

DESIGN AND ACCESS STATEMENT

FULL PLANNING APPLICATION

GIBSON THORNLEY

Gibson Thornley Architects Limited

www.gibsonthornley.com
info@gibsonthornley.com

No.4 The Hangar
Perseverance Works
25-27 Hackney Road
London E2 7NX

+44 (0)20 7729 7064

DESIGN AND ACCESS STATEMENT

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TEAM

Architect
Gibson Thornley Architects Limited

GIBSON THORNLEY

Client
Tristan Capital Partners (Joint Venture with Edmund De Rothschild)



Client
Edmund de Rothschild REIM (Joint Venture with Tristan Capital Partners)



Project Manager
Workman



Cost Consultant
Gleeds



Structural Engineer
HTS



M&E Engineer
Waterman Group



Planning Consultant
HGH Consulting

Principal Designer
PFB Consult





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1.0 INTRODUCTION

1.1 SCOPE OF THE APPLICATION

This application has been prepared on behalf of Tristen Capital for no. 6, 7 and 8 Southampton Place, London. The client intends to refurbish and improve the buildings so they can be let out as commercial space. All buildings are currently vacant.

This is a full planning application for the proposed works to to roof coverings and new external plant units.

Please note this is a heavily condensed design and access statement and the remainder of the full scope of proposed works is provided in the seperate Listed Building Consent application (revision number PO4).

Servicing
All three buildings are re-serviced with VRF heating or cooling. The external plant enclosures are located on the rear 1st floor roofs for No.6 and 7 and on the upper roof for No.8.

Roof Coverings
The existing roof coverings to the non-original ground floor extensions in No. 6 and 7 are in a state of disrepair, with problems of water ingress and a very poor visual appearance. proposed is a new extensively planted sedum roof.



2.0 **CONTEXT**
2.1 THE SITE

Numbers 6,7 & 8 are located on the east side of Southampton Place, within the Bloomsbury Conservation Area of the London Borough of Camden.

All three addresses are Grade II* listed as are the neighbouring buildings at 1-5. The row was probably built between 1758-1763 under the direction of Henry Flitcroft. Surveyor of the Fabric for St Paul's Cathedral.

