



7 Upper St. Martin's Lane

Design & Access Statement

Incorporating: Waste Storage & Collection Plan, and
Lifetime Homes & Wheelchair Housing Statement



Site Address: 7 Upper St. Martin's Lane, WC2H 9DL

Applicant: Angle Property (St Martins) Ltd and Telenomics Ltd

Address: C/o Agent – Matthews & Goodman

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Job No: 11024

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Image 1 – Aerial view



Image 2 – View of junction between Upper St. Martin's Lane and Tower Street.



Image 3 – View down Tower Street

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by MSMR Architects to explain the proposed works to a Grade II Listed property at 7 Upper St Martin's Lane, WC2H 9DL. The proposals comprise of a change of use with minor changes to the existing external fabric of the building, replacement of the two existing stairs with one upgraded stair, and upgrade work to the structure and insulation of the building.
- 1.2 This document has been prepared on behalf of Angle Property (St Martins) Ltd and Telenomics Ltd, in support of applications for Planning Permission and Listed Building Consent to be submitted in September 2011.
- 1.3 The applicant has carried out pre-application consultation with Camden Planning Department; for further information see Section 6.0 of this Design and Access Statement, and Section 3.0 of the Planning Statement, prepared by Matthews & Goodman, which accompanies this document.
- 1.4 Due to a varied history, there is some minor confusion in regard to the site address. The property is variously referred to as Guild House, 18 Tower Street and 7 Upper St. Martin's Lane. While previously both buildings were incorporated into Guild House, Guild House is more correctly the neighbouring building, 2-6 West Street. The Listing refers to the property as 18 Tower Street (North and South Wing); however, it is more commonly known by the postal address: 7 Upper St. Martin's Lane, which is the address that this report, and the accompanying drawings, will use.



Image 4 – Location plan

2.0 Context & Analysis

- 2.1 7 Upper St. Martin's Lane is a Grade II listed property within the Seven Dials (Covent Garden) Conservation Area. The property is on the corner of Upper St. Martin's Lane and Tower Street, and is formed of two, originally separate, buildings: 18 Tower Street and 7 Upper St Martin's Lane. North of Tower Street, Upper St. Martin's Lane becomes Monmouth Street.
- 2.2 The Seven Dials Conservation Area contains a historically diverse mix of architectural style, era, and building typology. Changing use patterns and fluctuating economic fortunes have left their imprint on the fabric of the area.
- 2.3 7 Upper St. Martin's Lane is located at the south-west end of the conservation area, adjacent to the boundary between Camden and Westminster. To the south of the site is the Westminster Covent Garden conservation area.
- 2.4 Both St. Martin's Theatre (the immediate neighbour to the north of the site) and the Ambassador's Theatre are Listed buildings, as is 22 Tower St, and much of the rest of the street is marked as having a Positive Contribution. Monmouth Street has 10 Listed buildings, with the majority concentrated to the Southern end of the street, near the development site.
- 2.5 Nearby attractions include Covent Garden Market, and the surrounding shopping streets, the theatre district around Leicester Square, and Chinatown, in addition to the shops, bars and cafes in the Seven Dials area itself.

3.0 History

- 3.1 The distinctive radiating street pattern around Seven Dials was laid out by Thomas Neal in the 1600s as a development of residential terraces for gentlemen, wealthy tradesmen and merchants. Some of these original terraces have survived, and the area is still influenced by the plot depth and width of the original terraces.
- 3.2 During the 18th and 19th centuries Seven Dials underwent redevelopment as a commercial sector; and in particular many breweries were established. Whilst these new buildings altered the scale of parts of the area, the street layout remained. Many of the brewery buildings and warehouses remain, although their use has changed.
- 3.3 In the 19th Century, many of the houses were sub-divided into lodgings and Seven dials became a slum, rife with poverty and crime. However, the early 1900s saw the development of theatres around St Martin's Lane and within Seven Dials. Most recently the area has undergone a process of rejuvenation, and an increase in the residential population. The area, now very mixed-use, is a vibrant and fashionable locale.
- 3.4 Reflecting the changing fortunes and prevalent uses of Seven Dials, the proposed development property has undergone many changes of use and layout.
- 3.5 The two buildings (7 Upper St. Martin's Lane and 18 Tower Street) appear to date from the early 1800s and were conjoined by the late 1800s. However, they were separated again, at least in part, in the 1930s.
- 3.6 By 1977, both buildings were part of Guild House (2-6 West Street) with internal access between & Upper St. Martin's Lane and Guild House.

- 3.7 At some point in the early 1980s, the property was, once again, separated from Guild House, and subsequent alterations have enabled 7 Upper St. Martin's Lane and 18 Tower Street to function, and read, as one building since that time.
- 3.8 A more comprehensive and detailed examination of the history and historical condition of the property can be read in the Heritage Statement prepared by K M Heritage, which accompanies this Design and Access Statement.

