

# Design Access Statement

23 Mercer Street, WC2H 9QR

September 2024



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## 1.0 Introduction

This Design and Access Statement has been prepared to support a full planning and listed building application for 23 Mercer Street, WC2H 9QR.

It has been created in conjunction with the Heritage Impact Assessment report written by The Heritage Practice, which demonstrates a sensitive response to the Listed Building Asset, along with Structural input from Jensen Hunt Design.

The proposal respects the Policy D2 Heritage and Growth of the London Plan (March 2021) which stipulates that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.'

This proposal seeks to improve the amenity of 23 Mercer Street for use as a single-family dwelling via the internal refurbishment of the Grade II listed building which references the buildings history.

The redevelopment of the property will involve the following:

- Re-ordering of the internal layouts and room positions responding to family needs and requirements.
- Reconfiguring the second floor to add an additional bedroom.
- Lowering the lower ground floor level improving the floor to ceiling height.
- Replacing the leaking and poorly completed modern glazed lightwell infill.
- A new helical staircase to maximise floor area.
- Alterations to the 4 rooflights serving the third floor.
- Restoring elements of the historic structure within the building.

Proposals have been prepared following in depth analysis of the building's construction and history providing a detailed understanding of the heritage values, whilst considering the building's future use as a modern family home.

This document aims to communicate the design process that has been undertaken to ensure the highest quality of design has been achieved and illustrate the restoration of the Grade II listed property.





## 2.0 Site

### Surrounding Context

Mercer Street, located in the vibrant Covent Garden area of London, which is historically rich and architecturally significant area which exemplifies the charm and heritage of the city's West End.

The area is a blend of Georgian and Victorian buildings, many of which are listed, showcasing beautifully preserved facades and intricate period details. This heritage environment, coupled with its strategic location near cultural landmarks such as the Royal Opera House and Seven Dials, underscores the importance of maintaining the area and its architectural integrity.

Mercer Street forms part of the Seven Dials conservation area which is divided into 3 sections. The site is positioned within the western section of the conversation area in Sub Area 1 - Seven Dials. The area character is summarised as not being dominated by one particular period or style, but the combination which is of special interest. Streets are generally tightly contained with different road widths, building heights and land use which provides variation to the character of the area. A series of narrow alleys and hidden yards adds further interest and provides valuable open space to the dense urban fabric.





## Site Analysis

Mercer Street is located in the heart of Covent Garden. It dates from 1690's when it was developed by Thomas Neale, and forms one of the roads forming the unique road layout at Seven Dials. It is formed by a star shape with 7 radiating streets orientated to maximise the number of properties that could be housed on the site, with a small circus Doric column at the centre.

As per other properties on the street 23 Mercer Street is located directly off the footpath with no boundary treatment other than a small step. Due to the buildings positions on the street edge, along with the width of the road and height of the buildings, the street has a narrow appearance.

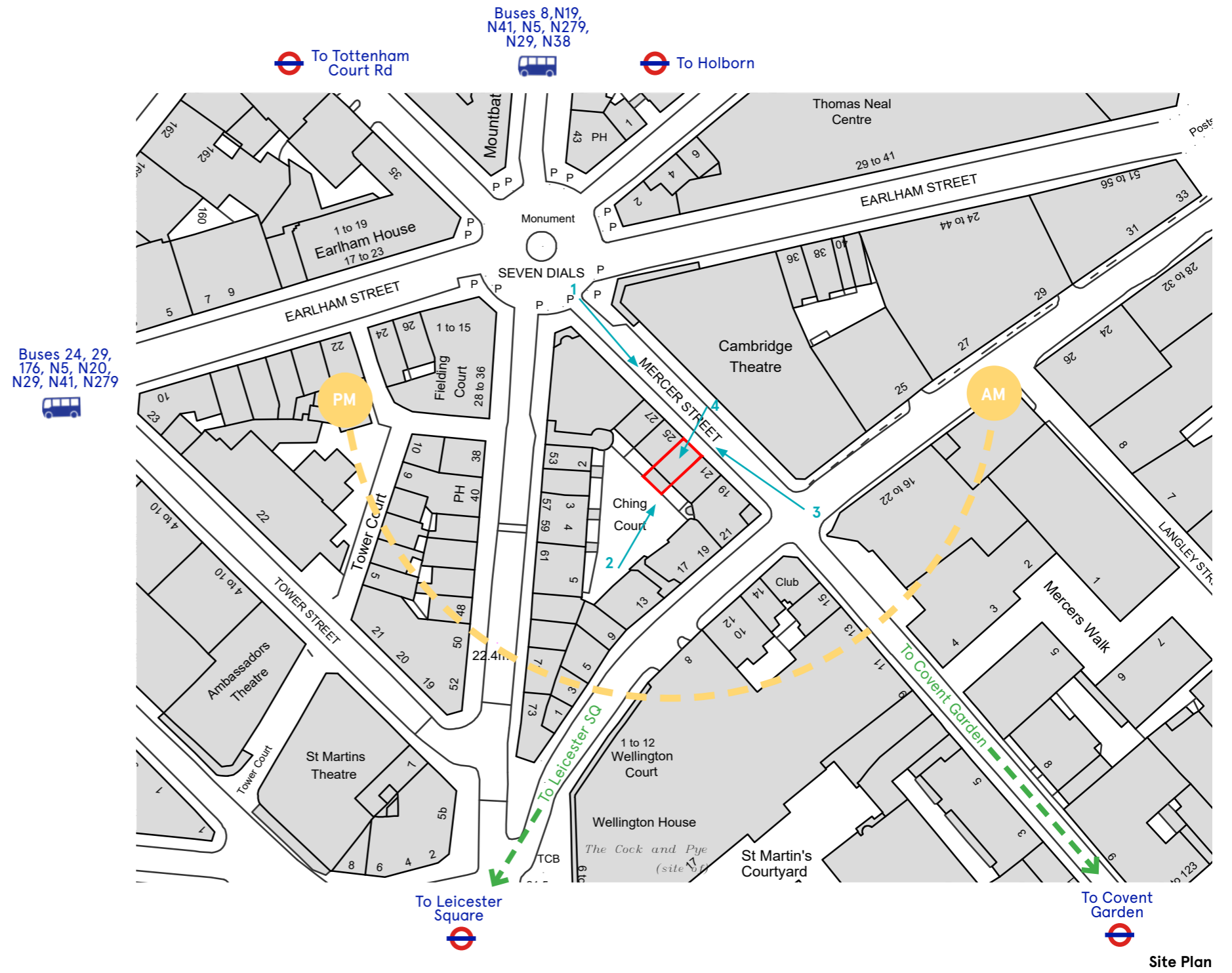
The front facade of the building also forms an integral element on the road with its height, narrow facade and commercial appearance providing a positive contribution to the street scene and wider conservation area.

At ground level a retail style frontage has a simple fascia and plain supporting columns, with panelled double doors flanked by part solid and glazed panels set beneath a transom and deep glazed fanlights.

On the opposite side of the street the grade II listed Cambridge theatre faces the property and forms the corner onto the Seven Dials.

To the rear of the site lies Ching Court which was restored by The Terry Farrell Partnership. The triangular courtyard is framed by Shelton Street, Monmouth Street and Mercer Street which creates a hidden open public space. Landscaping is restrained with Yorkstone paving, wall top benches and ornamental trees set in iron grilles.

Comyn Ching Triangle is now considered a prime example of British Past-Modernism based on Terry Farrell Partnership conversation based development approach, which successfully restored and integrated historic buildings with new modern additions around the central courtyard.



Site Plan



## Existing Building & History

In the 1894 23 Mercer Street was rebuilt as a warehouse and closely associated with the firm Comyn Ching with their shop located on Shelton Street. The property formed a labyrinth of workshops and stores which extended into the rear courtyard which is now Ching Court, see heritage report. The plan form was open with a small staircase at the front of the property and a hatch allowing goods to be moved up and down on pulleys.

In 1973 the property was listed, and Seven Dials was declared a conservation area with outstanding status in 1974.

However, in 1978 Comyn Ching moved their business to Holborn and the property became neglected and run down which reflected the dilapidated state of the street and surrounding area.

In the 1980's a single ownership took control of the area, including 23 Mercer Street, allowing the area to be redeveloped. The restoration by Terry Farrell for the regeneration included the remodelling of 23 Mercer Street as a four storey and basement house, along with No's 21, 25 and 27, which integrates the existing properties into the wider master plan. Works included the restoration of the buildings shell with the internal layouts developed after the property was sold as an unfitted shell in 1985.

The property retains its former warehouse appearance reflecting its original use, and built in yellow stock brick with red detailing. Its exterior retains an industrial character through the buildings scale, arrangement of openings and fixtures which includes a crane with loading platforms located in the center under the gable. Either side large windows flank the loading doors giving the building a symmetrical arrangement at the front, see photo 4.



View 1: View from 7 Dials looking towards Mercer Street



View 2: Top of Mercer Street with number 23 the 4th building on the right



View 3: Bottom of Mercer Street looking towards Seven Dials, No. 23 third



View 4: Front View of 23 Mercer Street nestled between number 21 and 25.



## Rear Context

At the rear the property backs onto Ching Court which forms an important part of the master plan regenerating the area. The public courtyard is triangular in shape with new buildings in a Post- Modern style at each corner, with historic buildings linking the new additions. Works to the courtyard include built in seats, parapet walls, new metal work and railings bearing the CC logo designed by Terry Farrell which provides context to the sites history.

Historic buildings are a mixture of 3 and 4 storeys with added mansard roofs and basements. 23 Mercer Street is 4 storeys high, plus a basement, with a brick gable which is set higher than 21 and 25 Mercer Street, see view 5. The new additions introduced by Terry Farrell are 5 storeys above ground level and form a focal points to each corner.

To the rear, 23 Mercer Street is one of the properties with a purpose built bench which forms an extension to the retaining wall and a backdrop to the lightwells along Mercer Street. A number of these lightwells have been covered with glazed infills of varying styles which creates additional internal space to the properties.

The lightwell at 23 Mercer Street was covered following the sale of the property as part of the internal works carried out in May 1985, with plans showing the addition infill which were prepared and submitted by James Burrell of Farrells. The glazed infill at the base of the building is discreet and screened by the adjacent masonry wall and integrated seating making it barely visible from the courtyard, view 5, and only partly viewable at very close proximity to the lightwell, as seen in view 7.

Other restoration works carried out to the rear elevation of 23 Mercer Street under the Terry Farrell renovation included a balcony with double doors at first floor level, along with two additional windows at third floor level which match the existing style and position, see view 5.



