

EMIL EVE



11-15 Emerald Street

Design and Access Statement
November 2023



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0.0 Introduction

Dear Camden Council Planning Officer,


This application seeks full planning permission to 11-15 Emerald Street, WC1N 3QL. The proposals include: **installation of 1 No. heat pump units on the roof of 11-15 Emerald Street.**

This application has been prepared by Emil Eve Architects on behalf of the applicant Drama Republic.

Please refer to the following pages along with the submitted planning drawings to explain the proposal in context. We would be very happy to discuss any further information that you require (please phone 078 1545 3778).

Yours sincerely,

Ross Perkin, Director, Emil Eve Architects
(Registered Architect (ARB) and Conservation Architect (RIBA CR), SPAB 2013)



1.0 Location and Context

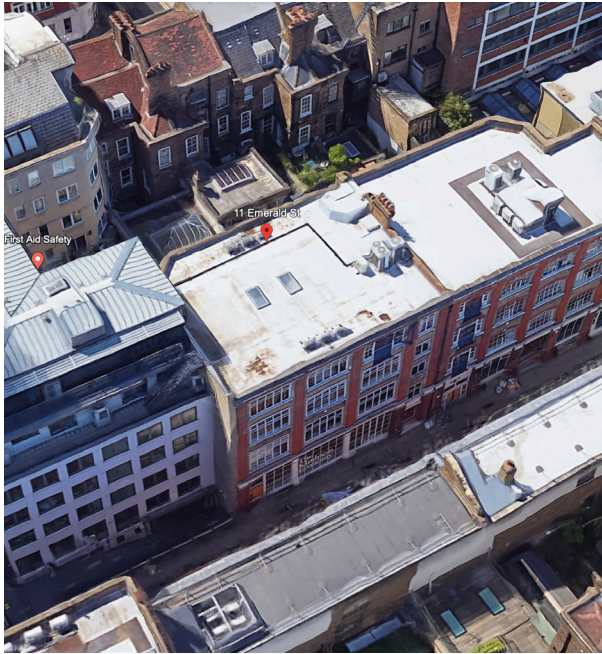
Overview

11-15 Emerald Street is a five storey office building located in the London Borough of Camden. The building is comprised of basement, ground and three upper floors.

The site falls within the Bloomsbury Conservation Area.



↑ 11-15 Emerald Street



↑ Aerial view of Emerald Street



↑ Street approach to 11-15 Emerald street

1.0 Location and Context



Location Plan



Block Plan

2.0 Relevant Planning History

Summary

2019/1298/P - 11-15 Emerald Street WC1N 3QL

- Installation of 6 x outdoor air handling units located on roof.
- Full Planning Permission Granted on 1st May 2019

2013/I369/P - 11-15 Emerald Street London WC1N 3QL

- Installation of 3 x air handling units located at main roof level in connection with existing office use (Class B1).
- Full Planning Permission Granted on 23 May 2013

2006/3981/P - 11-15 & 17-21 Emerald Street London WC1N

- Replacement of existing timber doors with glazed doors in steel frames at entrances to offices (Class B1).
- Full Planning Permission Granted on 23 October 2006

PSX0104544 - 11-15 Emerald Street London WC1N 3QL

- Submission of details of window sections through the new facade pursuant to additional condition I of planning permission (Reg. No. PSX0005258/RI) dated 1 May 2001. As shown on drawing number WD009.
- Approval of Details Pursuant to Planning Permission Decision Dated 24 July 2001

PSX0005258 - 11-15 Emerald Street London WC1N 3QL

- Alterations to front elevation, including existing glazing panels to ground level of formation of new entrance doors. As shown on drawing number WP005, WP002.
- Permission for Development granted on 1 May 2001

3.0 Proposal

Summary

The proposal is for the installation of 1 No. heat pump units on the roof of 11-15 Emerald Street.

The proposed plant consists of 1 No. Mitsubishi FDCI55KXZENI Heat Pump fitted.

