

18 Hanway Street

Design and Access Statement

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1.0 Introduction

- 1.1 This Design and Access Statement has been prepared in accordance with the instructions of the Soho Housing Association (SHA) who are the freehold owners of 18 Hanway Street, London.
- 1.2 The Soho Housing Association proposes to change the use of the first, second and third floors from offices (B1) to residential (C3) including the erection of a part additional floor. The scheme will provide six new residential units (5No. 1 bedroom flats and 1No. 3 bedroom flat). The lower ground and ground floors would be refurbished and remain in office use.
- 1.3 In conformity with the provisions of Circular 01/2006 and Section 327A of the 1990 Act, this statement sets out both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. This statement has followed the guidance contained within the CABE guidance booklet 'Design and Access Statement - How to write, read and use them'.
- 1.4 The proposed scheme has evolved having regard to pre-application discussions with local residents. Full details of the extensive pre-application consultation is provided in the Planning Statement and Statement of Community Involvement which accompanies the application.
- 1.5 This statement:
- Assesses the site and surrounding area;
 - describes the development proposals;
 - describes the design and visual impact of the proposals; and
 - addresses the accessibility of the proposals.

2.0 Site and Surrounding Area

- 2.1 The site is located on the northern side of Hanway Street which is a short, narrow street which runs parallel to Oxford Street on the northern side. It is located within the Hanway Street Conservation Area.
- 2.2 The site comprises a four storey plus basement vacant office building which is accessible from both Hanway Street and Hanway Place. The footprint of the building occupies the entire site area. The building is currently vacant but was most recently used as the head office for Soho Housing Association.
- 2.3 The roof of the building forms a large, flat area with railings to the front and rear, with a brick faced pitched roof structure projecting above the parapet wall. This element of the building houses a staircase which runs from basement level to the roof.
- 2.4 To the rear of the property at third floor level is a second, smaller flat roof which serves as a terrace which is accessed from the third floor.
- 2.5 The two flat roofs are in a state of disrepair. Furthermore, there are several air conditioning units and other mechanical plant equipment at this level which appear unsightly in the context of the building and the Conservation Area.
- 2.6 The building has an attractive shopfront which is included as a 'Shopfront of Merit' in the Hanway Street Conservation Area Character Appraisal and Management Strategy.
- 2.7 The surrounding area is mixed in nature with a range of commercial, residential and retail uses which is common in this central London location.
- 2.8 Hanway Street comprises predominantly commercial uses on it's northern side, with restaurant/retail use on the ground floor with offices above. The south side comprises the rear of the large retail units which front Oxford Street.
- 2.9 To the rear of the site is Hanway Place which comprises buildings that are generally four storeys in height. The majority of the northern side of the

street is in residential use which consists of flats occupying Georgian style buildings.

3.0 Proposed Development

- 3.1 The scheme comprises the change of use of the first, second and third floors from offices (B1) to residential (class C3) and the erection of a part additional floor.
- 3.2 The scheme would result in the provision of six new residential units (5No 1 bedroom flats and 1No 3 bedroom flat). The one bedroom flats would be located on the first and second floors and would all be for affordable housing at discounted rent. The 3 bedroom flat would be located at third and new fourth floor level. This would be a market unit that would fund the development.
- 3.3 The part additional floor at fourth floor level would be in the form of a mansard roof at the front which would recess from the front parapet.
- 3.4 The basement and ground floor would remain in office use but the space would be refurbished in order to improve its marketability.
- 3.5 There are no proposed external alterations to the Hanway Street elevation at ground floor level.
- 3.6 A number of related alterations and conservation improvements to the existing building are proposed:
- On the rear elevation a new black, painted, aluminium, framed, louvered door with acoustic mesh is proposed within the existing structural opening to provide ventilation and access to the proposed new plant room.
 - On the rear elevation a new black painted timber panelled entrance door is proposed to enable access for the new residential units.
 - The existing plant equipment would be removed from the flat roofs.
 - On the third floor roof terrace a new black, painted, mild steel handrail and balustrade will replace the existing tubular railings.
 - The existing chimney stacks will be raised by approx 1m and will be constructed from reclaimed stock bricks to match existing.
 - New copings will be installed from reconstituted stone.

