

UK House

Level 1-5 Window Replacement

Design & Access Statement

02/12/2021

tp bennett

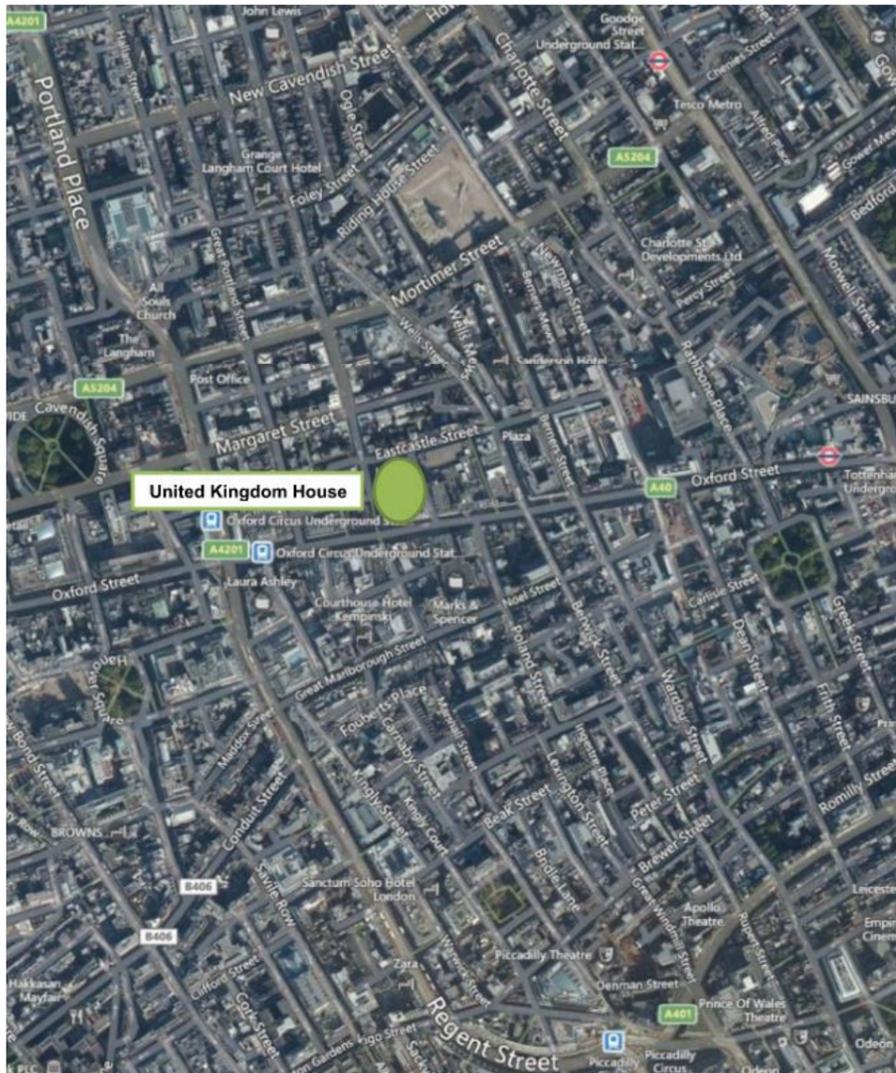
Preface

This Design & Access Statement (DAS) has been produced by tp bennett on behalf of Flametree Properties Ltd and supplements the accompanying application for listed building consent for window replacement at levels 1-5 at:

UK House, 164-182 Oxford Street, London W1D 1NN.

This DAS should be read in conjunction with tp bennett's listed building consent application drawings.

It should also be read in conjunction with the Heritage Statement produced by KM Heritage and the planning covering letter produced by tp bennett.



Above: site location

Background

UK House – The Existing Building

UK House (formerly United Kingdom House) is a grade II listed Edwardian-era building, constructed as a department store for Waring and Gillow to designs provided by Robert Frank Atkinson in 1902.

It occupies a full city block, bordered to the south by Oxford Street, to the north by Eastcastle Street, to the west by Great Titchfield Street and by Winsley Street to the east.

