



VICTORIA HOUSE

Basement 1 Showers & Cycle Store Extension
Listed Building Application

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SECTION

1

Introduction

1.1 Overview

The site is located on the east side of Bloomsbury Square. It is within the Bloomsbury Conservation Area and the London Borough of Camden. It is well connected with Holborn Underground Station to the South, and a number of bus routes that run past the building along Southampton Row and Bloomsbury Way.



Existing Aerial Photo



- Site Location
- 01. British Museum
- 02. Bloomsbury Square
- Bloomsbury Conservation Area
- Seven Dials Conservation Area (Covent Garden)
- Kingsway Conservation Area

1.2. Bird's Eye View

The building occupies an island site facing Bloomsbury Square, Theobalds Road, Southampton Row and Bloomsbury Place. The building's relationship with the formal green space of Bloomsbury Square is of particular note. The building, is eight storeys height (plus basement and sub-basement), and at such a height and footprint it is an imposing, and impressive, addition to the city.



1.3. Application

This document has been prepared by LAB VH Limited (the Applicant) in support of the Listed Building Consent application for the refurbishment and upgrade of a sector of the public areas in the basement of the Grade II listed Victoria House, Bloomsbury Square, WC1B 4DA.

The proposals include the upgrade of the cycle parking, and the refurbishment of changing facilities and showers. The application is accompanied by a set of existing and proposed layout drawings.

The design seeks to provide a comfortable, well-considered ancillary space within the unique historic setting of the Grade II Listed Victoria House.

The proposal aims to complement and enhance the preserved historic areas nearby with low impact construction and high-quality materials.



Image of the Current Site from Bloomsbury Square

1.4 LABS Introduction

LABS are currently responsible for running a number of co-working spaces across the London Borough of Camden, within existing listed buildings, and new builds in Camden Market, High Holborn, Southampton Place and Hawley Wharf.

These spaces offer a creative place for freelancers and small companies to work, meet clients and collaborate, alongside offering organised collaborative events for networking and social activities.

Due to the positive reception of their co-working spaces, LABS are excited to provide this new space within Victoria House.



Southampton Place, Camden



LABS Triangle, Camden



LABS Lockside, Camden



LABS House, Camden



Hogarth House, Camden



Hawley Wharf, Camden



LABS Atrium, Camden

SECTION

2

Historical Background

2.1 Historical Background - Overview

Victoria House was commissioned as the headquarters of the Liverpool Victoria Insurance Company and built between 1926 and 1932.

The architect was Charles William Long.

The Grade II Listed building comprises 8 storeys with a basement and sub-basement. It occupies a rectangular island site with façades on Bloomsbury Square, Bloomsbury Place, Vernon Place and Southampton Row.

The building is steel framed and clad in Portland stone.

It features sculptures by Herbert William Palliser and ornamental brasswork by the Bromsgrove Guild.

At ground floor level are a series of impressive lobby spaces, faced in marble and with decorative brasswork and a coffered ceiling to the central space. At basement level is the original ballroom and circulation spaces,

with coloured glass light fittings and original door surrounds and stainless steel furniture.

The building was refurbished in 2003 to create modern office accommodation to a Category A standard arranged around two central enclosed atria created from previous courtyards.

This building retained the original façades and much of the structure with additional strengthening works carried out.

The individual tenants within the building have also undertaken fitting out works beyond the landlord's Category A finish, some of which are very bespoke.

Externally the building is in its original form but for the retail units on Southampton Row, which have new glazed shopfronts.



West facade central distyle-in-antis portico



East facade tympanum depicting navigation and industry



West facade entrance lobby in Subiaco marble



Central ground floor public area with elaborate coffered ceiling



Extensive mahogany panelling to the third floor



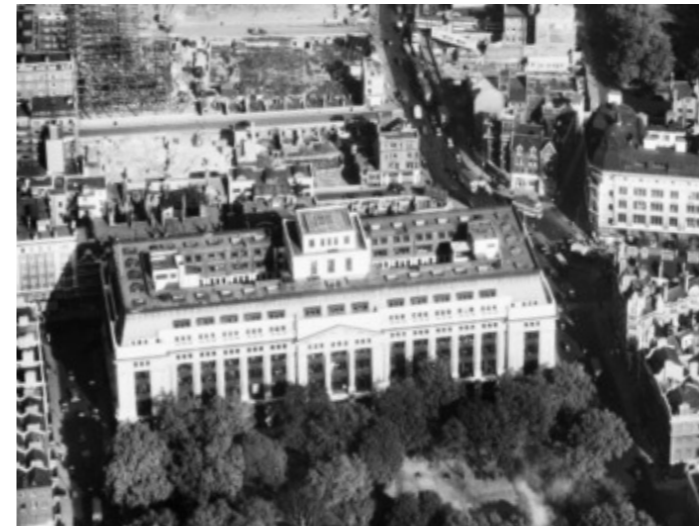
18th century fireplaces from houses previously on the site



Basement dance hall with coloured glass fittings



Historic Photographs of the Building



A new building in the West Central area of London, which is fast becoming a rival to the City as the business headquarters of London, has to conform to a high standard of architectural quality.

It has to meet the competition of the Kingsway and Aldwych buildings, some of which are among the best contemporary London Architecture, and it has also to be able to stand comparison with the spacious dignity of the British Museum and its modern wing.

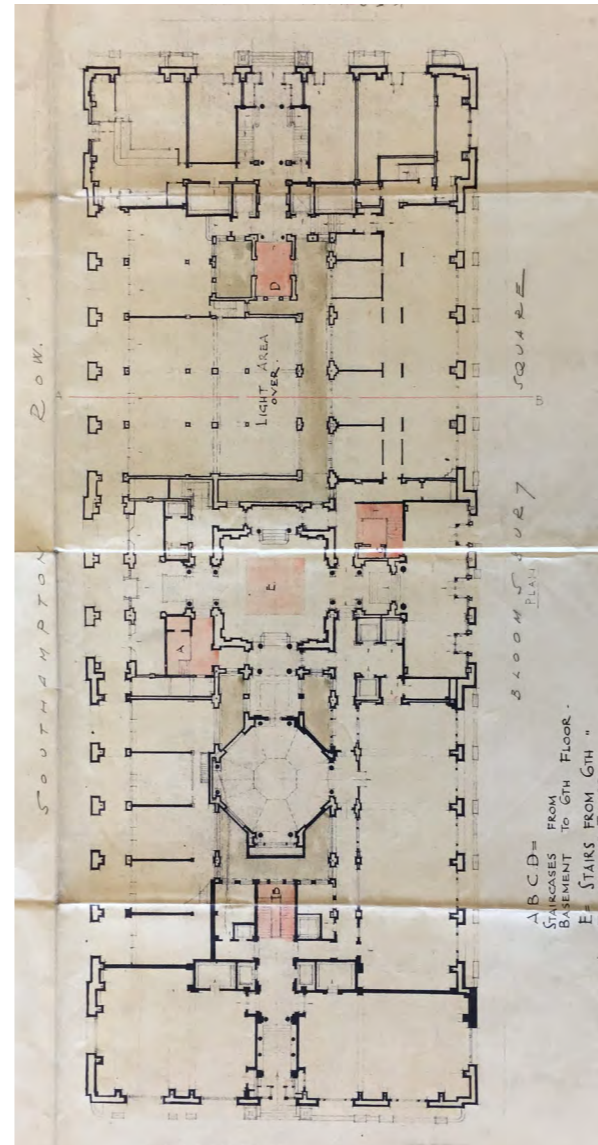
Both these comparisons awaited Mr Charles W. Long, the designer of the Liverpool Victoria Friendly Society offices, which will eventually occupy the whole of the island site between Southampton-row and Bloomsbury-square.

The fact that the principal façade fronted Southampton-row impelled a completely modern treatment, yet the other fact, that the offices confronted the British Museum across Bloomsbury-square, demanded that the building should harmonise with the classic design of the Museum.

Mr Long has eminently succeeded in combining these two different requirements into a thoroughly harmonious composition. His building, part of which is practically finished, is at once expressive of the spirit of the Greek style, Ionic, in which it is carried out, and yet entirely satisfactory as a solution of the modern office-building problem [...]

[...] By an ingenious arrangement the ground floor has been raised above the pavement level, thus giving extra light to the sub-basement [...] The site has given the architect opportunities for a skilful lay-out. Immediately opposite the main Southampton-row entrance Mr Long has placed another entrance facing Bloomsbury-square. He has linked these by a broad entrance hall. Leading out of this are the two public offices of the company spacious domed halls, which are placed axially to one another. Delightful Vistas.

Thus two delightful vistas are provided-one along the main hall from the Southampton-row entrance to the cool green of the trees in Bloomsbury-square, the other across the hall from either of the two public halls into the other. Arranged round these central features will be the administrative and business offices of the company. Grouped into two long, simple blocks, uncomplicated by superfluous passages of staircases.



Ground Floor Plan (1937)



A View of the Central Hall

SECTION

3

Existing information

3.1 Site, Access, Circulation and Links

1. 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.

2. 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 two sets of four lifts allowing access to the 4th and 5th floors.
- **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. This entrance leads to the main reception and two sets of four lifts allowing access to the 4th and 5th floors.
- **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. This entrance leads to a reception lift one lift allowing access to the 4th and 5th floors. The lift is currently heavily used as it is at the entrance closest to Holborn Station, which most commuting users of the building use.
- **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 leads to a reception with one lift allowing access to the 4th and 5th floors. It is currently mostly used by cyclists as it provides access to the cycle store and changing facilities.

3. 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.

4. 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 (250m approx.) 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

5. 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 ride-sharing applications ensure that the site is well served.

6. Pedestrian Access

There is generally very good provision of pedestrian facilities in the vicinity of the site, with adequate width along the foot ways 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.

7. 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.

