

# OLD GLOUCESTER STREET, LONDON

DESIGN AND ACCESS STATEMENT IN SUPPORT OF:

## PLANNING APPLICATION FOR A SINGLE STOREY EXTENSION

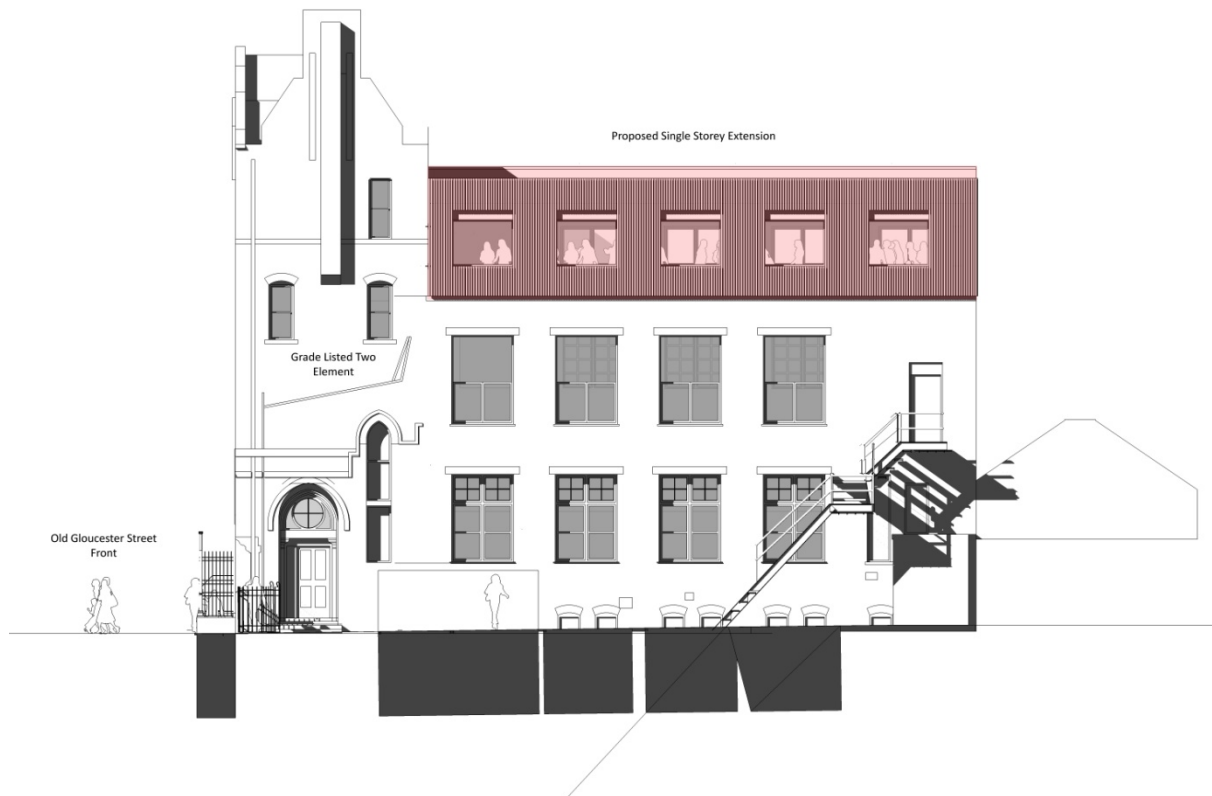
December 2011



## USE

The Grade two listed former St. George the Martyr Parochial Boys School was completed in 1877. The four storey building has a stock brick with yellow brick and some stone dressings exterior and a slate roof. It is an example of an early gothic style comparable with No.24. It's current use is Sui generis. There is no change of use proposed.

Section showing proposed single storey extension;

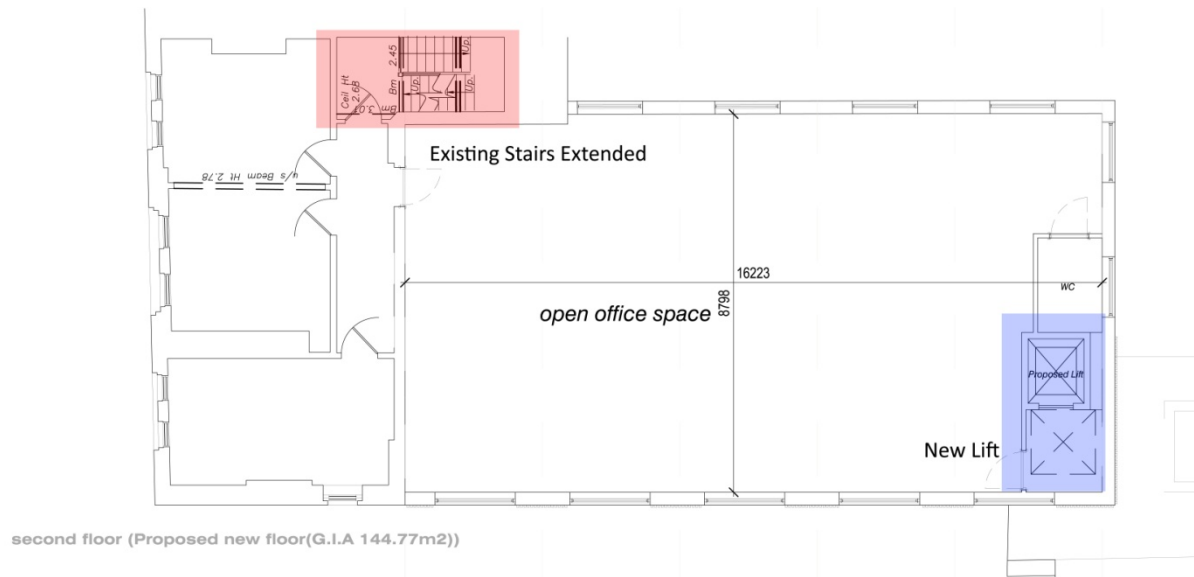


## AMOUNT

This application proposes to add a single floor of additional floor space totalling approx 145m<sup>2</sup> On top of the existing rear flat roofed extension as illustrated above.

