



CONSOLIDATED DEVELOPMENTS LTD

71 ENDELL STREET

Design & Access Statement

TURLEY ASSOCIATES ORMS IMAGINATION SAMPSONS BURO HAPPOLD ENGENUITI FOUR

December 2012



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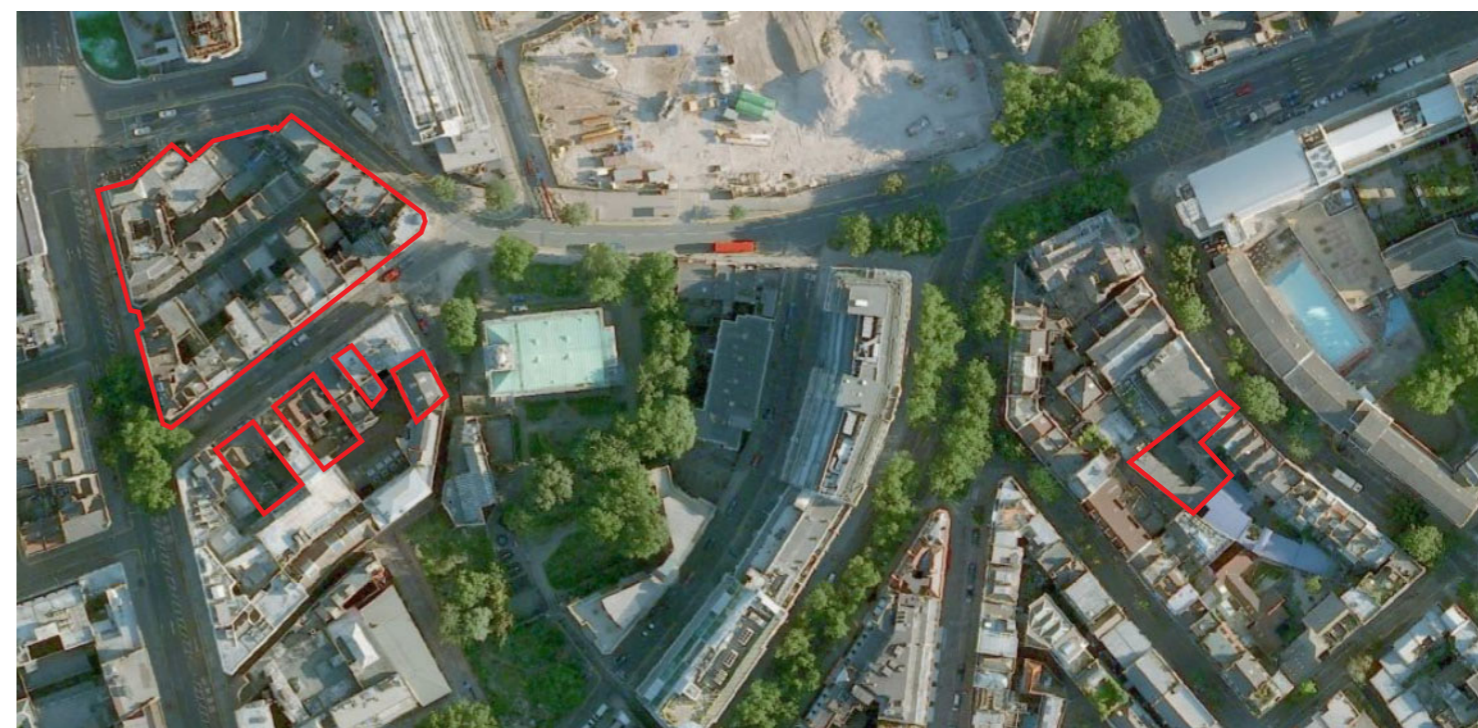
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SITE CONTEXT + HISTORY

SITE & SURROUNDINGS

Endell street is located at the north end of Convent Garden and close to St Giles Circus.

Originally a tenement slum in the 1700 and 1800s known as Belton St. Endell Street was born in 1845 when Sir James Pennethorne (architect and town planner) decided to clear a street to cater for the needs of the most underprivileged Londoners.

Since then this single London street has made an incredible contribution to the development of medicine, both as the home for the first suffrage hospital where female doctors treated soldiers injured at the Somme during the First World War and of the first maternity hospital in 1749.

Currently the area is a centre for creative business, with many small creative offices, boutique shops, cafe's and restaurants lining the narrow lanes around the Seven Dials.

Currently there is a lack of affordable housing in the area.



