



Design & Access Statement

4th Floor Terrace

39-40 Eagle Street,
London, WC1R 4TH
July 2022

Hayhurst and Co.

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Existing Site

The development site is located on the north-eastern end of Eagle Street close to its boundary with Red Lion Street.

The existing property is a part single-storey, part 4-storey and part 6-storey commercial building with a full basement and roof-level enclosure for the lift over-run. It is believed to have been built in the early 1960s, has a GIA of about 1,100m² has been used for a variety of office uses (Class E) and is currently vacant.

The existing building is neither statutorily nor locally listed however is located inside the Bloomsbury Conservation Area (Sub-area 11: Queen's Square/ Red Lion Square).

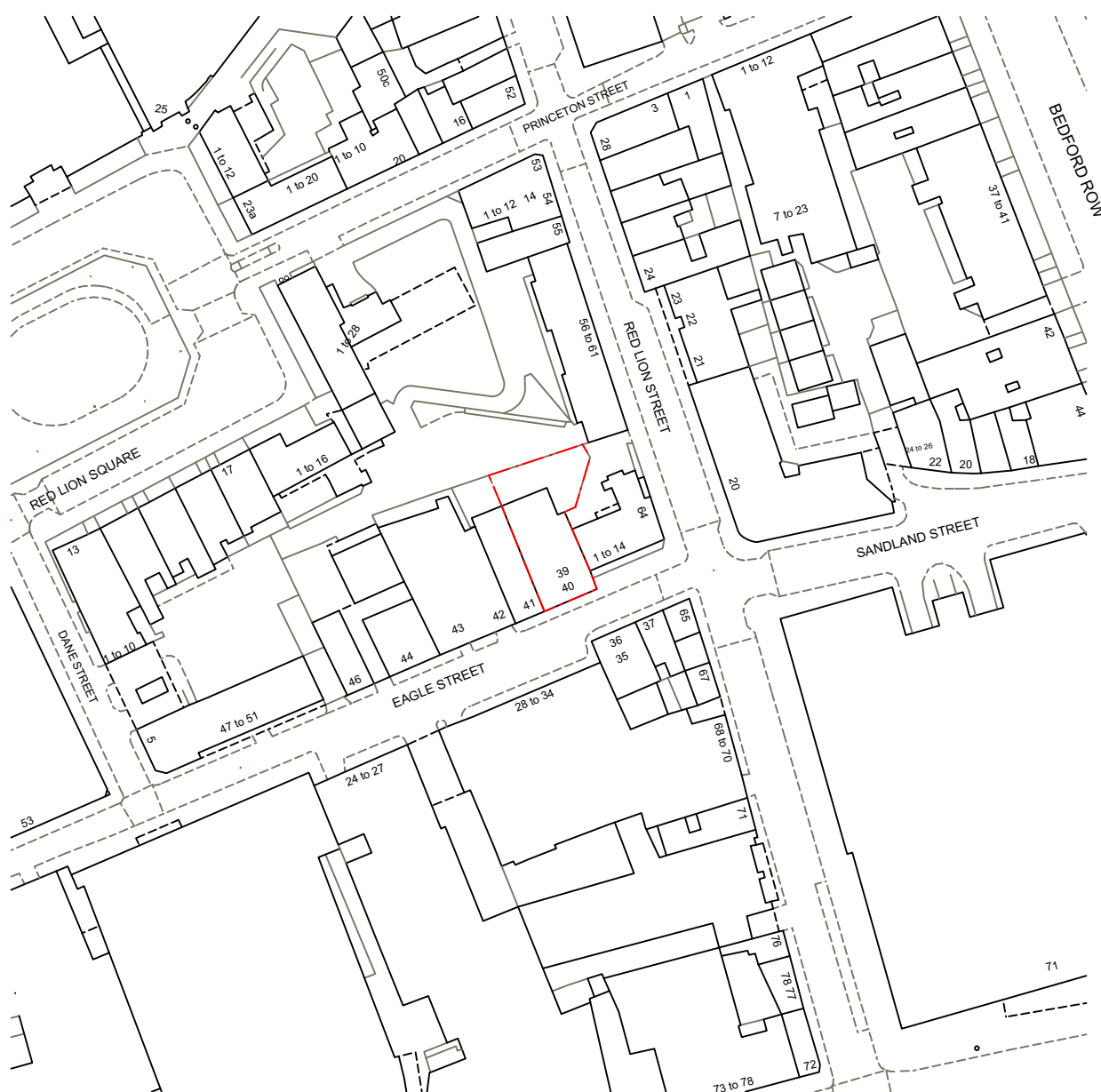
An Article 4 Direction has removed permitted development rights for basement development and permitted development rights for converting office to residential (neither of which are relevant to this application).

