B01-09 DESIGN & ACCESS STATEMENT

Project Name:	39 Marchmont Street,
Project Address:	London, WC1N 1AP
Project Number:	24002
Date:	08/08/2024

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Revisions:

Rev	Date	Edited	Checked	Description
Draft	13.08/2024	YB	LG	
P01	14.08/2024	YB	LG	

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1.1 INTRODUCTION

This Design & Access Statement has been prepared by MDLR Architects for our client Fortune Green Capital Ltd. It forms part of a Full Planning and Listed Building Consent application submission to the London Borough of Camden for a proposal to refurbish and improve the existing 3no flats which occupy the upper floors above the commercial unit located at 39 Marchmont Street, London, W1CN 1AP. The proposal includes refurbishment works to the roof and communal residential areas including the stairs.

This document is to be read in conjunction with MDLR drawings, structural report and drawings by Banfield Wood LLP, heritage report by John Low Heritage and planning statement by City Planning.

1.2 SITE & BUILDING ASSESSMENT

1.2.1 SITE LOCATION, INFORMATION & ANALYSIS:

The site is located on the west side of Marchmont Street, between Tavistock Street (to the north) and Coram Street (to the south). No. 39. The site is also located in the Bloomsbury Conservation Area and within the setting of several other listed buildings and is part of the terrace of Nos. 39-73 Marchmont Street, which were built as townhouses in the early 19th century and are Grade II listed.

