

10 Gate Street

Design & Access Statement
and Servicing Management Plan

July 2013

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Design and Access Statement

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Servicing Management Plan

1.0 Introduction

This document sets out the proposal for the conversion, refurbishment and extension of the site at 10 Gate Street to provide residential and restaurant use, currently a low quality office building with restaurant on basement ground and first floor.

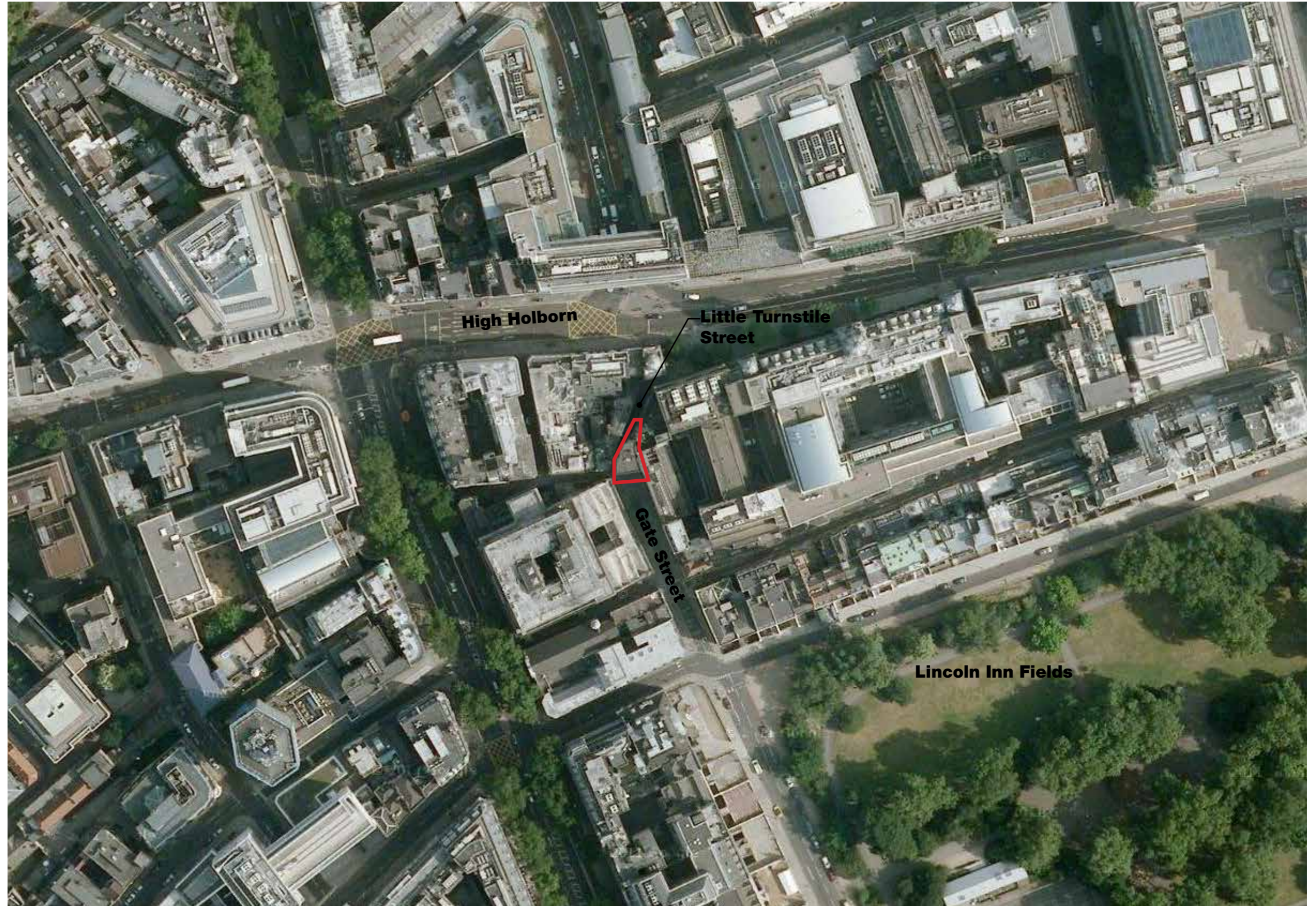
The location and aspect suits predominantly 1 bed apartments and a 2 bed unit. The retention of the current restaurant use in ground and basement is also proposed. The redesign of the access to the building and tidying up of the ground floor and facades will have a positive impact to the surrounding area.

The proposed rear extension and roof extension will help to upgrade the appearance and function of the existing building, and will contribute to sustaining the positive impact that it makes to the conservation area.

2.0 Location

The site sits at the corner of Little Turnstile street, a narrow pedestrian lane filled with cafes and restaurants leading to busy High Holborn, and Gate Street leading to the quiet Lincoln Inn Fields.

As existing there is a restaurant at basement, ground and first floor levels which is accessed from the southern frontage to Gate Street. The offices above are accessed from a rear door on Little Turnstile Street, where there is also a takeaway establishment at ground floor occupying the north section of the site.



3.0 Bloomsbury Conservation Area

The site falls within the Bloomsbury Conservation Area. The building itself is not listed, nor are any of the neighboring buildings. The proposed site is identified as making a positive contribution to the Bloomsbury Conservation Area. The streets on which the current building sits are of importance, Gate Street and Little Tumstile Street are characteristic of narrow pedestrian tributaries which link areas of significantly different characters.

Please refer to the adjacent map from the Bloomsbury Conservation Area Appraisal and Management Strategy (2011).

No. 10 Gate Street is circled in red

The solid hatch denotes listed buildings.

The cross-hatch denotes buildings which make a positive contribution to the conservation area.



Location Plan

4.0 Context

The site sits located on the medieval narrow street of Little Turnstile Street and to the north of Lincoln Inn fields which was developed in the 1630's, with wide street layouts and field. The adjacent ship Tavern was built in 1549.

The public realm is an important characteristic of the site. The contrast between the busy thoroughfare of High Holborn and the quiet alleyway of Little Turnstile Street, leading to the secluded Lincoln's Inn Fields, adds to the interest and vibrancy of the area, where old and new buildings stand side by side, harmoniously stitched together.



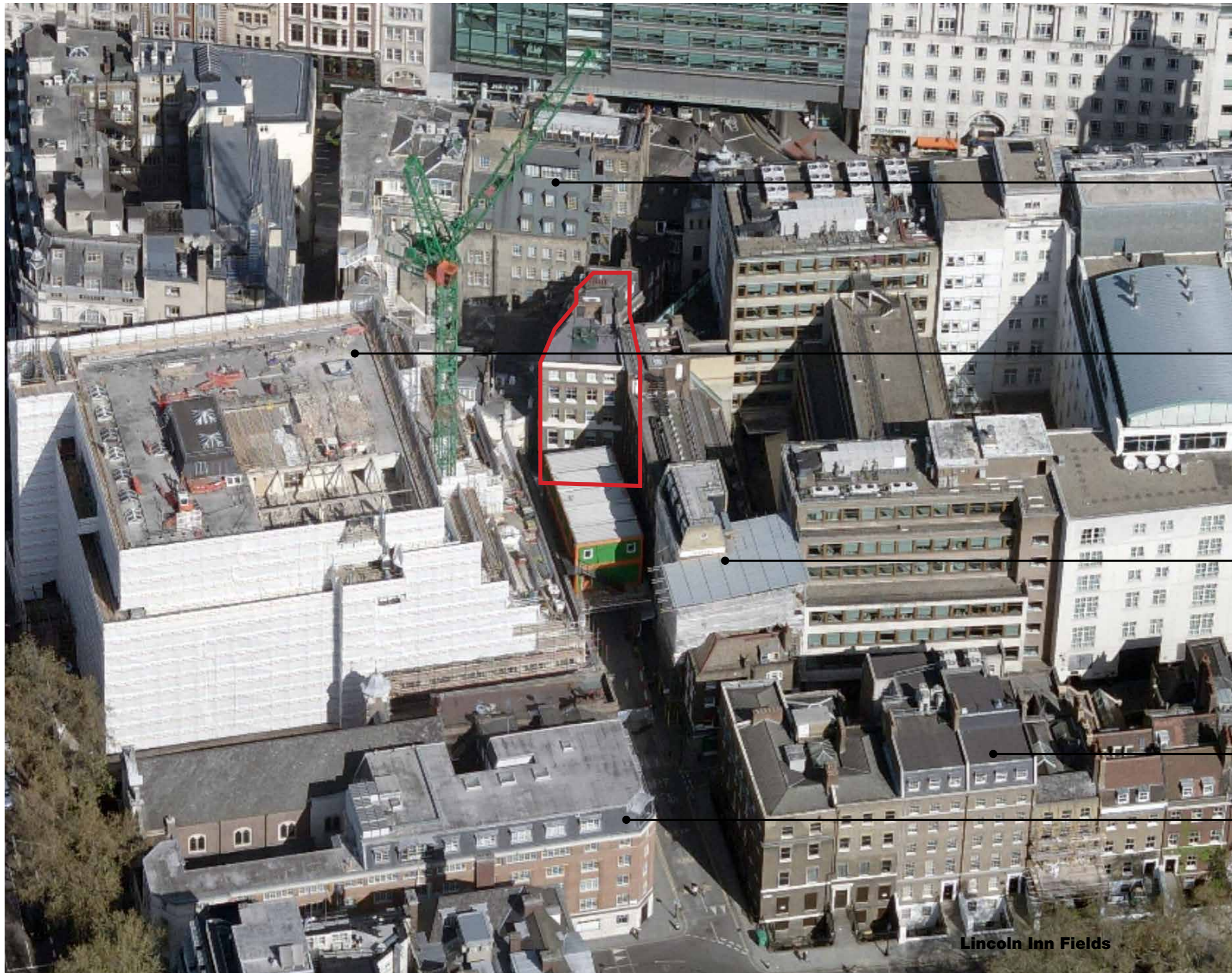
Little Turnstile passage way next to 10 Gate Street.



