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Havelock Building
Design and Access Statement

02.07.2026

Introduction

This document notes and describes the works submitted as part of Planning Application PP-14971874 to The Havelock Building, situated at 70 Great Bridgewater Street.

The proposed works are an internal fit out of all eight levels of the existing office building. The building will be fully occupied as a Goverment building and access will be limited to employees only. Externally, the intervention is mainly limited to a new fire escape door on the north elevation, new architectural perforated panels to the existing slot vent openings, a new car park gate entrance and pedestrian door and obscuration film to all glazed windows to achieve the applicant's privacy requirements.

All works are in-keeping with the existing facade design by utilising the same materials, finishes and colours. The works are explained further in the section below and within the planning drawings pack.

Proposed Works

1. New external door to replace existing fixed window pane. A new glazed door is proposed to the north elevation to allow for an alternative means of escape. The new door is to match the adjacent door fully, in material finish, colour and specification. The existing concrete plinth is to be removed to allow for the new door.

2. Architectural perforated metal panels to be added externally to the existing slot ventilation openings on the south and west elevations. The new metal panel will sit flush with the existing metal capping at the base of the slot windows on the south elevation. The new perforated panel is to match the existing perforated panels, having the same perforation pattern, finish and colour. The existing metal panels are to be retained in their current location sitting behind the new proposal.

3. Replacement of the existing basement car-park entrance on the west elevation with a new metal folding door and a pedestrian pass door. A new metal louvred screen is to conceal the entirety of the entrance opening. The proposal is to be metal with a black PPC finish.

4. New vehicle barrier to be added on the north elevation at the top of the vehicle ramp entrance. The product data sheet is included within the planning document pack.

5. To fulfil the applicants privacy requirements, obscuration film/manifestation to be added to all windows on all elevations - with the exception of those highlighted on point 6 below. The product data sheet is included within the planning document pack.

6. Architectural film/manifestation to be added to the windows on the ground floor of the north west corner. As indicated on the planning drawings.

7. New heat pumps and new heating and cooling system units to be added to the existing roof level. All new units will be within the exiting plant screen enclosure and will be circa 1.7m in height. All new units will be fully enclosed by the existing plant screen, which is circa 3.7m in height.

8. A temporary contractors compound is to be put in place for the duration of the construction work. The compound will be located on the west side of the building.
   The proposed height of the compound enclosure is 2.4m from finish ground level. It will be generally floor fixed, with the exception of the south west corner, where the secure fence will be fixed to the top of the existing concrete wall to meet the 2.4m in height.
   The north elevation will locate an access gate part of the fence-line / hoarding, an M-site turnstile and a double vehicle gate to access the existing vehicle access ramp.

Design Justification

The proposals have been designed to be in-keeping with the current building design. The replacement door, new ventilation panels and access shutter have been designed to integrate with the existing facade through the use of like for like or complementary materials and finishes, ensuring that the character and appearance of the building are preserved. Further detail can be found on accompanying planning drawings.

Access

The proposed works comprise minor alterations to the existing facade. Existing pedestrian access arrangements will remain substantially unchanged. The main entrance door is as existing and will maintain the existing level threshold and clear opening widths. The new fire escape door will have a level threshold a clear width of 850mm and will be installed with a new over head light to achieve the required lux levels for escape purposes.
The proposals therefore preserve the existing accessibility of the premises and do not adversely affect access for disabled users.

London Studio
The Leather Market
Weston Street
London SE1 3ER

Call. 020 7253 7644

Manchester Studio
4th Floor, The Hive
47 Lever Street
Manchester M1 1FN

Call. 0161 228 0211

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