

20-22 SOUTHAMPTON PL. & 46-47 BLOOMSBURY SQ., HOLBORN
DESIGN & ACCESS STATEMENT, DECEMBER 2021

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**20-22 SOUTHAMPTON PL.
& 46-47 BLOOMSBURY SQ.,
HOLBORN**
DESIGN & ACCESS STATEMENT

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This document has been produced to support the planning application for the refurbishment works of 46-47 Bloomsbury Square. The information contained within this document should be read in conjunction with the GOA Heritage Statement, WSP Planning Statement and the submitted drawings.

The buildings are part of the wider Holborn Links Estate, managed by Edmond De Rothschild, and are part of a wider vision of revitalising and refurbishing the estate. The details of this vision are set out in the following pages.

The buildings have been heavily altered and over the years and have largely been in office use for a number of decades. Mansard roofs and lift cores were added to the buildings in the 1970s alongside extensive internal refurbishments.

These proposals aim to provide significant investment in the buildings to create high quality, desirable office accommodation whilst retaining and repairing the historic fabric.

The scope of works relating to these applications focuses on the internal refurbishment, window and door refurbishment and roof refurbishment. The facade restoration works will be picked up under a separate application.



The properties are located on Bloomsbury Square. 46-47 have been physically combined in the past.



Figure 1. Site location

ESTATE SUMMARY

This project forms part of the Holborn Links Estate. Holborn Links is strategically located between the City and London's West End, at the heart of Midtown.

Holborn Links is a 2.5-acre freehold estate. The Estate includes a large number of Grade II and Grade II* listed buildings. The most prominent of these is the famous Sicilian Avenue. It sits within the Central Activity Zone (CAZ) and the Bloomsbury Conservation Area.

The Estate is located close to two Crossrail stations on the Elizabeth line, Tottenham Court Road and Farringdon, both of which are due to open soon and is a short walk from Holborn tube station.

Holborn Links was acquired by CCP 5 Long Life (CCP 5 LL), in March 2020 and is managed by Edmond de Rothschild. The Estate presents an opportunity to revitalise the commercial and office space, enhance the appearance of the landmark Listed Buildings and create a high performing quarter that sits as the jewel within the heart of Central London.



46 & 47 BLOOMSBURY SQUARE

Numbers 46 & 47 Bloomsbury Square sit on the corner of Bloomsbury Square and Southampton Place. Each building has its own front door, number 46 accessed from Southampton Place and no.47 from Bloomsbury Square.

Internally, much like no. 20-21, the buildings have been linked at every level, however each has its own staircase between basement and third floor, with the staircase in no.47 extending to fourth floor. A steep stair provides roof access via an escape hatch which in turn leads to no.1 Bloomsbury Square via a rooftop walkway.

The fourth floor mansard level was added to the building in the 1970s, at the same time as the rear lift and WC extension was added.

There are four number pavement vaults at basement level to the north and a rear courtyard to the south.

The internal partitions and joinery appears to be gypsum based board and modern softwood studs/architraves and skirtings. On the upper floors openings have been created between rooms and then in some places infilled with recessed plasterboard. Additionally the staircase stringers have been overboarded and enclosed. The fourth floor is more heavily subdivided and was previously in residential use.

46 & 47 are Grade II Listed as part of as "Numbers 46 and 47 and attached railings" listing. Further details are set out in section 2.4.





Figure 5. Existing balconies along Bloomsbury Square frontage.

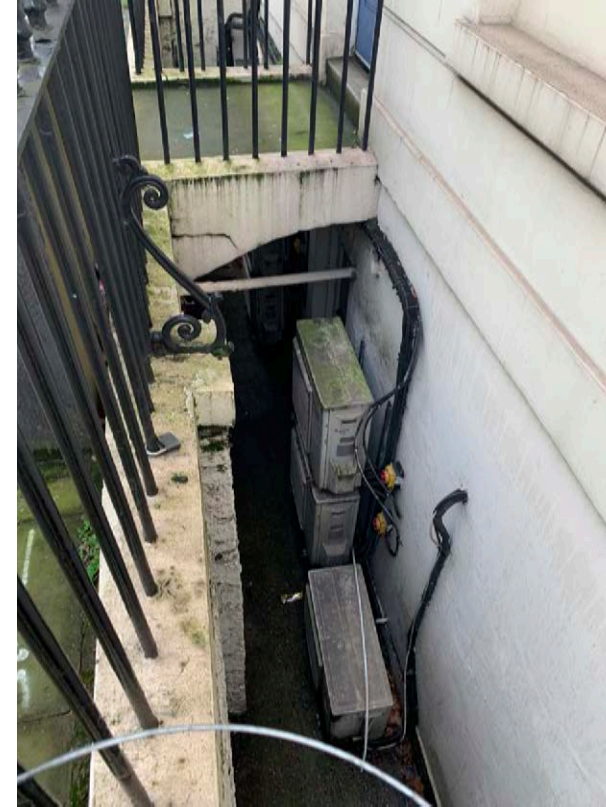


Figure 6. Existing front light wells full of plant.

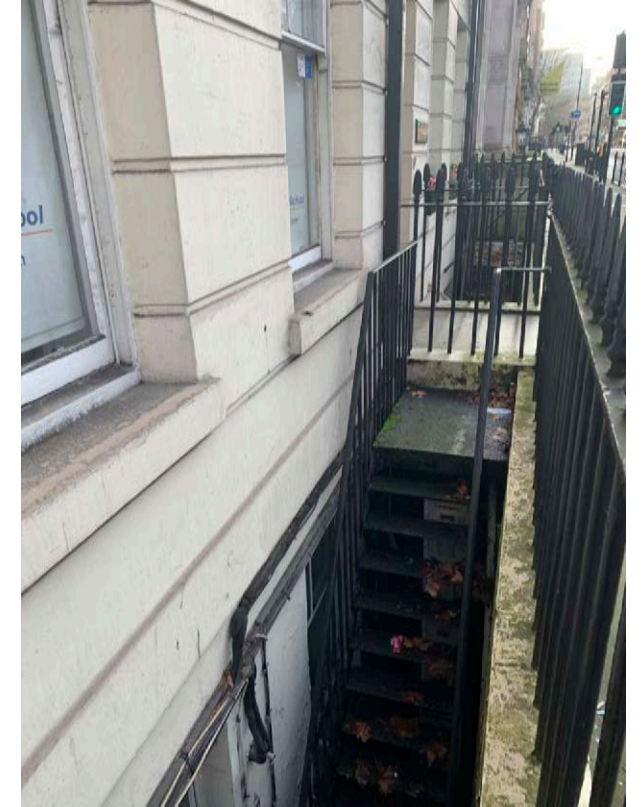


Figure 7. Stair access to lower ground.



Figure 2. Main entrance to 46/47 off Bloomsbury Square.



Figure 3. Rear of 47 BS showing modern extensions and plant.



Figure 4. View from Bloomsbury Square.

Bloomsbury Square is Grade II statutory listed (as “Numbers 46 and 47 and attached railings”). It is noted as forming a group with the adjacent 1 Bloomsbury Square, which is also statutory listed at the same level. Its significant mainly relates to its exterior and frontage. A number of internal changes were made in the 1970s and 1980s. This is reflected in the planning history. These included the insertion of lightweight partitions and the creation of openings between rooms within 46-47 Bloomsbury Square and to 23 Southampton Place. The most significant change was the creation of a mansard roof and rear tower containing a lift and toilets. Given the level of internal change, it is not considered that the internal elements of the building make a significant contribution to its special significance but where there are some sensitive areas where the original plan form and historic features remain. The List Entry details the following:

Nos 46 & 47: '2 terraced houses. c1840-50. Darkened brick with rusticated stucco ground floor and stucco block quoins. Slate mansard roof with dormers. 4 storeys, attics and basements. 2 windows each, No.46 with 3-window (blind) return, bay corner treatment and a 2 storey back extension. Square-headed, recessed doorways with fanlights and panelled doors. Square-headed, architraved sash windows, No.46 with 1st floor bracketed cornices; No.47 with 1st floor segmental pediments and 2nd floor bracketed cornices. Continuous cast-iron balcony at 1st floor level with palmette motif. 3rd floor sill band. Stucco cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas. Nos 1, 46 and 47 form a group.'