Principle of Proposal

The proposal aims to create a desirable working environment for the tenants. The requirement for office heating/cooling is one of the main requirements by prospective tenants.

Access and Maintenance

The proposed units are offices. The heat pump will be operational between the hours of 7:00 and 23:00.

Maintenance regime for the heat pump will be: once a year cleaning of filters in the form of a spray into the external units.

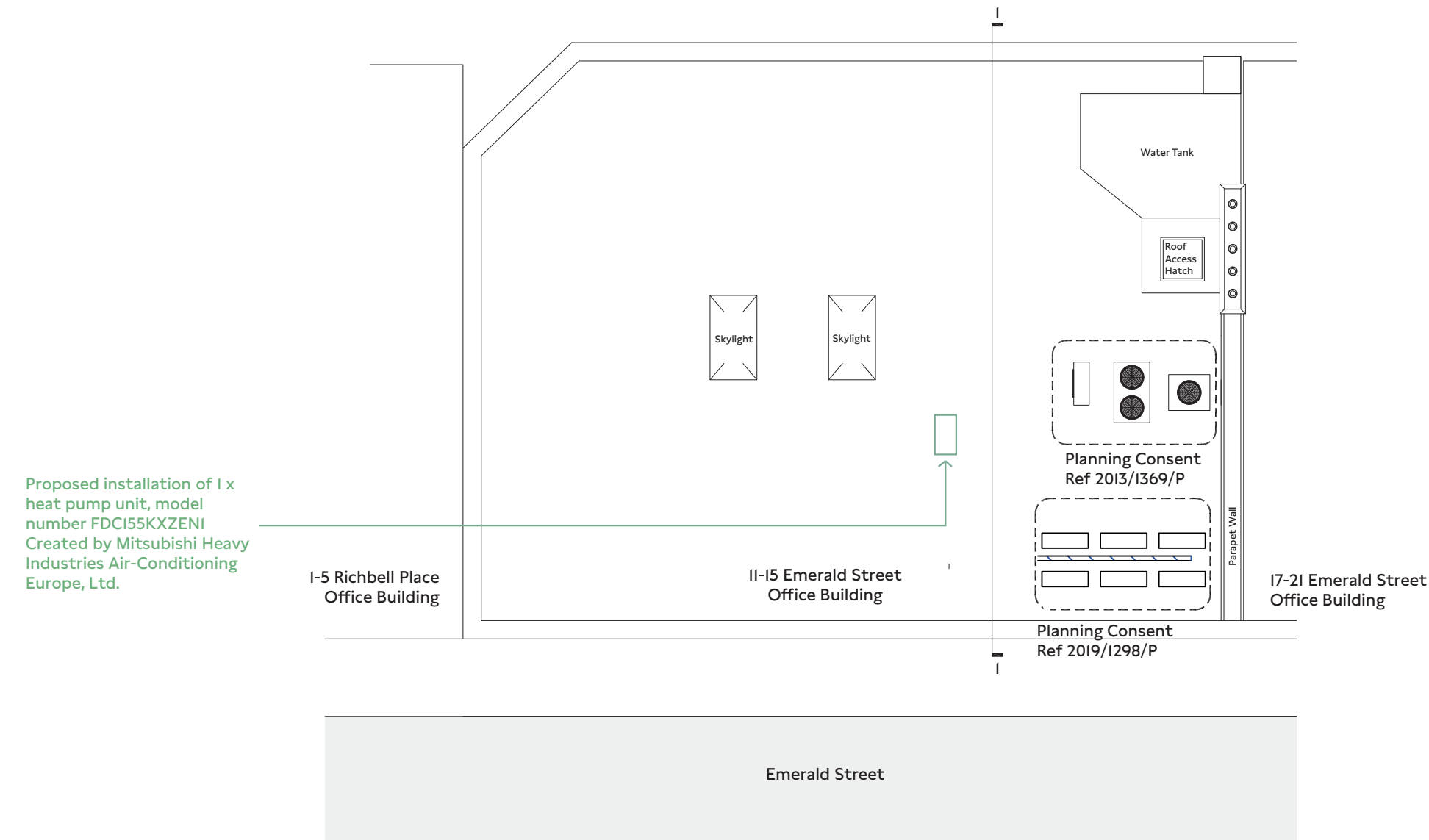
The units will be accessed via the staircase at 17-21 Emerald Street and roof access door.

