

Rev	Date	Purpose	Document Ref	Comments
-	November 2022	Issued for Planning	295AB_1MS&WCS_MS	Design Amendments

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Contents

- 1.0 Introduction
- 1.1 Purpose of the Report

- 2.0 One Museum Street: Design Amendments
 - 2.1 Summary of Design Amendments
 - 2.2 Colonnade Depth & Articulation
 - 2.3 Colonnade So it & Paving
 - 2.4 Ground Floor Glazing
 - 2.5 Museum Street Entrance
 - 2.6 First Floor Facade

- 3.0 Appendices
 - 3.1 Appendix 1: Revised Drawings

1.0 Introduction

1.O Introduction

1.1 Purpose of the Report

This document has been prepared by DSDHA to support the planning application being submitted by the Applicant 'Lab Selkirk House Ltd', hereafter referred to as 'the Applicant'. This document should be read in conjunction with the application drawings, the Design & Access Statement, and other documents within this application.

This Statement has been prepared to illustrate the proposed changes to the external design of the One Museum Street building which have developed through a series of workshops between the Applicant, members of the design team, and The London Borough of Camden following feedback recieved in June 2022.

A summary of the feedback received from Camden, and the points which will be addressed in this document, are as follows:

1. "The depth of [the] columns needs to be reduced to better relate to the human scale and experience [on] the street."
2. "Can the so it be less harsh in its materiality, or more shapely?"
3. "Introduce more softness - framing of windows and doors, more openable entances and windows."
4. Camden have also requested if the size of the first floor glazing can be reviewed along with the incorporation of openable windows.

2.0 One Museum Street: Design Amendments



2.1 Summary of Design Amendments

One Museum Street

The design amendments, which will be explored in further detail within this document, are therefore as follows:

- To address Camden's comments regarding the excessive depth of the ground floor colonnade columns, currently 1200mm deep, the depth of columns have been reduced to c.700mm.
- The materiality and articulation of the colonnade so it has been revisited to engage more to the ground floor user.
- Additional articulation has been introduced to both the ground and first floor facade.
- The glazing at ground and first floor have both been broken down into smaller sections to have a more human scale.
- Openable windows and openable panels are proposed at first floor level for future proofing and future flexibility.