KEY

Site boundary

Boundary of the Bloomsbury Conservation Area



2.0 CONTEXT
2.2 OVERVIEW FROM THE WEST

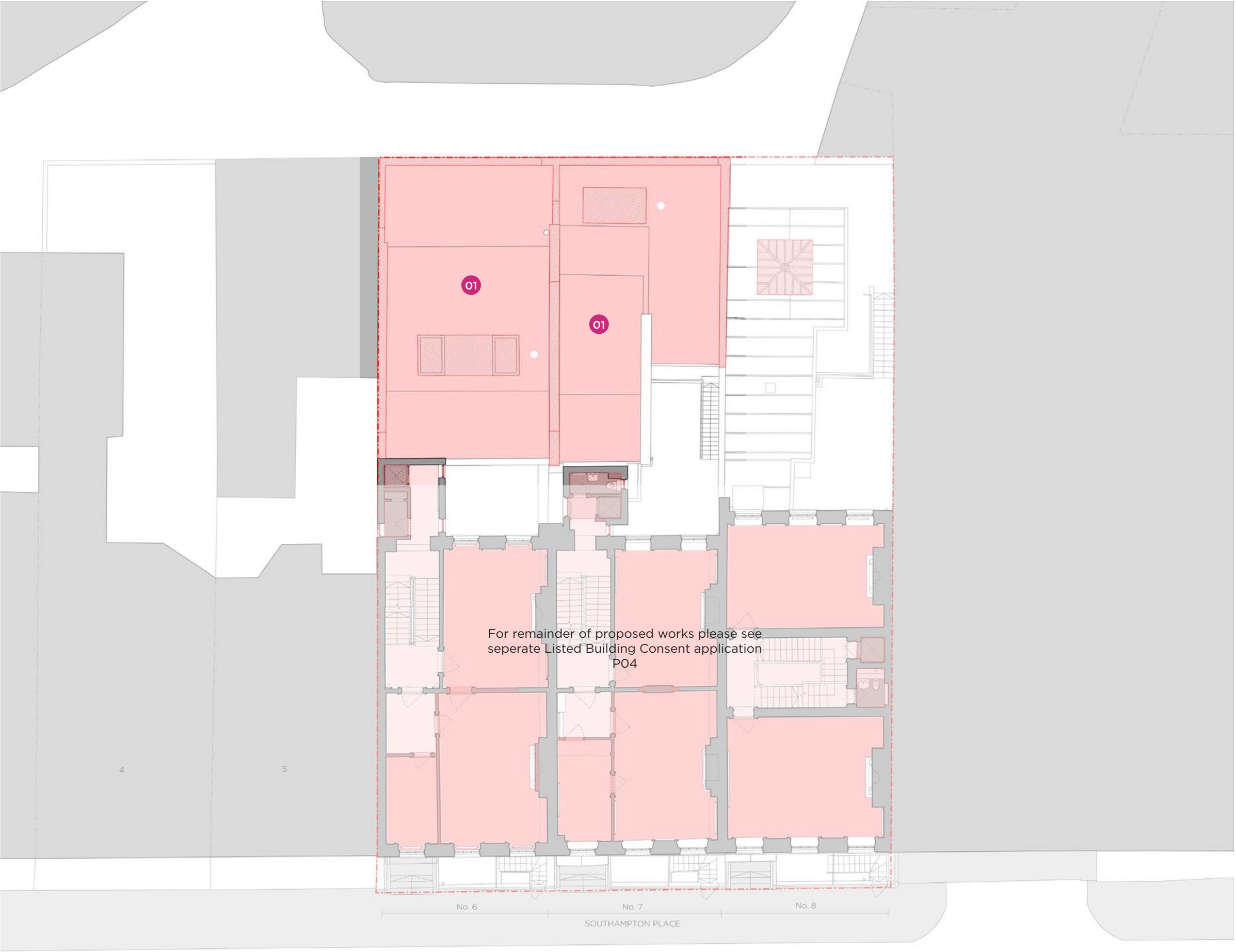


2.0 CONTEXT
2.3 OVERVIEW FROM THE EAST



3.0 PROPOSED LAYOUTS
3.1 1ST FLOOR ALTERATIONS

Existing roof coverings are proposed to be removed to allow for new proposed sedum roof.



Key
01 Existing roof covering removed



3.0 PROPOSED LAYOUTS

3.2 1ST FLOOR ALTERATIONS

New sedum roof finishes are proposed to No. 6 and 7, improving the thermal performance of the buildings and the visual amenity for the surrounding buildings. The VRF plant enclosures for no. 6 and 7 are located on the roof of the rear extensions.



- Key
- 01 New extensive sedum roof
 - 02 New VRF units within PPC acoustic enclosure enclosure (noise limit to 46dba @3m) 1.4m high from mounting surface