Dimensions

The proposal will not result in any loss or gain of floor space.

The dimensions of the Mitsubishi FDCI55KXZENI are as follows:

- Height: 845mm
- Width: 970mm
- Depth: 370mm



Proposed Roof Plan

3.0 Proposal

Noise

As per the appended Noise Impact Assessment and Acoustic Report, there is no acoustic treatment needed, and the limiting LAeq noise level will not be exceeded at 1 metre from the nearest neighbouring window.

The condenser will be mounted onto anti-vibration mounts.

Landscaping

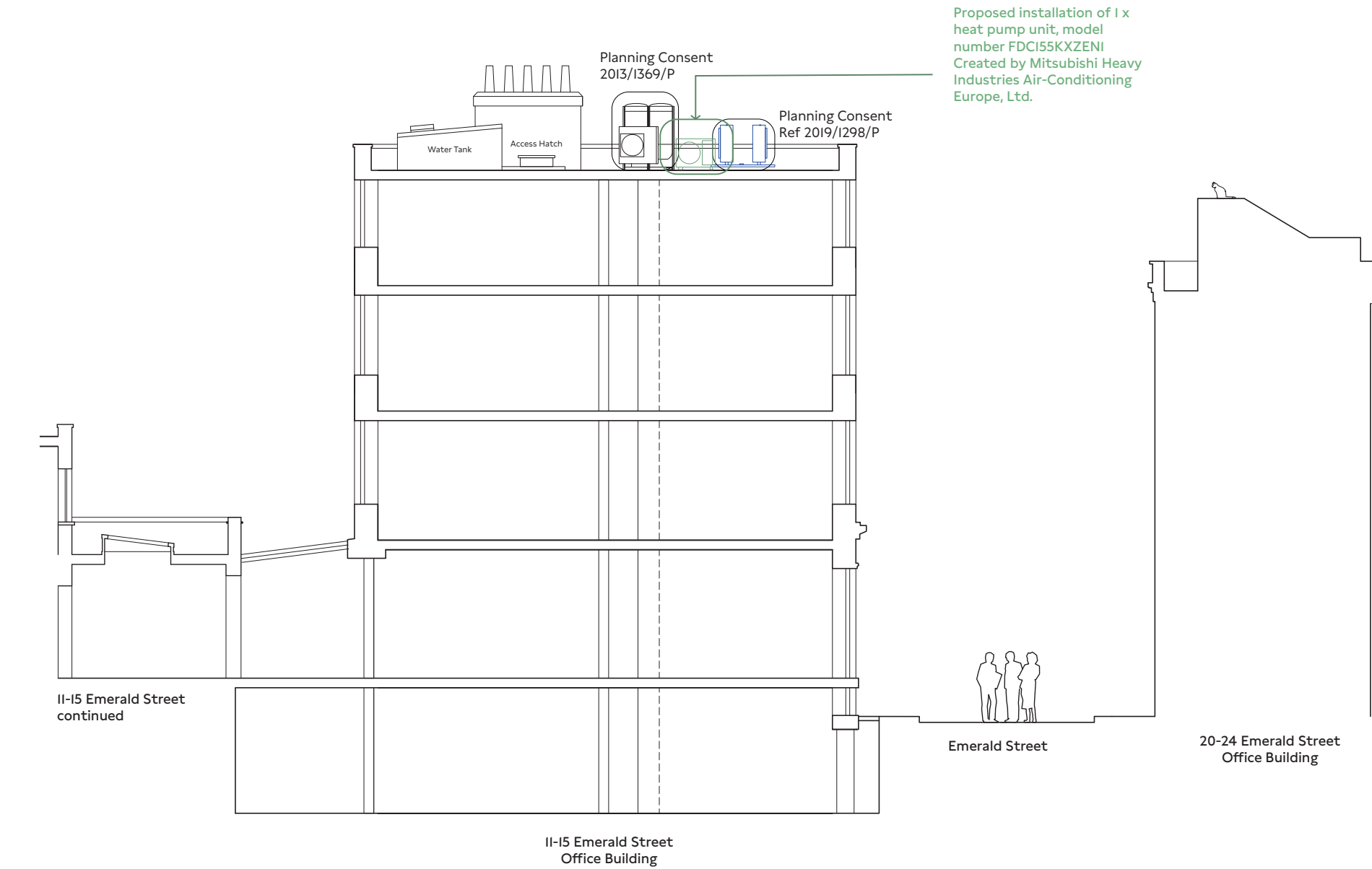
There is no proposed landscape as part of this scheme.