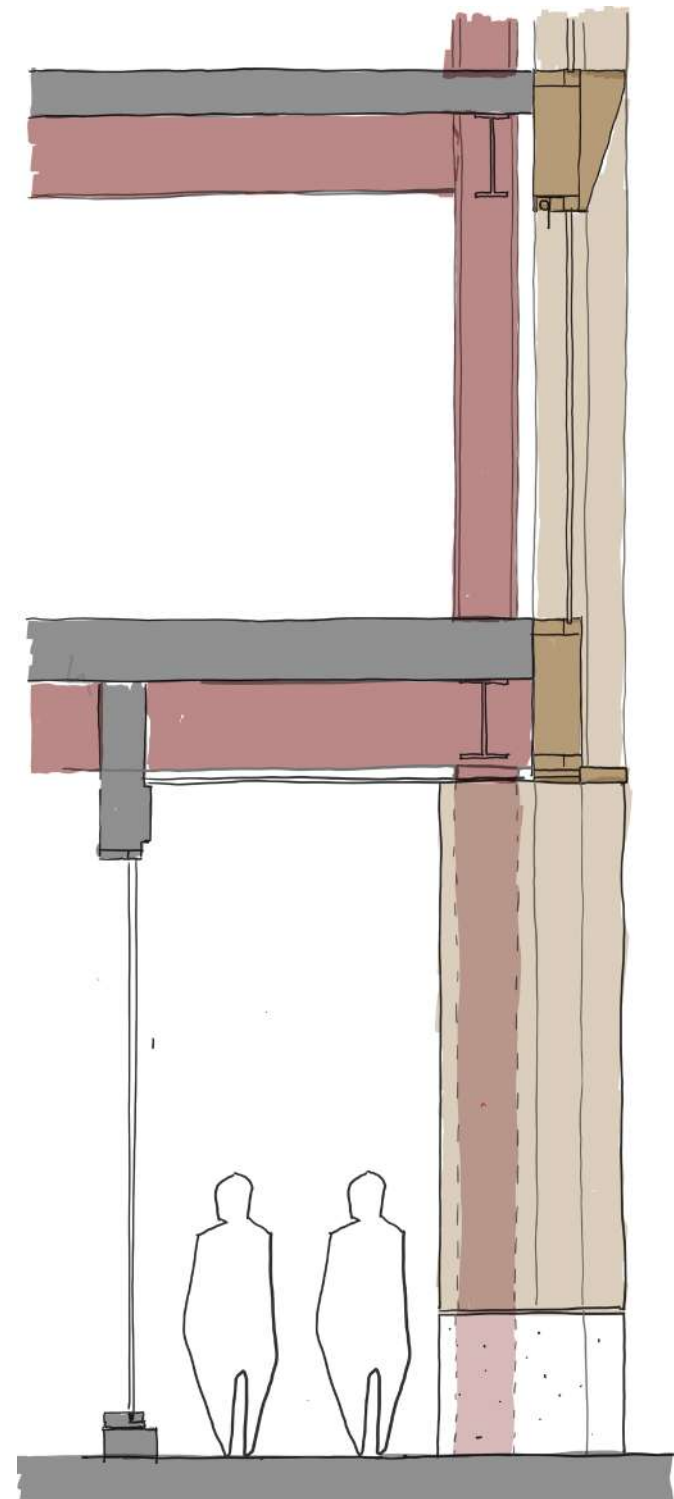
Sitewide Axonometric

2.2 Colonnade Depth & Articulation

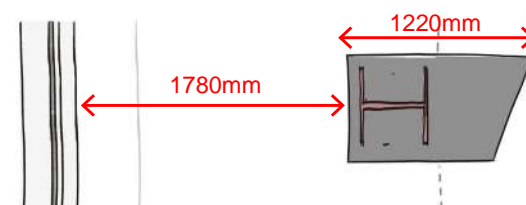
Submitted Scheme

The submitted scheme proposed a colonnade which was 1780mm deep (between the back of the columns and the facade) with columns which were 1220mm deep. This proposal sought to continue the line of the facade down to ground whilst encasing the steel structure within.

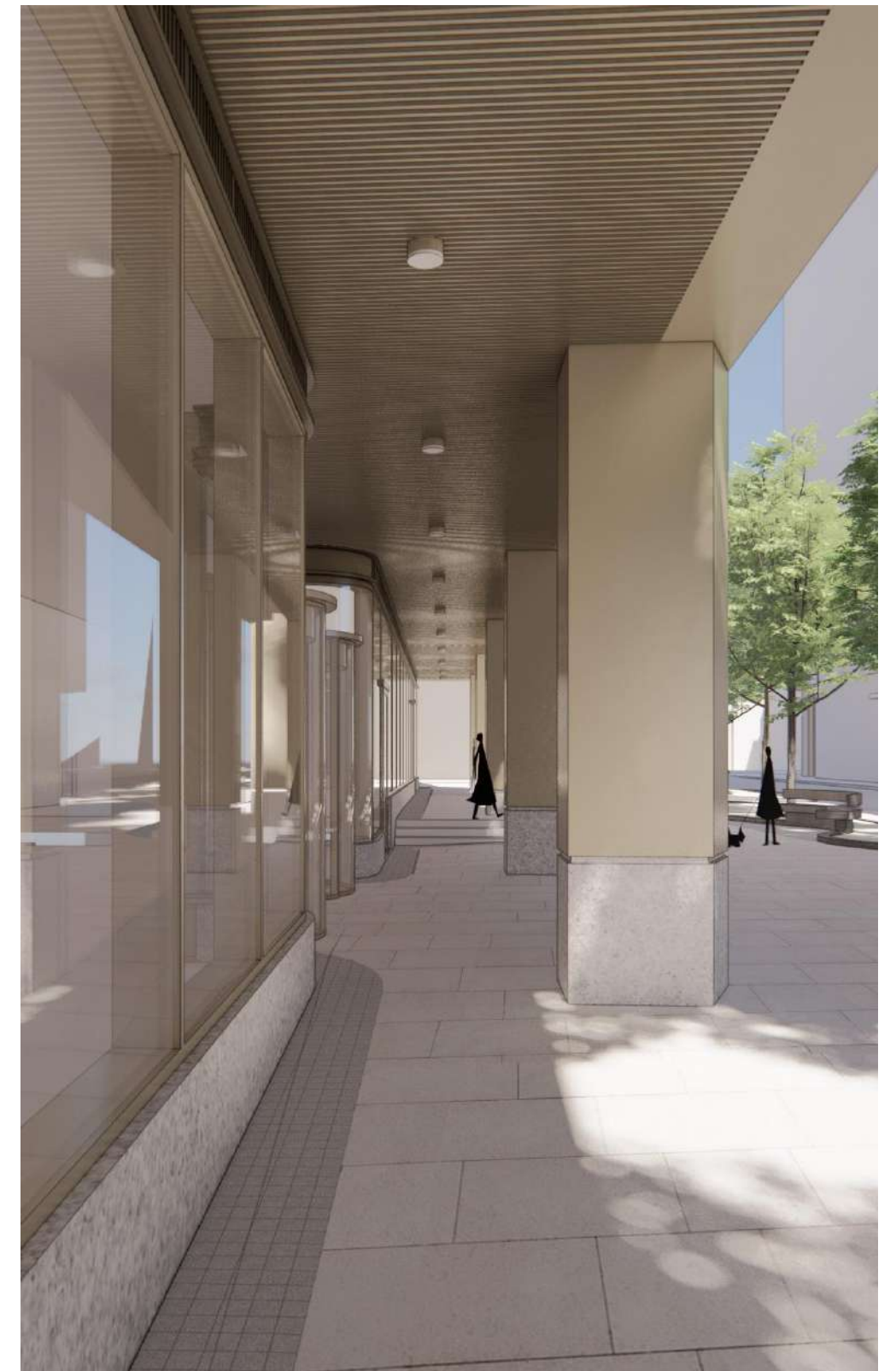
Whilst this option created a strong relationship between the colonnade and the remainder of the building above, Camden have raised concerns regarding the depth of the colonnade and the pedestrian experience when using the space.