Little Turnstile North end.



North facade to Lincoln Inn Fields.



Mansard roofs

Africa House
New extra floor extension on roof

2-4 Gate Street
New mansard roof extension

Mansard roofs

Mansard roofs

Lincoln Inn Fields

Bird's-eye view of the surroundings showing new developments and mansard roofs in the area.

5.0 Planning Context

Some of the latest developments in the area include the Africa House refurbishment and extension, the change of use to residential of 6 Gate Street and the mansard roof extension to 2 Gate Street..

No. 2 Gate Street

Extension of an additional storey mansard roof extension to provide 1no. 2 bedroom self contained residential flat.

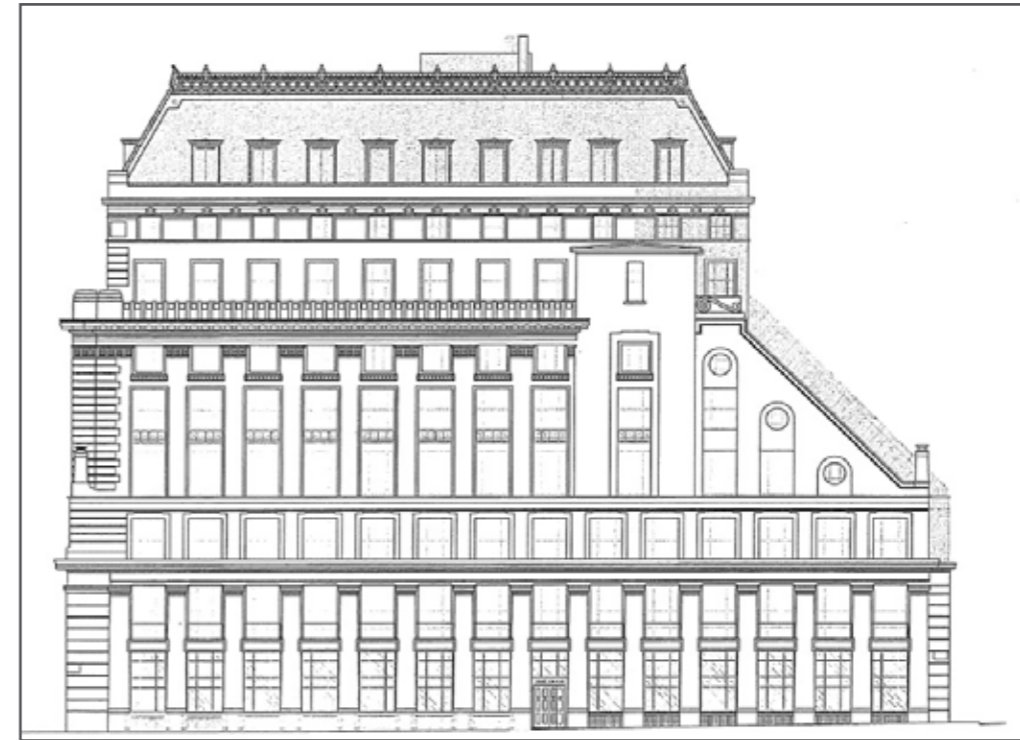
No. 6 Gate Street

Ref. 2012/ 1844 IP

Change of use from legal chambers (Class B1a) to residential use (Class C3) to create 2 x one bedroom units at first and second floor levels also the installation of a new entrance door at ground floor level.



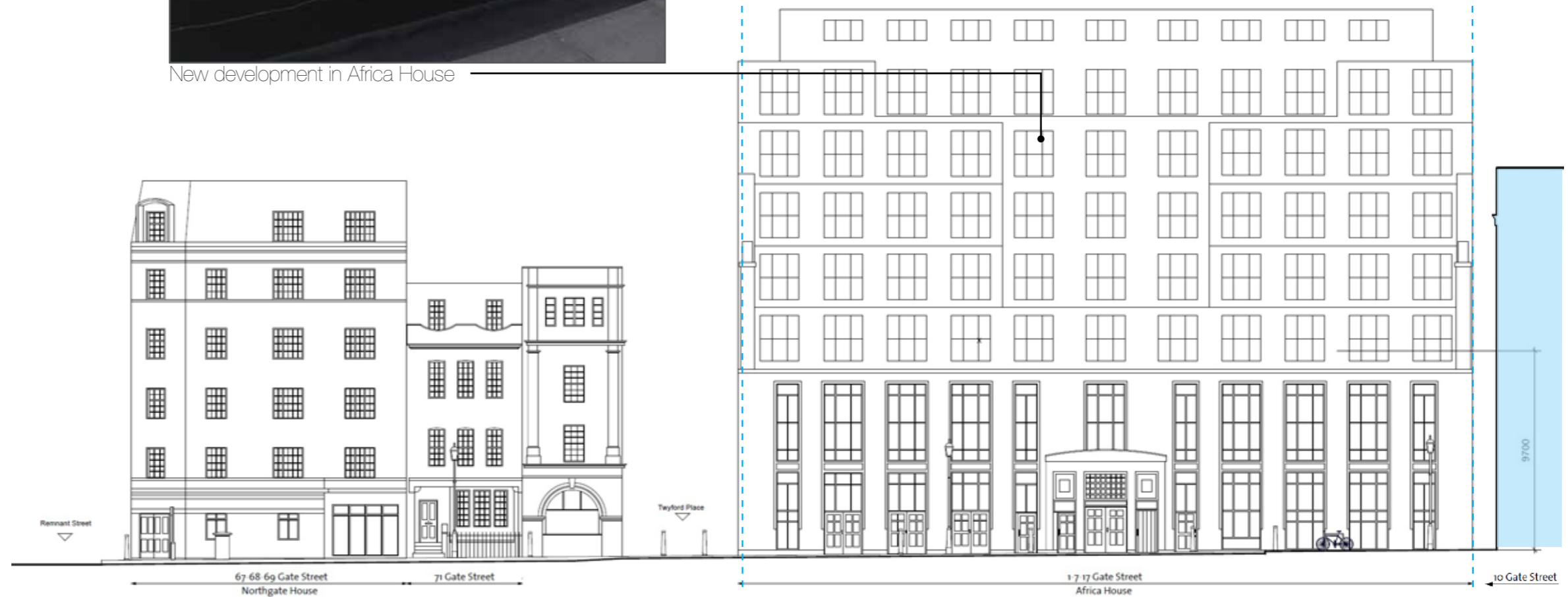
New development in Africa House



Elevation showing additional floor to Africa House



Mansard roof development in the area.



