

5.0 Scale

The Phase 1 works are within the envelope of the existing building. The external components comprise, an entrance canopy, raising the parapet onto Stannary Street, a planted screen and some tree planting and pavement improvements. In terms of impact the proposal is considered to be scale neutral. Phase 2 is designed to have a minimum impact on the adjoining neighbours and fit within the established roof lines on Stannary Street.

6.0 Layout

The room layout strategy is as follows. The rooms requiring public access are located on the ground floor for ease of access, to avoid disorientation of visitors and to simplify security arrangements. These include the Tribunal room and associated offices and the WC's. The ground floor also benefits from generous floor to ceiling heights suitable for these functions. The non public access offices are therefore located on the first/second floor. The public will not have access to the first/second floor.

7.0 Internal Environmental Requirements

Ground Floor

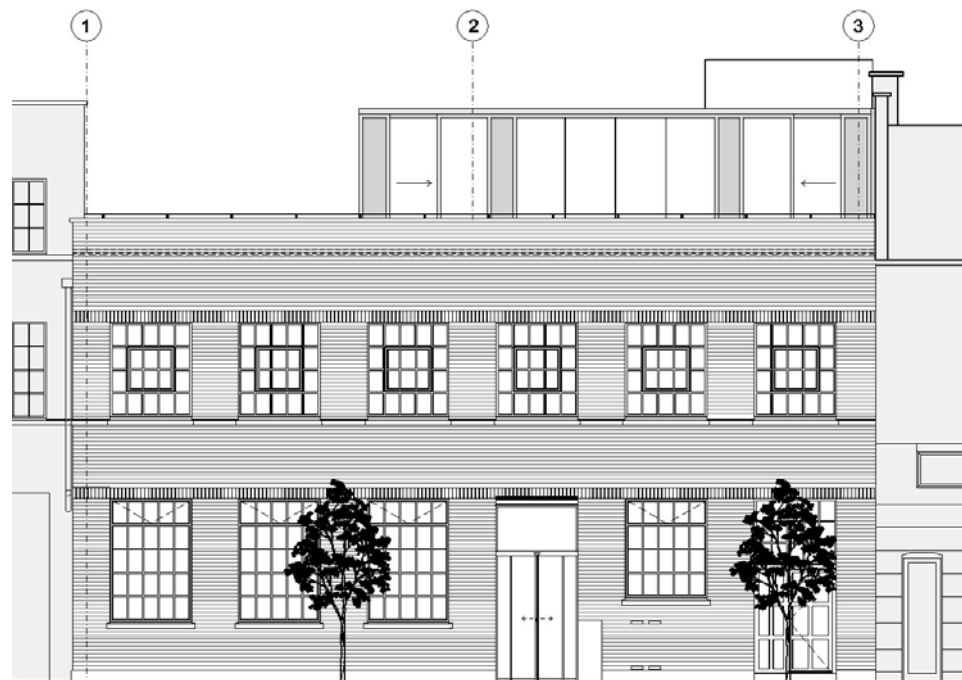
Two perimeter walls on the ground floor have no possibility of natural light or ventilation. The Tribunal rooms are located to benefit from natural light on Stannary Street and White Acre Mews. The work of the tribunal is sometimes confidential and opening windows on the ground floor are therefore not appropriate for this space. Environmental studies demonstrated that heat recovery ventilation and comfort cooling is required for this space. A plant room on the ground floor houses air handling plant and a boiler. The location of external plant is considered below. Space heating is provided by low level radiators.

First Floor

The open plan registration office has capacity for up to 40 employees. Environmental studies demonstrated that the space could not be ventilated naturally and that heat recovery ventilation and comfort cooling is required for this space. Space heating is provided by radiators located in the floors.

Second floor

Phase 2 will have natural ventilation with comfort cooling. Plant to be located adjoining the lift. Heating will be by radiators located in the floor supplied by the boiler in phase 1.