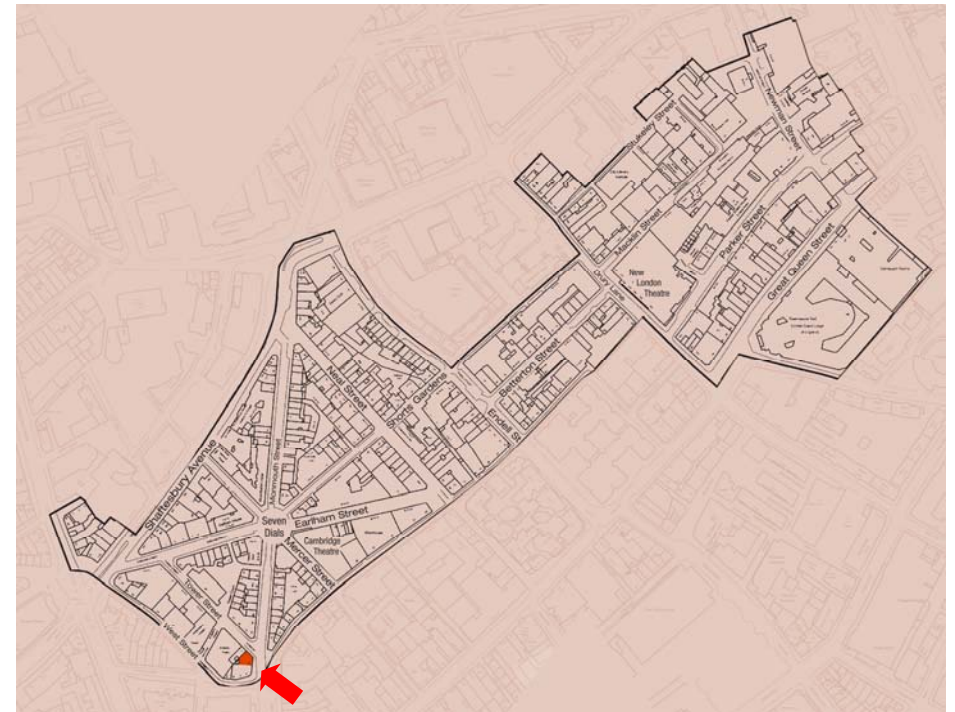


Image 5 – Seven Dials Conservation Area Map, from Conservation Area Statement



Image 6 – Existing elevation from Upper St. Martin's Lane

4.0 Assessment of Existing Building

- 4.1 The historic listing appears to be based on the street façade, and the contribution this makes to the streetscape and the fabric of the conservation area. The listing text of both buildings notes that the interiors have not been inspected.
- 4.2 Whilst the existing building is attractive, it is in poor condition and requires significant work to the external windows and facades to ensure its on-going survival.
- 4.3 Both street and rear elevations are in yellow stock brick, with timber double-hung, sliding-sash windows. The newer fourth and fifth floor levels are evidenced by a change in colour of the brickwork on the rear elevation. The metal clad extension to the north wing and the small metal balconies on this part of the elevation, are unattractive and generally considered detrimental to the overall appearance of the listed building.
- 4.4 The existing windows are in poor condition with rot evident in the frames of many, in particular those to the front elevation. There is evidence of cracking to the spandrels on the rear elevation, and some lean to the parapet on the front elevation. The mansard roof is clad in slate, and is in good condition.
- 4.5 The interiors of the building have been completely stripped, and significantly altered, on a repeated basis, over time.
- 4.6 For further detail regarding the condition of the existing building, please refer to the Pre-acquisition Structural Report, prepared by Michael Alexander Consulting Engineers, which accompanies this document.

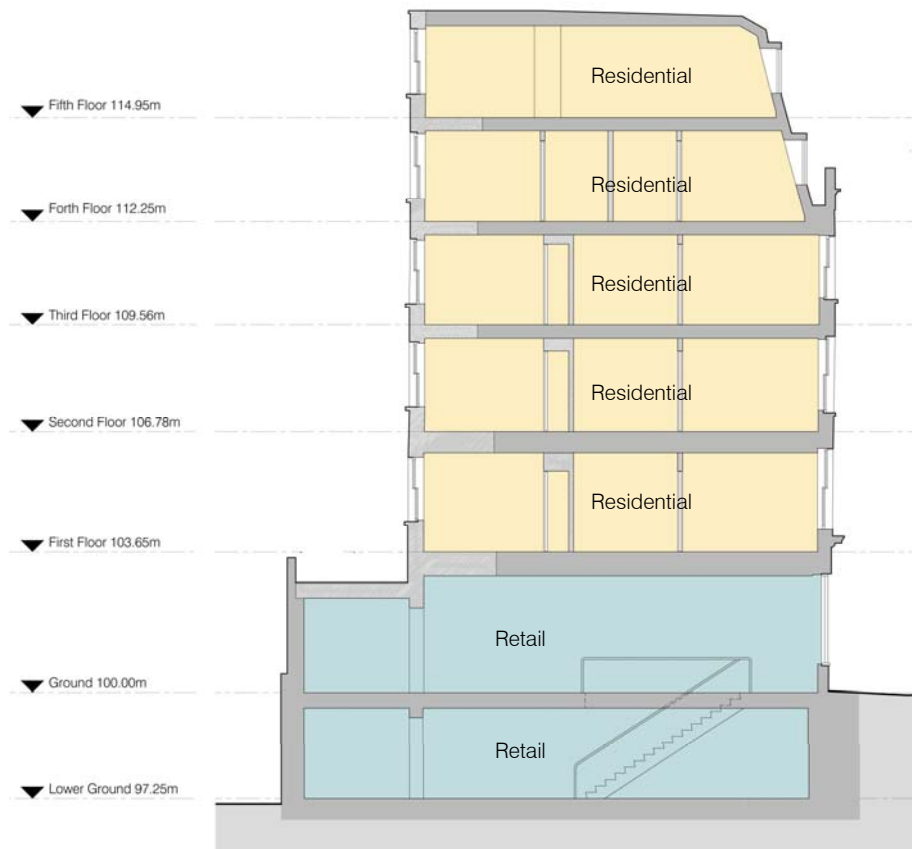


Image 7 – Proposed section, residential shown in yellow, retail in blue.