Figure 8. Extract from Camden Maps showing the heritage context



Figure 9. A view of 43-47 Bloomsbury Sq. by Southampton Pl.

The following section shows the current general arrangement of the three buildings and outlines the existing opportunities and constraints. The common constraints and opportunities between the buildings are shown below:

CONSTRAINTS

- Stepped access into buildings.
- No accessible WCs.
- WCs and lifts on half landings from office floors preventing accessible access internally.
- No shower provision.
- Fourth floors configured as flats and so not suitable for office accommodation.
- Poor natural ventilation and mechanical strategy.
- Asbestos located within buildings.
- Outdated, unsightly and highly distributed plant.
- Service risers through principal rooms.

OPPORTUNITIES

- Create high quality workspace.
- Make the most of available external space.
- Provide ambulant WC provision.
- Provide a rationalised and efficient heating and cooling strategy.
- Refurbish buildings internally to give a new lease of life while keeping historic features and replacing poor modern features with more appropriate alternatives.

The following section shows existing plans and identifies specific opportunities and constraints throughout the buildings. The facade restoration works will be picked up under a separate application.

GROUND FLOOR

KEY

- 1 Main entrance into 46-47 BP
- 2 Ground floor metal stairs to lower ground floor
- 3 Link between 46-47 BP
- 4 Existing brickwork arch
- 5 Fire escape exit
- 6 1970s extension with lift and WC provision.

CONSTRAINTS

- A Lift located on half landing.
- B Restricted space within the WC.
- C Unsightly wall mounted FCUs within rooms generally.
- D Small outdated lift.

OPPORTUNITIES

- A Reconfigure fire escape strategy to enable opening up of lobby and office
- B Reconfigured unsightly wall mounted FCUs at high level.
- C Refurbish and redecorate façades and windows.
- D Redecorate generally keeping historic features and replacing poor modern features with 'in keeping' alternatives.

KEY - HISTORIC FABRIC

Categorisation based on Giles Quarme Architects' appraisal 01.03.2022. Walls not appraised.

- Element Historic
- Element Maybe of historic interest
- Dashed lines indicate ceiling level features (cornice/ceiling roses)



Existing Ground Floor Plan

1:100 @ A3



Figure 10. Existing front room within 47 BS.



Figure 11. Existing stairs within 46 BS.

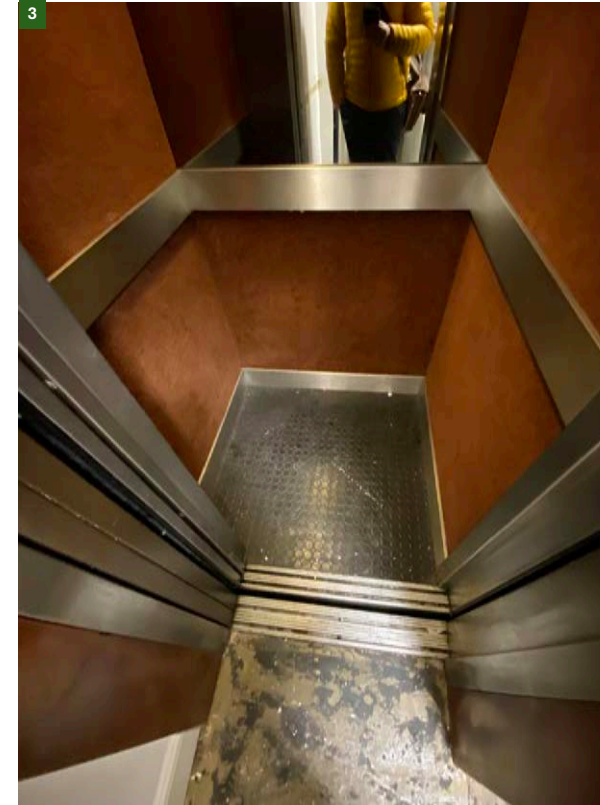


Figure 12. Existing lift within 47 BS.

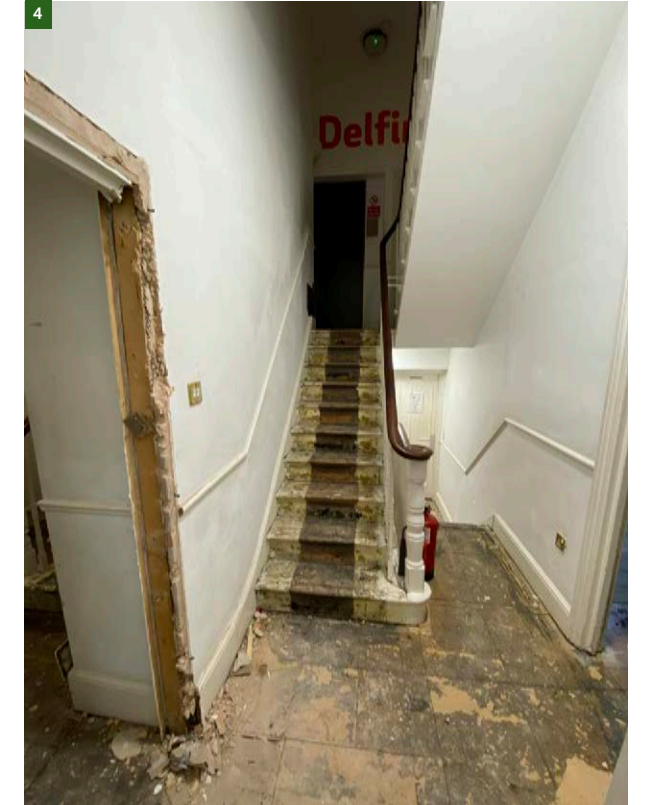


Figure 15. Existing stairs within 47 BS.



Figure 13. Existing front room within 47 BS.



Figure 14. Existing back room within 47 BS.

LOWER GROUND FLOOR

KEY

- 1 Dual staircases between lower ground and third floor
- 2 Metal staircase to street level
- 3 1970s extension containing lift and WC provision.
- 4 Access to external courtyard

CONSTRAINTS

- A Small lift located on half landings at multiple levels
- B Existing metal stair heavily corroded and unsafe
- C Vaults and light wells to front of building unsightly
- D Limited space for WC

OPPORTUNITIES

- A Relocate kitchen area to link to courtyard
- B Refresh under utilised lower ground courtyards and better link to amenity function.
- C Utilise existing plant area for shower amenities
- D Improve outlook into lightwell and utilise vaults for plant provision
- E Redecorate generally keeping historic features and replacing poor modern features with in keeping alternatives.

