

IDEA[®] LYC

Design + Access Statement

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87 Clerkenwell Road, EC1R 5BX



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00. PRACTICE PROFILE

Studio Idealyc provides a fully integrated design service, including architectural design, project management and full building related services, both authoring and implementing every aspect of the project. A collaborative approach is a key aspect of the practice portfolio. We involve other artists, designers and professionals throughout the whole process creating homes and workplaces for our clients.

The practice strives to create playful and poetic architecture whilst strictly adhering to Building Regulations. Work has included conservation and new build as well as change of use applications for public buildings such as St Giles International School.

We have also worked extensively in community and green architecture. We are committed to providing buildings that meet government guidelines for sustainable buildings, for instance, reducing carbon footprints and grey water strategy. The practice is also concerned with social cohesion and in our work we endeavour to design architecture that addresses community issues and cross social areas.

Studio Idealyc's first commission and public project, The Hut at Spa Fields in Clerkenwell was Highly Commended as the Best Community based Planning Initiative at the London Planning Awards 2007. This building reflects part of the ethos of the studio by the use of poetic qualities of copper as a main and unique cladding material. Recently this project was selected as a reference model at the 2009 European Competition.

Studio Idealyc has also built up extensive experience of extensions to existing properties as well as internal renovations. We currently hold a 100% successful rate of planning approval.



Various studies for residential houses in London.

1.0 INTRODUCTION

We at Studio Idealyc have been appointed to undertake the submission of a project at 87 Clerkenwell Road, London EC1R 5BX. This is a planning application on behalf of Mr Bryan White for the addition of a lift spanning across the basement and ground floors. The property is situated within Clerkenwell Green Conservation area in the London Borough of Islington.

The application in question is for a lift with the area of 0.001 sq meters and a height of 4.78m. The lift is to be made predominantly out of steel and glass. The property in question is currently a commercial flower shop, with limited scale and the aim of the proposal is related to the current need of our client to gain access to the basement level to access shop supplies.

The proposal aims to provide a mediation between the basement and ground floors; at the moment this is non-existent, and requires our client to walk all the way around the neighbouring buildings to gain access to the property from the rear. This walk is only partially covered from the elements and as you enter the courtyard to the rear of the property there becomes an issue with poor lighting, proving detrimental to the act of carrying heavy goods between the two floors. Our clients desires to remain part of the community in which they reside but feels that the current situation, regarding access to their basement, is proving to be detrimental to their business.

The lift has been carefully considered and designed, especially given the context of the property within such an old and prestigiously built up area as Clerkenwell Road, and its situation within the Clerkenwell Green Conservation Area. The design is not visible from the street level of Clerkenwell Road as is demonstrated in the following pages and the aspect visible from within the interior remains submissive to the style, materiality and dialogue of the Grade II listed house.



Fig.01 View along Clerkenwell Road looking southwest, taken in April 2012. Clerkenwell Road is made up of predominantly Victorian and period properties.

2.0 LOCATION –CLERKENWELL ROAD

87 Clerkenwell Road (application site) is a flat located in the London borough of Islington. It is situated on the corner of a Victorian block of buildings, within a five story Victorian house on a street with a mix of C3, A1 and A3 properties. There is an eclectic mix of front facades along Clerkenwell Road and Leather Lane alike. These modified and adapted facades feature heavily on the ground floors, where commercial influence has affected appearance and remain, for the most part, untouched the further up the facade you go. The application site is located towards the West end of Clerkenwell Road, which changes into Theobald's Road at the next major junction. The Victorian suburb is well built, dense in its urban fabric and as such outdoor green space is small and scattered. The application site is within close proximity to Gray's Inn Gardens to the West and St. George's gardens and Coram's Fields to the North West. Further afield you have Regent's Park to the northwest and Hyde Park and Kensington Gardens to the West and St James's Park to the southwest. While being located slightly further away there remains good transport links to all of the larger open spaces hence the property is situated in an ideal location for access to an abundance of amenities. The site is located within the London Borough of Islington Conservation Area (Clerkenwell Green).