Gate Street West Elevation



Consented Scheme 6 Gate Street

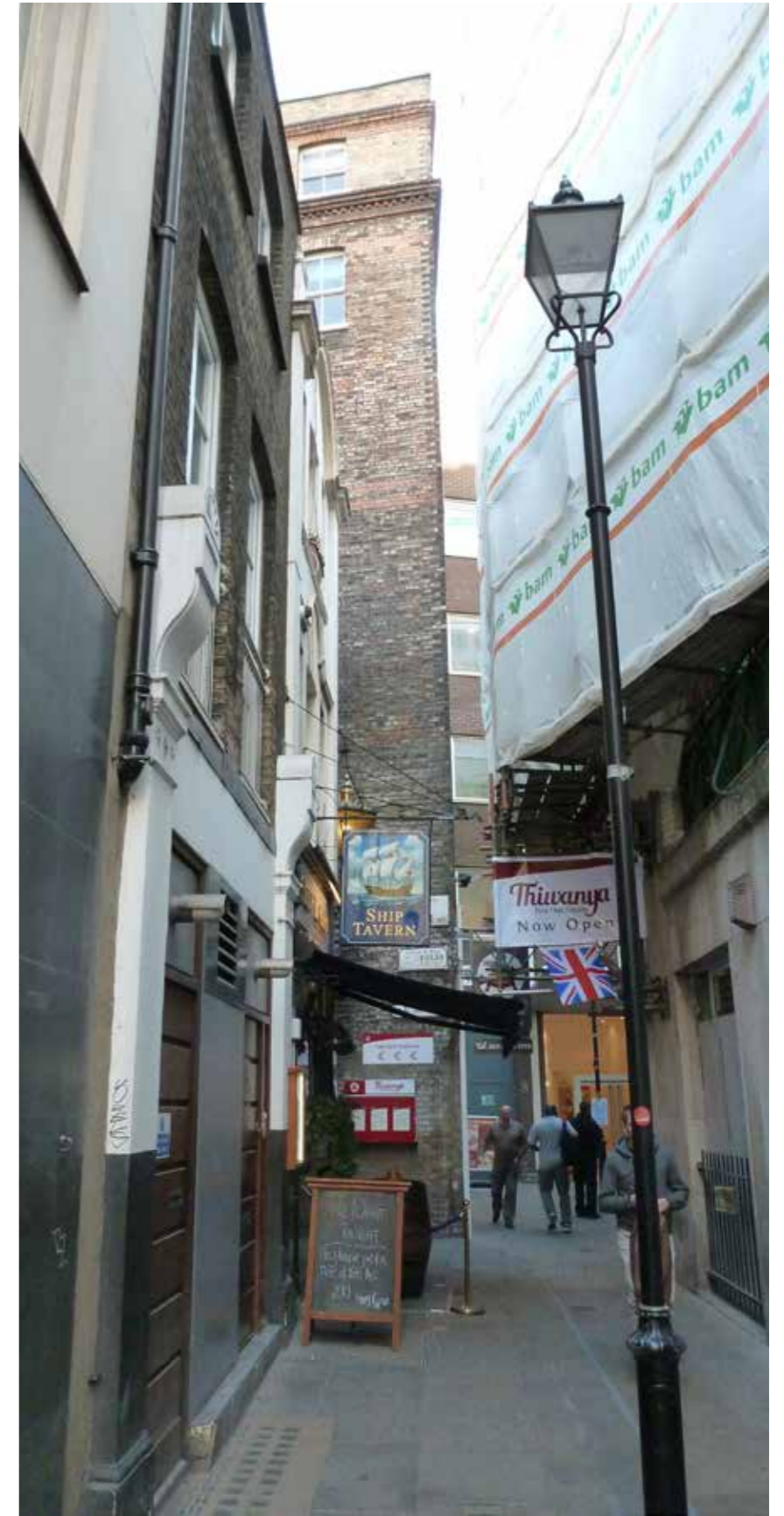
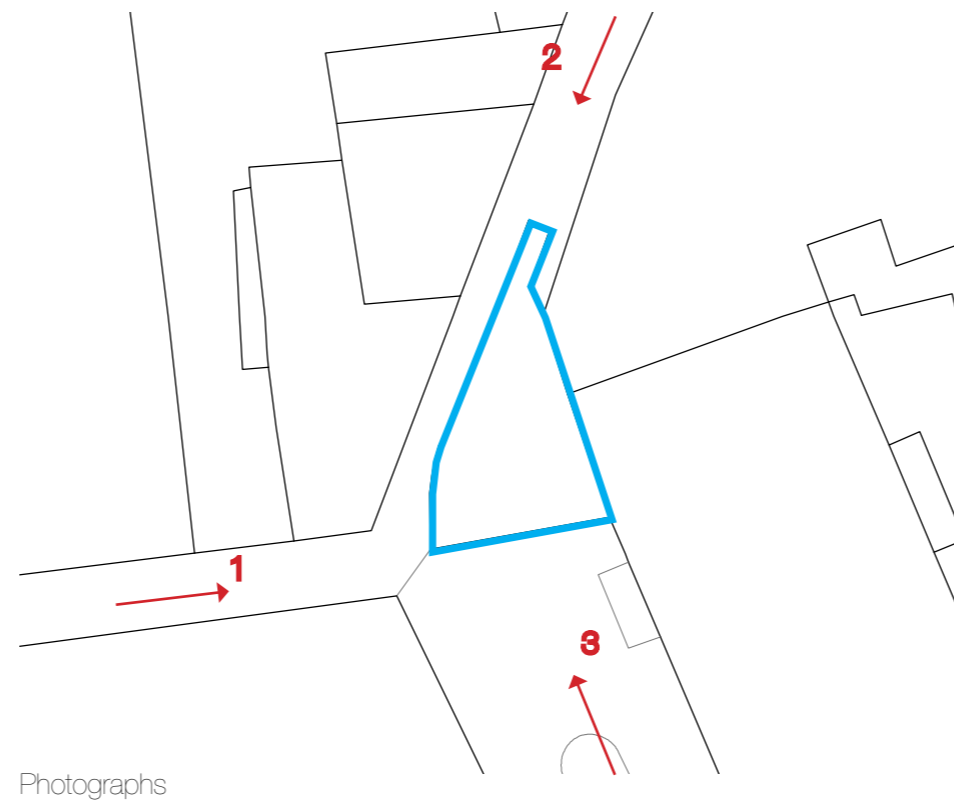
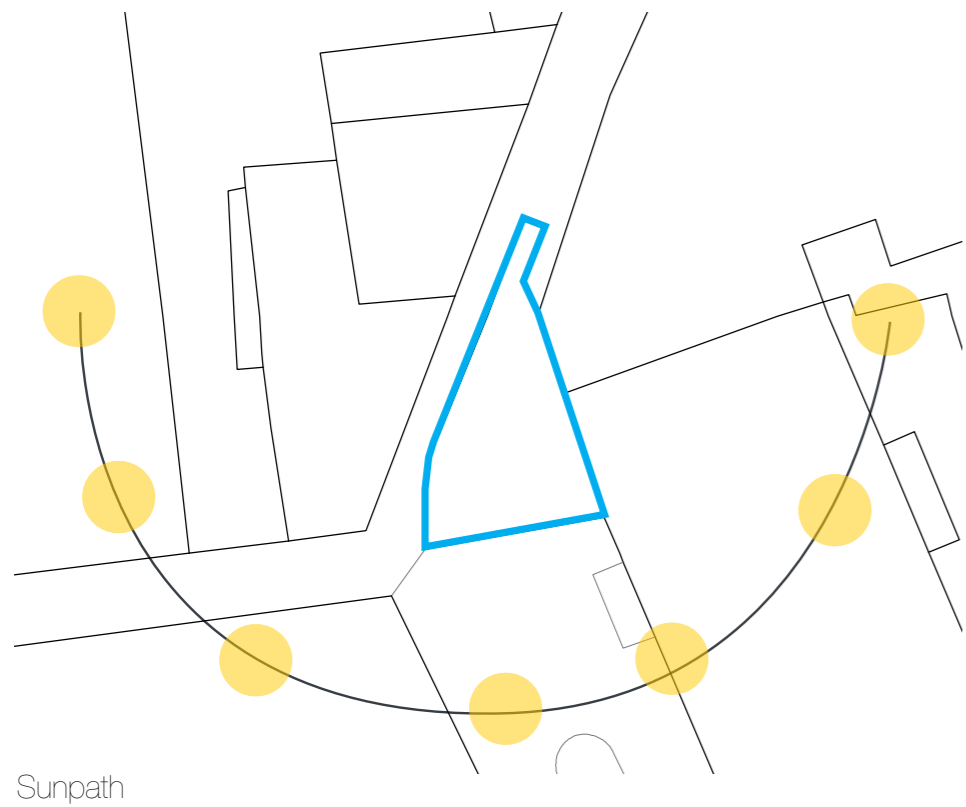
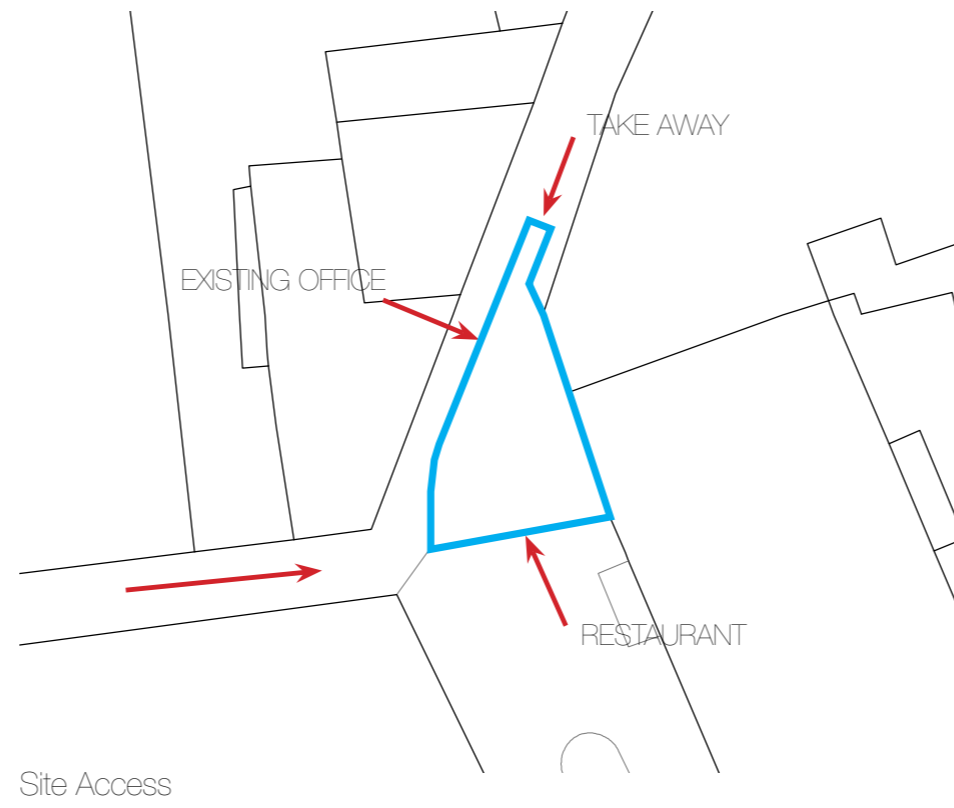
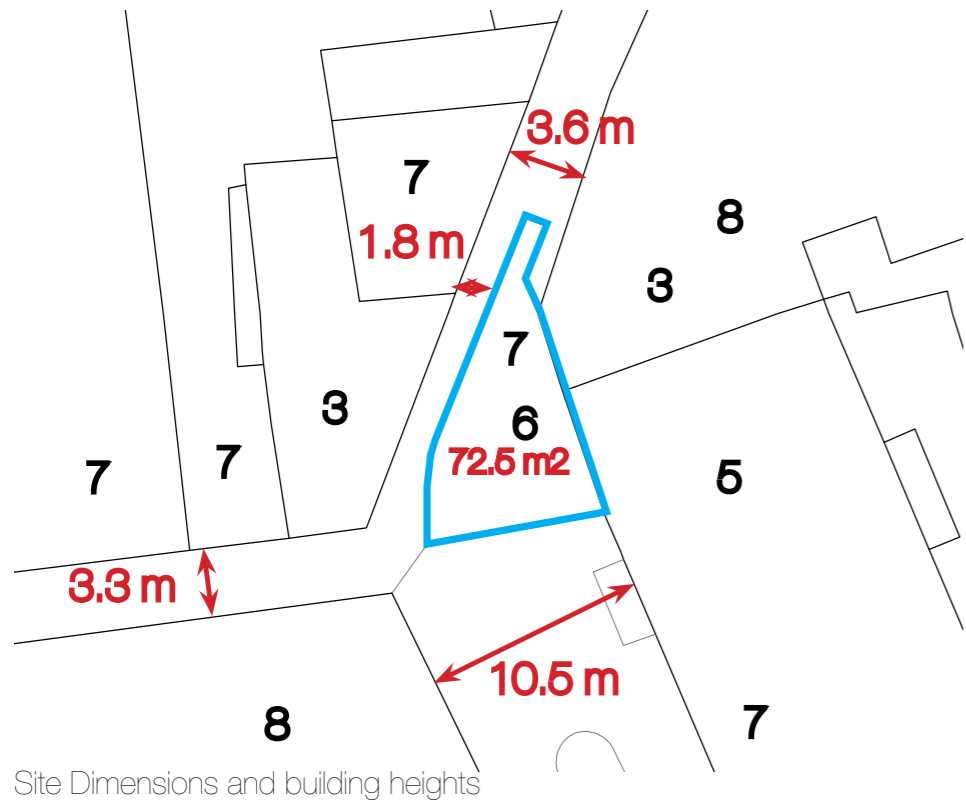


