

# **Design and Access Statement**

**Supporting Listed Building Application**

**For**

**Staircase and Stud Partition Removal**

**At**

**H Bauer Publishing**

**Academic House, 24-28 Oval Road, London, NW1 7 DT**

SEPTEMBER 2022

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## 1 Introduction

This Design and Access Statement has been prepared by Arcadis on behalf of H Bauer Publishing, to support an application for listed building consent with regard to the staircase and partition removal works at their premises known as Academic House, 24-28 Oval Road, London, NW1 7DT.

This report has been prepared by Nigel Green BSc(Hons) MSc MRICS IMA PS, Principal Surveyor at Arcadis.

It describes the property and the proposed project works, and is intended to provide background information to Camden Council's planning team to assist in their consideration of the overall scheme in relation to listed building consents.

## 2 The Property

### 2.1 Site Location

The property, known as Academic House is located at 24-28 Oval Road, London, NW1 7DT, and sits on a plot between Jamestown Road, Oval Road and Regent's Canal, adjacent to Southampton Bridge (also known as Oval Road Canal Bridge). The property is a grade II listed building, and is located within the Regent's Canal Conservation Area. Academic House is divided into two buildings (see **Error! Reference source not found.**):

- Building A: The original Gilbey House, constructed 1937 and designed by architect Serge Chermayeff, now referred to as Academic House, located on the corner of Oval Road and Jamestown Road. The property was constructed for use as the administrative headquarters of owned by Messrs. W. & A. Gilbey Limited.
- Building B: Academic House, constructed circa 1871 and refurbished and re-fronted in 1960 as an extension to Gilbey House, also understood to be designed by Serge Chermayeff, referred to as Academic House, located on the corner of Oval Road and Regent's Canal.
- Building C: Is a former Gin Distillery, constructed 1894 by William Hucks. This is now a residential apartment block known as Gilbey House and is located on Jamestown Road, with its rear elevation facing Regent's Canal. This building not part of the demise and does not form part of the works. This has been referenced as this building is included within the listed building description.

### 2.2 Building Design and Layout

Academic House is divided into two buildings (see **Error! Reference source not found.**):

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## 3 The Project

### 3.1 Requirement for the Lower Ground Café Refurbishment

H Bauer Publishing are proposing to reinstate previous consented alterations including removal of a staircase installed within the office space between the ground and second floor and removing demountable glazed and stud partitions.

No alterations, repair works or refurbishment to other internal rooms or the exterior of the premises are proposed.

### 3.2 Design Principles

The following design principles have been applied to the staircase and partition removal works at the premises known as Academic House, 24-28 Oval Road, London, NW1 7DT and the approach that has been adopted by all consultants working on this project are as follows:

1. Minimum intervention: If possible, leave historic fabric alone and do not interfere unless it is absolutely essential.
2. Maximum retention: Where intervention is required there should be the minimum loss of historic fabric, and modern fabric should be targeted wherever possible.
3. Research and inspection: Decisions regarding what will be altered and how must be based upon detailed inspection of the buildings and an informed understanding of its history, development and character based on research.
4. Materials: Wherever possible sympathetic materials and traditional methods of workmanship should be adopted for carrying out repairs.
5. Reversibility: Where possible any alterations should be reversible.
6. Workmanship character: the design of repairs should take note of original/historic patterns of workmanship, character and profile where possible.
7. Skills and trades: Only contractors, trades and craftsmen with the necessary experience and skills working with historic buildings will be permitted to undertake works.
8. Current defects and forward maintenance: The project aims to overcome a backlog of disrepair and defects, by improving the condition of the building fabric to a point where forward maintenance is at a manageable scale. It does not however negate the need for future maintenance.
9. Timing: the provision of scaffolding and access may guide decisions regarding the extent of what work is done now and where.

### 3.3 Environmental Sustainability

- The works will look to be constructed from locally sourced and sustainable construction materials where possible, with local labour used for construction purposes if possible.
- Existing materials and elements of the existing fit out (e.g. existing partitions, and ceilings) will be salvaged and reused wherever possible.
- Implementation of a materials recycling strategy by the main contractor for all waste materials arising from the project.

- Implementation of a sustainable timber policy complying with the recommendations and policies of the Forest Stewardship Council (FSC) or the Programme for the Endorsement of Forest Certification (PEFC).

## 4 Proposed Scope of Works

### 4.1 Excluded Works

The works are limited to the ground and first to sixth floors of the building as outlined on the drawings submitted as part of the listed building application. No works are proposed to the lower ground floor of the building or to the adjacent residential premises known as Gilbey House.

### 4.2 Deleterious Materials

#### 4.2.1 Asbestos

In preparation for the works an Asbestos Refurbishment Survey was undertaken. The strategy of this survey was to inspect the areas of the building that would potentially be affected by the works.

### 4.3 Outline Scope of Works

The proposed works include the following:

- Remove existing modern plasterboard stud and glazed partitions to the ground, first, second, third, fourth, fifth and sixth floors of the building.
- Remove the open staircase installed within the office space between the ground and second floors.

## 5 Access Statement

The proposed scheme does not envisage any alterations which might affect accessibility to Academic House. As the works involve removal of previous alterations, compliance with the provisions of Approved Document M of the Building Regulations or BS8300 are anticipated. The building is currently fully accessible and we have outlined below specific accessibility facilities currently in place that ensure Academic House continues to meet modern requirements for health and safety and accessibility.

- Building Entrance – there is level access to the front entrance and no alterations are proposed to the building entrance.
- Vertical Circulation - There is currently level access available to the lower ground floor and all upper floors using the two passenger lifts adjacent to the main staircase and reception. The existing passenger lift is not suitably sized for use by wheelchairs and there are no proposals to alter the lift installation as part of the works.
- Circulation – no alterations are proposed to existing doors and all existing openings provide enough space to provide access as required by Approved Document M.
- Fire Management Plan – The Building Management team operate and regularly review and update an existing Fire Evacuation Policy and Fire Risk Assessment and this addresses the means of evacuating persons within the building who might be unable to use the escape staircases. No alterations to the means of escape or refuge policy are planned as part of these works.



## 6 Management of the Works

The following conditions will be met by the appointed Main Contractor.

### 6.1 Occupied Premises & Phasing

The premises will remain occupied during the works due to the majority of the works being undertaken to the lower ground floor cafe.

It is proposed that the existing café/bar will be closed for the duration of the refurbishment works and reopen once works are completed.

### 6.2 Working Restrictions

- Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.
- Monday to Friday 08:00m – 18:00
- No significantly noisy works are anticipated as part of the works but where applicable, noisy works will be carried out, as per the following time slots:
  - Monday to Friday – 08:00 – 10:00
  - – 12:00 – 14:00
  - – 16:30 – 18:00
  - – Saturday - 8:00 – 12:00

### 6.3 Adjoining Premises

Take all reasonable precautions to prevent damage and nuisance to adjoining premises and its occupants.

### 6.4 Deliveries

All materials deliveries and waste collection will be made in compliance with the existing agreed policy. There is no goods entrance for the building and so all deliveries and waste collections will be via the front entrance or a secondary means of escape door on Oval Road.



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