5.0 Use

5.1 The Planning Statement which accompanies this document contains details of existing and previous use. The building is currently vacant; floors 1 – 4 are designated as commercial office space, while a travel agency previously occupied the ground and basement floors, and the fifth floor is fitted as an apartment.

5.2 The proposed development includes:

- Four residential units over the first to fifth floors, with the fourth and fifth incorporated into a duplex apartment.
- Common areas on the ground and basement floors will serve the residential units above, including provision of bicycle storage, refuse, and mailboxes.
- The remainder of the ground and basement floors will form a single commercial/retail unit.

6.0 Pre-application Consultation

6.1 A Pre-application Enquiry was submitted by Matthews & Goodman on behalf of the applicant, in July 2011; Camden Council reference: 7239716.

6.2 The applicant and the Council Conservation Officer and Planning Officer met on-site on 9 August 2011. A summary of the points raised at this meeting, can be found in the Planning Statement by Matthews & Goodman.

6.3 In particular it was requested that the applicant carry out further investigations to justify the demolition of the internal party wall, and the stair to the North Wing (18 Tower Street). Refer to the Heritage Statement for a detailed assessment of these elements; while section 7.0 sets out the justification for the proposed demolition works.

EXISTING		GIA		GEA		SALEABLE	
Level	Use						
Lower Ground	Class A1	111sqm	1195sqft	137sqm	1475sqft	87sqm	936sqft
Ground	Class A1	118sqm	1270sqft	145sqm	1561sqft	70sqm	753sqft
First	Class B1	100sqm	1076sqft	125sqm	1346sqft	76sqm	818sqft
Second	Class B1	100sqm	1076sqft	125sqm	1346sqft	76sqm	818sqft
Third	Class B1	100sqm	1076sqft	125sqm	1346sqft	76sqm	818sqft
Fourth	Class B1	99sqm	1066sqft	111sqm	1195sqft	74sqm	797sqft
Fifth	Residential	83sqm	893sqft	96sqm	1033sqft	61sqm	657sqft

TOTAL	711sqm	7653sqft	864sqm	9300sqft	520sqm	5597sqft
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PROPOSED		GIA		GEA		SALEABLE		COMMON PARTS	
Level	Use								
Lower Ground	Class A1/A2/D1	116sqm	1249sqft	137sqm	1475sqft	73sqm	786sqft		
	Residential							40sqm	431sqft
Ground	Class A1/A2/D1	120sqm	1292sqft	145sqm	1561sqft	98sqm	1055sqft		
	Residential							24sqm	258sqft
First	Residential	105sqm	1130sqft	125sqm	1346sqft	89sqm	958sqft	13sqm	140sqft
Second	Residential	105sqm	1130sqft	125sqm	1346sqft	89sqm	958sqft	13sqm	140sqft
Third	Residential	105sqm	1130sqft	125sqm	1346sqft	89sqm	958sqft	10sqm	108sqft
Forth	Residential	99sqm	1066sqft	111sqm	1195sqft	94sqm	1012sqft	3sqm	32sqft
Fifth	Residential	83sqm	893sqft	96sqm	1033sqft	78sqm	840sqft	3sqm	32sqft

Total Commercial / Retail	171sqm	1841sqft
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Sub-Total Residential	439sqm	4725sqft	106sqm	1141sqft
Total Residential			545sqm	5866sqft

TOTAL	733sqm	7890sqft	864sqm	9300sqft	610sqm	6566sqm
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Table 1 – Area Schedule, Existing and Proposed

