

Vernon-Sicilian House & 21 Southampton Row

Design and Access Statement - **Section 3 of 8**

July 2022

Part 2

halebrown

Improved Receptions with Shared Amenity

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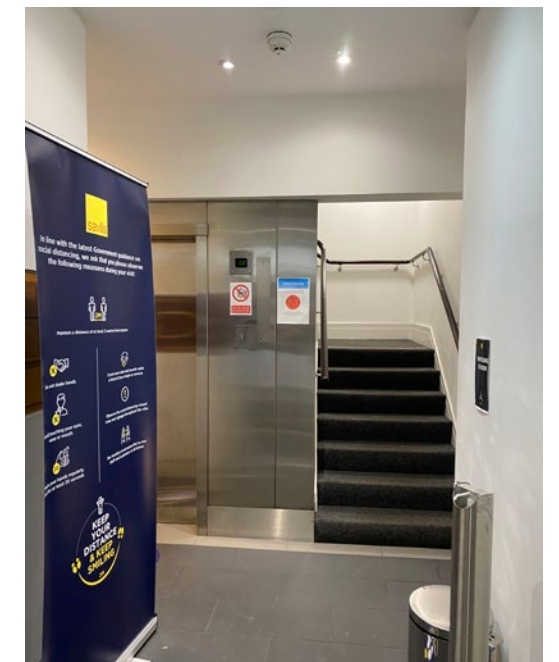
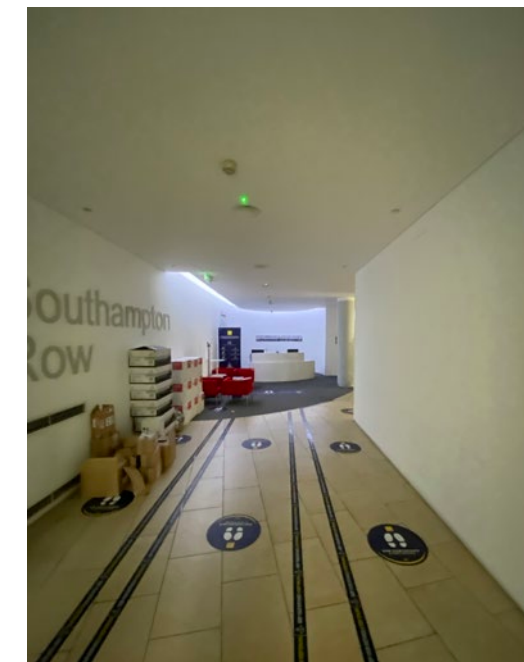
Existing Ground Floor arrangement

Vernon-Sicilian House & 21 Southampton Row

Design & Access Statement - July 2022

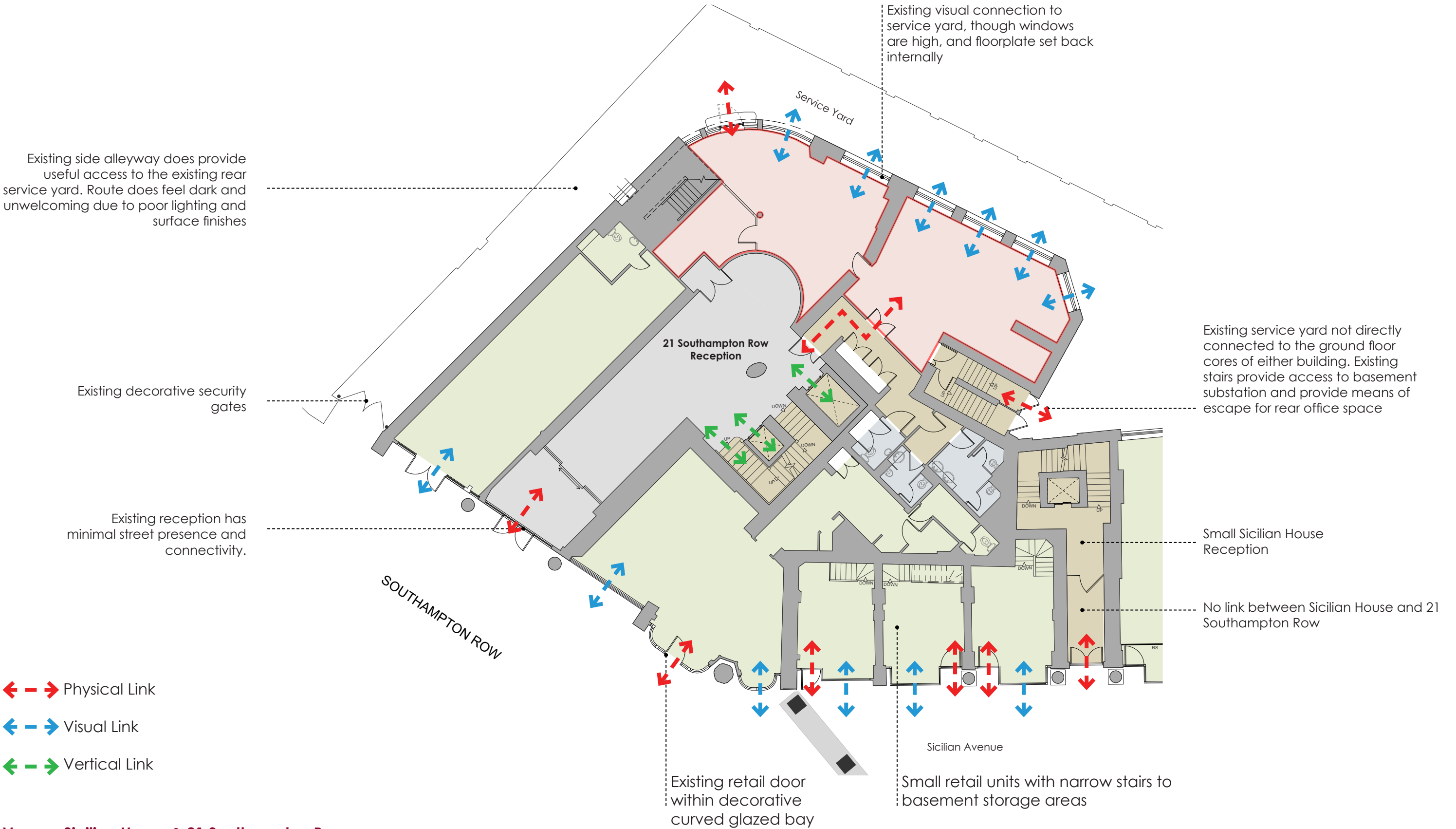
Activating the ground floor Existing entrances arrangement