Consented Scheme 2 Gate Street



Gate Street South Elevation

Gate Street East Elevation



6.0 Evaluation



2. View of 10 Gate Street from Little Turnstile Street.



3. View of 10 Gate Street from 6 Gate Street.

The building externally is an awkward shape on plan, tapering into Little Turnstile Street. The two rear and side elevations will benefit from being cleaned up, while the South elevation has a pleasant simple classical order with particular townscape merit. The shopfront quality, both at ground and first floor detracts from this quality and the opportunity exists to simplify and improve the elevation.

The existing office use at 10 Gate Street is based on four floors above two floors of restaurant plus basement. Each floor of office is an individual office space with toilet and tea making facilities. The spaces are low quality and have basic amenity.

The office spaces have 2.4m height ceilings, single glazed windows and are each only 52 sqm, limiting the type of business occupier. The WC facilities are immediately off the office space and are not up to current regulations, showers are not provided for the offices. Overheating in summer is a problem as vertical connection to the roof for condensers makes air conditioning impossible, other than wall mounted units, heat loss in winter is high as the windows are single glazed.

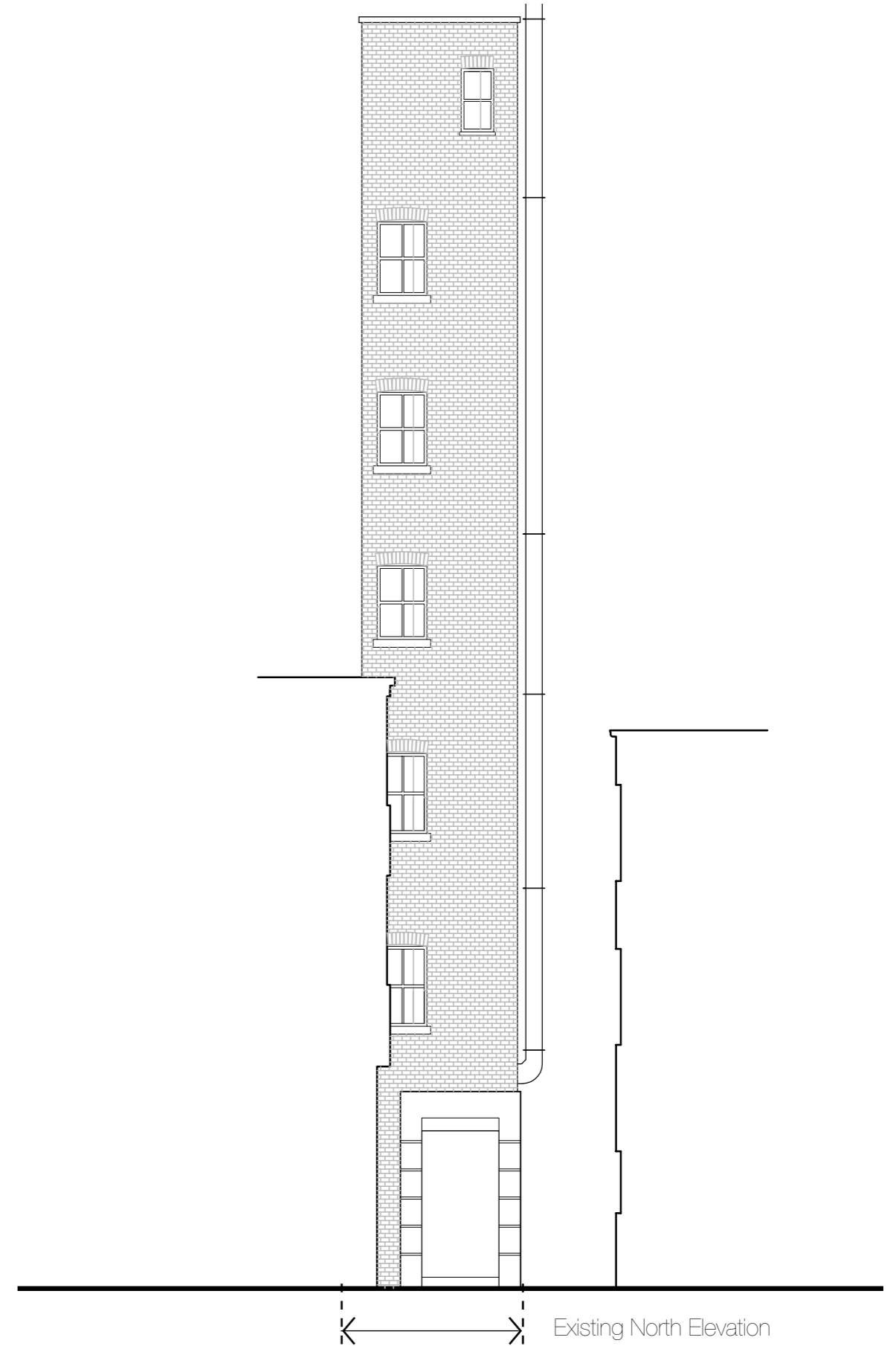
Access to the offices is backed on the narrowest point of Little Turnstile Street and via a small staircase with no lift. The office space is therefore not up to current building regulations and disabled accessible standards. Furthermore, the staircase is shared with the toilet and kitchen access of the restaurant which is both a security and a very serious fire risk.

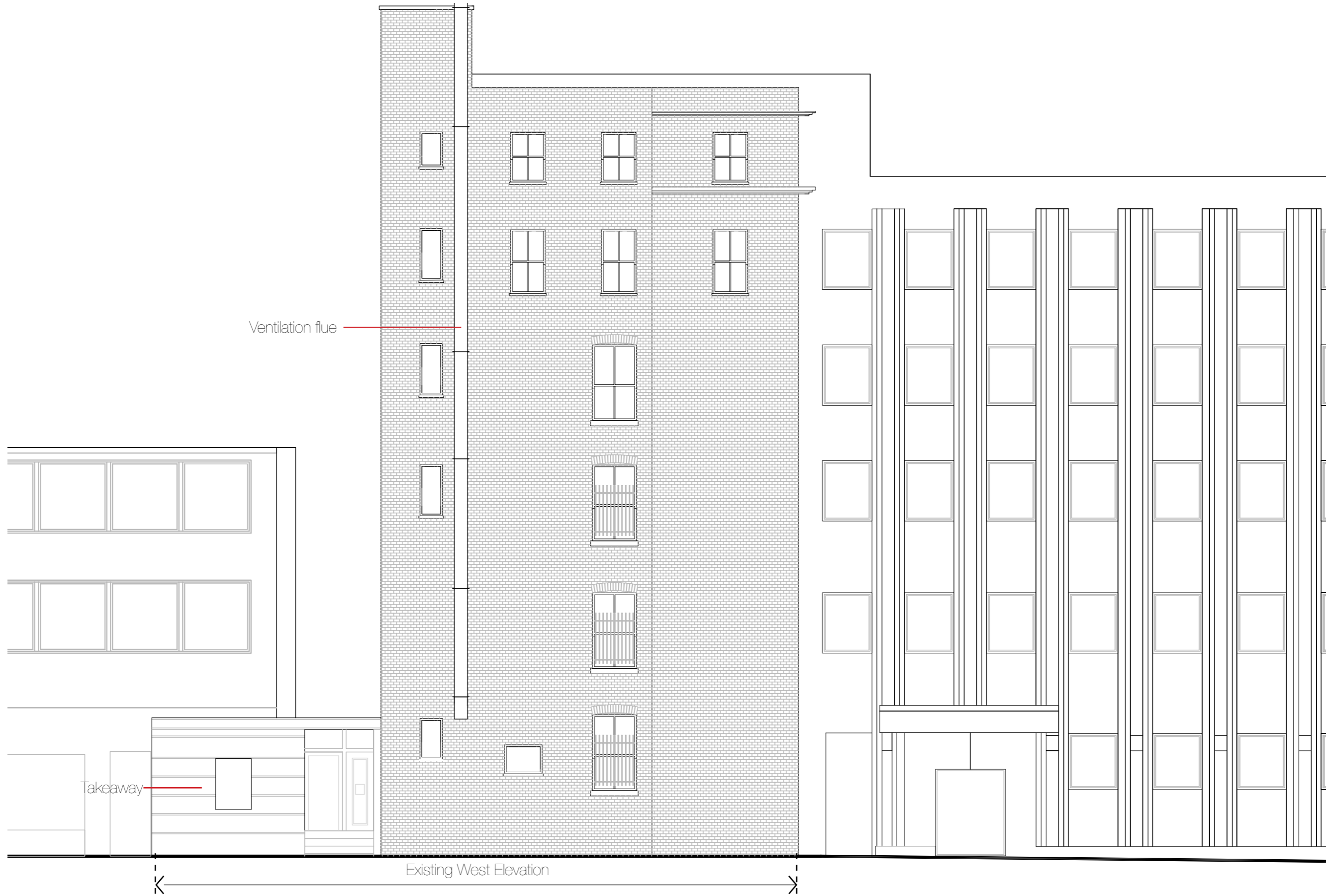
There is no vertical distribution for services thus limiting the technology and modernisation of heating and cooling systems, nor refuse storage.