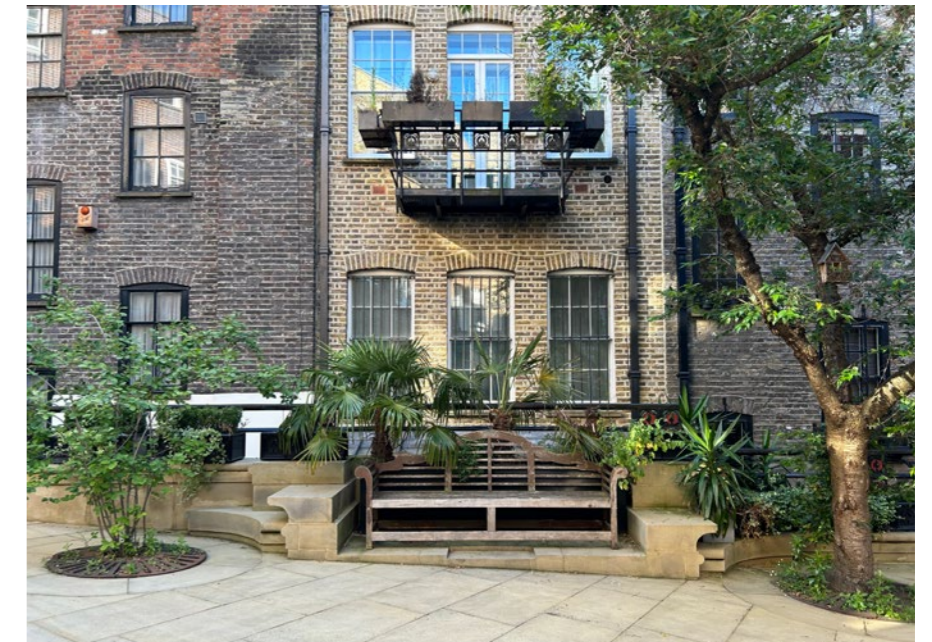
View 5: View of the rear of 23 Mercer Street from Ching Court



View 6: Regeneration of Ching Court with modern corner addition and restored historic terrace completed by Terry Farrell Partnership



View 7: Rear lightwells to Mercer Street showing a combination of glazed infills and open lightwells



View 8: Retaining wall and bench forming part of the landscaping design by Terry Farrell as part of the place making restoration to Ching Court



### 3.0 Listed Building & History:

#### Listed Building Status

Listing Entry: 1113135  
Name: 23 Mercer Street  
District: City Of Westminster  
District Type: Camden  
Grade: II  
Date first listed: 15 Jan 1973  
Date of most recent amendment: 16 March 2017

23 Mercer Street is located within the Seven Dials conservation area and designated as a grade II listed building. The summary states the Warehouse, now a house, late C19, restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of the Comyn Ching Triangle. To the rear are the parapet wall and railings forming the boundary wall to 23 Mercer Street and the built seat enclosing Ching Court.

The reasons for the designation are listed as follows:

- Architect: a significant, formative scheme by a leading British architect and exponent of postmodernism;
- Architectural interest: an C19 warehouse, retained as part of a spatially powerful, mixed-use regenerative scheme, marked by bold form and detail, based on an intellectual understanding of historic precedent, interpreted in a witty post modern idiom;
- Contextual place making: a masterly exercise in place making, eliding the old and new, that recognised the scale and patina of the original buildings and spaces in the creation of Ching Court;
- Degree of survival: very little altered, retaining Farrell's restored facades, their detail, fixtures and fittings;
- Historic interest: an early and exemplary project in urban contextualism, reflecting the emerging philosophy of conservation and regeneration





## 4.0 Planning History:

### Planning and LBC Applications: Mercer Street

Despite the long property history over the years there are few planning applications for 23 Mercer Street, the following are listed on Camden Councils website:

#### 23 Mercer Street

2010/0574/P

Reinstating of existing pulley at 3rd floor level and retractable platform at 1st, 2nd and 03rd levels, Approved

2010/0401/L

Reinstating of existing pulley at 3rd floor level and retractable platform at 1st, 2nd and 03rd levels, Approved.

2009/5833/L

Replacement of existing single glazed windows and doors to match existing and installation of secondary glazed screen units to elevation of single dwelling.

PSX0005189

New Glass roof at basement level involving partial demolition and enlargement of one rooflight and additional three new rooflights to main roof, Withdrawn

9570148

Internal alterations at third floor level together with the erection of a small air conditioning unit on the roof as shown on drawing number 1237/01B as revised by letter dated 19 July 1995.

8570170

Works of refurbishment and alteration to 23 Mercer Street WC2 (As shown on drawings numbered CC/SK1 957A 958 P1 P2 P3 P4 and descriptions of works.

8500902

Works of refurbishment and alteration to 23 Mercer Street WC2 (As shown on drawings numbered CC/SK1 957A 958 P1 P2 P3 P4 and descriptions of works.

Surrounding applications relevant to proposed works to 23 Mercer Street include:

#### 27 Mercer Street

2015/5451/L

Internal alterations at basement and ground levels and erection of glazing over the rear courtyard.

2015/4525/P

Installation of glazing over the rear courtyard and internal alterations.

#### 45 Monmouth Street

2023/3384/L

Internal refurbishment and alterations to the ground and lower ground floors. Installation of an internal lift and other ancillary facilities

#### Monmouth Street

2020/0406/P

Installation of a non opening external rear door at ground floor level.

#### 11 – 13 Shelton Street

2023/3620/L

Internal alterations at ground and basement level.



## 5.0 Design

### Design Principles and Concept

Whilst the exterior references the building original warehouse design by retaining the original proportions and industrial detailing, the interior and modern additions have little to no architectural merit or character connecting the buildings to its original industrial use.

Internally there are traces of the original buildings structure, with timber beams and struts supporting each floor level, along with roofing trusses at third floor level secured by metal brackets and ties. Whilst these elements have been retained, all elements have been painted white which degrades the original features.

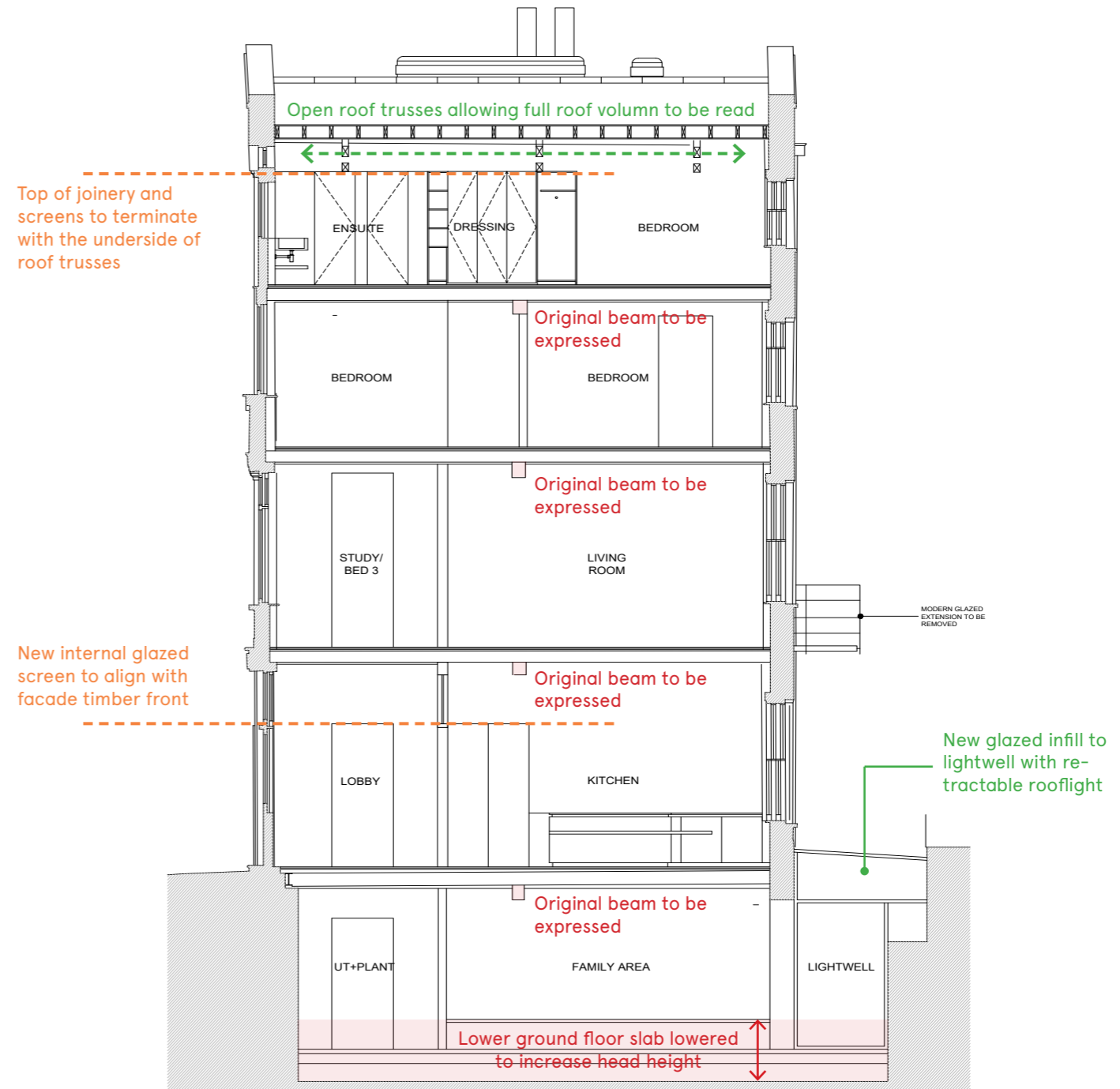
As part of the internal alterations the intention is to refurbish these elements by removing surrounding modern fabric along with the paint exposing the timber finish to the structure. In addition at third floor level the metal fixing plates will be painted black highlighting the original fixing features to the roof trusses.

Whilst the open plan form of warehouse has been lost, owing to the change of use to residential, proposed partitions and room division have been considered in order to maintain a clear line of sight from the front to the back of the property. This allows new layouts to relate to the formally open plan space, with walls logically positioned so they do not intersect with windows or original features such as the timber beams. This also maximises external views, improves natural light into rooms and creates a sense of space.

Modern materials with no architectural merit will be removed, see existing demolition plans below, with the new elements referencing the buildings original use through the introduction of metal work and ironmongery from Comyn Ching in suitable locations.

Within the property there are also a number of ongoing defects from damp to the parapet walls, signs of water ingress at roof level and the glazed lean too at lower ground floor which is in poor condition, has a number of leaks and of poor architectural quality.

The combination of restoration to the main house and a new modern glazed lean too will protect the property by prolonging the functional life of the heritage asset as a single-family home, relate the interior aesthetic to the buildings original use and provide the opportunity to address the numerous building defects.





## Heritage Considerations

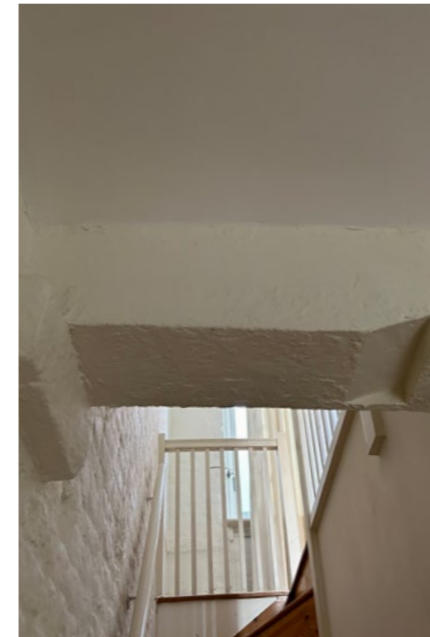
The property has undergone a number of alterations over the years since its original use as a warehouse. The external envelope has carefully restored, but the majority of internal fabric has been lost, including the floor joists which are modern construction and have been replaced during the various works to the building.

The accompanying heritage report, by The Heritage Practice, identifies the buildings history and evolution, whilst identifying key fabric elements which have historic value. Following in depth analysis a strategy for improving the heritage aspect of the property has been developed. This includes the following:

- No major alterations to the front facade, works include making good the facade and removal of the modern additions such as the stainless steel wall lights and boiler flue at second floor level.
- Repair works and restoration of the existing timber structural beams from basement to second floor highlighting existing features and reinstatement of the timber struts where removed.
- Repair and restoration of the roofing joists to highlight the trusses and relocate the middle truss back the center of the plan per the historic section.
- Removal of the new chimney and reinstatement of a single fireplace within the original location.
- Removal of the poor lean too glazed skylight infill covering the basement lightwell.
- Remove the softwood staircase which divides the structural beams and columns and replace with a smaller helical stair which aligns with the existing structure.
- Helical stair position re-creates a vertical connection through the floor levels which was evident within the warehouse layout which used a pulley system to transport goods between levels.



