

5 Elstree Way Design and Access Statement

December 2023



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1.0 Existing Site & Context

1.1 Site Context

This document presents our proposal to refurbish and upgrade 5 Elstree Way.

Our proposal includes upgrades to some of the roofs, external windows and doors, mechanical and electrical services and landscape.

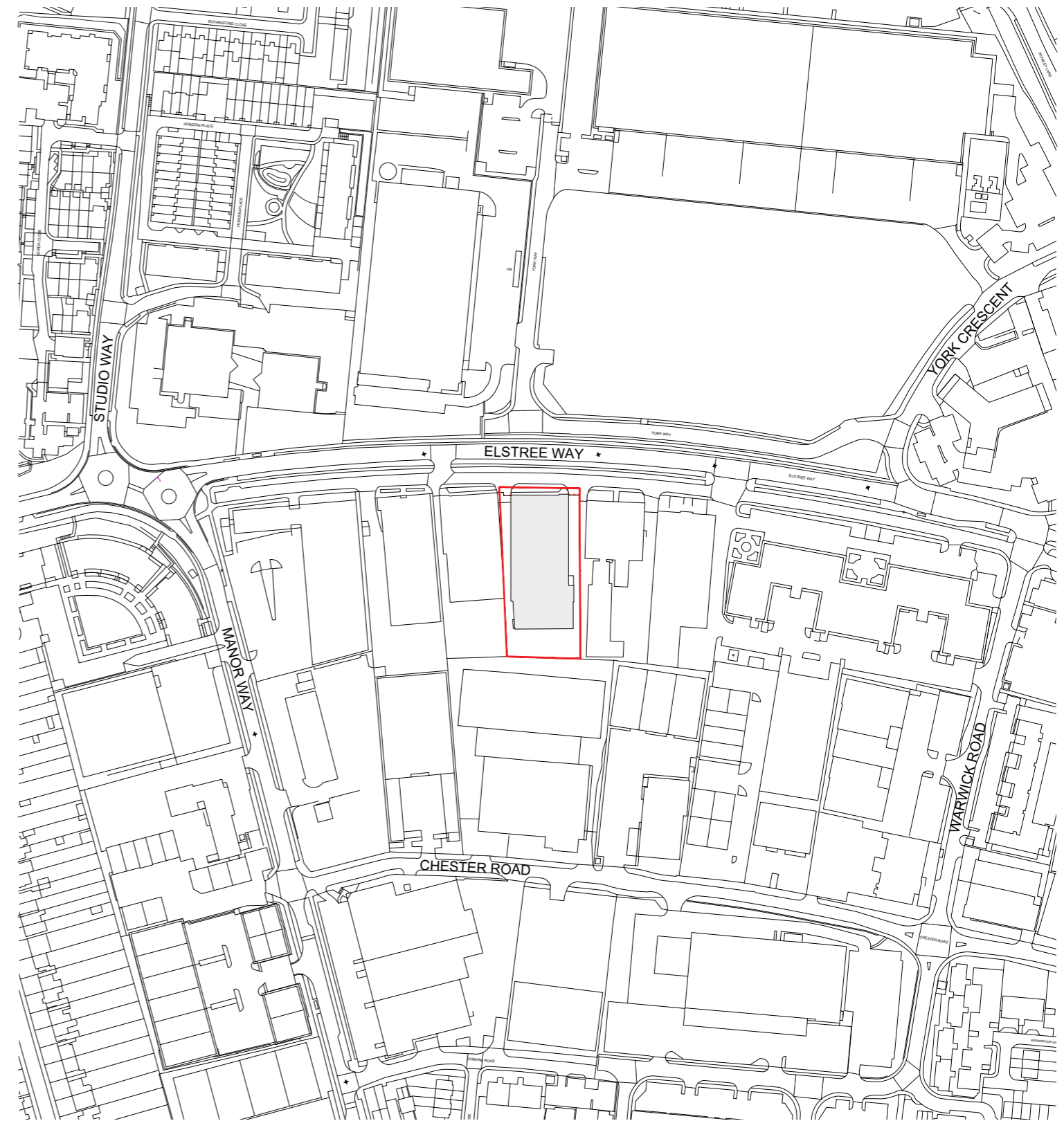
The site is located in Borehamwood, north west London. It is part of the Hertsmere borough.

The building construction dates vary, with extensions happening in the 1950s and 1970s, respectively.

