

**13/808: PAKENHAM ARMS PAKENHAM STREET
LONDON WC1X 0LA**

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

- 1.1 The application is for the addition of a third floor penthouse on the flat roof following the grant of planning permission, reference No 2013/6910/P and Listed Building Consent, reference No 2013/6984/L on 10th March 2014 for the conversion of the first and second floors to create four new flats with a separate access corridor at ground floor leading from the existing side entrance from Pakenham Street to the existing staircase linking all floors and a new staircase to the roof.

2.0 EXISTING BUILDING AND CONTEXT

- 2.1 The existing three storey building is Listed Grade 2 and is located on the corner of Pakenham and Calthorpe Streets acting as hinge between the three storey terraced houses along each street. These consist of coursed white painted render at ground and lower ground floor with an area enclosed with iron railings with pedimented windows at first floor and arched windows at second floor set in facing brickwork with a rendered cornice and parapet above.
- 2.2 Pakenham Arms is lower than the houses on each side with the rendered ground floor painted black and the basement below pavement level with no railings or enclosed area. The first floor windows are pedimented with matching width windows at second floor set in facing brickwork with a deep overhanging cornice and parapet set lower than the surrounding houses.
- 2.3 The rear of the building has a mansard roof with semi dormer windows at second floor, windows at first floor and a staircase enclosure leading up from the ground floor. There is also an enclosed staircase leading up to the flat roof which is bounded by higher chimney stacks straddling the party walls on each side. A later flat roofed rear addition enclosing the rear “garden” houses the men’s and women’s toilets for the public house.
- 2.4 The ground floor contains the public bar with a central counter behind which is the steep timber staircase leading to the basement. This contains a small office, beer cellar accessed from a hatch in the front area and other storage. There are three doors leading from the street. The first floor has been converted to provide three bedrooms, laundry, bathroom, pub kitchen and scullery. The corncicing appears original and indicates that the main walls could also be original. At second floor there are three further bedrooms, a bathroom, living room and kitchen but no original features remain apart from a fireplace in the front bedroom 6.

2.5 The access staircase is not continuous and escape does not comply with even the most basic of Fire Escape or Building Regulations

2.6 The building is in very poor condition both externally and internally particularly the rear mansard roof.

3.0 PROPOSED SCHEME

- 3.1 It is proposed to add a three bedroom self-contained flat of 80 sq. m accessed from a new staircase from the second floor complying with current means of escape standards. This addition will replace a full-sized roof terrace, accessed from the proposed replacement staircase shown in the previous planning approval.
- 3.2 The rear wall would be raised to replace the current second floor mansard and line through with the rear walls of the houses on each side, and formed in matching London stock brick.
- 3.3 At roof level a new mansard roof is proposed to enclose the new third storey. This would be clad in slate to match existing houses elsewhere in the terrace, with proposed semi-dormer windows to be formed with painted timber sashes and clad in lead. The single membrane covering to the flat part of the new roof has been specified to reduce the thickness of the roof construction, and thereby minimise its height. It is proposed that the new mansard roof will not exceed the height of the existing parapet party wall and chimneys to the south, which will remain unaltered. It is proposed to raise the chimney stacks to the north to match the height of those to the south.
- 3.4 Internally the new layouts at ground, first and second floor level remain unchanged from the previous planning approval. They have been designed to retain the majority of the main walls at first and second floors and to enable remaining original features such as skirting boards, cornices and ceiling mouldings particularly at first floor to remain and be restored, with later insertions such as the kitchens removed. Fire lobbies have been inserted to protect the single staircase Means of Escape leading down to an enclosed access corridor to the existing separate entrance in Pakenham Street.
- 3.5 It is proposed to convert the rear toilet block to the kitchen for the public house with a kitchen flue rising up the party wall. The pub toilets would be relocated to the basement with new staircase access using what is possibly a previous location under the staircase up to first floor.

- 3.6 Provision for cycle and buggy / pram storage has been shown in cupboards off the access corridor leading to the entrance to the flats.
- 3.7 All the work will be in sympathy with the original design of the Listed Building, using matching facing brick, render and details and painted timber framed fenestration externally and preserving or matching interiors. It is considered that the addition of the third storey mansard would better balance the terrace in Calthorpe Street with the roof addition at the junction of Gough Street at its other end being reflected. It is also considered to be a characteristic of the local area for corner buildings to be one storey higher than their neighbours, as illustrated by various photographs from the immediate locality at the end of this document.