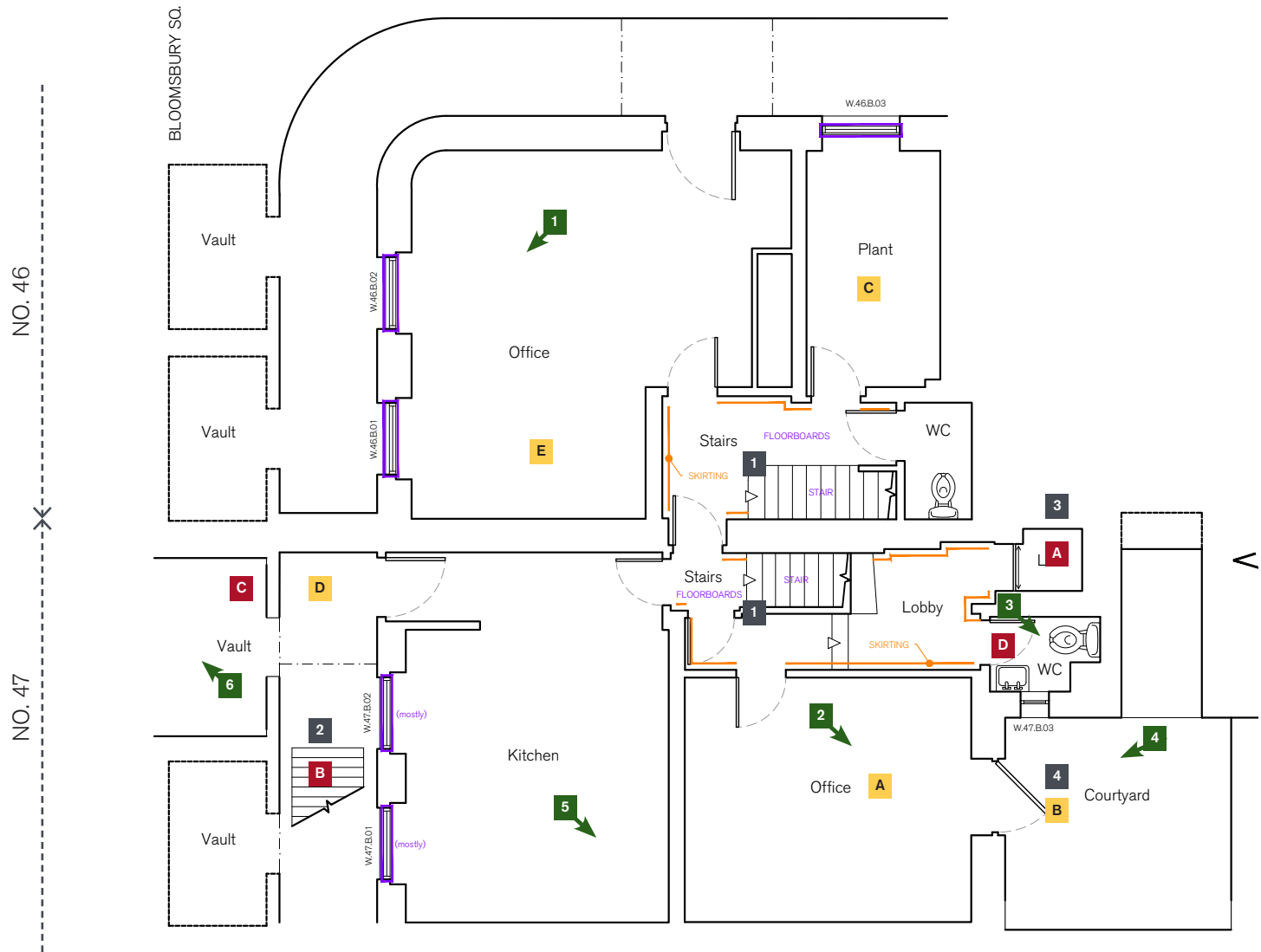
KEY - HISTORIC FABRIC

Categorisation based on Giles Quarme Architects' appraisal 01.03.202. Walls not appraised.

Element Historic

Element Maybe of historic interest

Dashed lines indicate ceiling level features (cornice/ceiling roses)



Existing Lower Ground Floor Plan

1:100 @ A3



Figure 16. Lower ground front room within 47 BS.

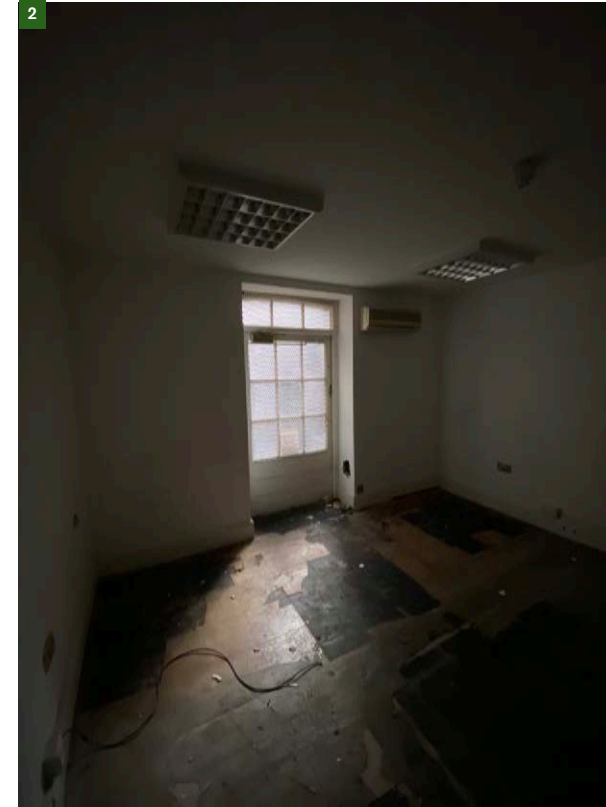


Figure 17. Rear room within 47 BS.

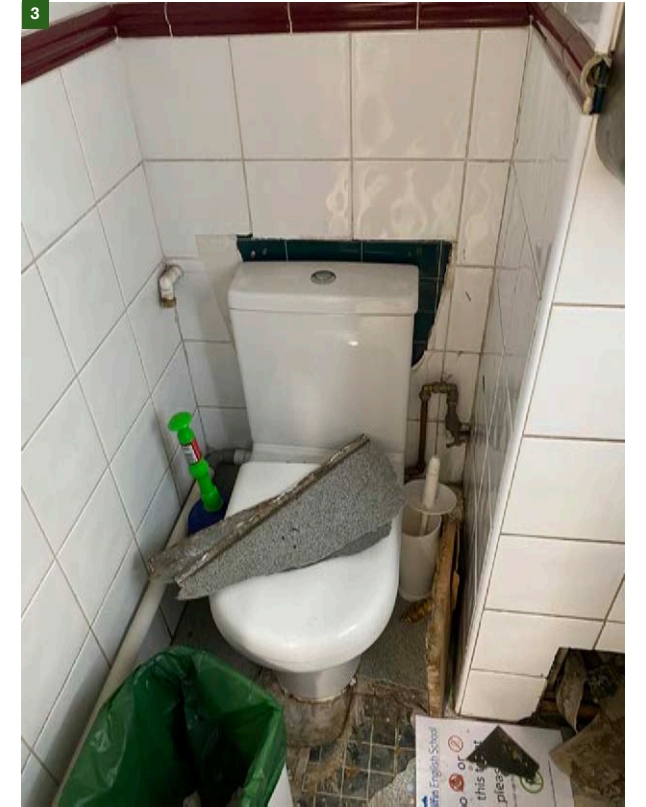


Figure 18. Existing WC within 47 BS.



Figure 19. Lower ground courtyard within 47 BS.



Figure 20. Existing kitchen.



Figure 21. Lower ground vaults in front of 47 BS under Bloomsbury Square.

GROUND FLOOR

KEY

- 1 Existing historic fireplaces
- 2 Existing opening between front and back rooms
- 3 Link between 46-47 BP
- 4 Existing brickwork arch
- 5 Previous opening infilled with recessed plasterboard
- 6 1970s extension with lift and WC provision.

CONSTRAINTS

- A Lift located on half landing.
- B Restricted space within the WC.
- C Unsightly wall mounted FCUs within rooms generally.
- D Small outdated lift.

OPPORTUNITIES

- A Open up previously infilled openings between front and back rooms
- B Reconfigured unsightly wall mounted FCUs at high level.
- C Refurbish and redecorate façades and windows.
- D Redecorate generally keeping historic features and replacing poor modern features with 'in keeping' alternatives.
- E Repair/restore existing fireplaces with new hearths and linings

KEY - HISTORIC FABRIC

Categorisation based on Giles Quarme Architects' appraisal 01.03.202. Walls not appraised.