In the 1970's the building was extensively redeveloped behind a retained facade to create conventional office space on the upper levels (2 to 7) disposed around two naturally vented light wells, with retail units occupying the ground and first floors.

Its original fabric now survives only in its retained Oxford Street and Great Titchfield Street elevations, which return partially into Eastcastle Street and Winsley Street. The remainder of the Eastcastle Street and Winsley Street facades and the entirety of the building fabric behind all four facades were designed and constructed in the late 1960's and 1970's by Richard Seifert's office.

More recently, UK House has been added with light well infills of additional office space at levels 2 & 3, with permission to construct similar extensions at levels 4 to 7, and a rolling replacement of 'shop front' facades on Great Titchfield Street and Winsley Street, to designs by tp bennett.

Planning permission and listed building consent has also been granted to construct residential accommodation in a new rooftop extension. This permission also incorporates the modification of the existing mansard roof to form new, scalloped openings (see images below), to designs by tp bennett and Christ & Gantenbein.

These works have been carefully considered, designed and will be implemented in a way that preserves and enhances the listed building.

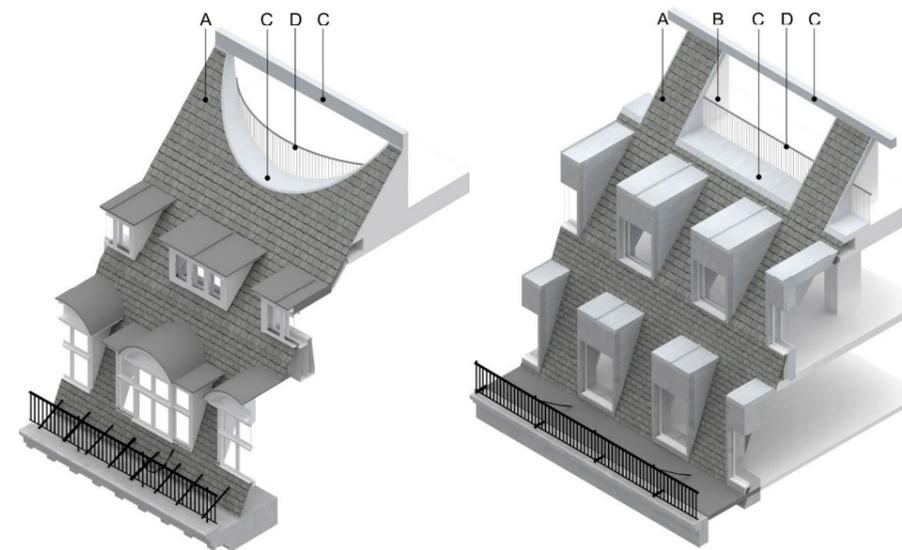
Building Ownership & Maintenance

Flametree Properties Ltd – the Client – acquired UK House in 1993. Since their acquisition of the property, they have continued to invest significantly in building to protect and maintain the listed facades, enhance the quality of the internal environment for the buildings occupants and improve the external public realm.

Changes to the mechanical building services approach to modern office building design and the advent of emerging technology have meant that the huge spaces at the roof level of UK House, currently assigned to air conditioning plant, are no longer needed. Redundant plant is being replaced with more discrete and energy efficient equipment. The building cores and washrooms are also dated and are being replaced in phases, alongside the refurbishment of the office floors, incorporating energy efficient destination-control lifts and low-water-usage sanitaryware.

The building fabric's thermal performance, in particular the single-glazed windows, has fallen significantly behind modern standards and is out of step with the other positive changes that are underway.

A rolling programme of thermal improvement and window replacement is planned.



