Harrods – Georgian Restaurant

Roof Lantern Replacement and Art Deco Laylight Refurbishment

Design and Access Statement
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1.0 Introduction

The design and Access statement has been prepared by Lees Associates for Harrods Ltd. and is to support the Planning and Listed Building Applications for a proposed replacement Roof Lantern and the restoration of the associated Art Deco Laylight above Harrods 4th floor Georgian Restaurant, additional restoration of the cove below Art Deco Laylight is also included in this proposal. This document should be read in conjunction with the Heritage Statement (dated 20/03/2018) and the set of drawings produced by Lees Associates to illustrate and describe the proposed works.

1.1 Summary of Proposal

The proposal is to repair the existing Roof Lantern that illuminates the Art Deco Laylight, an important feature of Harrods Georgian Restaurant. The Roof Lantern is in a state of deterioration and despite ongoing remedial works allows water penetration that is causing damage to the historical building fabric and finishes below.

The existing Roof Lantern provides natural daylight and is also the source of electric light to the Art Deco Laylight at night and on dull days. The proposal is to carefully remove the existing glazing, retain and repair the structure and reclad it with insulated Kingspan panels. The arrangement of the existing design does not allow safe access for cleaning and general maintenance and after years without cleaning the Art Deco Laylight is dulled by dirt and grime and it has not been possible to properly maintain. The intention is also to renew some sections of incorrectly replaced glass in the laylight below and ensure that all the glass is securely fixed. The Art Deco Laylight is to be restored and provided with a new lightweight access gantry for cleaning and maintenance.

Existing services are to be updated with their visual impact reduced. The Roof Lantern will act as a plenum, negating the need for much of the associated ductwork visible on the roof. With the ductwork removed, it will be possible to

In summary, the reasons for the proposed works are:

1. Prevent further water damage caused by the leaking Roof Lantern.
2. Allow safe access for cleaning and service maintenance within the Roof Lantern/Art Deco Laylight void.
3. Remove unsightly and inconveniently located ductwork from the roof level (allowing restoration of existing glazed brickwork).
4. Restoration of the Art Deco Laylight and cove.

This proposal was discussed via the Royal Borough of Kensington and Chelsea’s formal pre-application meeting prior to submission, and was given a positive response.
Harrods

Exterior view of the Roof Lantern at roof level

Supporting structure inside the Roof Lantern with the Art Deco Laylight

Harrods

Internal view from the Geogerian Restaurant looking up to the Art Deco Laylight
2.0 Site Location

The Grade II* Listed Building is located along Brompton Road in the district of Knightsbridge, Central London. The site is also within the Hans Town Conservation Area.

The existing building encompasses an entire city block and is surrounded on all four sides by roads, Hans Crescent to the North East, Basil Street to the South East, Brompton Road to the North West and Hans Road to the South West.

The principle elevation fronting onto Brompton Road forms one of the main arteries between West and Central London and the building as a whole has become an integral part of the Knightsbridge heritage and stands proud as an iconic landmark within central London.
The Existing Building

3.1 Site Context

Harrods was established in 1834 in London’s East End, when founder Charles Henry Harrod set up a wholesale grocery in Stepney. In 1853, Mr Harrod took over a small house in the district of Knightsbridge, on the site of the current store, and began to building the business. In 1860 Charles Digby Harrod took over his father’s shop and the venture continued to grow into a thriving retail operation and rapidly expanded acquiring the adjoining buildings. By 1883 the company employed 200 people and separate departments where established.

In 1883 the original Harrods building was sensationally burnt to the ground. The building that currently occupies the site as designed by Charles William Stephens commenced construction in 1894 and was completed in 1912. This iconic landmark has become an integral part of the Knightsbridge heritage.

The store comprises of eight storeys and a basement level. The Victorian terracotta façade, an important feature of the building’s history and make-up is still very much in evidence. As the upper floor levels have reducing floor plates the massing of the building from street level is deceptive and the Victorian terracotta façade maintains its dominance.

Initially the upper floors were occupied as luxuries residences above the Harrods Store. The current floor layouts at 4th floor clearly reflect the incorporation of the Georgian Restaurant into the overall retail footprint, replaced the earlier Grand Restaurant which was located on the ground floor at the corner of Hans Road and Basil Street.

The height and scale of the existing Harrods block overwhelms the commercial and residential streets that surround it, and it is noted for its architecturally exuberant Baroque style, with French Second Empire features. Given the timescale and process at which the overall area has developed and evolved the street scene in one that includes a mixture of historic and contemporary design styles. No one single style shouts out above the rest as being the dominant style.

3.2 The Existing Site

Harrods 4th floor Level includes ladies fashion retail and The Georgian Restaurant. The restaurant is located on the Hans Road side of the store. Originally open for lunch and afternoon tea for 1,000 customers the restaurant could also be hired as a venue for evening events such as regimental dinners or balls. Direct access to the restaurant from the ground floor was provided by lift, customers could also use the ‘teak stairs’.