The existing building comprise of:

- Locally listed art-Deco office building;
- 4 no. single storey, pitched roof warehouses;
- 1 no. red brick, two storey, flat roof warehouse;

The site has predominantly been used as photography and film studios, as well as the front entrance building acting as the office for these spaces. The uses are to remain as existing.



1.2 Existing Plans

1. Building 01 has an Art-Deco vernacular comprising of a red-brick facade with white-painted steel crittall windows, stone detailing and timber primary entrance doors.

The building elements are generally in good condition, except for the front entrance doors that are in need of replacement, and the crittall windows that are in need of reparation.

The existing secondary escape stair requires repair work.

2. Building 02, 03, 04 & 06 are tired looking warehouses, with many adaptations / changes being made over the years resulting in a patching of original and latter addition brickwork used to fill in redundant openings. The timber doors are poor quality and the roller shutters failing.

Air conditioning units / services are located predominantly at high-level along the east elevation in an unconsidered manner.

Along the southern elevation of Building 06 there is a large roller shutter that is not

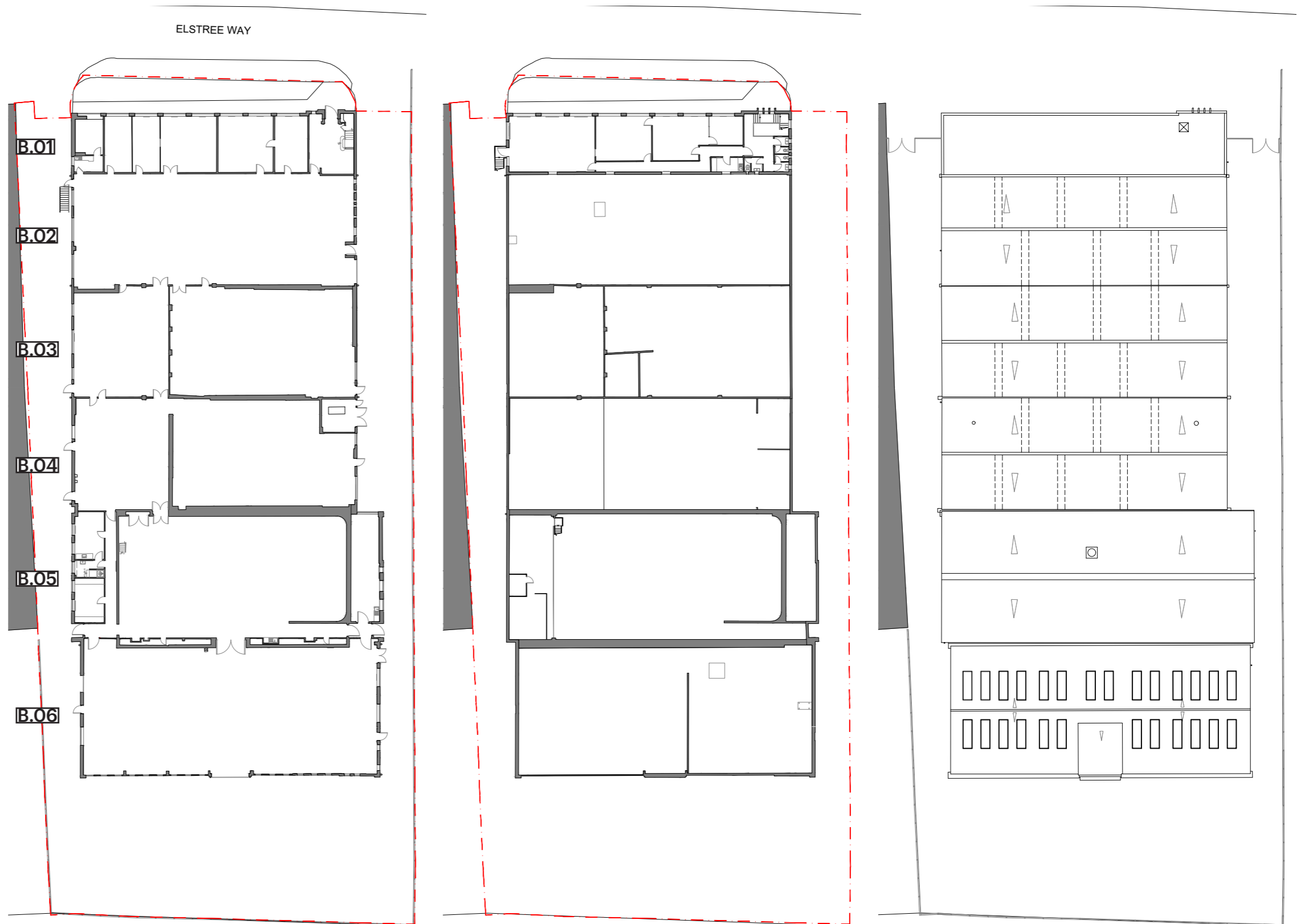
3. Building 05's windows are in a poor condition, with degradation / rotting happening around the mullions and transoms. The doors are fit for purpose, but of little architectural merit.

