



REFURBISHMENT OF NO.6-8
EMERALD STREET & PROPOSAL OF
ROOF EXTENSION

FOR MAYFAIR AND HOLLAND
PROPERTIES LTD

DESIGN AND ACCESS STATEMENT

HUGH BROUGHTON ARCHITECTS
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REVISION P2

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Planning Consultant:
Rolf Judd Planning
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

Rev P2



View from Theobald's Road



View from Emerald Street

1.0 INTRODUCTION

1.1 Purpose

This report has been prepared by Hugh Broughton Architects and is submitted in support of the proposals by Mayfair and Holland Properties Ltd for the internal refurbishment of No. 6-8 Emerald Street and a proposed roof extension set back from the street at upper level. It is to be read in conjunction with drawings and other documentation submitted to the London Borough of Camden with the planning application.

1.2 Document Structure

The first section of the document sets out background information about the property. The second part describes the design process which has informed the proposals. The design proposals, together with access and movement considerations are described in more detail in the concluding section of this report.

1.3 Site Location

No. 6-8 Emerald Street is located to the north of Theobald's Road between the junctions with Southhampton Row and Grays Inn Road, within the Bloomsbury conservation area.

Mayfair and Holland Ltd also owns No. 64 Theobald's Road (the Queen's Head) and No. 2 Emerald Street, whose refurbishment has recently been completed, Nos. 10-34 on the

east side of Emerald St and Nos. 17-21 on the west side, which are currently let as commercial office space.

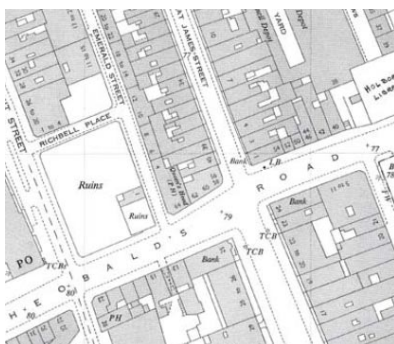
1.4 Development Objectives

Mayfair and Holland Properties Ltd objectives for the redevelopment are as follows:

- to upgrade the property with new facilities to meet current standards and to provide a mixed use of commercial unit and high quality self contained flats accommodation for the benefit of the local community.
- to extend the upper floor with an addition of good quality residential accommodation adding to the housing stock within the Borough, and make use of the roofspace which is currently used to store a water tank
- to provide a better access stair to the roof space which meets current building regulations.



The Bomb Damage map of 1953



The 1958 Ordnance Survey map shows that, by then, the bombed buildings had been replaced by larger blocks. The modern police station which stands today was built on the 'Ruins' opposite the site.



View of the main entrance of No. 6-8 Emerald Street from Theobalds Road



No. 6-8 Emerald Street facade

2.0 NO. 6-8 EMERALD STREET HISTORY AND THE FUTURE

2.1 History and context

No. 6-8 Emerald Street is a four storey building with one level of basement located on the north of Theobalds Road opposite to Portland-stone faced Police Station, built in 1962-63.

commercial properties on Emerald Street, that the property is upgraded and sustained as a viable commercial and residential mixed-use establishment to serve the local market.

The history of the property is largely unknown, however, the Bomb Damage map of 1953 shows that some parts of Emerald Street including No.6-8 were damaged by the bombing. By 1958, the Ordnance Survey map shows that the damaged buildings had been replaced by larger blocks.

2.2 Current Use

The building comprises a basement and four floors of commercial spaces with an extensive roof level housing fire escape stairs and a water tank. Each floor is equipped with poor quality toilet facilities. Access to all floors are via shared internal stair core.

The commercial units have been unoccupied since the beginning of 2010 due to a lack of interest in the market despite an extensive marketing exercise.

2.3 Opportunities for Change

There are several shortcomings which render the existing commercial use unsustainable, including:

- lack of interests in the current market for small individual commercial spaces, as a result the property has been vacant since September 2010.
- poor quality toilet facilities with unacceptable provision for disabled use
- there are no refuse facilities
- poor quality access

2.4 Looking to the future

It is in the best interests of Mayfair and Holland, as owners of other

3.0 THE DESIGN PROCESS

3.1 The Existing Buildings

The lawful use of the building is class B1 (Commercial use).