Above left: permitted modifications to UK House's mansard roof above original, retained facades

Above right: permitted modifications to UK House's mansard roof above 1970's facades



Above: permitted modifications to UK House's mansard roof

Proposals

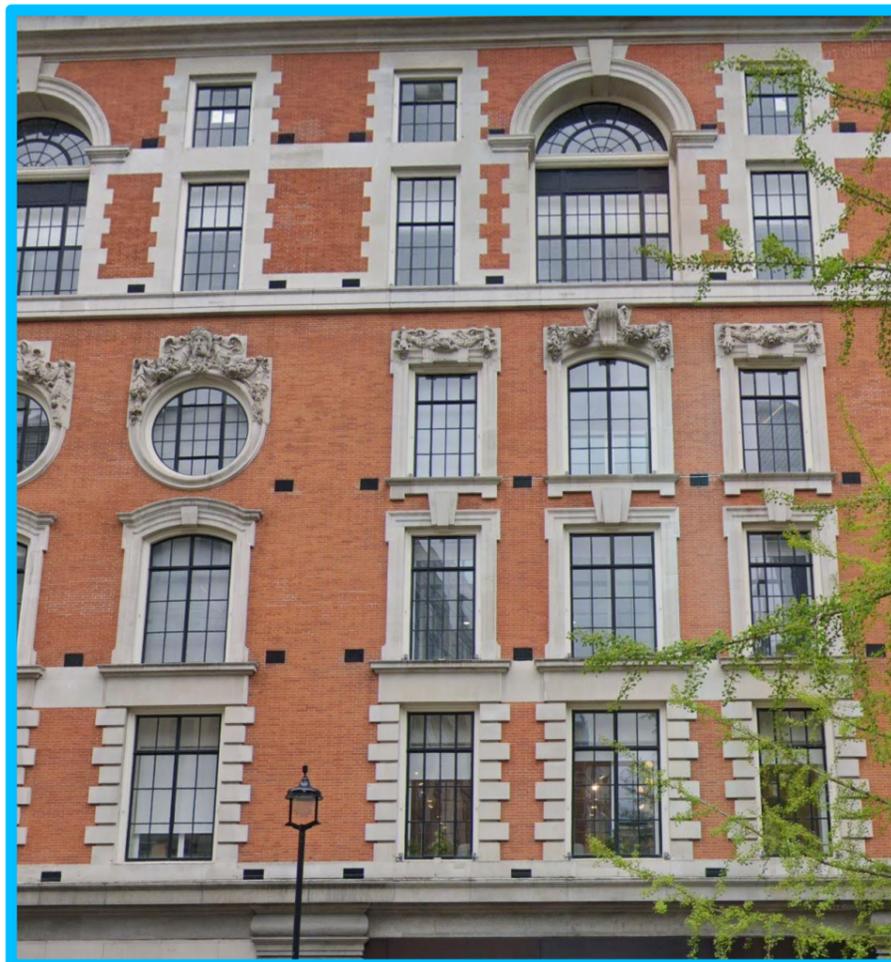
Window Replacement – Scope

Flametree Properties Ltd is seeking permission to replace the existing, single-glazed windows at levels 1-5, as well as piecemeal secondary glazing installed behind some of the windows as tenants have come and gone over the years, with new double-glazed windows and frames. (a separate application has already been submitted for the replacement of the windows on the 6th and 7th floors)

Identification of Window Types – Original Façades

Several window types have been identified at levels 1-5 within the original façades. The types are varied with circular, arched, flat arched and rectangular typologies.

All of the window types are set within masonry façades and vary in materials from fully timber framed single glazed windows in the older section of Eastcastle Street, to steel framed 'Crittall' single-glazed side and top-hung casements, painted black and set within white-painted wooden sub-frames. Casements vary from timber sashes in the timber windows, to side and top hung steel casements in the steel windows. No casements will be required in the new windows except in the stair lobbies but the aesthetic will be maintained.



Above: cropped photograph of typical window types annotated in the adjacent elevation



Above: part-elevation of UK in Great Titchfield Street, annotating typical steel window types

Proposals

Window Replacement



Above: cropped photograph of typical window types annotated in the adjacent elevation