## LAYOUT

The proposed single storey extension will become the second floor of the existing building at the rear, and it is proposed that the existing vertical circulation will be extended to serve these spaces. Our proposals introduce a lift internally to provide disabled access to all floors from street level.



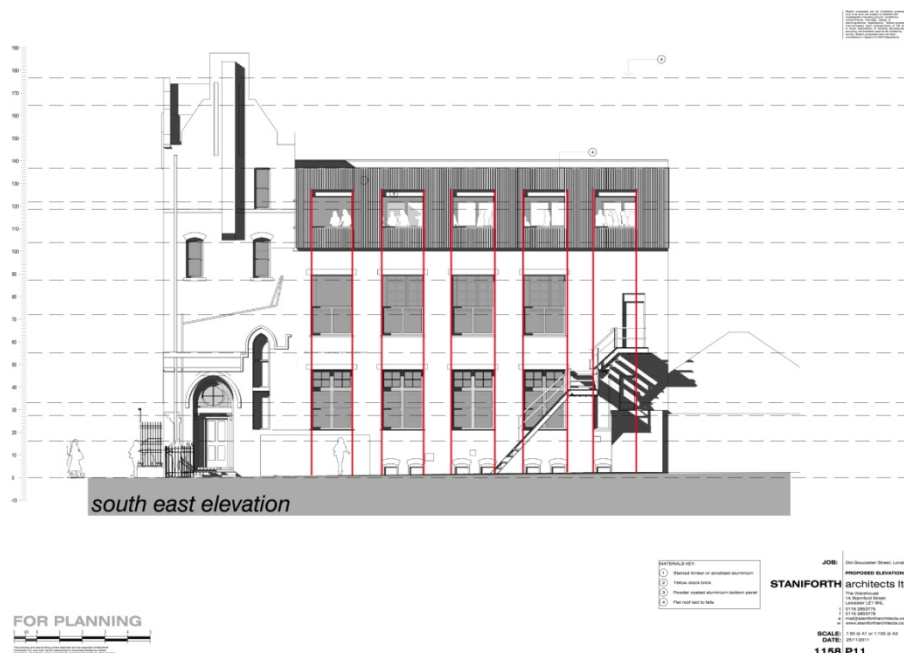
Layout above illustrating existing and proposed circulation positions.

## SCALE

The existing building comprises of a 4 storey block plus basement fronting Old Gloucester Street and a two storey rear extension plus basement. Our proposals aim to achieve a single storey extension to the rear building to provide one floor of additional space for the existing Sui generis use.

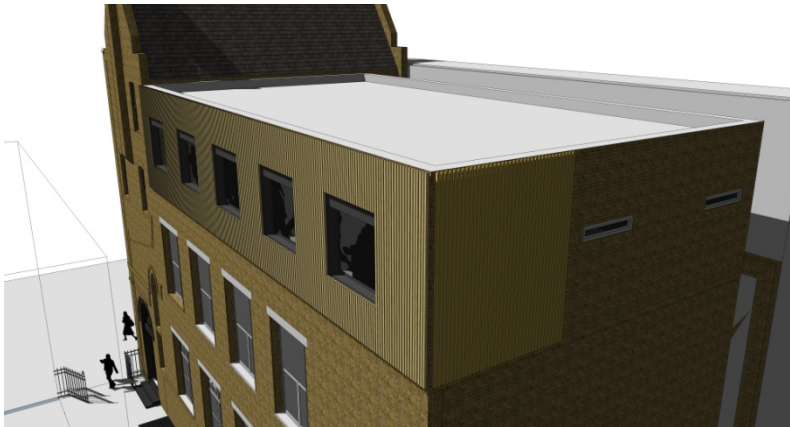
## APPEARANCE & LANDSCAPING

Rather than try and match the existing aged brick and stone finish our aim from the outset was to design a contemporary extension that would complement the existing building with crisp modern materials and proportions that sit comfortably with the varying window heights and fenestration of the existing building.





The proposed elevations on the North-West and South-East have been designed to align through with the existing fenestration. The new proposed openings have been derived from the existing proportions of the windows below.



Proposed View of the proposed single storey extension.

## ACCESS / HIGHWAYS

The access to the new lift would be along the alley would utilise the existing rear door but are looking to raise the profile of this side of the building and the rear entrance by adding a canopy leading up to the rear door (see illustration below):



Existing rear access door shown highlighted in red.

The existing entrance doors off Old Gloucester Street are remaining in use as existing but we are proposing an external stair to the basement in the existing lightwell void. This will be access by a gated access in the existing front railings and can be seen in our illustration below:



Proposed new gated access to new basement staircase.





## POLICIES