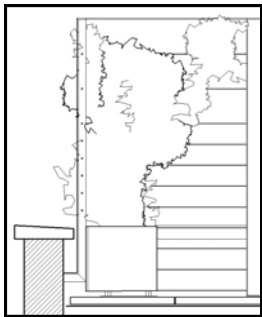
Stannary Street Elevation Phases 1 and 2

8.0 External Environmental Requirements/Landscaping

Ground floor

There has been a tree planting initiative by The Heart of Kennington Residents Association in Stannary Street. After consultation with this association HPC would like to contribute to this initiative by planting two trees [see drawings no 078E270]. The proposal is to plant and maintain the trees for three years after

which they will become the responsibility of Lambeth. There are also some improvements to the paving on Stannary Street see below. A bin store is proposed in 20 Stannary Street which will remove the need for storing wheelie bins on the street. Residents have also requested the removal of the ladder fire escape in White Acre mews due to security problems in the past. This escape will be removed as part of improving the fire strategy for the building and the new core layout.



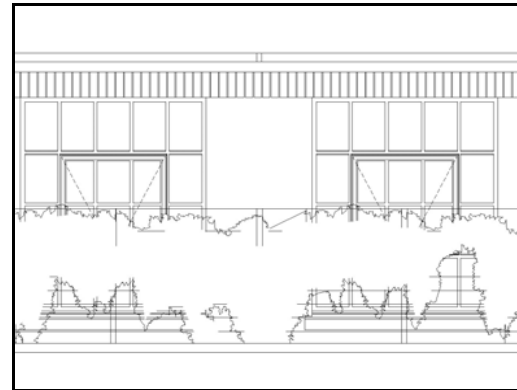
Detail showing section through First Floor Terrace planted screen

First Floor

The terrace at the back of 22-26 Stannary Street is to be fitted with a planted screen. This will reduce overlooking from the first floor and add to the biodiversity.

Roof Phase 1

The roof covering will be replaced and the falls adjusted to allow for the future possibility of a sedum roof. The sedum roof will be installed as part of the Phase 2 works



Rear Elevation showing First Floor Terrace planted screen

Roof of Phase 2

The roof of phase 2 will be covered with a single ply type membrane roof. Rain water from this roof will be collected with a rainwater butt located adjoining the phase 1 plant. This water will be used for irrigation of the first floor planters.

Plant Grilles and Flues

The location and acoustic design of plant has been carefully considered. When the building was a printers external plant was located on the first floor on the South West elevation drawing [see drawing no 078E272].

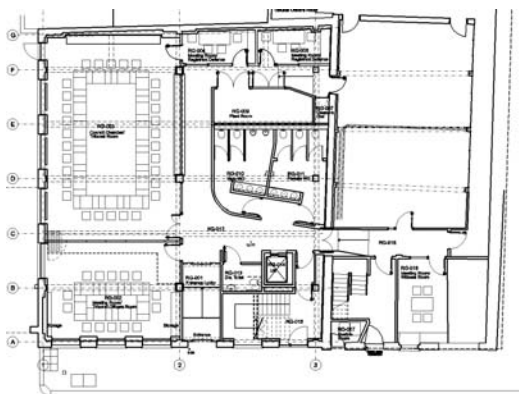
We propose to re use the same location because it has least impact on the conservation area. The installation comprises intake and extract grill for ventilation and some outside units for cooling. Flues for the boiler and vent pipes are located on the rear façade of 20 Stannary Street [see drawing 078E 271]. A noise survey was carried out and results show that for condenser units the predicted noise levels at the nearest noise sensitive façade meet the noise limits derived from the background noise survey. Other items of plant with noise emissions to the exterior can be controlled at source or have intrinsically low noise levels such that the aggregate noise will not exceed the noise limit.

Phase 2 plant will be located adjoining the lift shaft at roof level.

9.0 Disability Access

The HPC commissioned an access survey of 184 Kennington Park Road and 20 Stannary Street in preparation for the works outlined in this application and the strategy is to consider the facility as a whole. The policy is to allow disabled access to all public areas. Visitors to HPC including disabled visitors arrive by appointment only. The use of two entrances is therefore reasonable. HPC does not currently employ a wheelchair disabled member of staff although there is access to reasonable amount of office space for such a disabled employee to work in should this be needed in the future. A full description of the recruitment policy is given in the HPC Employee Handbook.