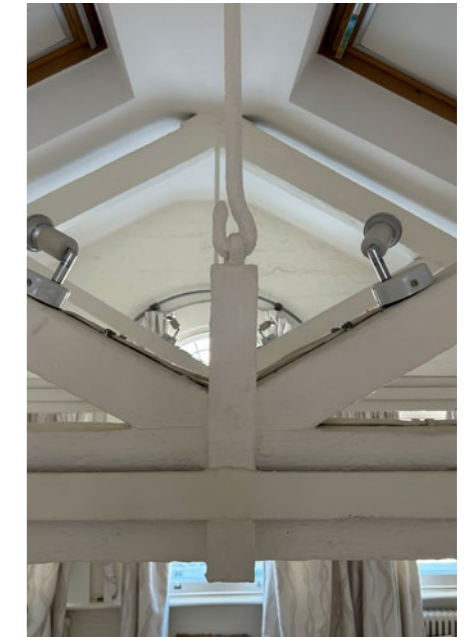
Existing Timber beam at 1st floor with chimney addition concealing strut



Strut removed at ground floor level due current \_\_\_stair location



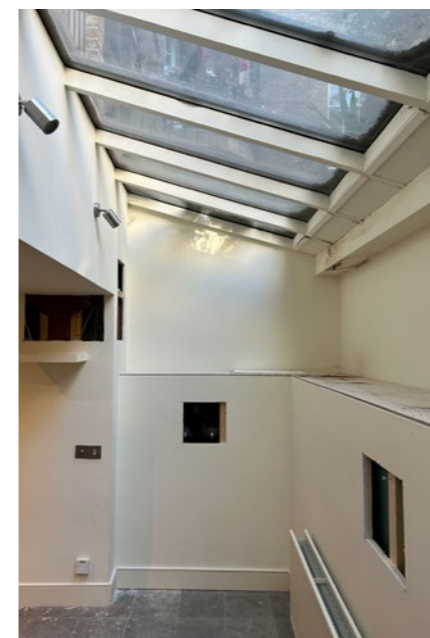
Original strut location between white painted brick and timber beam



White painted roof truss with metal brackets and modern lights (to be removed)



Terry Farrell Partnership interpretation of the Comyn Ching logo



Leaking modern glazed infill to lower ground floor lightwell



Loading crane and platform with stainless steel wall light underneath



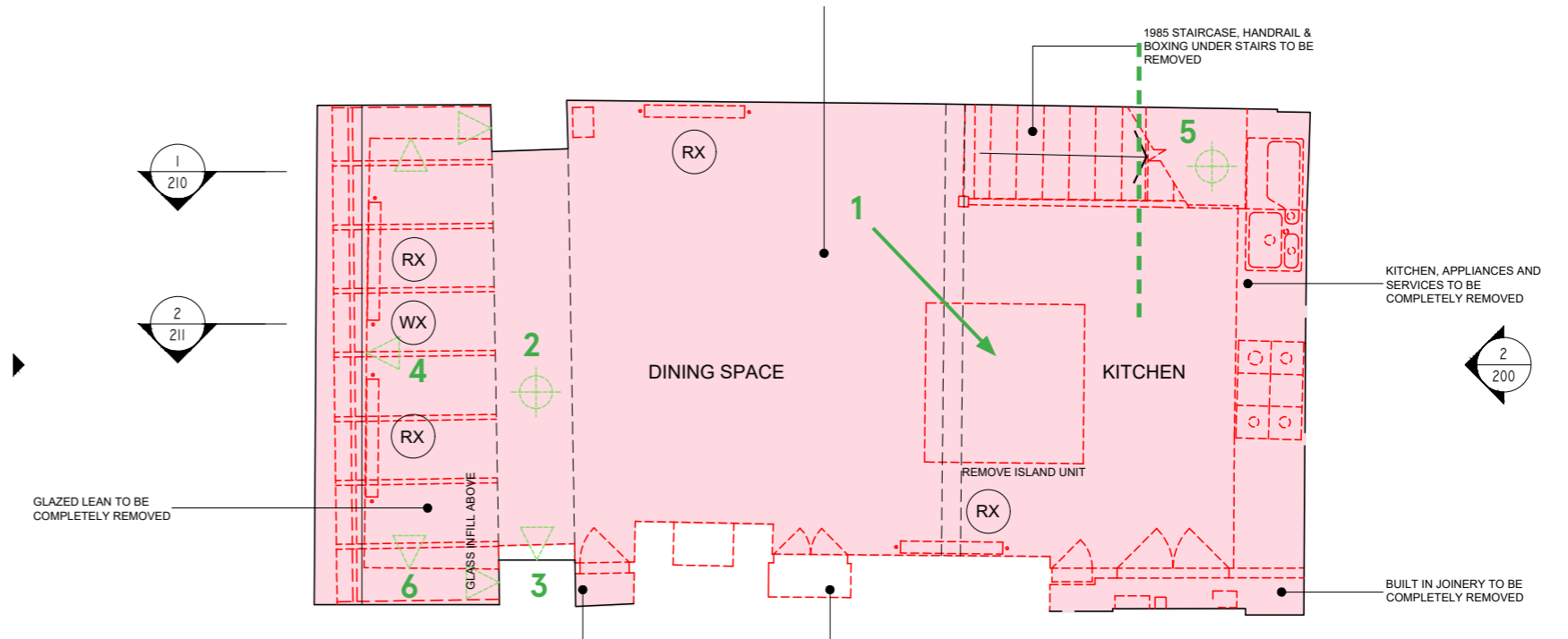
Repair works required to the front shop frontage



## Existing Layouts, Demolition Works & Heritage Benefits

### Lower Ground Floor Works & Heritage Gains

- Remove the modern chimney and fireplace.
- Remove the poorly constructed fixed glazed infill to the rear lightwell which provides no ventilation and is heavily leaking.
- Remove all dated built in joinery.
- Modern SW staircase to be completely removed.
- Kitchen units and appliances to be removed.
- Floor slab to be removed/lowered owing to poor ceiling levels which restricts natural light which creates an oppressive feeling to the space.



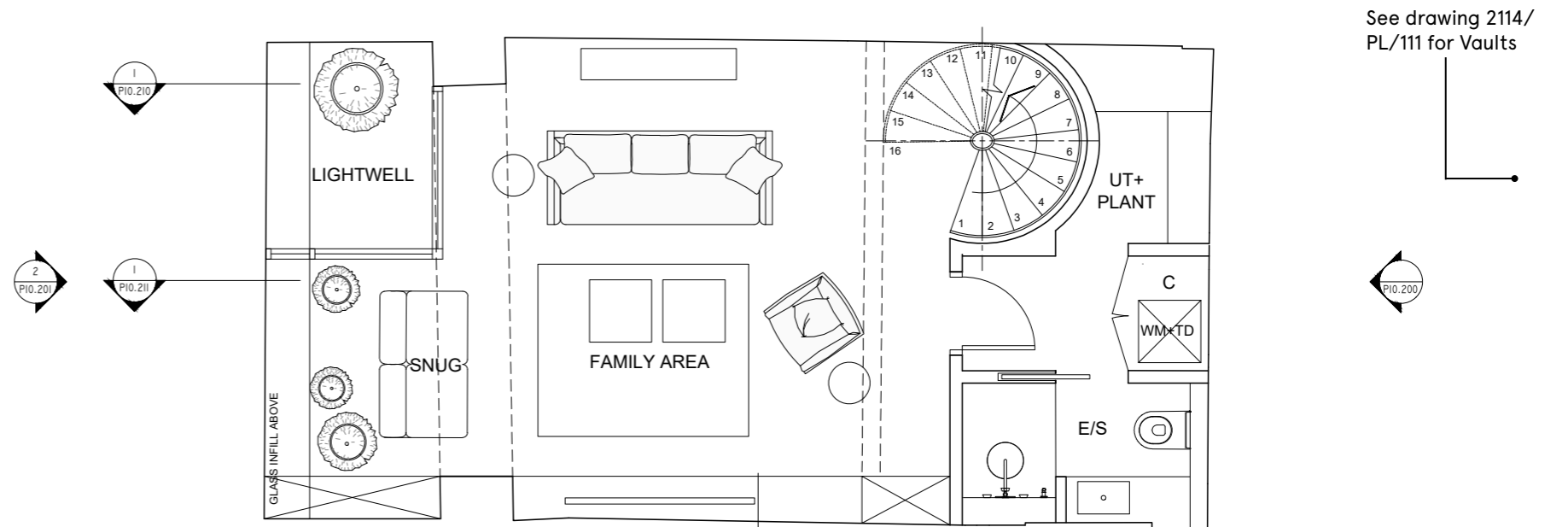
Existing Lower Ground Floor

### Proposed Layout

The lower ground floor is to be converted into the main family living space. A new glazed infill has been proposed with a sliding section and glazed pivot door. This provides an external area to the property, which it currently lacks, and ideally located off the family area. This also allows the space to be naturally ventilated during the summer months rather than rely on mechanical ventilation improving the buildings sustainable credentials.

Due to poor natural light at the front of the LGF axillary rooms have been located in this area of the property, with a bathroom, plant and utility room all neatly concealed behind the proposed helical staircase. The stair has been positioned to sit inside the existing timber beam which frames the new stair position and maximises the living area. This also allows the living space to be located nearer to the glazing maximising natural light and creates a visual connection to the new external space.

To increase the feeling of space, and light, its proposed the lower ground floor level is lowered improving the floor to ceiling height from 2.3m to 2.7m. This will dramatically improve the space and create a sense of wellbeing for the occupants, but still respects and maintains a sense of hierarchy within the building, with the ceiling height lower than the ground and first floors.



Proposed Lower Ground Floor



## Existing Lower Ground Floor Photos + Opening Up

1. View of the kitchen within the lower ground floor showing the low ceiling height within the space making it feel dark and oppressive.
2. Opening up works to the bulkhead and piers exposing the steel column and beam sizes and positions.
3. Opening up works revealing steel connection detail, retained brick and iron rainwater downpipe
4. Opening up showing the existing boundary wall and drainage membrane to the rear retaining wall
5. Underside of staircase showing modern construction and plasterboard soffit with skim and paint finish.
6. Boxed out to sides concealing waste pipe which feeds into a pump within Ching Court.



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## Lower Ground Floor Visual

View showing the lower ground floor with the slab level lowered increasing the floor to ceiling height to 2.7m. Floor joists are to be exposed to further improve the sense of height and space whilst reinstating the warehouse character.

The new glazed infill provides a flexible space which can be opened forming an external courtyard creating valuable external space improving the houses amenity and well being for the family.