Historically the first floor windows on the west elevation have been removed and bricked up. This is very noticeable from the outside and looks poor.

4. Generally, there is existing poor quality signage and redundant services across the majority façades.

5. Roofs and fascias to Building 02, 03 & 04 are in poor condition and in need of replacement.

6. The existing car park is in poor condition



Ground Floor Plan

First Floor Plan

Roof Plan

1.3 Existing Elevations

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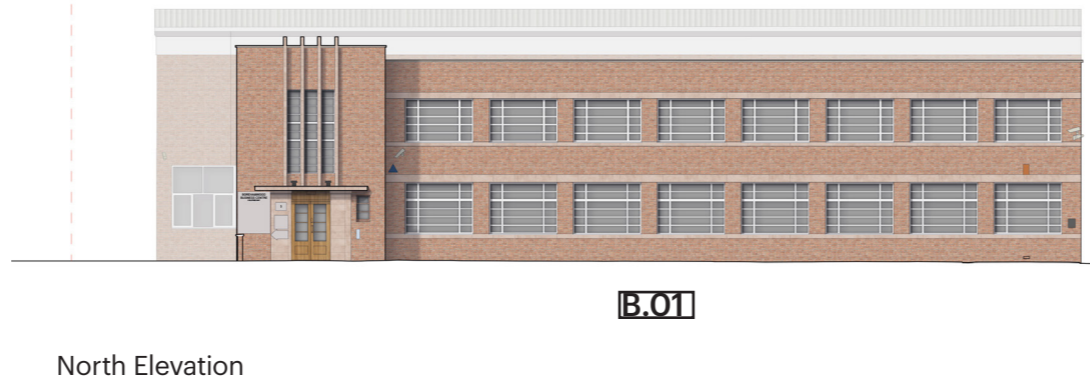