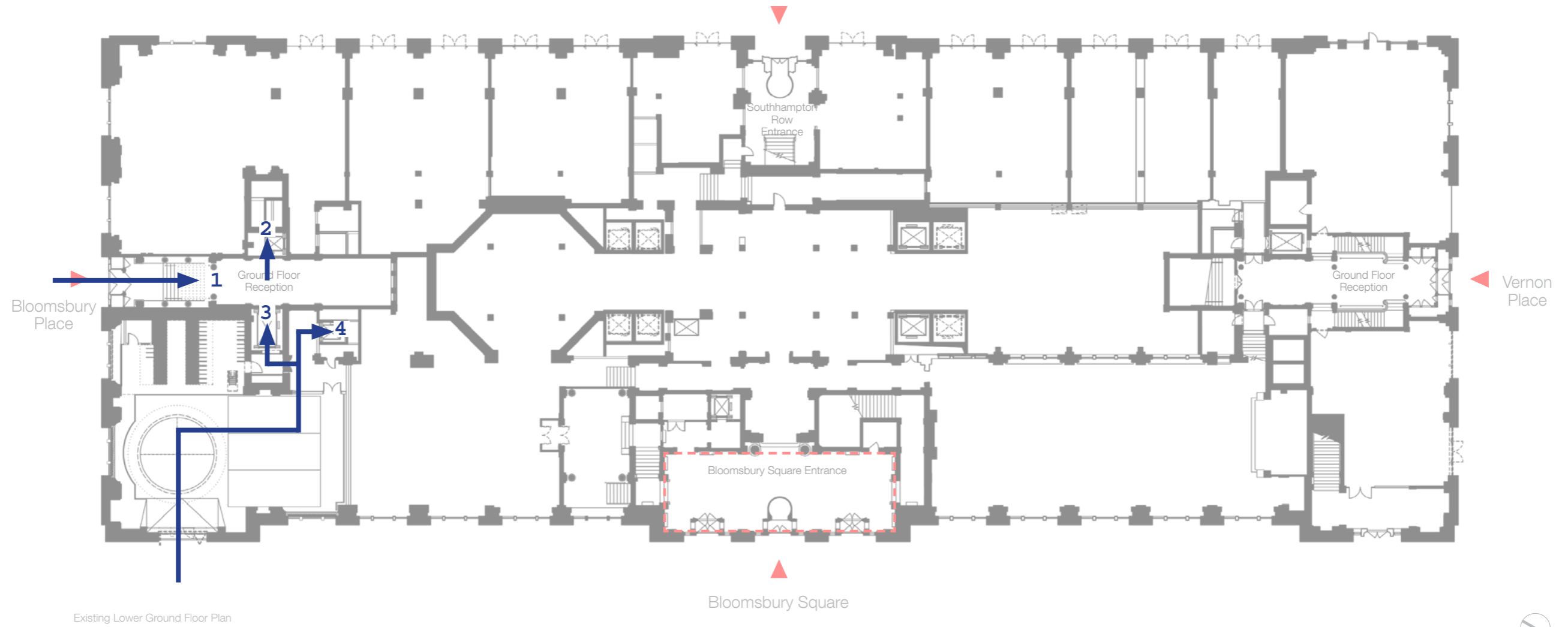
8. Access to B1 floor

Information covered by sections 3.2 & 3.3

3.2 Existing Basement B1 Level Plan Access From Ground Floor

The main accesses to the existing changing rooms, cycle store and storage rooms from the ground floor are:

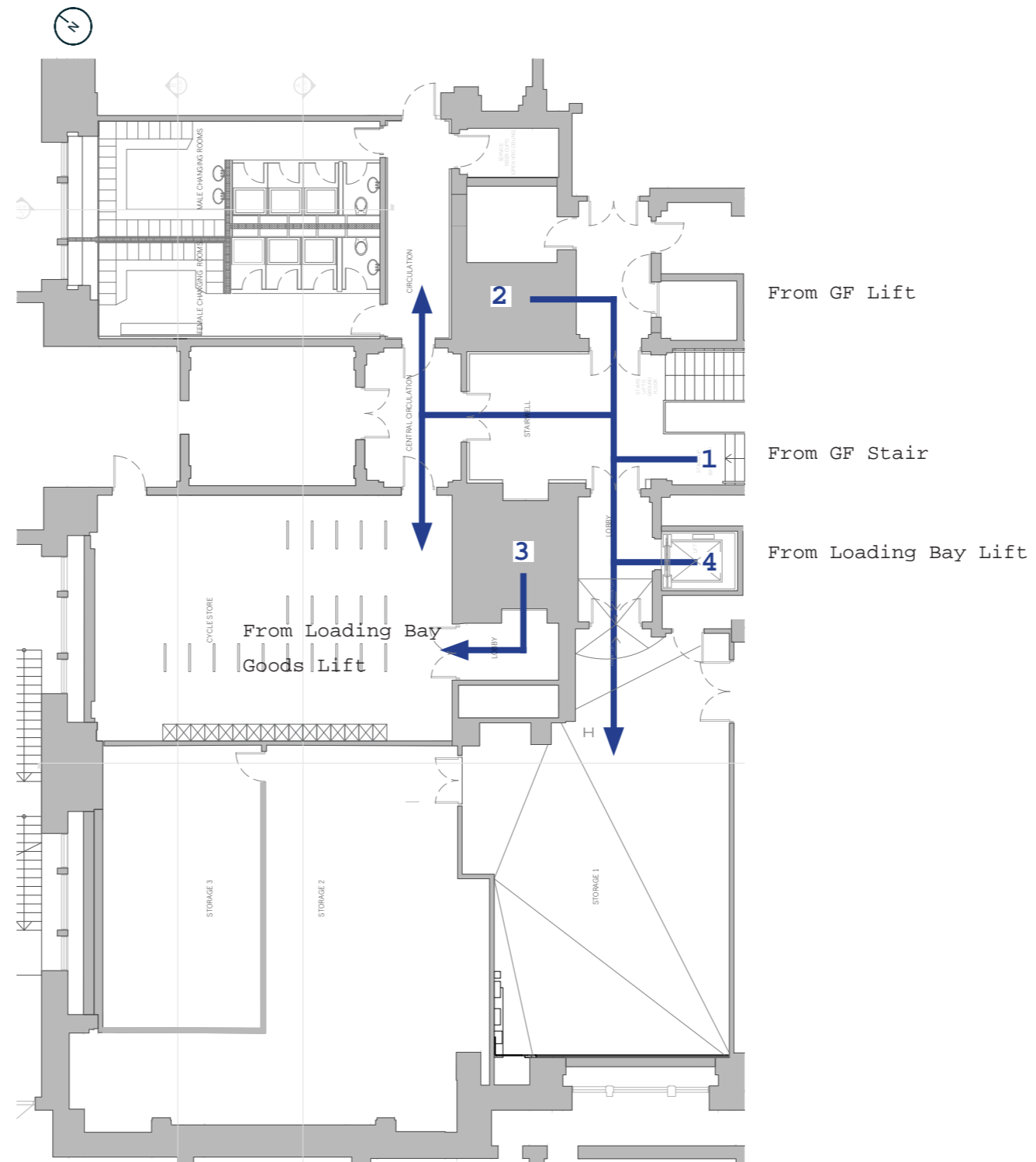
1. From the stair located on the north side entrance reception
2. From the lift located by the north side entrance reception
3. From the loading bay though the goods lift
4. From the loading bay though the regular lift



3.3 Existing Basement B1 Level Plan Access From Basement B1

The main accesses to the existing changing rooms, cycle store and storage rooms from the Basement floor B1 are:

1. From the stair located on the north side entrance reception
2. From the lift located by the north side entrance reception
3. From the loading bay though the goods lift
4. From the loading bay though the regular lift



Existing Basement B1 Plan

3.4 Existing Basement B1 Level Plan - Description

Existing Changing Rooms

6no Showers
2no toilets

The existing female and male changing rooms host 3no individual shower cubicles and 1no toilet with basin on each room. Both changing rooms were fitted with laminate cubicle partitions, doors and lockers.

A hair dryer station joinery is currently installed on the female room while the male room has 2no basins fitted to the lockers area.

All shower cubicles present mould issues on ceilings caused by a failing extraction system, while the laminate cubicle partition system require repair works or replacement.

All walls and ceiling finishes are currently in poor condition and require redecoration work throughout.

Cycle Store

19no bike racks

The existing cycle store has 19no bike racks to accommodate up to 38no bikes.

Along the wall to the south side of the area 16no 2 tier locker units are fitted.

Due to limited ceiling height all of the MEP services were left exposed, many of which aren't sufficiently highlighted and can represent a hazard for the occupants.

A few of the pipes are wrapped with rubber protection, many of which require re-wrapping to ensure adequate safety.

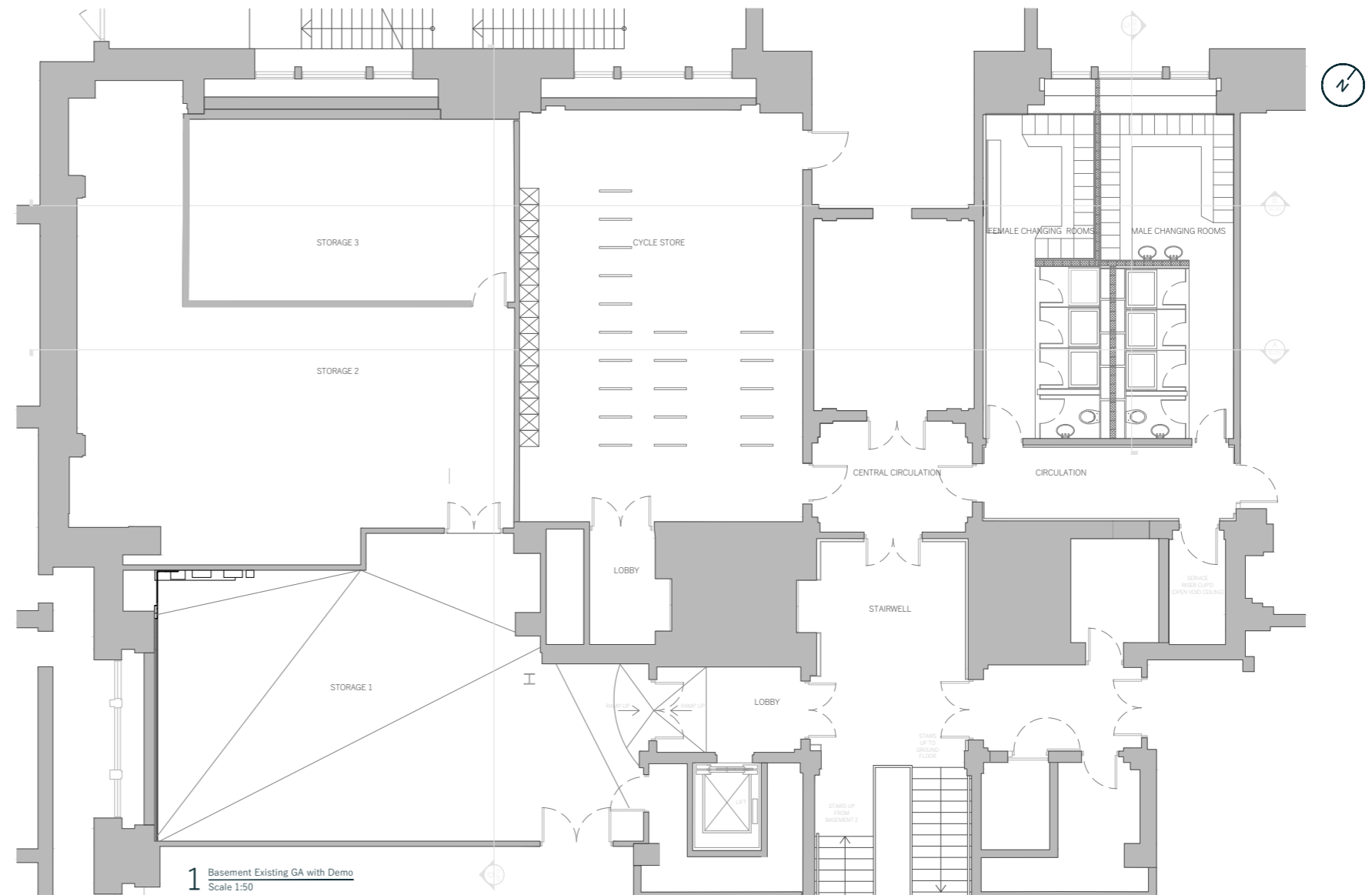
The concrete floor is in good condition and presents only minor defects. The walls are also in fair condition but require painting.