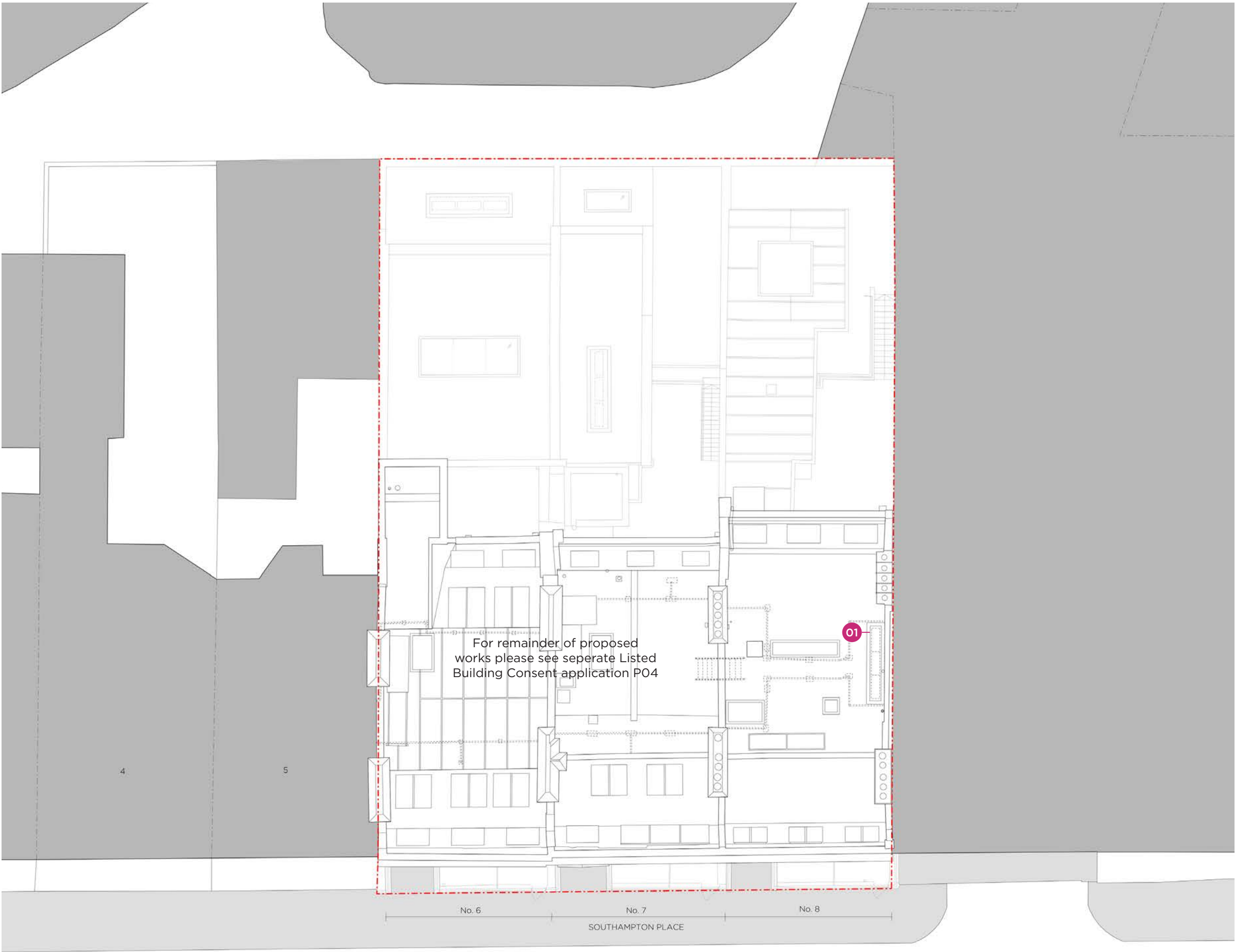


3.0 PROPOSED LAYOUTS

3.3 ROOF ALTERATIONS

The alterations at the upper roof are minor.

A new VRF plant enclosure is located above the risers on no. 8. The location ensures that this cannot be seen from the street. The existing edge projecting is adjusted to suit.



Key

01 New VRF unit within PPC acoustic enclosure enclosure (noise limit to 46dba @3m) 1.4m high from mounting surface



4.0 EXTERNAL WORKS

4.1 LOWER FLAT ROOF ALTERATIONS

The existing roofs to the rear of no. 6 and 7 are in a poor condition and in need of replacement. The proposals remove the existing roof covering and replace this with a new highly insulated roof with sedum finish. This will improve the thermal performance of the building and provide visual amenity for the surrounding properties. The existing coping stones are removed and parapets raised using brickwork to match existing. New pre-cast coping stones are then installed once the roof is in place.

The VRF plant enclosures for no. 6 and 7 are located on the recovered roofs. These are enclosed in a PPC metal casing providing acoustic attenuation.