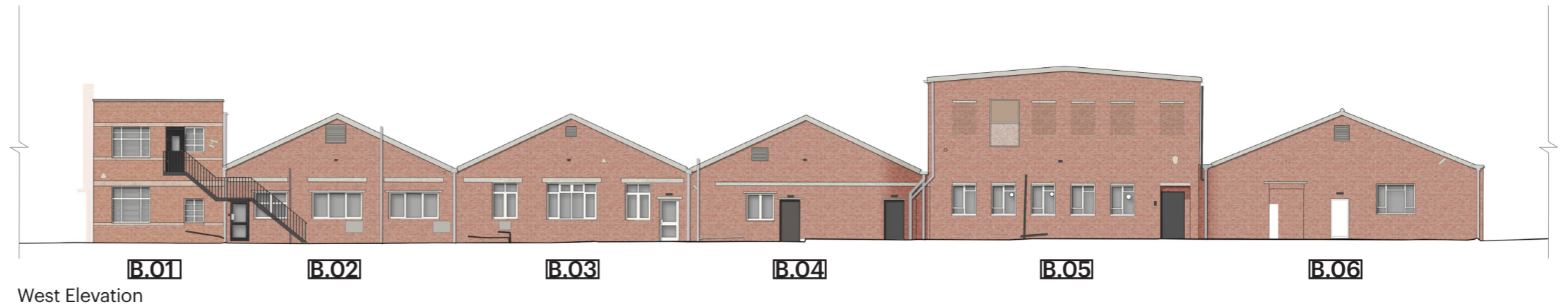
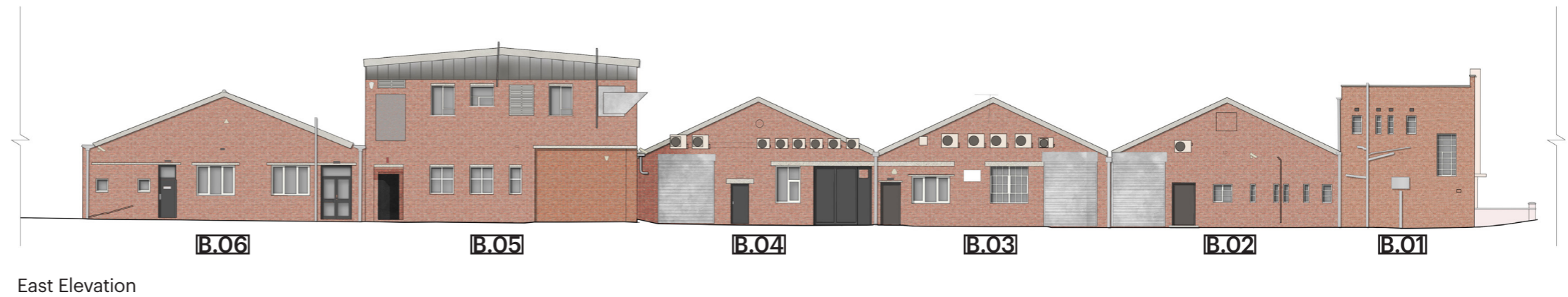
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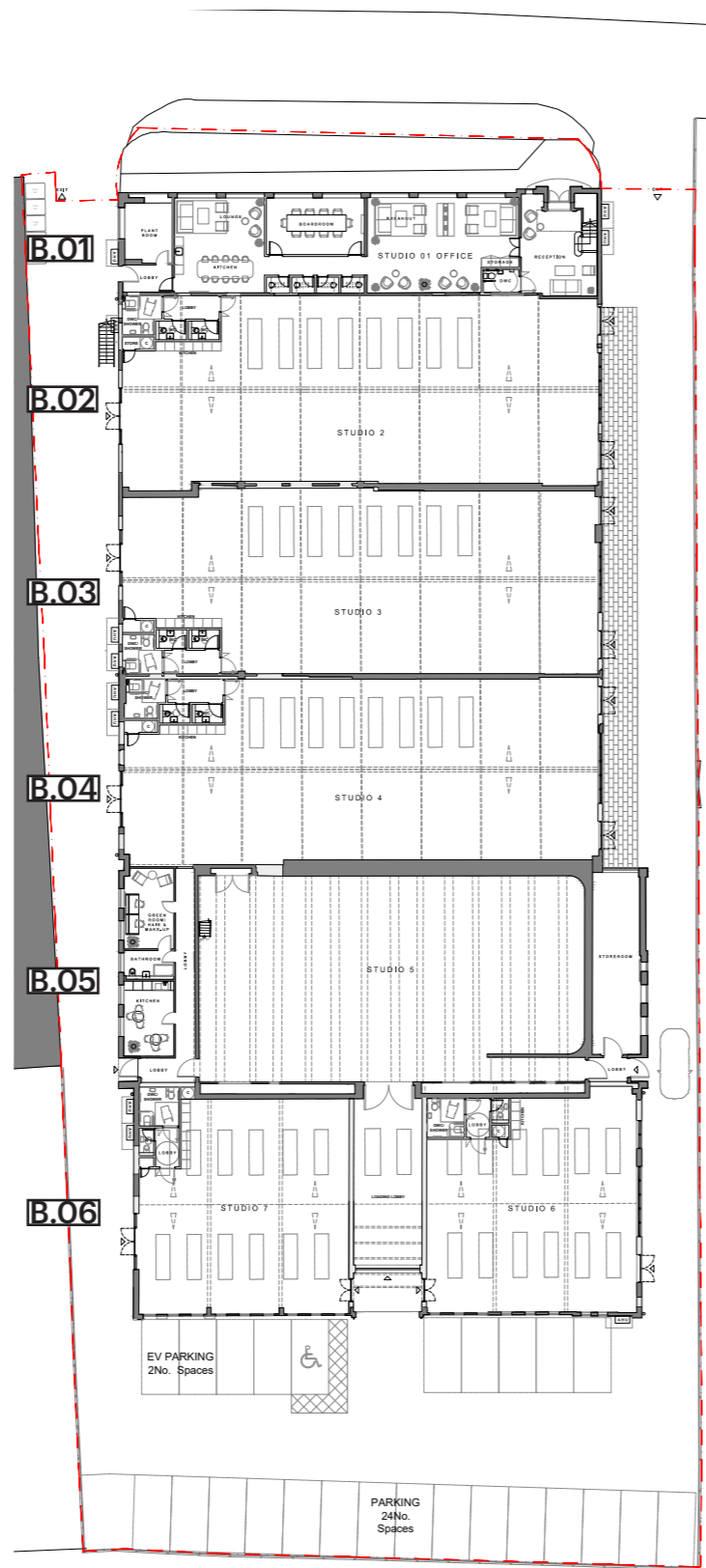
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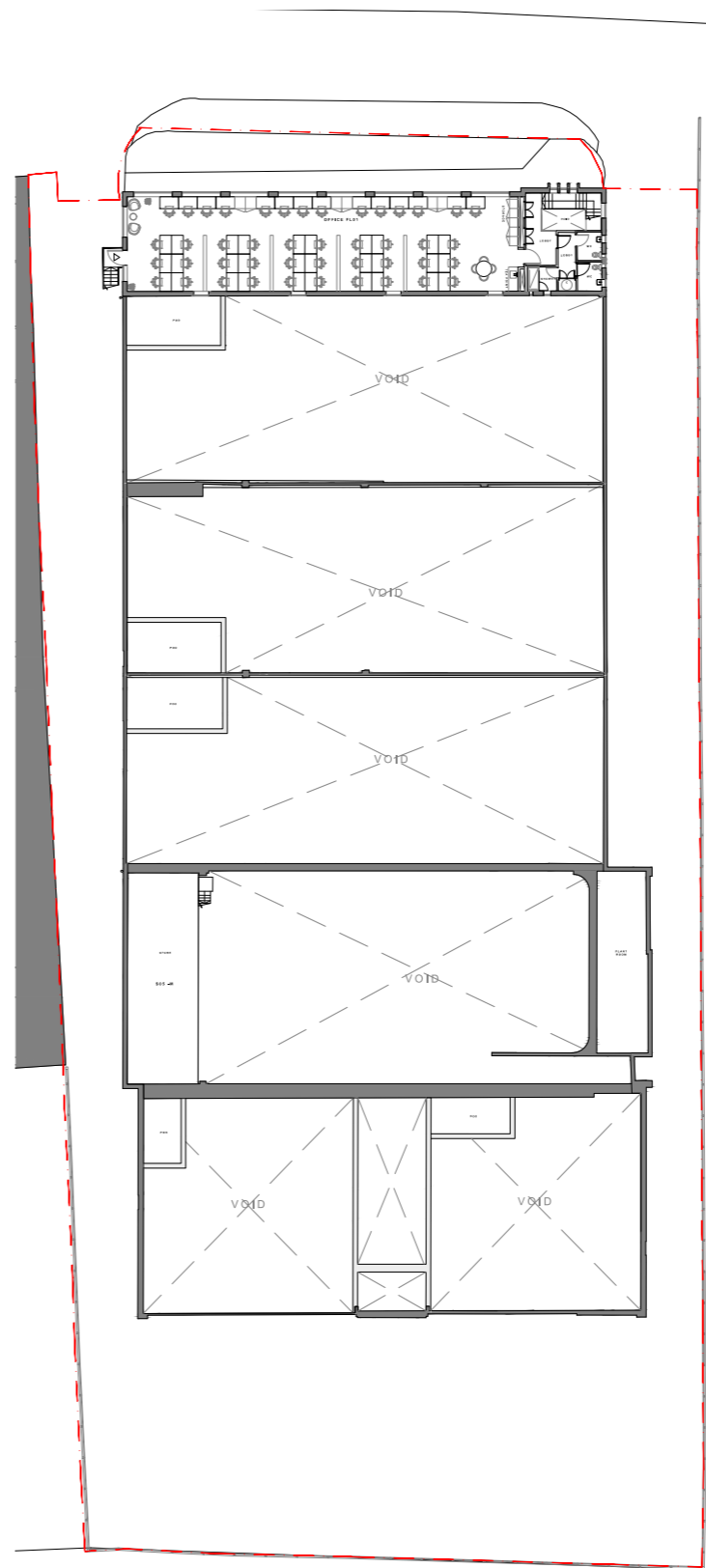
2.0 The Proposal