ENDELL STREET WEST ELEVATION

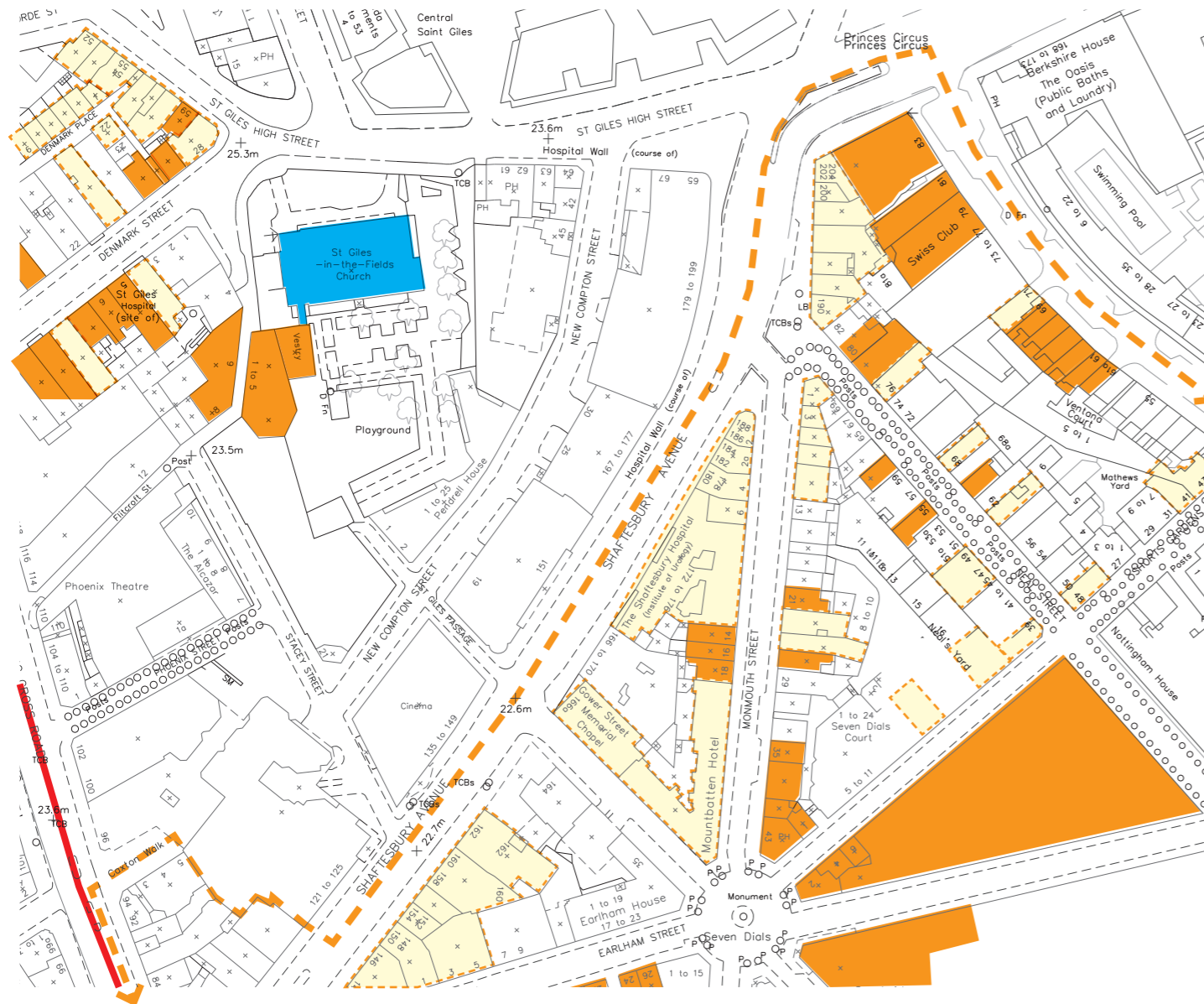


ENDELL STREET EAST ELEVATION



SITE CONTEXT + HISTORY

LISTED BUILDINGS



HERITAGE ASSETS

There are a number of buildings of notable worth in the area, because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make an important contribution to the character and appearance of the conservation area.

71 Endell street is identified by the council as a building of local importance. The building is a positive element of the Seven Dials Conservation Area, it has a distinctive facade to Endell Street and is a good response to providing access to a yard at the rear whilst maintaining a street frontage. The building is also of a similar age and uses similar materials to others found in the conservation area, reflecting the traditionally functional character of the area where there were several timber yards and other workshops, including Grade II listed 61 Endell street.

The building retains the existing character detailing, the proposed scheme aims to maintain and enhance this contribution to the character of the street and wider seven dials area.

key

- grade 1
- grade 2
- borough boundary
- grade 2*
- local importance
- demolished for crossrail/ LUL
- conservation area

HISTORIC MAPS: ROADS - DEVELOPMENT OF URBAN FORM

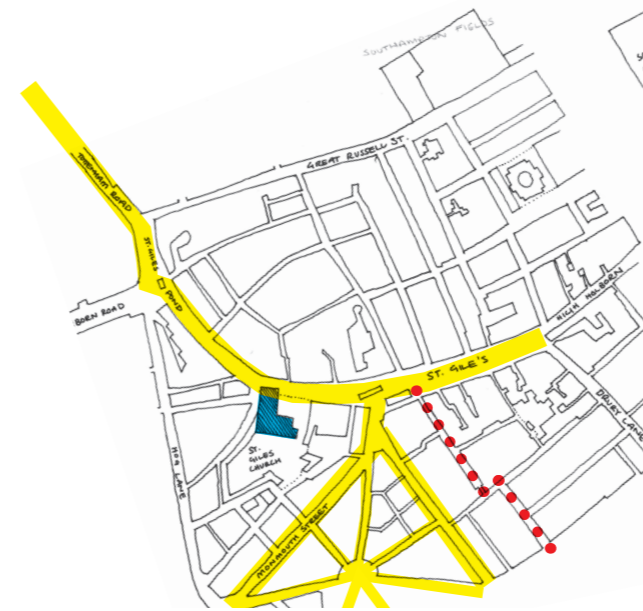
Research at Camden local archive and internet based resources allowed us to understand the evolving urban pattern around St. Giles during the past four hundred years.

The analysis opposite describes the historic roads and the historic figure-ground (buildings) respectively.