The property is in flood risk zone 1.

0m 25m 50m



 Site boundary



Above: Location Plan 1:1250

Existing building

The existing building is a concrete framed building with masonry infill and critall-style windows that dates from the late 1950s and is currently used as office space (Class E).

The first four storeys sit on the back of pavement with the fifth and sixth floor set back in line with adjacent building. As a result, there is currently an existing felt roof at fourth floor towards Eagle Street, surrounded three sides by a 700mm parapet.

The roof level is established above the fifth floor and features a lift/stair overrun.

The Bloomsbury Conservation Area Appraisal notes the building is neither noted as a "building of interest" nor a "building that makes a positive contribution to the character of the conservation area".

About the Applicants

The applicants are a media production company and acquired a 25-year lease on the property in 2022 for use as their office spaces and commercial headquarters. They wish to refurbish the building and create an amenity terrace to fourth floor level of the property to encourage a healthy and Covid safe working environment.



Above: Street View of 39 40 Eagle Street approaching from the West



Above: Street View of 39 40 Eagle Street approaching from the East

Heritage and Development Context

The site sits in a mixed-use, mid-town location. The north side of Eagle Street comprises a variety of commercial and office buildings and the south side education buildings.

The building to the east of the site (64 Red Lion Street) is a post-war, 6-storey residential building and the building to the west (41 Eagle Street) the 4-storey Sierra Leone High commission.

The buildings located on Eagle Street and Red Lion Street are from a variety of ages and in a variety of building styles. Roofs surrounding Eagle Street are generally flat with maintenance access. Some amenity terraces can be noticed in the surroundings such as the rear of 90 High Holborn and 20 Red Lion Street.

A terrace conversion to amenity space has also been approved as part of the refurbishment works to Templar House.

Planning History

9100916 - Continued use of the basement and ground floors as offices within Class B1 of the Town and Country Planning (Use Classes) Order 1987 as shown on drawing number 2434H/04 (floor plans) WGS2 (site plan) and WGS1 (location plan).
Granted (14/01/92)

8900362 - The retention of a shopfront as shown on drawing numbered 08.
Granted (24/10/89)

8703702 - Erection of a fire escape as shown on drawings numbered 1 and 1A..
Granted (23/03/88)

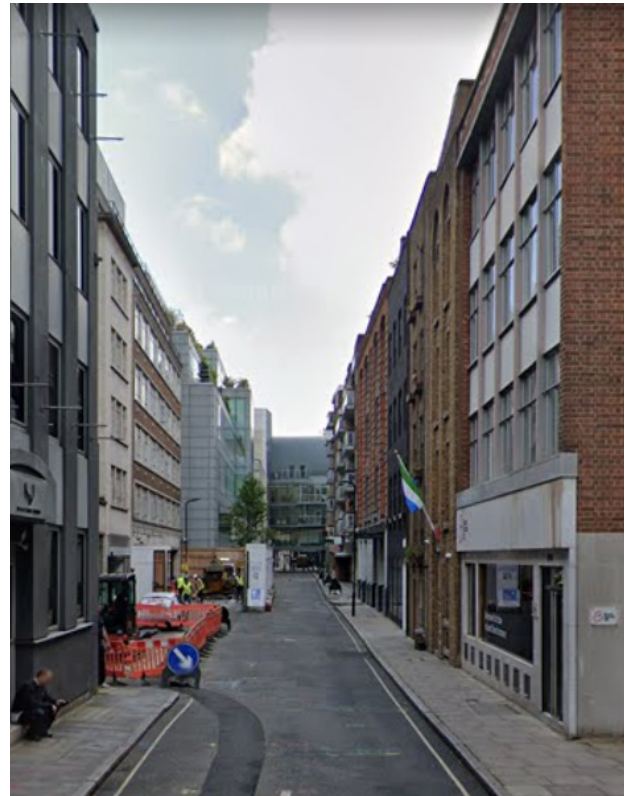
7048 - The formation of a new canopy to the rear entrance of Nos. 39/40 Eagle Street, Camden. Conditional (28/05/69)