The restaurant is over three floors and is again non-compliant with current disabled access and fire regulations, upgrading of the building will allow a smaller but more compliant restaurant/ cafe facility.

The takeaway to Little Turnstile Street has been added to the original building and has created an unsightly kiosk on the overcrowded street. The extract from the restaurant kitchen runs up the entire building in the narrow part of the passage and diminishes further the quality of the external appearance of the building. These two elements have a negative impact on both the building and the public realm. Further visual clutter occurs on the building at the corner of the passage and Gate Street where there is too much signage on the wall.

7.0 Existing building





8.0 Design and Townscape

The proposal seeks to replace the low grade, poor quality office accommodation with residential use that is more suited for the existing floor to ceiling heights and current stair dimensions, following other residential developments in the area. The proposal will maintain the restaurant in basement and ground floor, removing it in the first floor.

The existing 6th floor that gives access to the flat roof will be extended to have a duplex apartment at the 5th and 6th floor level.

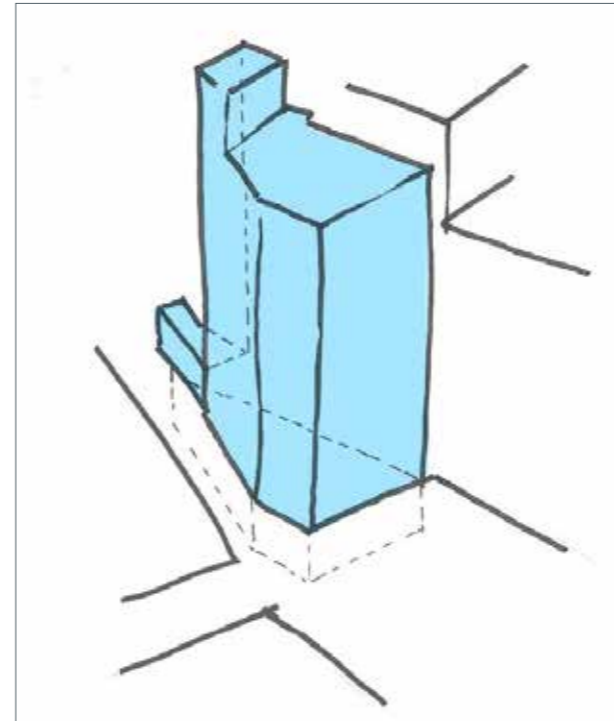
The extension will be built as a lead mansard roof sitting on top of the existing 5th floor, showing a similar configuration to other developments within the Bloomsbury Conservation Area (see bird's-eye view previous page). The surrounding townscape comprises numerous 7/8 storey building and this addition will sit comfortably between them.

The mansard roof will be stepped back so is not visible from the street level adjacent to the site, not blocking the sunlight to the street.

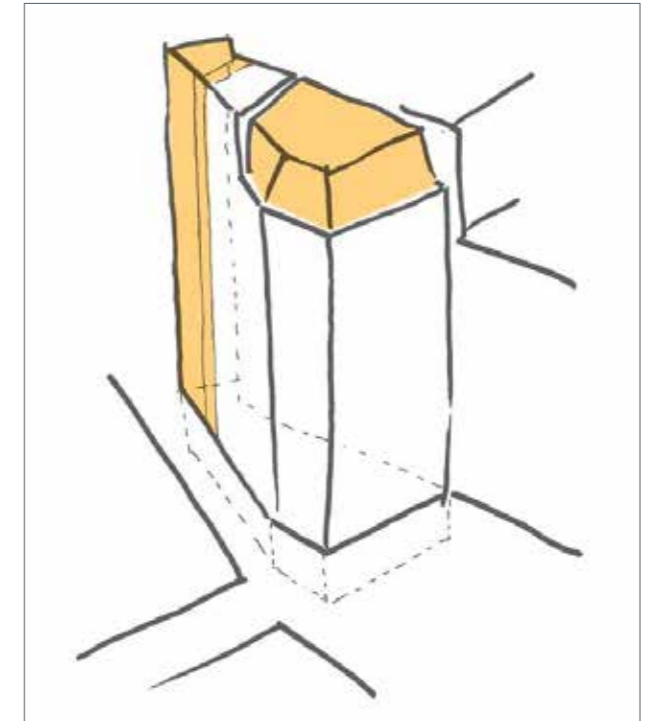
To improve vertical circulation of the existing building we propose a new lift, to be located internally extending the building to the north of the staircase on Little Turnstile, and accessed from the stair landings of the existing stair. This will ensure the residential floorspace meets London plan and Part M.

The proposed rear extension will enhance the appearance of the buildings in views from Little Turnstile Street. The proposed rear extension will also enable the removal of the unsightly takeaway kiosk on Little Turnstile Street. This will serve to enhance the public realm which is an important feature of the Bloomsbury Conservation Area.

The restaurant will be kept at ground and basement levels with a new internal stair added to separate access to the kitchen from the apartment stairs. The new access arrangements will separate the residential and restaurant components and therefore will be an improvement on the current situation which comprises joint access.



Massing of existing building



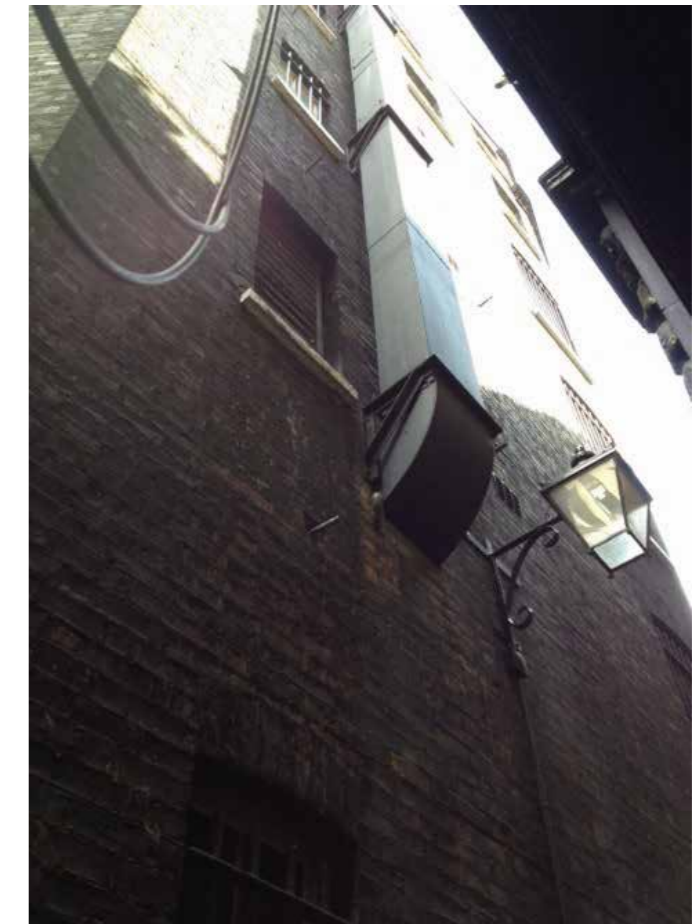
Massing of proposed building: Removal of Takeaway at the rear, additional mansard roof and additional area for lift and residential access.



Existing Looking North along Little Turnstile Street



Potential View; Extract Removed, Signage Removed.



Existing kitchen extract flue on Little Turnstile Street Facade will be concealed with in the rear addition.

9.0 Pre-application advice

The initial proposal brought to the pre-application consultation presented an external metal clad lift and a lead mansard roof. Following the discussions changes have been made to address key issues raised in the meeting.

Lift

It was asked to have an internal lift building the facade of the new addition to match the existing brick work. This has been incorporated to the design resolving the transition of the facade from old to new brickwork with the addition of a metal clad strip.