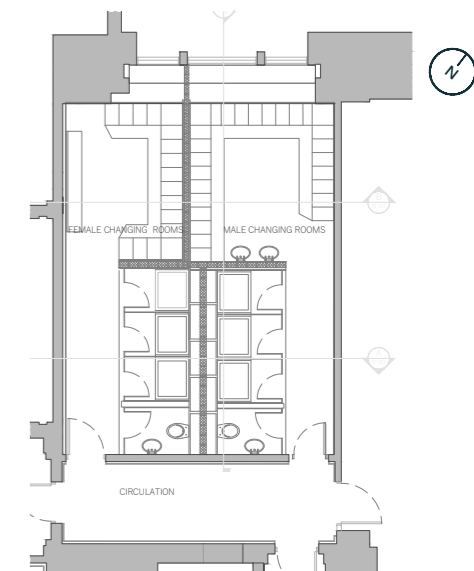
Storage spaces

Like the cycle store, the existing storage spaces have exposed ceiling services and structure. Storage 1 has an epoxy flooring while storage 2 and 3 have a rough concrete floor finish which is hard to clean and maintain.

All the above spaces have painted block walls.

The floor levels are very uneven across all spaces and will require self levelling compound and new floor finishes throughout.





Corridor to existing changing rooms requiring minor works



Existing Cubicle System to be stripped out



Existing lockers and benches to be removed



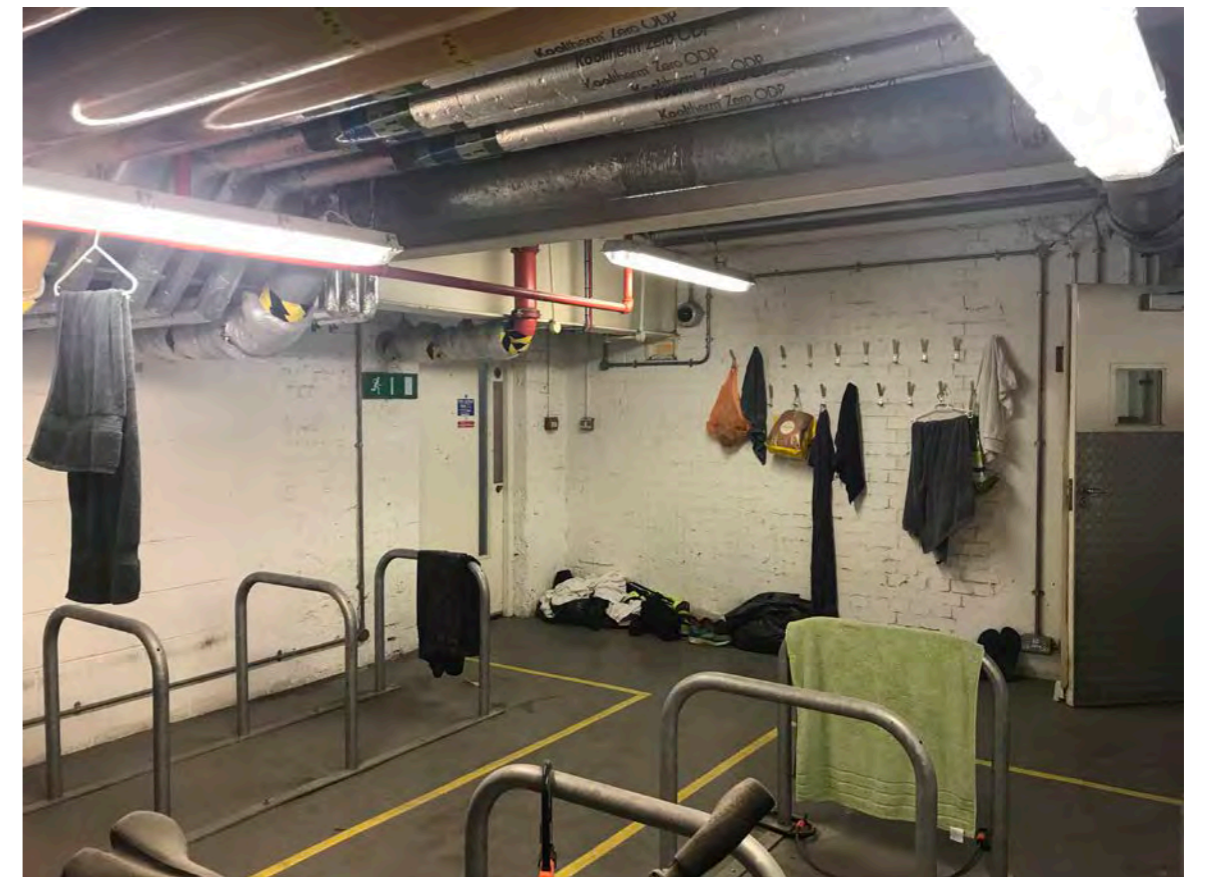
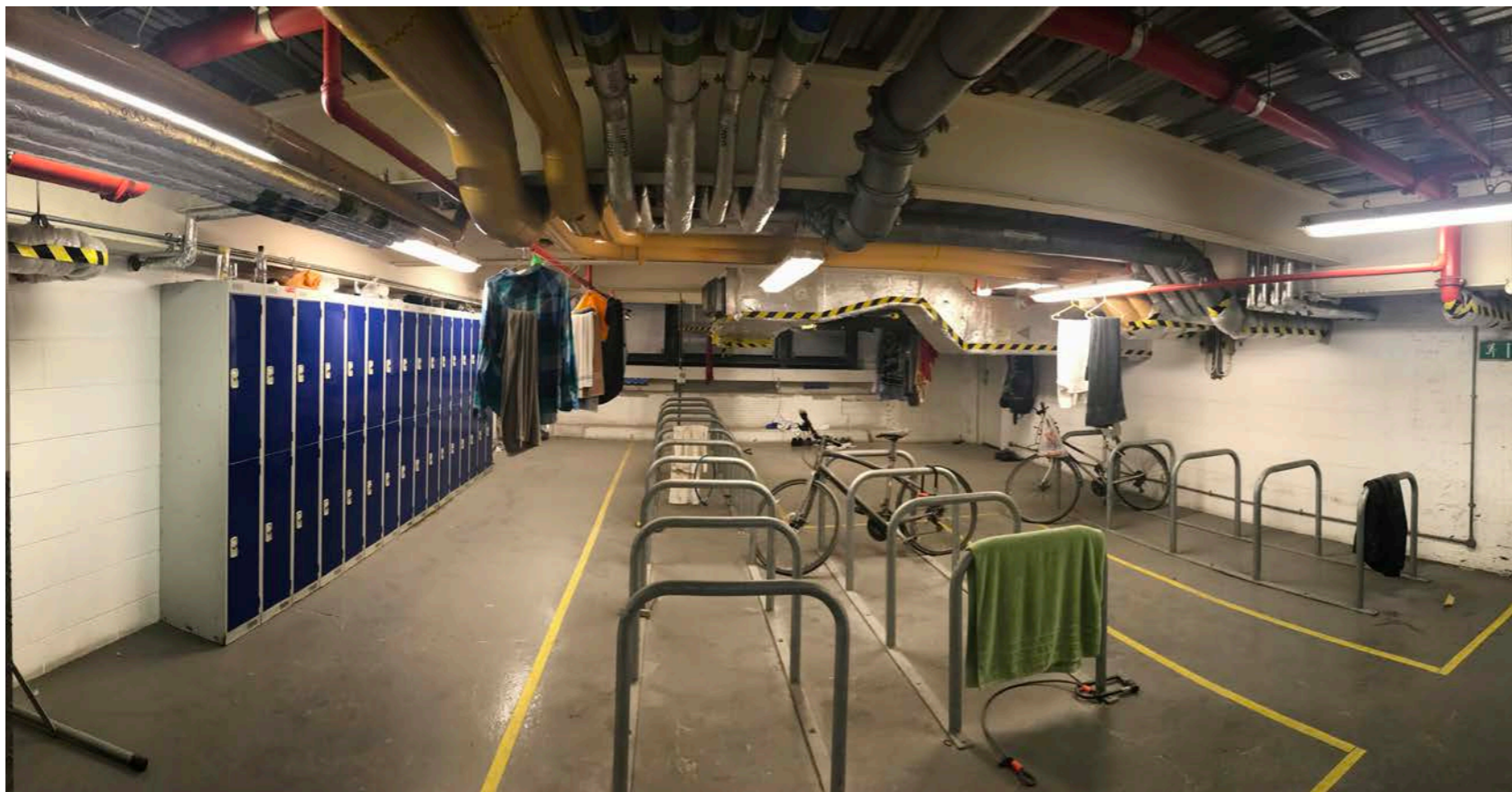
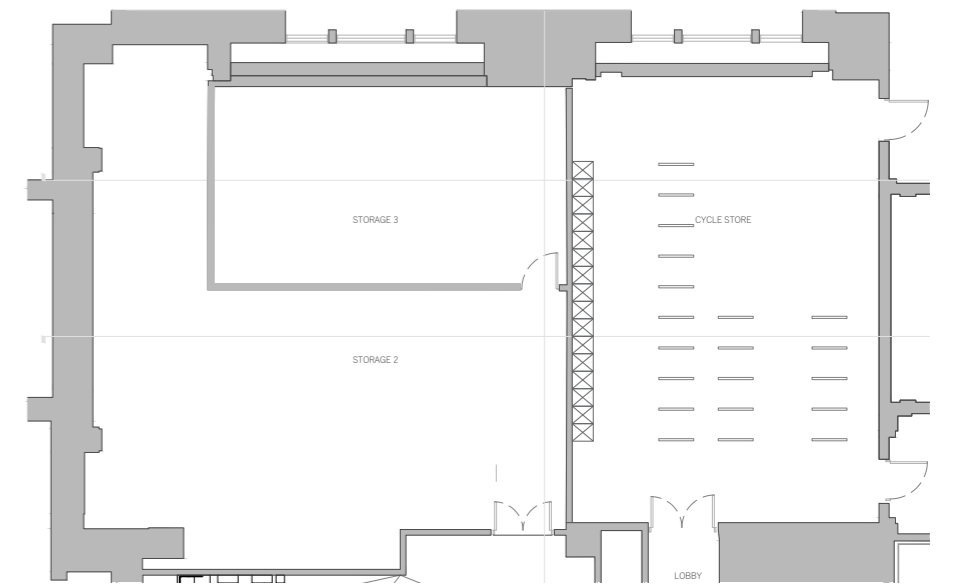
Existing vanity basins to be stripped out



Existing shower cubicles and ceiling to be stripped out, extraction issues to be addressed