CA1312 - (a) to the erection of individually fixed illuminated letters on the Eagle Street frontage and (b) non illuminated plastic letters individually fixed on the east flank frontage facing Red Lion Street, 39/40 Eagle Street, W.C.1. Permission (11/11/60)

TP43997/12843 - The erection of a building comprising basement, ground, and five upper floors, to be used for showroom and office purposes, on the sites of Nos. 39 and 40 Eagle Street and Nos. 2-5 (Cons.) Red Lion Passage, Holborn. Granted (16/10/59)



Above: View of Eagle Street towards Red Lion Street



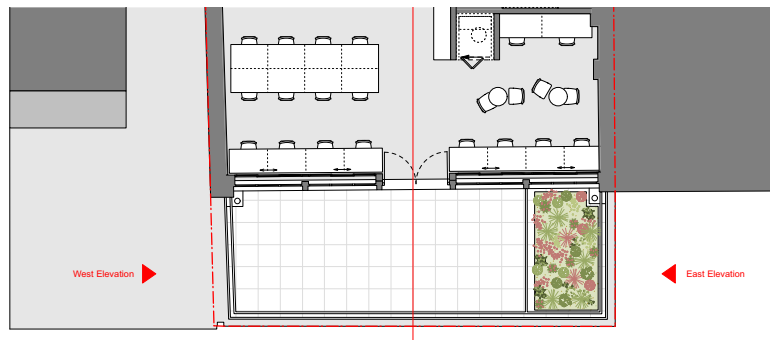
Above: View of Eagle Street towards Procter Street

Proposed Works

This application is for the replacement of the current flat roof to 4th floor on Eagle Street to become an equalities compliant access external amenity area to the refurbished office space.

Proposed works include:

1. Installation of a metal balustrade to existing fourth floor terrace, set inboard of the parapet to Eagle Street.
2. 2.1 m double swing doors to match existing window line and materiality
3. External lighting to be fit at low level to provide safe access to the terrace.



Above: Proposed fourth floor accessible terrace



Above: Proposed Eagle Street Elevation with balustrade to fourth floor level

Design

The following design considerations have been made to minimise impact of the new proposed terrace to neighbouring properties.

- a. The existing parapet is 700mm from the finished floor of the terrace: the proposed 1,100mm-high balustrade will be inset behind the existing parapet in order to minimise visual impact.
- b. The central glazing to the fourth floor will be replaced with a double leaf swing door. The doors will sit in line with existing glazing with frame to match fenestration.
- c. A deep planted bed will be added to the eastern side of the terrace to avoid the ability to overlook the neighbouring residential property at 1-14 Red Lion Street. A further railing has been added between the planter and terrace, in order to impede recreational access to the planted bed.
- d. The terrace sits half way between the 4th and 5th floor windows of the neighbouring residential property further reducing the likelihood of any potential overlooking.
- e. The building is an office and so the predominant use of the office terrace will be during office hours with occasional use after normal working-hours. The applicant is happy to discuss limiting the hours of use by condition at the weekends and, to, say, 10pm on weekdays.
- f. External lighting will be in the form of uni-directional floor-level lights washing downwards fitted below parapet level within planted bed to provide safe access to the terrace and to avoid any impact on the adverse impact on the occupiers of 1-14 Red Lion Street.