- The existing office entrances of 21 Southampton Row and Sicilian House are separated by the three smallest retail units within Sicilian Avenue and a larger retail unit that operated as a cafe.
- These four units along with the retail unit to the left hand side of 21 Southampton Row are all vacant.
- As discussed for the size of the office spaces on the upper floors both receptions are underwelming and feel like corridors leading to the lifts and stairs.
- As part of the refurbishment of these offices it is proposed to provide improved amenities in order to attract new tenants.
- Similar to other successful schemes improved reception spaces offering break out spaces and cafe facilities have been identified as a necessity.
- Looking to share the amenities between the two office buildings therefore makes most sense, to attract and retain office tenants.



Reception photos taken prior to agreed strip out works

Activating the ground floor
21 Southampton & Sicilian Hse - Existing

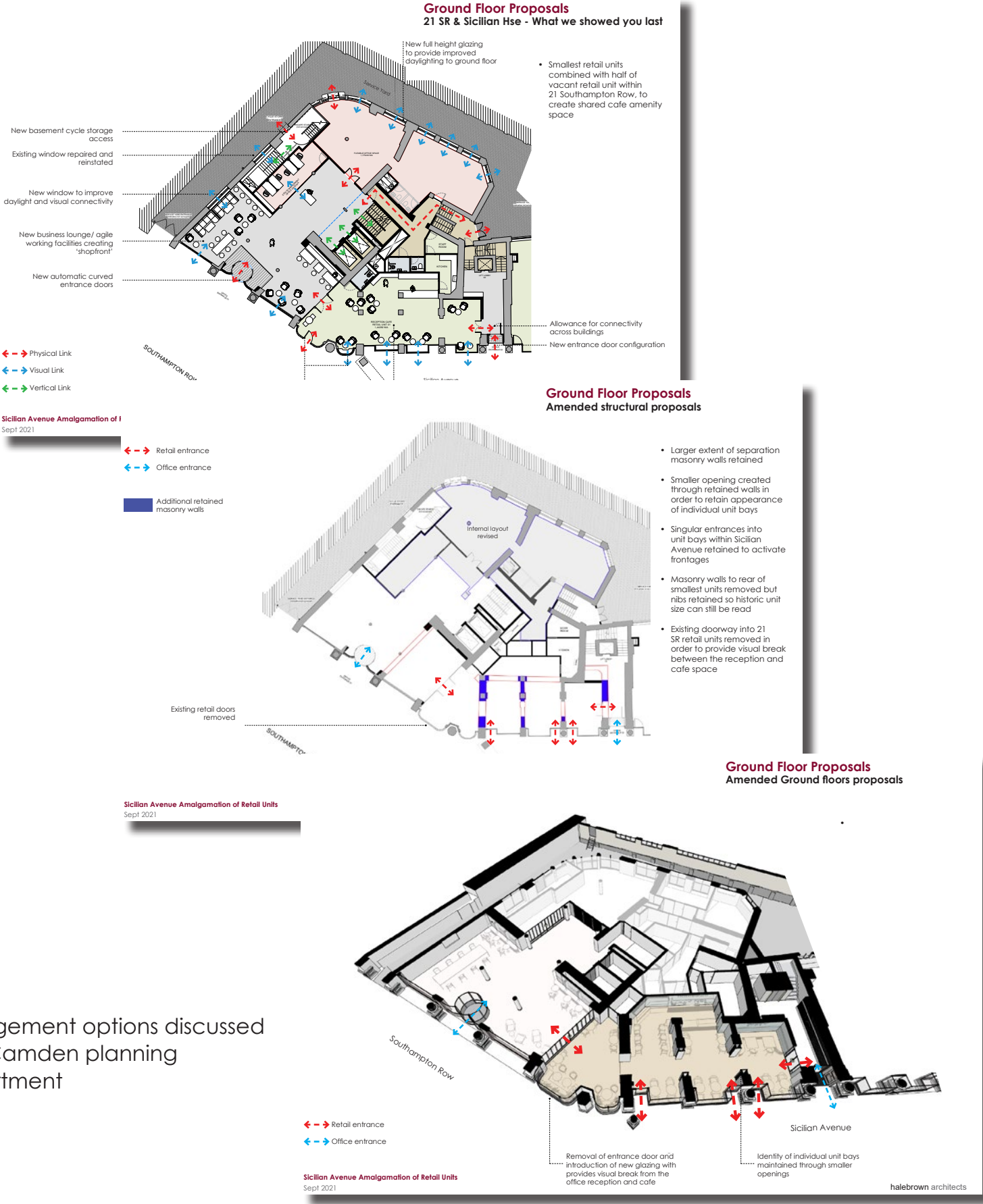


Activating the ground floor

21 Southampton & Sicilian Hse

Reviewed configurations

- A number of configurations for alternative layouts for the entrances to the offices have been reviewed, with the aim of improving the commercial office offering while preserving the historical integrity of Sicilian Avenue.
- One option that was developed and discussed with the London Borough of Camden's planning department during the Pre-application period, looked to amalgamate the three small retail units into a cafe space that would serve both the offices and general public.
- Strong objection to this proposal was received back from Camden planning department, due to concerns that the historic fabric of these units would be lost and too much frontage would be given over to the offices.
- Options that looked to preserve more of the retail units walls while still maintaining a single cafe space were proposed however, objections to these proposals were also received.
- Within the basement a proposal to create shared cycle and shower facility was also objected to on the grounds that a connection to the core of Sicilian House utilised the basement storage areas of the three small retail units.
- Following these objections the proposals for the ground and basement have been amended in order to address these concerns and retain the historic fabric of the three small retained units.