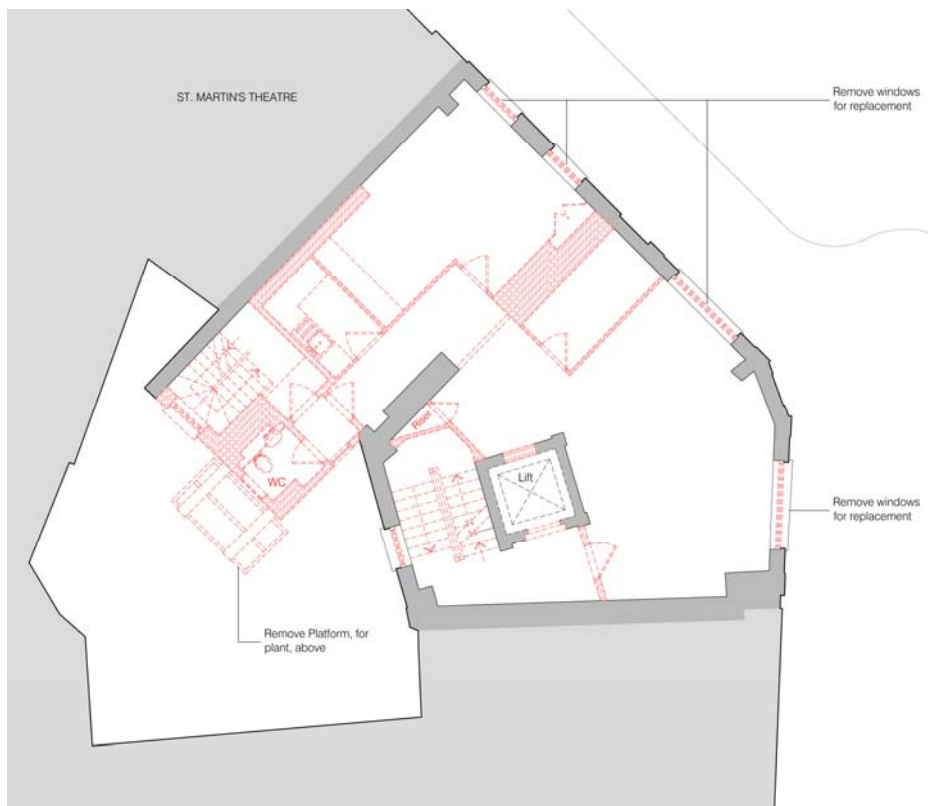


Image 8 – Typical mid-floor demolition plan.

7.0 Demolition

7.1 The proposed development will involve:

- Demolition of all internal partition walls, and stripping out of boxing out along party walls.
- Demolition of stairs to both north and south wings; including the rear walls adjacent to the north wing stair.
- Partial demolition of the party wall at ground, first, second and third floors.
- Alterations to, and reconfiguration of, the non-original ground floor shop-front.
- Demolition and reconstruction of the ground floor roof, currently in poor condition.
- Removal of non-original existing rotten external window joinery (to be replaced with paint-finished timber double-glazed units, with conservation detailing).
- Demolition of the metal clad rear addition to the north wing, to be re-constructed in more appropriate materials and windows to match existing.
- Reconstruction of the rear elevation of the north wing, will enable the windows, currently aligned with the stair half-landings, to be raised to match the internal floor levels.

7.2 Over the course over their history, the two buildings have been altered significantly internally. Repeated linkages and separations suggest that the internal party wall is unlikely to be wholly original (refer to the accompanying Heritage Statement).

7.3 It does not appear that either existing stair is original (refer to the Heritage Statement); both are steep and narrow and neither is compliant with current building regulations.



Image 9 – Typical proposed mid-floor plan.

7.4 Demolition of the rear walls to the North Wing will enable the reconstruction of this wall, incorporating the area of the metal clad addition, and making this consistent in terms of materials and construction.

8.0 Amount & Layout

8.1 The proposed development works are within the existing building envelope and maintain the majority of the existing structural fabric.

8.2 The proposal will include structural upgrade work as required. There is some cracking in the external walls adjacent to both sets of stairs – removal of both existing stairs will enable repair and strengthening work to be undertaken, and the walls to be tied back to the new stairs and floors.

8.3 New steelwork will support the building where structural elements are removed or altered. A structural method statement is being prepared by Michael Alexander Consulting Engineers.

8.4 The ground and lower ground floors will be converted to retail use.

8.5 The first to fifth floors will be converted to residential, providing four new residences; three as full floor flats on levels one to three, and the fourth as a duplex apartment over the fourth and fifth floors.

- 3 x two bed units – 1 each located on the first to third floors
- 1 x three bedroom duplex unit – located on the fourth and fifth floors.

8.6 Replacement of the existing stairs enables the construction of stairs that comply with the Part B of the Building Regulations, providing an acceptable means of escape.

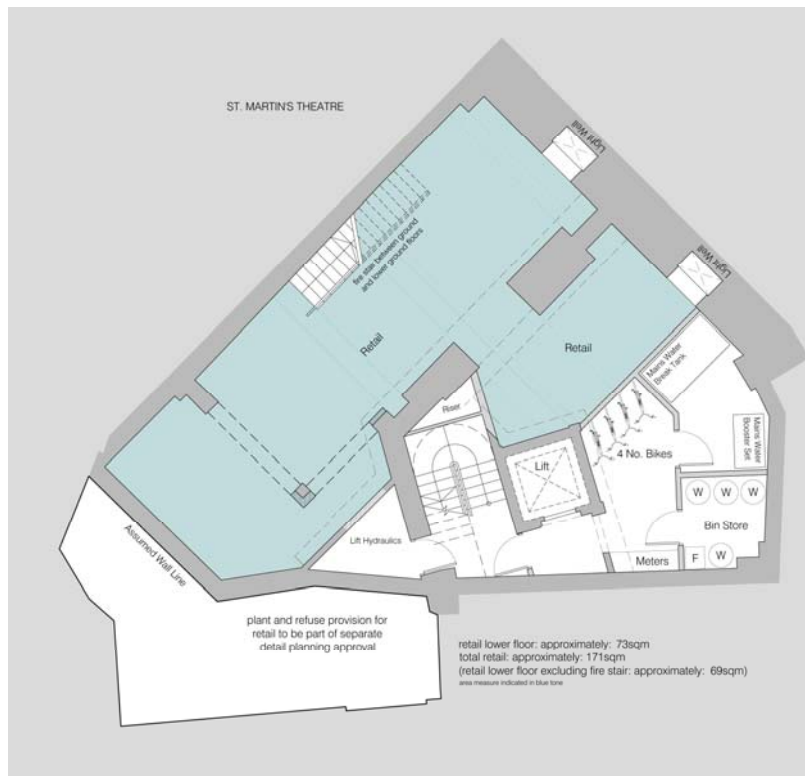


Image 10 – Proposed basement plan.