3.0 PLANNING

3.1 Accommodation

The four flats provide the following mix of sizes

First floor -	2 bedroom three person flat	floor area of 61 sq. m
	1 person studio	floor area of just over 36 sq. m
Second Floor -	1 bedroom two person flat	floor area of 56 sq. m
	1 person studio	floor area of 37 sq. m
Third Floor -	3 bedroom four person flat	floor area of 80 sq. m

These areas are in excess of Camden Council space standards in policy DP5 and comply with The London Plan's increased space standards. Main bedrooms exceed 11 sq. m. and secondary bedrooms exceed 6.5 sq. m. internal floor area.

3.2 Interiors

The scheme has been designed to ensure the viability of the Public House at ground and basement floor levels and it is suggested that the introduction of the access corridor from the street to the new staircase would not adversely affect the continued use of the Public House. In accordance with the Pre Application Advice it is noted that the "relatively modest Victorian Interiors ... are not considered to form part of the significance of the Listed Building and as such its alteration would not be of concern...". However as explained above, existing features and room layouts would be preserved wherever viable as demonstrated on the submitted drawings.

3.3 Refuse and Transport

In accordance with Core Strategy 7 a car free development is proposed.

In accordance with Core Strategy 11 it is proposed to introduce Josta cycle stands for 4 bicycles together with Pram / Buggy storage in a cupboard adjacent to the entrance and access corridor.

In accordance with Camden's refuse policy 10.9 for flats above shops, provision has been made for refuse and recyclable waste within each flat.

3.4 Sustainability

Within the Constraints of the Listed Building and site, the following improvements are proposed:

1. 11 mm Slimline double glazing and draught stripping would be fitted in the new matching windows. Existing windows would be overhauled and refurbished.
2. The new rear wall at second floor in place of the current mansard would exceed current Building Regulations Part L2 insulation standards.
3. The existing and new roofs would be insulated to exceed current Building Regulations Part L2 insulation standards.
4. Insulation and sound separation measures in accordance with Part F of the Building Regulations would be inserted within the first and second floor construction.
5. As the layout of the second floor does not appear original, it is suggested that the front and party walls would be lined with insulation and plasterboard still preserving the fabric behind.
6. New individual Sedbuck A rated combination condensing boilers would provide heating and hot water to each flat with insulated pipework

4.0 DESIGN AND ACCESS

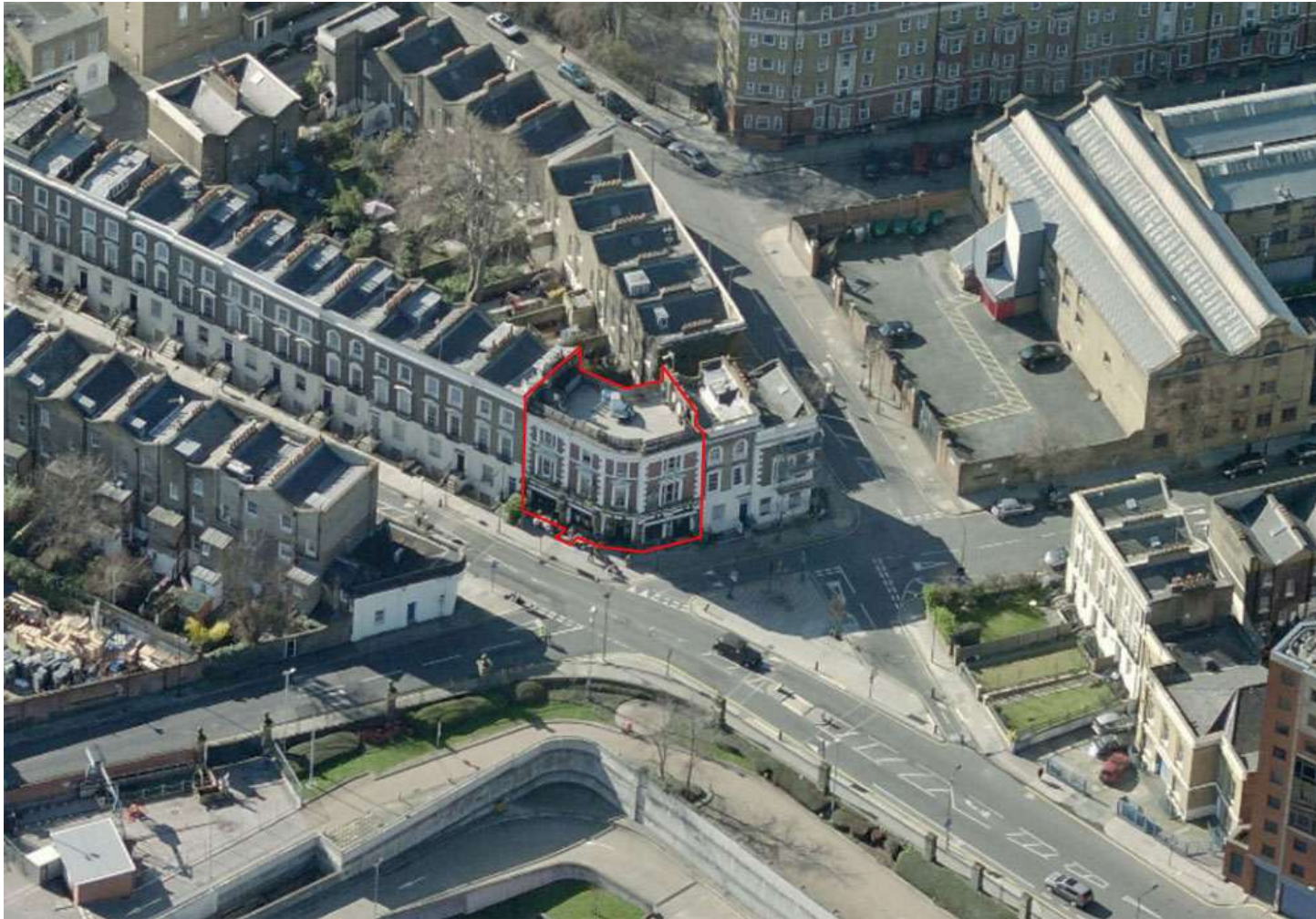
Wherever possible within this Listed Building all new interventions will accord with Part M of the Building Regulations and Lifetime Homes Criteria as follows:

1. There will be no on site car parking.
2. The approach from on street car parking to the entrance door which is directly at the edge of the site will be level.
3. As 2 above.
4. The access to the entrance will be illuminated, level, and the existing door has a clear opening width of 850 mm and the corridor will be

1,000 mm clear width to the staircase.

5. The staircase will be 900 mm clear width with 170 mm risers and 250 mm treads with contrasting staircase nosings and handrails at 900 mm height extending 300 mm beyond the top and bottom of staircase.
6. Internal doorways have been shown at 800 mm width and corridors of 1,000 mm width;
7. The living / dining rooms have been designed to allow turning wheelchairs;
8. There are no entrance level flats
9. As above
10. As above
11. Bathroom partitions will have plywood linings to allow for grab rails support
12. Not applicable
13. The structure above the ceilings will be strengthened in each flat so as to be adaptable to install future hoists
14. The bathrooms have been designed to be adaptable so as to be accessible as set out in Lifetimes Homes specification.
15. The sills of the existing and new windows are at 620 mm at second floor and 750 mm at first floor above FFL so as to provide views to outside when occupants are seated and as these are sashes, the bottom sash can be reached to open.
16. Switches will be set at 1100 mm and socket outlets at 500 mm above Finished Floor Levels.

Bird's eye view from East



Bird's eye view from West





View from Wren Street showing existing mansard roof.



View from roof looking south showing rear elevations of houses on Calthorpe Street



View from roof to Ground Floor rear extension to be demolished and rebuilt.



Elevation from Pakenham Street showing proposed entrance to new flats above.



Original window to rear elevation, First Floor and in poor condition.



Internal view of existing staircase to upper floors, to be enclosed with new corridor wall.



Second Floor fireplace to be retained.



First Floor cornice to be retained and preserved.



Ground to First Floor
staircase to be
removed and replaced.

Existing roof terrace looking north



Existing roof terrace looking south



Local examples of corner plots with mansard additions and taller elevations than neighbouring terraces.

Junction of Amwell Street and River Street



Opposite end of terrace in Calthorpe Street from Pakenham Arms



Junction of Calthorpe Street and Gough Street



Junction of Gray's Inn Road and Wren Street



Junction of King's Cross Road and Acton Street



Junction of King's Cross Road and Margery Street



Junction of Rosebury Avenue and Farringdon Road



Junction of Rosebury Avenue and Spafield Street