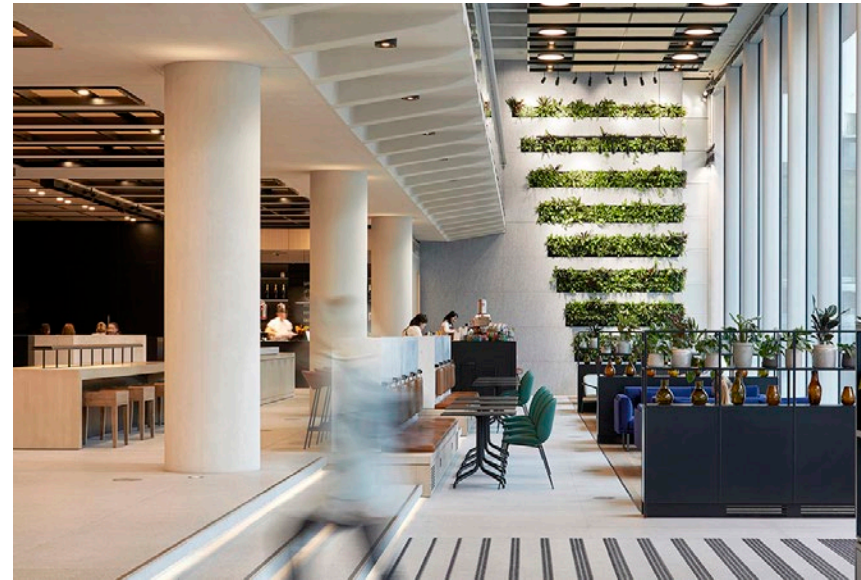


Arrangement options discussed with Camden planning department

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90 High Holborn



200 Grays Inn Road



90 High Holborn



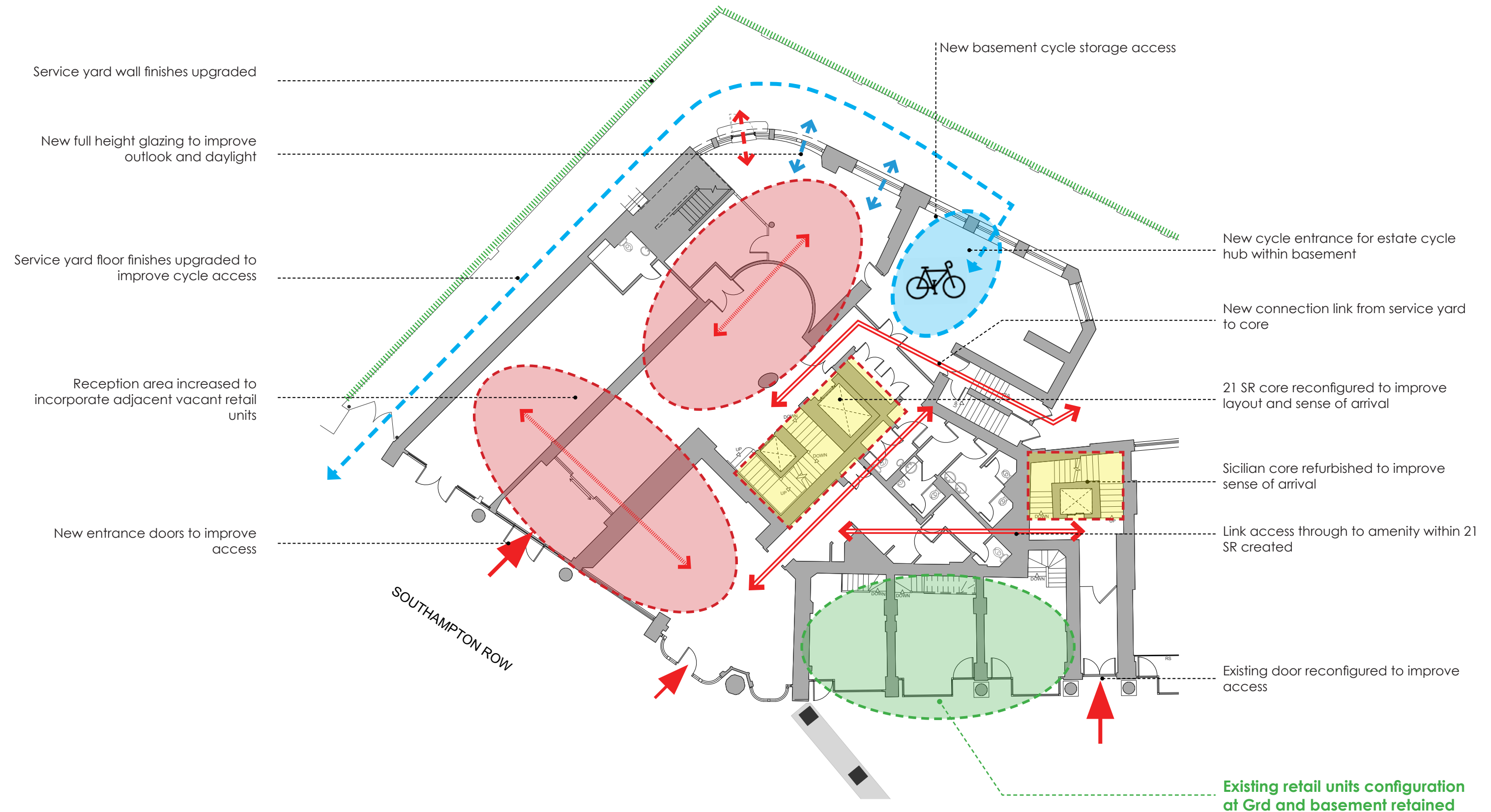
200 Grays Inn Road

Activating the ground floor 21 Southampton & Sicilian Hse - Proposed

- In recent years the use, layout and expectation for commercial office receptions has changed dramatically within central London.
- As companies have started to adopt more flexible ways of working, particularly following the pandemic, the way in which employees operate has changed.
- More formal reception areas have been replaced with more flexible meet/greet/work spaces.
- These spaces typically include a coffee bar or tea point as well as desk and seating arrangements that can be used for informal meetings or additional flexible work spaces.
- In order to attract potential tenants who are looking for vastly improved amenity spaces to retain and attract their employees, the flexible reception/front of house spaces are becoming increasingly influential in a competitive letting market.
- At 21 Southampton Row and Sicilian/Vernon House a requirement for creating this type of environment has been identified by the design team as a key driver for the project and assent for leasing the office floors.
- It is also believed that with the rejuvenation of the office floors the subsequent increase in footfall will directly help activate the vacant retail units within Sicilian Avenue.
- The proposals put forward have therefore been designed to balance the increased presence of the offices at ground floor while maintaining the appearance and importance of the historical retail units within the avenue.