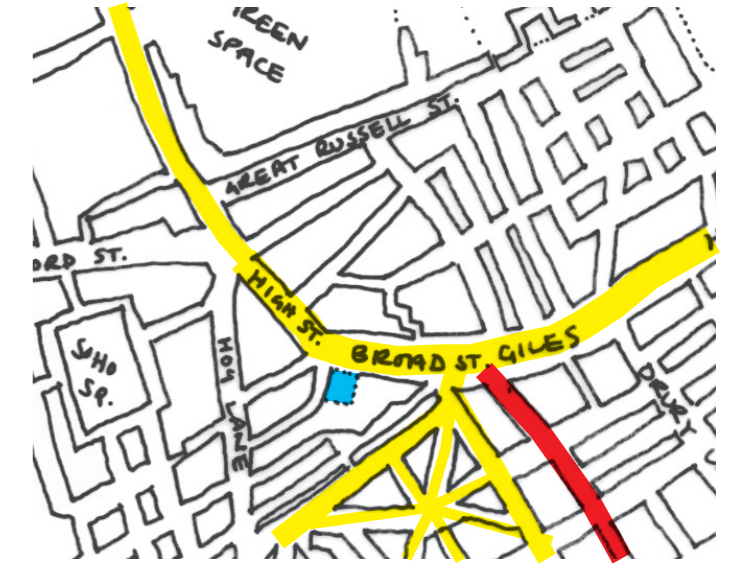
1682

- Endell street did not exist



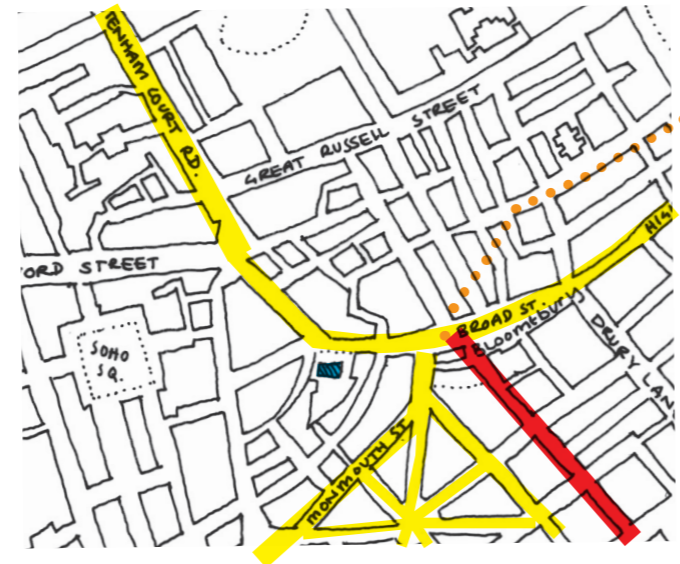
1720

- The Seven dials are created
- The second St. Giles-in-the-field Church is illustrated, built in 1630



1775

- Endell Street is created



1801

- Shaftesbury avenue is planned



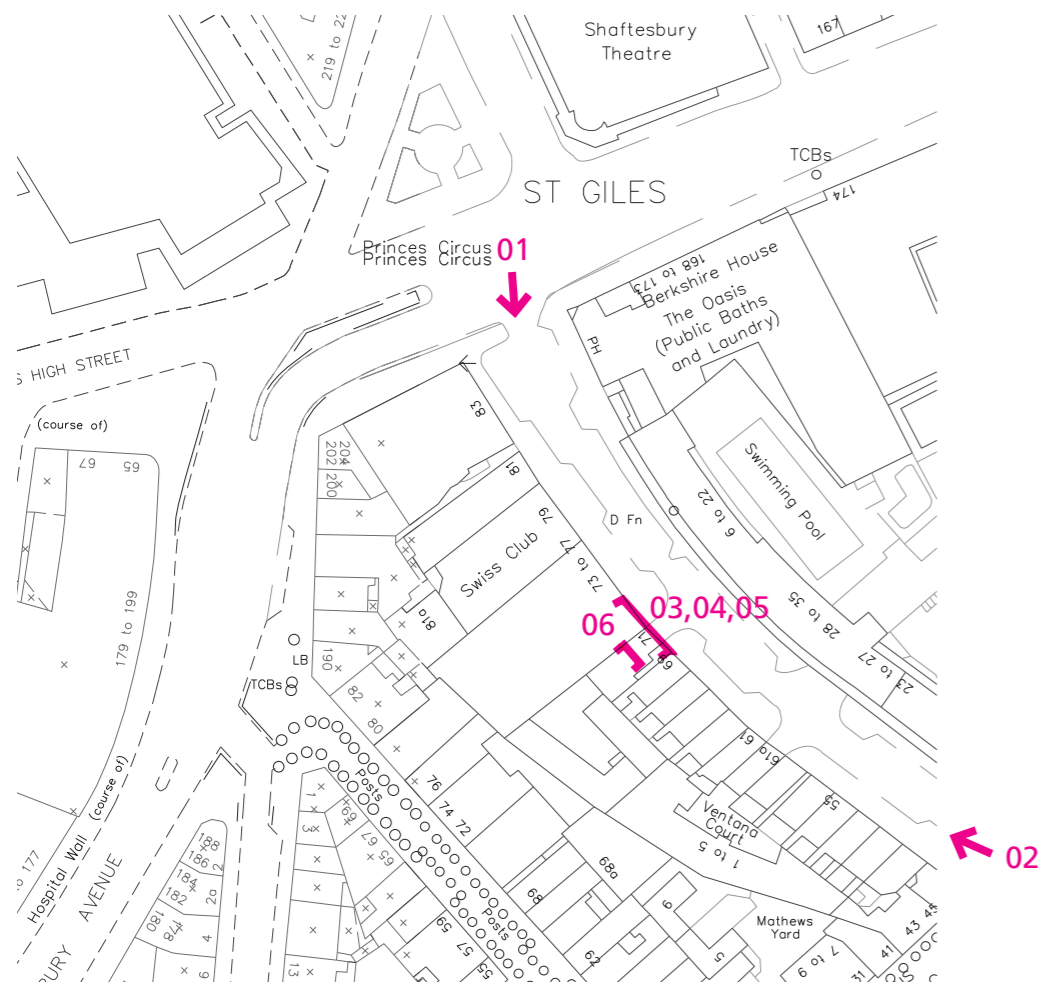
1897

- Shaftesbury avenue was created, replacing Dudley Street, also lined with trees

SITE CONTEXT + HISTORY

HISTORIC BUILDINGS - ENDELL STREET SURROUNDING CONTEXT

Camden's local photo archive provided a valuable source of reference to understanding the historic character of the area.