2.1 Proposed Plans

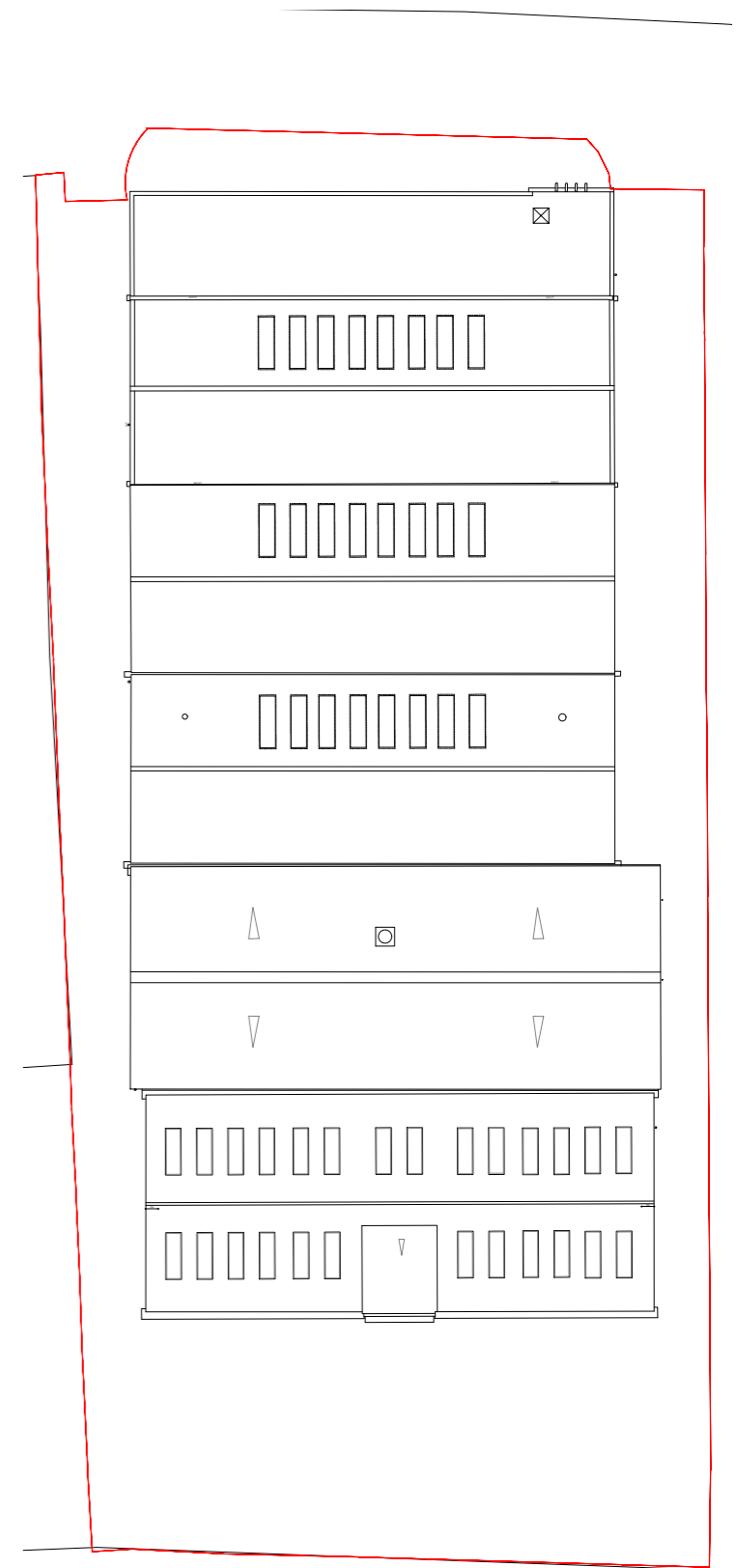
1. New entrance doors Building 01 in a contemporary edition of the existing door set.
2. Existing crittall windows in Building 01 retained, repaired and repainted.
3. Externally located new MEP attenuators rationalised, now located on ground floor level housed within an enclosure to colour match the new painted datum.
4. Existing secondary means of escape stair repaired and repainted
5. New, better performing external window and door systems installed to the east and west façades to Building 02, 03, 04 and 06. Metal systems in a dark finish. New concrete lintels will sit above the doors / windows, mimicking the language of the existing.
6. Building 02, 03 & 04 roofs to be replaced with an improved performing system that includes new roof lights coordinated with the existing primary truss structure.
7. Entrance arcade introduced to Building 06, providing a covered means of access to the two studios, as well as maintaining the roller shutter access to Building 05.
8. Existing brickwork to be painted, providing an even visual finish across the elevations of Building 02, 03, 04, 04 & 06.
9. Building 01 brickwork to be cleaned and made good where required.
10. New car park road surface
11. New paved landscaping to west elevation of Building 02, 03 & 04
12. Car parking provision retained at the rear of the site, with EV and accessible spaces provided.