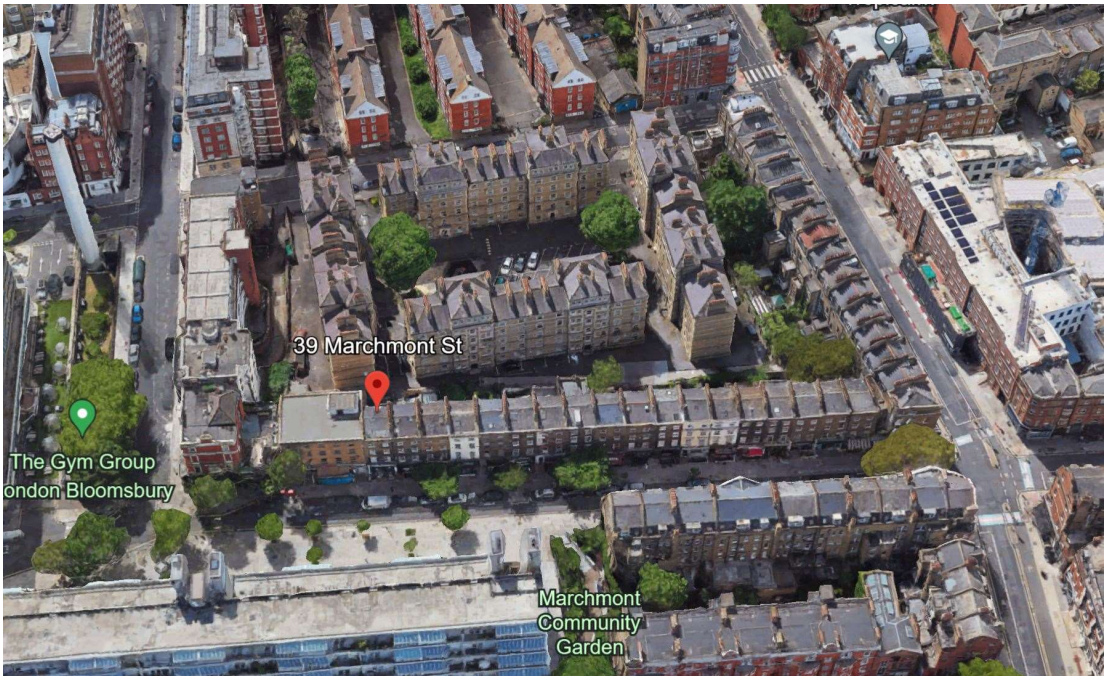


Image 01- Aerial view- east

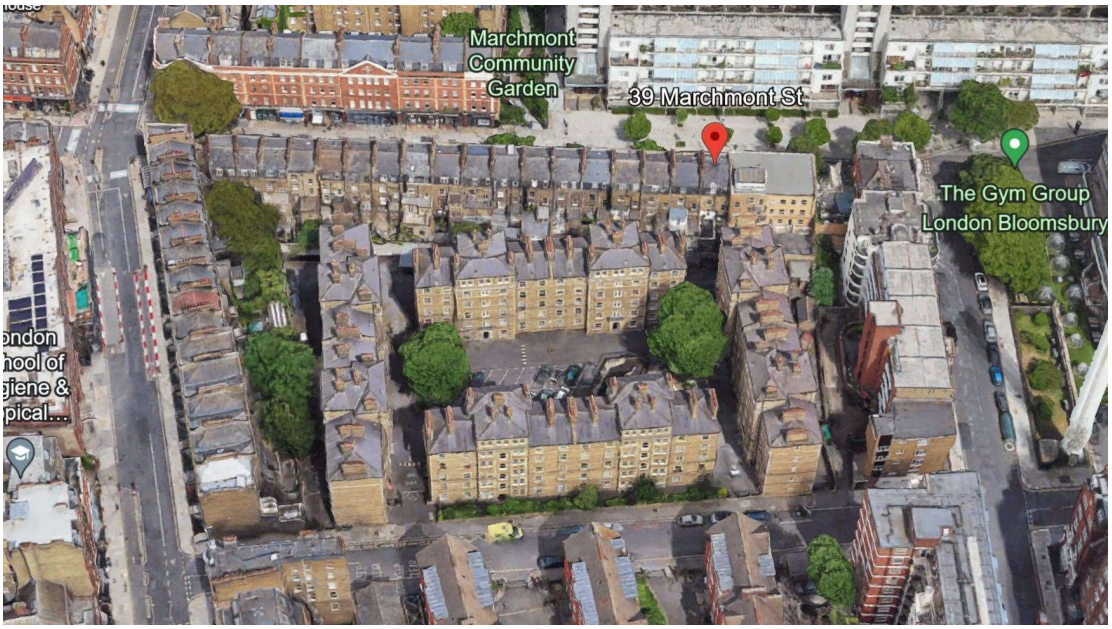


Image 02- Aerial view-west

1.2.2 SURROUNDING BUILT CONTEXT:

Marchmont Street has predominantly a mix of commercial units occupying the ground and basement levels and residential units above. Directly opposite is The Brunswick Centre which is a grade II listed residential and shopping centre.

1.2.3 EXISTING BUILDING:

The building and surrounding area of Marchmont Street have a diverse history. The building was likely constructed somewhere in the period 1800 to 1806 as part of the wider Foundling Estate development by architect Samuel Pepys Cockerell. During World War II Marchmont Street sustained heavy bomb damage. The adjacent 37 Marchmont Street was bombed and later demolished due to being beyond repair. Originally the building was mid terrace within a row of identical townhouses, however due to the bomb damage and subsequent demolition of the adjacent structure, the building is now effectively end of terrace. The building is a four-storey terrace building, with a basement.

The commercial unit on the ground and basement floors are excluded from this application except the structural works required on the ground floor to support the upper floors as specified by the Structural Engineer and improvements to the ground floor ceiling to upgrade fire protection between the flat and the commercial space. The upper floors which this application relates to comprise of 3no flats, one on each floor. First floor flat is a 1-bedroom flat with a roof terrace and upper floors are 2-bedroom flats.

The flats have been subject to a number of alterations in the past that have left the building

in a structurally vulnerable and aesthetically unattractive condition. The existing windows are single glazed, external walls are single skin solid brick, there is no adequate fire or acoustic separation between the flats to meet the current standards, there is no insulation to the roof space and its lacking guarding to the existing roof terrace. Please refer to Banfield Wood LLP's report accompanying the application outlining the condition of the building.

Please refer to the Photographs section at the end of this report.

Image 03- Photograph of 39 Marchmont Street

1.2.4 OPPORTUNITIES & CONSTRAINTS

Unsympathetic works the building has been subjected to over the years have resulted in losing or altering and damaging most of the original features. These include removal of cornices, architraves, extensive notching to the joists, removal of structural walls and replacement of original wall linings. There are cables, pipes and boxing visible within the flats and the shared areas causing safety concerns and visual clutter. The opportunity exists to retain the remaining original features where possible and introduce period appropriate design features and materials to upgrade the building that are respectful to the host building, the terrace and the Bloomsbury Conservation Area.