All photographs
CREDIT: © Camden Local History Library



01 Endell St from Shaftesbury avenue (1964)



02 Endell St from Shorts garden (1964)



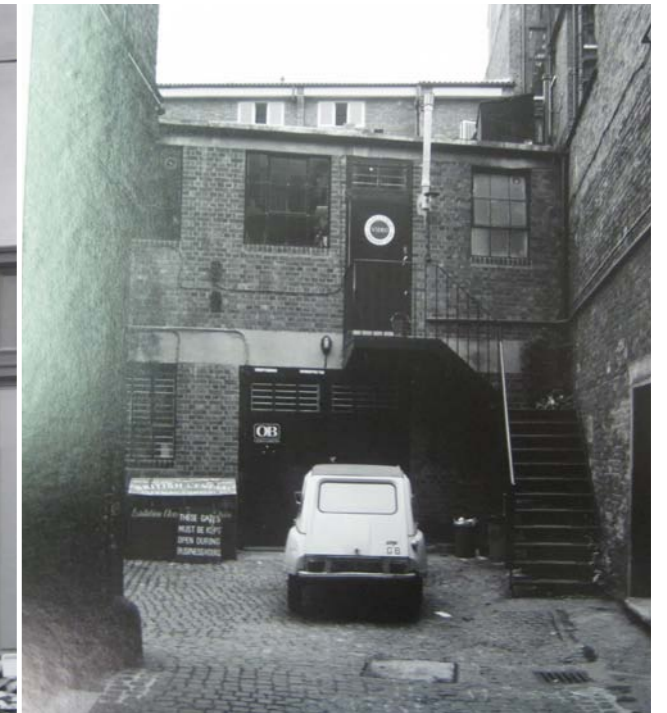
03 71 Endell St (1971)



04 71 Endell St (1971)



05 71 Endell St (1971)



04 71 Endell St internal courtyard (1971)

RELEVANT PLANNING HISTORY

Planning permission and associated Conservation Area Consent were granted in May 1989 for the conversion of the front buildings to provide 3 residential flats, and the erection of a roof extension to the rear building to provide B1 floorspace (LPA Ref: 8900244 and 8970083). No other relevant planning permissions exist at the site.

CONTEXT FOR REFURBISHMENT

71 Endell Street

The proposed site in Endell Street, Covent Garden includes a private courtyard, and converted 'mews' buildings which offer good family unit layouts and amenity space in the heart of the West End.

Because of this, it is considered to be a more appropriate location for affordable housing.

The proposed plans opposite illustrate how a combination of one, two and three bedroom unit types could be accommodated within the existing refurbished structures.

Land Use

Proposed Change of Use from Commercial to Residential.

Heritage

This document should be read in conjunction with Turleys Heritage Statement.

Building Regulations

See summary at end of report.

Services/Sustainability

Refer to separate services report.

Structural

No structural works are proposed.

Daylighting

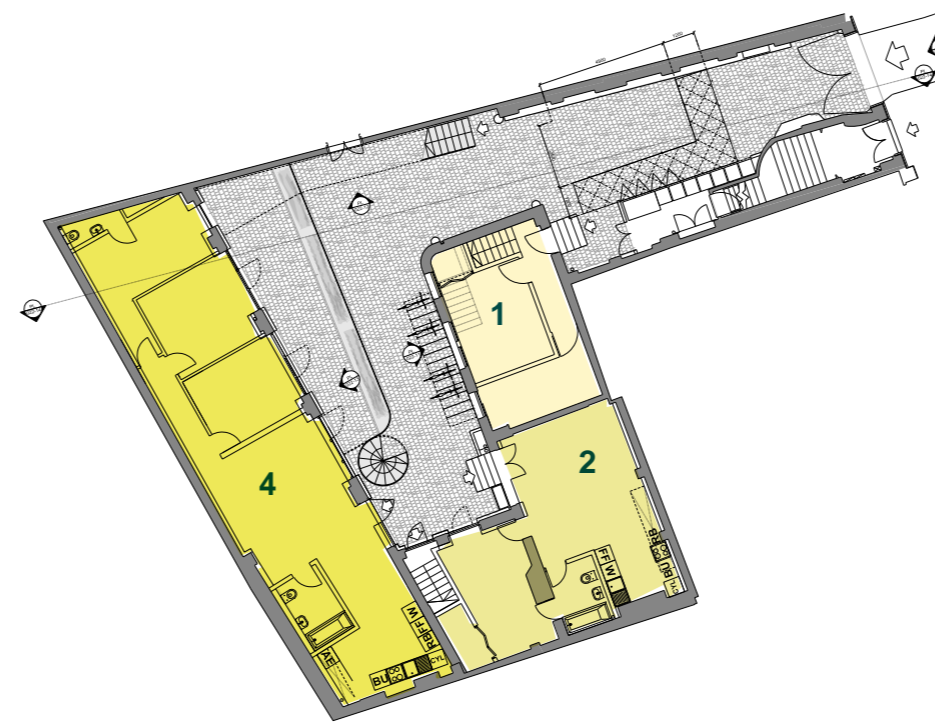
The relationship of the room layouts to the elevations and window sizes ensure that all of the proposed new habitable rooms will achieve ADF values above the recommended design guidance of 1.5%df for living rooms and 1%df for bedrooms.



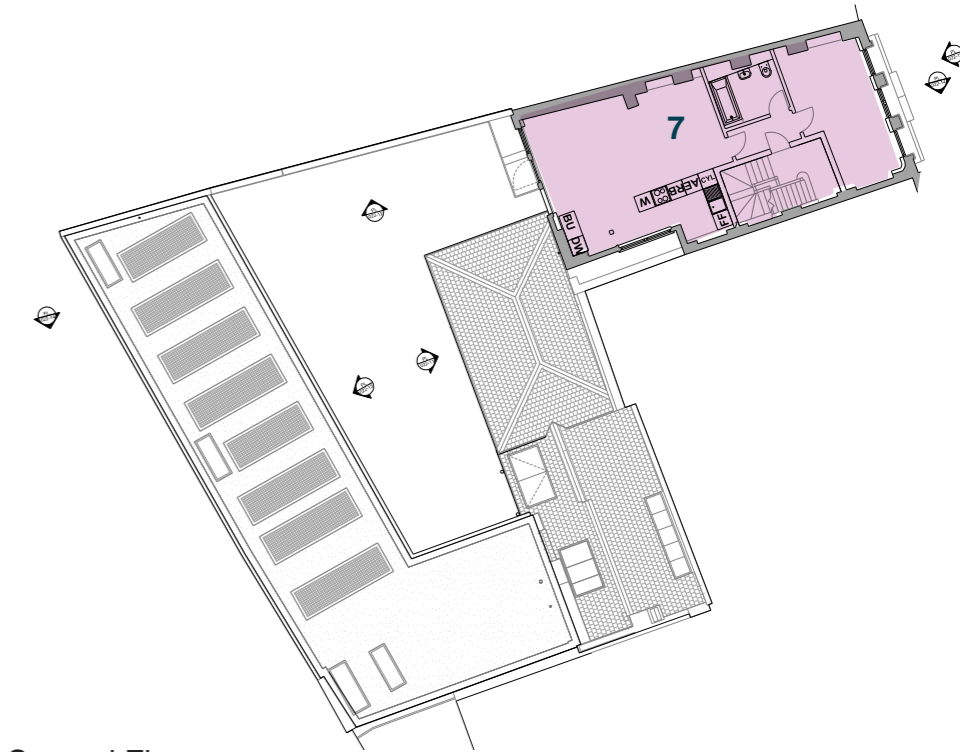
Area Total and Unit Numbers

Proposed - Residential Units for Area D - Affordable						
Area D - Affordable Housing Component						
Endell Street	Unit Type	1 bed	2 bed	3 bed	All units	GEA Sqm
	Studio	2	3	2	7	813.5