3.2 Nearby Buildings

The adjacent buildings on Emerald Street - No. 4 is residential use, and No.10 is an office space. At the corner of No. 64 Theobalds Road, The Queens Head Public House is a mixed use accommodation with commercial on the ground floor and residential on the upper floors. No. 62 Theobalds Road is a shop on the ground floor with residential accommodation above. The building and associated tower opposite is occupied by the Metropolitan Police.

3.3 Social Context

There is a mix of residential and business occupiers in the locality who will benefit from the improvements to No.6-8 Emerald Street as Theobald's Road is a thriving busy street providing a very strong market for the property. The additional residential accommodation on the upper floors will add to the housing stock within the Borough.

3.4 Economic context

The refurbishment of No.6-8 Emerald Street will secure its future for the benefit of the local community maintaining a strong economy within the Borough by retaining ground and basement commercial spaces.

The proposed mix of residential accommodation on the upper floors will incorporate a mix of two one-bed and one three-bed units. These constitute medium priority in the Dwelling Size Priorities Table as recommended by the Development Policy DP5.

3.5 Planning History

There have been no significant recent planning decisions relating to No.6-8 Emerald Street.

3.6 Conservation Context

The building is not listed but it is adjacent to the rear facades of grade II and II* listed buildings as shown on the map below. The development will affect their settings. However the rear facades have been compromised by unsympathetic extensions, effectively diminishing the relevance of their setting to the rear.

The building is situated within the Bloomsbury Conservation Area, designated by the London Borough of Camden.

3.7 Local Planning Policy

The planning policies contained in the London Borough of Camden UDP, adopted in June 2010, which are particularly relevant to this development are:

Camden Core Strategies

Section 2 - Meeting Camden's needs

CS6 - Providing Quality Homes

CS8 - Promoting a successful and inclusive Camden economy

Camden Development Policies

DP2 - Making full use of Camden's capacity for housing

DP5 - Homes of different sizes

(para 5.4)

DP13 - Employment sites and premises

(paras 13.3-13.6)

DP26 - Managing the impact of development on occupiers and neighbours

Further analysis of planning policy can be found in the accompanying planning statement.

3.8 Lifetime Homes Criteria

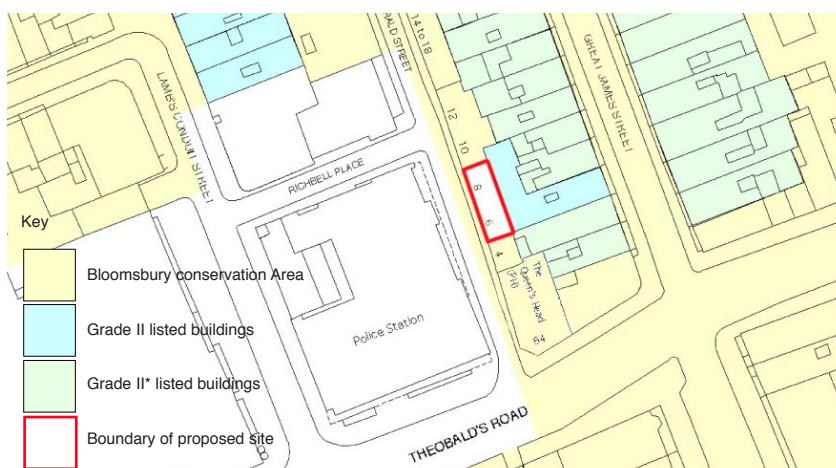
A report has been prepared by Hugh Broughton Architects which considers each of the relevant planning policy requirements in relation to 'Lifetime Homes' criteria and accompanies this application.