Section through Museum Street Colonnade



Plan of Museum Street Colonnade



View of Museum Street colonnade (Submitted Scheme)

2.2 Colonnade Depth & Articulation

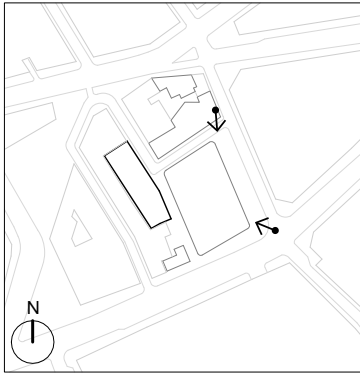
Submitted Scheme



View of South East Corner (Submitted Scheme)



View of North East Corner (Submitted Scheme)



2.2 Colonnade Depth & Articulation

Revised Scheme

To address the aforementioned concerns, different options have been tested and the revised proposals include:

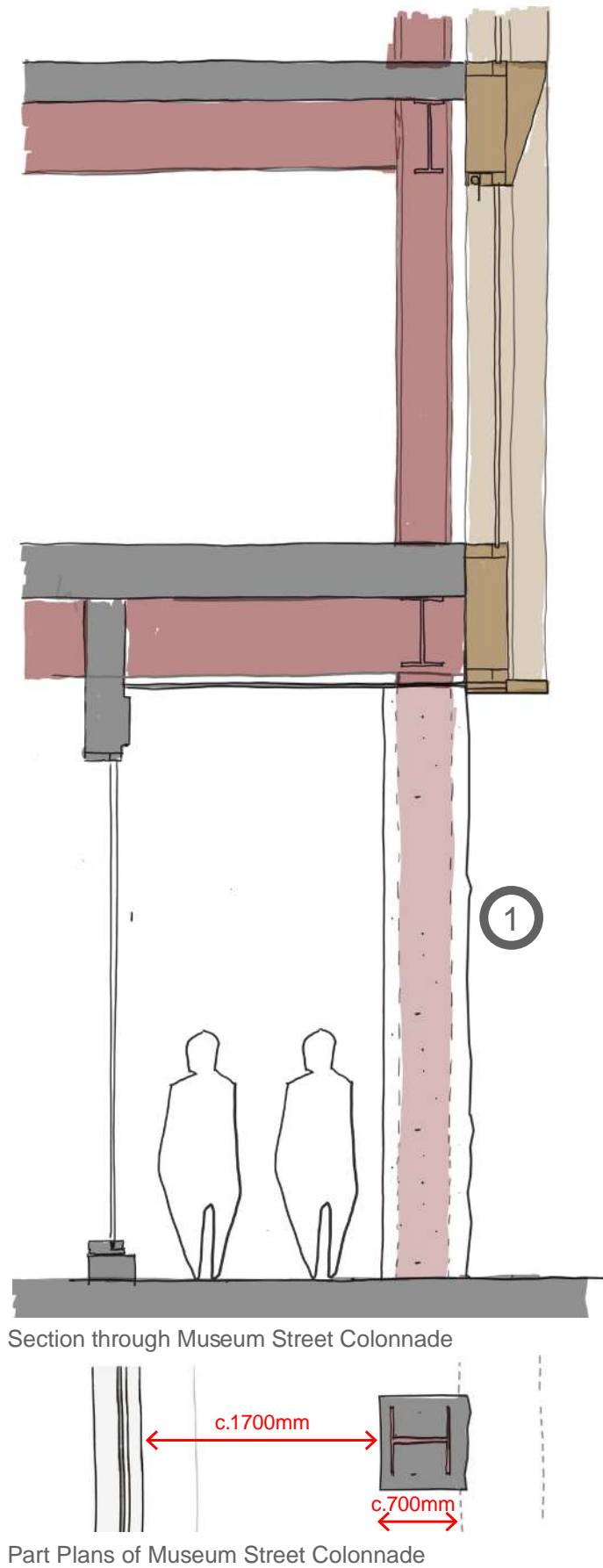
- 1. Stone columns meeting the ground which are designed to a reduced depth of c.700mm