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Activating the ground floor 21 Southampton & Sicilian Hse - Key Moves



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Activating the ground floor 21 Southampton & Sicilian Hse - Proposed





Sicilian Avenue - Southampton Row Retail Corner: Existing

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Activating the ground floor Key Retail Corner - Proposed



Sicilian Avenue - Southampton Row Retail Corner: Proposed

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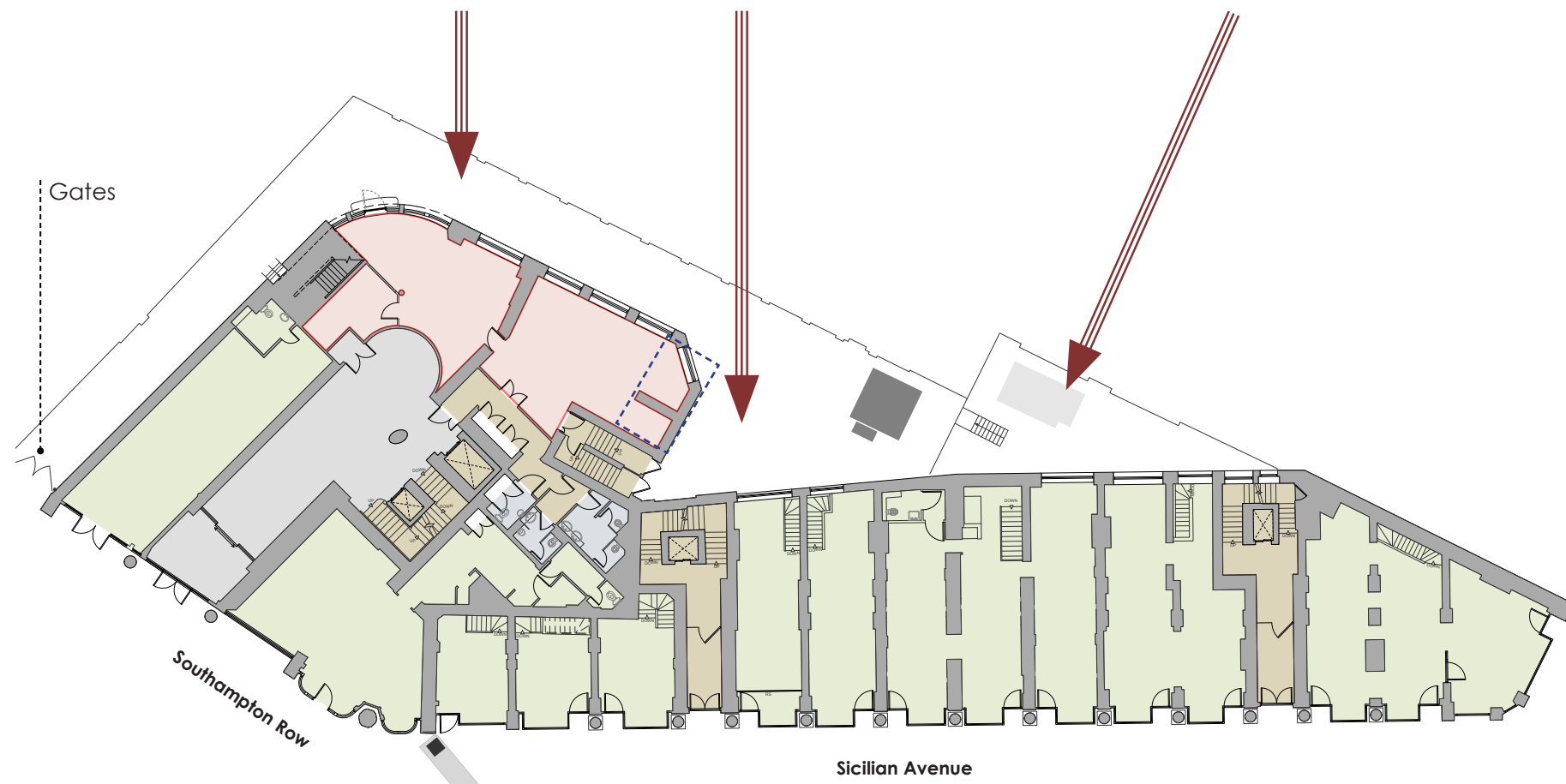
21 Southampton Row & Access Road