Existing roof to no. 7 Southampton Place

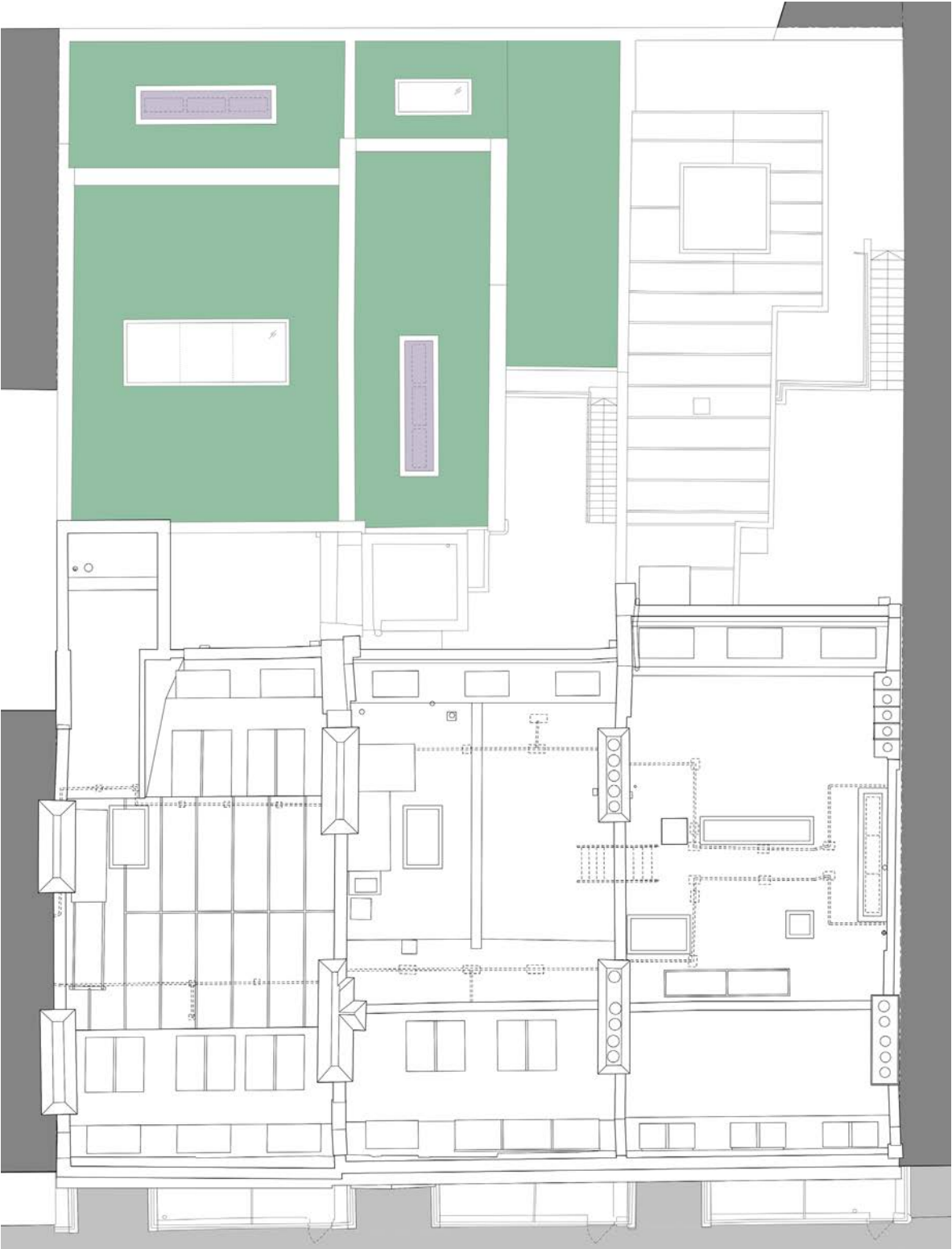


Flat roof coverings pooling

KEY

Roofs proposed to be replaced with new sedum roof

New VRF units within PPC casing



Proposed 1st floor roof plan, colour coded to show proposals for repair/replacement

4.0 EXTERNAL WORKS
4.2 UPPER ROOF

The proposed external VRF plant enclosure for no. 8 is located on the upper roof, adjacent to the party wall, serving directly down into the riser below. The existing edge protecting is adjusted to accommodate the roof plant.