Illustrative Proposed Plans



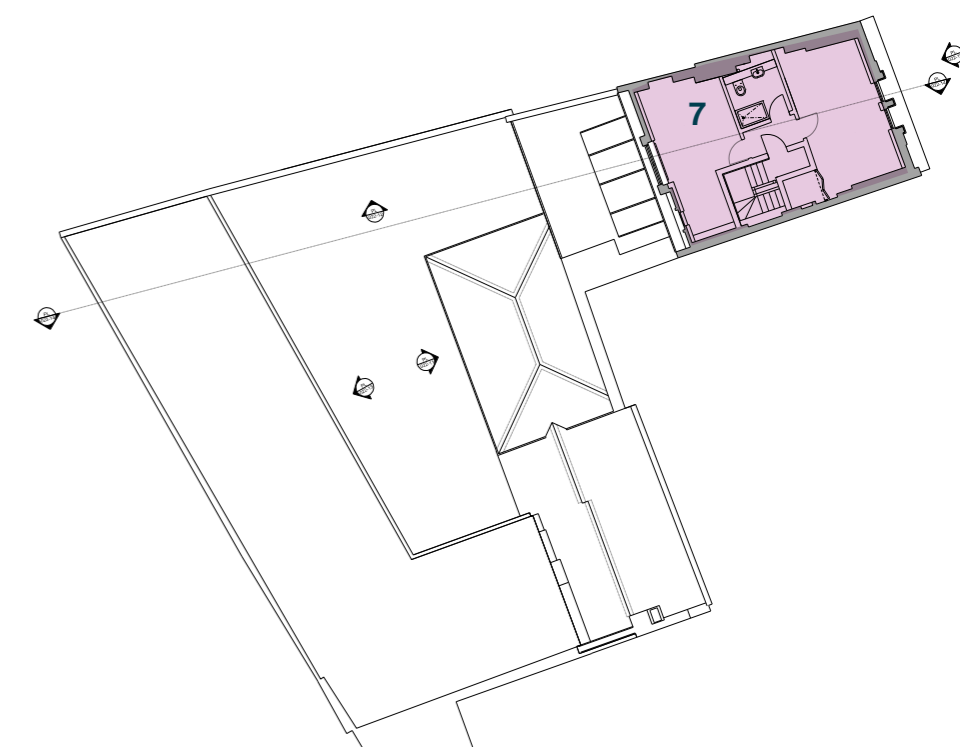
Ground Floor



Second Floor



First Floor



Third Floor

ARCHITECTURAL APPROACH

Existing Endell street elevation



PL.EX 012-01 Existing East Elevation Endell Street frontage 1:50

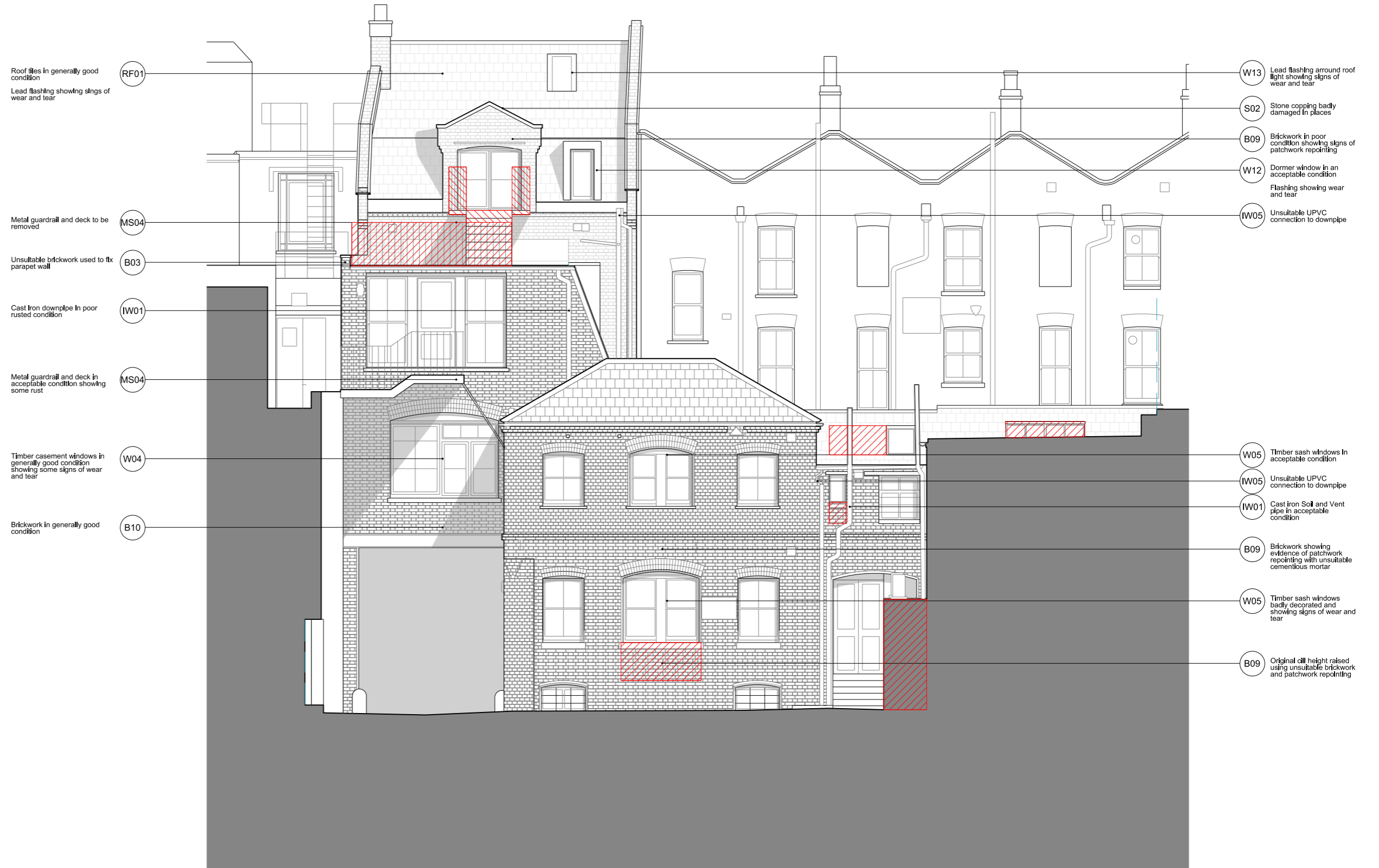
Proposed Endell street elevation



PL 012-01 Proposed East Elevation
Endell Street frontage 1:50

ARCHITECTURAL APPROACH

Existing courtyard elevation



Proposed courtyard elevation



ARCHITECTURAL APPROACH

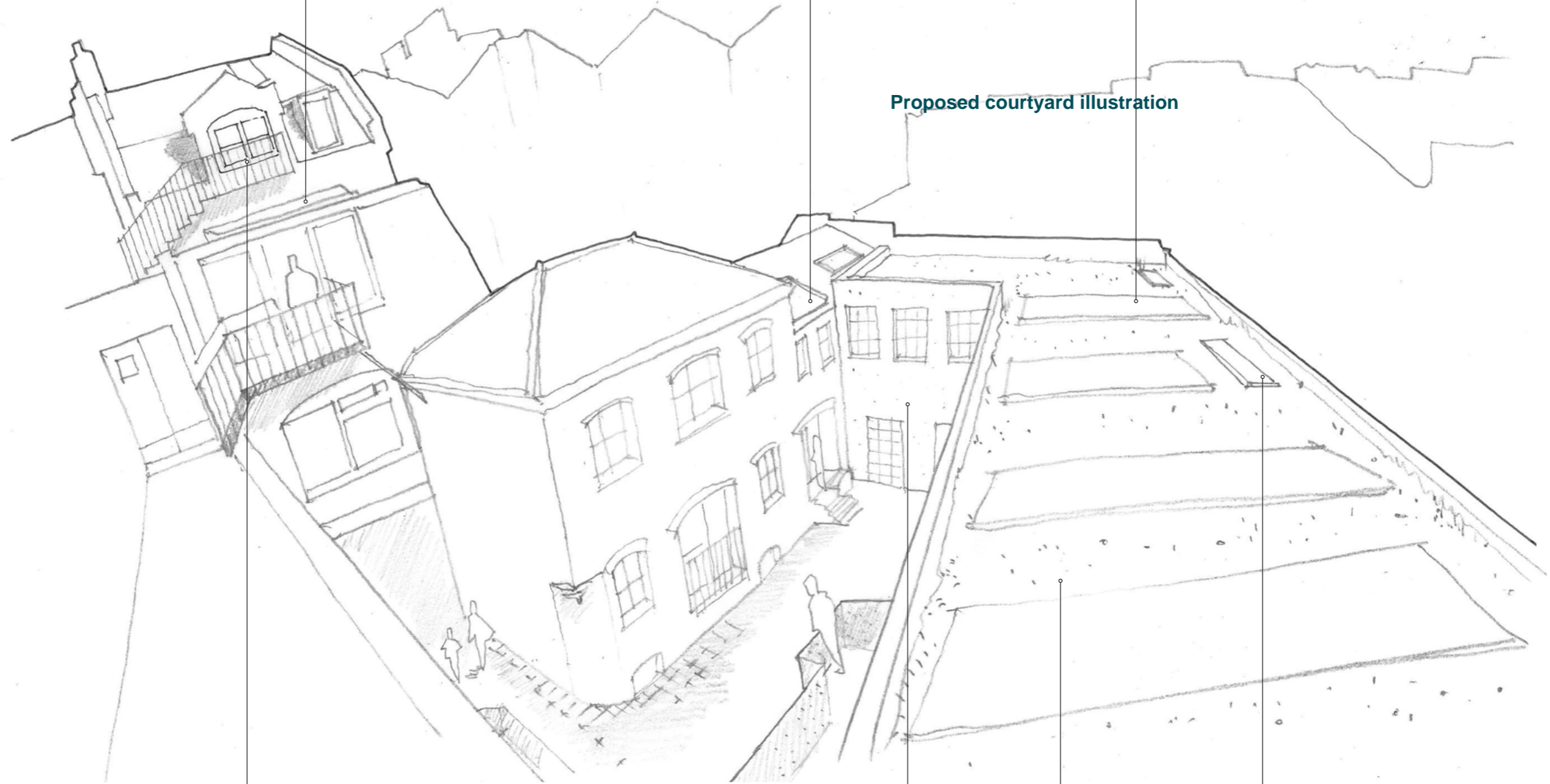
Proposed courtyard illustration

Replaced roof light