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- 3.7 The following section will assess the design and access issues relating to the development proposals and will demonstrate that the proposed development works fully comply with relevant national, regional and local planning policy.

4.0 Design

- 4.1 Having regard to the CABI guidance and relevant planning policies this section examines the inclusive design principles and concepts that have been applied to particular aspects of the proposal. The proposals will be assessed in the context of national, regional and local planning policies to demonstrate that the proposed change of use and associated works is acceptable development in this location.
- 4.2 Regard has been had to relevant planning policy guidance including PPS1 (Sustainable Development) and PPS5 (Planning for the Historic Environment) at national level, the London Plan (2011) at regional level and the London Borough of Camden LDF at the local level.
- 4.3 The relevant Camden Planning Guidance including CPG1: Design, CPG2: Housing and CPG3: Amenity have been taken into consideration. Furthermore, the Hanway Street Conservation Area Appraisal and Management Strategy (2011) has been used to inform the design of the scheme.
- 4.4 The Development Plan encourages a high standard of design for all development. Core Strategy Policy CS14 requires development of the highest standard of design that respects local context and character.
- 4.5 Policy DP24 of the Camden Development Management Policies requires all developments, including alterations and extensions to existing buildings, to be of the highest standard of design. The policy requires new development to take into consideration the character, setting, context and the form and scale of neighbouring buildings, the character and proportions of the existing building and the quality of materials to be used. Furthermore appropriate hard and soft landscaping should be included.
- 4.6 Policy DP25 provides design guidance intended to maintain the character of Camden's Conservation Areas. The policy ensures that all development is of a high quality and preserves and enhances the character and appearance of the Conservation Area within which it is located.

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- 4.7 Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.
- 4.8 The design philosophy for the scheme has been to develop:
- A mixed residential and commercial property which makes more efficient use of previously developed land.
 - A sensitive conversion of the existing building to reintroduce a live use to a vacant site.
 - To ensure the design maintains the character and appearance of the host building and the surrounding conservation area.
 - To provide a good living environment for future residents without neglecting the amenity of neighbouring residents by way of privacy and overlooking.
 - To provide access to the residential and commercial floor space without conflicting with the existing uses in the surrounding area.

Use

- 4.9 This application concerns the change of use of the first, second and third floors of the existing office (B1) to residential (C3). The change of use will provide 6 residential units in total. The ground and lower ground floors will remain in office (B1) use.
- 4.10 In accordance with government guidance in PPS 1 - *Delivering Sustainable Development* the change of use seeks to reintroduce a live use to the site and to make more efficient use of the building through a sensitive conversion scheme.
- 4.11 The introduction of a live use to the vacant building will enhance the character and appearance of the host building and the conservation area and the retention of the office floor space at lower ground and ground floor level will maintain the mixed use character of the area.

Amount

- 4.12 The footprint of the existing building will remain unaltered as a result of the change of use and associated external works to the building. The basement and lower ground floor will remain in office use, the resultant office floorspace would measure 177m².
- 4.13 The scheme would result in the provision of six new residential units comprising of 5No. 1 bedroom flats and 1No. 3 bedroom flat. The amount of floorspace afforded to each flat and the total residential floorspace is set out in the table below:

RESIDENTIAL		
FIRST FLOOR (Affordable)	Flat 1 (Maisonette) @	37.5 sqm
SECOND FLOOR (Affordable)	Flat 2 @	35.5 sqm
	Flat 3 @	38.5 sqm
	Flat 4 @	37.5 sqm
	Flat 5 @	39.5 sqm
THIRD & FOURTH FLRS (Market Let)	Flat 6 (2nd Flr Access) @	150 sqm
GROSS INTERNAL AREA (GIA)_AFFORDABLE		188.5 sqm
GROSS INTERNAL AREA (GIA)_MARKET LET		150 sqm

- 4.14 The proposals comply with the Council's space standards for new dwellings which are set out in CPG2: Housing. For one person flats the internal floor area should be a minimum of 32sqm and for three bedroom flats the standards require a minimum of 93sqm if treated as a flat for 6 people.