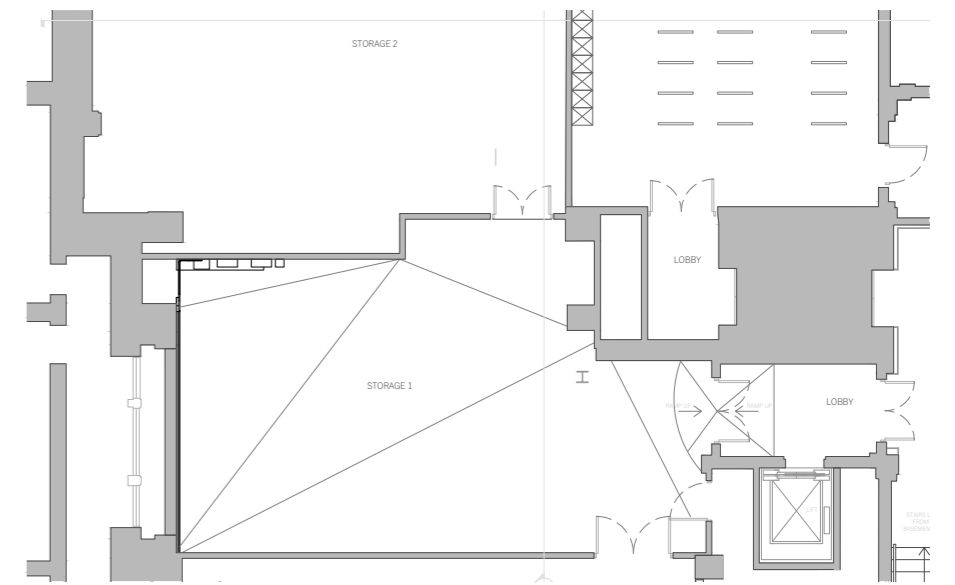
3.5 Existing Photos

Existing Changing Rooms and Corridor

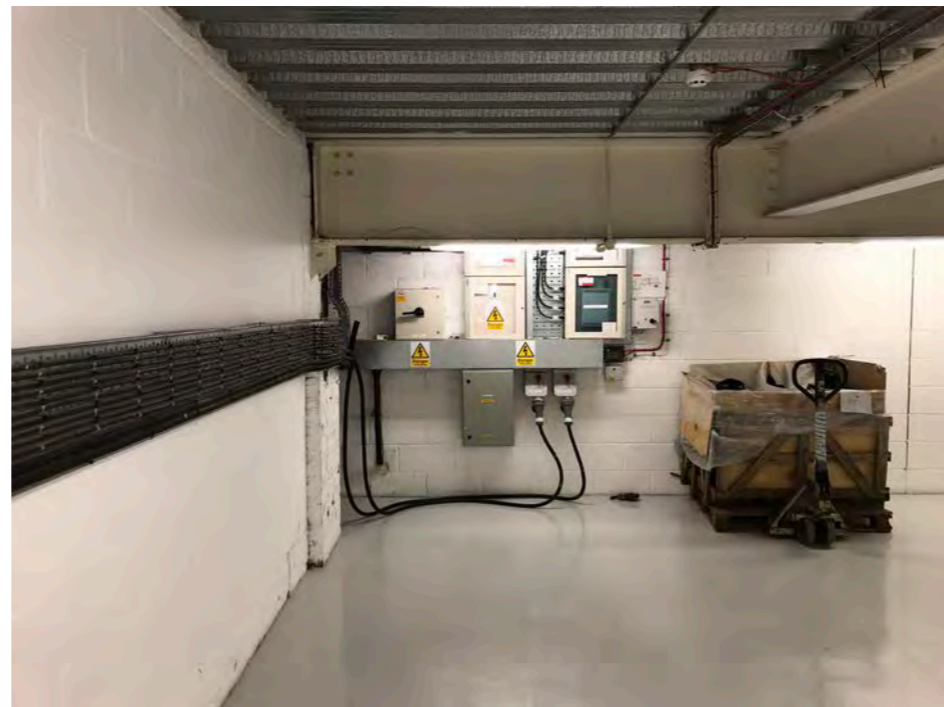


Existing racks to be stripped out.
 Wall between cycle store and storage areas to be demolished

3.6 Existing Photos Existing Cycle Store



Area of proposed changing rooms.
40mm screed to be removed to increase headroom.



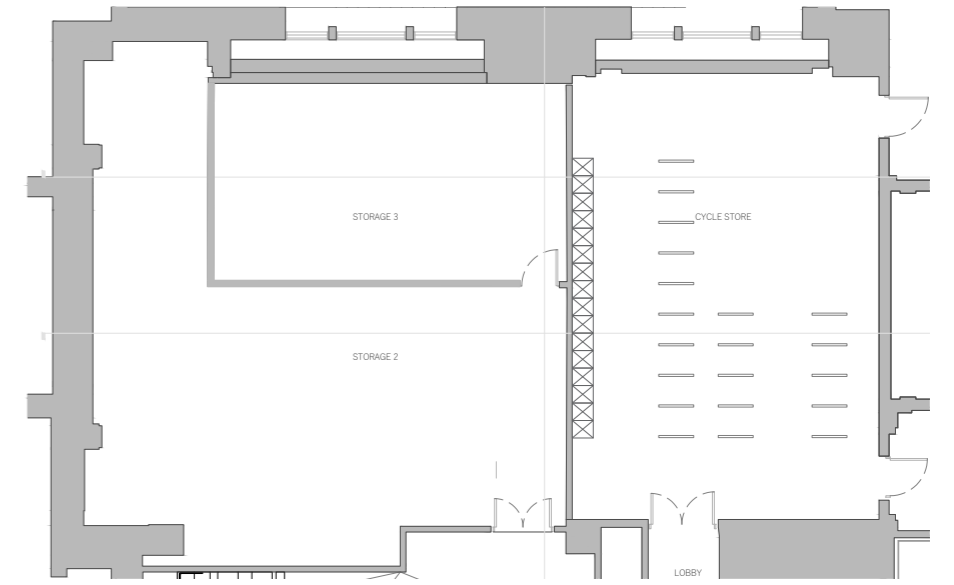
Electrical boards to be enclosed in new electrical room



Existing doors and niches where proposed lockers and benches will be located

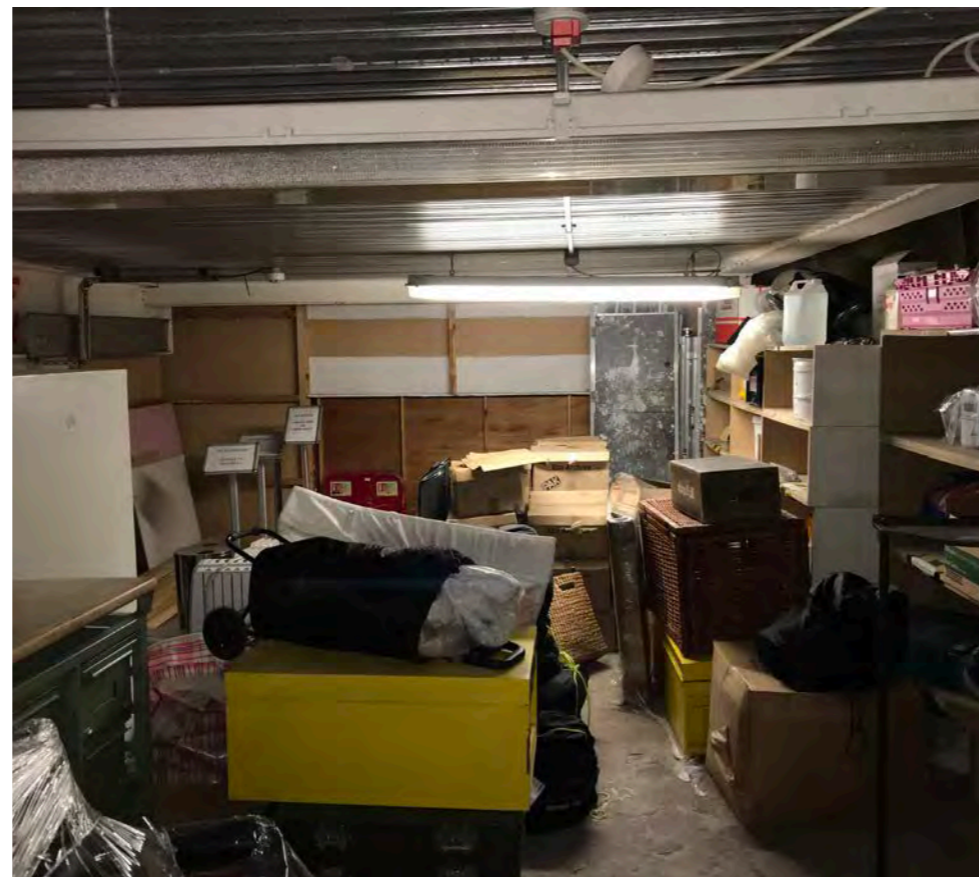
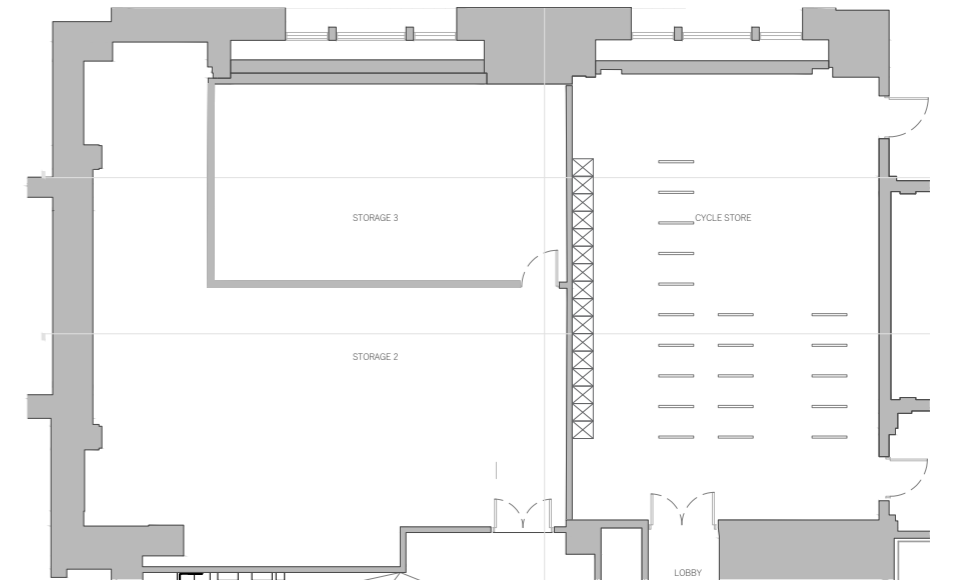
3.7 Existing Photos

Existing Storage 1 - Proposed Female Changing Rooms



3.8 Existing Photos

Existing Storage 2



3.9 Existing Photos

Existing Storage 3

SECTION

4

Proposal Information

4.1 Cycle racks and Shower Provision Data

Current Building occupancy: 1918 people

BCO Cycle parking provision: 1/10 staff - 192 bikes

Current Ground Floor Bike Store provision: 100

Proposed Basement B1 Cycle Store extension: 95 bikes

Total Bike Parking achieved: 195

BCO Shower Provision 1/100 staff + 1 Accessible: 19 showers + 1 Accessible

Proposed Basement B1 Shower Provision: 14 regular showers + 1 Accessible

Additional showers planned on other areas: 5 regular showers + 1 Accessible

Total Showers that will be achieved: 19 Showers + 1 Accessible

A separate application is currently being prepared to add more showers in the floors above.

4.2 Proposed Basement B1 Level Plan Description

Existing Changing Rooms - New reconfigured Male Changing Rooms

The proposal is to strip out all existing shower rooms and toilets, remove the wall that separate female from male room and block off the existing door to the male changing room to create a larger and more functional male changing room area.

The reconfigured layout will be able to accommodate 7 new individual shower rooms, 1no toilet cubicle, large vanity and hair dryers areas and new lockers.

All existing finishes and MEP items will be replaced to achieve a more modern and efficient standard.

Existing Storage 1 - New Female Changing Rooms

The proposal is to convert the current storage space 1 into a new female changing rooms area.

Due to limited ceiling height and the existing floor level been uneven we are suggesting to remove the existing epoxy flooring in order to re-level the entire area and install new tiles without compromising the ceiling height.

The new layout will be able to accommodate 7no new individual shower rooms, 1no DDA toilet and shower room, 1no toilet cubicle, large vanity and hair dryers areas and lockers.