Enlarged roof light

New PVs

Proposed courtyard illustration



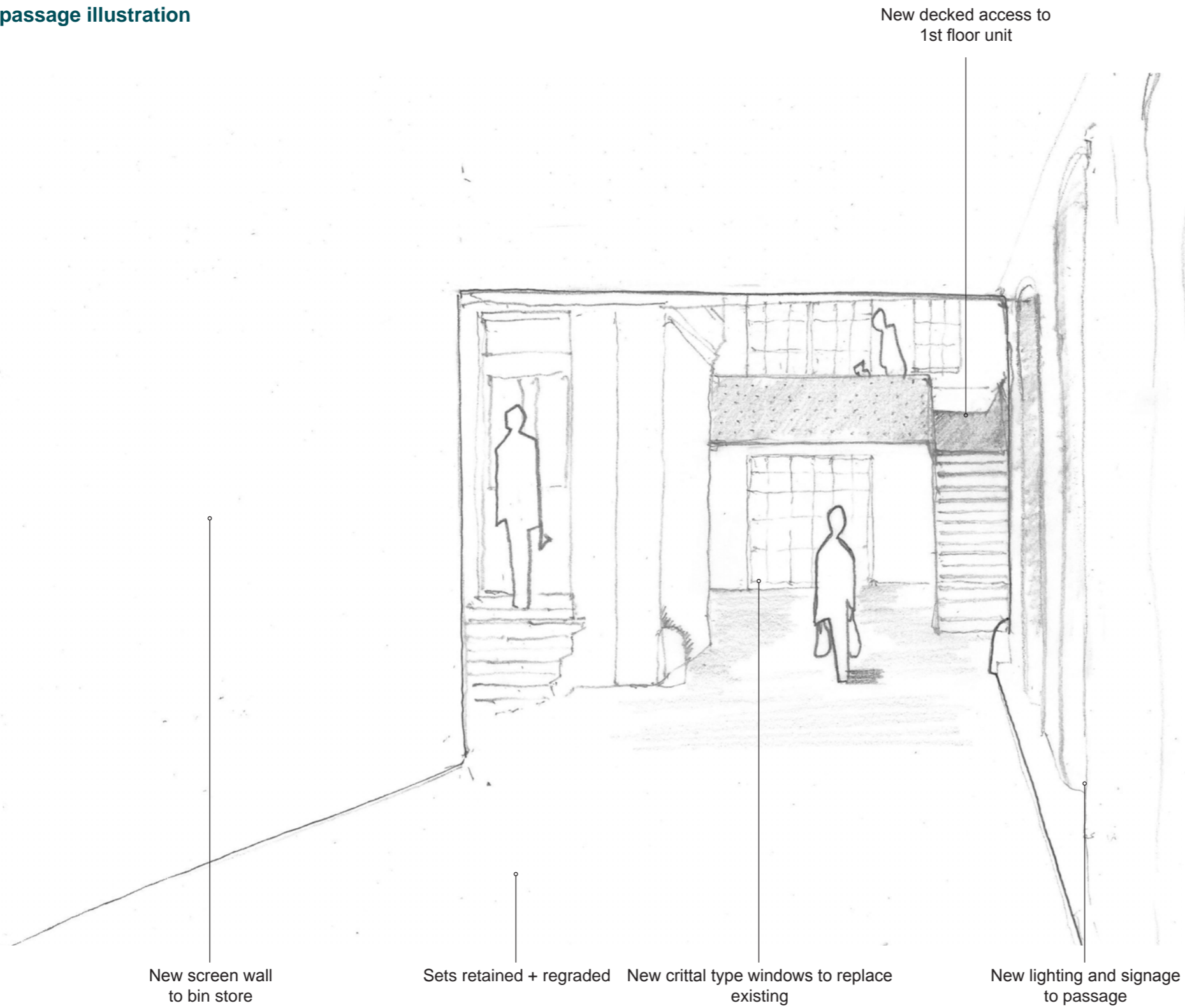
New fire escape

New insulating render

New brown roof

New skylight

Proposed entrance passage illustration



ARCHITECTURAL APPROACH

Soffit cleared of services and painted out

New full height gate to match earlier example

New signage

New lighting applied to inner edge of arches

New postboxes for residential units



Existing building condition: Front building

The victorian buildings to the front of the site are of significant value to the seven dials conservation area.