The Laylight and Roof Lantern were installed in 1928, with little modification to either over subsequent years.
Existing Plan: 4th Floor

Drawing not to scale
Existing Georgian Restaurant Plan

Drawing not to scale
Existing Section

Drawing not to scale

- Existing trusses to be retained and repaired as required.
- Existing wired glass to top and sides of the roof lantern to be removed. Glazing bars to be retained, made good and reused.
- Existing lights to be removed.
- Existing sprinkler system to be removed and replaced with new to M&E engineer’s detail.
- Existing laylight support cables to be removed and replaced with new support system to structural engineer’s detail.
- Existing laylight with decorative elements to be carefully removed, repaired off-site and reinstalled in existing location.
4.0 The Proposed Works

Removal of the existing glass to the Roof Lantern –
The existing glass will be carefully removed ensuring proper protection to the Art Deco Laylight below. The Art Deco Laylight will be properly supported, following advice from the relevant experts and conservators, whilst the existing structure assisting the support of the Art Deco Laylight is temporarily removed from site for restoration. During construction works, all the structures will be waterproofed to prevent damage.

Re-weatherproofing of the Roof Lantern – the proposal is to replace the existing wired glass with insulated Kingspan panels fixed to existing structure. It has been discovered that the existing supporting steelwork can not support any additional load and the new Roof Lantern must not exceed the loading of the original. Therefore the existing glazing will be replaced with lightweight Kingspan insulated metal panels. All junctions and details will be done to panel manufacturer’s details and specifications to ensure correct weatherproofing and long lasting service life. The need for a gutter (to protect existing glared brickwork) will be evaluated on site and will be done to cladding panel manufacturer’s detail if required.

Restoration of the Art Deco Laylight – The Art Deco Laylight will be restored off site by conservators with appropriate skills and experience under a strict, pre agreed method statement. This will include temporary support during removal, replacement of non matching and damaged glass (exact panes to be identified) refurbishment of metalwork, replacement of intermediate supports. This will ensure that the Art Deco Laylight will be safely maintained in its original splendour into the future.

Proposed gantry – 2no. light weight metal gantries will be installed to allow access for cleaning and maintenance to the Art Deco Laylight. The gantries will be supported by the existing steel work. Its lightweight construction will not add undue loading to the structure.

Proposed LED lighting – A new system of led lights discreetly housed along the existing beams in the Roof Lantern void will allow imitation of the natural daylight. Three new hanging lights will allow the star design of the Art Deco Laylight to be enhanced on special occasions.

Removal of roof mounted ductwork – The Roof Lantern void will be designed to act as a plenum for fresh air, thereby negating the need for much of the unsightly roof mounted ductwork.

Refurbishment of existing glazed bricks – On removal of the above mentioned ductwork, the existing glazed brickwork will be accessible and refurbished under the process already agreed with RBKC.

Due to the long lead in time of some of the elements and the complexity of other elements, we request that conditions relating to this work can be approved during the course of the works.
This drawing to be read in conjunction with all relevant drawings / way. Before any work starts if this drawing exceeds the quantities in any commencing any work or shop drawings. IF IN DOUBT ASK.

Do not scale from this drawing. Use permission.

New Kingspan KS1000 Kingzip insulated panel cladding to roof, to be fixed to existing glazing bars. New Kingspan KS1000 Optima wall cladding panel to vertical surfaces, to be fixed to existing structure. New Kingspan KS1000 Kingzip insulated panel cladding to roof, to be fitted to perimeter and central beams surrounding the laylight.

Existing glazed bricks to be retained and made good as required. New 1m wide aluminium service access deck to span between existing beams. New handrail to one side with lanyard clip-on safety system for maintenance. New Kingspan KS1000 FL fashings to be fitted to perimeter and central beams surrounding the laylight. Existing glazed bricks to be removed, repaired off-site and reinstalled in existing location.

New Kingspan KS1000 FL fashings. New linear LED light fittings to be fitted to perimeter and central beams surrounding the laylight.

New Kingspan KS1000 Optima wall cladding panel to vertical surfaces, to be fitted to existing structure. Existing ventilation ductwork. New supply air ductwork penetrations.

New permanent ladder & safety gate. To match designer’s details.

New Kingspan KS1000 Kingzip insulated panel cladding to roof, to be fixed to existing glazing bars. New handrail to one side with lanced clip-on safety system for maintenance.

New Kingspan KS1000 Optima wall cladding panel to vertical surfaces, to be fitted to perimeter and central beams surrounding the laylight. Existing glazed bricks to be retained and made good.

New Kingspan KS1000 Kingzip insulated panel cladding to roof, to be fixed to existing structure. New linear LED light fittings to be fitted to perimeter and central beams surrounding the laylight. Existing glazed bricks to be retained and made good.