Amenity space

External amenity space has been given to the two bedroom duplex apartment above the mansard roof.



Previous scheme showing external lift on the Little Turnstile Street facade



Previous view from Gate Street showing mansard roof.

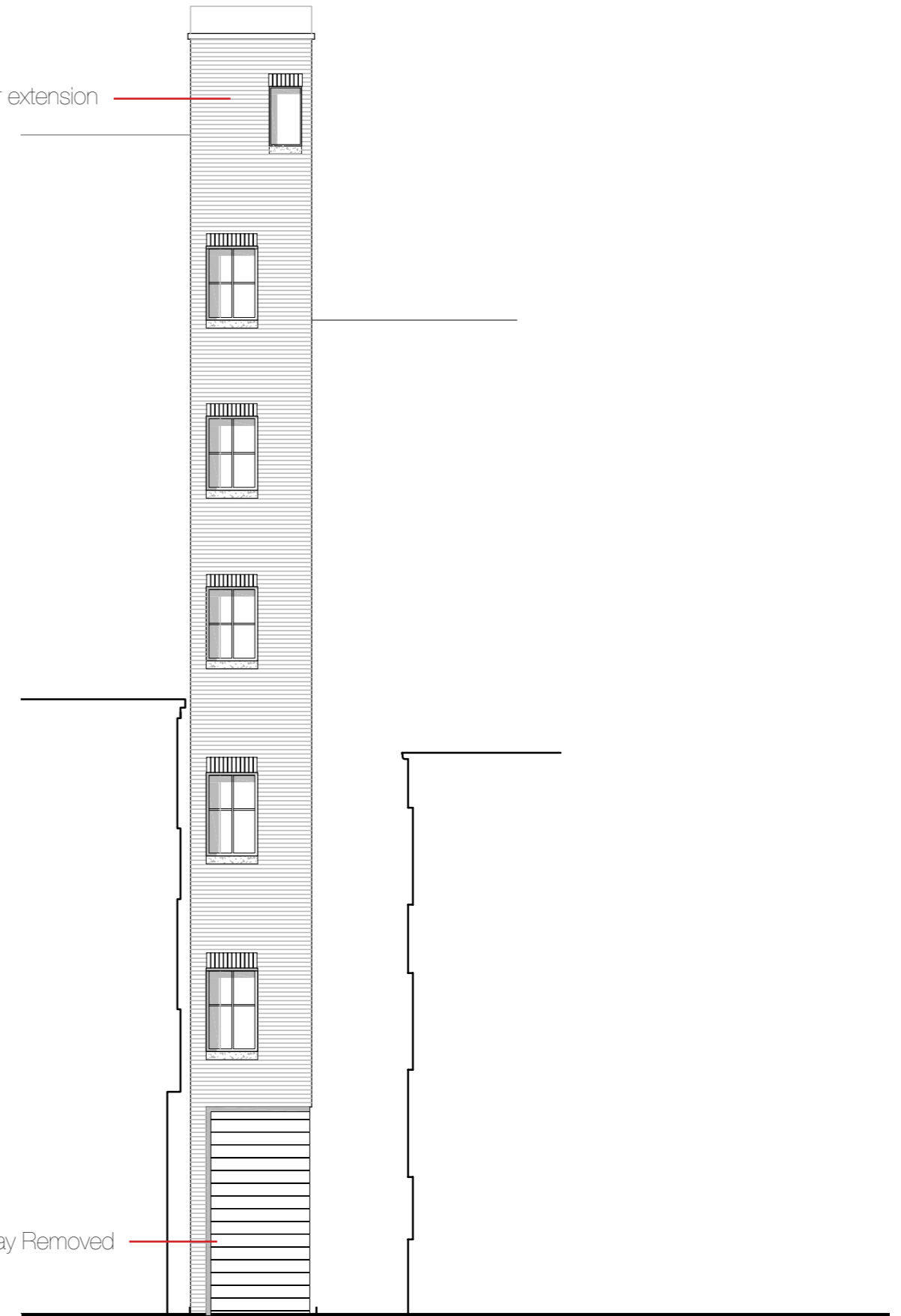
10.0 Proposed Elevations



Proposed South Elevation

Proposed South Elevation

6th Floor extension



Takeaway Removed

Proposed North Elevation



11.0 Material & Appearance

North side extension

The extension to house the lift will be built of facing brickwork to match the existing, retaining the windows on the existing north elevation and reusing it in the new facade to maintain the character of the building.

We propose a decorative mesh/sheet metal cladding to be used to create interest, marking the new residential entrance and resolving the transition between old and new brickwork.

The modern insertion will be clearly distinct from the original building and will add new vibrance to the streetscape.

Roof

The mansard roof extension clad in lead will ensure that the site sits comfortably within the surrounding townscape with numerous roofs with the same configuration.

Pointing and brick repairs will be carried out sensitively and in a way as to preserve the character of the area.

The reworking of the plan and the addition of the rear extension to accommodate a lift will allow the removal of the unsightly kitchen extract from the west facade.



Elevation study of the proposed residential entrance



Elevation study of the proposed windows in the north elevation.



Existing south facade to Gate Street.



CGI view of proposed from Gate Street.

12.0 Enhancing the Public Realm



Existing north facade to Little Turnstile Street.



CGI view of proposed from Little Turnstile Street.

The proposed changes will have a positive effect on the streetscape.

The single storey takeaway will be removed giving more space to the shared pedestrian surface.

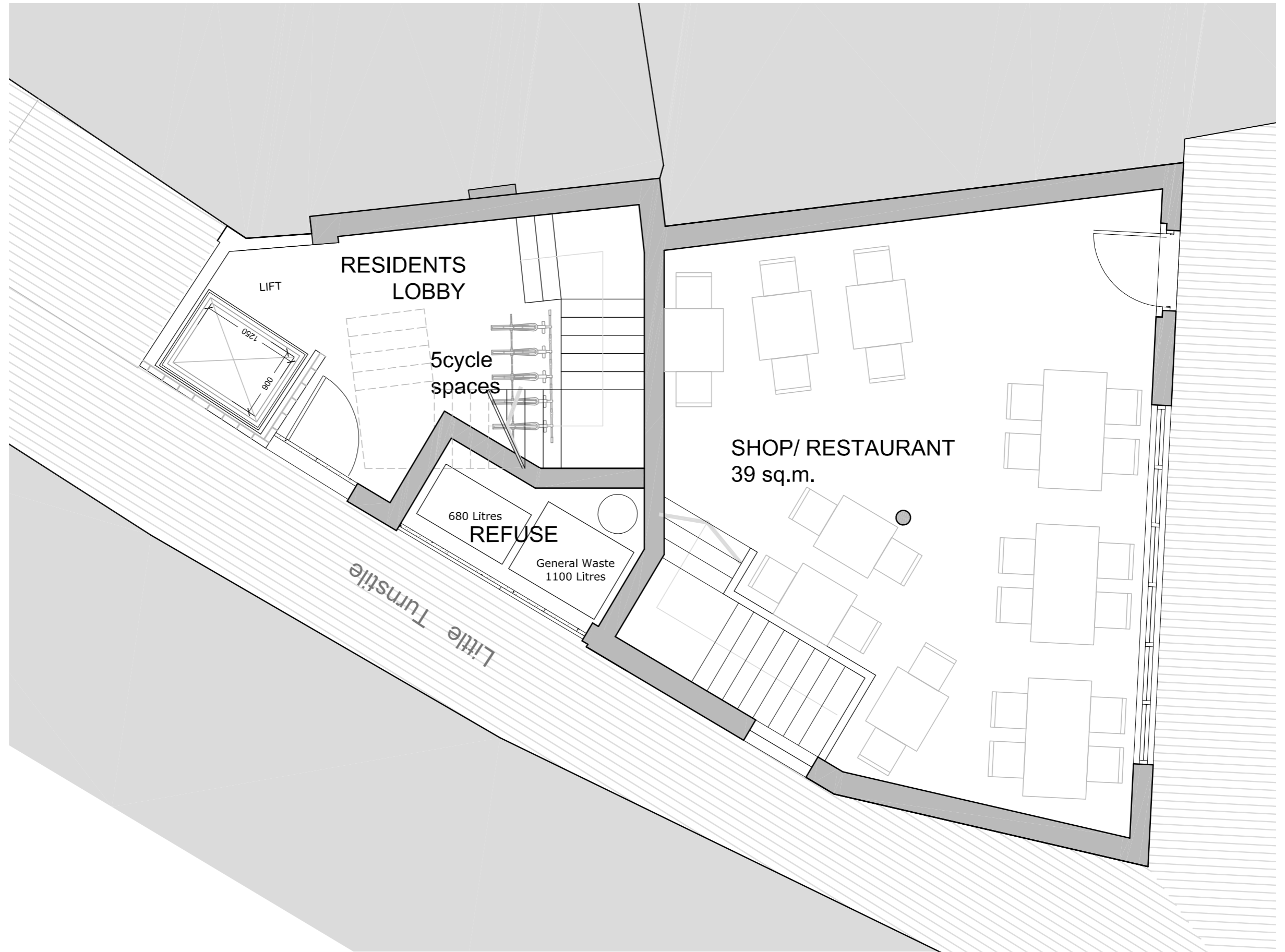
The new lift shaft will also allow for the removal of the existing air extract, this would de-clutter the side elevation and view along Little Turnstile street.