3.0 TRANSPORT

The closest station to 87 Clerkenwell Road is Farringdon Station, located 400m away to the southeast. The second nearest is Chancery Lane Underground lying 415m to the southwest. The application site also sits equidistant between Barbican Underground to the east and Holborn Underground to the west. All these public transport links mean access to and from the site is easily accessible. There are numerous bus routes linking a multitude of surrounding areas and Boroughs, found passing close to and through Clerkenwell Road. Within the immediate site on Clerkenwell Road there are proficient bus services as outline below.

243 - Waterloo - Wood Green
 55 -Leyton - Oxford Circus
 63 –Honor Oak – King's Cross



◀ Fig.02 87 Clerkenwell Road located on a map of the local area. 87 Clerkenwell Road is a commercial property, located on the ground and basement floors of a 5 story mixed use building, with residential properties found sitting above.

4.0 ACCESS

Access to the property is obtained from a door found on the corner of the block of buildings where Clerkenwell Road and Leather Lane meet. Several trees found in front of number 87's façade shade the entrance. The basement level of the shop, where our client stocks his supplies, is accessed from around the back of the property off Hatton wall. This access, to the basement, is surrounded by neighbouring properties and shrubbery, providing a dense urban fabric.

5.0 EXISTING SITE

Clerkenwell has an extensive history, which has made its mark on the built form that makes up its rich and diverse urban fabric. The immediate area has been influenced heavily by surrounding districts, such as Shoreditch, Smithfields, Moorfields and Holborn. Being such a historic area of interest there are ten Conservation Area designations covering around 50% of the land within the borough, and included in these is the property at 87 Clerkenwell Road. In addition to this there are a number of listed buildings, similarly to the application site.

The application site sits 642m away from the densest part of the borough, around Agdon Lane. Here there is accounted for large public housing estates and a dense urban fabric, and any alterations to buildings should and will be carefully thought through in regards to the impact they have on their neighbours.

The urban geography as a whole for the Clerkenwell area is varied, with a level of complexity about it. The textural variety, the close urban mesh and intricate layout and street pattern make the area all the more special but also starves it of open space. For this you have to travel further afield to one of the royal parks. The buildings around the application site house a diverse range of materials and architectural detail, originally a medieval village, and so Clerkenwell has had a long and detailed past to bring it to the present day.

The property in question is a five-story period dwelling standing similar to many other properties on Clerkenwell Road. 87 Clerkenwell Road is consistent in its material application with all other houses in the area, being made of predominantly red brick, slate/tile and glass with wooden and steel window frames.



Fig.03 The above image depicts part of the journey our client has to take on a regular basis to gain access to the basement. The current situation regarding access leaves our client struggling to move heavy goods from the basement where it is kept to the shop floor and vice versa. At present the access to the basement requires our client to walk all the way around the premises, exiting through the front of the shop and entering the basement around the back, only part of the journey being covered from the elements. The process of transporting goods from the basement is also hindered from a set of steep steps found leading to the basement door to the back of the property, which when moving heavy goods could prove a health risk to our client and any of their employees.

6.0 PROPOSED DESIGN

The proposed design has been put forward with the greatest respect for the neighbours and the immediate context for which it is sited.

Respecting the character of the current build the decision was made to use any additional materials within the proposal mirrored on materials existing within the property. The proposed lift will not be visible from outside the premises so as not to scar the appearance of the Grade II Listed Building. The proposal will consist of the following spaces as outlined below, and shown in Fig.04

Shop Floor (Ground Floor)	-	33.98m ²
Large Stock Room (Basement)	-	40.84m ²
Small Stock Room (Basement)	-	7.15m ²

7.0 CONCLUSION

It is clear from the evidence presented previously that the proposed alterations to 87 Clerkenwell Road, being viewed from the front of the property, would have no visible impact, maintaining the appearance of the front elevation. Moreover, the proposal seeks to match the existing materials used in the construction of the lift to further remain subjective to the neighbouring properties and the interior décor of that of the existing, not affecting the character of the internal environment.