- Element Historic
- Element Maybe of historic interest
- Dashed lines indicate ceiling level features (cornice/ceiling roses)



Existing First Floor Plan

1:100 @ A3

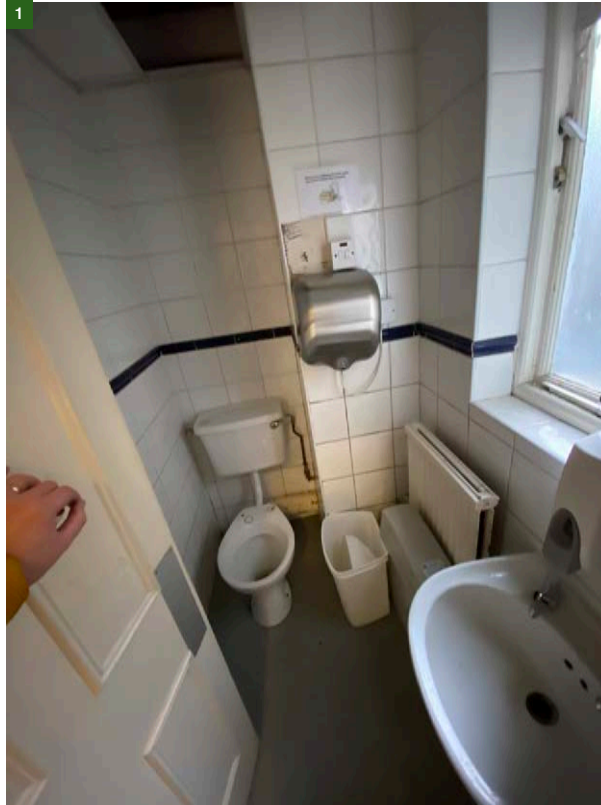


Figure 22. Example of existing WCs.



Figure 23. First floor back room within 47 BS.



Figure 24. First floor front room within 47 BS.



Figure 25. Existing fireplace, wall mounted FCU and in filled opening between front and back rooms in 47 BS.



Figure 26. First floor windows and gaurding.

FOURTH FLOOR

KEY

- 1 1970s fourth floor extensions previously for residential use
- 2 Rooftop access stairs providing fire escape route between buildings
- 3 Plant room

CONSTRAINTS

- A Water ingress from failing roof
- B No lift access to fourth floor
- C Small rooms intended for residential use.

OPPORTUNITIES

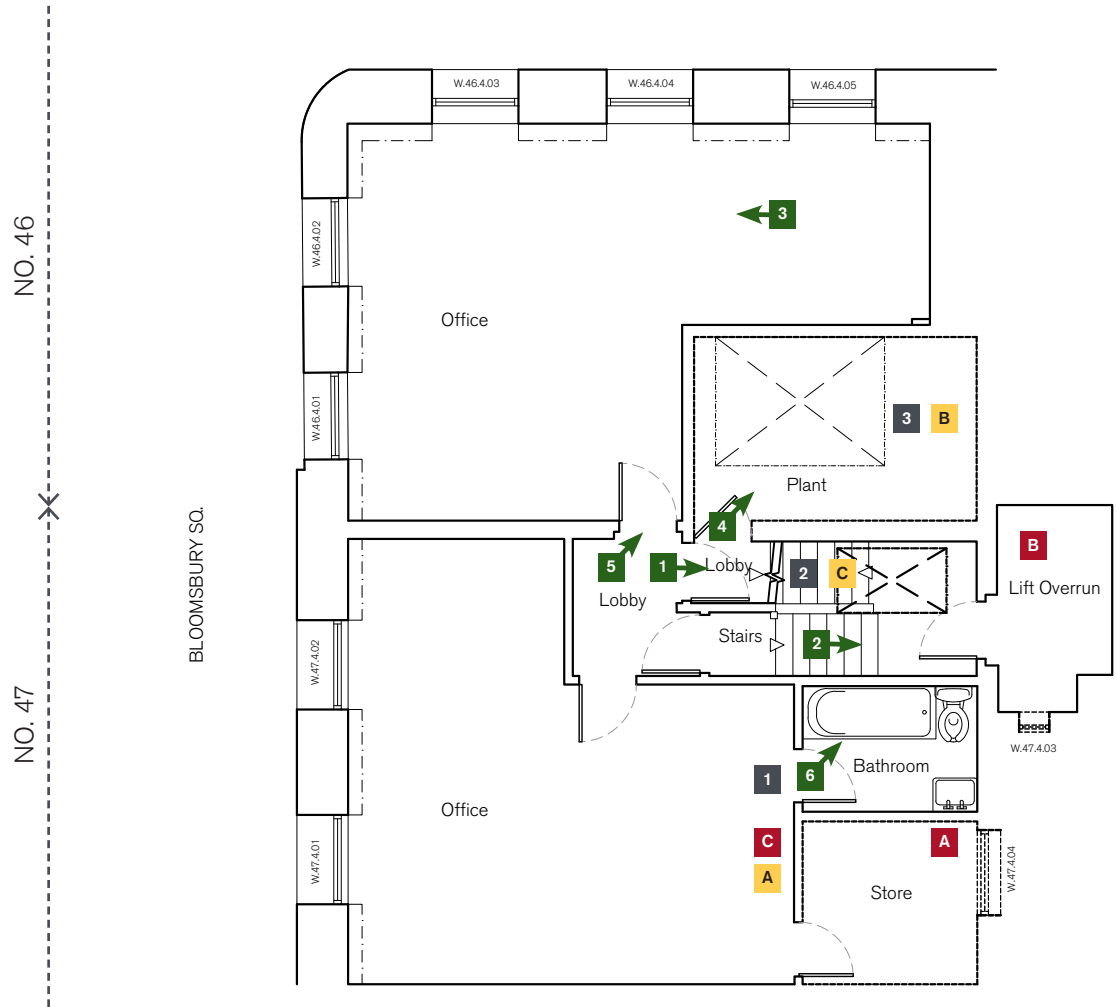
- A Removal of modern partitioning to create open plan office use
- B Removal of plant rooms to create improved internal arrangement
- C Possibility to provide improved rooftop access for roof terrace

KEY - HISTORIC FABRIC

Categorisation based on Giles Quarme Architects' appraisal 01.03.202. Walls not appraised.

- Element Historic
- Element Maybe of historic interest

Dashed lines indicate ceiling level features (cornice/ceiling roses)



Existing Fourth Floor Plan

1:100 @ A3

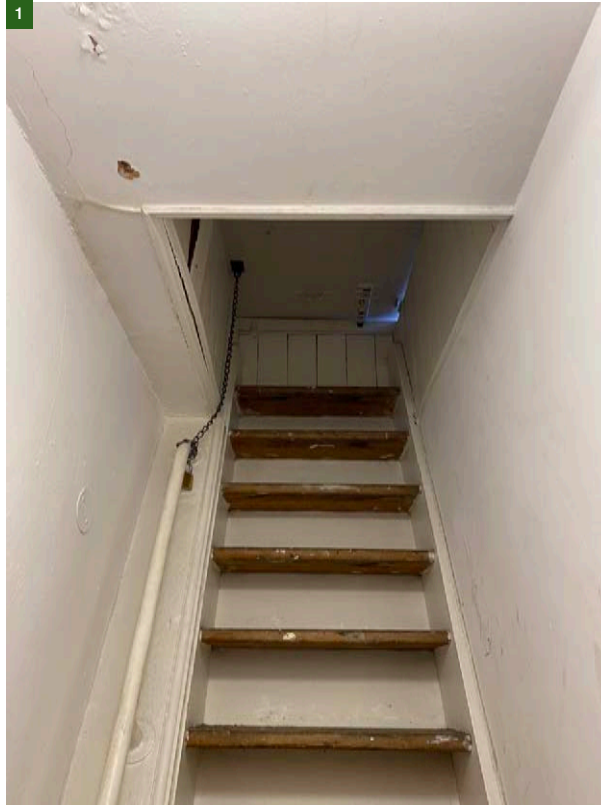


Figure 27. Access to roof.

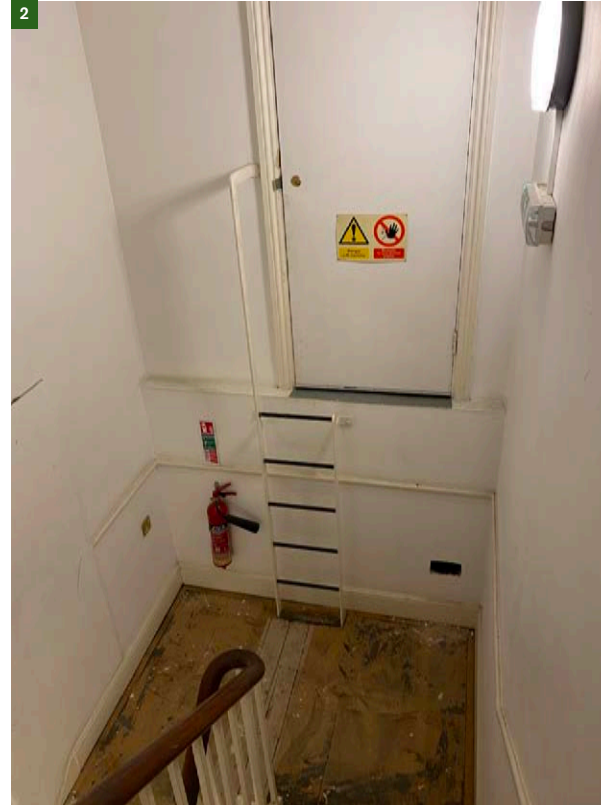


Figure 28. Access to lift plant room.