Sicilian House & Bin Store



Basement Level Service Yard



Activating the ground floor Existing Service Yard arrangement

- The existing service yard is accessed via iron double gates, which appear to be original, through the undercroft area.
- There is a large amount of existing ductwork and plant to the rear walls of both 21 Southampton and Vernon/ Sicilian House.
- The existing glazing to 21 Southampton which provides light to the ground floor office and some high level light to the basement needs rejuvenating.
- The service yard also provides access to two substations, one located within the basement of 21 Southampton Row and the other located within a GRP box in the service yard.
- Refuse bins are stored openly within the higher level of the service yard.
- At the lower level there is a triangular section where plant equipment was positioned.

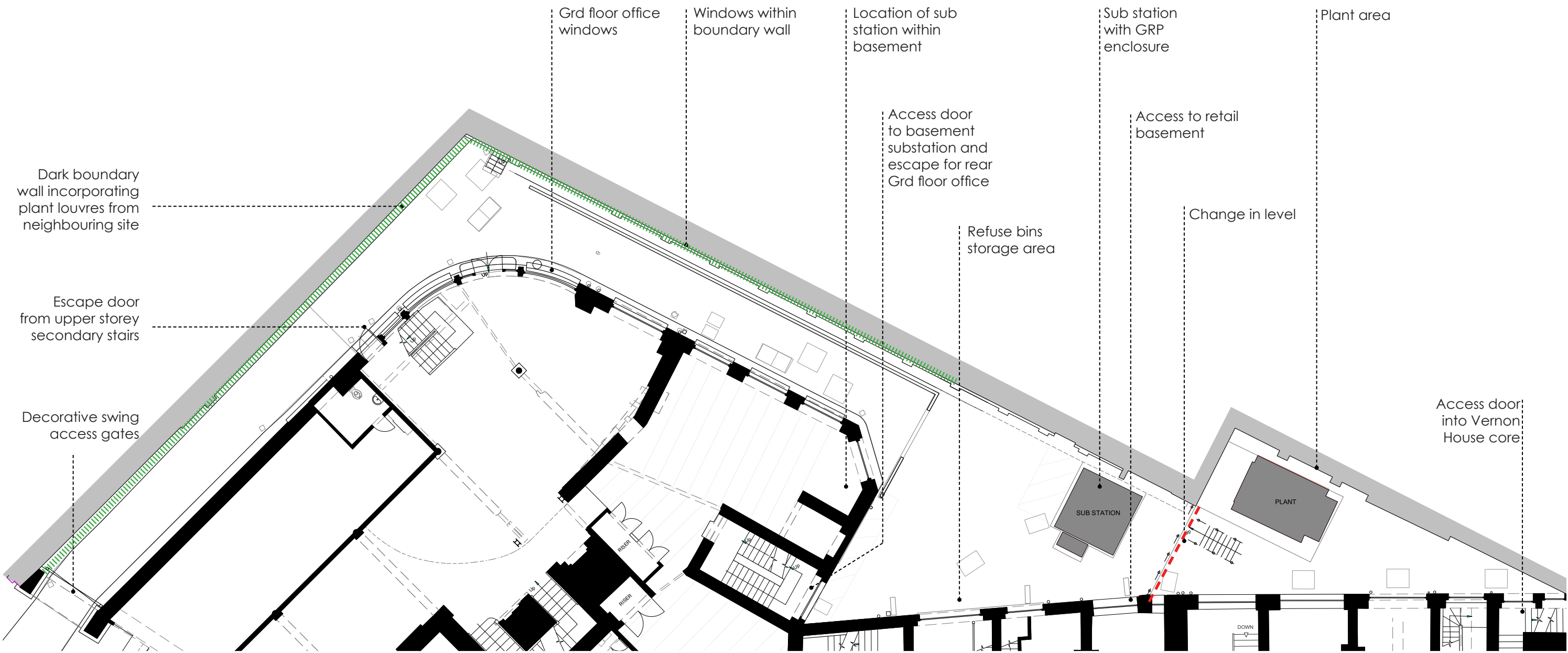


21 Southampton Row -
Basement High Level Glazing

Activating the ground floor
Existing Service Yard arrangement

- While the service yard offers the potential of being a real asset to the building it suffers from years of adaptations and requires overhauling and reorganising

