



Design & Access Statement

Works to Rear

39-40 Eagle Street,
London, WC1R 4TH
September 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).

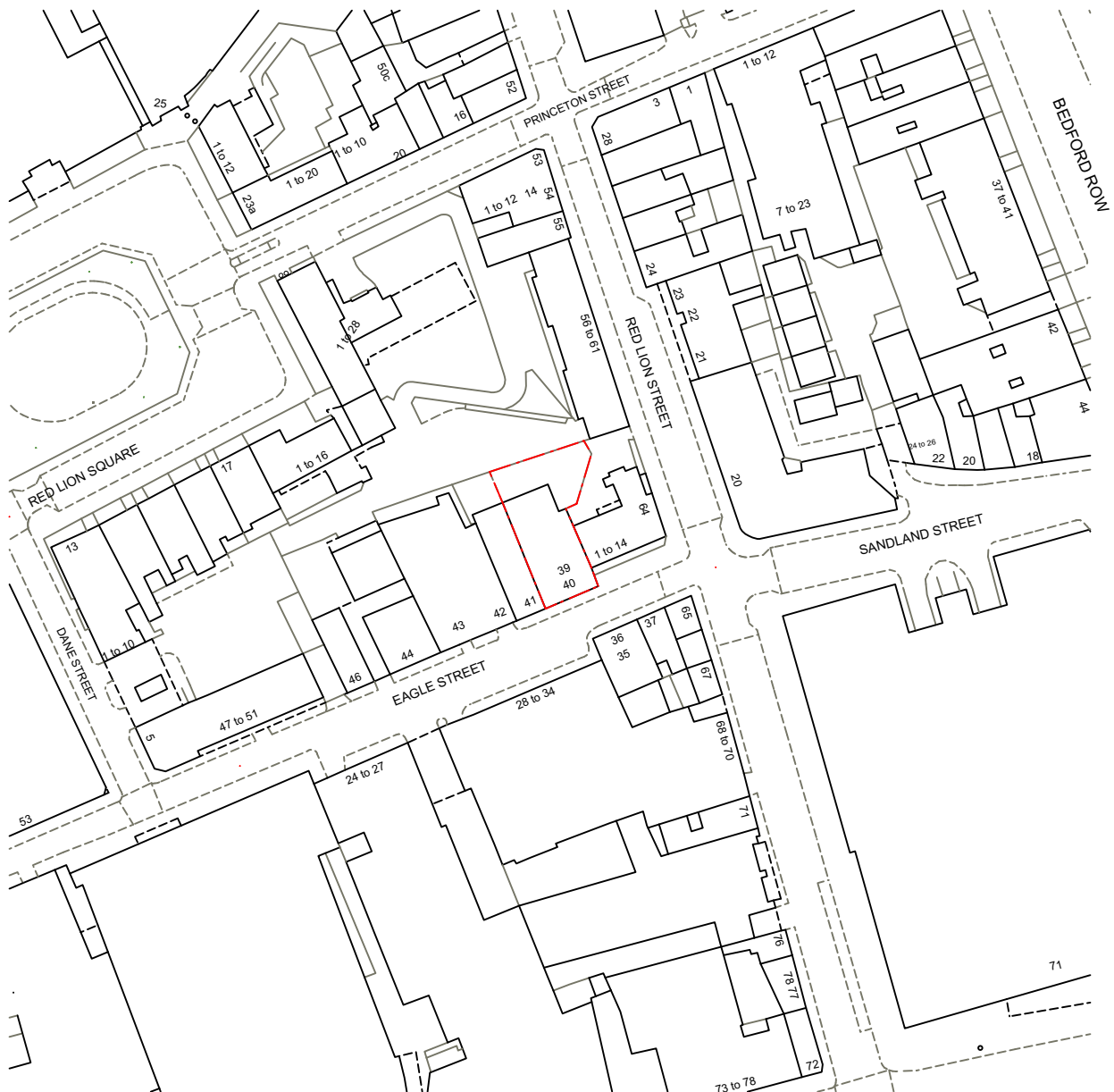
An Article 4 Direction has removed permitted development rights for basement development and permitted development rights for converting office to residential (neither of which are relevant to this application).

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 early 1960s and is currently used as office space (Use Class E).

The building has vehicular access to the rear of the site from Red Lion Street. This north side to the property has ground level access doors to the building at the rear, emergency escape doors from the existing basement to the side and an external fire escape stair.

