

A447 – DESIGN & ACCESS STATEMENT

15-17 MACKLIN STREET
JANUARY 2013



BEN ADAMS ARCHITECTS

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1.0 PROJECT PARTICULARS



Aerial view of proposed development

1.1 INTRODUCTION

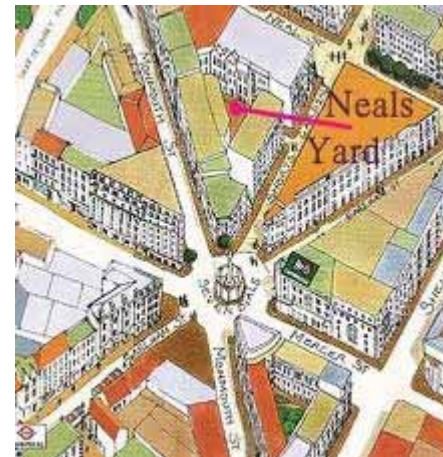
Ben Adams Architects has been appointed to design and develop proposals for the refurbishment and extension of no. 15-17 Macklin Street in the London borough of Camden.

This design and access statement forms part of a full planning application proposing alterations to the buildings main façade addressing Macklin Street, alterations to its rear facade onto the passage linking to Stukely Street, new glazed extension and terraces at 3rd and 4th floor levels and a new rooftop plant enclosure.

These proposals are associated with a wider programme of refurbishment, whose intention is to re-use the existing building structure to provide high quality office accommodation, and re-invigorate its local street frontage providing a positive contribution to the wider Covent Garden area.

The proposals have been prepared following pre-application consultation with Camden planning department, as well as local interest and conservation groups.

2.0 SITE ANALYSIS



2.1 HISTORIC CONTEXT

Seven Dials was designated a conservation area in 1971 and subsequently extended in 1974, 1991 and 1998.

The distinctive character of the area is a result of Thomas Neale's distinctive star shaped street design (dating back to 1690). The area is named after the sundial pillar that stands at the centre of this radial street pattern, which was carved by the sculptor Edward Pierce and installed as the streets were originally laid out.

The area was originally residential in character, though has become increasingly commercialised over time - favoured by printers of ballads, political tracts and pamphlets who occupied many of the buildings on Monmouth Street.

In response to the decline of the area from the mid-18th century, Shaftesbury Avenue was laid out along the north-west side of seven dials in 1889 implementing a combined programme of slum clearance and traffic improvement which now defines the edge of the conservation area.



Aerial view of site and wider context showing Seven Dials conservation area

2.2 CONTEXT SURVEY

Macklin Street is part of the London Borough of Camden and is contained within the Seven Dials conservation area (Refer to the drawing to the left). The area demotes the heart of Covent Garden's theatre district, and is well known by locals and tourists alike as an area of rich and diverse street life.

Macklin Street itself is characterised by a variety of uses at ground floor - offices, shops, residential accommodation and a gym - with offices and/or residential accommodation typically occupying the floors above.

The surrounding buildings are of mixed size and scale and have been built and refurbished at different times creating an overall eclectic mix of architectural styles.