Interest is added to the simple stone columns, with just one outward-facing “hewn” face that speaks of the load above and earlier histories of the site. Each column is unique and changes with the site’s gently sloping ground, without a base plinth as before.

Preliminary advice suggests that structural stone could be used in this scenario, which would be the preference. This is however subject to further structural analysis. Alternatively, steel columns could be clad in stone to achieve the same effect.

- 2. The colonnade paving is broken into bays to. Finely ribbed granite is proposed to match the soffit.

- 3. Finely ribbed panels (stone, GRC or similar) are proposed to clad the soffit. Mirroring the ground floor rhythm and texture further helps to connect this space with the wider public realm.



Proposed view of Museum Street colonnade

2.2 Colonnade Depth & Articulation

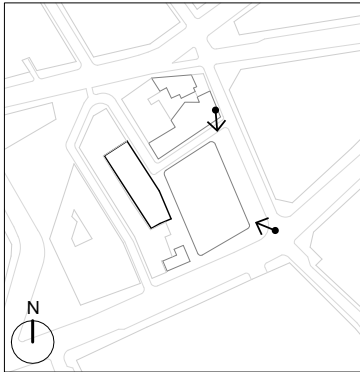
Revised Scheme



Proposed View of South East Corner



Proposed View of North East Corner



2.2 Colonnade Depth & Articulation

Colonnade Reference Images



Stone Sculptures - Anish Kapoor

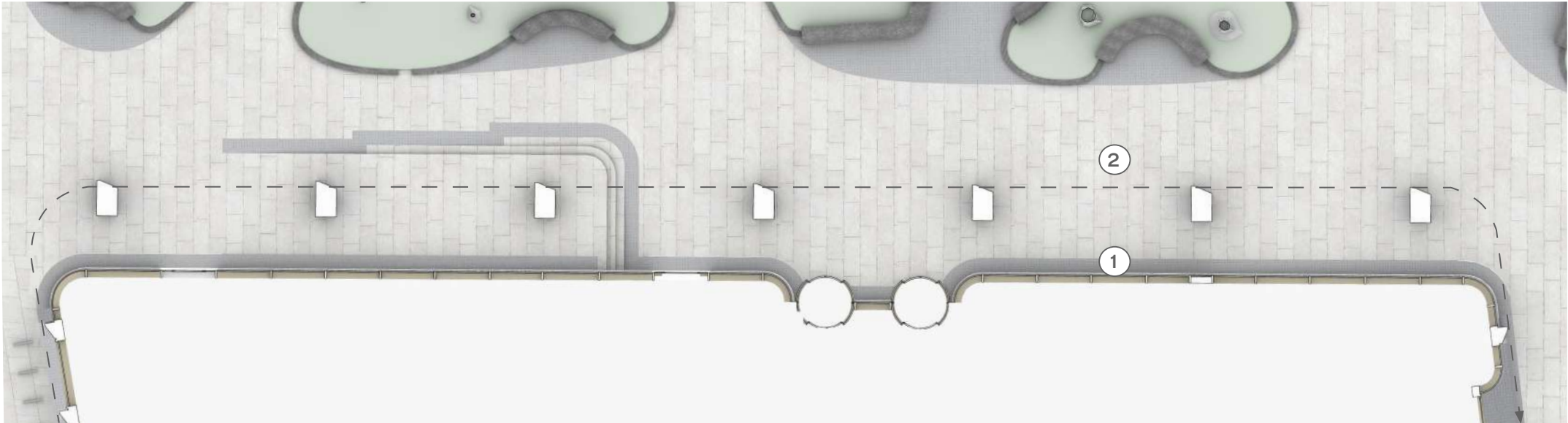
2.3 Colonnade Soffit & Paving

Submitted Scheme

The submitted scheme colonnade so it proposed the use of Profiled Light Bronze Aluminium however Camden have since raised concerns regarding its harsh appearance.