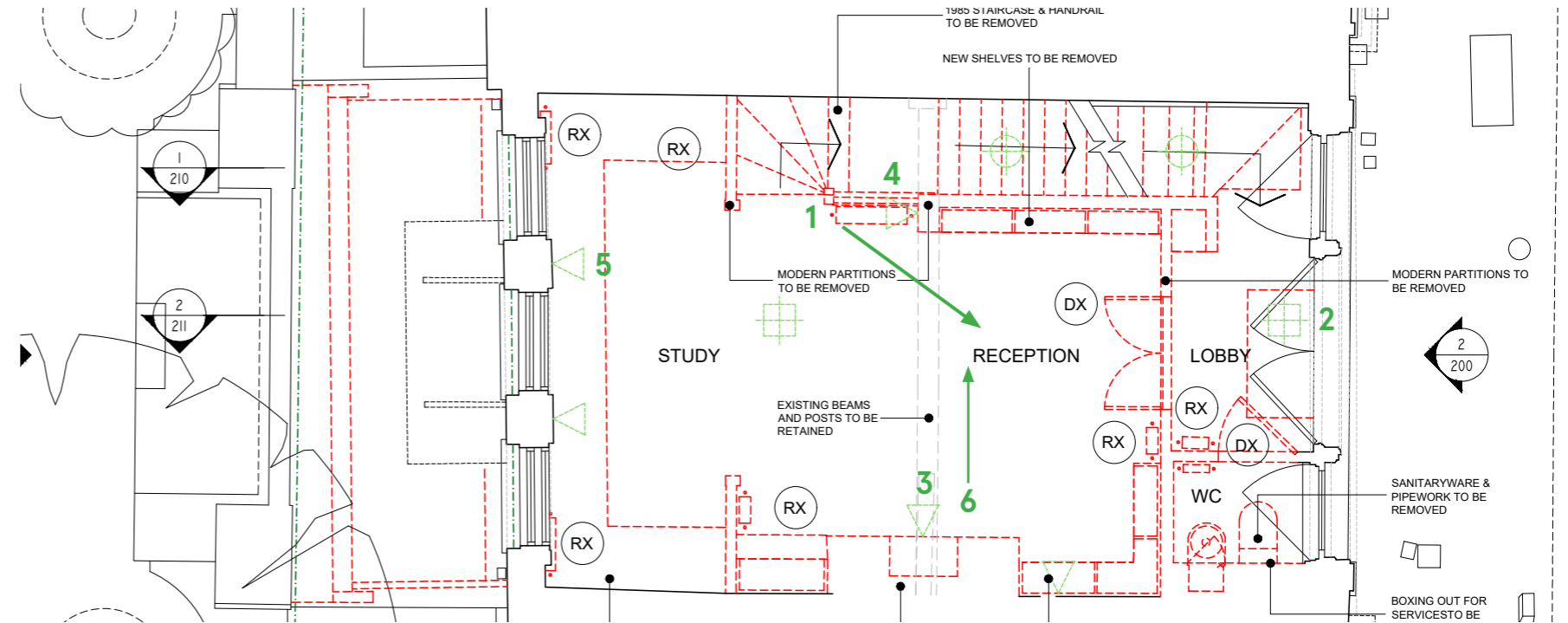
New Joinery will be integrated into the space forming storage, TV position and conceals the existing SVP which runs from the front of the property into the pump house within Ching Court.





### Ground Floor Works & Heritage Gains

- Remove the awkward designed modern SW staircase which runs under the existing timber beam, which requires a landing due to available head height, and the loss of the timber strut between the wall and beam.
- Remove the modern chimney and fireplace allowing the full width of the beam and timber strut to be read.
- Remove the built in study desk and partition walls which divides the space.
- Full height joinery and stud wall next to stairs removed opening up the plan and allowing the full span of the beam to be read.
- Small WC reconfigured along with tight lobby areas to improve access.
- Remove radiators.



Existing Ground Floor

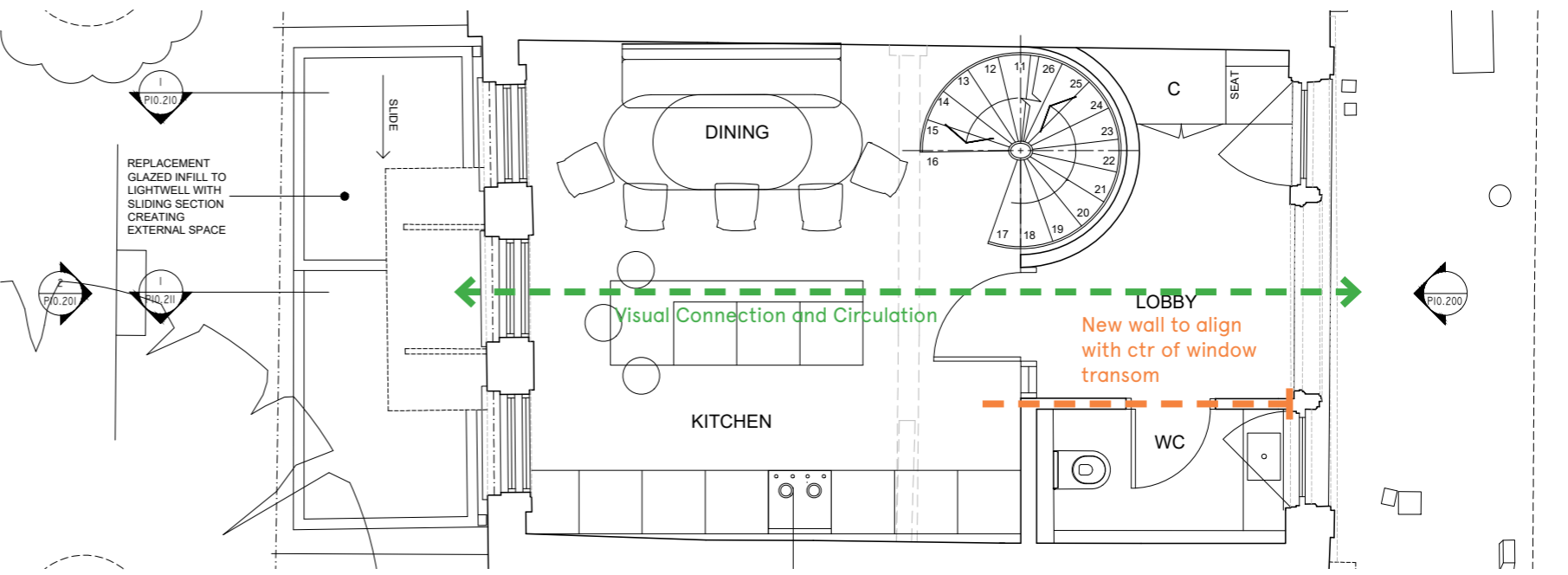
### Proposed Layout

The kitchen has been moved up to the ground floor allowing the family living to be located below. Its position allows the space to be used as an entertaining area with an island unit dividing the dining area from the kitchen. Units have been positioned to allow the sink and appliances to connect into the existing services minimizing alteration works to the buildings structure.

To improve access into the building the wall forming the existing lobby has been pushed back creating additional space and a secure area when entering the property. This also improves the WC configuration and allows for a small coat cupboard to be positioned on the opposite side with a small seat preventing the joinery clashing with the window.

A glazed door and screen aligns with the front entrance doors creating a clear circulation route and provides a clear line of site between the front and back of the property. The partition is to be divided with the top of the door frame aligning with the mullion and dado to the entrance door with a top light above mirroring the ground level facade treatment.

Behind the helical stair a solid curved wall visually leads you into the habitable space from the entrance lobby.



Proposed Ground Floor



## Existing Ground Floor Photos + Opening Up

1. View of the existing secure lobby area with glazed doors and top light along with built in joinery.
2. Opening up works showing a steel tie and top of the concrete underpin to the LGF retaining wall onto Mercer Street.
3. Plaster board removed revealing new brickwork to the modern fireplace .
4. Opening up revealing modern timber studs to the pier under the original beam.
5. Existing brick pier concealed behind boxing in allowing services to be run vertically between levels
6. View looking at the stairs and study with post under the existing beam formed in modern SW timber studs, see image 5.



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## Ground Floor Visual

View from the kitchen looking towards the secure entrance lobby. The full length of the existing beam is expressed with the struts either side reinstated. Existing ceiling plasterboard is to be removed exposing the first floor joists which run front to back creating an industrial aesthetic.

The glazed door and frame matches the height and position of the main entrance door, with glazing bars to the top light echoing the language to the front elevation.

A new helical stair has been designed to maximise available floor space and framed by the existing structural beam at each level. A blackened or patinated steel finish is proposed to the outer lining of the balustrade, which references the buildings past, with a timber finish to the inside and treads creating a warm domestic aesthetic.

The stair design also creates a strong vertical connection through the floor plates with the open treads and voids either side allowing a clear line of sight between levels. This echoes warehouse language which had a strong vertical emphasis with a pulley system used to move goods between levels, see historic plan within The Heritage Practices document, and allows light to pass through the building.





### First Floor Works & Heritage Gains

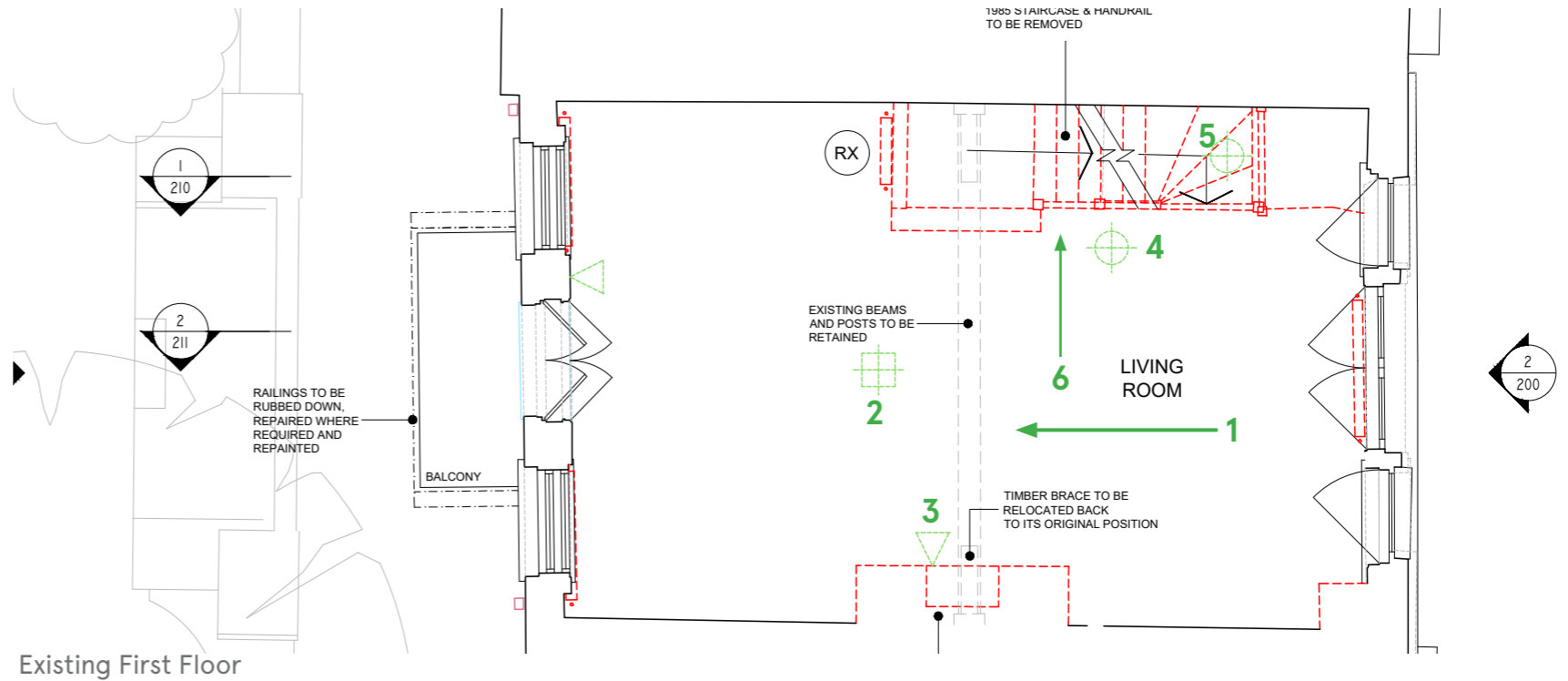
- Remove SW staircase which spans the existing timber beam along with the low level partition wall and replace with a design which relates to the building past industrial use.
- Remove the modern chimney and fireplace allowing the full width and timber beam and strut to be read.
- Existing radiators and pipework to be removed.