Scale and Layout

- 4.15 The overall scale of the building will be marginally increased by the addition of the partial extension to the fourth floor. In accordance with Core Strategy Policy CS14 and Development Management Policy DP24 the proposed extension relates to the host building and is in keeping with the scale, mass and orientation of the surrounding buildings.
- 4.16 The layout of the lower ground and ground floor offices will be altered to make more efficient use of the floor space with the aim of improving it's

marketability to attract prospective occupiers. This mainly focuses on increasing the openness to create more flexible office accommodation.

- 4.17 The internal layout of the first and second floors will be sub divided to accommodate 5No. 1 bedroom flats. The proposed internal layout is dictated by the size of the existing building and the need to create an acceptable living environment for future occupiers without compromising the amenity of existing neighbours in order to comply with Development Management Policy DP26.
- 4.18 The third and part extended fourth floor has been inverted to accommodate the rear mansard roof. This element of the proposed layout has been designed to ensure the amenity of the neighbouring residents is maintained. The mansard roof has no fenestration on the Hanway Place elevation (North Elevation), therefore, the threat of overlooking and loss of privacy is eradicated.
- 4.19 The layout provides a discrete internal plant area at ground floor level and a dedicated, internal waste storage area at lower ground floor level.

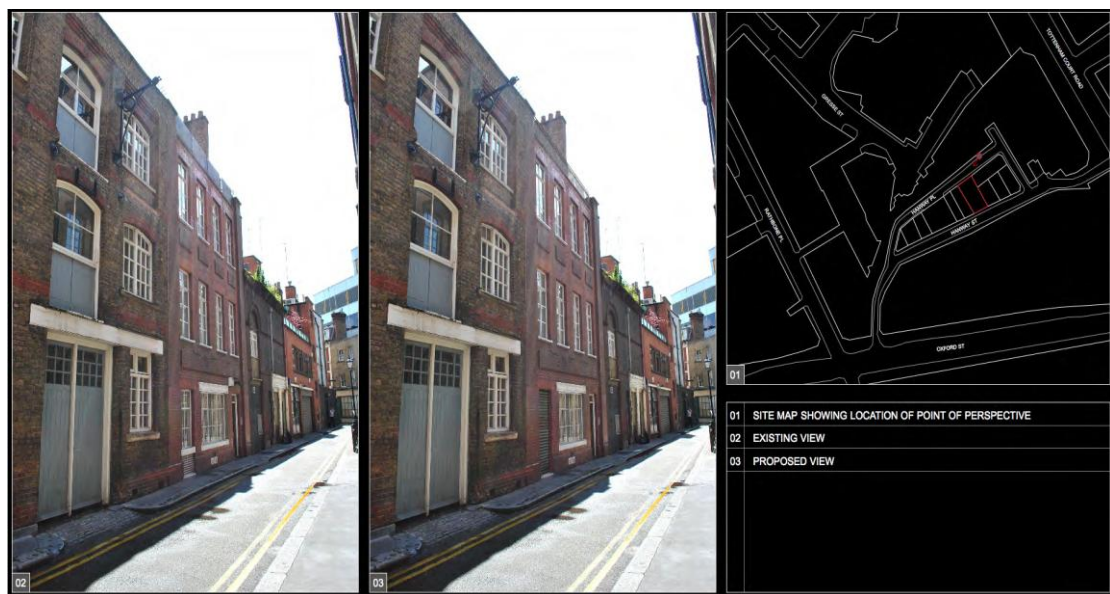
Appearance and Landscaping

- 4.20 In accordance with Development Management Policies DP24 and DP25 the proposed additional floor space at fourth floor level has been designed to replicate the existing façade treatment as far as possible, integrating the extension into the existing urban form with due consideration given to the character and proportions of the host building.
- 4.21 The new partial mansard roof would be set back from the front elevation and would have an angled roof slope clad in traditional slate. The windows are designed to match the spacing, frequency and design detail of the building's existing windows.
- 4.22 At the rear of the building, the part additional floor would be set back from the rear elevation which would ensure that it would not be visible from any vantage point at street level in Hanway Place. Whilst it will be visible from Hanway Street, it would not appear prominent in the street scene and would not comprise a significant feature.