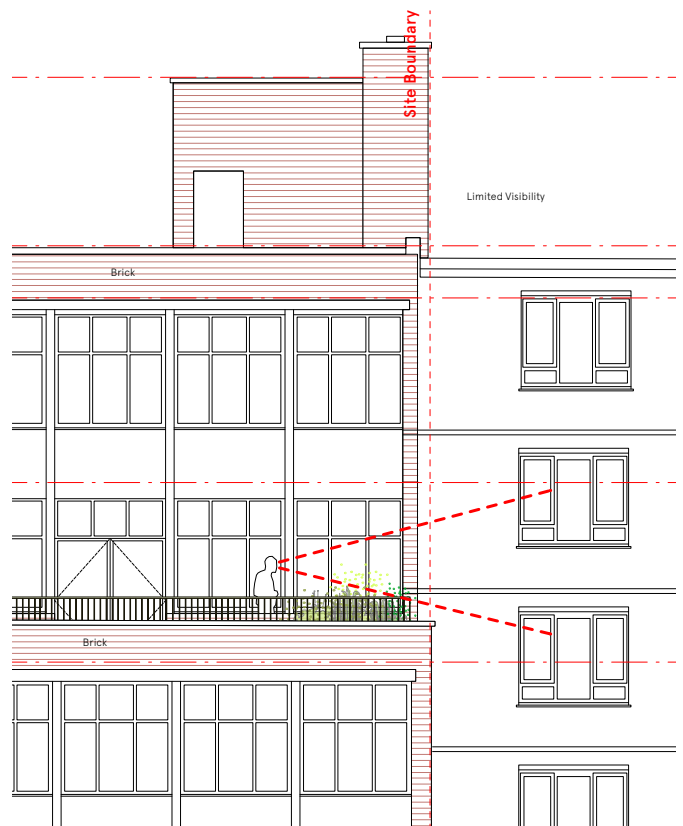
As a result, we don't believe the proposed scheme is harmful to the surrounding properties.

Appearance

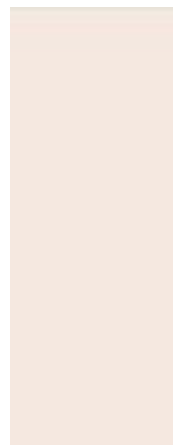
Balustrade will be a light tan powder coated steel balustrade with flat uprights set close together and metal round handrail to top. The tan colour takes reference from the building pillars and will appear lighter as seen from street level.

Access

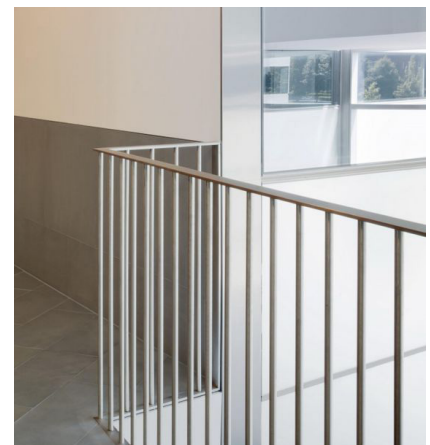
Level threshold will be provided between internal communal spaces and terrace in accordance with the Equalities Act 2010.



Above: Terrace outlook to neighbouring property - elevation



Above: Tan PPC Metal



Above: PPC Steel balustrade

Fire Statement

In response to Policy D12 of the London Plan 2021, the following has been considered:

- a. Suitable space for the fire appliance and evacuation point remains as existing and is provided through the rear driveway. The proposal makes no change to this arrangement.
- b. The proposed works create an accessible terrace at the 4th floor of the property. This has been designed on the basis of a single direction of travel available and travel distance is 10.3m, which is lower 22m.

c. The designs will incorporate appropriate fire safety measures as required under the Building Regulations. Refurbishment works will include a Category L1 fire detection and alarm system. An alarm point will be fitted to the terrace. Fire Safety Equipment is to be provided across the floorplates.

d. The designs are made so that they can be constructed in an appropriate way that minimise fire spread and that they can be constructed to current Building Regulations.

Summary

The proposed works at 39-40 Eagle Street will create a small area of external amenity, enhance a covid-friendly work environment whilst having no perceptible impact on the streetscene or the residential amenity of neighbouring occupiers.



Above: Street View of 39 40 Eagle Street with proposed works