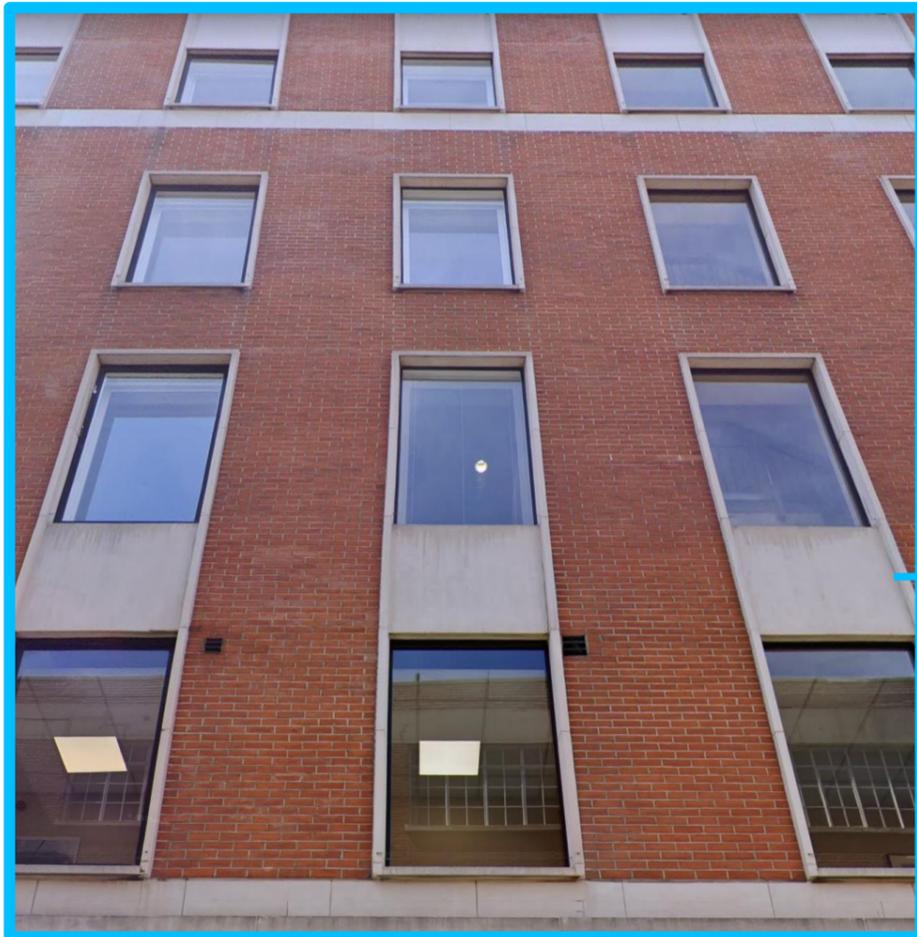
Above: part-elevation of UK in Eastcastle Street, annotating typical timber framed window types



Identification of Window Types – 1970’s Façades

A single window frame type has been identified at levels 1-5 within the 1970’s facades which has a number of frame sizes all characterised by having a very simple single pane design with no intermediate transoms or mullions in contrast with the multi-pane windows of the original facades .

Types T, T1,T2 and T3 (annotated in the part-elevation below) are single-glazed aluminium-framed fixed casement windows, set within concrete frames set into the 1970s masonry facades.



Above: cropped photograph of typical window types annotated in the adjacent elevation

Window Replacement - Appearance

Accompanying drawings illustrate the design intent of the proposals.

The matching aesthetic designs of the replacement windows will maintain the buildings appearance but will, by increasing the depth of casement sections to accommodate double-glazing, incorporate current thermal, acoustic and material standards to assist in bringing the building fabric up to date, which will reduce the building’s reliance on mechanical heating and cooling and provide for the next period of the building’s life.