Macklin Street Elevation

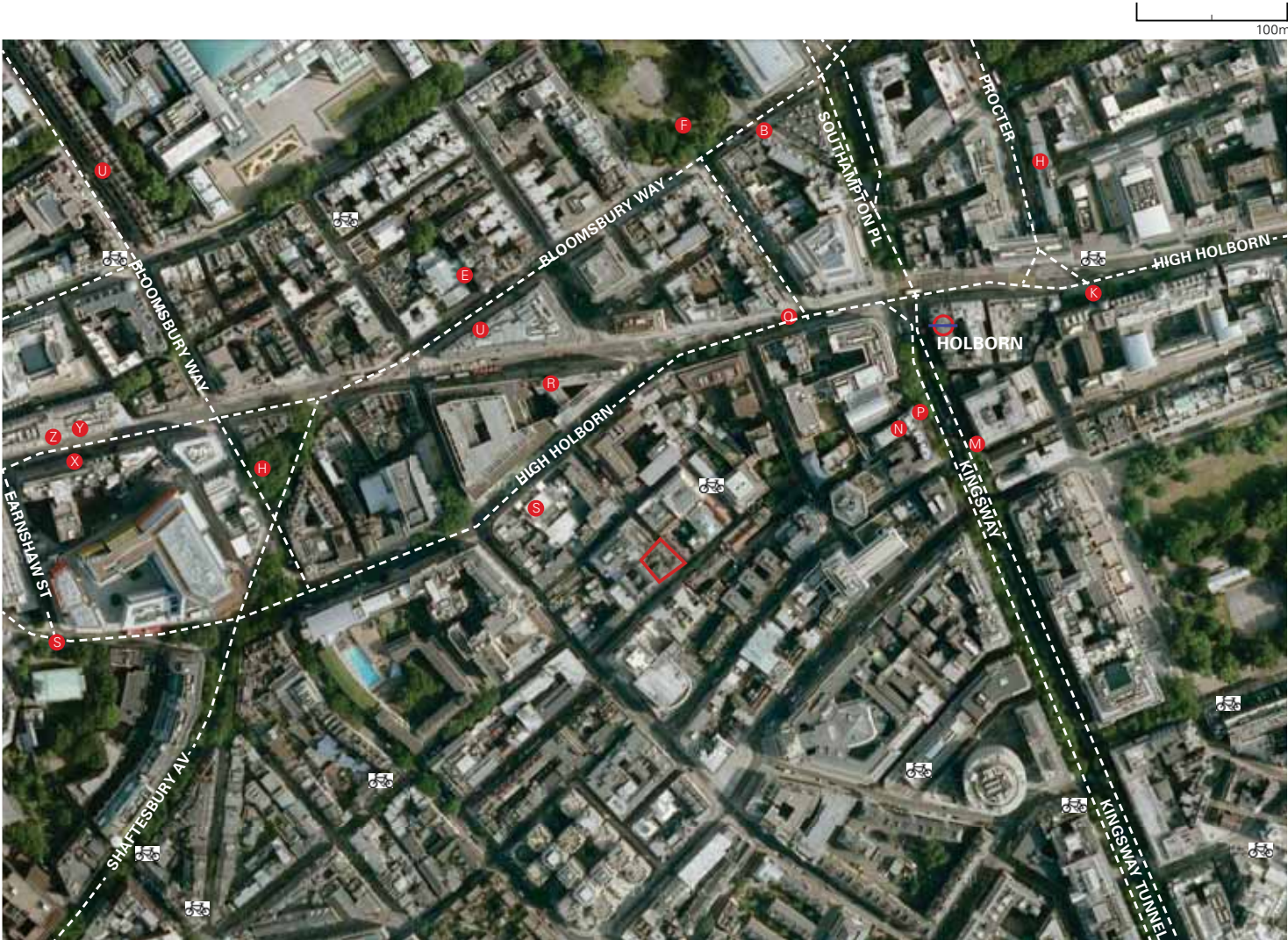
2.2 CONTEXT SURVEY CONT.

15-17 Macklin street bookends a longer run of buildings that appear to have been constructed in the same period. as no. 15. Although there is some consistency in architectural style the elevational treatment employed is rather ad-hoc and steps along the streetscape.

A number of more contemporary modifications appear to have been made within this run of buildings, most notably the infill of the double height masonry arches at street level with glazing to provide a more positive street presence in the area.

Immediately next to no. 17 Macklin Street are a pair of listed Alms Houses which are 2 storeys lower than no. 17. Both 15 and 17 Macklin Street are characterised by heavy masonry elevations with punched window openings.

Nos. 15-17 Macklin Street are not listed buildings.



Location plan showing public transport infrastructure

2.3 TRANSPORTATION ASSESMENT

The site is located within the Seven Dials conservation area and is immediately adjacent to a listed property (no.17a Macklin Street). Nos. 15-17 Macklin Street are not listed.

The site is well served by public transportation.

It is 0.2 miles from Holborn tube station on the Central and Picadilly lines; 0.2 miles from Covent Garden on the Piccadilly line; 0.4 miles from Tottenham Court Road on the Central and Northern lines; 0.4 miles from Leicester Square on the Northern and Picadilly lines and 0.5 miles from Temple on the Circle and District lines.

In addition it is served by numerous bus routes and TfL cycling stations.

