

Vernon-Sicilian House & 21 Southampton Row

Design and Access Statement - **Section 4 of 8**

July 2022

halebrown

4.0

Improving the Basement

4.1



Existing basement

Improving the basement

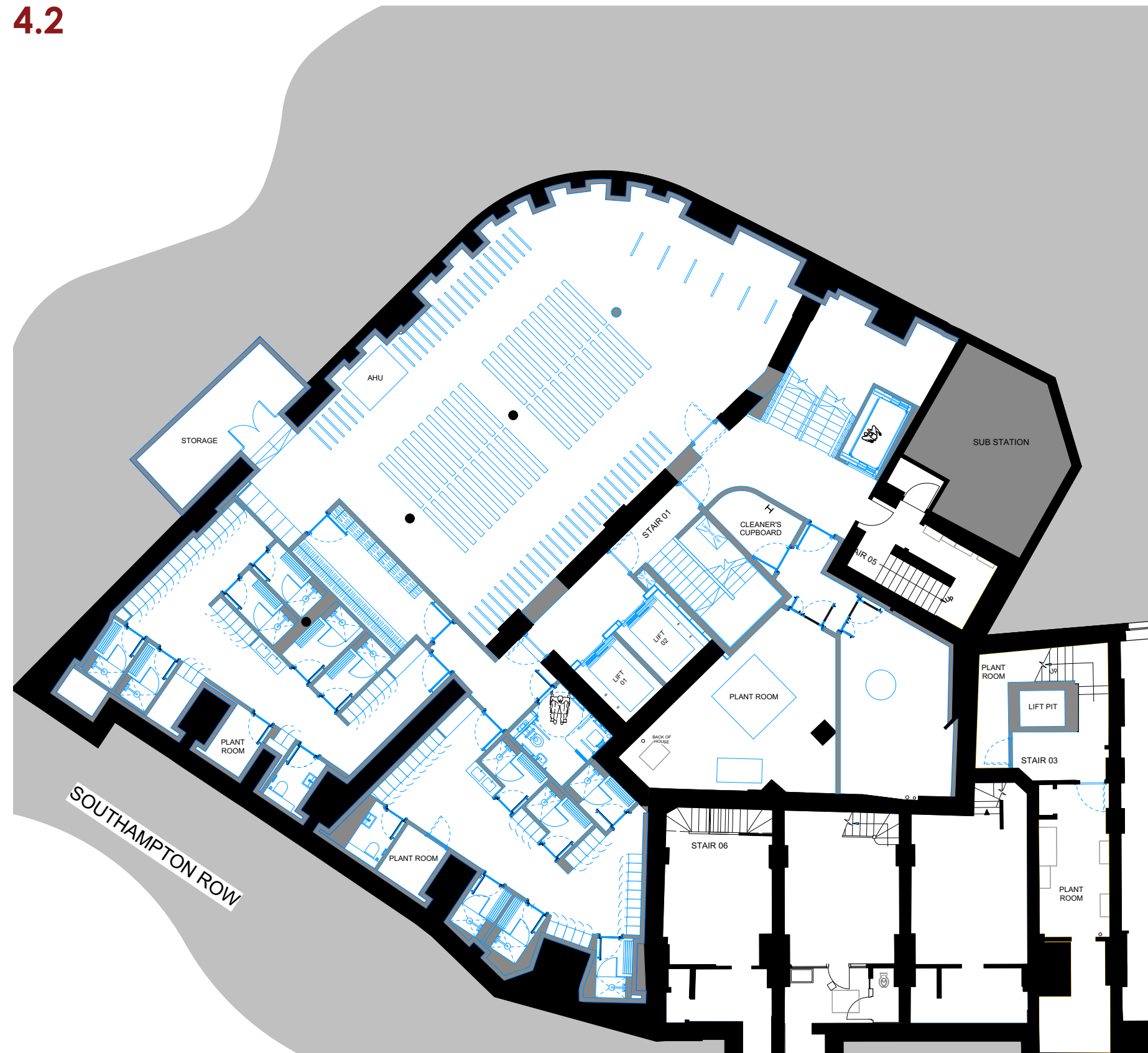
Existing arrangement

- Existing basement offered approximately 2,800sqft of office space but lack of natural daylight meant it was predominately used as an ancillary back of house storage area.
- Large, now decommissioned, boiler room and electrical intake plant rooms were located in the basement.
- A second sub station is still located within the basement accessed via a staircase leading to the rear service yard.
- While the slab to slab height is approx. 3m with some feature circle columns, the use of the space is limited by the lack of windows and outlook.