The entrance on 184 Kennington Park Road will be the entrance for all able bodied staff and visitors to HPC including the proposed accommodation in 22-26 Stannary Street. The proposed entrance in 22-26 Stannary Street will be designed for disabled access for the whole HPC facility. The decision to use Stannary Street for the disabled access is supported by the following. Stannary Street has the possibility of disabled parking adjoining 22-26 Stannary Street and HPC has applied for this to highways. The access is near to the public functions of Tribunal rooms. Modification of the entrance onto 184 Kennington Park Road would require substantial works and would not be reasonable. The following is proposed:



Ground Floor plan

Phase 1

Ground Floor

The approach to 22-26 Stannary Street has a drop kerb at White Acre Mews and 20 Stannary Street.

The proposal is to remove the existing vehicle access and re-lay the paving to the front of 22-26 Stannary Street to improve the lay of the paving. Bins will be located in a bin store in 20 Stannary Street to remove these obstructions. A disabled access point with video entry system and motorised sliding doors is proposed. An attractive lobby will be provided for disabled access to essential facilities such as Tribunal rooms and associated offices, WCS, Kitchen etc.

First Floor

The existing stair core in 22-26 Stannary Street is not disabled compliant and will be replaced with a new ambulant disabled access stair in a new core block. This will give ambulant disabled access to the first floor of 22-26 Stannary Street. When the floor is raised in 20 Stannary Street there will be ambulant disabled access across both buildings. As a part of the phase one works provision will be made for a lift shaft to the first and second floor. The lift car will be installed as a part of the phase two works. This access provision is considered reasonable in that there are many other locations for a wheelchair disabled member of staff to work within the HPC facility.

Phase 2

Second Floor

The lift shaft will be taken up to second floor level and the lift car installed. Due to the small number of occupants at this level, it is proposed to use the existing stair in 20 Stannary Street.

10.0 Appearance/Materials

Exteriors

The location of 22-26 and 20 Stannary Street in a conservation area has generated an approach to the regeneration proposals. In the past improvements have been made by HPC to the façade of 20 Stannary Street including the replacement of windows on the first floor.

The primary refurbishment elements include the replacement of the windows, the formation of new openings, the raising of the parapet wall on the front façade and the provision of a planted screen on the rear façade. There are also a number of safety features such as handrails added to roofs.

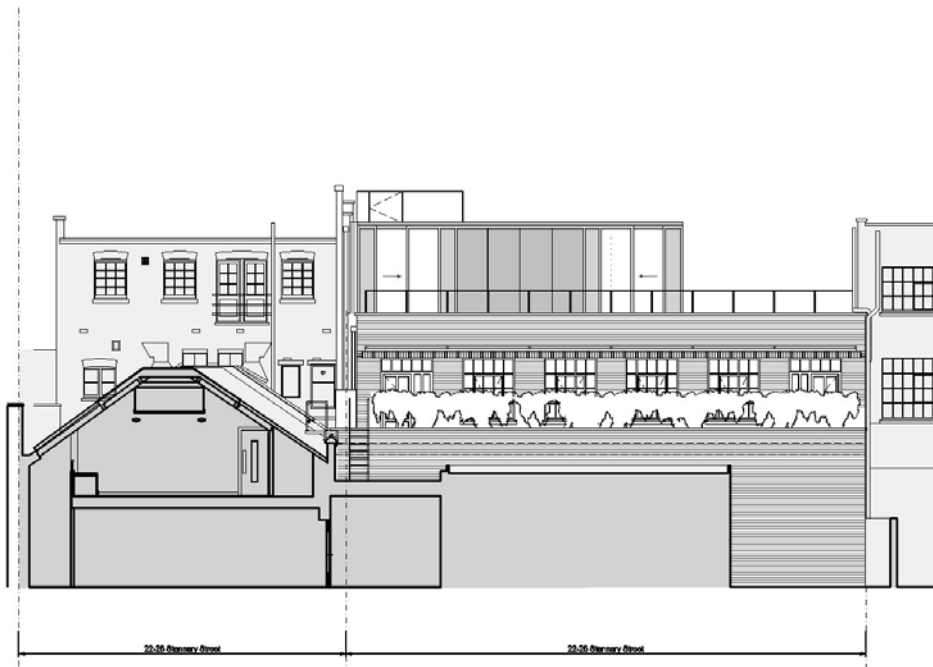
The windows are currently single glazed w20 type and have been damaged by welding on security bars. These windows will be replaced with double glazed windows on the ground and first floors. A solar shade brise soleil is added to the South West Façade. The lifting beam and access doors on the first floors will be retained.