The existing condition illustrated on this page highlights the need for a considered plan to repair and refurbish the buildings.

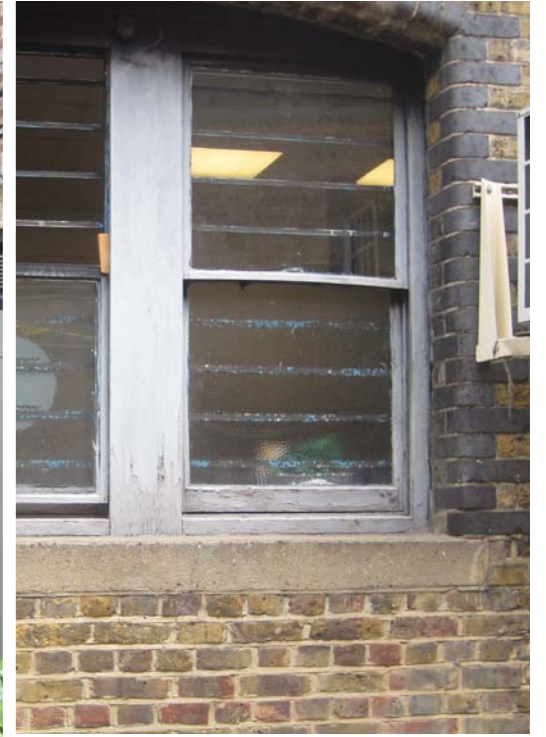
- 1 Patchwork re-pointing with unsuitable brickwork
- 2 Original door opening has been partially in-filled creating an awkward entrance
- 3 Wear and tear evident to windows, paint peeling
- 4 Roof slates are missing in places and have been replaced with unsuitable ones in others
- 5 The 3rd floor fire escape discharges onto the roof of the unit below
- 6 The entrance passage is dark and uninviting services are exposed and look messy