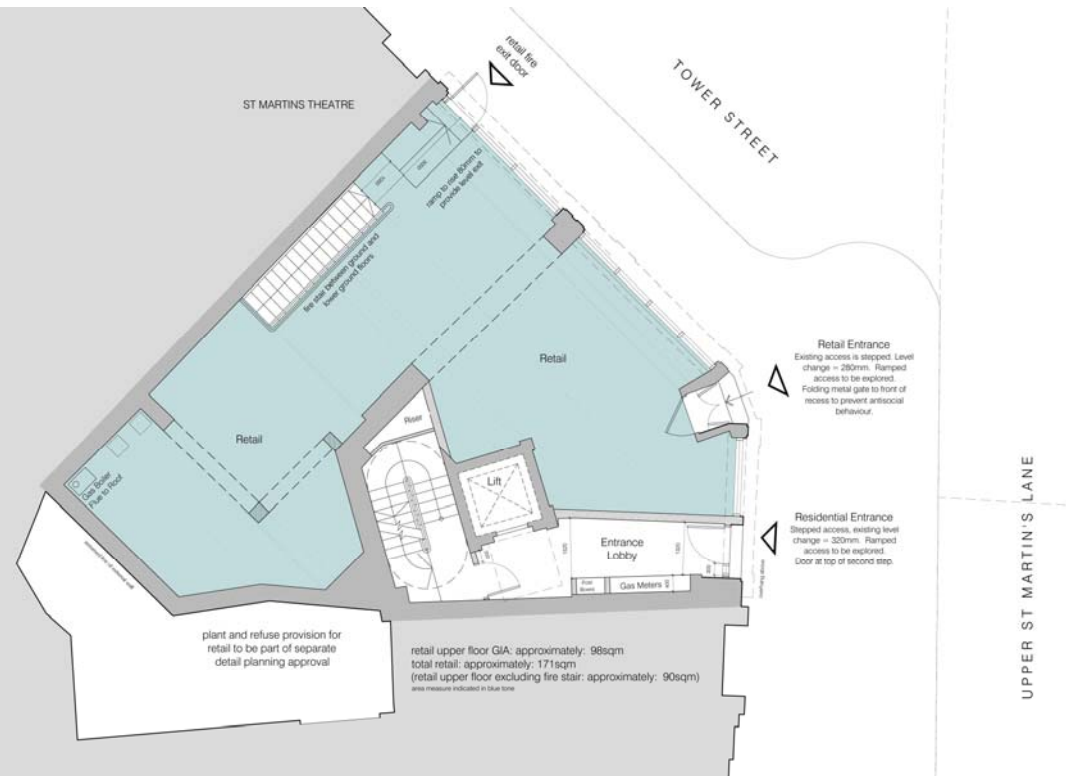


Image 11 – Proposed ground floor plan.

9.0 Lifetime Homes

- 9.1 The size of the units and rooms within the proposal not only comply with Part M of the Building Regulations, they also embrace the principles and standards of Lifetime Homes, and the London Housing Design Guide.
- 9.2 Access to and within apartments has been designed to maximise accessibility, with all apartments serviced by a lift, and internal doors wide enough to allow passage of either a wheelchair or pram.
- 9.3 Table 2, on the next page, outlines the Lifetime Homes criterion, and how the proposals comply.

10.0 Access

ACCESS BY DISABLED PEOPLE

- 10.1 The current foyer entrance to the building is not level, and neither set of stairs is compliant with accessibility standards or fire egress standards.
- 10.2 The existing lift provides disabled access to all floors, and while the stairs will not be DDA compliant, they will be an improvement on the existing condition, and will comply with Part M of the Building Regulations.
- 10.4 Door widths and kitchens and bathrooms to each unit will be designed to comply with Part M and Lifetime Homes.
- 10.5 The new stair to the retail unit will comply with both Part M and Part B, providing both ambulant disabled access, and a means of escape, in the event of fire, from the basement. The fire exist door, near these stairs, will also provide the retail unit with DDA compliant access.

TRANSPORTATION / PARKING

- 10.6 Whilst there is no opportunity to create onsite parking; the site is well connected by public transport:
 - A short walk to Shaftsbury Avenue, Tottenham Court Road or High Holburn Street provides a large selection of buses to destinations across London.
 - Both Leicester Square (Piccadilly and Northern Lines) and Covent Garden (Piccadilly Line) underground stations are within a 3 minute walk of the development, and additional stations (providing access to the Central and Bakerloo lines) are within 10 minutes' walk.

CYCLING

- 10.7 Storage for four bicycles will be provided in the basement, accessed from the lift and stair core.

11.0 Amenity Space

- 11.1 At present the building has no private amenity space. The proposed development will provide a small roof terrace at fifth floor level, over the footprint of the existing WC extension.
- 11.2 Further provision of private amenity space is constrained by overlooking issues from neighbouring buildings and the Grade II heritage status of the building.
- 11.3 There is good public amenity space in the local area, with both Soho Square and the Victoria Embankment gardens within 10 minutes' walk of the property, and The Phoenix Garden community garden, on Stacy Street, less than 5 minutes' walk away.