3.9 Daylight and Sunlight

A report by GVA Schatunowski Brooks accompanies this application

3.10 Pre-application consultation

Hugh Broughton Architects submitted an initial proposal as part of informal



Site Plan showing extent of Conservation Area and listed buildings

4.0 CONSTRAINTS AND OPPORTUNITIES



Proposed Elevation of No.6-8 Emerald Street

4.1 The need for refurbishment

The design of the internal layout of No.6-8 Emerald Street needs to accommodate new facilities and services to provide high quality self-contained commercial and residential units which meet current building regulations. These can be achieved with the following interventions:

Commercial Unit

- A new dedicated ground floor entrance door for the commercial unit
- Replacement of existing low level ventilation grille and glass blocks which are in poor state to maximise ventilation and natural light into the basement commercial unit and improve the appearance of the property.
- Provision of new internal stair to connect ground and basement floors as a single unit which is more appealing to the current market.
- Improvement of toilet facilities with new kitchenette and storage space to meet current standards.

Residential Units

- A dedicated ground floor entrance door from the entrance lobby for the residential accommodation with a separate access door to basement services and plant area.
- Access to a dedicated area for refuse storage at ground floor level for both residential

accommodation and commercial unit with direct access from Emerald Street for refuse collection. This area will also incorporate recycling facilities.

- All units to be built to 'Lifetime Homes' standards. Refer to the Lifetime Homes Statement for further information.
- Provision of bicycle parking will be provided in the basement.

4.2 Conservation Area Context

The flanking parapet facing north of No.6-8 Emerald Street and the existing water tank enclosure have no architectural merit and are in poor state of repair. We believe that a well designed lightweight extension at roof level would enhance the character of the roofscape and appearance of the street.

4.3 Opportunity to extend

There is the opportunity to extend and add additional space on the roof. We have carefully considered the impact of the extension on views from Emerald Street and Theobald's Road. We have also considered the proximity of the listed buildings to the rear and the outlook from the principle windows of the listed properties on Great James Street. By setting back the west and east facades with a sympathetic design which has strong relationships with the existing facade below, there will be no negative impact on the adjacent buildings or the streetscape.

4.4 The need for a new stair core

It is essential that our proposals rationalise the vertical circulation within the building so that the proposed stair will meet current building regulations and be built to 'Lifetime Homes' standards. This is achieved by replacing the existing with a new stair serving all residential floors. A separate stair will serve the basement common area. This will require some internal structural alteration.

4.5 Thermal and acoustic performance

Building Regulations will require the proposed design to demonstrate a comprehensive approach to upgrading the thermal and acoustic performance of the building fabric.

4.6 Sustainability

Sustainability must form an essential component of the design approach. Without impact on the existing fabric, the design should minimise impact on the environment through selection of materials, construction techniques, servicing strategy. The design of the extension will incorporate cross-ventilation strategy, promote summer shading and green amenity space on the roof deck, and introduce a rainwater collection facility. The proposed extension will need to achieve a 'very good' standard as defined in Breeam/Ecohomes tests.

5.0 DESIGN PROPOSALS

5.1 Use

The proposed refurbishment will maintain the building's current use as a single commercial unit on ground floor and basement (B1) but with residential accommodation on the upper levels (C3) including a new roof extension.

As all residential units are placed above the ground floor and due to the high density nature of the site, we are unable to provide external amenity space to the 1st and 2nd floors.

The third floor unit will have access to a fabulous roof deck off the main living space with a built in facility for rainwater collection.

The development is within close proximity to Coram's Field and Brunswick Park giving good access to open space, sports facilities and Lincolns Inn.

5.2 Amount of development

The proposed development will comprise a mix of two one-bed flats and one three-bed flat. The commercial foot print of No.6-8 Emerald Street will decrease due to the change of use to the upper floors and the introduction of the internal stair and services riser.

Total net internal areas achieved:

Residential - 226 sqm

Commercial - 104 sqm

5.3 Layout

The main entrance to No.6-8 is located off Emerald Street as existing. WC's and the kitchenette for the commercial unit will be located in the basement. A refuse store will be located on the ground floor accessed from the entrance lobby.