Brickwork openings will be retained or modified on the first floor but will be extensively remodelled on the ground floor. The ground floor remodelling is due to the provision of the new disabled entrance and stair lift core described above. New brickwork will match existing in colour, type and pointing.

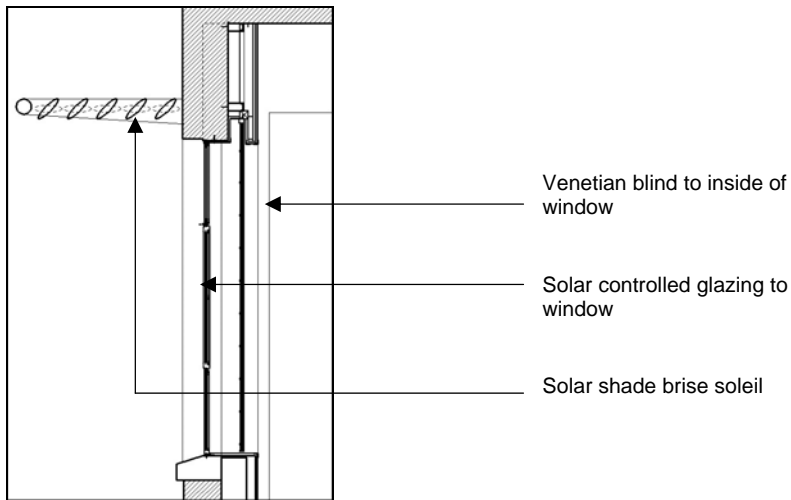
A planted screen and safety rails are proposed in galvanised steel with stainless steel planting wires. These new elements will be detailed and coordinated as a family.

The raising of the parapet wall is part of the rebuilding of brickwork on the front façade. The raised wall will act as a safety barrier to the roof and in the future the wall will screen the phase 2 addition of a part second floor. The impact of this future addition will therefore be minimised.

The bitumen roof covering and falls will be replaced with a similar covering but the insulation will be increased and the falls will be adjusted to allow a sedum roof covering to be added in the future as part of the Phase 2 proposals.



Rear elevation Phases 1 and 2



Detail showing section through rear facade

Overall it is expected that the combined affect of the external fabric upgrading and the proposed external hard and soft landscaping will considerably improve the appearance of these buildings and greatly contribute to the enhancement of the character of the conservation area.

Phase 2 will be constructed of steel and timber frame. The cladding to the sides will be insulated render, self-coloured. The glazed walls will feature full height glass with opening doors and ventilation panels. The roof will be a single membrane type roof covering.

Overall the impact on the conservation area will be low. The building will fit between existing rooflines. To Stannary Street the parapet wall will reduce the impact of the building. Sunlight studies show that the form of the phase 2 will not shadow the existing gardens to the houses on Kennington Park Road. This is because during the winter the gardens are already shadowed by existing buildings and during the summer the gardens are protected by the set back of the rear facade.

Overall Phase 2 will appear light and elegant to contrast/compliment the existing masonry walls of the ground and first floors.

Interiors

The development of the interiors is monitored by the use of room data sheets which express factual information about each room in the project. These data sheets have been set up and will be developed in the work stages EFG.

The primary interiors are the Council Chamber/Tribunal Room on the ground floor RG003 and the open plan office on the first floor R1-004.