Lifetime Homes Criterion			Comment	Compliance
1	Car-parking		No car-parking is provided onsite.	NA
2	Approach to Dwelling from Car-parking		No car-parking is provided onsite.	NA
3	Approach to all Entrances		Entrance provisions are constrained by existing conditions. Building is Grade II Listed and entrances are on the street edge. External and internal constraints limit the practicability of the provision of ramps. These provisions are to be reviewed and discussed with Building Control and the Council Conservation officer(s).	-
5	Communal Stairs and Lifts	a b	Stair and lift core is constrained by existing condition, although the stairs will not be ambulant accessible in accordance with Lifetime Homes, the new stair (to be formed within the existing space) will be improvement on the existing condition, and will comply with Part M. The existing lift provides wheelchair access to all levels.	- ✓
6	Internal Doorways and Hallways		Internal doors and hallways are in accordance with Part M, DDA and Lifetime Homes.	✓
7	Circulation Space		All residential units have been designed to provide accessible circulation (turning circles, bathroom space, bedspace etc) in accordance with Part M and Lifetime Homes.	✓
8	Entrance Level Living Space		The 3 single level units (levels 1- 3) all have living space at the entrance level; the living space for the duplex unit is on the upper floor of the duplex, however this is also accessed by the main lift.	✓
9	Potential for Entrance Level Bed Space		All units have bedrooms at the entrance level.	✓
10	Entrance Level WC and Shower Drainage		All residential units have been provided with a compliant accessible toilet and shower at the entrance level.	✓
11	WC and Bathroom Walls		Bathroom walls are to be constructed to facilitate the future installation of grab rails or similar accessibility fitting(s).	✓
12	Stairs and Through Lift	a b	All residential units, including both levels of the duplex penthouse, are accessed by both stair and lift. The stair between the two floors of the duplex unit is 900mm wide minimum, and has sufficient space to at foot and head to enable installation of a seated chair lift.	✓ ✓
13	Potential for fitting of Hoists		The ceilings of at least one bedroom and bathroom (per unit) will be constructed to facilitate the future installation of a hoist, and provision will be made for of a doorway or knockout panel between said bedroom and bathroom to enable transfer.	✓
14	Bathrooms		Space allowances and fitting setouts have been designed in accordance with Part M and Lifetime Homes.	✓
15	Glazing and Window Handle Heights		Windows are to be new windows within existing openings. Handle heights to be specified in accordance with Part M and Lifetime Homes. Existing window cill heights to proposed living areas, vary between 570mm and 720mm above finished floor level.	✓
16	Location of Service Controls		Locations of all switches, sockets and service control panels to be designed in accordance with Part M and Lifetime Homes.	✓

Table 2 – Lifetime Homes assessment



Image 14 – Street elevation



Image 17 – Change in brick, metal cladding.



Image 15 – Rear light-well.



Image 16 – Rear view and metal balconies.



Image 18 – Partial rear elevation.

12.0 Scale

- 12.1 7 Upper St. Martin's Lane comprises a lower ground and ground floor, with three full floors above, and reduced fourth and fifth floors behind a steep mansard roof to the street.
- 12.2 The fourth and fifth floors are recent additions, dating from 1993. This is evident in the rear elevation, where the change in brick is fairly obvious (refer Image 17).
- 12.3 The proposals do not seek to alter the form of the external envelope and the overall scale of the building will be unaffected by the proposals.

13.0 Appearance

EXISTING

- 13.1 The property at 7 Upper St. Martin's Lane, consists two Grade II listed buildings, which have been combined for the majority of the time since the late 19th Century. The 'south wing' is an attractive early 19th Century building, in yellow stock brick with rusticated stucco corner treatments. The 'north-wing' is much plainer, and possibly earlier; it is also in yellow stock brick and has matching floor levels, window cills and heads and parapet to the south wing, enabling the two to easily read as one. The mansard roof, and non-original shop-front reinforce this with a strong continuity across both buildings.
- 13.2 The lower portion of the rear elevations are in yellow stock brick, whilst the newer upper section (fourth and fifth floor – dating from the 1990s) is in a slightly more reddish colour (refer Image 17). The building has previously been extended into the rear light-well, at ground and lower ground floors.



Image 19 – Proposed full street elevation

- 13.3 A small metal clad extension to the north wing, adjacent to the stairs, appears to be constructed in steel frame. Small metal balconies have been added to this section of the building, accessed via windows, to accommodate plant (refer images 12 and 13).
- 13.4 Windows to both elevations are timber double-hung sash windows; many in need of repair.
- 13.5 The mansard roof is clad in slate, and appears to be in good condition.

PROPOSED

- 13.6 Aesthetic alterations to the front facade are confined to alteration works to the shop-front glazing and main entrance.
- 13.7 Due to the urgent need to replace the rotten windows, all windows will be upgraded to double glazed units to meet the required energy conservation standards; these will be in conservation style timber frames to match existing.
- 13.8 The existing steel framed extension, with its incongruous metal cladding, will be demolished and rebuilt in materials, and with detailing and windows, to match the original building, in-line with the reconstruction of the existing rear wall to enable the windows to be raised to suit the internal floor levels.
- 13.9 The existing metal balconies will be removed and balconies more in-keeping with the style of the building will be added. A small private roof terrace will be added at 5th floor level (over the footprint of the roof of the existing extension).
- 13.10 The building exterior is to be cleaned and the brickwork repaired as necessary.