A whole new MEP system will be required to suit the new layout and achieve a modern and efficient standard.

Existing Cycle Store, Storage Spaces 2 and 3 - New extended cycle store

The proposal is to demolish the existing block wall that separates the current cycle store from storage 2 and 3 and remove the wall in between the storage spaces to create a larger space to be used as Cycle Store.

The described wall is not original or part of the historic fabric.

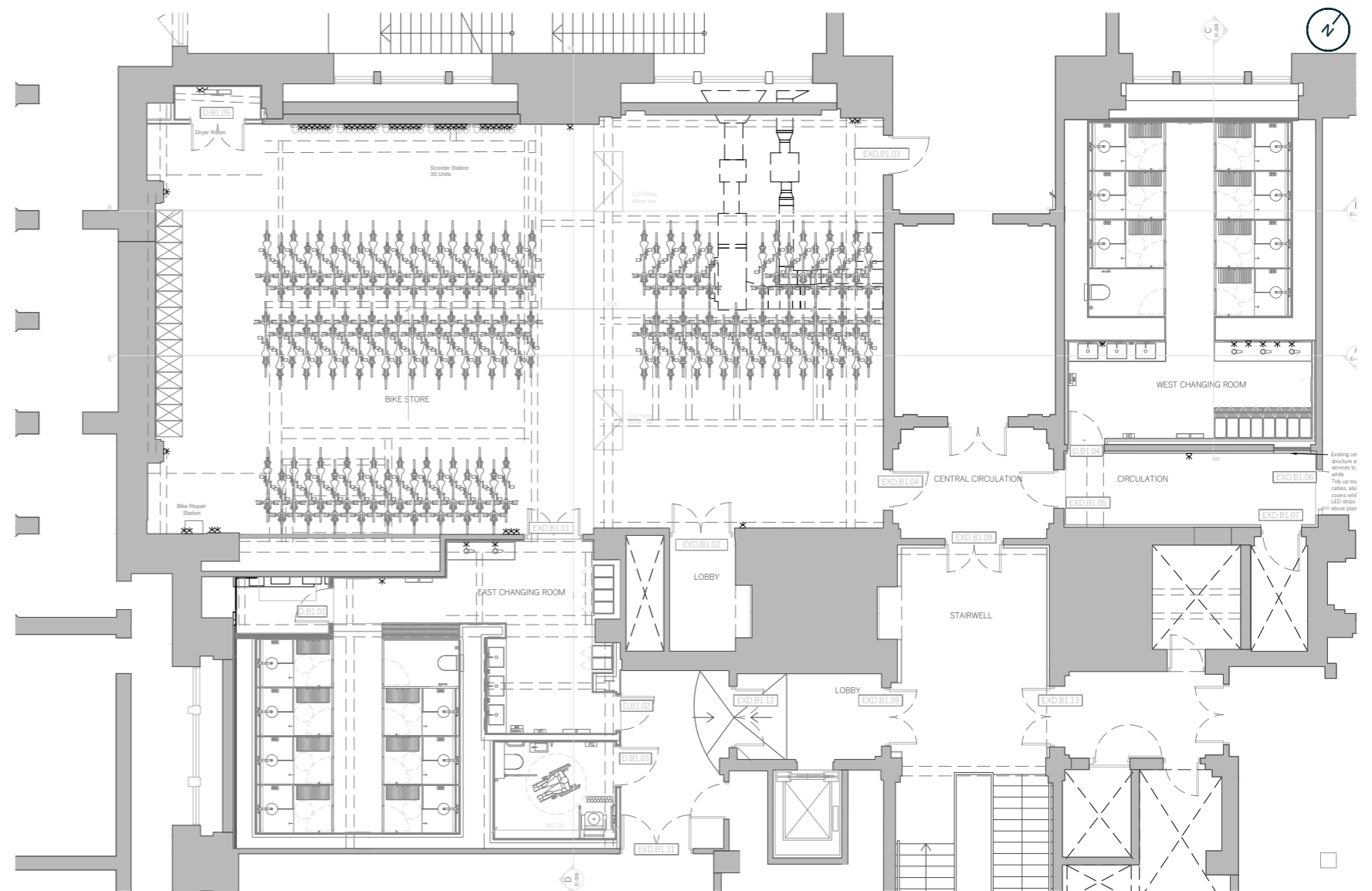
The extended cycle store will be able to accommodate up to 94 new bike racks, 42no folding bike lockers and 30no new electric scooter racks to respond to the increased occupancy number of the building.

A new epoxy floor finish is intended to be poured to all areas to facilitate cleaning, maintenance and unify the overall appearance of the space.

A new plasterboard wall will be constructed in between the new female changing rooms and the new extended cycle store to straighten up and rationalise the geometry of the space.

Due to limited ceiling height all services and ceiling structure will be retained exposed and spray painted to a white colour to make the space feel brighter and more open.

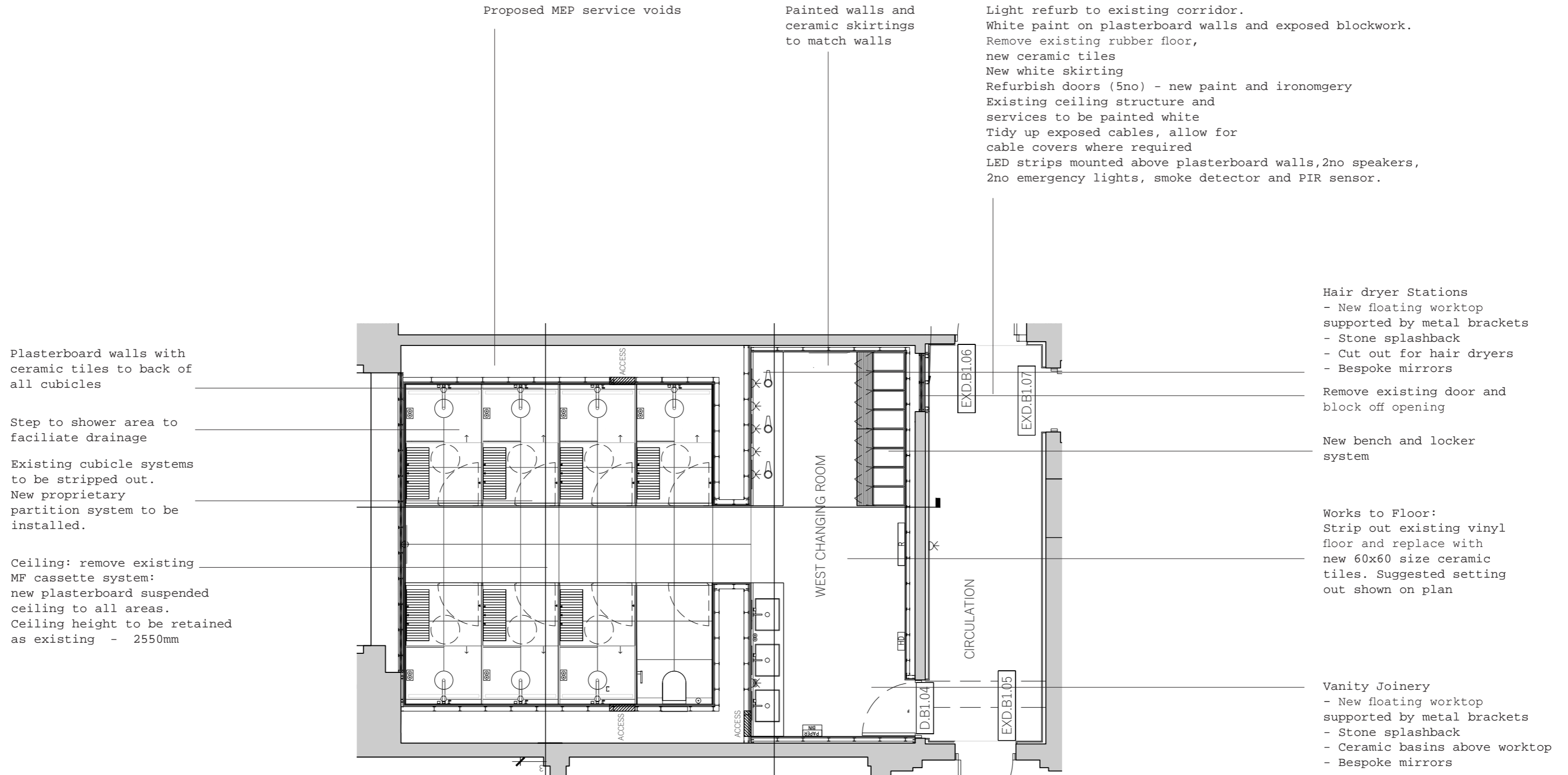
Electrical services such a lights a power sockets will be retained and serviced, new lights and power sockets will be provided to suit the new design.



SECTION

5

Design Information



5.1 Proposed Male Changing Rooms

General Arrangement Plan

New proprietary bench
and lockers installed
existing niches

Vanity Joinery
- New floating worktop
supported by metal brackets
- travertine splashback
- Ceramic basins above worktop
- Bespoke mirror
- Cut out in top for waste bin