Bus routes	Destination	Bus stop
7	Brunel Road	X
	Russell Square	U
8	Bow church	H Z
	Holles street	X R X
19	Finsbury Park	E C V
	Park Gate Road	B C
25	Oxford Circus	E K X
	Hainault Street	X R X
38	Clapton Park	E C V
	Victoria Bus Station	B C
55	Baker Road	E C V
	Oxford Circus	B C X
59	Teleford Avenue	U
	Kings Cross Station	U
68	West Norward Station	U
	Euston Bus Station	U
X68	West Croydon Bus Station	U
	Russell Square Station	U
91	Tottenham Lane YMCA	U
	Whitehall / Trafalgar Square.	F H S
134	Tottenham Court Road	
168	Royal free Hospital	V
	Dunton Road	V
171	Newquay Road	V
	Holborn Station	P
188	North Greenwich Station	V
	Russell Square Station	N
242	Homerton Hospital	E H Z
	Tottenham Court Road	B S
243	Redvers Road	P
	Waterloo Station	M
521	Waterloo Station	K M
	London Bridge Bus Station	P

3.0 DESIGN AND ACCESS STATEMENT



View of proposals looking West along Macklin Street

3.1 USE

The proposed development retains the buildings existing B1 (office) use class.

3.2 AMOUNT

The proposals create an additional 154 meters of usable gross external area.

3.3 LAYOUT

The proposals retain the existing character of the existing properties to nos. 15 and 17 Macklin Street externally. Internally it is proposed to rationalize the internal circulation and facilities of the buildings in order to link the two structures and provide a modern and greatly improved standard of accommodation.

Externally, points of entry and exit to the buildings are retained though improved via the introduction of double height glazing to provide a more legible relationship with the street. A new reception area to the ground floor of no. 15 Macklin Street then links to a centralized vertical circulation and services core that links all floors of the building, provides new sanitary services and services distribution.

Enlarged window openings will provide a better standard of natural daylight within existing areas of the floorplan. Fully glazed extensions at 3rd and 4th floor level will link both buildings together to provide modern office spaces with an abundance of natural light, replacing existing cramped, narrow and impractical roof spaces.

The glazed extensions will be set back from the building line creating planted external terraces which will give valuable external space to the building users while ensuring the availability of daylight and sunlight is not compromised in neighbouring properties. Access to certain areas of the external terraces may however be limited in order to address any concerns with regard to noise and/or overlooking in order to respect adjacent properties.

In summary the proposals retain and reconfigure the existing two buildings in order to maximise the latent potential within their structure and reinvigorate this section of Macklin Street.



View of proposals looking East along Macklin Street

3.4 SCALE

To ensure that the scale of the proposals is in keeping with both the existing buildings and the surrounding area, the existing building has been retained as the dominant form in the scheme with the proposed extensions subservient to this.

A rights to light survey was prepared by Savills prior to the commencement of the project, and the scheme remains within the envelope defined by this document. The scheme will have no adverse impact in terms of overshadowing.

The resultant approach is one that steps lightweight extensions at the 3rd and 4th floors away from the building line creating a series of terraces that mitigate the visible effect of the increased mass of the overall building and ensure that it will not negatively impact the existing levels of daylight or sunlight on neighbouring properties. This is particularly important in terms of respecting the scale of the listed Alms houses bordering no. 17 Macklin Street where the street elevation steps down significantly. A detailed dialogue has been undertaken with Camden planning department on this point and a setback proposed that addresses concerns in this regard. Furthermore the lightweight materials proposed for the extensions will mitigate their visual impact.

The height of the extensions is also critical. Again, in order to remain subservient to the existing building form it is proposed that the parapet line of the proposed extensions will remain below that of the existing building reinforcing the hierarchy between its historic and modern elements. In doing so, the mass of the overall the scheme does not result in any significant overshadowing of its neighbours, respecting their visual and environmental amenity. As a result the scheme is simultaneously modern and harmonious with both its immediate and wider historical context.

3.5 LANDSCAPING

The existing building occupies the full extent of its site and thus presents no opportunities for landscaping at ground level.

It is however proposed that the setbacks to the upper floors within the scheme could introduce planting within these external areas and as such enhance the ecological value of the site via the same.



View showing building entrance

3.6 APPEARANCE

The approach to the proposed scheme has been one of working sympathetically with the existing building to ensure that the design of all additions/alterations enhance its existing character both visually and as an experience for occupiers, visitors and neighbours alike.

A number of alterations are proposed to the buildings' principal, south facing, street elevation. Firstly the creation of a main entrance serving the upper floors to both buildings. Re-using the existing entrance to no. 15 Macklin Street it is proposed to break out the existing infilled masonry arch

and remove the steel roller shutter at ground floor level. It is proposed that this double height portal will be entirely glazed (including glazed entry doors at ground level) maximising the availability of natural light in the spaces behind. While this is not essential to the viability of the scheme it does dramatically improve the human scale of the street environment and is more in keeping with the historical character of the building and street scene. The two existing windows located either side of the entrance would be extended to ground level to form street access into bin and bicycle stores respectively.