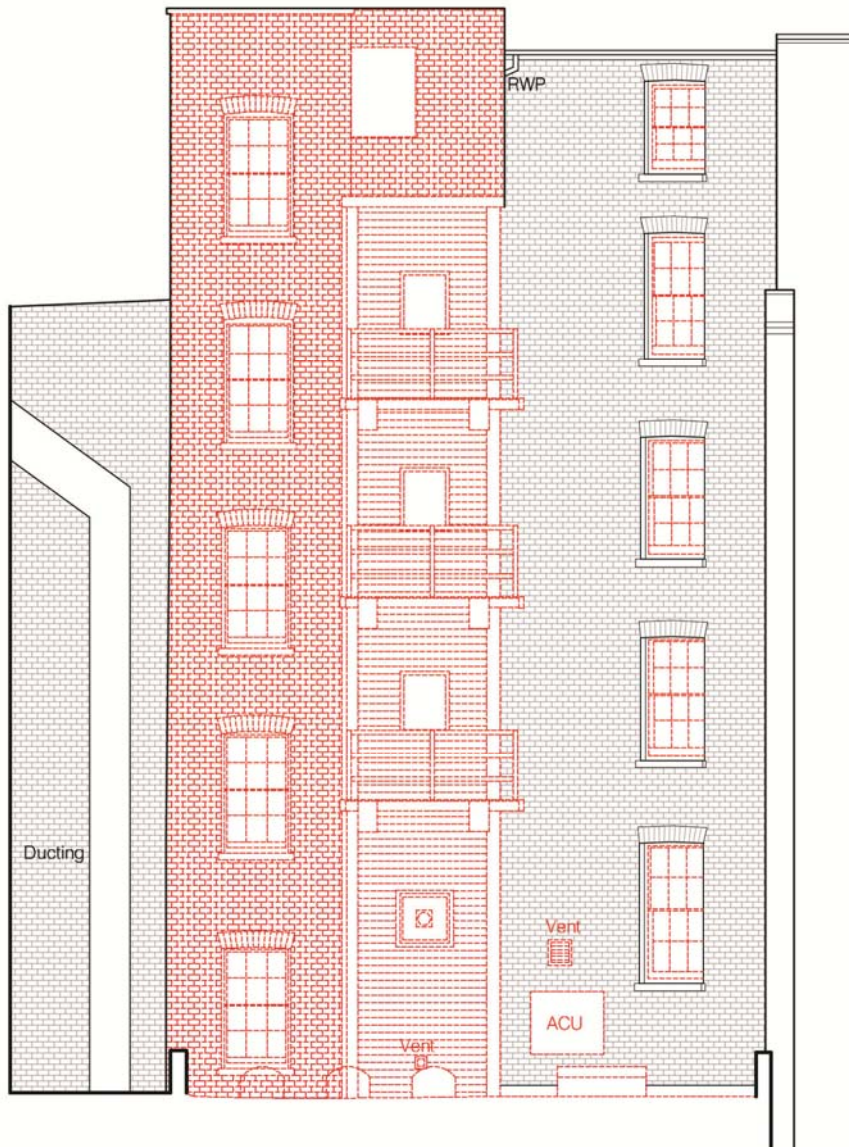


Image 12 – Existing rear elevation showing proposed demolition.



Image 13 – Existing rear elevation showing proposed demolition.



Image 20 – Key energy efficient design measures.

13.11 Generally, the proposal will not alter the appearance of the building, and the alterations to the rear elevations will be improvements.

14.0 Sustainability & Environment

14.1 The proposals will be designed to be as energy efficient as possible, within the constraints of the existing building, and to embrace the principles of sustainable design.

14.2 The works will incorporate practical measures to improve the thermal performance of the building. These will include:

- The upgrade of all existing windows to double glazed units (these are to be heritage timber frames with slimline double glazing, in the style of the existing). This will improve both energy conservation and acoustic performance.
- The lining of all external walls with insulated laminate materials and the improvement of existing element U-values.

SERVICES

14.3 A comprehensive review of the services strategy can be found in the report prepared by Chapman Bathurst, which accompanies this document.

14.4 Self-contained high performance condensing boilers will be provided for each residential unit, for hot-water and heating. Boiler flues will vent on the rear elevation.

14.5 Each unit will also be provided with comfort cooling, with condensing units for each to be located on new balconies on the rear elevation.

- 14.6 To help reduce water use, water efficient appliances will be specified to the residential units, and the water supply to each unit as well as the retail tenancy, will be sub-metered. Should the retail unit be subdivided in future, the water efficiency measures will be applied to each unit, and each one will be sub-metered.

ENERGY

- 14.7 Power, lighting and services to the apartments will be assessed to minimise energy waste, and maximise comfort. The mechanical and electrical, and fit-out proposals will include:
- low energy light fittings,
 - A-rated electrical appliances,
 - high performance condensing boilers,
 - smart meters for electricity and gas,
 - local control of heating and cooling.
- 14.8 External lighting will be designed and selected to minimise light pollution and energy waste in upward light spill.

EMBODIED ENERGY / CONSTRUCTION WASTE

- 14.9 The proposals reuse and restore an existing building, which will both preserve a heritage element and reduce waste.
- 14.10 Specification of building materials will incorporate those with recycled content where appropriate and possible. In addition preference will be given to suitable construction materials from sustainable and responsible sources, and to materials with low embodied energy.

15.0 Waste Storage and Collection

- 15.1 Camden Council currently provides a twice weekly collection for recycling and a single weekly collection for refuse for residential units.

