

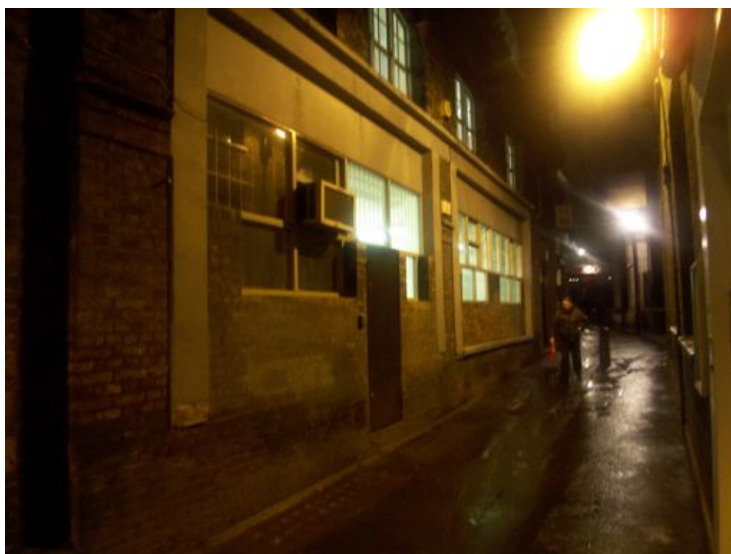
For the attention of Joanna Ecclestone
Culture and Environmental Directorate
Town Hall Extension,
Argyle Street
London
WC1H 8ND

Paul McAneary
Architects Ltd

Paul McAneary Architects Ltd - Studio
6 Flitcroft Street, London WC2H 8DJ

Design and Access Statement
December 2010
Planning Application and Listed Building Consent Application

Our Ref.: PMA101



6 Flitcroft Street
London WC2H 8DJ
T +44 20 72 400 500
F +44 20 72 406 808
info@paulmcaneary.com
www.paulmcaneary.com

Paul McAneary Architects Ltd is a RIBA Chartered Practice
Registered Company Address: 35 Coombe Rd KT2 7BA
Company Registration Number: 06211326
VAT Registration Number: 906579985
Managing Director: Paul McAneary
Associates: Jonathan Schoening

This document is accompanied with the following supporting information:

Paul McAneary
Architects Ltd

PMA101_EX00_Site Plan
PMA101_EX01_Existing Ground Floor Plan
PMA101_EX03_Existing Elevation
PMA101_HOS01_Heirarchy of Significance Plan
PMA101_GA01_Proposed Ground Floor Plan
PMA101_GA03_Proposed Elevation
PMA101_DET10_Roof Detail
PMA101_GA05_Section AA

This Statement comprises of the following:

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1. Introduction
2. Location
3. Listed Building Consent, Pre-application Advice
4. The Architects
5. The Architectural Approach
6. The Property's Significance
7. The Working Architectural Concept
8. Hierarchy of Significance
9. Proposal
10. Structural Design
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12. Photographs
13. Conclusion

1. Introduction

The proposed scope of works to be carried out at 6 Flitcroft Street are for the reconfiguration of the ground floor facade, adding a skylight to the rear of the property, relocating an internal staircase and removing non-original internal stud partitions.

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2. Location

6 Flitcroft Street is a Grade II listed building, located within the Denmark Street Conservation Area. The building was originally a warehouse structure dating to the mid 19th century. The site of this application is the ground floor facade and the ground floor unit of the building.

3. Listed Building Consent, Pre-application Advice

Further to your letter of 10 June 2009 we submit this application that has considered all pre-application advice as is described in this document.

4. The Architects

Paul McAneary Architects Ltd are award winning Central London based practice specializing in cultural, commercial and residential and refurbishment work. They have completed a range of cultural, commercial and residential projects in Central London and throughout the UK. Their projects are known for their sensitive approach and respectful judgement required for work in Conservation Areas and on Listed Buildings. Paul McAneary Architects Ltd have recently completed the refurbishment of a Grade II listed Modernist house in Chiswick, and are in the process of re-converting a classical victorian Grade II listed Queen's Gate Place house from six flats to one single family house and the restoration and contemporary extension to a notable grade B listed building in Northern Ireland plus a number of smaller projects including a single storey extension to a listed Georgian building, Chelsea within the Cheyne Conservation Area and a single storey extension to a house in Bedford Gardens in Notting Hill's sensitive Conservation area.