Proposed Reflected Ceiling Plan of 1MS Colonnade (Submitted Scheme)



Proposed Plan of One Museum Street Building Colonnade (Submitted Scheme)

- 1. Granite Setts
- 2. Granite Paver
- 3. Profiled Aluminium

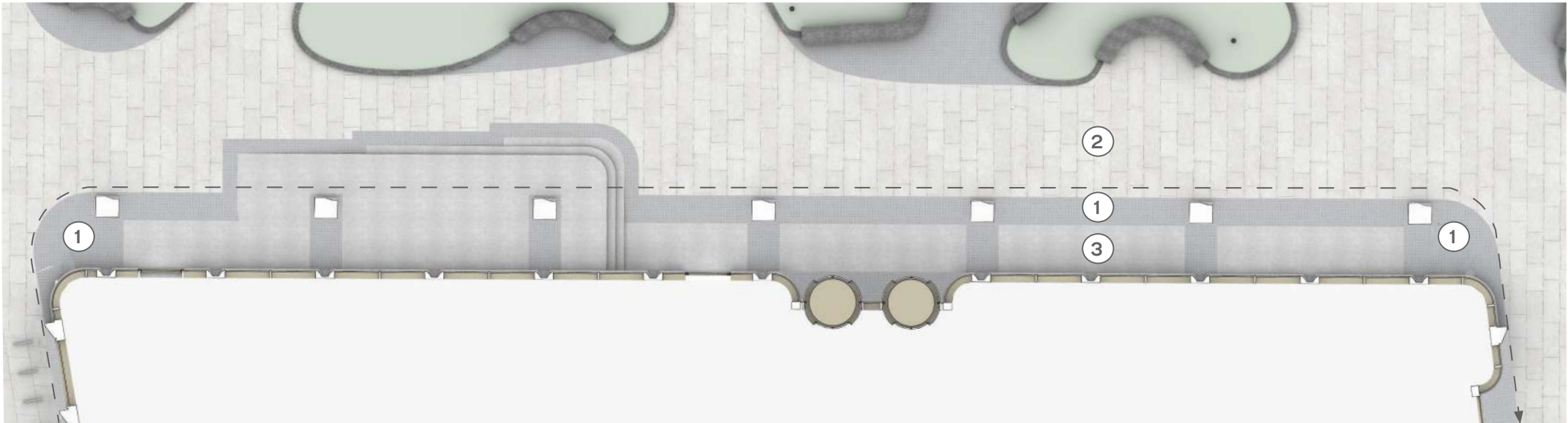
2.3 Colonnade Soffit & Paving

Revised Scheme

The revised design proposes the use of finely ribbed panels (stone, GRC or similar) to articulate the colonnade so it with finely ribbed granite paving. The ribbed panels are then broken down into bays to give a better sense of scale along the colonnade elevation. Overall, this creates a stronger link with the public realm design.



Proposed Reflected Ceiling Plan of 1MS Colonnade



Proposed Plan of One Museum Street Building Colonnade

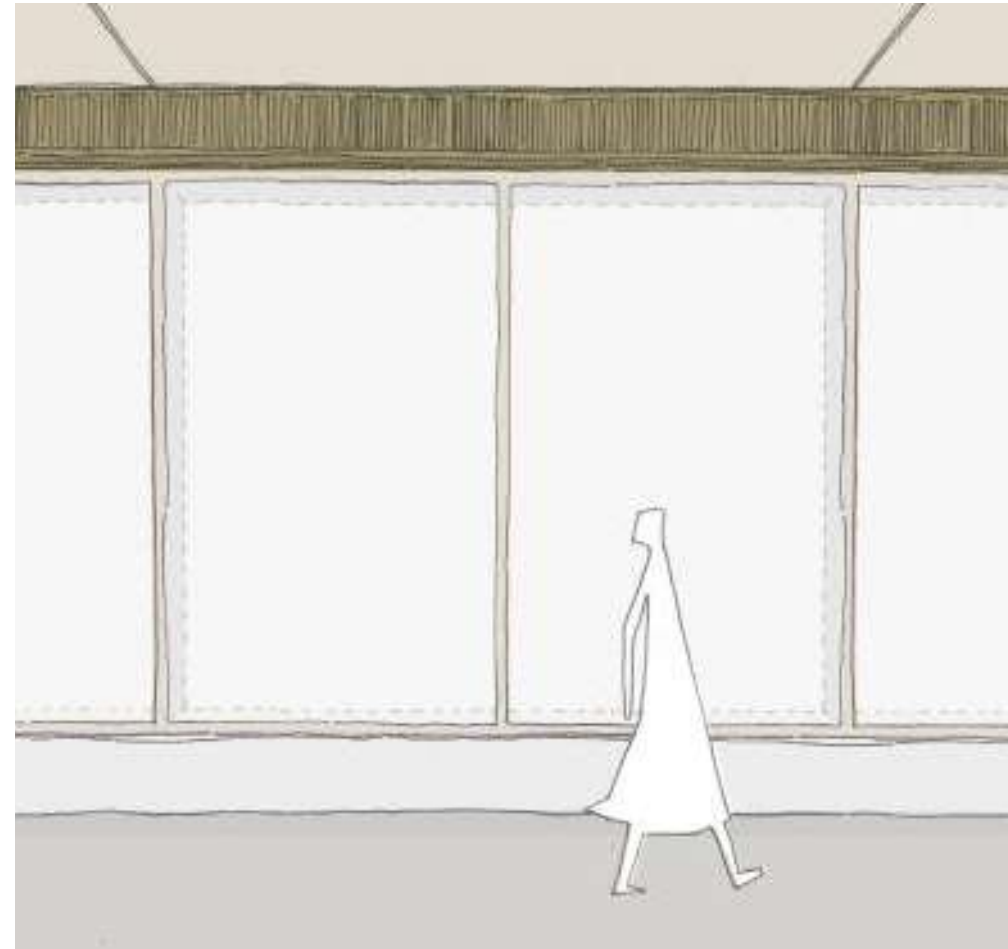
- 1. Granite Setts
- 2. Granite Pavers
- 3. Finely Ribbed Panels (stone, GRC or similar)
- 4. Flat Granite Panels

