

Our ref: 765-3-01-003 rev-b design and access statement

9th August 2012



38 Store Street London WC1E 7BS – Part Ground & First – Third Floors

DESIGN & ACCESS STATEMENT

PREPARED BY: Garnett + Partners
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ON BEHALF OF: The Bedford Estates
29A Montague Street
London WC1B 5BL

Application Ref TBC
STATUS For Planning
REVISION B

PREAMBLE:

This Design & Access Statement shall be read in conjunction with the following drawings prepared by Garnett + Partners LLP:

- 765 (01)-140 Rev B - Basement and Ground Floor GA, As existing with demolitions
- 765 (01)-141 Rev A – First and Second Floor GA, As existing with demolitions
- 765 (01)-142 Rev A – Third Floor and Roof Plan GA, As existing with demolitions
- 765 (01)-240 Rev A - Front and Rear elevations, As existing with demolitions
- 765 (01)-640 Rev B - Basement and Ground Floor GA, As proposed
- 765 (01)-641 Rev A – First and Second Floor GA, As proposed
- 765 (01)-642 Rev A – Third Floor and Roof Plan GA, As proposed
- 765 (01)-740 Rev A – Front and Rear Elevation, As proposed

DESCRIPTION OF PROPOSED WORKS:

The application is for proposed alterations to the rear and internal renovation works on part of ground and the first to third floors of 38 Store Street to create refurbished accommodation in line with modern living standards. The proposal forms one studio flat and one 2 bedroom duplex flat across the second and third floor.

The works will involve the following:

1. Rationalisation of the internal layout and the demolition of existing chimney breasts.
2. Extension to the rear from the half landing between the second and third floors.
3. 2 no. new roof lights.
4. New and replacement painted timber sash windows to match existing.
5. Adjustment of existing openings on the rear elevation

LAND USE:

The property is currently vacant. The proposed use is residential (C3) accommodation and no change in use proposed.

FLOOR AREA:

The existing combined gross internal floor area (including the shared communal circulation area) is 142 sqm. The proposed floor area will be 146 sqm. The proposal therefore involves a small increase in floor area of 4 sqm. as a result of the rear extension to accommodate a new bathroom.

DESIGN:

Existing Condition

38 Store Street is a terraced property comprising residential accommodation at part ground & first to third floor level. The existing internal layouts are unremarkable with little in the way of original features such as fireplaces and ceiling cornicing.

Entrance and Access Statement

Proposed access to the residential units will be directly off Store Street, using the existing entrance adjacent to the shop front. The entrance is stepped and does not currently accommodate disabled users. Due to the restricted internal space of the existing building, the installation of a lift to improve accessibility is not viable. The existing stairwell will be well lit and have new secure handrails to improve accessibility for the ambulant disabled. Full compliance with Part M of the Building Regulations is not possible, since to do so would compromise the architectural quality of the area.

Design

The proposed scheme aims to enhance the historical character of the building, unifying the architectural style and bringing the building up to date to match the adjoining properties and character of the street. The proposed scheme aims to retain and restore the period features of the property and replace non original elements. The new extension is of a modest size and scale to the existing building.

Rear Elevation Changes to the original building

The changes to the rear elevation are all aimed at recreating as far as possible the original appearance and integrity of the building.

- i) Adjustment of existing openings and removal of non-original windows on all floors and replacement with new sash windows to '6-over-6' Georgian style windows
- ii) Demolition of a section of rear wall to accommodate the new extension.
- iii) The modest amendments will complement the original building by using similar traditional materials such as reclaimed London stock brickwork, lead roofing, stone coping and cast-iron rainwater pipes.

Roof Changes

The roof will undergo maintenance using materials to match the existing. Two new roof lights are proposed to improve the existing daylight conditions.

Internal Changes

The communal stair will remain as existing. The internal layout will be rationalised with the removal of some partition walls to provide an improved layout.

Materials

Traditional materials such as brick, lead, timber, iron and stone are to be used throughout the renovation. Where possible, materials have been specified to match existing. These are easy to maintain and have a long life span.

Sustainability

Measures to Minimise Energy Consumption:

It should be noted that the buildings are existing townhouses and therefore the measures available to minimise energy consumption are limited. However, the following measures will be incorporated into the detailed design:

Provision of insulation in the roof space:

It is proposed, as part of the refurbishment works, to completely strip and replace the roof coverings, and as part of this roof insulation (to comply with Part L of the Building Regulations) will be installed within the roof space construction.

Maximisation of the efficiency of the central heating/hot water systems:

All measures available to ensure that the central heating and hot water systems are as efficient as possible will be incorporated into the proposals as follows:
 All new gas fired boilers will achieve a SEDBUK A rating.
 All radiators will be fitted with thermostatic radiator controls.
 All flow and return central heating and hot water pipe work will be lagged.
 The central heating systems will have time scheduled controls.
 The central heating system will be fitted with a central thermostatic control.

Installation of double glazed fenestration where appropriate:

Whilst it is impractical, given the constraints of the building, to install double glazing generally, there are some windows, notably to the rear of the building, into which double glazed units can be installed.

The following measures will be implemented to minimise water consumption:

Dual flushing WC's :

Dual flushing cisterns will be fitted to all WC's.

Provision of Showers above all baths:

Showers will be provided to all bathrooms to encourage the use of showers instead of baths, with the consequent reduction in water consumption.

SUMMARY

The proposal aims to improve the architectural character and condition of the building in order to create high quality residential accommodation. The new extension works to the rear façade will be in keeping with the original features and rationalisation of the original building elements including external pipework, new sash windows and external doors with much needed repair work improving the visual appearance of the building. The external works will restore the building so that it is in keeping with the adjoining properties in the Street.