Similarly it is proposed to fully glaze the existing arch to the ground level of no. 17 Macklin Street providing a dedicated entrance to the double height space within the building. To further harmonise the street elevation it is proposed to create an additional glazed arch in the ground level of no. 17 Macklin Street - matching the proportion of the adjacent existing arch - which will provide symmetry to the ground floor of no. 17 Macklin Street and bring natural daylight deeper into the building.

These proposed works to the ground level of nos. 15-17 Macklin Street will achieve a more positive street presence, integrating the refurbished buildings with the vibrancy of the local area.

To further improve the provision of natural daylight within the existing floorplates it is proposed to lower existing cill levels on the no.15 Macklin Street elevation at the 2nd and 3rd floor levels. It is proposed that all existing windows will be replaced with new thermally broken double glazed units to match the appearance and fenestration patterns of the existing. The existing brick and rendered facades will be retained and renovated/made good where necessary.

Although the buildings' north elevation is less visible, the proposals do explore the opportunity to enhance the rear escape route connecting to Stukely Street. The existing escape route has been enlarged to provide a double height glazed entrance at the buildings rear, creating visual interest and natural surveillance in an otherwise utilitarian passage and again bringing natural daylight deep into the existing building.

Of greatest significance in terms of visual alterations to the building is the fully glazed extension at 3rd and 4th floor levels. In order to respect the existing form of nos. 15 and 17 Macklin Street the extensions step back progressively from the building line creating a series of open planted terraces at roof level. The extension is visually expressed

as lightweight, frameless glazed boxes, complemented by glazed handrails at parapet edges, that is simultaneously contemporary in character and respectful of the dominant form of the existing building.

A louvered plant enclosure is proposed at roof level above no. 15 Macklin Street which will be set back significantly from the building line. Due to the narrow sight line of the street and setback the enclosure will not be visible from street level, though the option does exist to provide planting in order to soften any visual impact from adjacent properties at higher level.

In front of the plant enclosure, sited in the centre of the plan where it is least visible from street level, is the lift overrun. It is considerably lower than the plant enclosure itself. This element is to be built of brick as it is situated at the end of the parapet wall. This wall returns and runs into the centre of the plan, and the lift overrun is therefore materially read as a continuation and culmination of the parapet wall.

A low level housing for two ducts running at roof level is proposed at the north west side of the lift overrun. In order to make this housing visually unobtrusive it will be finished in the same membrane as the roof finish so that it is as unnoticeable as possible to those few who can see it from neighbouring buildings

A small smoke vent is to be situated between the roof duct housing, the plant enclosure and party wall which doesn't extend above the existing parapet line.

A space for future tenant plant is also proposed on the fourth floor terrace which will conceal any future plant installation below parapet level.



View from Macklin Street showing proposed extension



View from Macklin Street as existing

3.7 ACCESS

Disabled Access:

A number of alterations to the existing building are proposed to meet the requirements of approved document M and the disability discrimination act. These are as follows:

- Step free access from the street will be provided via a dedicated reception in the ground floor of no. 15 Macklin Street.
- Step free access will be provided to no. 17 Macklin Street via a disabled platform lift.
- A new, centralized, vertical circulation and WC core will be provided accessed directly off of the building reception.
- A through car format DDA compliant lift will provide lift access to all floors of the building accounting for differences in floor level between nos. 15 and 17 Macklin Street.
- A new ambulant disabled stair (according with the requirements of approved document M) will serve all floors.
- A new disabled WC and shower room will be provided on the ground floor and will be accessible via the central core. Furthermore, shower rooms provided from the 1st to 4th floors will be sized to allow conversion into disabled WC/Shower rooms in the future should this be desirable to the building tenants.

Cyclists:

A new secure cycle storage area will be provided at ground floor level with a dedicated street access. Cycles will be stored on vertical racks with provision for 10no. cycles.

Refuse:

A new dedicated refuse and recycling store will be provided at ground level with a dedicated street access. The level of provision is in accordance with local authority requirements for refuse and recycling.

Car Parking:

No new car parking is proposed.

Deliveries:

Deliveries to the building will be made via its main entrance at the ground floor of no. 15 Macklin Street.