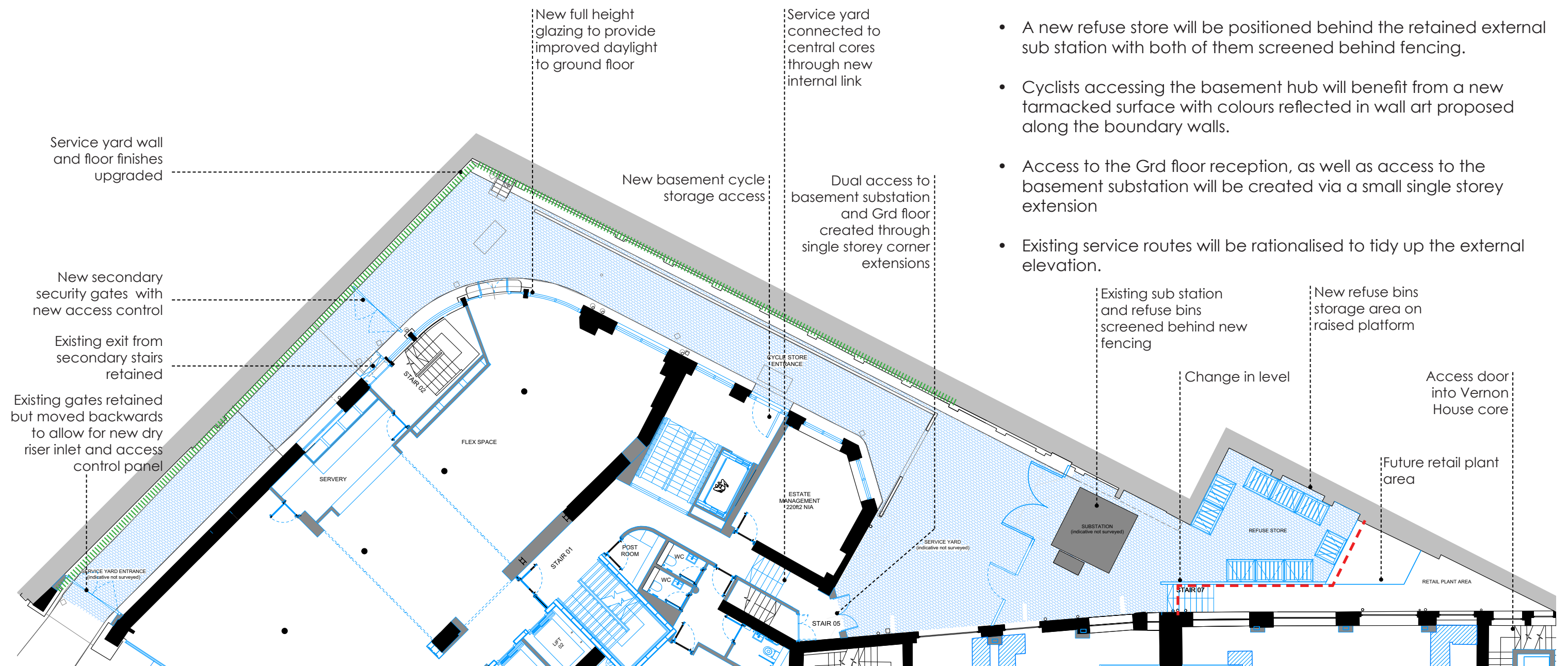
Existing Arrangement



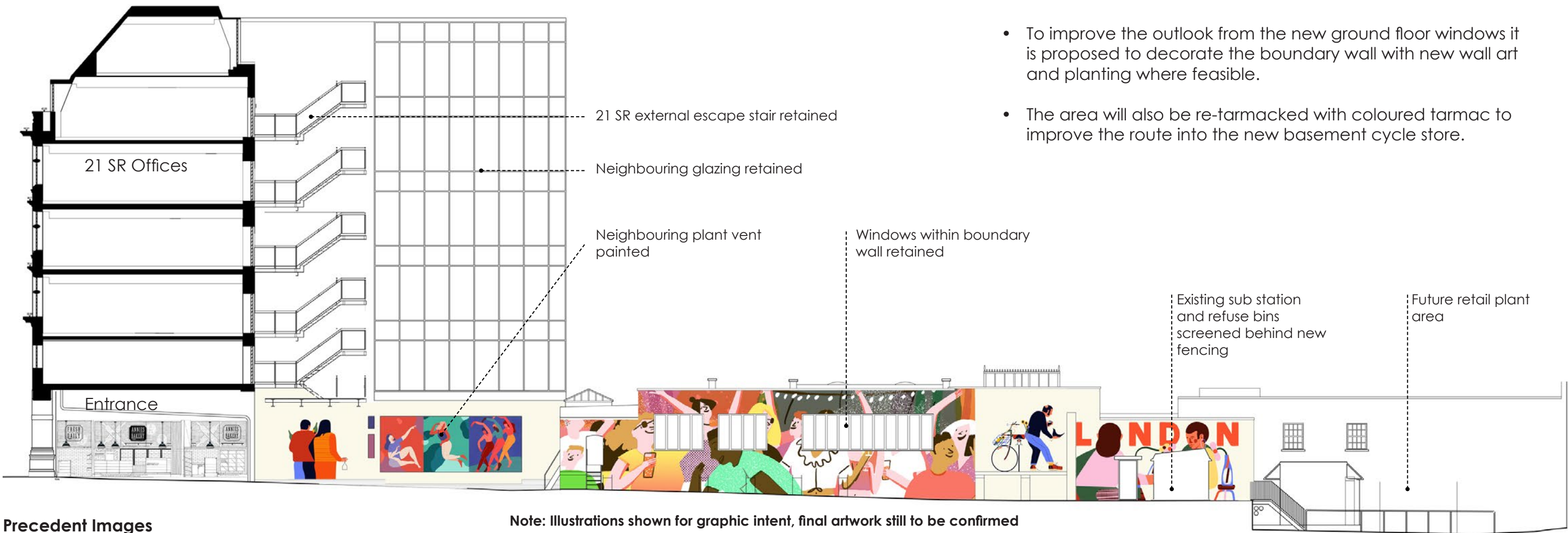
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Activating the ground floor 21 Southampton - Proposed Service Yard