Basement photo taken prior to agreed strip out works

4.2

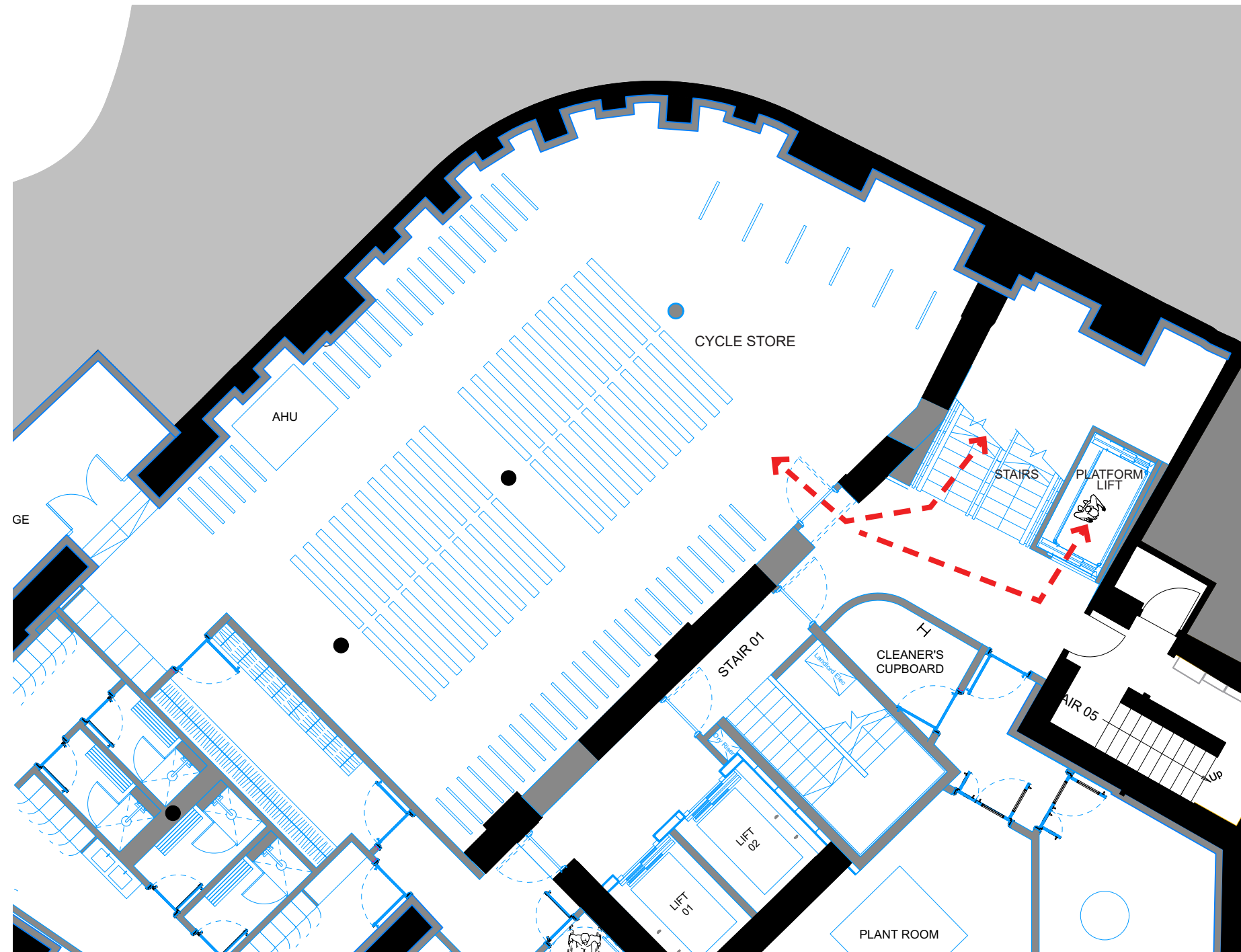


Proposed basement

Improving the basement Creating Shared Amenity Space

- Through the removal of redundant plant and re-organisation of the basement of 21 Southampton Row, it is proposed to create a new central cycle hub that can function as a much required amenity offering for the other office spaces within the Holborn Links estate.
- A new large secure cycle store will be accessible from the refurbished rear service yard, via wide staircases incorporating side ramps and a new platform lift.
- New dedicated male and female changing facilities/showers as well as an accessible shower/wc will be located within the refurbished basement.
- A new plant area for more modern efficient plant equipment of 21 Southampton Row will also be positioned within the basement along with the retained sub station.

4.3



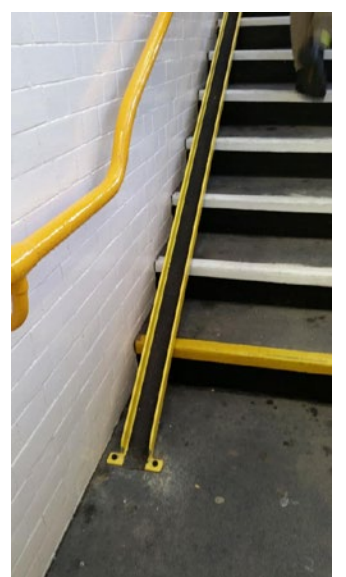
Proposed Cycle Store Plan

Improving the basement The Cycle Store

- 172no. Cycle spaces will be provided at basement level to serve both 21 Southampton Row and Vernon & Sicilian House, as well as other offices within the Holborn Link Estate.
- The new London Plan cycle provision requirement requires 1 space per 75 sqm of office GEA.
- The total GEA of 21 Southampton Row and Vernon & Sicilian House is approx. 8,500 sqm therefore 113no. cycle spaces are required.
- 59no. spaces will therefore be available for other offices within the Holborn Link Estate.
- Spaces will comprise predominantly of vertical cycle racks & double stacked cycle racks, as well as some sheffield stands and brompton lockers.
- The cycle store will also benefit from a cycle repair station.
- 2no. 1300mm wide metal stairs with associated bike ramps will allow for ease of access at peak times, with the platform lift offering additional access.