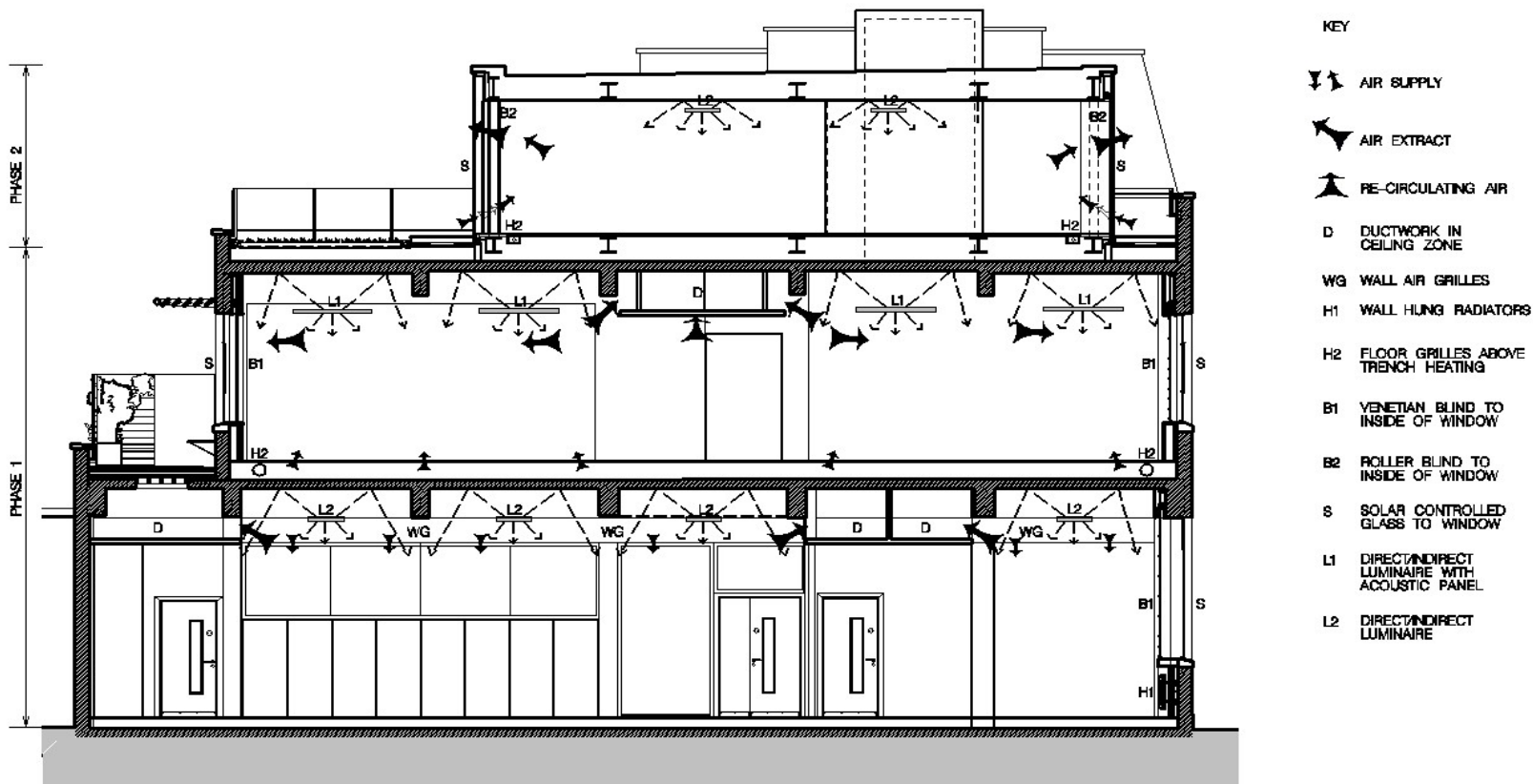
Council Chamber/Tribunal Room RG-003

This room will multifunction in a wide variety of uses. The room will be fitted with movable screens to allow it to interconnect with room RG002. Daylight will be provided from three large windows in each room. Artificial light will uplight and down light from ceiling fluorescents. There will be some wall washers. Acoustic absorption will be provided in the ceilings by means of perforated plasterboard.