The west elevation of No.6-8 Emerald Street will remain as existing,

however, existing glass blocks to low level will be replaced with new to enhance the level of day lighting into the basement, and the appearance of the property.

The existing ground floor entrance provides entrances to the dedicated residential stair core, basement plant area, and the bin store. It also provides emergency egress from both residential and commercial units.

The proposed flats meet standards as set out in the Camden UDP and will provide good levels of natural light to living rooms, kitchens, dining areas and bedrooms. The one-bed flats will have an open plan kitchen and living room, en-suite bathroom and double bedroom. Where possible bedrooms have been placed to occupy a full bay of window looking onto Emerald Street and bathrooms have been positioned to include natural light. The three bed unit will have independent living and kitchen areas on the roof. The living space will be located to the north side adjacent to an open plan kitchen and dining with access to a roof deck covered by a projecting roof.

The kitchen extract system will be UV filtered to remove grease and smells in order that the air can be discharged from ventilation grilles located discreetly at high level in the new rear wall set back from the parapet.

The existing fire escapes to and from the roofs of No.4 and No.10 will be reconfigured to suit the new roof deck level.



View of No.6-8 from Emerald Street as existing



View of No.6-8 from Theobald's Road as existing



View of No.6-8 from Emerald Street as proposed



View of No.6-8 from Theobald's Road as proposed

5.0 DESIGN PROPOSALS (continued)

5.4 Scale

The massing of the extension has been carefully designed with respect to the proximity and the outlook of the listed buildings opposite. To ensure that the proposal does not have a negative impact on the streetscape and neighbouring buildings, the west facade is set back from the edge of parapet by approximately 1.7m. The east wall is also set back inside the existing parapet.

Careful consideration has been placed in respect to the overall height of the extension so as not to be higher than the existing chimney of No.4 Emerald Street. With this design, adequate floor-to-ceiling height of 2.5m for the living and dining areas can still be achieved.

The roof extension will not have adverse effects on the daylight and sunlight to neighbouring residential habitable rooms (refer to the Daylight and Sunlight Report by GVA Schatunowski Brooks which accompanies this application).

5.5 Appearance

The existing building facade is in good conditions except for the ventilation grille and glass blocks at low level which will be replaced to enhance the appearance of the building.

We have carefully considered the design of the roof level extension to be sympathetic to the facade of No.6-8. Great emphasis has been placed to establish strong relationships with the existing structure, window opening sizes and mullions below. The supporting columns for the roof will be placed on the outside of living space to express the structural column line in the facade below.

The projecting roof extends to the north to provide cover to amenity space and reflect a relationship with the building footprint below. We have designed the thickness of roofslab to be sympathetic and blend in with the existing coping stones to parapets and chimneys.

The west-facing fixed windows will be full height with good thermal performance and noise control. The window size will have a relationship with the existing windows below.

The roof terrace will have timber decking and base fixed clear glass balustrades set back from the parapet so that they are not visible from the street.

To the south and east sides of the extension, clerestory windows will be introduced where the timber-clad stair enclosure meets the main living space to provide some natural light into the kitchen and dining areas. The rear wall to the east will be constructed in brickwork to match the colour and texture of existing building fabric.



3D model of the proposed extension

5.0 DESIGN PROPOSALS (continued)

5.6 Access: Vehicular and transport links

The site offers excellent transport links with connections to the London bus network that runs along Theobald's road. Holborn and Chancery Lane tube stations are within a short walk giving access to the Central and Piccadilly lines. Kings Cross and St Pancras train stations are within two stops on the Piccadilly line.