The lift, by virtue of its width, height, design, the fact that it would not give off an excessive amount of noise pollution or be made out of alien materials unfitting for this site, renders it an unimposing addition, thus not impeding on the character of the site and instead remaining subordinate to the existing dwelling, respecting the original design.

The proposal aims to provide a mediation between the basement and ground floors; at the moment this is non-existent, and requires our client to walk all the way around the neighbouring buildings to gain access to the property from the rear. This is highly inconvenient, meaning the shop has to be shut or watched over when there is need to bring supplies to the shops ground floor. The addition of a lift would also widen our client's scope to employ disabled employees in need of disabled access to the basement.

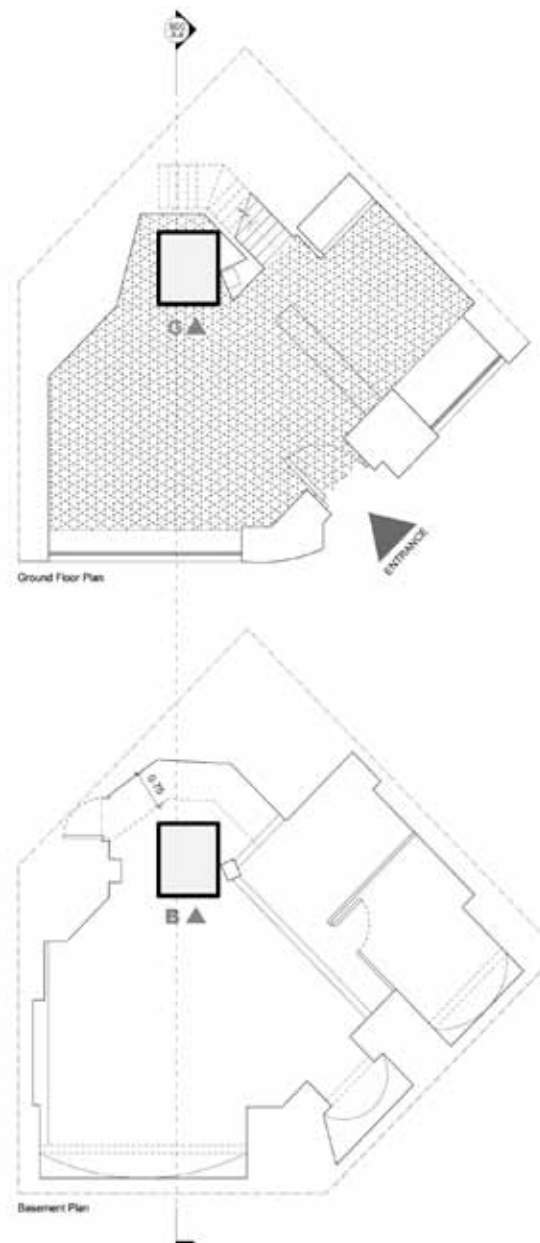


Fig.04 Plans outlining the proposed use of space. There are just two main spaces within the commercial property, the shop floor and the basement storeroom. Access between the two currently requires our client to walk around his premises to the entrance around the back. Because of this we propose to fit a lift spanning between the basement and ground floors, which our client could use to carry heavy goods and stock between the two levels. The design of the lift is respectful to its surroundings, being made to the most part out of glass, reflecting the large shop windows situated opposite and remaining unobtrusive as a result. The placement of the lift remains so to as not be over visible from outside the shop unit, only becoming apparent when looking through the window on Leather Lane. The lift also complies with all regulations regarding fire safety. Our clients desires to remain part of the community in which they reside but feels that the current situation, regarding access to their basement, is proving to be detrimental to their business.

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