2.4 Ground Floor Glazing

The submitted scheme proposed a consistent elevation along the length of the colonnade using 1.875m wide glass panels.

The revised scheme introduces additional framing to the glazing. Depth and interest is also added to this facade by recessing vertical elements to create protruding bays. This has been introduced in order to relate more to the human scale and add interest along the extent of this facade.

Submitted Scheme



Bay Study of Museum Street Colonnade

Revised Scheme



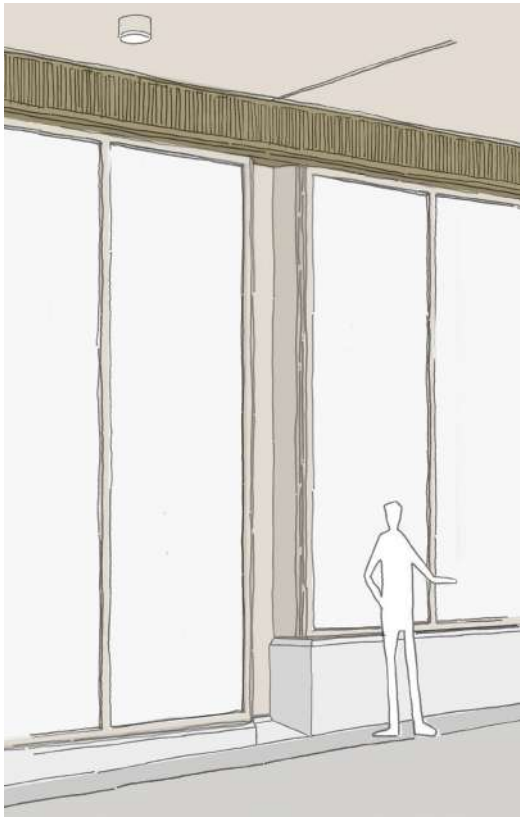
Bay Study of Museum Street Colonnade

2.4 Ground Floor Glazing

Revised Scheme



Proposed Museum Street Elevation



Proposed Step Condition

2.5 Museum Street Entrance

Submitted Scheme

The main entrance to the One Museum St office use is composed of two automated circular sliding doors within an open, glazed curtain walling system. Their location, sitting centrally between the colonnade columns, allows for maximum external visibility but also allows straight views through the open lift lobby to Vine Lane on the west.

At the base, a continuous silver granite upstand establishes a relationship in materiality between the building and the adjoining landscape in addition to creating a suitably durable and robust footing.