- Opportunities
    - To carry out structural and repair works to ensure the longevity of the building
    - Upgrade of the fire-safety elements between the flats and the commercial unit below to meet the current standard
    - Removal and upgrade of the mechanical and electrical services within the flats and the shared areas
    - Upgrade of the thermal elements where appropriate to help with energy conservation
    - Install railing to the existing terrae to provide fall protection
    - To create a pleasant and clean environment for the future residents

- Constraints
    - The building is Grade II listed
    - The building is in Bloomsbury Conservation Area

1.3 PLANNING HISTORY & POLICIES

1.3.1 PLANNING HISTORY

Recent relevant approved planning permissions specifically in relation to the application site include:

- Granted, 04-04-2024
  Listed Building Consent

2024/0381/L

Restoration and repair of 39 Marchmont Street, including internal configuration of the first floor flat and refurbishment of the second and third floor flats.

- Granted, 07-06-2013
  Listed Building Consent
  2013/1626/L
  Installation of commemorative plaque to Charles Fort, following the removal of existing steel plaque on the external wall of 39 Marchmont Street

- Refuse Full or Outline Permission, 01-08-1989
  Full planning
  8900186
  Change of use of ground floor from retail to restaurant/ take away as shown on drawing numbered MAR 1 and 2.

1.3.2 PLANNING POLICY

The proposals have been developed to address all key policies within the Camden Local Plan 2017 such as Policy D1 Design, D2 Heritage and the London Plan 2021.

1.4 DESIGN PROPOSAL

The design team's focus from the start has been to improve the existing condition of the residential units in terms of structure, acoustics, conservation of energy, fire resistance and safety.

The proposed works include:

<u>External Works:</u>

- Removal of existing roof tiles on the main and mansard roofs which are damaged and covered in a layer of liquid waterproofing used to repair the roof in the past, salvage the tiles that are in good condition for re-use.
- Installation of new Spanish grey natural slate tiles to replace the unusable roof tiles
- Removal of the existing roof hatch and rooflights to the front roof slope.
- Replacement of rear dormers on the top floor due to rotten external frames and suspected inner frames and replacement of unoriginal windows with slim frame double glazed timber sash windows..
- Replacement of the existing unoriginal water damaged roof terrace door on the first floor to be replaced with new slim frame timber door and fanlight

- Installation of new black painted metal railing to the existing roof terrace to provide fall protection.
- Installation of new air vent bricks to the rear facade

Internal Works:

- Removal of the existing modern partitions to allow for new joists to be installed as recommended by the Structural Engineer
- Installation of new partitions
- Removal of modern linings to the existing partitions that have original timber studs
- Installation of new OSB boarding where specified by the structural engineer, acoustic resilient bars/insulation and high-density core plasterboard to bring the building in line with the current Building Control requirements.
- Removal of existing unoriginal ceiling linings to ground, second and third floors and installation of resilient bars and fireline plasterboard to bring the separation between the floors in line with the current Building Control requirements.
- Installation of new insulation between and over the existing ceiling joists on the top floor to improve conservation of energy.
- Installation of a gas boiler within a wall mounted fireproof cupboard and new radiators on the first floor flat.
- New penetration via the rear wall for the boiler flue to extract
- Installation of an Internal Exhaust Air Source Heat Pump and electric heating panels on the second and third floors.
- Removal of existing finishes to the stairs and landing whilst retaining and repairing the stairs, handrail and balusters
- Installation of new insulated plasterboard on the external walls within the flats on the second and third floors in line with the current Building Control requirements.
- Installation of secondary glazing to retained windows within the flats to improve on energy efficiency and acoustics
- Retention of remaining original architraves by installing the dry lining over them to avoid breakage/damage and fitting new reproducing the same detail architraves
- Retention of the original features that have survived the modifications to date on the first floor such as the cornicing and ceiling linings.
- Removal of existing services and related boxing to be removed

1.4.1 SCALE & MASSING

It is not proposed to change the scale or massing of the existing building.