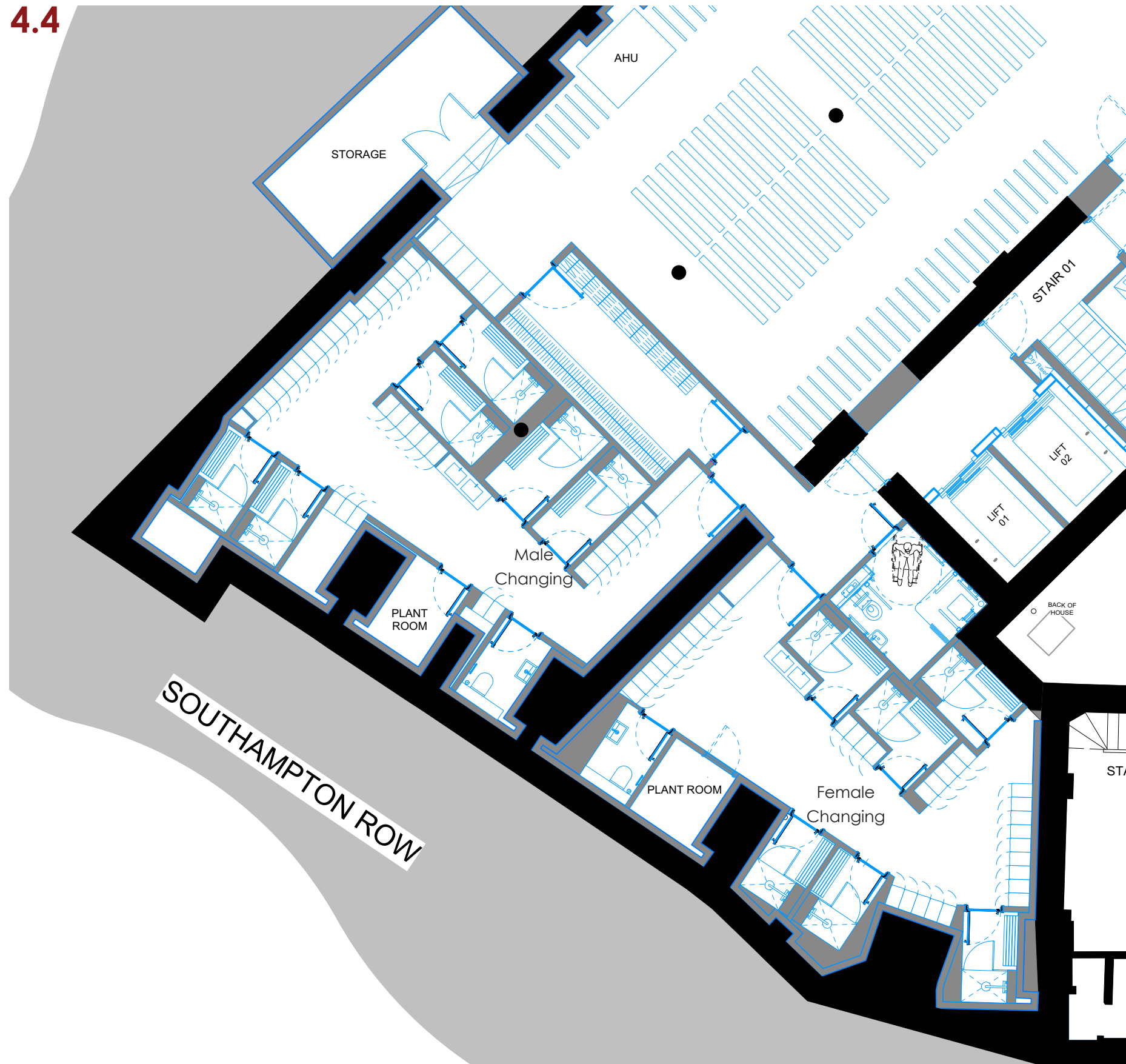


Cycle Repair Station



Cycle Ramp

4.4



Improving the basement Changing Facilities

- Split Male / Female changing / shower facilities will be provided adjacent to the reconfigured core.
- Shower facilities are provided at a rate of 1 per 10 cycle spaces of the cycle spaces required for 21 Southampton Row and Vernon & Sicilian House.

Comprising

- 6no. male showers
- 6no. female showers
- with 1no. additional unisex accessible shower / wc cubicle

- Z Lockers will also be provided within each of the changing areas.
- An accessible shower / WC will be situated next to the other changing areas adjacent to the new lifts of 21 Southampton Row core.