### Proposed First Floor Layout

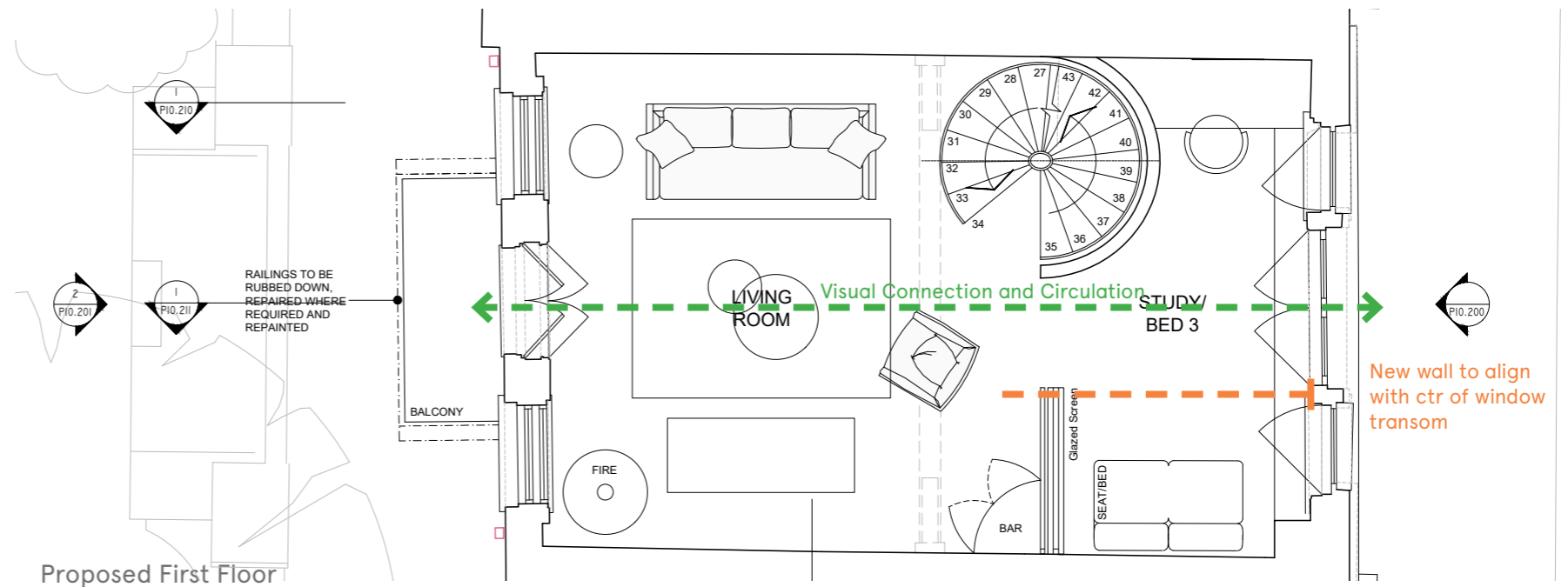
First floor level remains the principle formal living space owing to the highest floor to ceiling height, connection with the rear balcony and prime views over Ching Court. As per the design intent, and other floors, the layout has been configured to provide a visual connection through the length of the building to retain an open plan layout and emphasize the historic structure. This has been achieved by removing the new fire place and relocating the fire to the position shown on the historic plans with the new flue utilizing the original chimney position, see rear elevation.

Within the clients brief a flexible space is required which would act as a study, but with the potential to be used as a bedroom for their daughter visiting during term breaks. Using the staircase as a divide a small flexible study/bedroom has been located behind the curved wall at the front of the property, with a sliding door providing the option to close the space.

The opposite wall, forming the study, will be a light construction and finished to read as privacy screen using timber and obscure glass creating an open feel to the first floor layout.



Existing First Floor



Proposed First Floor

## Existing First Floor Photos + Opening Up

1. View of the open plan layout to the first floor looking towards the rear of the property with double doors accessing onto the balcony.
2. Opening up works to the floor showing new timber joists spanning front to back and steelwork supporting the first floor rear balcony.
3. Modern chimney addition with opening up works showing the poorly constructed flue.
4. 15mm ceiling board forming fire protection to the second floor and modern timber floor joists with services within floor zone.
5. Underside of staircase showing modern construction and plasterboard to soffit with skim and paint finish.
6. Existing SW staircase.



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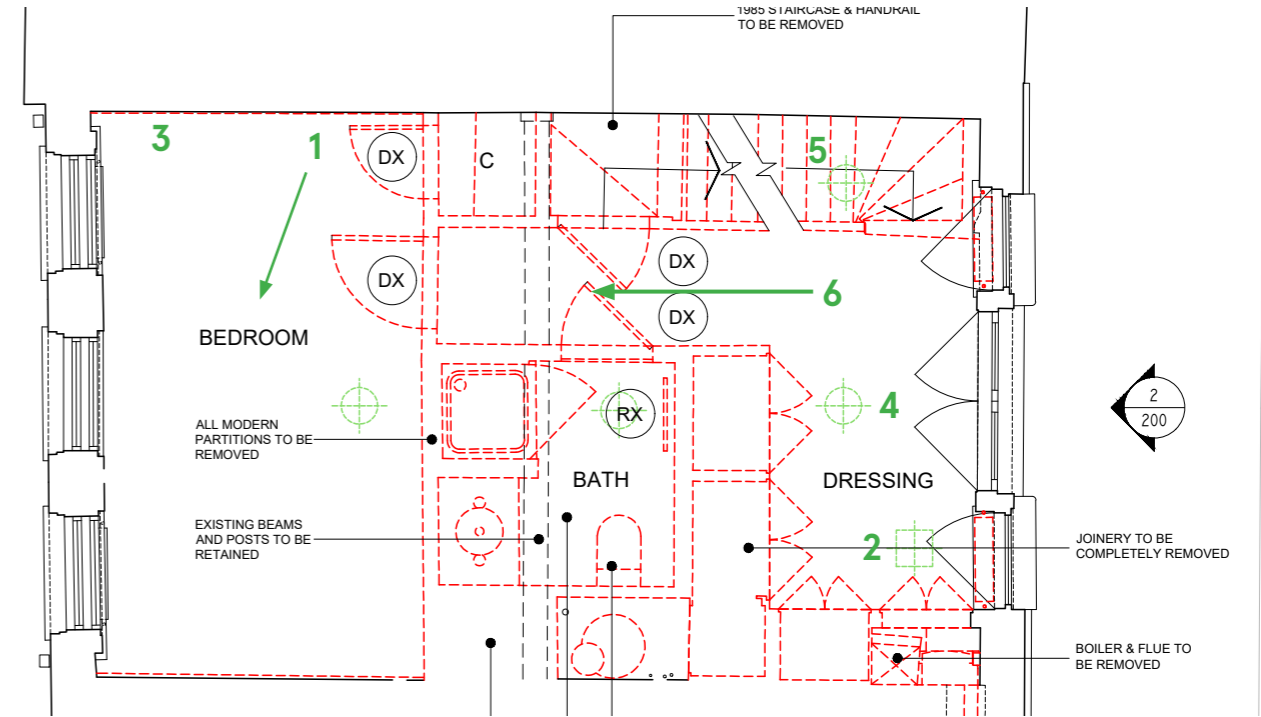
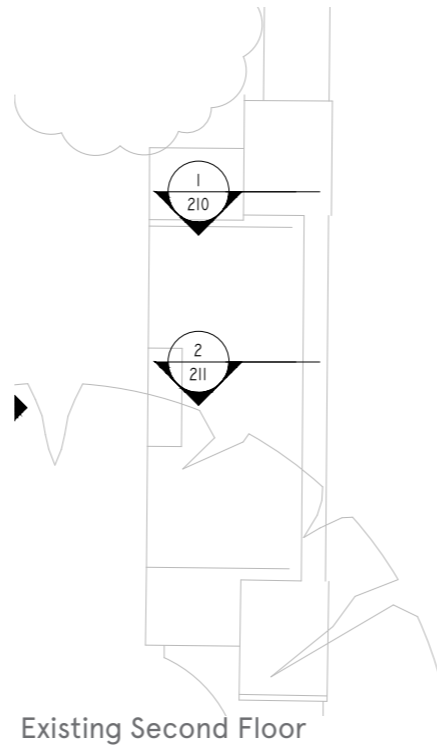


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### Second Floor Works & Heritage Gains

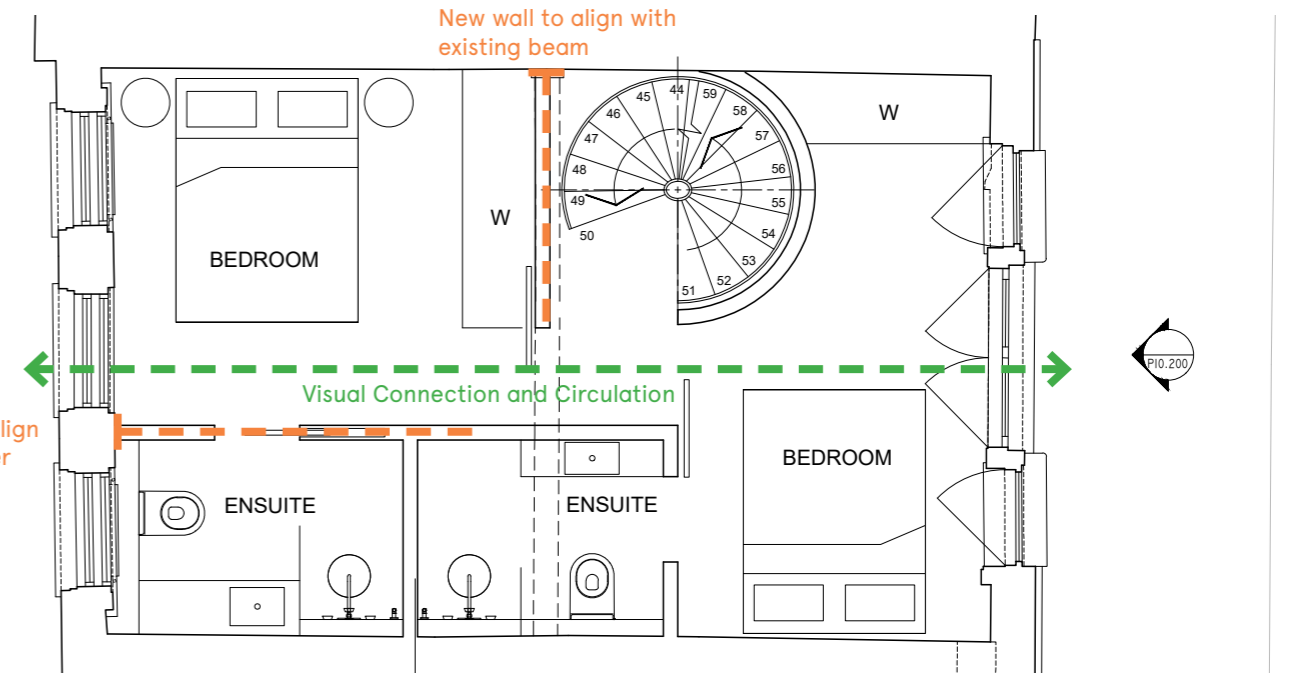
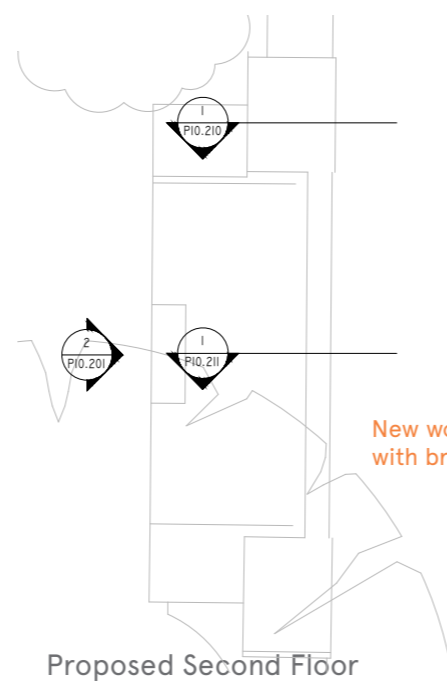
- Remove SW staircase which spans the existing timber beam along with the low level partition wall and replace with a design which relates to the building past industrial use.
- Modern partitions forming the bathroom, stair enclosure and dressing room are to be completely removed.
- Outdated sanitary ware and services to be removed.
- Radiators and pipework to be removed
- Boiler and cylinder to be removed and relocated to the LGF plant room.
- Work provides the opportunity to rectify the neighbours parapet gutter which is damaging the existing brickwork



