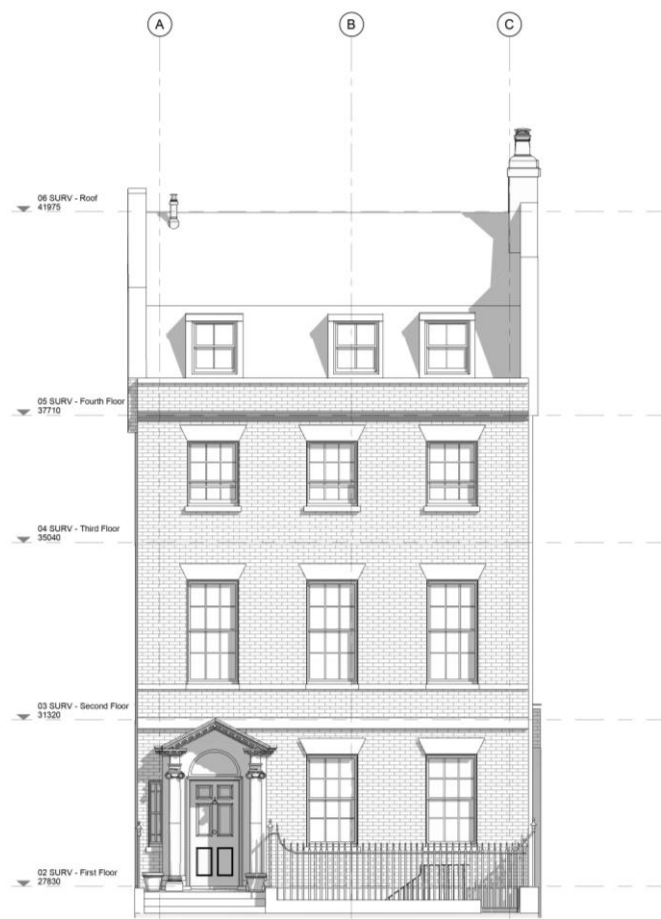
Existing



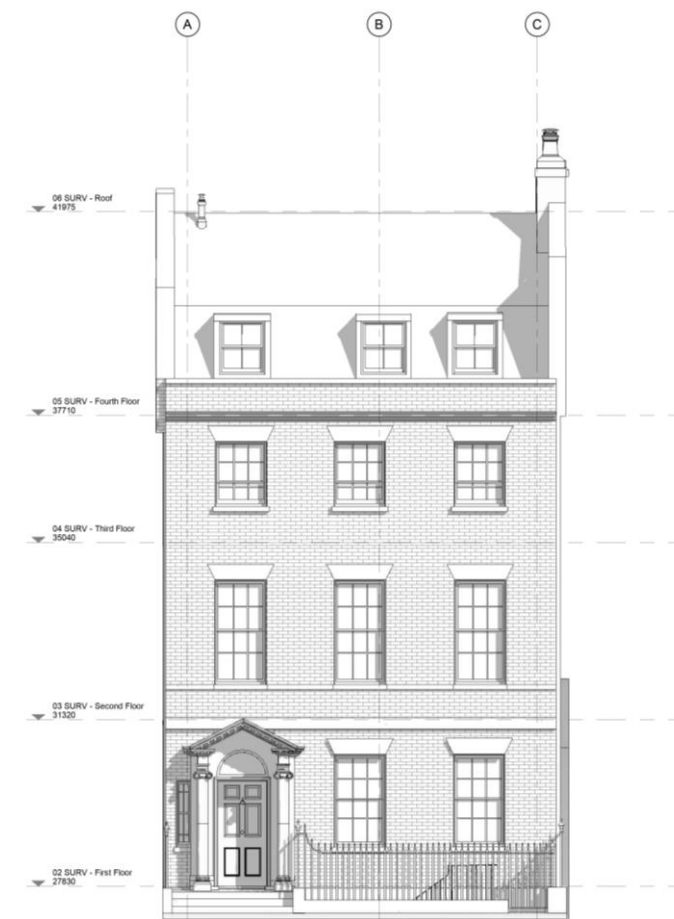
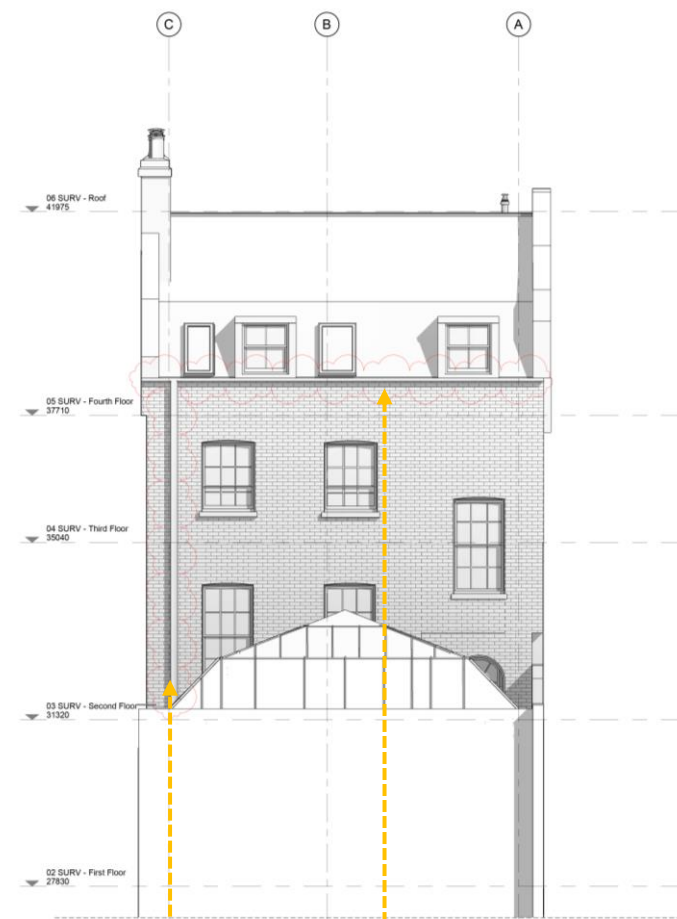
Consented Scheme