Sustainable Urban Drainage (SUDS)

There is no opportunity to enhance the sustainable urban drainage of the site

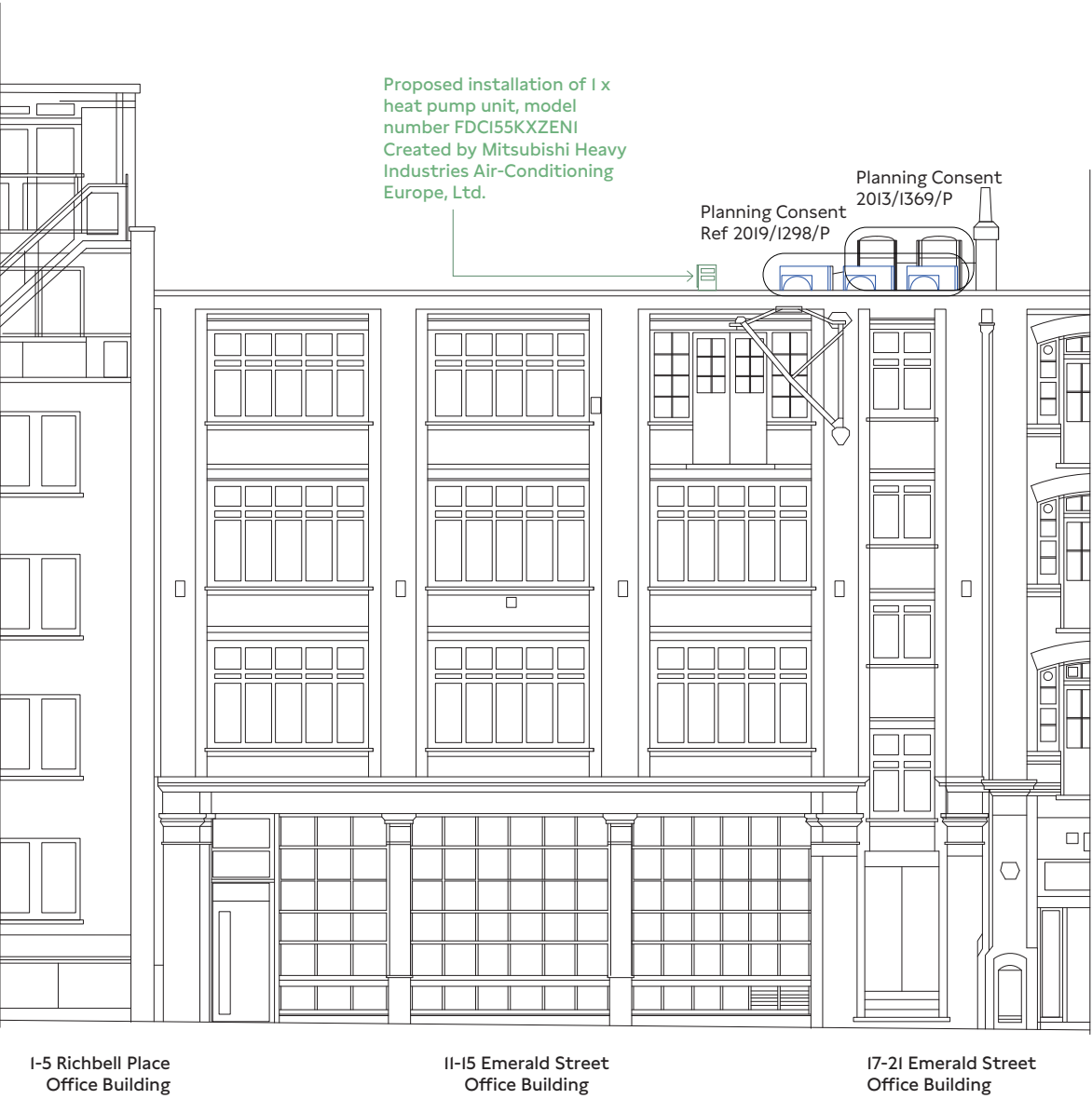
Arboricultural Assessment

There are no trees on the site

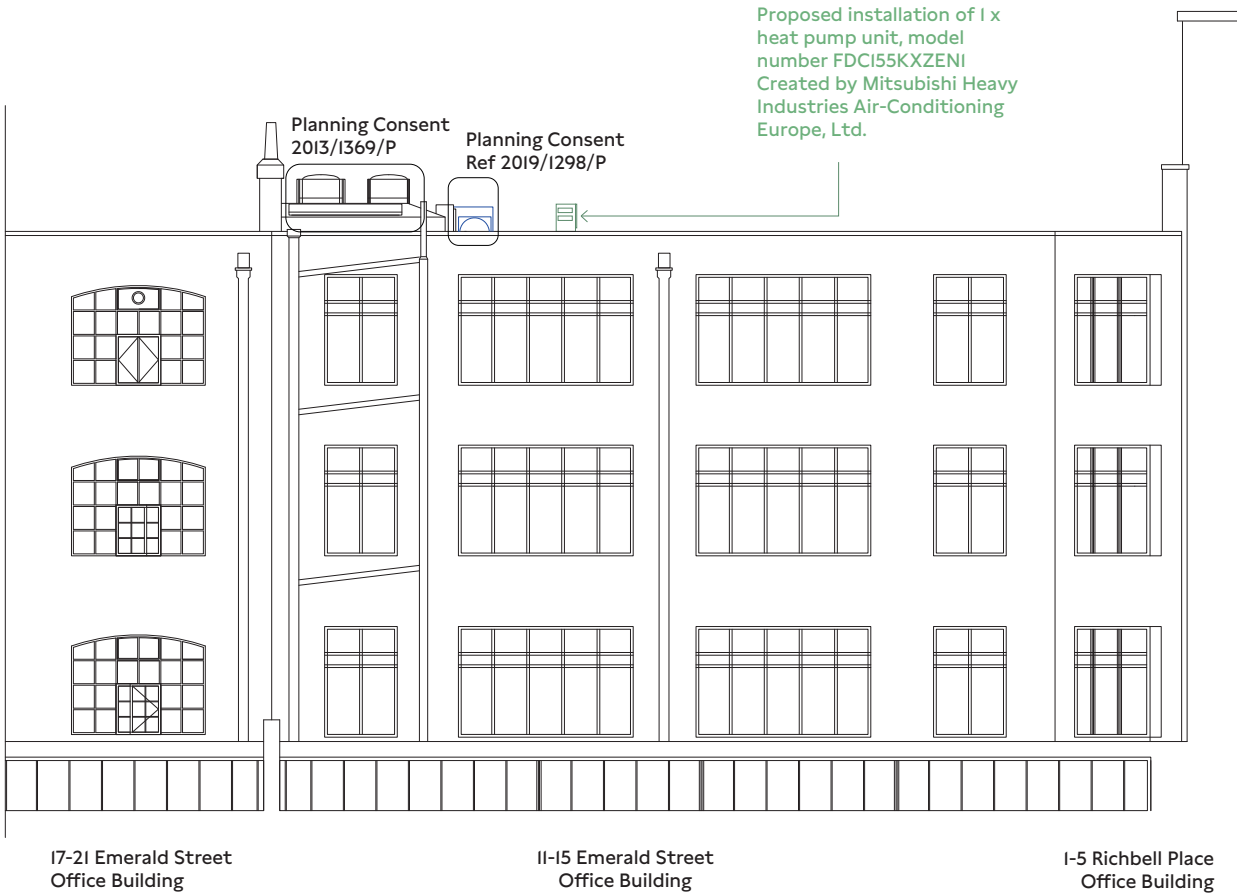


↑ Proposed Section

3.0 Proposal



↑ Proposed Front Elevation



↑ Proposed Rear Elevation

Emil Eve: Practice Profile

Emil Eve Architects are an award winning East-London based studio with a focus on imaginative contemporary design.

Our studio is entirely focused on creating exceptional and inspiring buildings and spaces for people who love architecture. We oversee all our projects from inception to completion and provide a full architecture and interior design service.

Our clients share our passion for materials, craftsmanship and the story of a place. We embrace the opportunity to learn from, and respond to, our clients’ needs and priorities in each context.

Emil Eve Architects was established in 2009 by Ross and Emma Perkin and trades as a Limited Company.



↑ Geldeston Road



↑ Waghorn Street

“From our very first meeting with Emil Eve, we knew they were the right architects for us. Ross and Emma spent a considerable amount of time understanding how we use our space and challenging us to consider how our needs may evolve in the future. They understood that we were not just asking them to design a house; we were asking them to help us create our home”