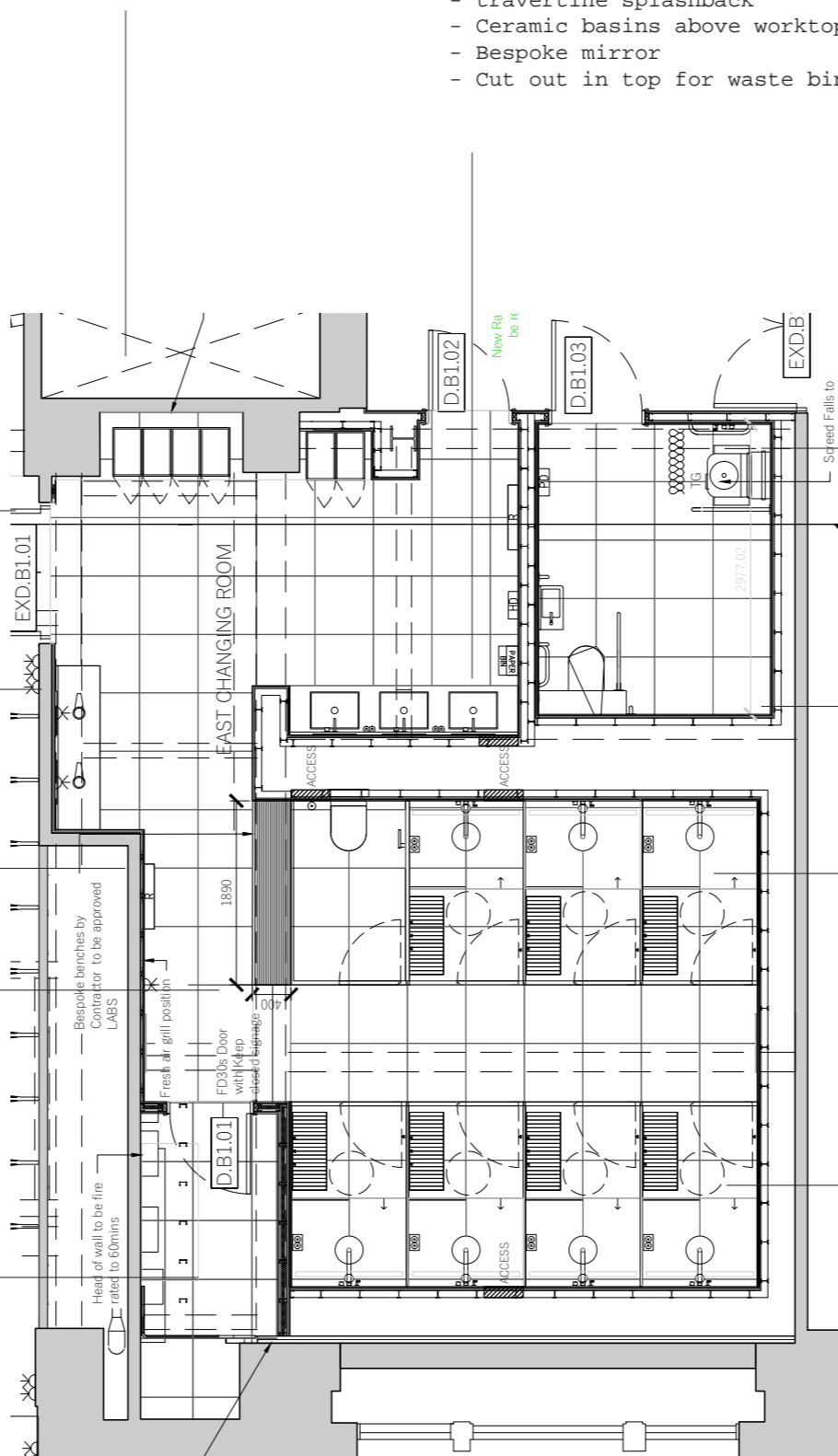
Repaint door and replace
ironmongery

Hair dryers station
- Floating vanity unit
- Slots in top for hairdryers
(power required)
- Bespoke mirrors

Corridor walls: paint
walls and install
ceramic tiled skirtings
to match floor.

Ceiling:
Paint all beams in white
Install plasterboard under
metal deck, paint white.
Spray paint all exposed
services in white.

Electrical room
Allow for fire rated
plasterboard partitions to
form room to contain existing
electrical boards



DDA Shower room accessible
from lobby.
New white entrance door to
match existing doors.
60x60cm ceramic tiles on
floor, white ceramic tiles
on walls. New sanitaryware
and DDA accessories

Plasterboard walls with
ceramic tiles to back of all
cubicles. Allow for service
void for plumbing.

Proprietary cubicle system
to form cubicle walls.

Shower Floors
New ceramic tiles
Proposed tile setting
out: 60x60cm.
Floor to be raised
locally to facilitate
drainage connections

5.2 Proposed Female Changing Rooms & DDA Shower Room

General Arrangement Plan



Floor Tiles
Manufacturer: Mosa
Product: Quartz Collection
Finish: Sand Colour
Dimensions: 900x600mm inside showers
600x600mm other areas



Shower Back Walls Tiles
Manufacturer: Marazzi
Product: Lume
Finish: White
Dimensions: 240H 60L 10D



Walls and Ceilings
Beams painted RAL 9010 where exposed
Ceilings painted RAL9010 (bright white)
Walls: warm white, colour RAL 9001

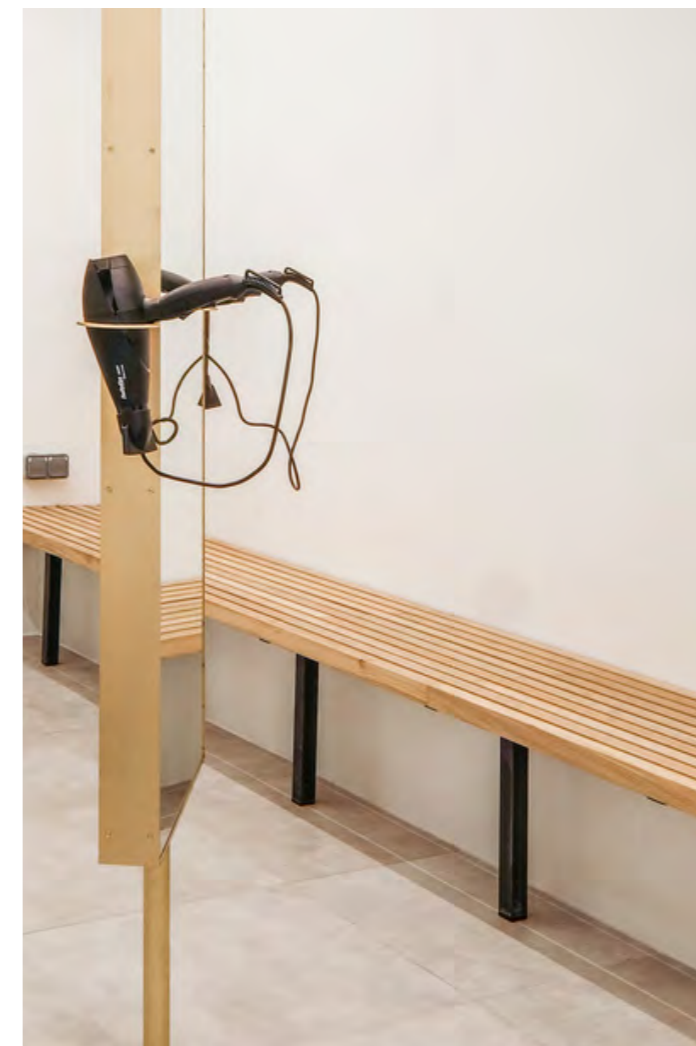
5.3 Changing Rooms - Proposed Finishes Specification



Full Height / Flush Doors
Proprietary partition system
Laminate finish to 9001 RAL colour



Laminate Lockers
Proprietary laminate system -9001 RAL colour



Freestanding timber benches
Proprietary system
Metal legs, timber slats

5.4 Cubicle Partions, Lockers And Benches Specification



5.5 Proposed Male Changing Rooms

Render



5.5 Proposed Male Changing Rooms

Renders



Walls, Ceilings
and exposed Services
RAL 9010 Pure White



Expoxy Floor
Manufacture: Flowcrete
Product: Flowcoat SF41
Finish: Mid Grey 280



Ceiling Linear Lighting
Batten Type: Slimline Batten
Beam Angle: 120 Degrees
Colour Temp: 3000K
Dimming: Non-Dimmable
Finish: White



Cycle Store Lockers
Manufacturer: Premiere Lockers
Product: 3 Tier Folding Bike Locker
Colour: White
Note: 3 tier locker system.
Dimension: 650H 400W 650D (each unit)



Cycle Racks
Manufacture: Bike dock solutions
Product: Economy Two Tier Bike Rack
Finish: Galvanised steel



Wall Mounted Scooter Rack
Manufacturer: Parrs
Model: 6 Scooter Racks
Finish: Black colour



Public Bike Repair Stand &
Pump
Finish: Black RAL 9005
Supplier: Turvec

5.6 Extended Cycle Store

Specification

SECTION

6

Heritage Considerations

6.1 The Building

- Victoria House was built in 1926-32 as the headquarters for The Liverpool Victoria Insurance Company
- The building has eight storeys, a sub-basement and basement. Retail units are located on the east side of the building at street level, facing Southampton Row
- The building occupies a rectangular area between Bloomsbury Square and Southampton Row in London WC1 with facades to Bloomsbury Square, Bloomsbury Place, Vernon Place and Southampton Row.
- The building was listed in 1990 and the current listing refers to Victoria House and current railings, No.37-67 Southampton Row.
- Victoria House was subject of a comprehensive refurbishment in the early 2000s, under Listed Building Consent reference LSX0004958
- Victoria House lies within the Bloomsbury Conservation Area.

6.2 Consented Works by LSX0004958

Details of the listed building consent granted in 2001 in respect of specified works for the alteration and extension of the listed building have informed the conditions and level of intervention recommended for this proposal.

Summary of Internal Works consented by LSX0004958

The refurbishment works internally were very extensive within the office accommodation areas and included major alterations that created new space arrangements.

Two atriums to the south and north ends of the building have been formed within the existing light wells. These have curved walls of glazing from ground to roof level.

Within the atriums are suspended "pods" that provide meeting room areas. These are accessed directly from the office accommodation and lift lobby landing areas via glazed lined walkways.

The central reception area has been fitted with a new raised glazed floor which has been fitted over the existing covering and steps.

Four new lift shafts have been constructed to provide access to the newly arranged floor layouts.
Introduction of service bay and vehicular access in the northern pavilion of the Bloomsbury Square front.

6.2 Significance Assessment

The National Planning Policy Framework (NPPF) defines 'Significance' as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'. 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment', describes instead a range of heritage values, arranged in four groups, which may be attached to places as follows:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Victoria House is a substantial building arranged over eight floors, with further accommodation at basement and sub-basement level. Its elevations are an elegant neo-classical composition built of high-quality materials such as Portland stone and bronze. The building occupies an entire block between Southampton Row and Bloomsbury Square; the architectural motifs and articulation repeats in all four elevations creating a harmonic sense of solid coherence.

The exterior of Victoria House remains largely in its original form, retaining its external finishes and architectural detailing. To Southampton Row the ground floor retail units have been altered, with new glazed shopfronts, however these works do not detract from the overall quality of the facade, blending with the retail and commercial character of Southampton Row.

The building is considered to have high aesthetic and architectural value, not just due to its elegant facades which contribute to the character and appearance of the conservation area but because of its grand internal spaces such as the entrance lobbies and basement ballroom.

The building has been a contributor to the evolution of the Bloomsbury area and it has significant townscape value due to its imposing neo-classical facades which are highly visible within the streetscape and its strong relationship with Bloomsbury Square. It is therefore considered that Victoria House has significant historic and aesthetic value as well as lesser degrees of communal and evidential significance.

6.4 Impact assessment in the basement area affected by the proposals

The area subject of this application is located below the service bay in the northern corner of Bloomsbury Square.

This section of the basement does not present any historic features of significance, having been largely altered to create the vehicular access above and add the existing cycle parking and services.

The existing partition walls are made of concrete blocks, the floors have either rough concrete or epoxy finishes, and the doors are regular laminated ones. All building elements to be affected by the works date from the early 2000s intervention.

The existing louvres to the exterior will be retained and reused for the upgraded mechanical distribution. There are no changes to the facades of the building in this application.

6.5 List Entry

VICTORIA HOUSE AND ATTACHED RAILINGS

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378788

Date first listed: 04-Dec-1990

Date of most recent amendment: 11-Jan-1999

Statutory Address:

VICTORIA HOUSE AND ATTACHED RAILINGS,
37-63, SOUTHAMPTON ROW

Details

TQ3081NW 798-1/100/1481

CAMDEN SOUTHAMPTON ROW(West side) Nos.37-63 (Odd) Victoria House and attached railings

(Formerly Listed as: SOUTHAMPTON ROW Nos.37-67 Victoria House and attached railings)

04/12/90 GV II Commercial building with ground floor shops on east side. c1926-32. By Charles William Long. For the Liverpool Victoria Insurance Company as their headquarters. Sculpture by Herbert William Palliser. Ornamental brasswork by the Bromsgrove Guild. Steel frame clad with Portland stone, bronze infill panels and copperlite glazing surrounds. Green slate mansard roof with dormers.