Figure 29. 46 BS office space with plant room on left.

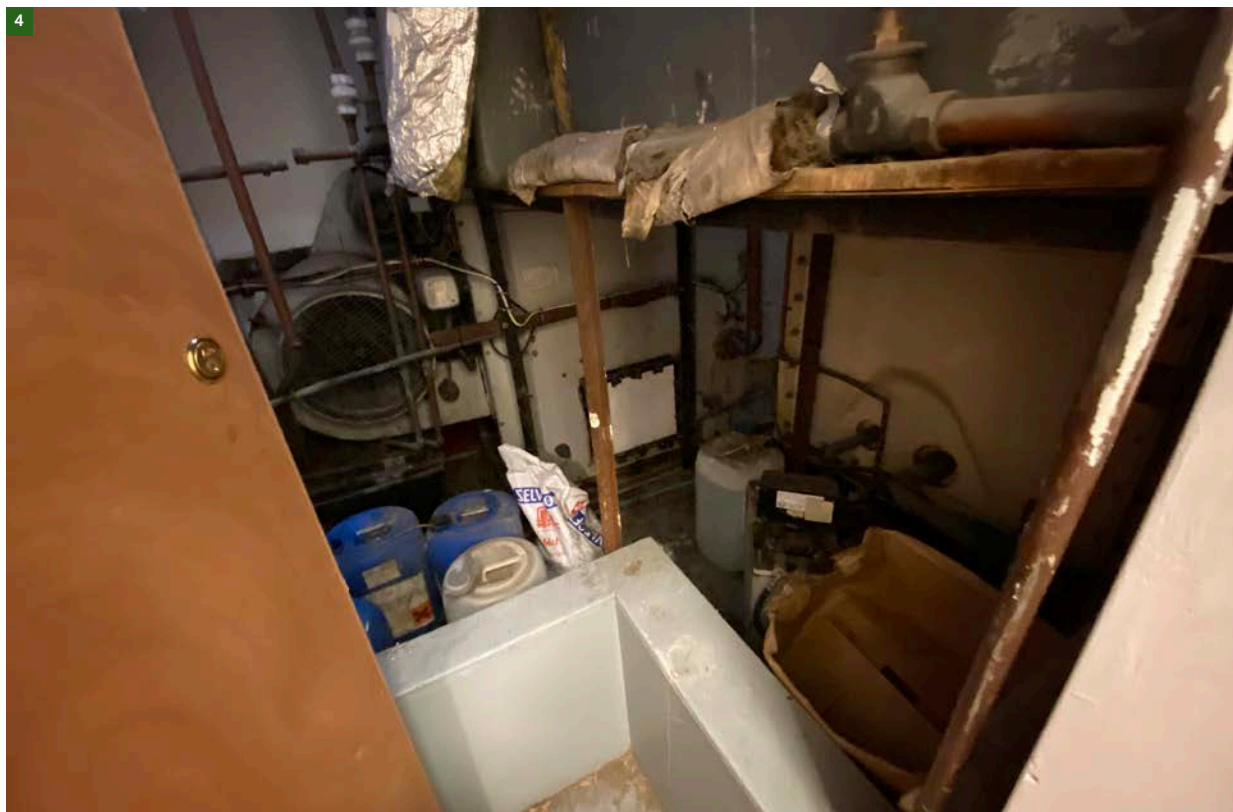


Figure 30. Fourth floor plant room in 46 BS.



Figure 31. Existing doors.

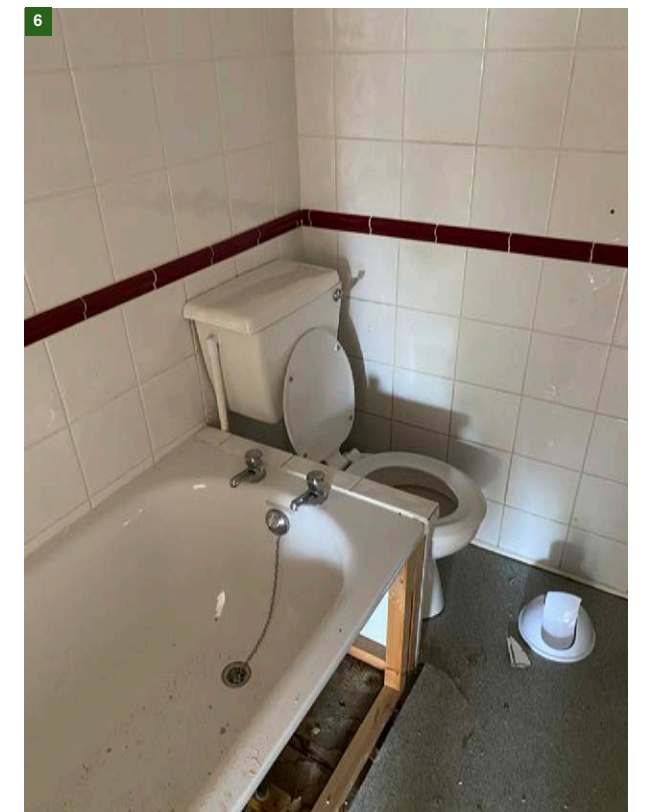


Figure 32. Existing bathroom in 47 BS.

ROOF PLAN

KEY

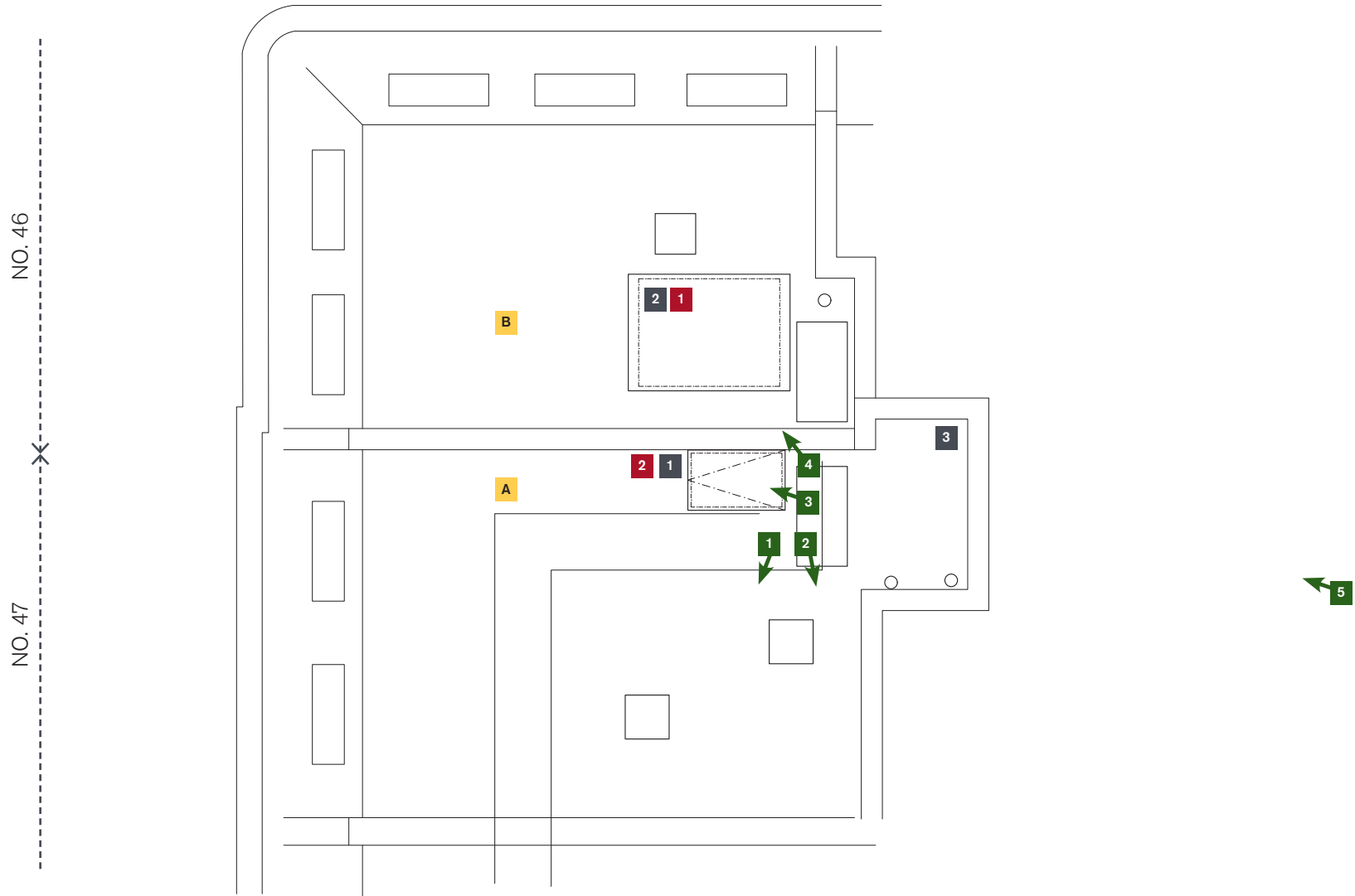
- 1 Roof top access hatch.
- 2 Plant room ventilation.
- 3 1930s extension.