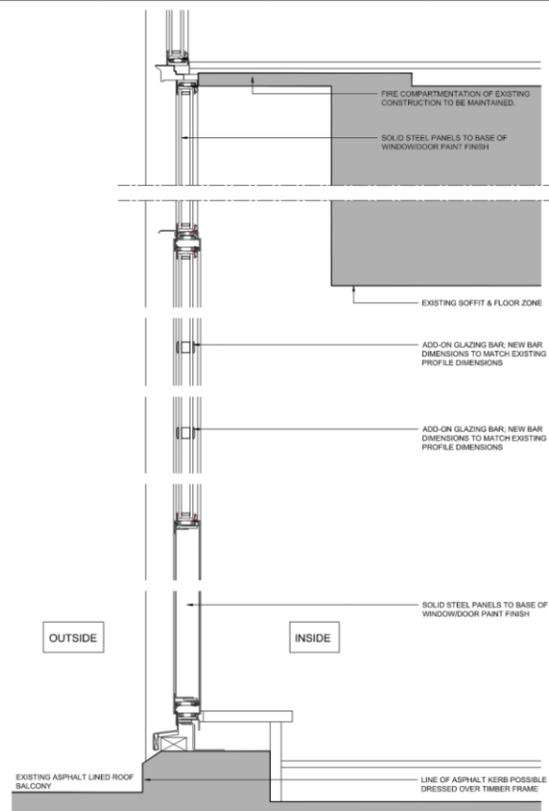


Above: part-elevation of UK House, facing Winsley Street, annotating typical window types

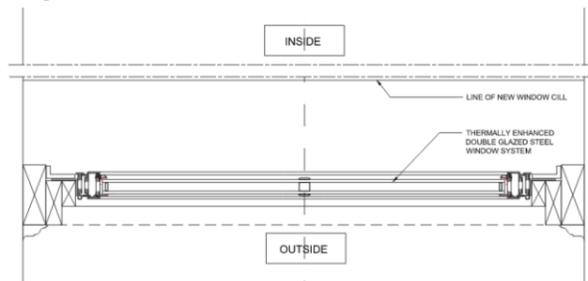
Oxford Street Facade

Typical proposed double glazed replacement window utilising thermally broken steel framed window components in timber sub frames to closely match the existing profiles and externally visible frame sizes