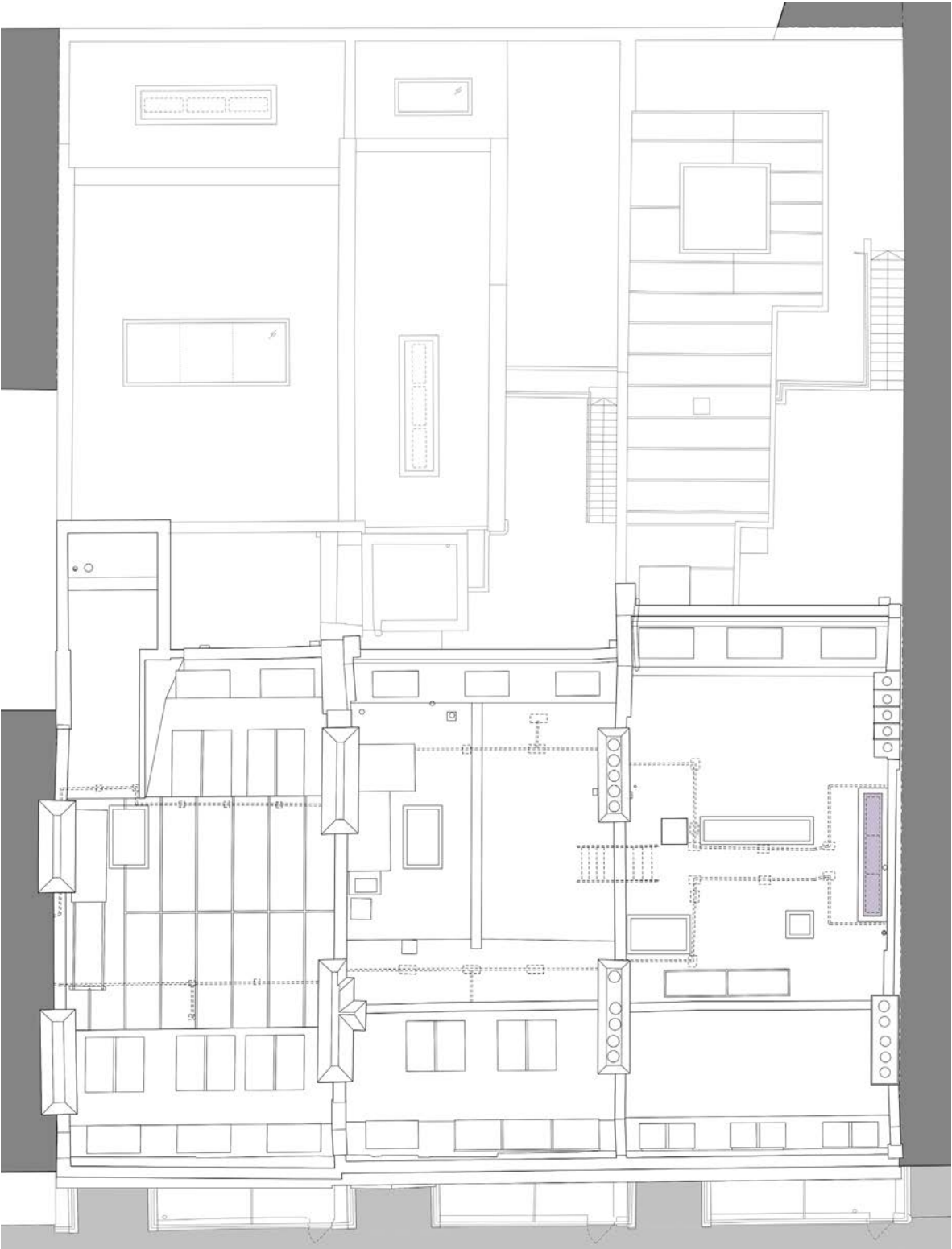


Proposed external VRF unit in PPC casing shown on street elevation. This is set back in the middle of the roof as shown in the plan so will not be visible from the street.

Street elevation of No. 8 Southampton Place

KEY

New VRF units within PPC casing



Proposed upper floor roof plan, colour coded to show proposals for repair/replacement

5.0 ACCESS STATEMENT

The proposals do not impact on the current access arrangement to the property.

There is currently a stepped access to the front doors which gives access to the ground floor rooms.

The basement and upper floors are accessed internally via a single staircase. The existing lifts are accessed generally from half landings and as such, do not create an accessible building. They are very small in size, fitting 1 person. On the basis that they do not improve accessibility, we are proposing that these are removed.

Our proposal generally retains the existing arrangement and, as such, does not negatively impact on the access arrangement to, and within, the property.