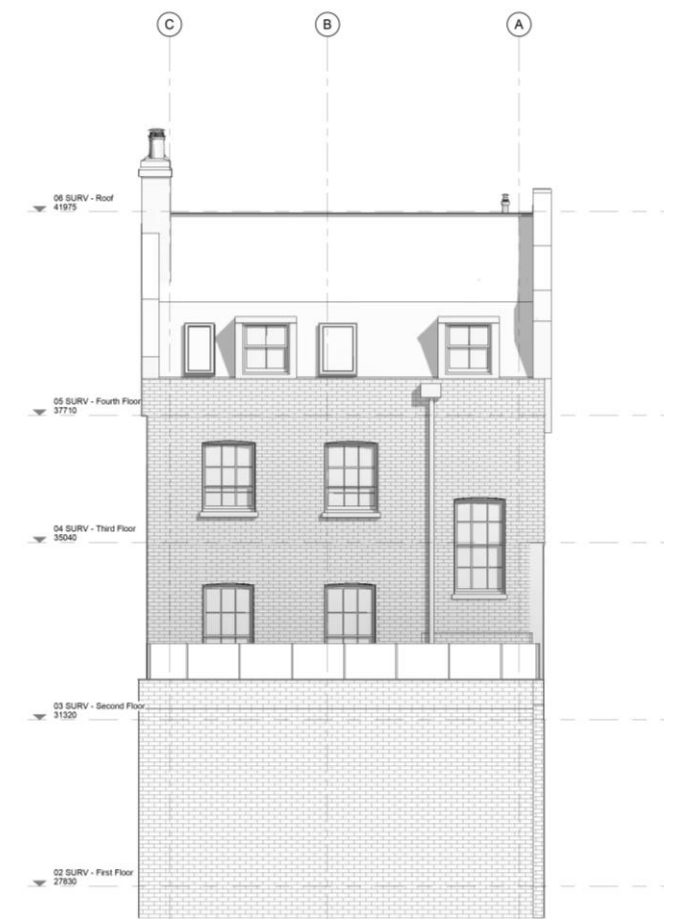
Revised Scheme



Existing



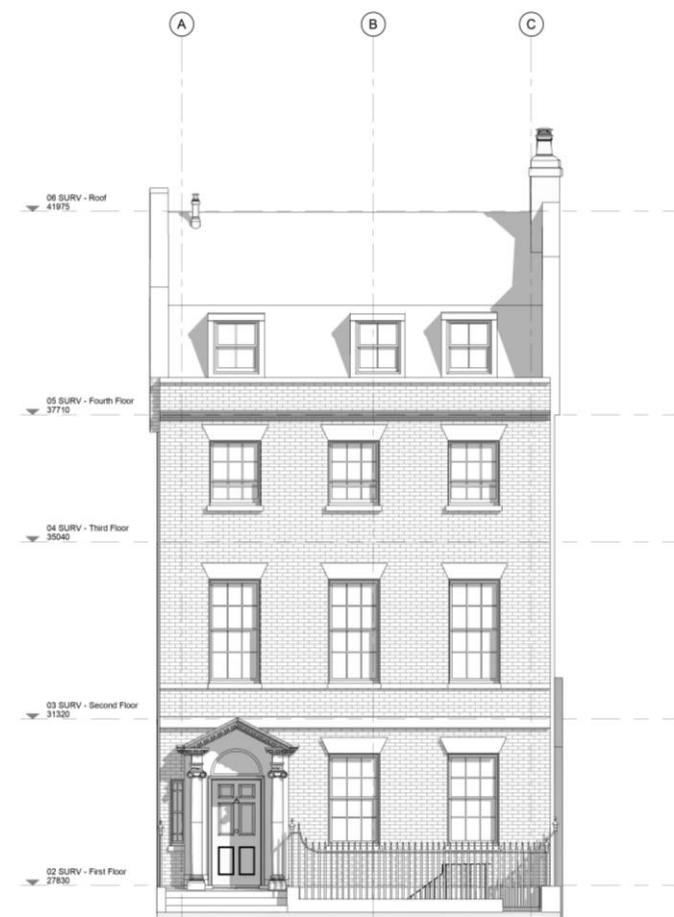
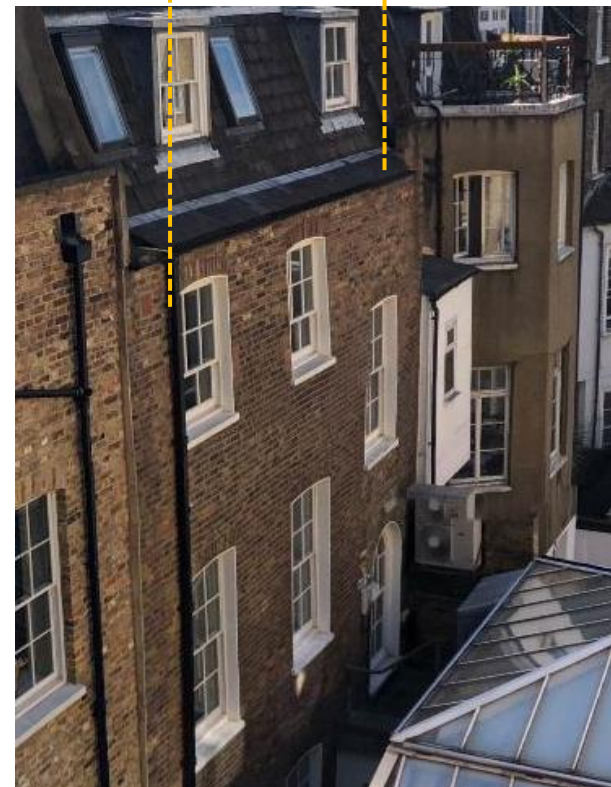
Consented Scheme



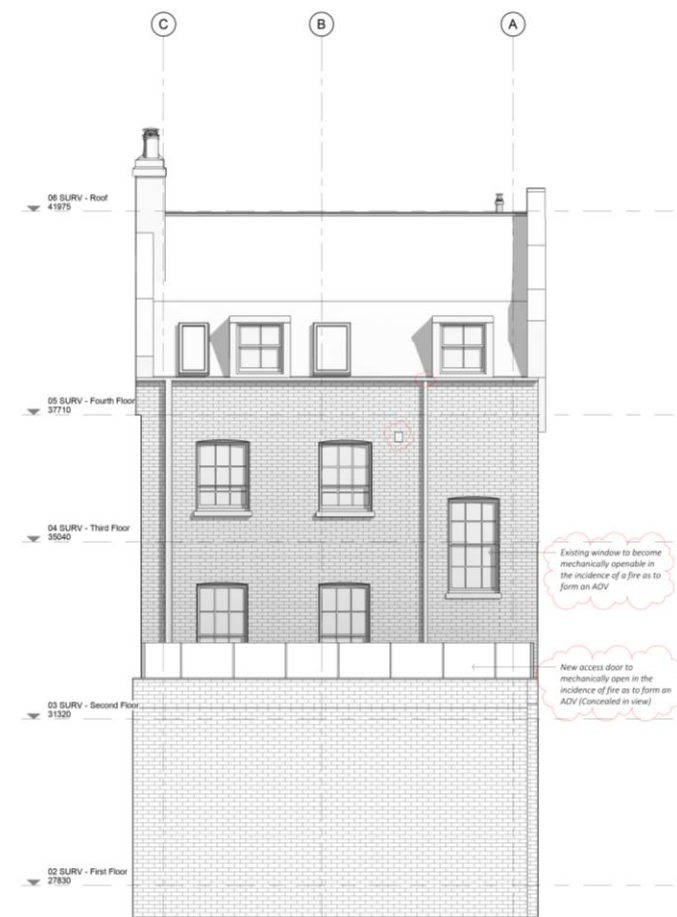
Elevations

Existing/ Consented Scheme/
Revised Scheme

*Further information has been obtained
as to the configuration of the existing
rear stack and gutter which is now
included in elevation*



Revised Scheme



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