- 1. Angled Light Bronze Aluminium
- 2. Colonnade Column
- 3. Circular Sliding Doorset
- 4. Silver Granite Building Footing
- 5. Light Bronze Aluminium Framing
- 6. Profiled Dark Bronze Panel

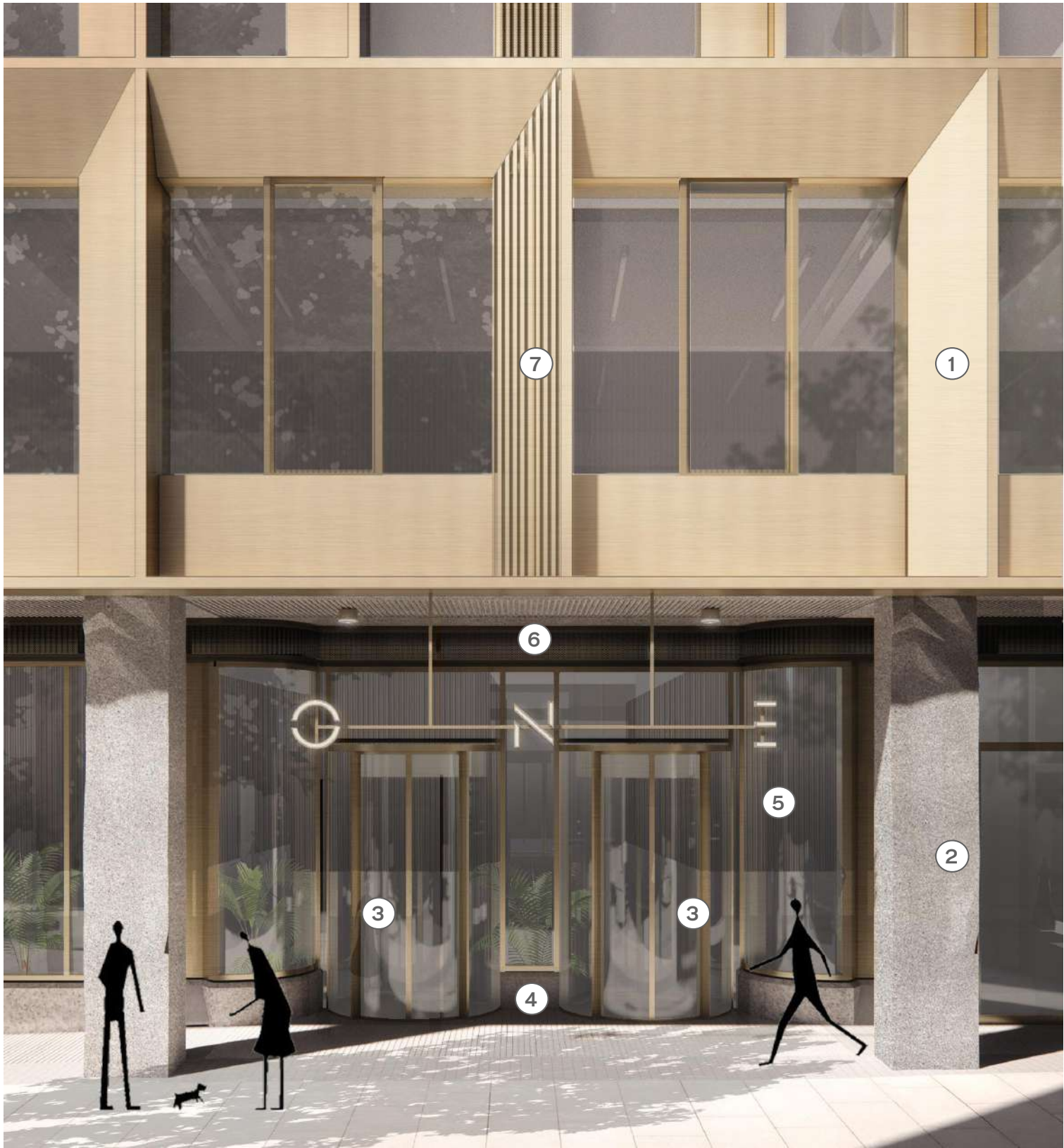
Museum St Entrance : Elevation

2.5 Museum Street Entrance

Museum St Entrance

The proposed design amendments seek to create a stronger relationship between the ground floor facade treatment and the public realm. The use of granite seeks to bring the public realm into the building line whilst clearly demarking a transitional zone.

- 1. Angled Light Bronze Aluminium
- 2. Silver Granite Column
- 3. Circular Sliding Doorset
- 4. Silver Granite Building Footing
- 5. Light Bronze Aluminium Framing
- 6. Profiled Dark Bronze Panel
- 7. Profiled Light Bronze Aluminium