CONSTRAINTS

- 1 Unsightly ventilation pop up.
- 2 Restricted roof access.

OPPORTUNITIES

- A Improved rooftop access for maintenance.
- B Refurbish roof finishes.



Existing Roof Plan

1:100 @ A3



Figure 33. Existing roof over 4 BS showing ventilation cowls and showing current edge protection.



Figure 34. Access from 4th floor.



Figure 35. Existing cowl over plant room.

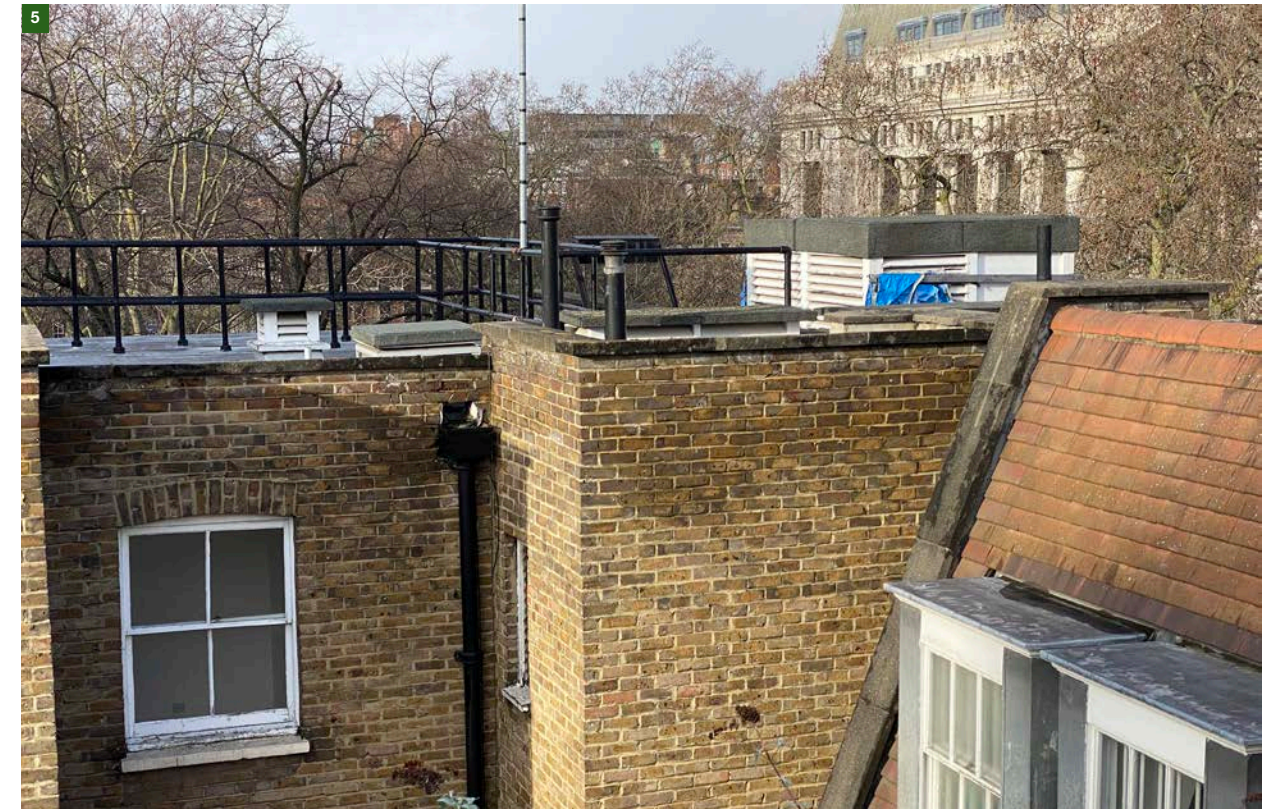


Figure 36. View onto roof from 22 Southampton Place.

PROPOSALS

The aim of these proposals is to return the building to a full state of repair and to deliver high quality office accommodation that is returned to market swiftly. In that manner the proposals seek to minimise interventions that would prove contentious from a heritage aspect in order to streamline the process.

All the proposals are based on maintaining historic features where present and complimenting these with sympathetic proposals where heritage elements have previously been removed. A high level of finish is proposed throughout in order to create attractive and quality accommodation.

The proposed development is detailed on subsequent pages.



Visual indicative only, refer to planning drawings for full details

GROUND FLOOR

KEY

- 1 New stair to lower ground for bike access.
- 2 Existing windows refurbished and redecorated.



Proposed Ground Floor Plan

1:100 @ A3

LOWER GROUND FLOOR

KEY

- 1 Existing vaults refurbished and waterproofed fore bike storage and plant.
- 2 New condenser units and screening installed to courtyard recess
- 3 Courtyards refurbished with new decking
- 4 New external stairs.
- 5 Existing doors replaced with new.