### Proposed Second Floor Layout

Due to the house becoming a family home the second floor needs to accommodate two bedrooms. As per the existing plan this requires the floor to be divided to create bedrooms at the front and back of the property each with an ensuite. The wall creating bedroom 1 has been located to align with the underside of the existing structural beam which frames the entry point into the room. Bedroom 2 is formed by the curved wall to the new stair with the ensuite partition forming opposite side of the sliding door opening. Sliding doors to the bedrooms provides privacy, but also allows the center of the plan to left open improving the feeling of space, and aligns with the center point of the existing windows. This will allow light into the circulation area and form focal point from stair leading occupants into the rooms.

The staircase is to remain open, unlike the existing plan, with a void between the wall forming bedroom 1 creating a vertical connection through the floor levels whilst allowing light to penetrate through the building down into the basement.



## Existing Second Floor Photos + Opening Up

1. View of the rear bedroom looking out onto Ching Court with render to lower section of walls and secondary glazing system.
2. Opening up works to the floor showing new timber joists spanning front to back and recessed downlights with fire hoods.
3. Water ingress and damage to brickwork from neighbouring parapet gutter which would appear to be backing up causing the issue.
4. 15mm ceiling board forming fire protection to the third floor and modern timber floor joists with services within floor zone.
5. Underside of staircase showing modern construction and plasterboard to soffit with skim and paint finish.
6. View from the corridor looking towards the rear bedroom with door to the left accessing the bathroom and the door to the right forming fire separation to the stairs leading to the third floor.



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### Third Floor Works & Heritage Gains

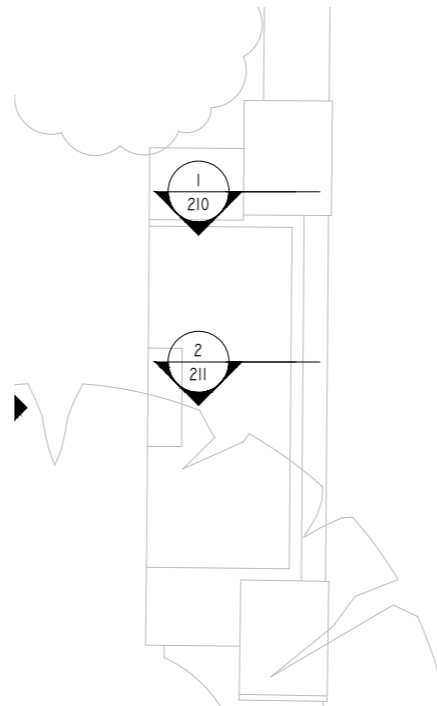
As a new addition to the historic house in 1854 it is presumed that the plan form has not been substantially altered. However, alterations to the third floor has impacted on the rear elevation with window positions adjusted to suit the new floor level. In addition it appears the roof was reconstructed as part of the conversion works owing to the installation of modern steelwork to the sides which supports the three timber trusses. The middle truss has also been repositioned to frame the skylight with the 1985 drawings showing the trusses to be evenly spaced from the center of the plan.

- Middle timber truss is to be repositioned back to the center of the building, as shown on the historic section, which aligns with the timber framed structure below.
- Radiators and pipework to be removed
- Dated built in joinery and modern chimney to be removed
- Strip paint from existing timber joists and brackets to highlight the structure to the original building.
- Works provide the opportunity to address leaks to the side gutters which are leaking and damaging the existing brickwork.

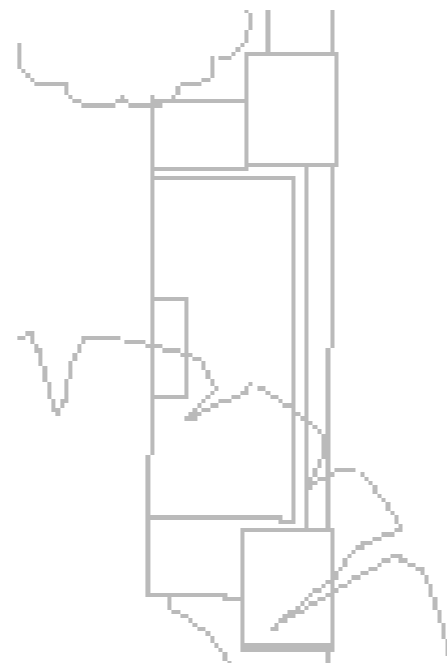
### Proposed Third Floor Layout

Within the space the three roof trusses and roof volume form an important architectural language to the third floor. Due to this setting out of the bedroom, joinery and ensuite has been influenced by the truss positions which have set out to align with the structural elements. To retain the architectural language new joinery and dividing screens terminate at the underside of the beams, allowing the roof volume and all three trusses to be read maintaining the open aesthetic to the third floor whilst zoning sections of the master suite.

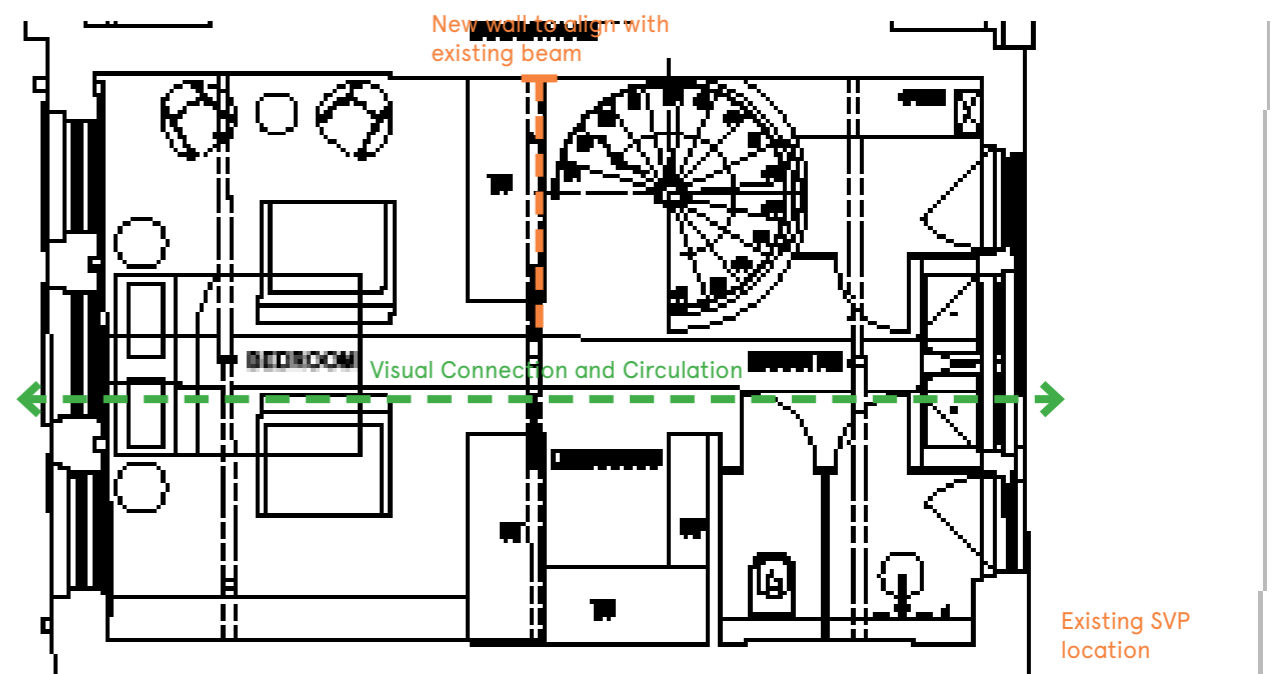
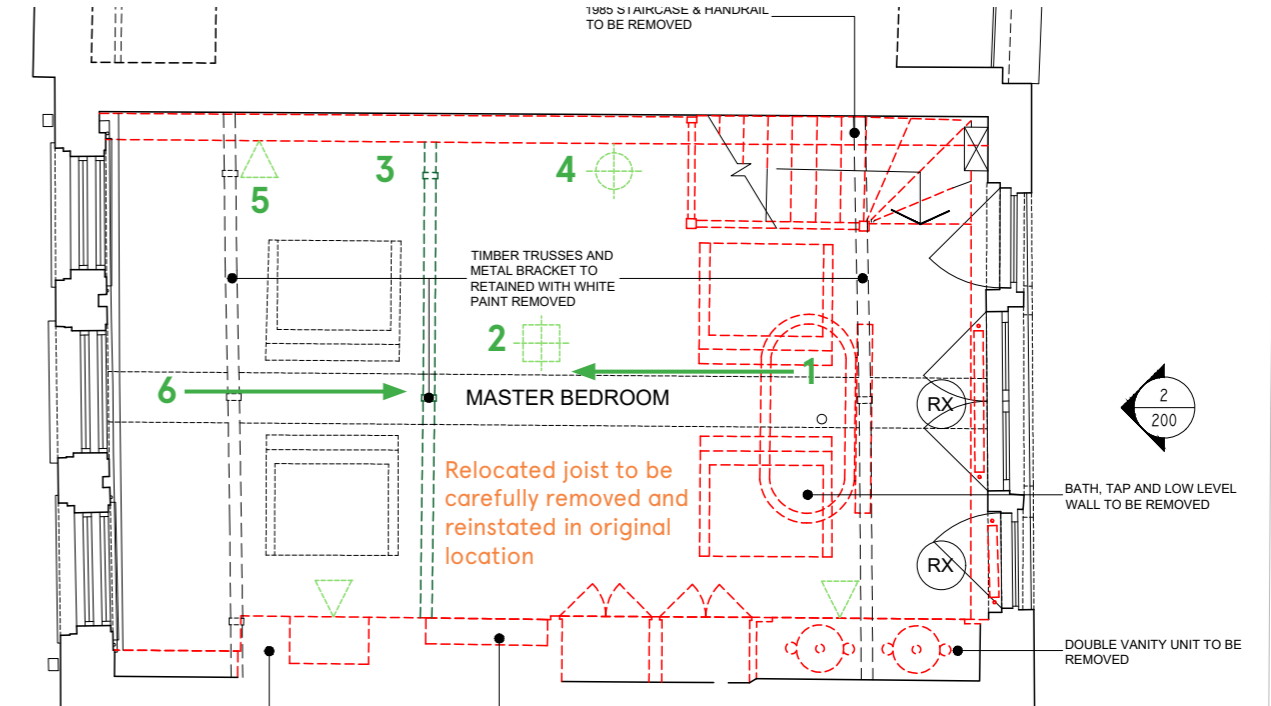
Setting out of the Ensuite has also been influenced by the existing service SVP position with new fixtures and fittings configured to allow services to connect into the existing run.