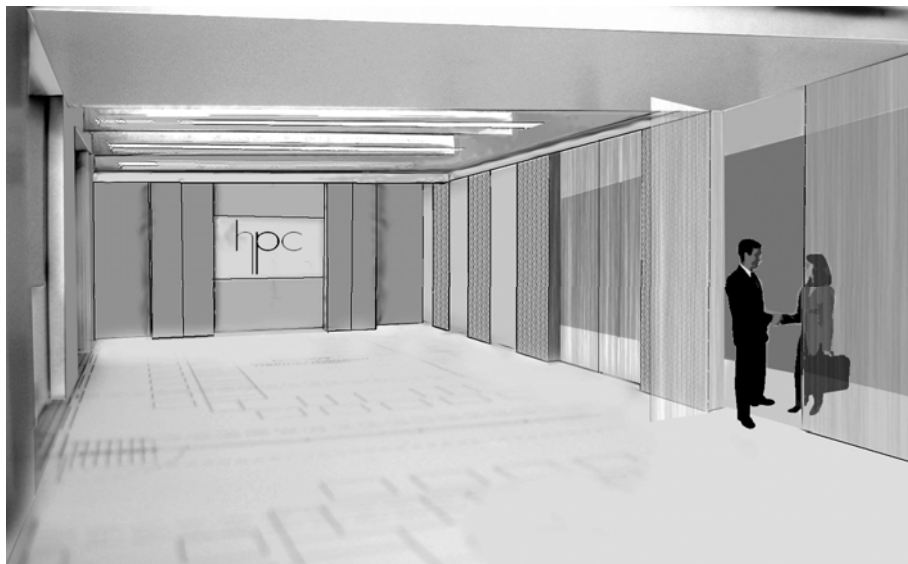
The floor will be fitted with floor boxes to accommodate power and data. Ventilation will be provided from a central plant area. Comfort cooling will be provided by units mounted at high level. Space will be set aside for cabinets for AV equipment. Heating will be provided by perimeter radiators. Windows will be fitted with Venetian blinds to provide privacy when required.

Open Plan Office on the first floor R1-004.

This room is designed to accommodate flexible highly serviced clerical office use. The floor will be fully demountable for power and data services and perimeter heating. Daylight will be provided on the South East and North West elevations. These windows will be fitted with solar control glass and Venetian blinds. Provision is made for a brise soleil to protect the South West Elevation. Artificial light will be provided by ceiling fluorescents for uplight and down light. There will be a small number of wall washers. The Ventilation will be through floor diffusers. Cooling will be provided by the ceiling mounted units. Acoustic damping is required and this will be ceiling mounted.



Section showing environmental concept for Phases 1 and 2



Interior Study showing Council Chamber



Comparative image of direct/indirect lighting – other project



First Floor lighting study showing direct/indirect luminaires with acoustic panels



First Floor lighting study showing lowered central area of ceiling

Fire Safety

See report from Warrington Fire Research and Fire Strategy drawings. The occupation of the Council Chamber/Tribunal Room RG-003 requires a fire exit as shown on to White Acre Mews. If this exit is not available then the occupation limit in this room will be 60 persons.



Elevation on to adjoining courtyard of White Acre Mews

11.0 Security

A number of features have been designed in to the proposals. The fire ladder will be removed from the White Acre Mews to reduce access to the rear terrace. CCTV will be located on the Stannary street elevation and internally facing the ground floor main doors [separate budget]. The budget includes for intruder protection door contacts and intruder protection [PIR's] and extending the existing Secom card access system. The issue of securing the front door with a roller shutter was discussed and it was decided not to include for this due to financial constraints.

12.0 Maintenance

Phase 1

Access for cleaning windows will be via the ground floor and terrace areas. Access for maintaining plant will be via the existing plant access gantry. Access to the roof will be from a new access door located in the Stannary Street stairwell. The existing ladder access to the roof from the terrace will be removed.

Phase 2

Access for cleaning windows will be onto the deck areas located in front of the glazing. Access to the phase 2 roof will be through a hatch in the roof to service plant and check roof outlets. The roof will be equipped with a man safe type access safety system.

13.0 Use of Prefabrication

Phase 1

The opportunities for prefabrication of large elements in Phase 1 are limited due to the lack of access for cranes. The smaller components such as windows, doors, stairs etc are likely to be prefabricated offsite. The cost benefits of prefabrication do not apply to the project as there is very little repetitive work.

Phase 2

The opportunities for prefabrication in Phase 2 are greater than in Phase 1. It is likely that the steel frame and the cassettes for the timber and glazed walls and even the roof may be fabricated offsite. It is likely the timber floor will be fabricated on site. The benefits of rapid construction will apply if Phase 1 is occupied at the time of construction of Phase 2. The extent of prefabrication will probably depend on cost /time constraints.

14.0 CDM

See report from Planning Supervisor/Davis Langdon

15.0 Party Wall Surveyors

Hawton Shore have been appointed to act as party wall surveyors for the project.

They will carry out their works starting stage EFG.