The single-storey element to this side has the fire escape over it and also existing mechanical plant at the first floor level. This includes a number of air-conditioning units which are proposed to be replaced under this application.

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 extend to rear first floor in order to provide an improved performance and operational capacity of the existing building, together with a healthy and safe working environment.



Above: View approaching the rear of 39 40 Eagle Street from Red Lion Street

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.

Immediately to the north of the building is a parking area, beyond this is the rear of 'Brampton' – a 6-storey, 20th Century development on Red Lion Square.

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



Above: View of Eagle Street towards Red Lion Street

Proposed Works

This application is for replacement plant to be placed part within an acoustic enclosure at first floor, part at roof level, for a small ground floor extension to current exit and to replace and make minor modifications to the doors and windows to the rear elevation.

Design

The following design considerations have been made to minimise impact of the proposed works in relation to neighbouring properties.

f. Existing plant is at the end of its effective life and will be removed. The new plant comprises two air conditioning condensers, which will be housed at first floor and twelve air source heat pumps to be located on the main roof to serve heating and cooling for the building.

d. The plant enclosure at first floor will be screened from Red Lion Street by its own fire escape stair and the tree to neighbouring property and therefore will not be readily visible from Red Lion Street.

e. As a single-storey enclosure at first floor on a north-facing elevation, the first floor accommodation will not compromise the daylighting to the buildings either side.

g. A background noise survey has been undertaken as detailed in the Noise Impact Assessment submitted with this application, in order to determine an appropriate noise emission criterion, in accordance with the requirements set out by London Borough of Camden.

h. The new plant at first floor will sit inside an acoustic louvred enclosure with the required air flow provided.

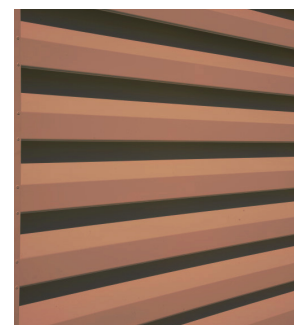
i. The new plant at roof level is of a lower height than the existing brick parapet and will not be visible from street level.

j. The plant will have two modes of operation. Daytime operation (07:00 to 23:00), which will comprise one of all of the air source heat pumps and one air conditioning condensers; and night time operation (23:00 to 07:00), which will comprise the other air conditioning condenser.

k. The building will be ventilated by mechanical ventilation and heat recovery units [MVHR]. The atmospheric ducts for the MVHR will be vented from the rear façade and will include attenuators as per NIA recommendation. Replacement windows are proposed to the existing



Above: Proposed Rear Elevation with modifications to first floor and facade



Above: PPC metal louvres, terracotta colour

toilets from 1st to 5th floor, which will incorporate one vent for the MVHR, with the second vent installed within the adjacent brickwork.

l. A new double door is proposed on the rear elevation at ground floor level to provide an additional means of fire escape route.

m. A 1.5m² brick extension is proposed on the eastern side of the at ground floor in order to enable a protected means of escape from the basement floor.

Appearance

The acoustic louvred enclosure will be powdercoated in terracotta colour to match existing brickwork. Proposed windows will match existing.

Access

Level threshold is facilitated at ground floor rear egress in accordance with the Equalities Act 2010.

Stepped access will be required for the plant enclosure due to location of existing steel beam at the base of existing fire escape stair to be retained.

Fire Statement

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

A1. The building is an existing office block. Suitable outside space is available for fire appliances and for appropriate use for an evacuation point. The proposal makes no change to this arrangement.

A2. The proposed works are for a mechanical plant at first and roof level and new windows and doors to the property. The proposal has been designed in coordination with a fire engineer and the works will incorporate appropriate fire alarm systems and passive and active fire safety measures.

A3. The designs have been developed so that the construction works will minimise the risk of fire spread and to current Building Regulations.

A4. The proposal provides suitable and convenient means of escape to all building users.

A5. The proposals include a robust strategy for evacuation which can be maintained and used by building users.

Summary

The proposed plant upgrade works at 39-40 Eagle Street will provide a new life and improved performance of the existing building, together with a healthy and safe working environment.

The proposed plant at first floor level is being generally screened from Red Lion Street by its own fire escape and neighbouring trees.

The plant at roof level sits behind existing brick parapet and will not be visible from street level.

Alterations to the facade are considered of minimal visual impact, whilst increasing the life expectancy of the building.