6.0 AREA SUMMARY

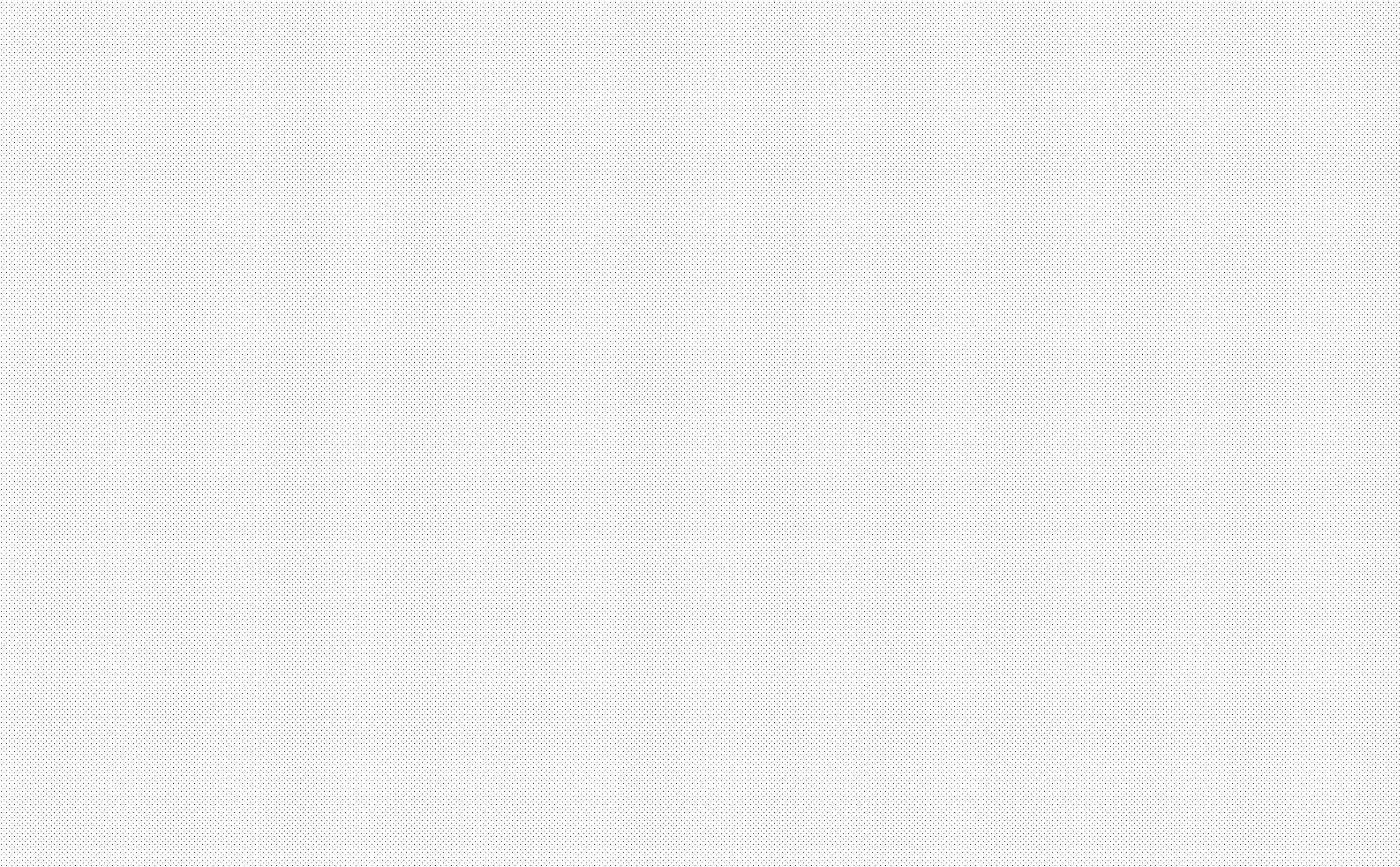
The gross internal areas of the proposed building are unaffected as there is no extension or demolition of the building envelope. This is illustrated in the table below.

GIA (Sq.m)		
	Existing	Proposed
6	702	702
7	675	675
8	630	630

7.0 SUMMARY

This reduced Design and Access statement has described in more detail the proposed additional plant and sedum roof proposals that form this Full Planning Application.

Please see seperate Listed Buidling Consent Application for more detailed information on the proposals to the main building.



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