1



2



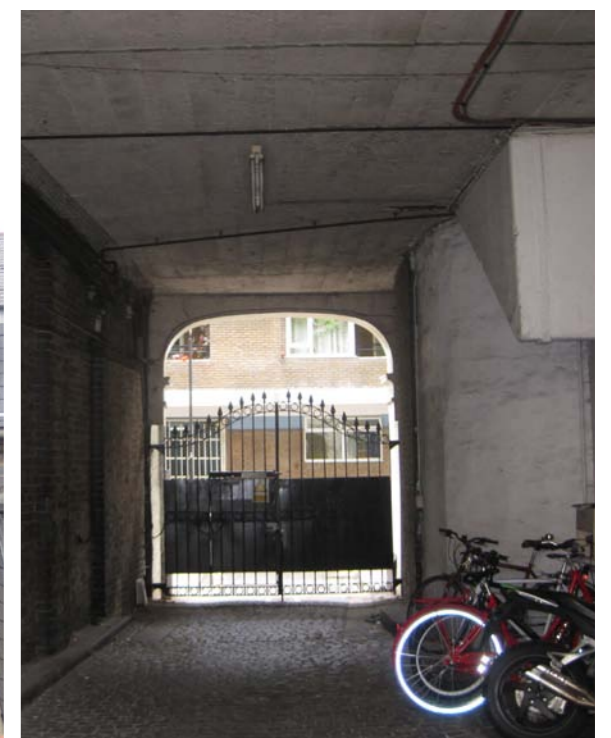
3



4



5



6

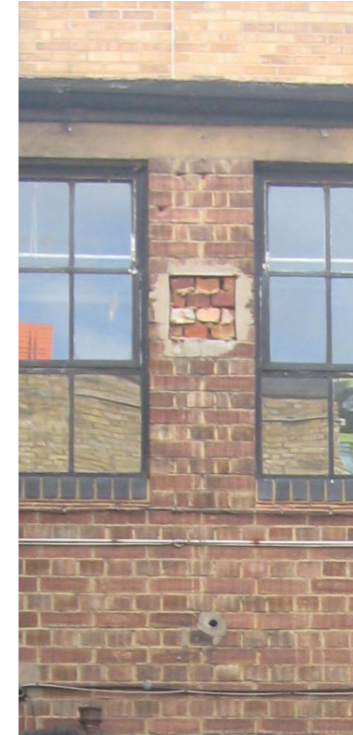
EXISTING CONDITION

Existing building condition: back warehouse building

The warehouse building to the back of the site is a later addition.

The images across the page highlight some of the issues affecting its condition.

- 1 Existing brickwork is of cheap construction with unsuitable infilling in certain areas.
- 2 Existing single glazed windows are unsuitable for residential use.
- 3 Existing timber framed doors are unsuitable for residential use.
- 4 Existing roof lining is in poor condition with patchwork repairs evident.
- 5 Existing first floor access stair is in poor condition and unsuitable for residential use.



1



2



3



4



5

Precedent for refurbishment

The images to the right illustrate some of the ambition for the Endell Street scheme

- 1+2 Bright comfortable internal courtyard that sit well in its urban context and maintains its heritage character.
- 3 A contemporary new access stair to the 1st floor of the warehouse block
- 4 Light, contemporary and open plan living spaces



ACCESS STATEMENT

Access statement

Description of development

Our proposal is for the redevelopment of existing an 19th century Victorian commercial building and 20th century warehouse building set around an internal courtyard into 7 residential units for use as affordable housing.

The existing buildings have clearly defined thresholds and therefore provide limited access. Our aim is that 10% of the homes will be accessible and fully compliant with lifetime homes.

Design standards followed

Approved document M
The Disability discriminations act 1995
London Housing Design Guide
Lifetime homes
BS 2009

Car parking

Car parking will be restricted to one disabled bay.

Public transport

The building is located is located central London and has excellent public transport links. The site is five minutes walk from both Tottenham court road and Convent Garden tube stations. Major bus routes pass on nearby Shaftsbury avenue.

Pedestrian access

The scheme will provide safe access to each of the individual unit entrances. Level access will be provided into unit 4 which makes up the 10% accessibility of the homes.

Disability discrimination act 1995 (DDA)

Access into unit 4 satisfies DDA requirements.

Routes to entrances

the external landscaping and entrances to the units will have reduces risk to people with impaired sight.

The entrances will be well lit.

Horizontal and Vertical circulation

Horizontal - Level access is provided where possible on the ground floor. All doors have been designed to satisfy AD part M. All corridors and circulation spaces have also been designed to satisfy part M

Vertical - All stair cases have been designed to the appropriate widths with suitable handrails and guardrails to satisfy AD part M. Due to the nature of the existing building it is not deemed appropriate to instal a passenger lift.

Toilet Facilities

The WC in unit 4 is designed to meet lifetime homes Criterion 10.

Fire services / means of escape

Fire tender access into the central courtyard is restricted due to the width of the existing passageway, however all units fall within the 45m range of the hose reel.

Means of escape is provided via external escape stairs at high level, where necessary rooms are provided with direct external access into the courtyard.

Building Control

Part A

- does not apply due to height of building above ground

Part B

- Linked smoke and heat detectors to all habitable rooms
- Escape from windows is acceptable where sill level above ground is less than 4.5m
- Fire tender can gain access to mews yard for fire-fighting – minimum clearance required is 3.7m – worst case clearance at Endell Street entrance undercroft is 3.775m (taken from survey drawings)
- Fire compartmentation between residential units to achieve 1hr with FD30s doors to flat entrances
- Endell Street frontage - height from external ground to FFL third floor is 11100mm – does this require an alternative means of escape?
- Endell St frontage building can be treated as a single family dwelling over three floors

Part C

- Is not currently anticipated as applicable

Part D

- Is not currently anticipated as applicable

Part E

- Separation between units to be achieved for both floors and walls - please confirm required dB levels for each condition
- Please clarify issues regarding 'flanking sounds'.

Part F

- Units will be naturally ventilated typically, with mechanical ventilation to kitchens and bathrooms

Part G

- To be covered under the eco homes assessment

Part H

- Communal waste storage area to be provided within mews yard

Part K

- All hand rails and guarding designed to be a minimum of 900mm form flights and 1100mm
- Risers designed between 145mm-220mm, goings between 245mm-260mm. avoiding individual steps.

Part L

- Consequential improvements are not required as this does not apply to dwelling houses,

however, as the works involve a change of use upgrading of existing fabric would require thermal upgrading as set out in Part L1B table 3 improved standards

Part M

- The existing buildings do not have level thresholds and therefore the proposals cannot typically achieve Part M Compliance, however new level thresholds will be provided to units within the mews yard where possible with provision for platform lift soft-spots within duplexes