Proposed Lower Ground Floor Plan

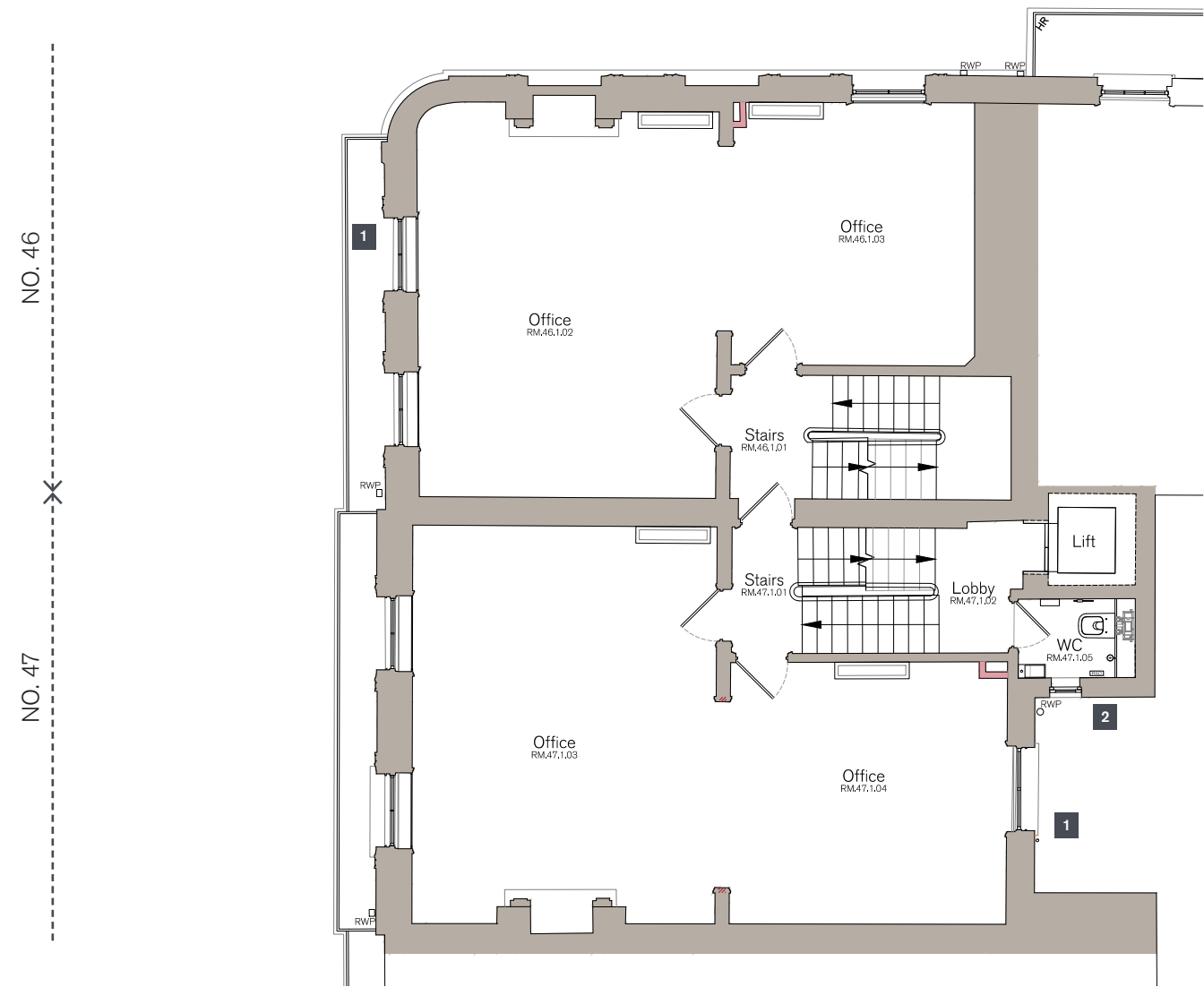
1:100 @ A3

TYPICAL UPPER FLOOR

First floor shown out of first, second and third.

KEY

- 1 Existing windows refurbished.
- 2 New extracts installed for WCs.



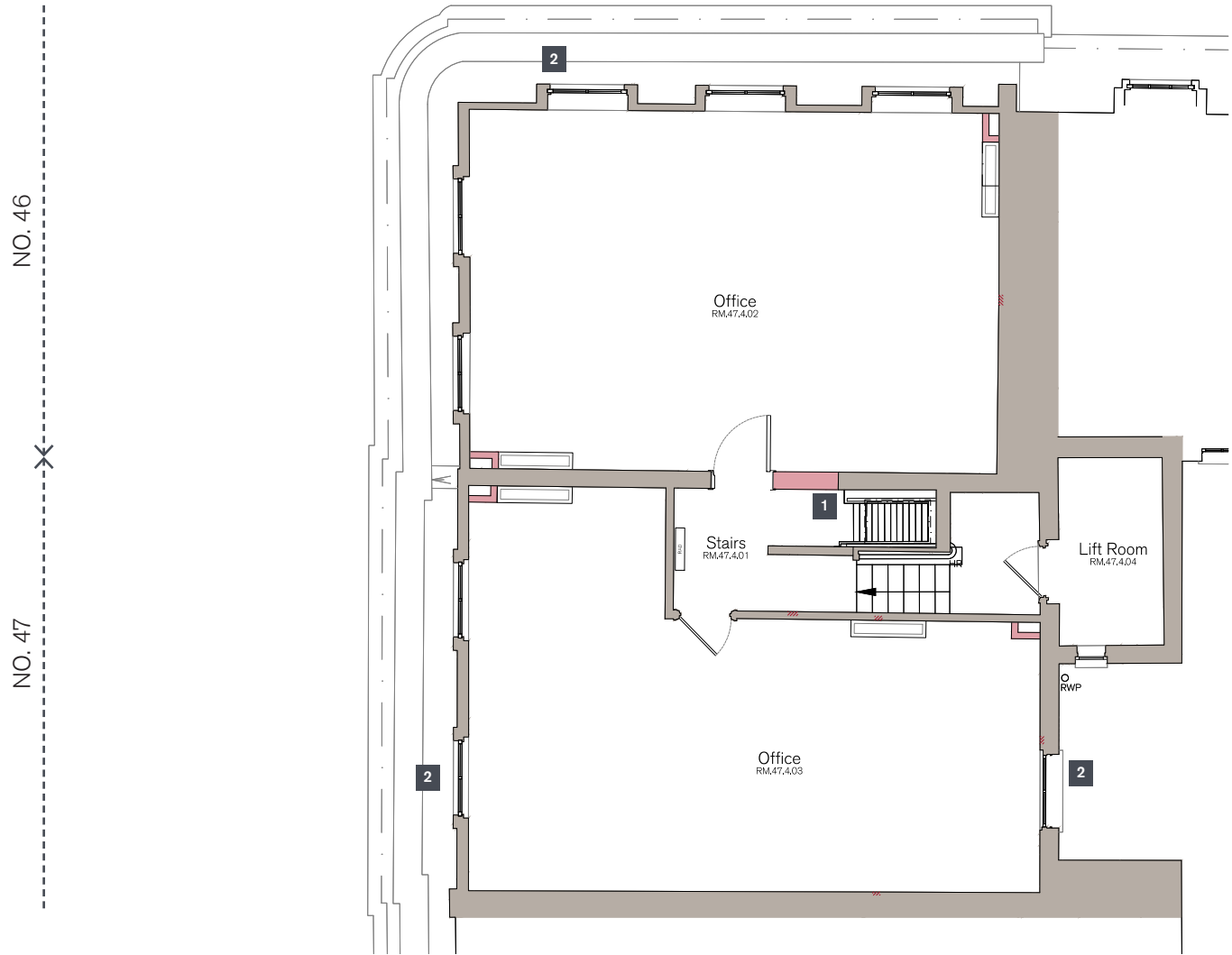
Proposed First Floor Plan

1:100 @ A3

FOURTH FLOOR

KEY

- 1 Roof access in existing location, new access hatch and AOV installed.
- 2 Existing windows refurbished and redecorated.