As part of the scheme, it is proposed to further reduce the street clutter on Little Turnstile street, by removing unnecessary signage and advertisements.

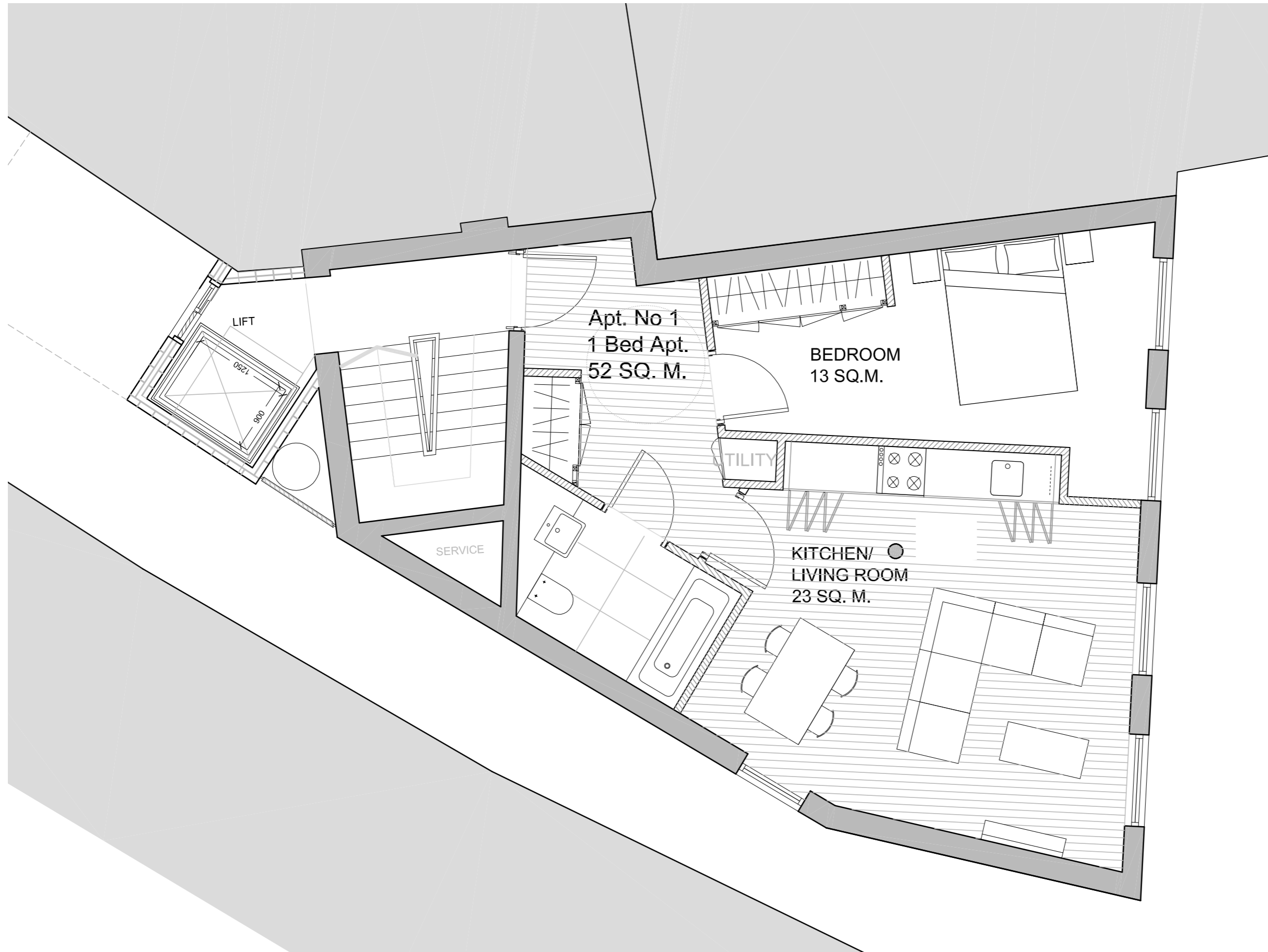
The proposed scheme also provides additional public lighting to the west elevation, to light the entrance of the apartments above.

13.0 Layout

The revised plans show the existing staircase retaining allowing the units to be as large as possible within the footprint of their existing building while maintaining the character of the building both internally and externally.