4.23 The following photographs show the existing and proposed views along Hanway Street and Hanway Place.



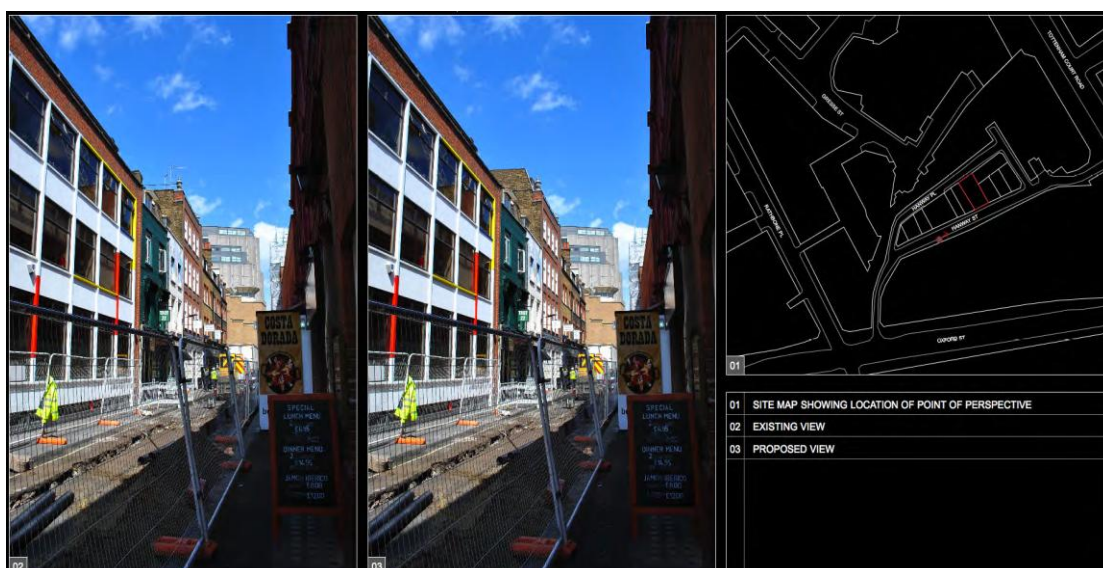
Photographs 1 & 2. Existing and proposed view facing east along Hanway Place



Photographs 3 & 4. Existing and proposed view facing west along Hanway Place



Photographs 5 & 6 Existing and proposed view facing west along Hanway Street



Photographs 7 & 8 Existing and proposed view facing east along Hanway Street

- 4.24 The mansard roof would have no windows on the north elevation to eradicate the issue of overlooking, instead the roof will be covered with sedum; a maintenance free green roof system which is not seasonal and therefore, softens the appearances of the proposed roof and more importantly creates a vastly improved outlook for neighbouring residents who currently overlook hard surfaces and a multitude of unsightly plant equipment. Private views of the conservation area are therefore improved. This is illustrated by the drawings below, which show the existing and proposed outlook from the neighbouring property at Hanway Place.



Drawings 1 & 2. Existing and proposed outlook from the top floor flat at 5 Hanway Place (not to scale).

- 4.25 In accordance with the objectives of Development Management Policy DP24 the appearance of the building will be enhanced by the proposed restoration work proposed for the external features of the building.

Daylight and Sunlight

- 4.26 A Daylight and Sunlight Study prepared by Behan Partnership LLP accompanies this application. The daylight and sunlight assessment has been carried out on the neighbouring residential properties 14 Hanway Street, 5 and 6 Hanway Place, all other properties are considered to be non-habitable, used for commercial use and have not been assessed. The proposed habitable areas within the scheme itself have also been assessed to ensure they have been designed with daylight and sunlight measures in line with BRE criteria. The report confirms that no harm would be caused to neighbouring residential properties as a result of the scheme.