Proposed Arrangement



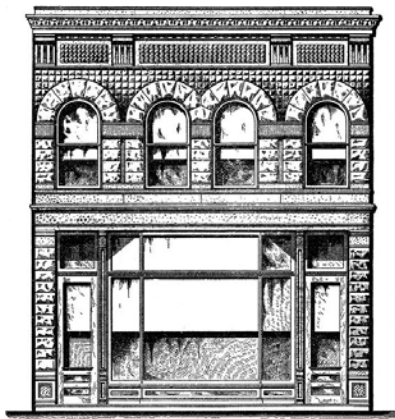
- The proposals look to retain and upgrade the functionality of the service yard, while improving its appearance so that it looks more 'front of house' when viewed from the flexible work space and by cyclists using the new cycle hub space.
- New double glazed windows will replace the existing and provide an improved out look from the ground floor to redecorated boundary walls.
- A new refuse store will be positioned behind the retained external sub station with both of them screened behind fencing.
- Cyclists accessing the basement hub will benefit from a new tarmacked surface with colours reflected in wall art proposed along the boundary walls.
- Access to the Grd floor reception, as well as access to the basement substation will be created via a small single storey extension
- Existing service routes will be rationalised to tidy up the external elevation.



Activating the ground floor
21 Southampton - Proposed Service Yard

- To improve the outlook from the new ground floor windows it is proposed to decorate the boundary wall with new wall art and planting where feasible.
- The area will also be re-tarmacked with coloured tarmac to improve the route into the new basement cycle store.

Precedent Images



Shop front graphic



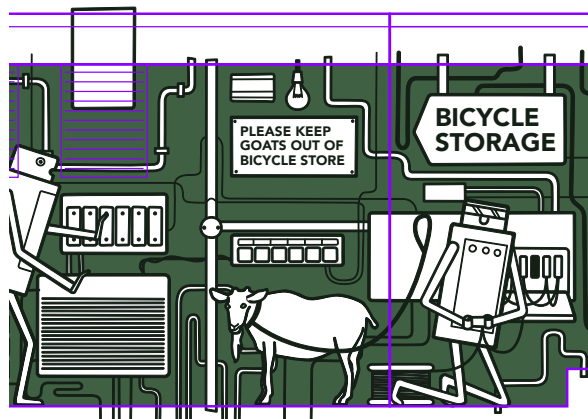
Artificial plants



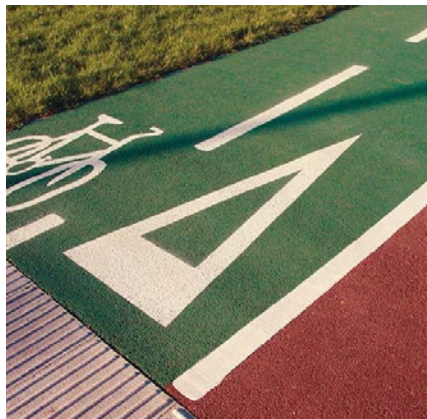
Moveable plants



Wall graphics.....



....incorporating wayfinding signage



Colour painted tarmac

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Activating the ground floor 21 Southampton - Proposed Service Yard

- New flooring and wall treatments will improve first impressions of the Service Yard area.
- New glazing to the Ground Floor office unit increases visual connectivity and lifts the sense of the space.
- Service yard becomes more 'front of house' while still functioning as a useful asset to the buildings.



Existing service yard view

halebrown architects