- 15.2 In accordance with Camden's current recycling system, each unit will be provided with a blue bag for cardboard and paper recycling, a green bag/box for glass, plastics and metal recycling and a kitchen caddy for food waste.
- 15.2 Waste storage facilities (including recycling facilities) for the residential units will be provided within the lower ground floor. The bin storage room is 5sqm and can accommodate 4 dust-bins and (if required) 2 communal food waste bins.
- 15.3 The refuse store for the retail unit(s) will be provided within the lower ground floor, accessed from the tenancy.

16.0 Crime and Safety Measures

- 16.1 Within the constraints of an existing, Grade II listed building, every practicable measure, to provide security and reduce opportunity for crime, has been incorporated into the proposals.
- 16.2 Entrance door sets, both communal and private, will be designed and specified in accordance with the security standards as set out in Secured by Design. Doorways and communal circulation spaces will be well lit, and dwellings clearly identified.
- 16.3 Call and video security will be incorporated into the access controls for the main street door. Letter boxes will be secure, proprietary wall mounted boxes in the entrance lobby.
- 16.4 Bicycle storage in the basement will be accessible to residents and permitted trades/building management only. Secure bicycle stands will be provided.
- 16.5 The replacement windows, whilst designed to look as the existing windows, will incorporate standard security features and will be in accordance with BS 795-: 1997 and/or WCL 4.

17.0 Conclusion

- 17.1 These proposals are in keeping with the Camden Council planning policy, and will provide desirable residential accommodation in the popular Seven Dials area.
- 17.2 The proposals retain a retail use on ground and basement levels, in keeping with the local area and with planning policy

- 17.3 The scheme exhibits a high quality of design throughout and the refurbishment, re-use and conversion of an existing Grade II Listed building helps preserve the local historic character, and will, in addition, make a significant statement in terms of overall sustainability.

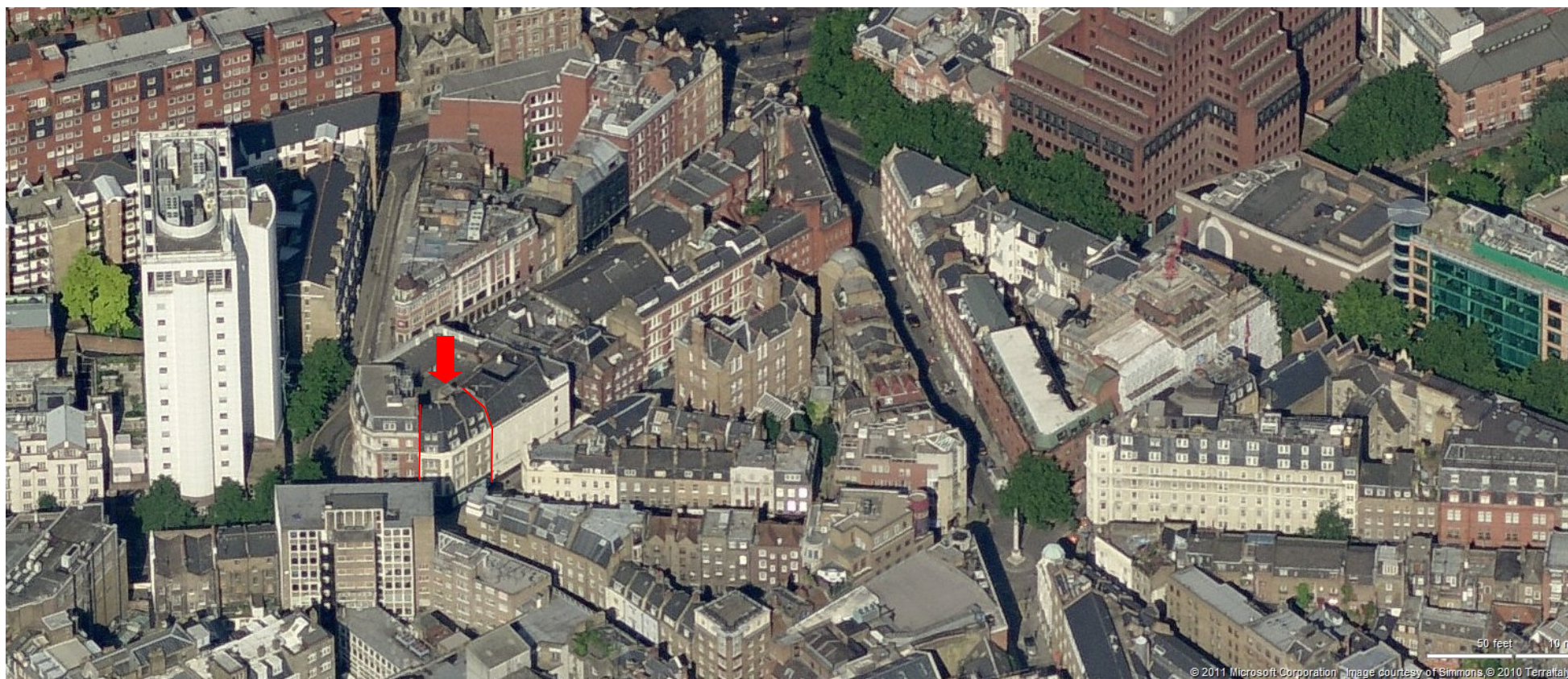


Image 21 – Bird's eye view from east, from Bing Maps