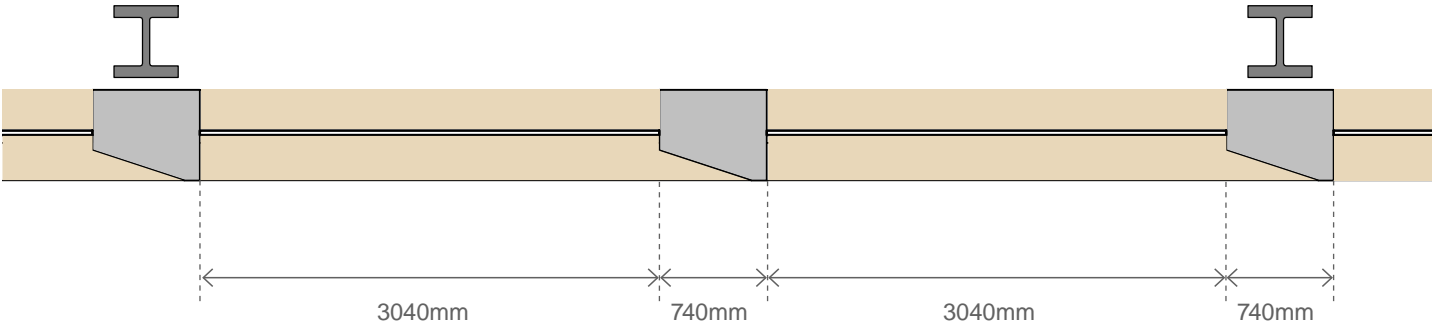


Museum St Entrance : Elevation

2.6 First Floor Facade

Submitted Scheme

The submitted scheme proposed generous glazed panels at first floor level which were 3040mm wide. This bay size created a 2-storey base and a piano noble composition which was felt to be appropriate for a building of this scale in this context. However, concerns were raised with the scale of the panels and the fact that these were fixed. These points been formed the basis of the proposed design amendments.



Bay Study of One Museum Street First Floor Facade (Submitted Scheme)

2.6 First Floor Facade

Revised Scheme

The revised design breaks down the scale of the first floor glazing by introducing vertical mullions at c.1m centres.

Centrally within each bay, a top-hung window allows natural ventilation.

Additionally, an openable vent can be incorporated within the solid facade panel as per the floors above. This would be clad in corrugated perforated metal to match L02-L04

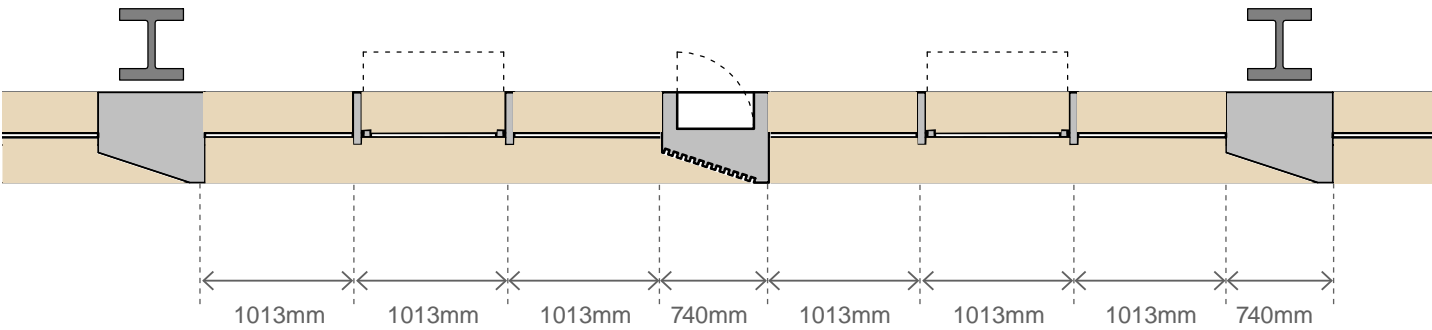
Fritting is proposed to the lower portion of the glazing to obscure vision from the public realm, creating a cleaner appearance of the building at this level and providing internal privacy.



Glass Fritting Precedent



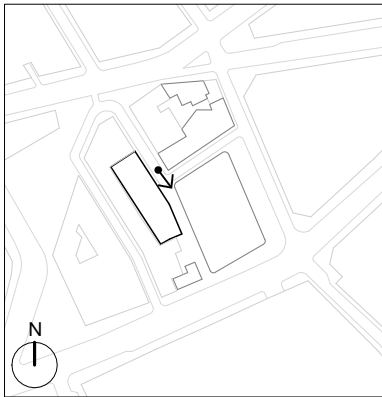
DSHDA - Marylebone Lane



Proposed Bay Study of One Museum Street First Floor Facade

2.6 First Floor Facade

Submitted Scheme



View of One Museum St Retail frontage on to Vine Lane

One Museum Street: Design Amendments

Prepared by DSDHA

Submitted on behalf of Lab Selkirk House Ltd

Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR

February 2023