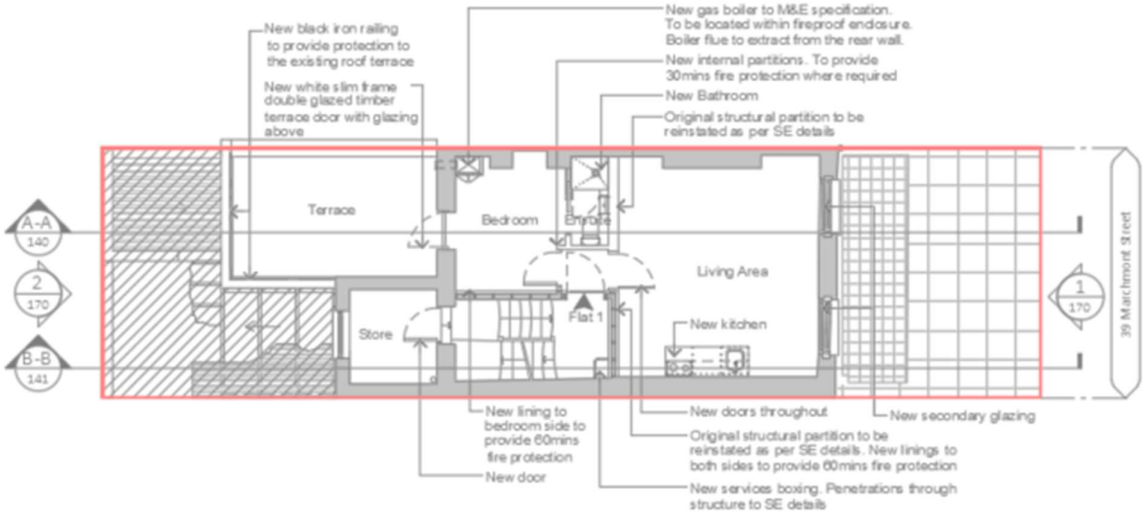
1.4.2 USE

It is not proposed to change the existing Class Use C

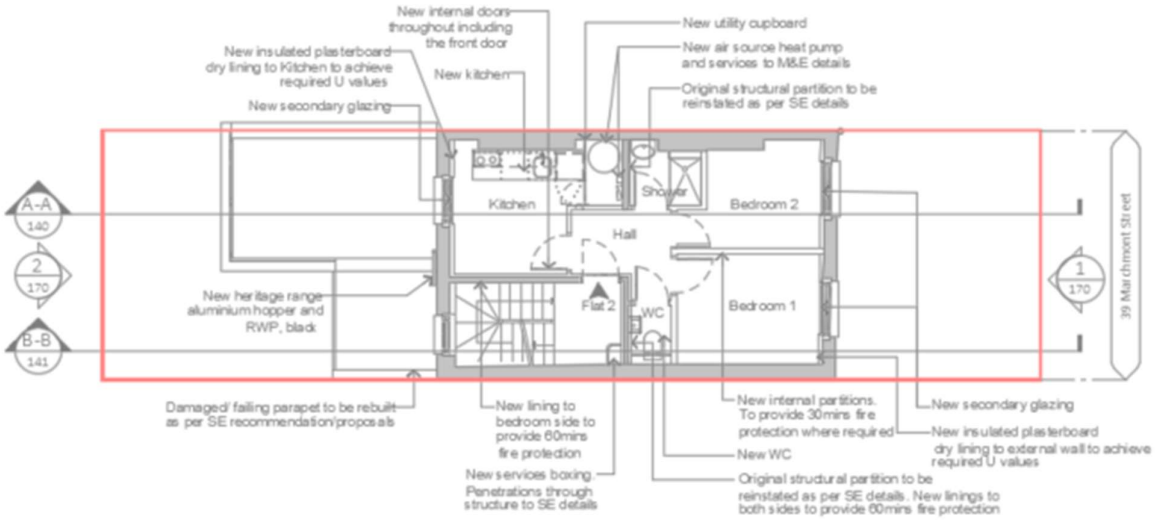
1.4.3 SITE LAYOUT & FLOOR PLAN ARRANGEMENT

The proposal does not involve changes to the floor layouts except minor differences which can be seen from the floor plans below.