Harrods GR Roof Lantern

Clients: Project North

Project No / Drawing No: P000 - Planning

Purpose: Planning Application

Scale: 1:100

Revision: P0

Drawn by: AK

Approved by: AK

Date: 23/03/18

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Plans and Elevations: Showing Proposed Roof Lantern

Drawing not to scale
Elevations and 3D Views: Showing Proposed Roof Lantern Structure

Drawing not to scale

Verify all dimensions on site before any work starts if this drawing exceeds the quantities in any specification / schedules etc. which relate to this project.

This drawing to be read in conjunction with all relevant drawings / way.

IF IN DOUBT ASK.

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Harrods GR Roof Lantern

CLIENT

PROJECT

P000 - Planning

Purpose: Planning Application

DRAWING

Proposed Elevations

P009 - Planning

Scale 1:50

REV

P0

991/P009

PROJECT NO / DRAWING NO

New Kingspan KS1000 Kingzip insulated panel cladding to roof, to be fixed to existing glazing bars.

New Kingspan KS1000 Optima wall cladding panel to vertical surfaces, to be fixed to existing structure.

New Kingspan KS1000 FL fashings

New Kingspan KS1000 Optima wall cladding panel to vertical surfaces, to be fixed to existing structure.

New Kingspan KS1000 Optima wall

New supply air ductwork.

New supply air ductwork penetrations.

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Proposed Cross Section

Drawing not to scale
Access

RBKC Access Design Guide
Supplementary Planning Document

The RBKC Access Design Guide Supplementary Planning Document (SPD) seeks to achieve an inclusive and accessible environment within the Royal Borough of Kensington and Chelsea.

The Access Design Guide SPD sets out the Council’s requirements and provides advice in relation to any proposed development. It is supplementary to policies CL1, CL2a (vi) and CH2b (i and iii) in the Core Strategy.

The SPD was published for consultation for six weeks, from 10 December 2009 to 5 February 2010. The SPD was adopted by the Council on 17 December 2010.

The guidance contained in the Supplementary Planning Document (SPD) has been applied in the proposed design scheme where practicable and feasible.

Harrods is a designated heritage asset, as a listed building situated within a conservation area. Although many such buildings are not wheelchair accessible, the conservation management of this department store includes improvements to accessibility in alterations and refurbishments whenever feasible. The store management also complies with Building Regulations legislation for means of escape, and has developed and implemented a fire escape strategy.

Harrods management is aware of the Disability Discrimination Act (DDA) 1995, particularly because it is of the capital’s largest department stores. It also fully understands that listed buildings are not excluded from the DDA.

The Disability Discrimination Act (DDA) 1995, requires that service providers have a duty to make reasonable physical adjustments to their premises to improve access. This duty can require the removal or modification of physical features of buildings, provided that it is reasonable, and does not harm the special architectural and historic interest of a listed building. The duty to make reasonable adjustments can also be affected by Building Regulation compliance, to ensure that facilities such as shops are reasonably accessible to disabled people.

The approach, entry and general circulation within the Harrods remain as existing.

To ensure the least impact on the building’s historic fabric, current ingress and egress will remain the same through the 5th floor to the Roof Lantern, with a new protected step ladder to lead down to the new glazed access doors. A new gantry within the Roof Lantern void will offer a new safe access system for cleaning and maintenance of the Art Deco Laylight and associated services.
6.1 Heritage Statement

A separate Heritage Statement has been prepared to support the application and should be read in conjunction with this Design and Access Statement. The conclusions of this document find that providing a recladding of Roof Lantern and Art Deco Laylight of the Georgian Restaurant which will not harm the special architectural and historic interest of the Listed Building. Accordingly, Listed Building Consent should be granted.

6.2 External Views

Our proposal is to reclad the Roof Lantern aiming to achieve as close dimensions to its original form as possible. The supporting structure will not be able to support a new double glazed Roof Lantern structure and so the replacement panels will be light weight and will match existing Harrods roof materials and colour elsewhere.

6.3 Noise Impact

There should be a small improvement to the acoustic performance due to broken glass replacement and modern glazing seals as well as introduction of insulated panels. With the existing Roof Lantern, there are openings to allow for ventilation, but with the plenum design and waterproofing risks incorporated in the new proposal we will negate these in the proposed Roof Lantern.

7.0 Consultation

Pre-application Consultation

The proposal was discussed in Harrods’ monthly meeting with Representatives of the Royal Borough of Kensington and Chelsea and Historic England on 28th October 2016 under the heading 'Georgian Roof Lantern'. It was minuted that ‘MI explained that the existing Roof Lantern above the decorative Art Deco Laylights was in a really poor condition and requires replacement. In the process the listed Art Deco Laylight and fibrous plaster surround will be fully restored. It was confirmed that listed building consent would be required for these essential maintenance repair works.’