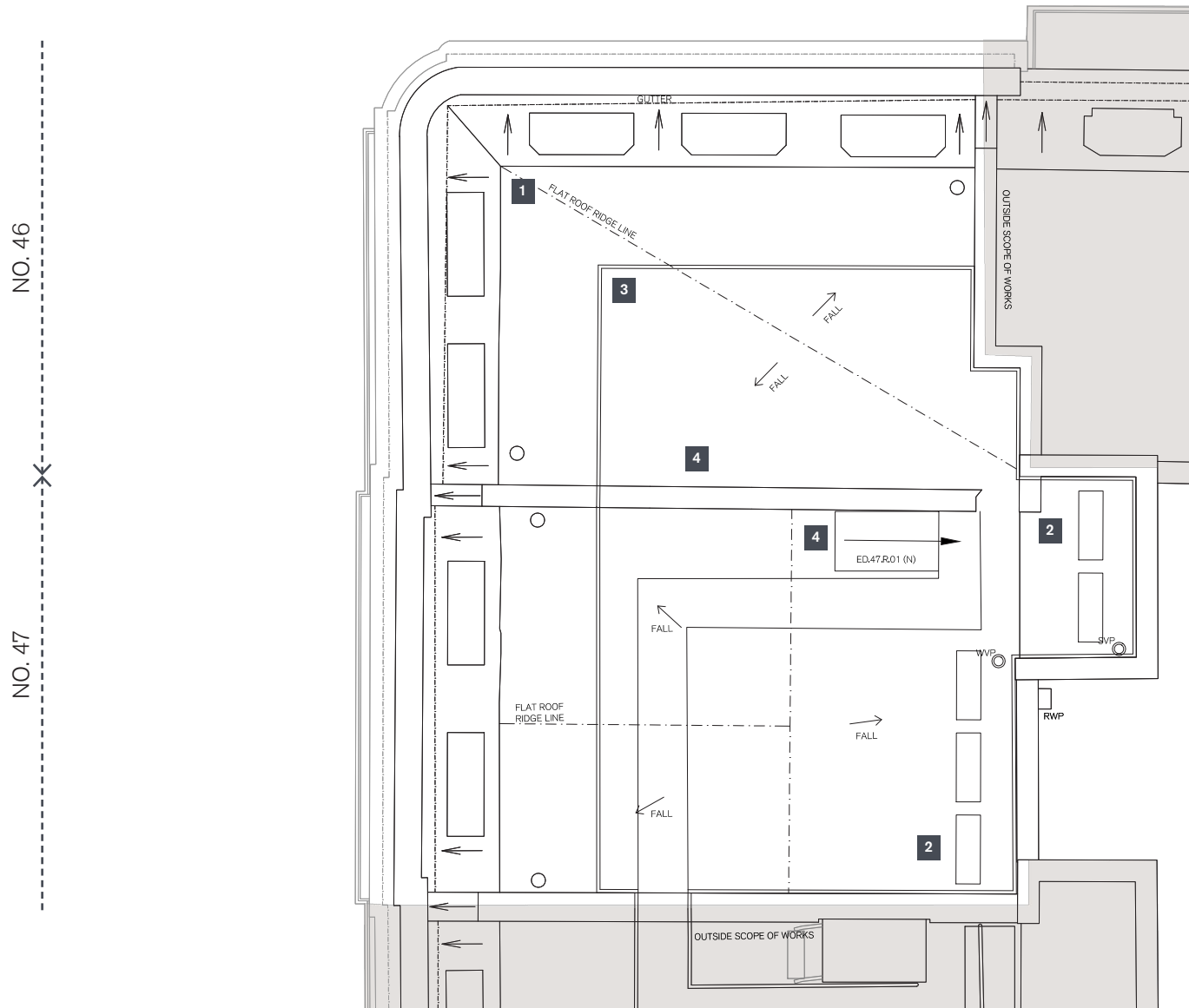


Proposed Fourth Floor Plan

1:100 @ A3

ROOF PLAN

- 1 Existing roof overlay with new roofing membrane.
- 2 Existing plant removed and new plant consolidated to the back of the roof.
- 3 Existing guarding removed and new guarding installed to improve roof access.
- 4 New access hatch and AOV to stairs below.



Proposed Roof Plan

1:100 @ A3

The existing buildings are currently used for educational use (D1) having received a change of use from office (B1) in 2005. The proposal seeks to return the buildings back to office use (E).

The existing buildings are all somewhat compromised in their arrangement in terms of accessibility:

- All buildings contain lifts which are located at half landing levels requiring users to navigate steps in order to get to/from the lift landings.
- The existing lifts are not sized to current regulations for accessibility.
- 46-47 have steps up to the entrance from the street level.
- There are no accessible WCs within the buildings.
- Stair widths and landings are limited due to the historical staircases.

Due to the historic nature of the buildings, there are limited interventions that are possible within the listed fabric. However it is proposed that the existing access arrangement is improved via the following interventions;

- Conversion of 1 WC in each building to an ambulant disabled cubicle.
- Refurbishment of the existing lifts.
- Inclusion of shower facilities to all buildings.

The proposed works aim to improve the performance of the buildings whilst balancing this with the heritage aspects.

The MEP services are to be fully replaced with new high efficiency equipment with natural ventilation retained through the existing refurbished windows and the new openings proposed between the front and back rooms will improve cross ventilation – a key consideration for many occupiers returning to the office post pandemic. The heating and cooling will be provided by electric air source heat pumps with refrigerant fan coil units sympathetically enclosed within each office space. New lighting will be provided using efficient LEDs. Hot water will be provided by local instantaneous hot water heaters.

Whilst these are Listed Buildings, building regulation Approved Document L2B will be applied where suitable whilst maintaining the conservation of the buildings.

In addition to this the wellness of future tenants is to be improved through the refurbishment of courtyard spaces at lower ground level. It is also proposed that 1 shower is to be installed to each building which will promote sustainable travel to and from the workplace.

The MEP strategy for 46-47 Bloomsbury Square has been informed by the requirement for efficient, sustainable buildings balanced with the constraints associated with the listed status of the properties. Mechanical extract ventilation will be provided to WCs as well as a capped ductwork provision for mechanical ventilation to any kitchenettes/tea points in the future, and all fans installed will conform to legal requirements for maximum specific fan power values as given in Approved Document Part L. Makeup air from infiltration through the building fabric will provide background ventilation, purge ventilation can be provided to offices via openable windows.

Heating and cooling will be provided by reversible air source heat pumps located on the roof and in lower ground lightwells, utilising the free heat available from the air to provide a sustainable solution. A separate incoming metered water main will be provided into each demise to serve a cold water storage tank and booster pump set located within the existing pavement vaults, which will supply the buildings water demand. The incoming supply will also feed the CAT 5 requirements of the building. Water will be electrically heated locally at each hot water outlet by instantaneous 'zip' type heaters. The existing soil and rainwater downpipes are being retained wherever feasible in order to minimise disruptions to the existing building fabric.

46-47 Bloomsbury Square will be served from a Main Panel board located within the lower ground floor electrical cupboard. A three Phase distribution board will be fed from the Panel Board which will serve general Power and Lighting to offices and circulation areas. Mechanical Power such as the condensers will be supplied from a Mechanical distribution board located within the lower ground floor electrical cupboard, due to spatial constraints on the roof. Lighting is to be replaced throughout with LED type lamps, given the improved efficacy of LED lamps this will help to reduce the energy consumption associated with the building's operation.

The predicted EPC Ratings for each property with the above design parameters are a 'C' rating for 46-47 Bloomsbury Square.

Heyne Tillett Steel have been appointed by Hogarth Properties Ltd to undertake structural design for the proposed refurbishment of 46 – 47 Bloomsbury Square, London.

Both Director Tom Steel and Associate James Mumford are chartered members of the Institution of Structural Engineers and have extensive experience working on listed buildings throughout London.

This statement summarises the proposed scheme and structural implication of the alterations. It is based on architectural proposals prepared by Spratley & Partners, and mechanical and electrical proposals by Thornton Reynolds.

EXISTING BUILDING

The existing building is of load bearing masonry wall construction, typical for a building of its age. Floors to the upper levels are timber, with joists spanning side to side onto the masonry walls and intermediate beams. Intermediate load bearing masonry walls are located internally. There have been a number of heavy alternations made to the existing building structure, including new steelwork installed above modern partitions. The mansard roof to 46-47 Bloomsbury Square was added during the 1970s. The existing mansard roof is formed from steelwork with timber infill joists to the walls. Localised investigations have shown a woodwool slab at roof level, which is noted to have unknown load bearing capacity.

PROPOSED ALTERATIONS

The existing building structure is being retained wherever possible with minimal intervention. Much of the structural works are limited to areas of modern construction.

The proposals involve work in the following key areas:

- New risers are being formed through floors, with services passing through the spaces between existing joists wherever possible. Thus, the existing timber elements of the building are kept so far as practicable.
- Any rotten and damaged timber to be replaced in a like for like fashion
- The alterations proposed are not expected to increase the loads on the historic building fabric from the existing state, save for minor load increases.
- New openings are to be created in modern partitions
- New plant is to be located at roof level, with localised strengthening over the existing wood wool slab, which is not expected to have sufficient load capacity to support the plant itself.
- Some existing roof openings are to be infilled with timber, and new access hatches to be formed through the roof.
- New balustrades to be installed at roof level. It is expected that these are to be freestanding weighted balustrades (and possible strengthening may be required at roof level to support these new loads).

These proposals will return the buildings to a full state of repair while modernising as required to allow them to be enjoyed and used for years to come.

Visual indicative only, refer to planning drawings for full details