EXTERIOR: eight storeys, sub-basement and basement on a rectangular island site with facades to Bloomsbury Square, Bloomsbury Place, Vernon Place and Southampton Row. Long sides, 15-window bays; returns five-window bays. West facade to Bloomsbury Square with tall channelled ground floor, central distyle-in-antis Ionic (Erechtheion) portico through first to fourth (attic) floors. Attached columns as far as projecting end bays with paired pilasters. Ground floor to third floor windows tripartite with small panes; second floor with relief pediments. Attic windows, with small panes in plain rectangular recesses, grouped in trios in the frieze (corresponding to window beneath). Tympanum with sculpture of central robed figure with arms outstretched flanked by other figures expressing the bounty of the natural world. To either side, cornice surmounted by parapet with panels of open ornamental brasswork behind which a further attic storey with trios of windows slightly offset from parapet openings. Mansard dormers slightly offset again; all echoing shape of triangular pediment. Central two storey feature above mansard. East facade similar but with shops at ground floor level (originally recessed but now with projecting C20 shopfronts) and tympanum sculpture on the theme of navigation and new forms of industry. Returns similar in style with distyle-in-antis centres, paired pilasters and no tympana. Entrance doors on all sides of panelled bronze.

INTERIORS: virtually unaltered. Entrance lobbies on all four sides faced in Subiaco marble with Greek style decoration and much decorative brasswork. Central ground floor public area, open through three floors to elaborate coffered suspended ceiling. Basement meeting/dance hall with coloured glass light fittings, door furniture and surrounds in polished steel and radiator grilles embossed with VH monogram.

Extensive mahogany panelling to third floor offices. Some rooms with C18 fireplaces from houses previously on the site.

Listing NGR: TQ3039381709

SECTION

7

Summary

7.1 Summary of Proposal

The proposals will see the extension and improvement of the existing cycle parking facilities and changing rooms in the basement floor of Victoria House.

The comprehensive refurbishment of these spaces will provide high quality ancillary facilities to the new LABS offices responding to the occupancy of the building and tenants' expectations.

This refurbishment will allow LABS to run prime co-working office floors, sensitively considering the historic elements of the site, and bringing the building up to modern standards for an office building within the unique setting of this heritage asset.

SECTION

8

Appendices

8.1 Description of Proposed Works

1. Works to existing male and female changing rooms

- Alteration of existing female and male changing rooms on basement level 1 to convert into a larger male changing room area with 1no additional shower cubicle.
- Demolition of concrete blocks walls currently dividing male from female area to enlarge space.
- Infill existing entrance opening to male changing rooms
- Strip out and replacement of existing floor, wall and ceiling finishes
- Replacement of existing suspended ceiling system
- Removal and replacement of sanitary-ware, cubicle partition system and lockers.
- New plasterboard partitions to form shower cubicles and vanity / corridor areas
- Signage on doors

2. Minor works to existing changing rooms corridor

- Strip out and replacement of existing rubber flooring
- New epoxy resin finish to existing concrete floor structure
- Replacement of existing plastic wall lights with LED strip lights
- Redecoration of walls, doors, ceiling and exposed MEP ductwork.
- Tidy up of existing electrical services and installation of cable tray covers where required.
- Wall signage

3. Cycle store Extension

- Demolition of blockwork wall dividing existing cycle store from storage rooms 2 and 3 (as labelled on plans)
- Demolition of wall and door dividing storage 2 from storage 3 areas
- Make good of existing painted concrete floor where required, new epoxy resin finish to the whole cycle store area.
- Removal of bike racks (bolted to floor) and installation of new bike floor racks to suit revised layout.
- Installation of scooter racks to existing wall to the North.
- New electrical services on metal conduits
- New LED linear ceiling lights to the whole cycle store area
- Redecoration of all walls, ceilings, doors and exposed MEP services
- Walls and doors signage

4. New female changing rooms

- New plasterboard partition to create lobby to female changing room area
- New doors to access proposed DDA shower room and female changing rooms
- Removal of existing floor screed in the whole area to increase ceiling height
- New plasterboard partitions to form vanity area, shower and toilet cubicles area, DDA shower room and electrical cupboard to contain existing electrical boards
- New floor, wall and ceiling finishes
- Ceiling lining to areas where the metal ceiling structure is exposed.
- Redecoration of existing steel beams
- Signage on doors

8.2 Description of MEP Works

1. Works to existing male and female changing rooms / proposed reconfigured male changing room

Drainage

Two new 100 dia. Soil drainage stacks from new shower layout will penetrate the B1 floor slab and drop to below to high level B2 within the All Stars tenant demise. These new soil stacks will connect into existing horizontal drain runs currently taking the drainage from the existing shower block. Two new 150 dia. openings within the B1 floor are required, refer to sketches and photographs for proposed location. Two 150 dia. openings on structural slab required.

Water services

Existing HWS and CWS serving the existing showers/changing will be adapted to serve the new layout. No impact to heritage fabric anticipated.

Ventilation

The existing supply and extract ventilation system serving existing shower/changing will be adapted and modified to serve new layout. Existing Fresh air intake louvre will remain in current location and the existing discharge air louvre will remain as currently installed. No impact to heritage fabric anticipated.

Heating

Existing LTHW connections to low level tubular heater to be modified to suit new radiator within new shower block layout. No impact to heritage fabric anticipated

2. New Female Changing Room Block

Drainage

Two new 100 dia. Soil drainage stacks from new shower layout will penetrate the B1 floor slab and drop to below to high level B2 within the All Stars Bowling Lanes tenant demise. New horizontal drainage pipework at high level B2 will run co-ordinated with existing All Stars high level services to connect into existing horizontal drain run. Two new 150 dia. openings within the B1 floor are required, refer to sketches and photos showing location of the holes required. Two 150 dia. openings Structural slab impact to heritage fabric.

Water services

New HWS and CWS connections to serve new showers will be made connections to local existing pipework. Pipework will drop from the riser located by the lift and transferred to the female changing area at high level. No impact to heritage fabric anticipated.

Ventilation

A new 300 dia. extract ventilation duct from new shower block will run through adjacent bike/locker store around the periphery of the room and connect into the existing common shower block discharge louvre. Exact location of the new extract fan shown on sketches. Fresh air make-up to the shower block will be via natural means from bike store voids and openings with a make up grille at high level in the new shower block. Note that extra heating will be require within this space to counter winter conditions fresh air intake via bike store. New transfer make-up grille to have a filter section. Minimal impact to heritage fabric anticipated.

Heating:

New LTHW connections to new radiators located within new shower block layout. Note that due to unheated direct fresh air make-up air anticipated during winter time two new radiators each rated at kW are to be installed.

3. All Areas

Small Power

New general power socket outlets provided throughout. New cleaner's socket outlets provided throughout. Power to electric bicycle / scooter charging. New power supplies to:

- Hand dryers
- Accessible toilet alarms
- Mechanical plant items (fans etc.)
- Solenoid valves

Lighting

New LED lighting to be provided throughout to be controlled via PIR (presence infra-red) automatic switching. Generally lighting shall consist of either ceiling mounted linear fittings or recessed downlights, suitable for application.

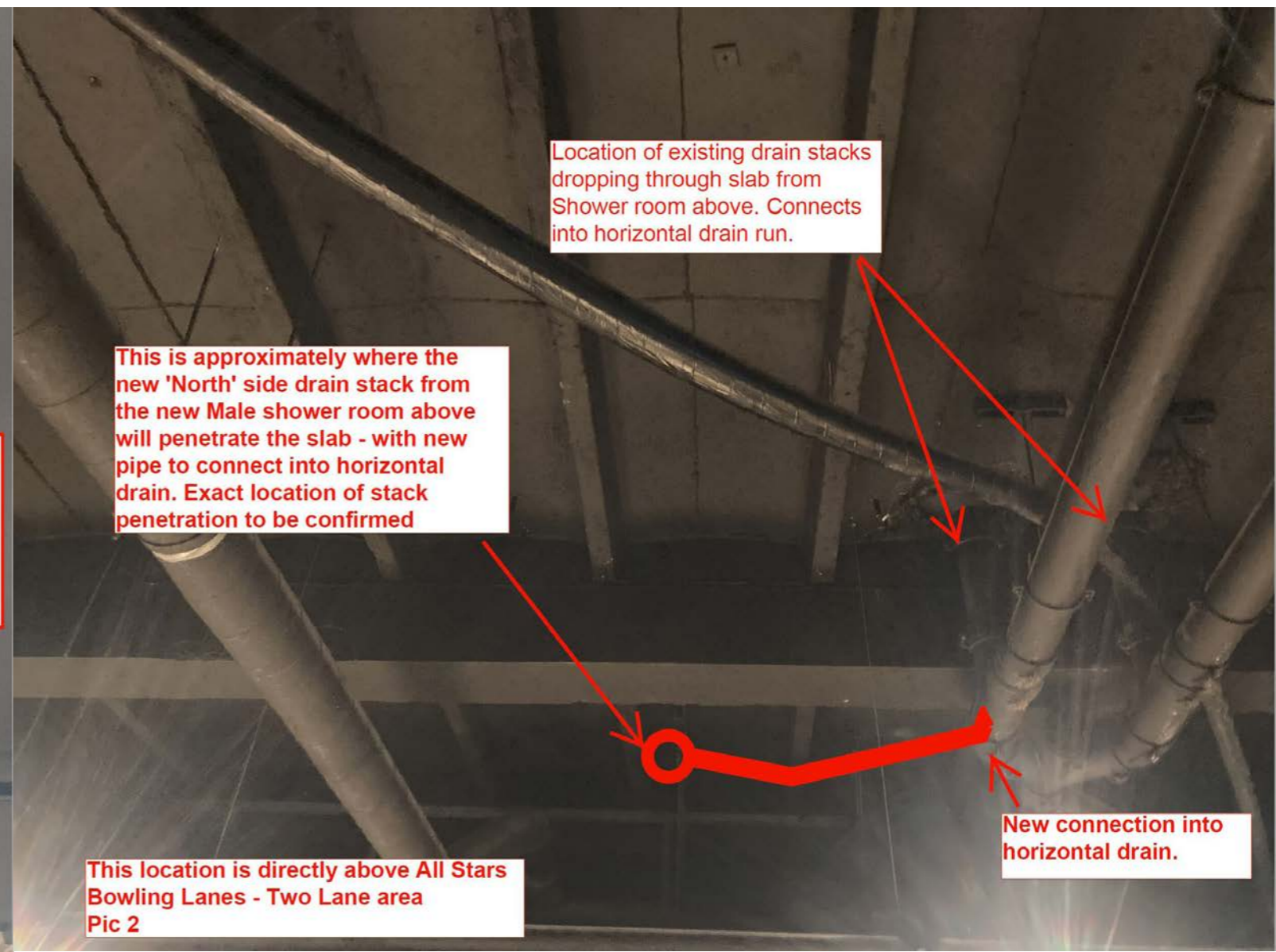
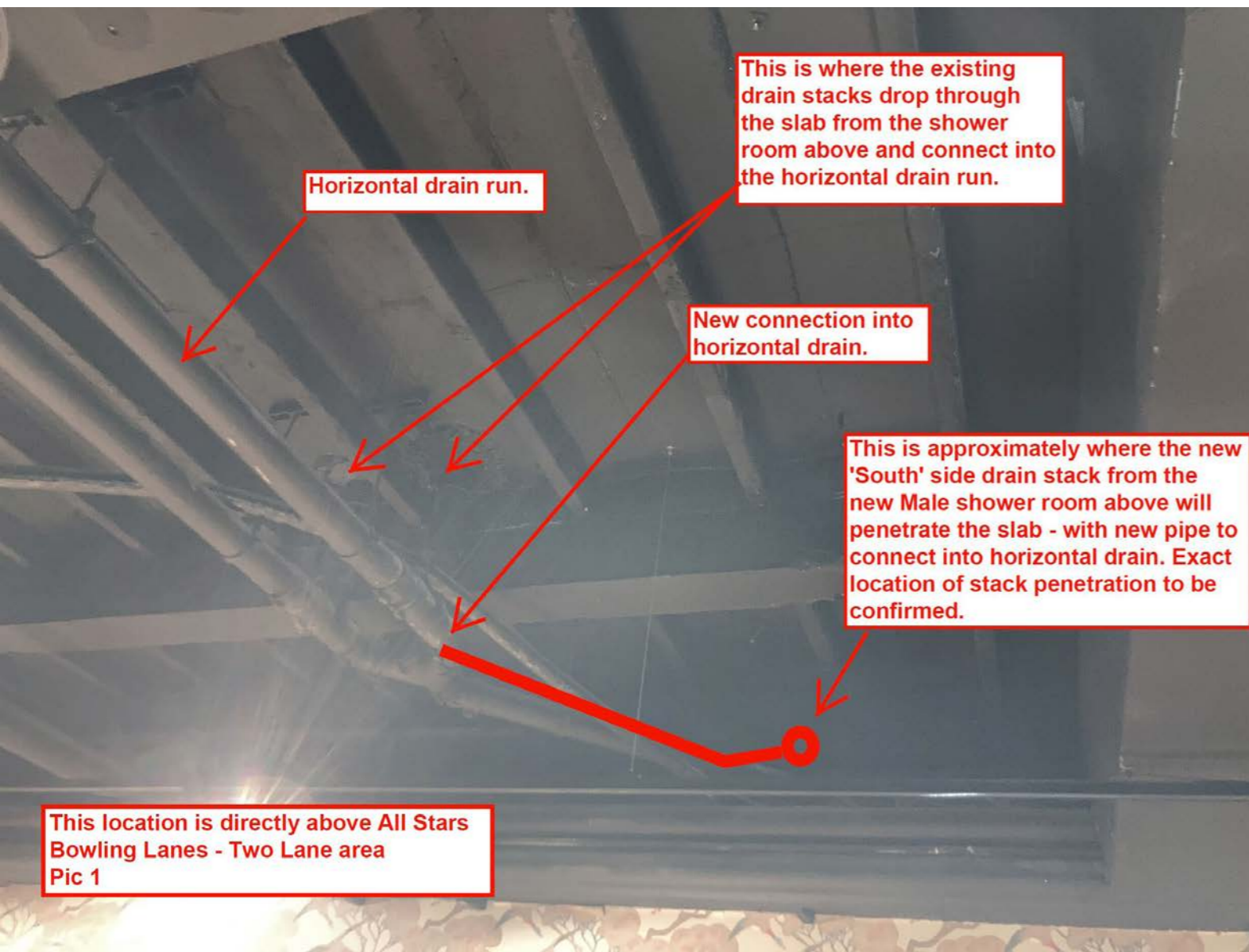
Emergency Lighting