Sharon Lee, Waghorn Street

Emil Eve: Selected Projects



↑ Waghorn Street



↑ St John Street



↑ Blurton Road



↑ Farley Farmhouse



↑ Blurton Road

Emil Eve: Awards and Press



Awards

Winner: Wood Awards 2021
Shortlisted: AJ Small Projects Awards 2021
Winner: AJ Specification Awards 2020
Shortlisted: Hackney Design Awards 2020
Winner: St Martins Church International Design Competition 2019
Winner: Hotel & Spa Awards 2019
Shortlisted: Hotel Designs Brit List 2019
Winner: AJ Small Projects Communities Award, 2010

Press

Our projects have been featured in publications nationally and internationally, online and in print, including the following:

- Wallpaper Magazine
- Elle Decoration
- The Guardian
- The Modern House
- Architects Journal
- Grand Designs Magazine
- Building Design
- AJ Small Projects Communities Award, 2010
- Dezeen
- The Evening Standard
- Remodelista
- Frame Magazine

Who We Are



Ross Perkin - Director

MA(hons) MArch ARB SPAB RIBA + RIBA Cons

Ross is director and co-founder of Emil Eve Architects, starting the practice in 2009 alongside Emma. Ross is an ARB qualified Architect with extensive experience in creative regeneration and contemporary architecture. As a SPAB scholar, Ross spent 12 months traveling around the UK, learning about the use of traditional building materials and the repair and re-use of historic buildings.

Ross has extensive experience overseeing complex construction projects and has recently completed work on The Weston visitor centre at the Yorkshire Sculpture Park. Before this he worked on a number of projects with RIBA Gold Medal winner David Chipperfield including acting as one of the Project Architects on the refurbishment of The Royal Academy of Arts.



Emma Perkin - Director

MA(hons) MArch ARB FHEA

Emma is director and co-founder of Emil Eve Architects, starting the practice in 2009 alongside Ross. With a background in architecture, interior, lighting and exhibition design Emma brings a diverse range of experience to the practice.

Emma qualified as an ARB qualified Architect 2012 and has overseen an extensive range of project from inception to completion. Prior to founding Emil Eve, Emma worked for studios in London and Paris including leading the Interior Design Team on the multi-award winning National Museum of Estonia with DGT Architects and the refurbishment of Barrington Court, a Grade II Listed National Trust property with Levitate Architects.