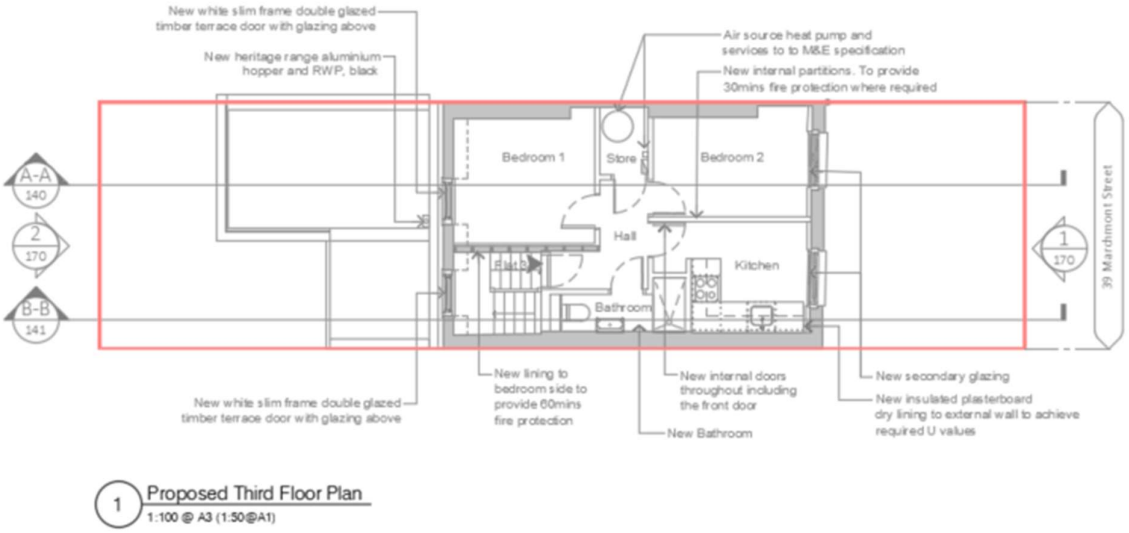
Image 09- Proposed Floor plans



1 Proposed First Floor Plan
1:100 @ A3 (1:50@A1)



2 Proposed Second Floor Plan
1:100 @ A3 (1:50@A1)



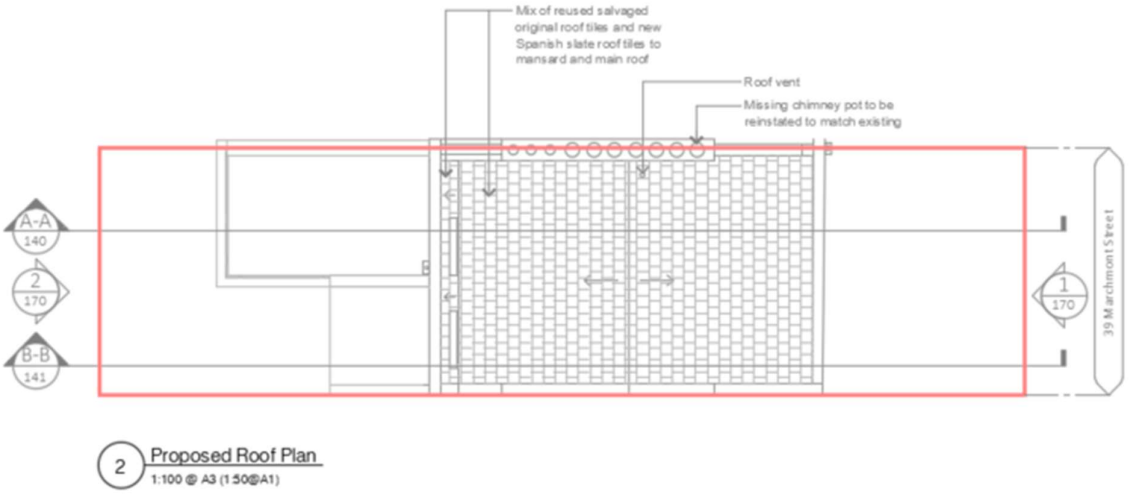


Image 09- Proposed Floor plans

1.4.4 ELEVATION COMPOSITION, ARCHITECTURAL MATERIALS & FEATURES

The proposed changes to the external elevation are minimal. The preservation of the original features along with usage of new high-quality materials and design detail has been our design focus to enhance the host building and the terrace's historic merit.