Ground Floor Plan



First Floor Plan



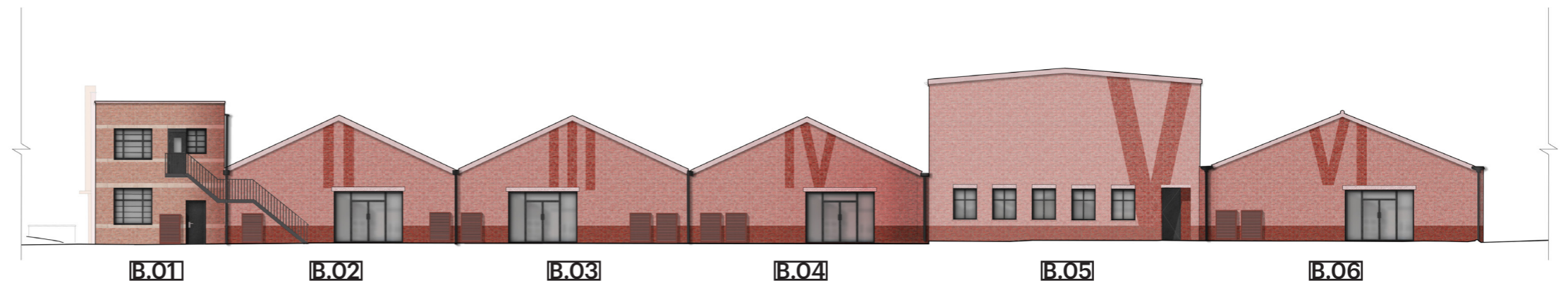
Roof Plan

2.2 Proposed Elevations

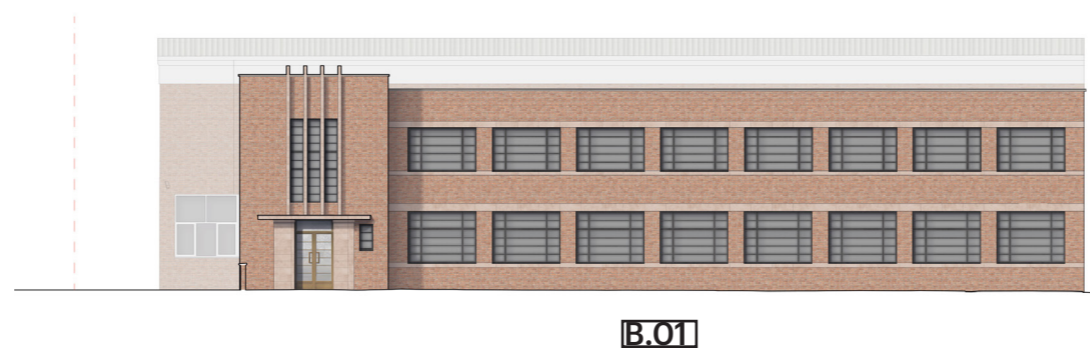
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East Elevation