Please note that this application is by the architects described above who have chosen this building for their own architectural practice

5. The Architectural Approach

The Grade II listing of the property requires that any works should preserve and enhance the fabric of the building. To assist in achieving this important planning requirement Paul McAneary Architects Ltd report on the levels of significance of all aspects of their projects. The design strategy adopted has therefore been one that proceeds from an understanding of the Conservation Plan, seeking to protect areas of very high and high significance and to enhance areas of neutral and detracting significance. The quality of materials and detailing is intended to be of the highest quality. New internal and external work shall be of an understated and modernist design language.

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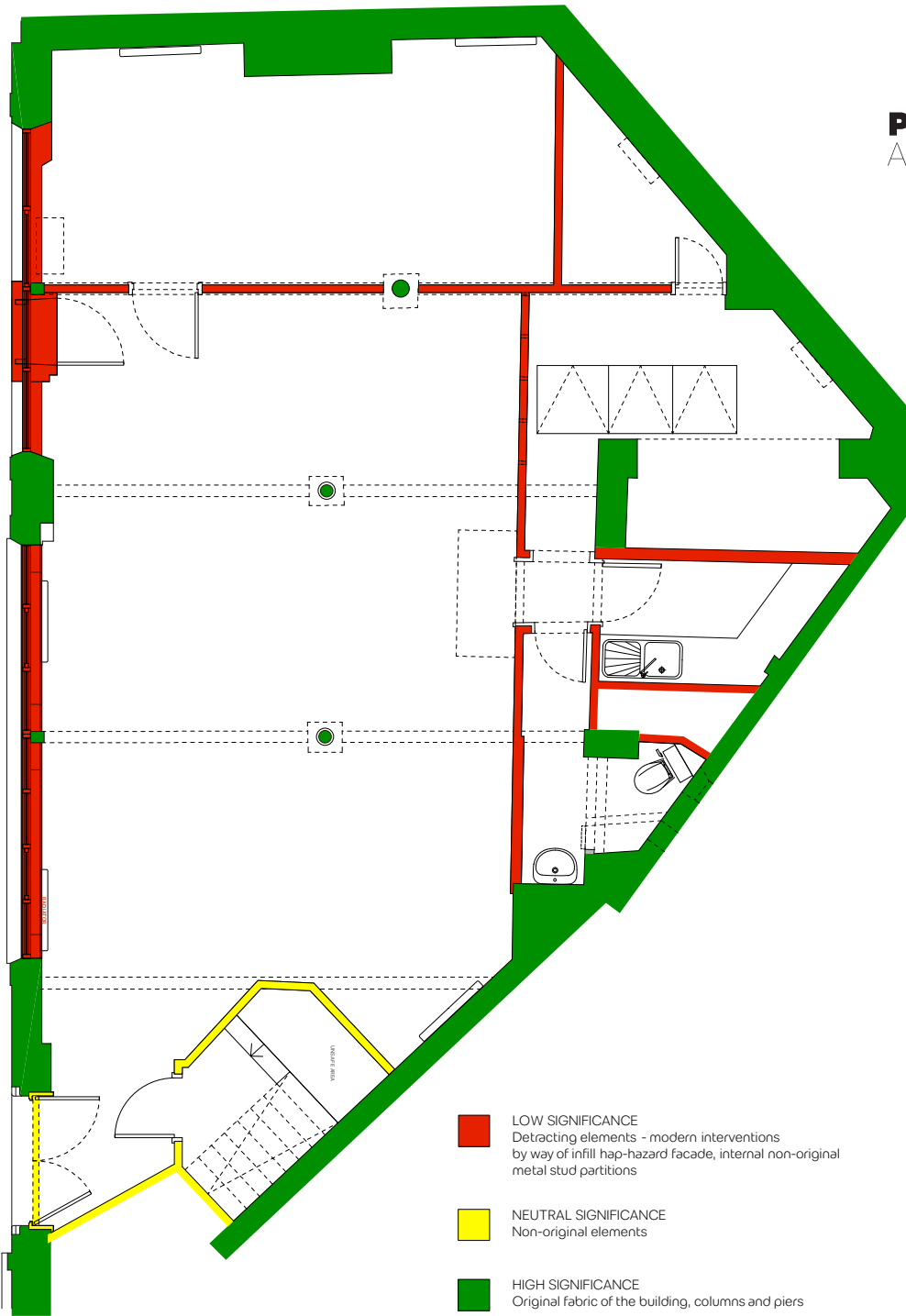
6. The property's Significance

It is best to understand the asset by the assessment of the significance of each element of which it comprises, which all together make this listed building. The most culturally significant element of the building is the top glazed roof of this building, which is noted within the listing. The uppermost roof makes a substantial positive contribution to the character and appearance of this project's area. Internally the most significant elements are the solid cast iron columns. In the mid 20th century, the building was altered with numerous internal alterations made that were detrimental to the character of the building, although thankfully in lightweight metal stud partitions that are easily removable.