New emergency lighting to be provided throughout in accordance with BS EN 5266.

Fire Detection & Alarm

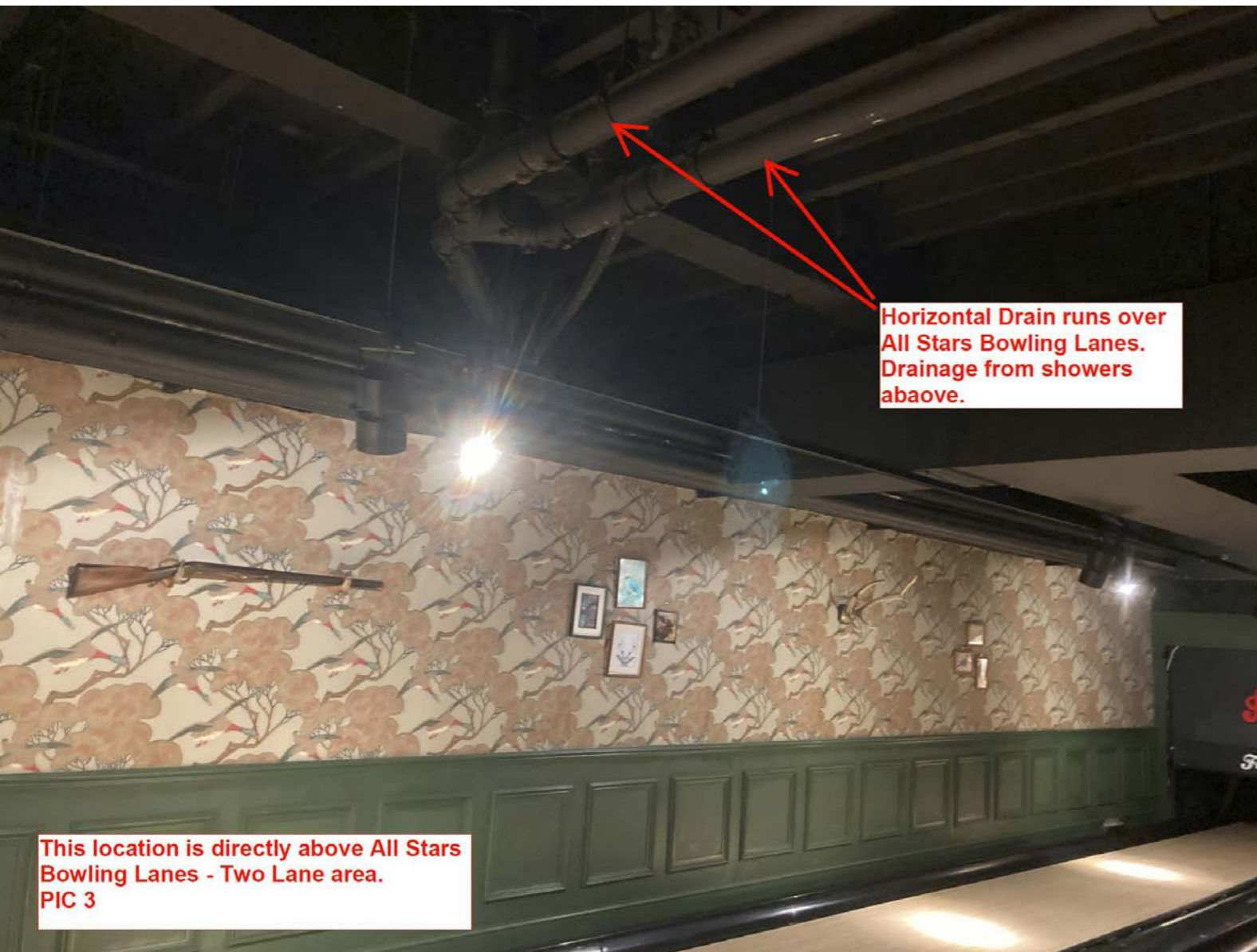
New category L1 system (as defined in BS 5839-1) to be integrated into the existing buildings fire detection system & strategy.

The proposed works do not affect any heritage areas of historic fabric.



8.3. Basement 02 - High Level Drainage Runs

MEP Study



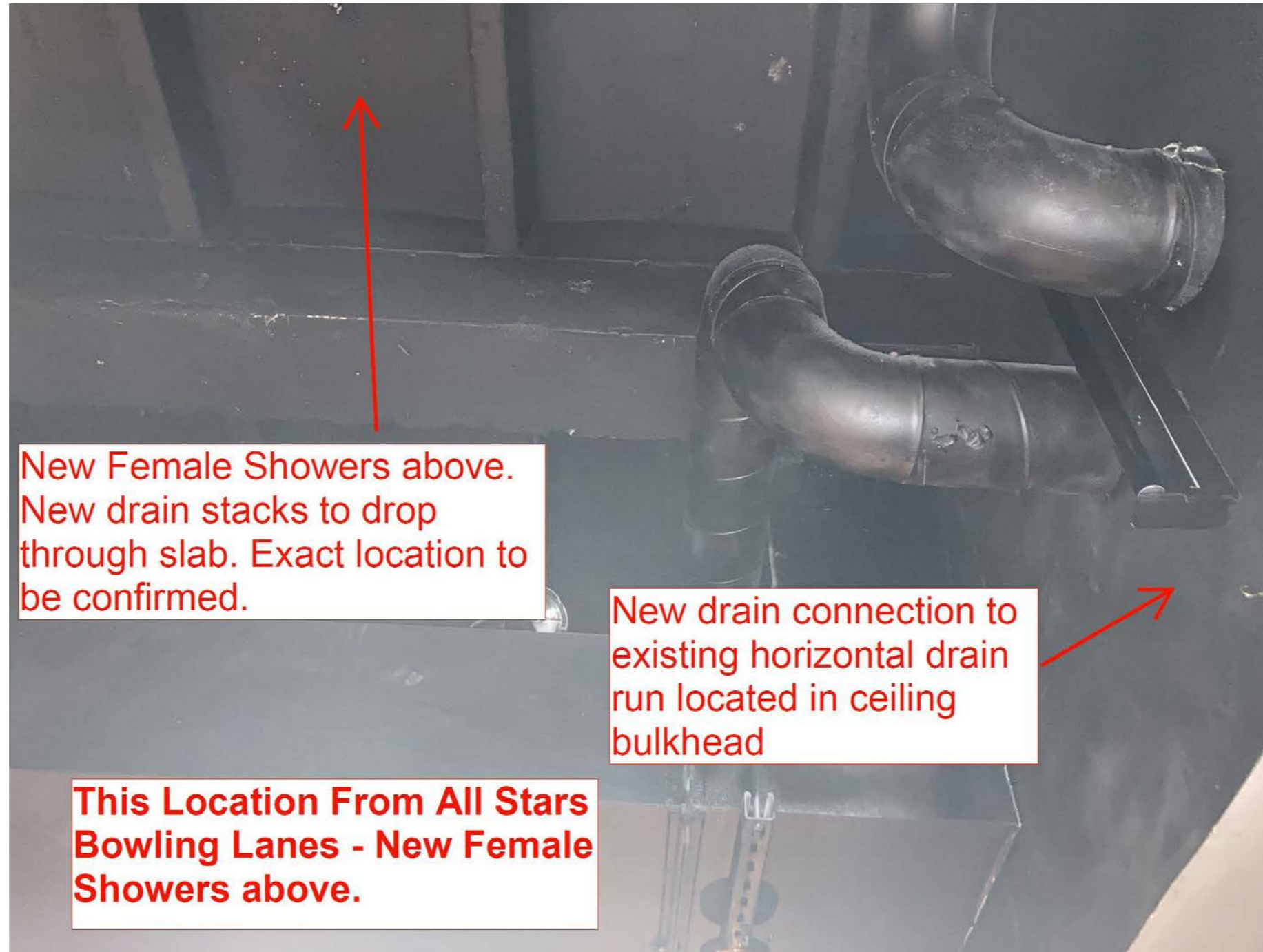
8.4. Basement 02 - High Level Drainage Runs

MEP Study



8.5. Basement 02 - High Level Drainage Runs

MEP Study



8.6. Basement 02 - High Level Drainage Runs

MEP Study



8.7. Basement 01 - Existing Window Louvers To Be Reused

MEP Study