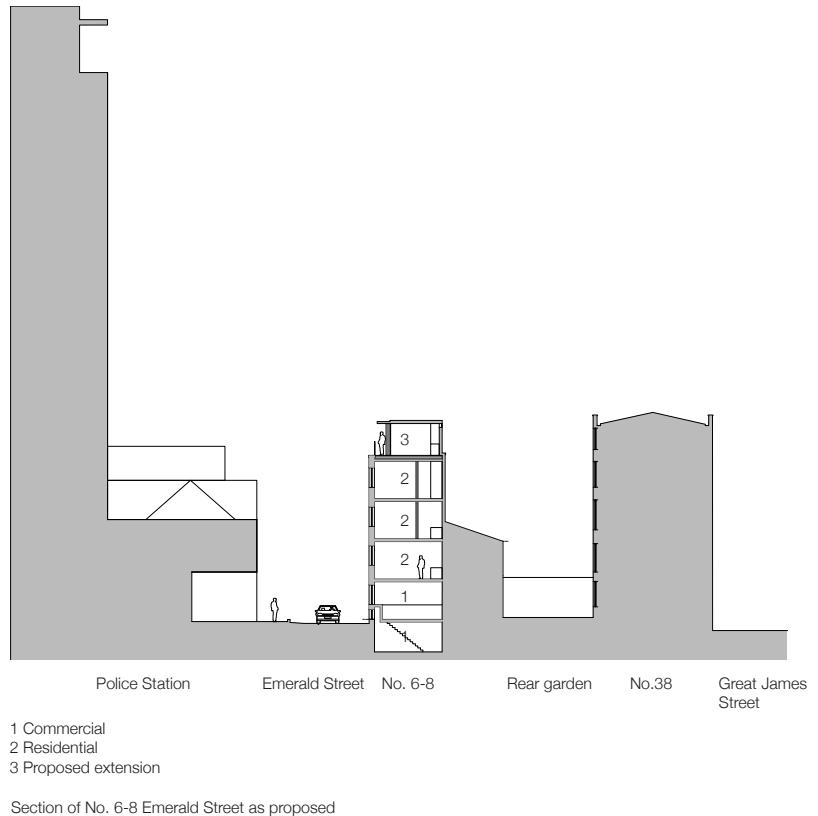
Due to the high density of the site we have been unable to provide cycle storage for the residential units. Cycle racks are provided further down Emerald Street.

5.7 Inclusive design

The design aims to provide an inclusive environment, by providing an integrated accessible solution. Together with Part M of the Building Regulations, Lifetime for Homes standards have been considered as part of the design process and their requirements incorporated.

5.8 Lifetime Homes Standards

Together with Part M of the Building Regulations, Lifetime for Homes standards have been considered as part of the design process and their requirements incorporated to give residential units that meet these standards. Refer to the Lifetime Homes Statement prepared by Hugh Broughton Architects for further information.



6.0 CONCLUSIONS

In summary the proposal:

- 1 Secures the economic future of No.6-8 Emerald Street for the benefit of the local community.
- 2 Increases the housing stock within the London Borough of Camden.
- 3 Significantly improves facilities, circulation, services and access, to meet with current Building Regulations and standards.
- 4 Refurbishes and restores a building of character within a conservation area.
5. Provides high quality design for both commercial and residential.
6. Has no adverse impact on neighbouring properties or the conservation area context.

Having considered the proposal in light of the relevant national and local planning policy guidance, we consider the proposals should be recommended for approval.



3D model of the proposed extension

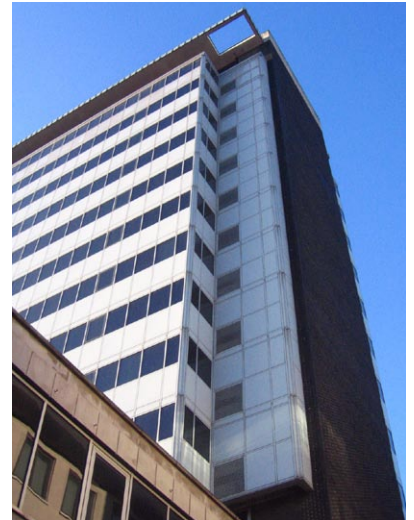
APPENDIX A - PHOTOGRAPHS



View from Theobalds Road



View from Emerald Street



The Police Station



Facade of No. 6-8 Emerald Street



Existing glass blocks at low level



View of No. 38 Great James Street from the roof