7. The Working Architectural Concept

The architect's approach is to adopt the best conservation principles so they propose to remove non-original alterations and return the space to its original outline. The removal and replacement of existing poor brick infill to the facade and introduction of new joinery elements that can be easily defined as non-original and be detailed so as to be of no harm to the fabric of the listed building.

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- LOW SIGNIFICANCE**
Detracting elements - modern interventions
by way of infill hap-hazard facade, internal non-original
metal stud partitions
- NEUTRAL SIGNIFICANCE**
Non-original elements
- HIGH SIGNIFICANCE**
Original fabric of the building, columns and piers

8. Hierarchy of Significance

Please refer to our submitted drawing 'PMA101_HOS01_Heirarchy of Significance Plan' (also on the previous page) which illustrates our professional opinion regarding the elements within this listed building application. You will note that the plan identifies the existing perimeter walls, internal brick piers, cast iron columns and the facade's brick pilaster are all of high significance as they have been identified as original features.

We have identified the existing non-original stairwell of neutral significance as it is recreated in the original location for vertical circulation, although the structure is non-original. The front door is a modern timber door. It is poorly detailed as you can see by the door swings. The left door cannot open fully which restricts access.

We have identified the hap-hazard brick and glazed infill to the facade together with the internal stud partitions to be of low significance as both have been altered by clumsy detailing which detracts both the outside as well as the inside.

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9. Proposal

Each of the existing 'high significance' original elements are not proposed to be altered. Each of the 'neutral significance' non-original elements have been considered. The door is proposed to be replaced with a single large feature door detailed beautifully to match the facade with a rhythm of fine exposed timbers that will preserve and enhance the facade and alley way. Each of the low significance items, that have been identified to be detracting, are proposed to be altered, in accordance with good conservation policy. The design intent is to remove the existing ugly 'hap-hazard' infill brick facade (taking into account our pre-application advise), and infilling with glazing. The intent is to illuminate the alleyway as much as possible to intentionally change the character of the dark alley-way directly in front of 6 Flitcroft St and reduce the current high crime levels. The pre-application advise was given for this proposal by Camden councils Joanna Ecclestone, Manager Conservation Design and Urban Design Team. The listed building's features shall be retained and the glazing shall go into the existing openings within the existing framework. The glazing shall go as low as possible to street level- although taking the change in level into account. Lower glazing levels will allow low level lighting to penetrate into the alleyway and increase lux light levels throughout the night and even at day time.

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Designing-Out Crime

The architects regularly consult both Camden Planning Authority and the Metropolitan Police for pre-application advice as is considered best policy. The alleyway that fronts this proposal suffers greatly from lack of public toilets provision and its proximity to numerous Central London bus stops. This situation is likely to become worse following the opening of the new Cross Rail train station a few hundred meters away at the Tottenham Court Road Station. This proposal addresses the issue of public defecation in the street and the high level of graffiti, by accepting and evaluating our pre-application advice from Camden Council and further consultation with the Metropolitan Police which dictates that the proposal should allow for:

- 1) The maximum amount of glass, especially at low level. Overlooking is to be encouraged. This is to increase low level lighting and security of the general public.
- 2) The proposal should remove any existing in-lets, alcoves or areas that inset the facade at ground floor level. This is to remove locations of defecation and areas for criminals to be concealed.
- 3) That the glazing to the facade will reduce crime levels, it will however be susceptible to damage and should be designed appropriately. The use of metal shutters was advised, however this would reduce light levels and increase crime levels so was accepted that a proposal using security bars would be more appropriate and achieve both objectives.
- 4) The existing 'bench' level seating on the facade should be removed to stop attracting the frequent seating of people drinking alcohol throughout the night.