Existing Third Floor



Proposed Third Floor



## Existing Third Floor Photos + Opening Up

1. View of the open space at third floor looking towards the rear of the property. The front roofing truss has been repositioned and moved back from the centre point of the plan.
2. Opening up works to the floor showing new timber joists spanning front to back and services with floor zone.
3. Water ingress and damage to brickwork from parapet gutter which is evident on both sides. Remedial works will include making good the lead and roof tiles addressing the current issue.
4. Roof rafters with modern insulation placed between joists improving thermal properties. The roof will be checked to ensure air flow is provided to remove condensation which will cause rot to the timber rafters.
5. Steel beams to the sides which support the 3 roof trusses and need to be retained.
6. View of the third floor looking towards the front of the property showing the roof volume, the two skylight are to be removed.



1.



2.



3.



4.



5.



6.



### Third Floor Visual

View from the master bedroom showing the proposed joinery and glazed screen to the shower and toilet which terminate at the underside of the roofing trusses. Above the space remains open allowing the roof form and three existing roof trusses to be read.

Joinery has been positioned to zone the space which consists of a bedroom, dressing area and ensuite with the light additions set out to align with the existing structure.

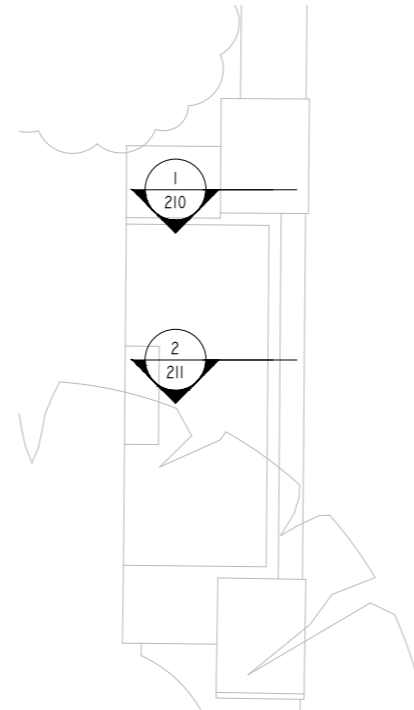
A visual and central circulation aligns with the front window and allows an unobstructed view down the entire length of the building. This respects the warehouse aesthetic and creates a sense of openness and space to the third floor master bedroom.



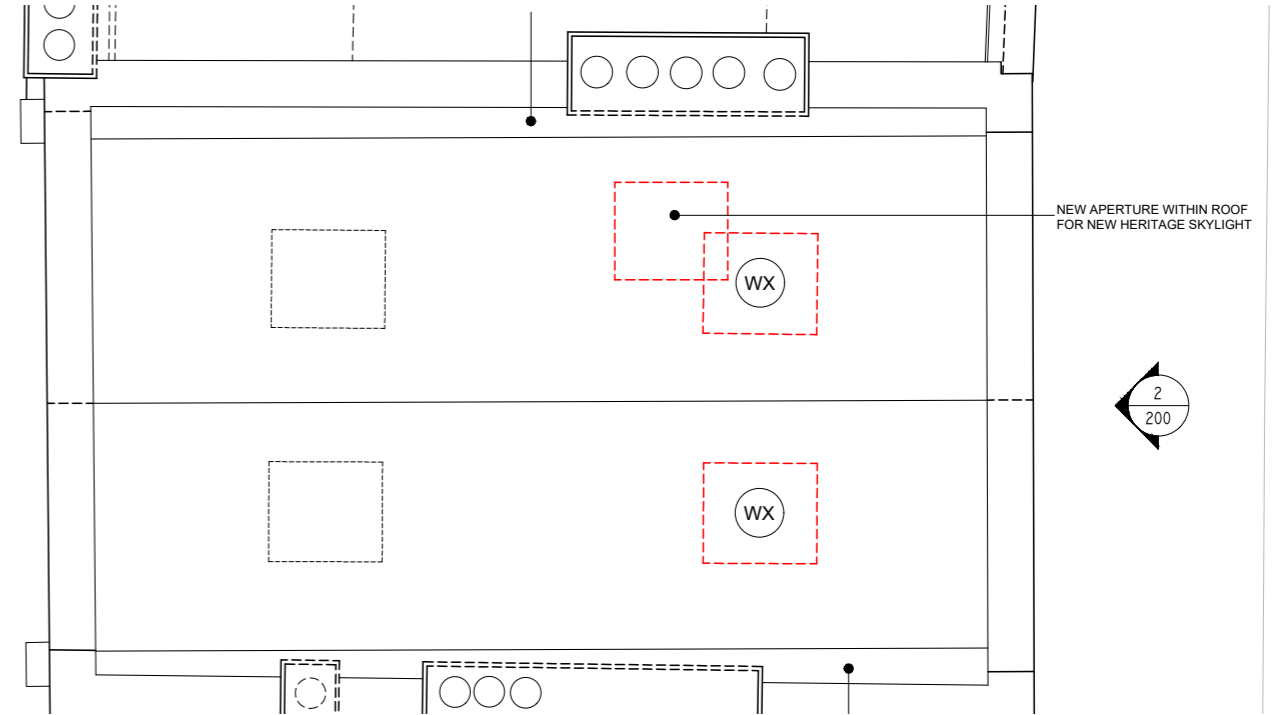
**Existing Roof**

The roof form is pitched and set behind two brick gable ends at the front and rear of the property. Valley gutters run the length of the property on either side with iron hoppers at the back and iron downpipes.

Although the existing Roof has not been inspected there are significant signs of water ingress. During the proposed works the roof will be inspected and any necessary repairs undertaken to prevent water entering the property.



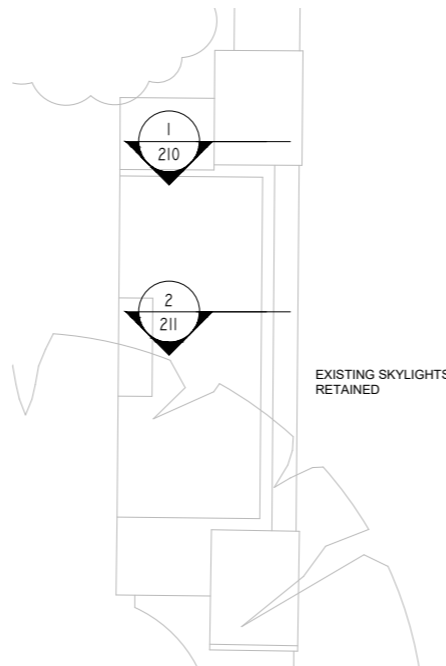
Existing Roof Plan



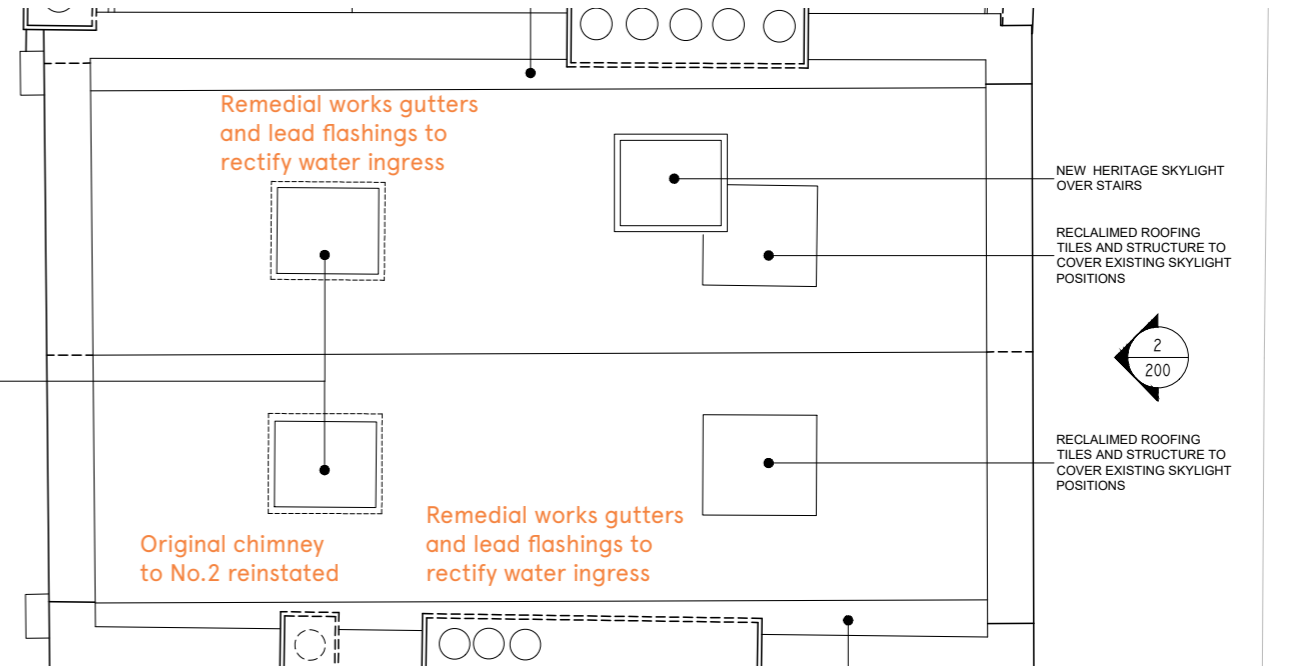
**Proposed Roof**

Works to the roof are very minor with the existing form retained. The two front velux windows are to be removed and replaced with reclaimed roofing slate to match the existing building, with a new heritage rooflight proposed over the helical stairs. This has been positioned to allow light to pass through the floor levels down into the basement.

In addition the high TV aerial will be removed improving the building appearance which will provide a positive impact to the street scene and wider conservation area.



Proposed Roof Plan





## Materials Palette

Materials selected to the proposed interiors are a combination of existing finishes which reflects the buildings historic fabric or new materials which have been influenced by its past industrial use.

Existing materials include the white painted brick party walls, sanded back timber beams highlighting the existing structure and exposed timber floor joists painted white to the ground and first floor levels.

Proposed materials take on a industrial palette with patinated steel to the new staircase and a polished concrete floor to the lower ground all referencing the buildings use as a warehouse which stored metalwork. New wide plank timber floors will be used on the upper floors.