Outlook and Sense of Enclosure

- 4.27 Camden Planning Guidance 3: Amenity, states:

When designing your development you should also ensure the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.

- 4.28 The part additional floor has been designed to ensure that it would not be overbearing and would not result in a harmful increase in sense of enclosure for neighbouring residents.
- 4.29 The section drawings which have been submitted in support of the planning application show the part additional floor would be set back, this demonstrates that views of this element of the works will not be obvious for the properties located at first floor level at 5 and 6 Hanway Place.
- 4.30 The part additional floor will be visible from the upper floors of Hanway Place. However, the development would not infringe the angle of 15 degrees when taken from the centre of the upper floor windows. As a result it is not considered that the proposal would be overbearing or result in a harmful increase in sense of enclosure. Drawings 1 & 2 included earlier in this report show the outlook from the top floor flat at 5 Hanway Place, this demonstrates that the outlook from the property will be enhanced.

Lifetime Homes Assessment

Criteria	Assessment
1. Car Parking	The development is proposed as car free although blue badge holders will be able to park on street within the constraints of the usual parking restrictions.
2. Access from Car Parking	The development is proposed as car free although blue badge holders will be able to park on street within the constraints of the usual parking restrictions.
3. Approach	The approach is determined by the existing public highway levels
4. External Entrances	The entrance will be illuminated, and a level access from the pavement, provided.
5. Communal Stairs	The communal stairs meet the required standards.
6. Doorways and Hallways	Internal doorways and hallways will conform to Part M where achievable.
7. Wheelchair Accessibility	The ground floor unit has been designed to make it accessible to wheelchair users wherever possible; however it is noted that there are some areas where this has not been achievable due to the existing constraints of the site.
8. Living Room	The living room of each dwelling is provided at the same level as the unit entrance.
9. Two or more storey requirements	The property complies with this, with each unit having bedrooms at the same level as the entrance.
10. WC	Each unit provides a WC at entrance level
11. Bathroom and WC Walls	The property is able to accommodate adaptations.
12. Lift Capability	The proposed passenger lift will provide level access to each floor level.
13. Tracking Hoist Route	This can be achieved.
14. Bathroom Layout	Each unit can achieve this.
15. Window Specification	Many of the windows are existing. Where replacement windows are provided they will seek to achieve this criterion.
16. Fixtures and Fittings	The property will achieve this.

5.0 Access

- 5.1 Ensuring the building is accessible to all has influenced the design concept whilst dealing with the constraints of the existing building.
- 5.2 The existing access on the Hanway Street elevation would remain and would be used as the primary access to the offices at ground and lower ground floor level.
- 5.3 The existing access at the rear of the building would be the designated residential entrance. To ensure the dwellings are accessible for all a new lift is proposed to provide access to the habitable floors.
- 5.4 The application building covers the entire site, therefore, no parking is available or to be provided.
- 5.5 The site benefits from a highly accessible city centre location, in close proximity to numerous bus and underground services. Furthermore, the site is in a location where the Council would discourage the use of the private car.
- 5.6 The site is within walking distance of shops, services and employment opportunities.

6.0 Conclusions

- 6.1 The proposed development seeks to provide a low impact, sensitive scheme which creates a mixed use residential and commercial property.
- 6.2 The proposal would provide 6 dwellings which would provide a good living environment for future residents without compromising the amenities of existing residents.
- 6.3 The proposal would provide revitalised, flexible commercial space at ground and lower ground floor level.
- 6.4 The proposed additional floor would be entirely acceptable in design terms and would not have a harmful impact on the character and appearance of the existing building, street scene or conservation area.
- 6.5 The proposal would not have a harmful impact on neighbouring residential amenity in terms of loss of light, privacy or outlook.
- 6.6 Independent access would be provided for the residential and commercial parts of the building which would not lead to conflicts with the existing land uses in the surrounding area and would ensure the building is accessible to all.
- 6.7 A discrete internal plant room and a dedicated internal waste storage area would be provided.
- 6.8 It is therefore considered that the proposed design and access elements of the proposal accord with national, regional and local planning policies.