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The Façade

Large double glazed units with timber frames would provide security bars whilst providing maximum security, and allow light to pass in both directions as essentially required. The pre-application advice has been accepted in the design and thick sectioned timber frames have been proposed throughout. Ventilation is provided at upper levels to prevent entry. The facade design is replicated on the door entry area. Two small double glazed windows break the facade's verticality. All the elements that make up the facade are in natural timber, they are likely to be in Oak in an oiled finish. The natural material will aesthetically enhance the facade at the same time the finish will discourage graffiti and other vandalism. Details at low level will include an angled surface between the timber fins- this will prevent objects and waste from being littered along the facade. Along the base of the facade is a historical defect - a penetration into the basement of 6 Flitcroft St. This penetration is being caused and made progressively worse by the daily chemical clean by the council's street cleaning department. The chemicals have eaten through the mortar joints. The resulting water penetration is causing long term damage to the lower facade and this listed building's foundation. This proposal addresses this issue by reducing the level of cleaning requirements through changing the light levels of the alley-way. Furthermore waterproof concrete render will be applied to the facade at a low level - up to the level of the entry step, this preventing further damage and water penetration into the building without damaging this listed structure.

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The Roof

The intent is to re-arrange the existing Air conditioning condensers located on the rear small roof over the ground floor to allow enough space to accommodate a new skylight. Natural light will now be able to penetrate the rear of the ground floor unit, increasing the quality of space and quality of life of the people working in the ground floor unit. The small roof area is not overlooking others and will not increase loss of privacy or light pollution to any residential area.

Ground Floor Plan

We have assessed at pre-application, the significance of all internal walls of the ground floor. The vast majority of walls were of low significance as they were non-original metal stud-partition build in very poor quality. All original brick walls shall remain. A few easily reversible partitions are removed for functionality. All existing cast iron columns will be cleaned and retained to maintain the integrity of this listed building. Natural light will be allowed to pass into the basement storage area by way of two structural glass floor elements. These shall be flush finished up to the level of the new timber floor and detailed to be laid over the top of the existing floor so as to preserve the original existing floor for future generations. The new timber floor will add quality to the space of this listed building- preserving and enhancing this building, in the original material, for years to come. Also some easily reversible joinery elements, including cabinets and shelves, shall be added for function reasons of this architect's practice. Finally the staircase to the basement store shall be relocated back in its original location directly under the existing staircase to the upper floors offices.

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10. Structural Design

There are no proposed structural changes within this listed building application.

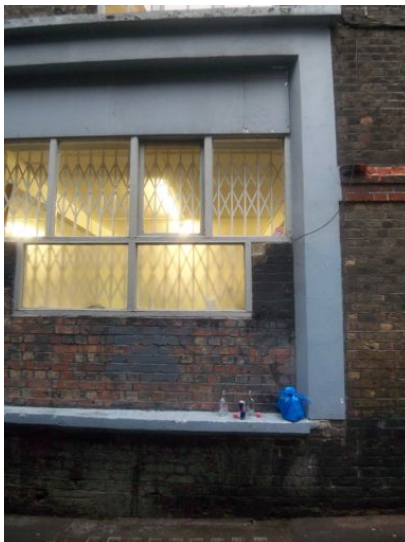
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11. Access Statement

One of the existing entries to the ground floor unit shall be removed. The removed entry is narrow, non-original and has two security doors and three steps. It is a poor access point and detracts from the facade and use of the building. The main entry door is to be enlarged within the existing opening. The proposed main door has only one small step. A small mobile ramp can provide DDA access to this building. The proposed changes will increase access whilst improving the appearance of this listed building - returning the facade closer to its original form.

12. Photographs

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Architects Ltd



Existing facade with poor non-original hap-hazard details and non-original cill being used as a bench and as a repository of bottles and waste.

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Existing rear flat service area on roof over ground floor unit where new skylight is proposed

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Architects Ltd



Existing non-original stud partitions and facade from the inside.

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Day and night views down Flitcroft Street

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13. Conclusion

This document has indicated that the proposal is based on a clear understanding of the importance of this listed building through the elements of significance that make up this building. This document has also considered all the relevant planning policies and pre-application advice from Camden and the Metropolitan Police, that it has respected and adhered to. This proposal has carefully considered and understood the specifics of the history of this building. All elements that make up this application have both been shown to have been fully addressed. The proposal not only satisfies the brief, but also does so in a manner that will preserve and enhance the character of the building in best practice in design and in the proposed construction in 2011.

Paul McAneary
Architects Ltd

Yours faithfully,

A handwritten signature in black ink, consisting of a stylized initial 'P' followed by 'McAneary' and a long horizontal stroke ending in a sharp point.

Paul McAneary

BA(Hons) AADipl MRSUA FRSUA RIAI FRSA RIBA Chartered Architect

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