



MMA Planning Statement

by Andrew Lewis

NMA to planning permission (2012/6663/P) for: Erection of part four storey/part three storey building to accommodate six residential units (comprising, 2x3 bed 3x2 bed units and 1x bed studio) units (Class C3) on existing vacant plot.

33 Wicklow Street - London - WC1X 9JX

Minor-Material Amendment Statement

The elevations of the approved proposal have been updated to suit the Structural Proposal.

As the site is underlain 1.25m by Network Rail's (NR) Clerkenwell Tunnel No.3, part of the Midlands City Line which runs in a northwest-southeast direction from the Kings Cross Portal to the Farringdon Portal, the structural proposal took precedence during the Stage 4 development.

Changes include the reduction of parapet coping, removal of arched lintels, the pitched roof to Third Floor has been changed to a flat roof and a number of have been moved or bricked in to suit cross bracing. Additionally, the cantilevered rear facing window head has been raised to reduce the amount of steel work, and subsequent load, on the raft foundations.

Structural Proposal Summary

The presence of Network Rail assets 1.25m below the site, requires shallow foundations which depend on an equal spreading of the load across the slab. The foundation solution of a reinforced raft is the optimum solution to provide sufficient uniform load spread over the tunnel crown but has required minor changes to the envelope of the building.

The structural proposal, as prepared by Rambol, has been carefully designed to provide sufficient acoustic and vibration isolation from the neighbouring rail networks.

Design Change Review

General Changes

Windows have also been marginally shifted to suit the structural steels. This has also seen the curtain walling element moved 475mm, which benefits the internal layouts as well as allows for the reduction of steelwork.

Due to proximity of the site to the tunnel below the weight of the structure had to be kept to an absolute minimum. Therefore, the engineer has insisted that the green roof and solar panels be omitted from the design.

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The parapet coping has been reduced, as this was previously oversailing quite significantly; the proposed coping will still sit proud as a key design feature to the building, but the projection will be limited to a functional distance from the façade.

The pitched roof on the 3rd floor level has been omitted, as the weight of a tiled roof would not suit the structure.

A plinth has been introduced to further the industrial style intended for the design, and reflecting the practical design feature seen on adjacent buildings, as the building sits flush against the pavement. In order to reduce the weight on the foundations, this is proposed as being formed of render, as opposed to a heavier projecting brickwork. This feature wraps the building.

The 3rd floor footprint has been altered around the stairwell to suit the structural design and minimise the need to increase the number of steels required.

The North, front-facing Elevation

In line with the arched lintel changes, the entrance has been rationalised to feature a horizontal stone band, similar to those prevalent on Wicklow Street and typical of industrial styled buildings. This industrial styled stone banding and jambs, has an 'infill style' panel with jib door openings, with the signage relocated to a more practical location following the omission of the arches.

The two windows to the east of the elevation, above the Duplex O1 entrance door, have been blocked in to suit the cross bracing. The family bathroom on 1st floor benefits from an East facing window, and the Living room on the 2nd floor is still afforded 3no. windows across two aspects, allowing for the cross bracing and omitted windows on these floors.

The 1st floor window, serving a bathroom in Duplex O2, has been shown obscured, as all bathroom windows have been. This would be a design stipulation; however, these instances are now identified following the Stage 4 design progresses.

The East side-facing Elevation

The 2no. ground floor windows have been obscured for practical security and privacy reasons; these windows serve Duplex O1, which benefits from a large south facing opening.

The 3rd floor stairwell window has been omitted entirely, this stairwell benefits from both a north and south facing window, as well as an AOV.

As previously noted, the pitched, tiled roof on this elevation has been removed due to the added weight.

The projecting 'triangular' windows to the south elevation, which also face east, remain clear glass as shown on the planning plan drawings.

The South, rear-facing Elevation

The projecting 'triangular' windows, remain obscured as shown on the planning plan drawings. However, the head and sill of the projecting form has been altered to align with the levels of the building. This alteration minimises the number of supporting steels required, and subsequently the weight across the south façade.

The West side-facing Elevation

The ground floor window serving bedroom of Duplex 02 has been bricked in, along with the one serving the living room. The living space benefits from a large south facing window, whilst the bedroom benefits from a south facing window as well as the curtain walling.

The central windows, serving bathrooms have been shown as obscured, whilst the 3rd floor window serving the bedroom has been bricked in to suit the internal layout; as this room benefits from the dual aspect south facing projecting windows.

Minor-Material Amendment Summary

Due to the site constraints and requirement to minimise loadings on the foundation raft, the elevations of the proposal have been amended to suit the optimum and lightest structural proposal.

Design alterations echo design features seen on the Former Nurses Home (directly opposite the site) as well as the principles and scales prevalent on the Grade II Listed Derby Lodge (directly adjacent to the site).

These changes do not deviate from the industrial design of the proposal, and the design principles of the alterations reflect the vernacular of the greater site, which reinforces the industrial style of the building and complements the streetscape.