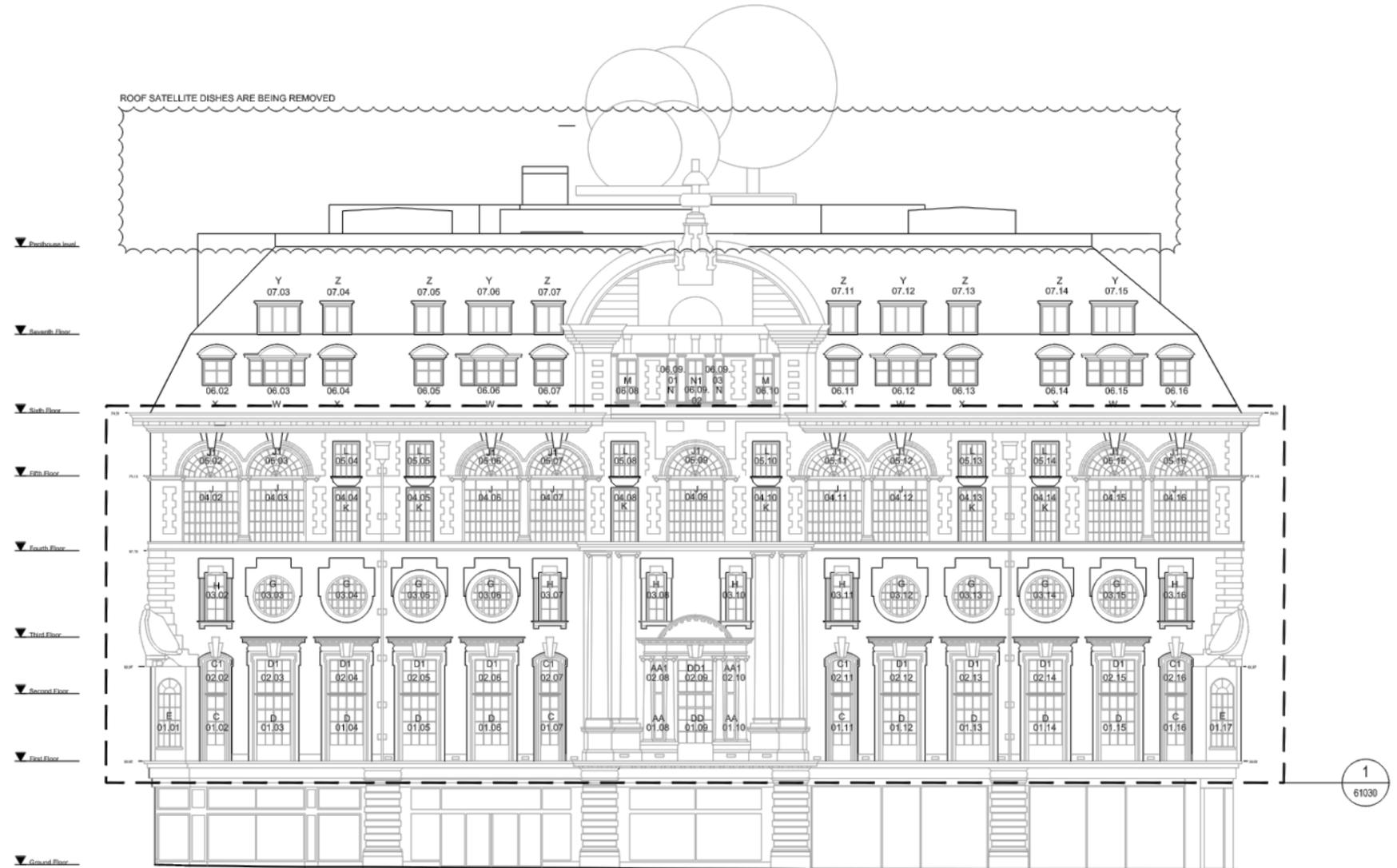
PROPOSED



5 PROPOSED STEEL WINDOW SECTION



6 PROPOSED STEEL WINDOW PLAN

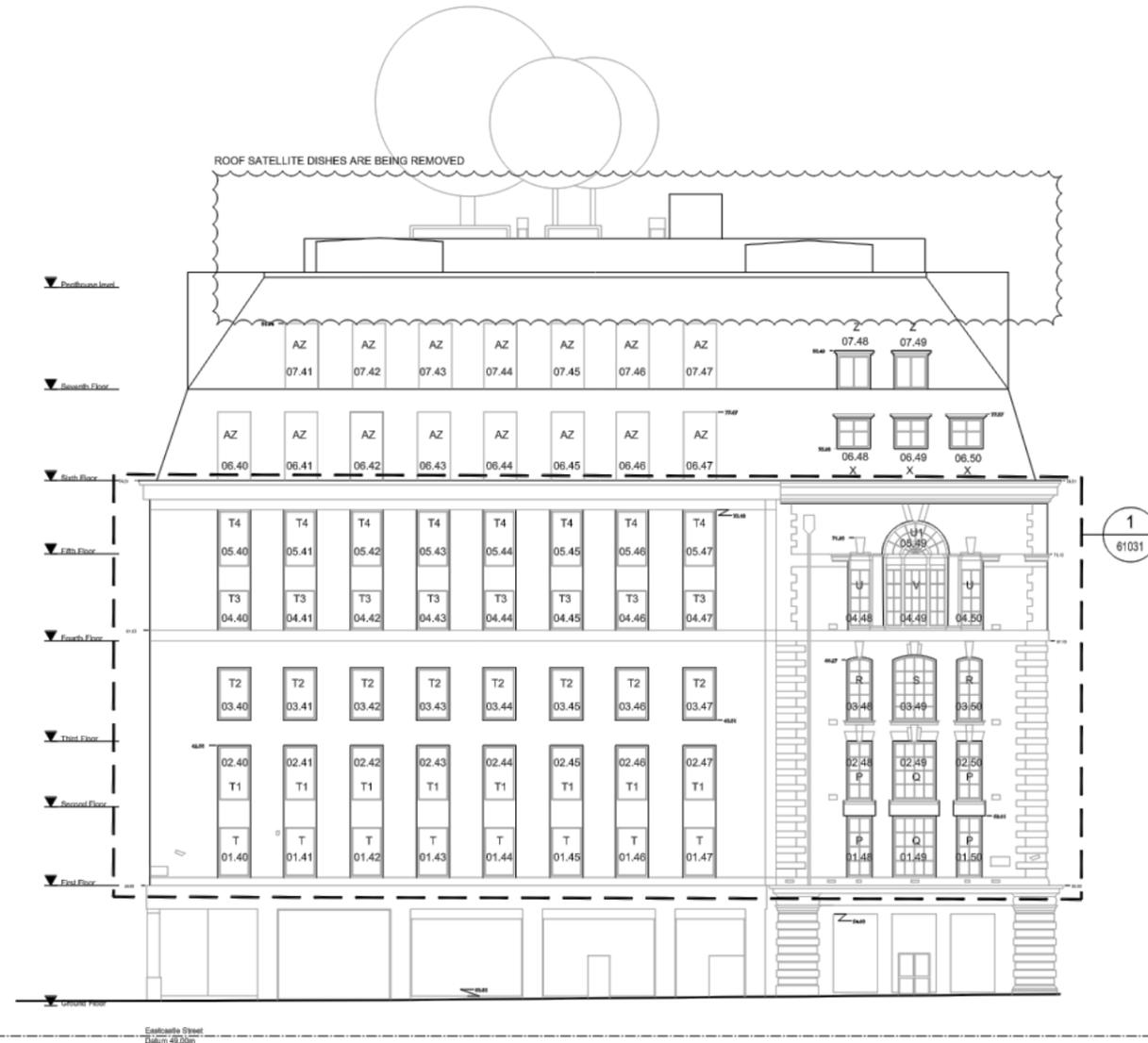
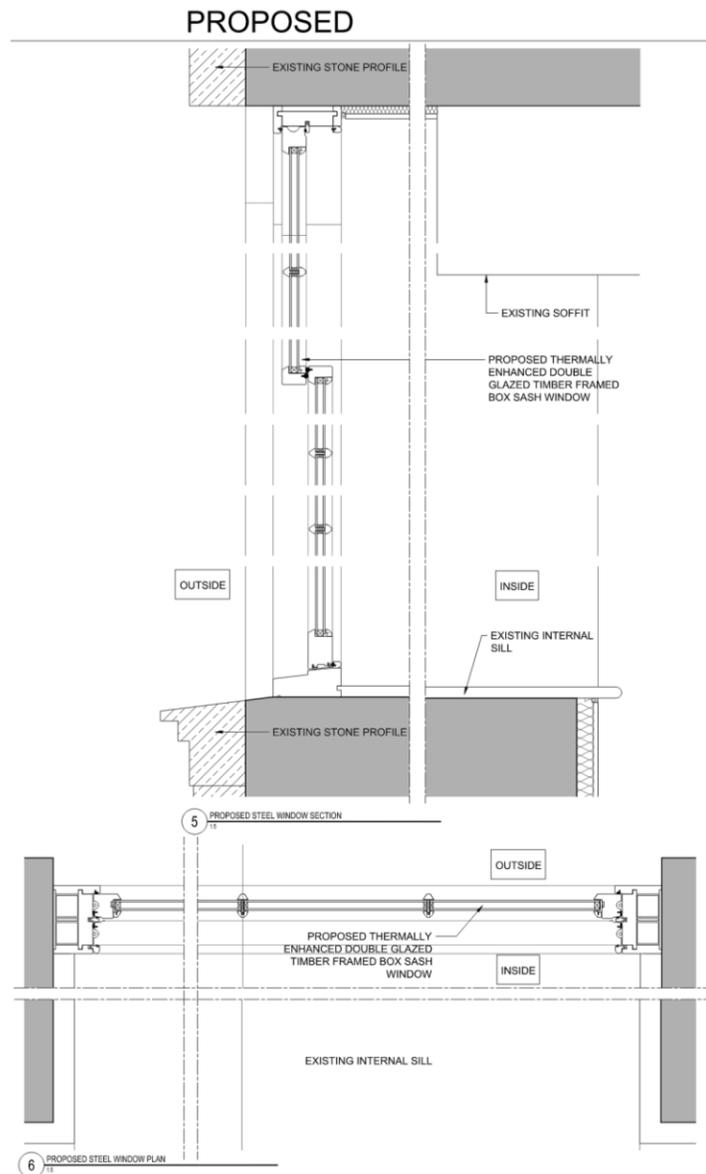


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East Castle Street Facade

Typical proposed double glazed replacement window utilising high performance timber framed window components to closely match the existing profiles and materials and externally visible frame sizes.