Proposed Ground Floor Plan

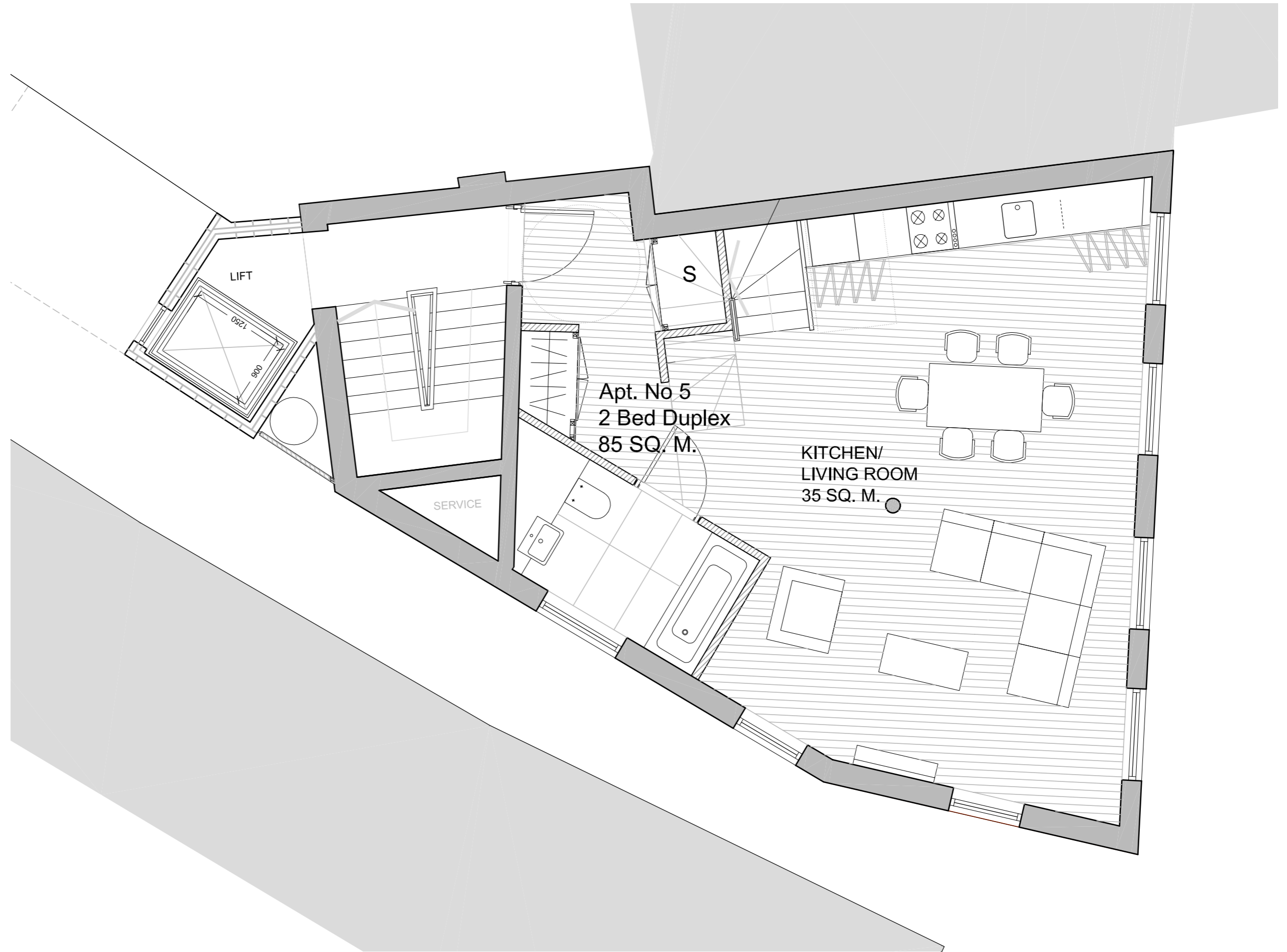


Proposed 1 bedroom apartments
at 1st, 2nd, 3rd and 4th floor

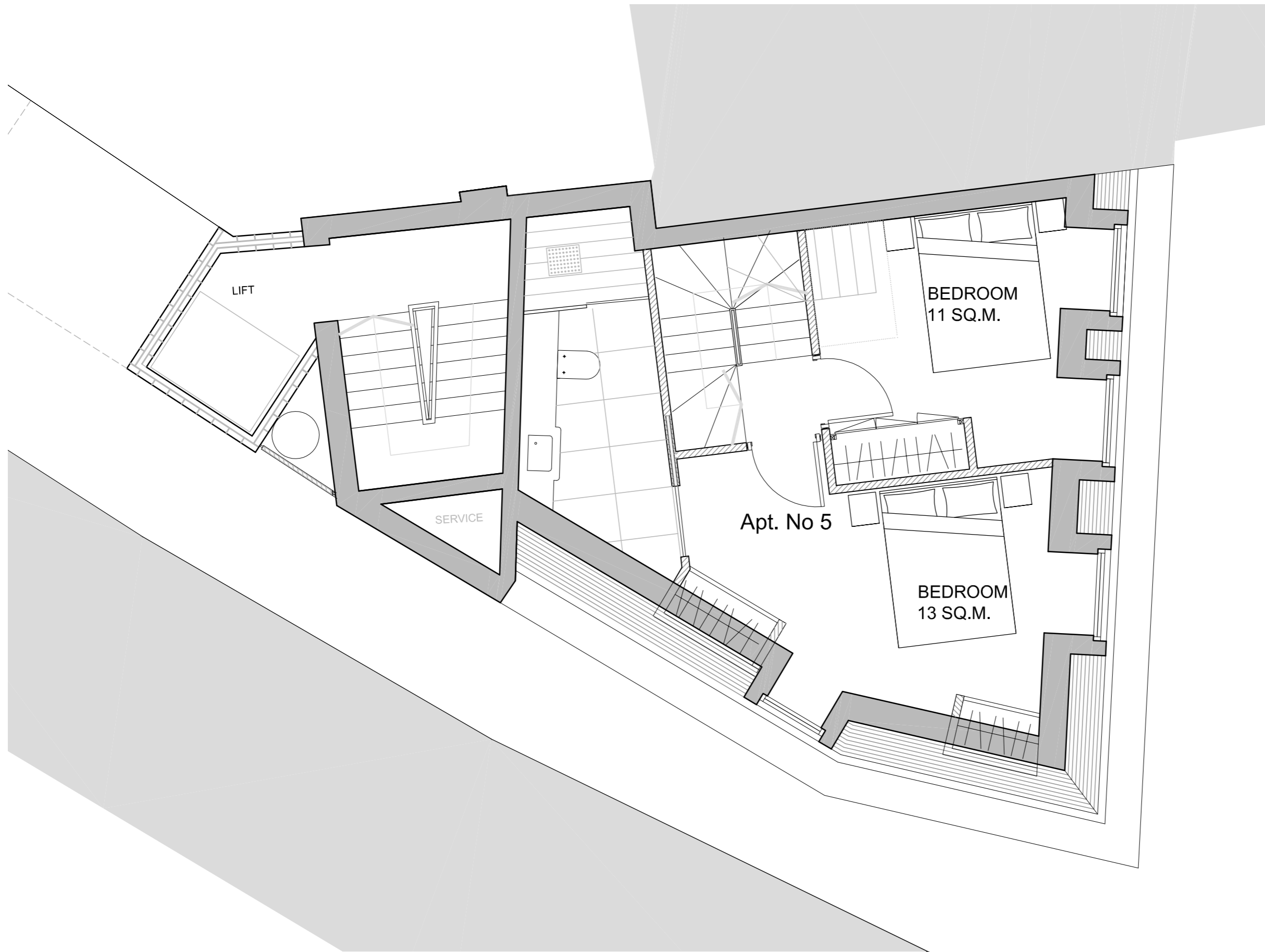
13.0 Layout

Two bedroomed duplex apartments are proposed on the fifth and sixth floor, sitting under a new mansard roof extension.

The communal stair must continue to the roof to maintain existing fire escape from the adjacent commercial rooftop.



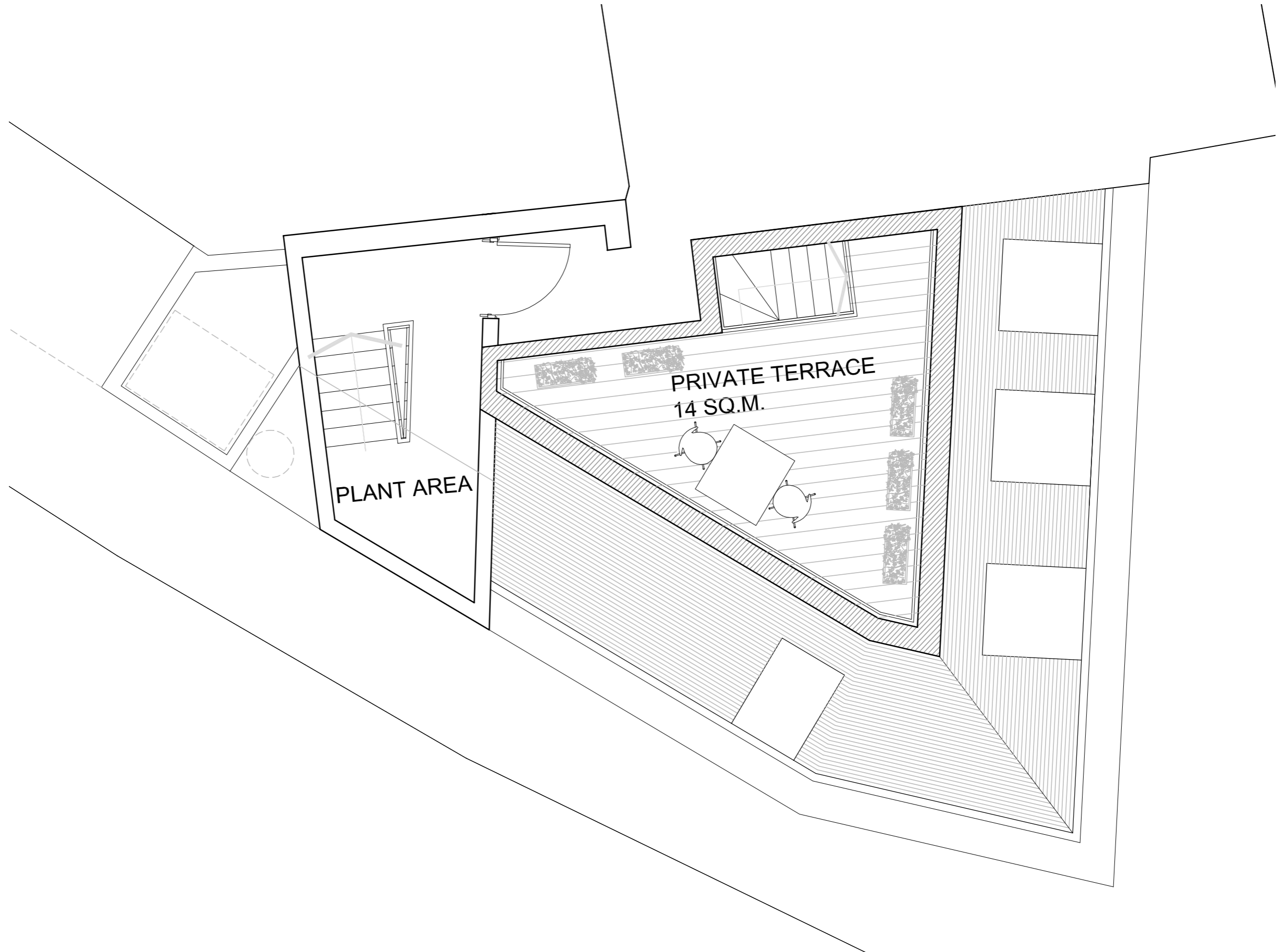
Proposed Duplex plan
at 5th floor



Proposed Duplex plan
at 6th floor

13.0 Layout

A private roof garden will be provided for the use of the top duplex apartment.



Proposed terrace above mansard roof.

EXISTING

Restaurant

| | |
|--------------|--------|
| Basement | 67 sqm |
| Ground floor | 52 sqm |
| 1st Floor | 52 sqm |

Office

| | |
|-----------|--------|
| 2nd Floor | 52 sqm |
| 3rd Floor | 52 sqm |
| 4th Floor | 52 sqm |
| 5th Floor | 52 sqm |

| | |
|------------------|---------|
| Total Restaurant | 171 sqm |
| Total Office | 208 sqm |

Total 379 sqm

PROPOSED

Restaurant

| | |
|--------------|-------------|
| Basement | As existing |
| Ground Floor | 43 sqm |

Residential

| | |
|------------------------|--------|
| 1st Floor: studio | 52 sqm |
| 2nd Floor: studio | 52 sqm |
| 3rd Floor: studio | 52 sqm |
| 4th Floor: studio | 52 sqm |
| 5th- 6th Floors Duplex | 85 sqm |

| | |
|-------------------|---------|
| Total Restaurant | 110 sqm |
| Total Residential | 260 sqm |

Total 293 sqm

15.0 Sustainability

TRANSPORT

The site is well connected to different forms of public transport and requires no car parking.

Five cycle parking spaces will be provided for each apartment.

ACCESS

The proposed arrangement adds an additional stair in the restaurant for access to the basement, leaving the existing stair for residential use only.

The apartments will also be served by a new lift to provide level access and be compliant with Part M.

16.0 Conclusion

The proposal will replace poor quality office accommodation that is not compliant with fire regulations and not suitable for modern demands or capable of being converted for flexible business use.

The proposal will provide a fantastic residential property with 4 high quality 1 bed apartments and one 2 bed duplex appropriate to the site location.

The removal of street clutter, signage, air extract and the takeaway will contribute positively to the streetscape/ public realm in the area.

The conservation area will be benefited by the proposal. The external appearance of the building will generally be improved and refurbished.



CGI view from Gate Street.

Servicing Management Plan

RESTAURANT

The restaurant will operate under the current arrangements and same opening hours.

Waste is to be kept within the restaurant premises. A private company will make daily collections via Gate Street road and restaurant main door.

Deliveries and collections will be via Gate Street which marked with a double yellow line. Loading and unloading can take place between 6.30pm to 11am the next day.

RESIDENTIAL

Refuse collection will be as per Camden standards.

Residents will individual take the rubbish to the refuse store on ground floor. Camden will have key access to the store directly accessed from Little Turnstile Street.