West Elevation



North Elevation



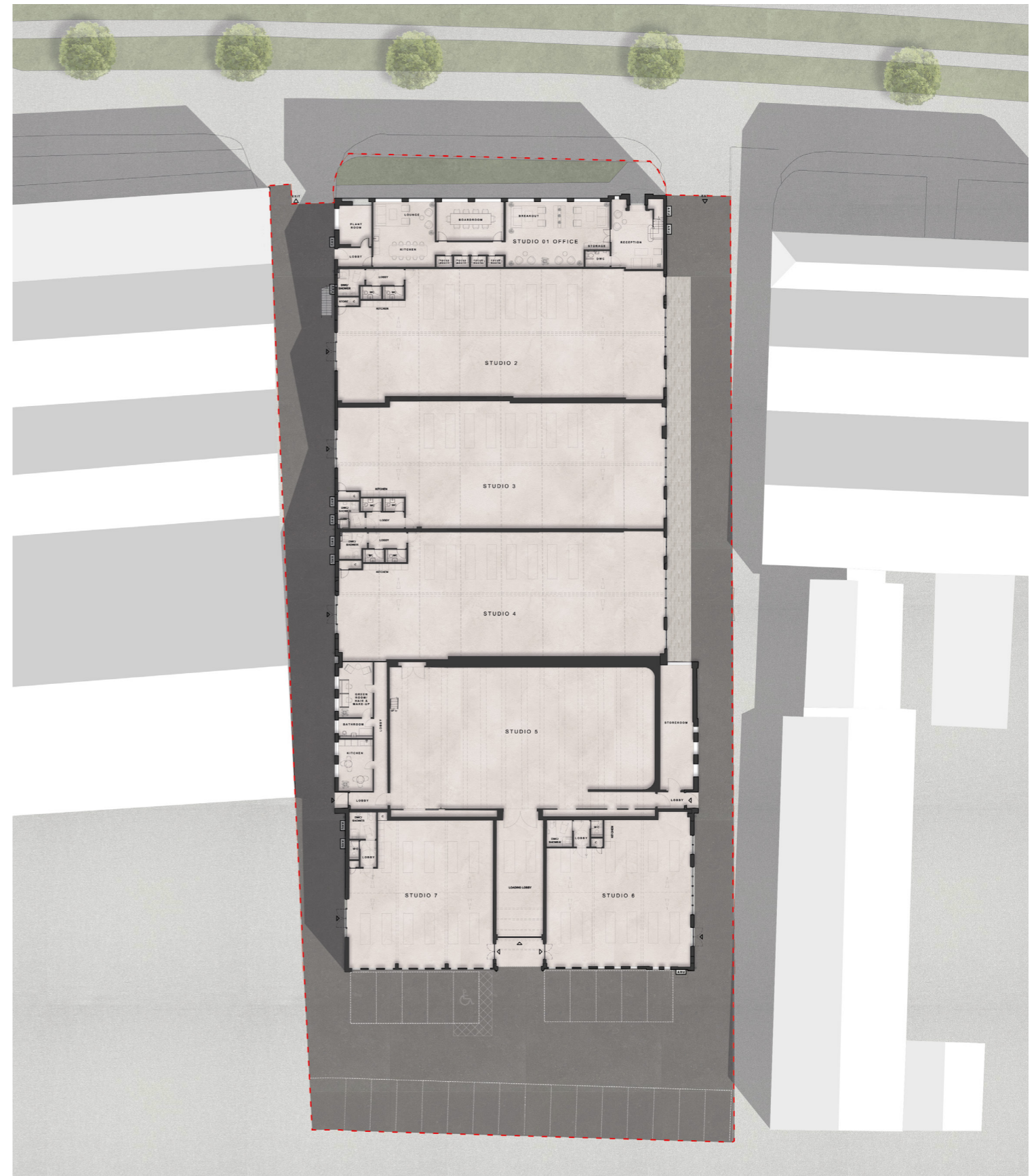
South Elevation

2.3 Proposed Landscaping

01. New car park road surface

02. New paved landscaping to west elevation of Building 02, 03 & 04

03. Car parking provision retained at the rear of the site, with EV and accessible spaces provided.



3.0 Consultant Reports

3.1 Noise Impact Assessment

Summary

As part of the MEP strategy it has been proposed to install 11 no. air source heat pumps across various locations of the building at ground floor level.

Assessment

Environmental noise levels have been measured close to the nearest residential properties to the site.

Noise from the proposed plant has been predicted at the nearest residential and commercial properties.

Noise levels at the nearest residential premises will comply with Hertsmere Borough Council's typical noise criteria without the need for any mitigation measures. Noise levels at neighbouring commercial properties will not result in excessive noise levels within.

Plant noise should therefore be acceptable to the local authority.

Appendix

For the full noise impact assessment study please refer to the appendix.

4.1 Drawing List

Site Location & Block Plans

dMFK_2317_A01.1
dMFK_2317_A05.1

Existing Plans

dMFK_2317_A10.1
dMFK_2317_A11.1
dMFK_2317_A12.1

Existing Elevations & Sections

dMFK_2317_A20.1
dMFK_2317_A21.1
dMFK_2317_A30.1

Proposed Plans

dMFK_2317_A100.1
dMFK_2317_A101.1
dMFK_2317_A102.2

Proposed Elevations & Sections

dMFK_2317_A150.1E
dMFK_2317_A150.1W
dMFK_2317_A151.1
dMFK_2317_A160.1

Reports

Noise Impact Assessment

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