External Materials (to be read in conjunction with drawings):

- Timber floors (**MAT-1**)
- Existing White painted brick (**MAT-2**)
- Existing sanded back timber structure (**MAT-3**)
- Patinated/blackened metal (**MAT-4**)
- Breathable paint (**MAT-5**)
- Polished concrete (**MAT-6**)



MAT-1



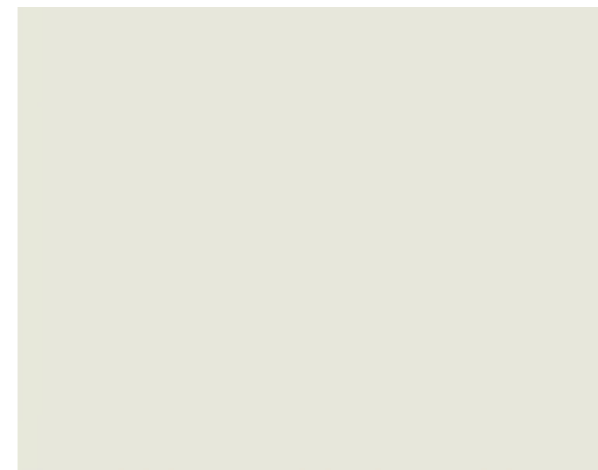
MAT-2



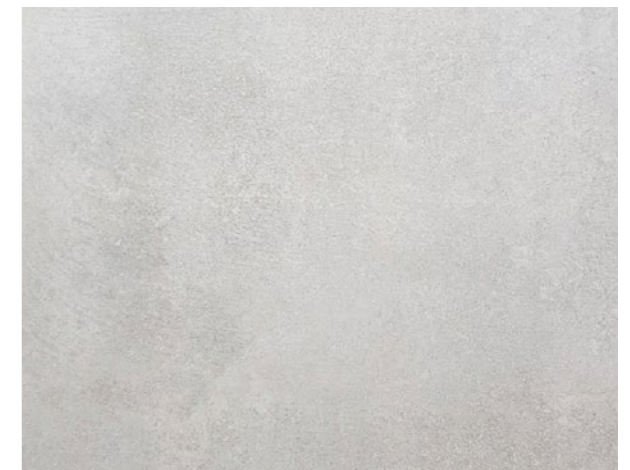
MAT-3



MAT-4



MAT-5



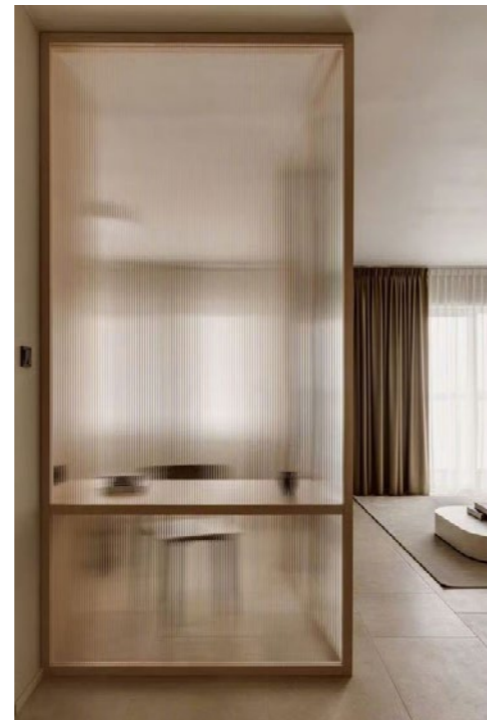
MAT-6



# Precedents



Exposed structure



Free-flowing space



Inside/outside



Joinery to underside of beams



Enclosed entrance lobby



Helical stair



## 6.0 Access & Sustainability:

### Sustainability Assessment

Sustainability design principles have been considered in line with the City Plan 2019 - 2040 and Environmental SPD guidance. Due to the property being grade II listed the majority of the building will be retained with only modern additions removed or altered.

### Sustainability Approach

However proposed works to the roof and lower ground floor will allow the thermal performance to be significantly improved. New insulation will be added to the roof and ground floor slab with the performance surpassing building regulation requirements offsetting against the existing external walls which are historic fabric.

Proposed works will also allow the boiler to be replaced with an efficient unit and UFH installed improving the heating system throughout the building. Lighting and appliances will be all energy efficient. A similar approach will apply to water consumption with water efficient taps, shower heads and use of water efficient A rated appliances.

### Alterations Methodology

Echlin will engage with the main contractor and demolition teams at early stage to divert as much as possible construction waste from landfills.

To this purpose, a demolition methodology will be put in place before the commencement of the building work on site. The aim will be to propose materials coming from the demolition to the second-hand construction market. It will lead to the following :

- Easy-to-remove items like doors, hardware, white goods, joinery, and fixtures will be salvaged for donation or second-hand market,
- Windows will be carefully dismantled for donation or second-hand market,
- Flooring boards will also be carefully dismantled for the same purpose, however, it might not be possible if glued to their substrate. In this scenario, they could be used for cripples and blocking during construction,
- De-papered and crushed gypsum could be used, in moderate quantities, as a soil amendment (subject to design development).
- Brick, concrete, and masonry could be recycled on site as fill, substrate or bedding (subject to design development).

### Access

As a listed building, modifications to the property to improve accessibility are limited. However the proposed additions and alterations will be made with reference to national guidance, local planning policies and part M of the building regulations where possible.

Due to the front elevation forming an important impact on conservation area no works are planned to the external facade. However internal improvements are possible and include:

1. Improvements to the ground floor WC configuration both in terms on layout and access.
2. Repositioning the kitchen from the lower ground floor to the principle level.

## 7.0 Relevant Planning Policies:

### Heritage Listing & Conservation Areas

#### Camden Local Plan – D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

High quality design has been achieved through use of materials which relate to the local context, character and enhances the internal aesthetic as per policy points a, b, e and f by referencing the local area and buildings industrial past. External space has also been integrated into the property through a flexible high quality glass infill design with the opportunity to incorporate plants and external landscaping. This provides valuable external amenity to the property which complies with points h, j, k and l.

Layouts have been carefully considered to maximise the valuable space adapting the property into family home and the owners requirements whilst respecting the historic fabric, points n and o.

A secure lobby provides an added level of security off Mercer Street, point i, improving the entry and circulation within the entrance whilst increasing the size of the cloakroom space.

Alterations also provide the opportunity to improve the buildings sustainability credentials. Natural ventilation to cool the building can be achieved through stack effect through the lower ground and stair skylight preventing overheating. The AC unit located on the roof under planning consent (ref: 95701480) will be replaced with an ASHP providing sustainable hot water, heating through UFH and cooling.

#### Camden Local Plan – D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings,

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

The property is a listed residential dwelling along Mercer Street and forms part of a terrace run. External alterations are minor with remedial works and removal of modern lights at the front, and a replacement glass infill at lower ground level due to its poor condition.

Internally historic fabric is being retained, and in many cases enhanced, with proposed changes only affecting modern fabric carried out after the Terry Farrell works in 1985. It is also considered scheme protects the future use of the listed building as a single-family residence by improving the amenity and quality of the building. In addition defects and water ingress from the main roof, party walls and glass infill which are currently damaging the building will be addressed.

Proposals make a positive contribution and enhance the significance of the heritage asset and complies with points i, j and K listed under policy of the Camden Local Plan and enhance the listed asset. See Heritage report by the Heritage Practice for further details.

#### London Plan 2021 – HC1

Development proposals affecting heritage assets and their settings should conserve their significance, by being sympathetic to the assets significance and appreciation within their surroundings. The cumulative impacts of incremental change from the development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

As part of the design process the heritage asset has been considered to avoid harm and explore opportunities to enhance where feasible. See The Heritage Practice heritage appraisal for details.



## 8.0 Conclusion:

Any planning application for the area must prioritize the conservation of its unique architectural heritage, ensuring that future developments respect and enhance the historic character of Mercer Street.

As part of the design process the scheme has been developed through collaboration with specialist consultants including: The Heritage Practice (heritage advice),

The proposal is informed by an understanding of the heritage significance of the building and its context and is in line with the relevant local and national planning policies.

The proposal significantly contributes to the heritage asset and wider conservation area in the following way:

- Proposed refurbishment and alterations to the interior creates a connection to the external warehouse facade and references the buildings past use.
- Removes modern additions such as the new chimney and staircase which clash with the existing structure.
- Creates a vertical connection in a similar manner to the warehouse design which incorporated openings within the floor plates to move goods between levels on pulleys.
- Restores the existing buildings structure with the proposed design emphasizing historic timber beams and trusses whilst providing the opportunity to reinstate lost elements.
- Layouts create a family home within the area fit for current life styles.
- The replacement glazed infill replaces the current poorly design lean too which leaks and provides external amenity space.
- Works provides the opportunity to repair current defects/ water ingress.
- Alterations through design and materials forms an exciting high quality design for modern day use.
- Removal of modern lights, boiler flue and TV aerial to the facades.

## 9.0 The Team

### Echlin

Established on principles of craftsmanship and wellbeing, Echlin is a collective of architects, interior designers and strategists working collaboratively to provide a visionary and multidisciplinary approach to design and development. Services encompass architecture, interior design, bespoke furniture design and development management including marketing and branding.

The Echlin team have worked on highly acclaimed projects in the UK and internationally. With extensive experience in restoration, renovation and contemporary new-build projects, Echlin delivers exceptional residences and crafted spaces.

Past projects include 47 Old Church Street - a new build townhouse in Chelsea which was shortlisted for a RIBA and NLA Award, and won at the International Property Awards 2015, and Kenure House - a rationalisation of a historic terraced home and two new build mews houses that were linked together to create a unique contemporary residence, that received international press coverage and a nomination at the Design Awards 2016.

### The Heritage Practice (Heritage Consultant)

The Heritage Practice was established in 2011 as a consultancy providing advice on all aspects of the historic environment. The practice has extensive experience in dealing with a broad range of historic and listed buildings and structures, new development affecting the historic environment and with the planning and listed building consent processes more generally.

Kate is a skilled and knowledgeable historic environment professional with extensive employment experience in the sector and a strong academic background in history and building conservation. Kate was most recently the Design and Conservation Team Leader at the London Borough of Islington and prior to that was a Senior Historic Buildings and Areas Advisor for Historic England's London Region. Kate has also worked for the Architectural Heritage Fund and in the policy team at Historic England. She has an extensive background in research, listed building assessment and analysis and understanding policy and its application. She is also experienced in dealing with new design and build in and around historic buildings and areas both in London and across the UK. Kate is a member of the Islington Design Panel and a guest lecturer at the Architectural Association (Building Conservation).

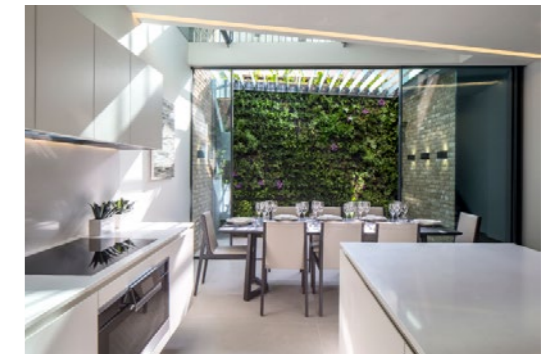
### Jensen Hunt

Jensen Hunt is an established Structural Engineer firm formed in 2015 with a sensitive approach to structural solutions. Past works have included a number of listed and high end residences which includes properties at Upper Brook Street, Glaziers Hall at London Bridge, Gloucester Walk and Bramham Gardens to name a few of the current projects where a sensitive approach was required.

Liaising with historical building specialists full structural solutions to preserve and enhance listed buildings have been developed. This includes works to basements and lowering lower ground floors using traditional underpinning techniques.



47 Old Church Street exterior and streetscape



47 Old Church Street interior



Kenure House exterior (front) and streetscape (rear elevation of Mews)