Roof:

Removal of the unoriginal roof hatch and rooflights to the front façade and replacement of the badly damaged roof tiles on the main and mansard roof are an improvement.

Domers:

The design of the new rear dormers are proposed to match the existing size as close as possible with the necessary adjustments to meet the required thermal performances. Dormers will be clad in lead and the new proposed windows will be slim line timber

sashes with double glazing that are more appropriate to the building than the existing windows in terms of design.

Rear Terrace:

The proposed replacement roof terrace door/fanlight is proposed to be white painted slim line with double glazing to improve the thermal performance and reduce the heat loss. The proposed railing to the roof terrace is period appropriate slim black spindles.

Proposed Materials

Image 04-Spanish roof tiles

Image 05 - Slim line sash windows

Image 06 - Lead clad dormers

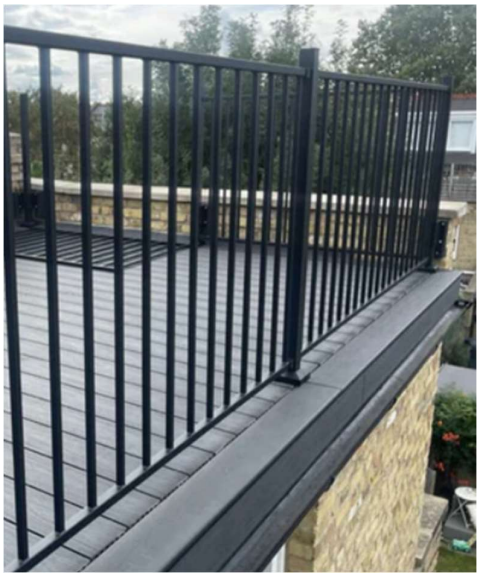


Image 07 - Black railing to Roof Terrace

1.4.5 SITE PHOTOGRAPHS

Image 08 & 09- Rear Elevation, photo taken from rear roof terrace

Image 10- Rear Dormers

Image 11- Rear Roof Terrace door

Collection of Images 2- Photos showing services/boxing within the shared areas

1.5 ACCESS

The shared access to the residential units and access to the individual flats will remain as existing.

1.5.1 REFUSE STORAGE & COLLECTION STRATEGY

Bins are collected from the pavement by Camden Council. No change to the existing arrangement is proposed.

1.6 SUSTAINBIALITY

1.6.1 ENERGY EFFICIENCY MEASURES

The proposal involves insulating the external walls on second and third floors within the flats, insulating the loft void, replacing the rotten rear dormers and replacing the windows with double glazing, installing secondary glazing and replacing the existing rear terrace door with double glazing which all contribute to energy preservation.
After the proposed works all refurbished flats will meet EPC rating C.

1.6.2 FLOOD RISK MITIGATION

There are no flood warnings or alerts in this area.

1.7 CONCLUSION

The proposed refurbishment of the existing flats with carefully considered design that is respectful and fitting to the building's architectural character, age and historic merit whilst preserving and repairing the original features is a positive improvement. The proposed refurbishment works within flats are to be of a high quality without any damage to the existing historic fabric.

The proposed works would not only preserve and prevent further decay of the host building, but they would also complement and enhance the heritage asset of the host building ensuring its longevity and its continuing contribution to the terrace and the conservation area it sits in.

The improvements will ensure the longevity of the flats and provide a healthy and pleasant environment for their future occupants.

The proposed works will be carried out with sensitivity with no damage or adverse effect to the original fabric.

In conclusion, the scheme proposes a sustainable, policy compliant development that is both sympathetic and complimentary to the surrounding context. Subsequently, planning permission and listed building consent should be granted.