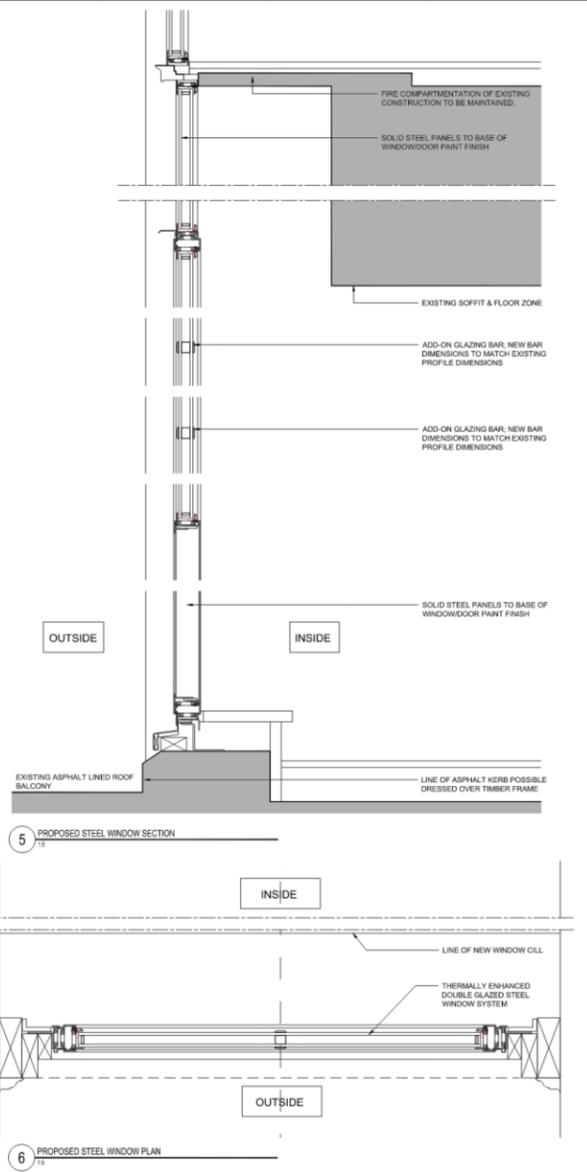
This elevation also has aluminium framed windows similar to those illustrated for Winsley Street



Great Titchfield Street

Typical proposed double glazed replacement window utilising thermally broken steel framed window components in timber sub frames to closely match the existing profiles and externally visible frame sizes

PROPOSED

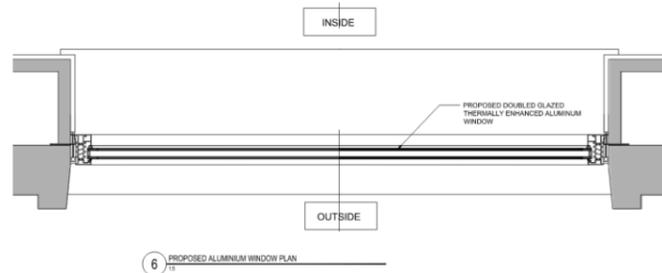
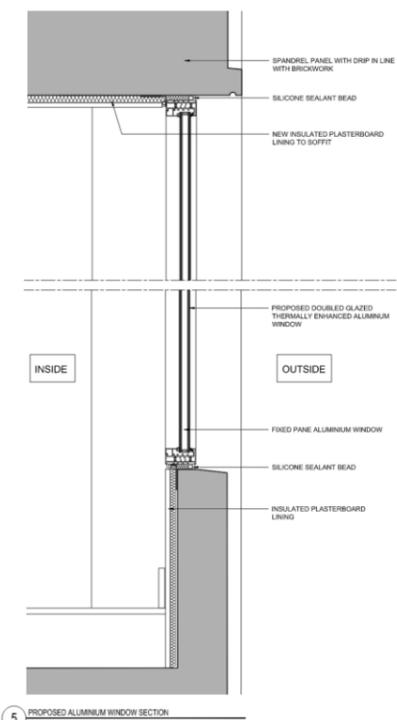


Winsley Street

Typical proposed double glazed replacement window utilising high performance aluminium framed window components to closely match the existing profiles and materials and externally visible frame sizes.

This elevation also has thermally broken steel framed windows similar to those illustrated for Oxford Street

PROPOSED



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