

The whole building is currently in B1 office use, but is vacant. It was constructed and used as a warehouse / manufacture and permission was granted in 1981 with a further permission in 1990 for a change of use from B8 to B1.

#### 1.04 Appearance

The two elevations are in a yellow London stock brick with timber windows on the basement to second floors. The top ( third ) floor windows are steel Crittalls and single glazed. Looking at the brickwork, it may be that the top floor was rebuilt after some bomb damage. The remaining timber windows look to be in the original fenestration pattern with the exception of the those on the ground floor, basement and front door which are a later intervention.

#### 1.05 Existing Access

The pavement to Stukeley Street is not very wide. Wheelchair access is not possible on the level through the front door as there is an external step at the door itself, with a total of four steps up to the lift entrance. There are no other entrances, although there is a fire exit ladder up through a window from the basement. The lift is of an old fashioned design with a folding concertina gate, and is too small for wheelchair access. Currently the WC's are either in the basement or on the upper floors and are also too small to allow DDA access.

#### 1.06 Thermal Efficiency

The external walls of the building are of solid masonry of between 327 and 225mm; it is unlikely that any of the walls are insulated. The windows are generally single glazed and timber framed, with Crittalls steel windows on the top floor. The roof is flat and of unknown construction, probably timber; it is unlikely to be insulated.

	Existing U-Value (W/m <sup>2</sup> K)	Current Building Regulations U-Value
Walls	1.25 to 1.00	0.35
Roof	2.33	0.25
Windows	5.7	2.0

Table 2. Existing U-Values (W/m<sup>2</sup>K)

#### 2.01 The Proposals

The proposal looks to address the following issues:

The proposed works will not be detrimental to the external appearance of the building,

- Externally, remove the ground floor spandrel panels and combine the basement and ground floor windows into one aluminium framed unit. This will allow more light down into the basement.

We originally included the above alterations In Application **No. 2010/4431/P** which was for a new fourth floor and which was consented on 12<sup>th</sup> October 2010. Two days before the end of the allotted decision period we were asked to abandon this aspect of the scheme, based on comments from the Conservation Officer. We were not given the opportunity to discuss



this matter and feel that our proposals are in no way detrimental to the building or the overall character of the conservation area.

- We have therefore enclosed with this application photographs of various buildings in the vicinity where the ground and basement windows are combined. This not only improves the daylight to the basement but also improves the overall proportions of the external elevations.
- The existing section ( Image 6.) would suggest that this arrangement ( with the ground floor mostly obscuring the basement windows ) is not original.

All of the above will be achieved while respecting the overall aesthetic of the building.

## 2.02 Proposed Access

DDA compliance cannot be achieved viably, as it would take up far too much of the net lettable area of the relatively small floor plates. The new arrangement is, however, an improvement on the existing situation giving level access through the front door which is currently rather hazardous.

## 2.03 Amenity

The requirement for amenity space is not relevant to this application.

## 2.04 Proposed Thermal Efficiency & Services

The proposed new windows will be double glazed with thermally broken frames, which will be a vast improvement on the existing windows.

## 2.05 The Works / Refurbishment

Externally the existing building will be refurbished and redecorated. The rendered brick spandrel panels will be removed and the brickwork removed from either side of the basement windows to form large clear openings which will allow the maximum daylight down into the basement.

## 2.06 Proposed Areas – Gross Internal Sq.m.

Table 1. Schedule of existing and proposed gross internal areas (m<sup>2</sup>)

The areas will remain unchanged.



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Floor	Existing	Proposed
Basement	73.7	73.7
Ground	73.1	73.1
First	74.9	74.9
Second	77.6	77.6
Third	78.6	78.6
Fourth	-	-
<b>TOTAL</b>	<b>377.9</b>	<b>377.9</b>

## 2.07 Relevant Planning Policy

### Retention of existing business uses

The existing building is in need of refurbishment and modernisation to allow it to be let to commercial business users.

To attract a commercial business user into this building with small floor plates a mix of space is required to appeal to a sole occupier. An improved basement will provide an attractive proposition to an Office user.

### Employment Opportunities

These proposals will help to enable a quality tenant to be secured in what is currently an unattractive building with a dark basement.

### Conservation Area

The site is located in the Seven Dials conservation area. The building is not listed and is not described in the Seven Dials Conservation area statement available from the Local Authority Supplementary Guidance resources.

The proposals enhance the Conservation Area by replacing the existing mis-matched windows which are, we suggest, later interventions and not part of the original fabric of the building.

## 3.01 Historical & Special Architectural Interest/Character

*Question: Have you assessed the elements which constitute the special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.*

Answer: The building is not listed and is located in an Conservation Area. It is not referred to in the Conservation Area Statement.

There is nothing of architectural interest or character internally.

There are many local precedents for this architectural treatment of which we have included photographs.

The existing means of access to the building is an unsatisfactory arrangement of narrow stair and now defunct lift, so this has been rationalised and reconfigured with level access through the front door.



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### 3.02 Impact on Building's Setting

*Question: Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?*

Answer: The proposed addition is designed to be harmonious with its neighbours and the feature of the joining of raised ground floor and semi basement windows is very common in the area.

### 3.03 Scale and size of proposal

*Question: If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the building being affected?*

Answer: There is no extension.

### 3.04 Appearance of Extension

*Question: If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?*

Answer: there is no extension

### 3.05 Internal Works

*Question: If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?*

Internally there are no 'features' to be retained. The existing ground floor comes right in front of the existing basement windows. The proposals will greatly increase the daylight to the basement.

### 3.06 Materials

*Question: Describe the materials you propose to use, why you chose them, the way in which they relate to the character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?*

Answer: The new windows will have a white powder coated aluminium frame, which is suited to the 'shop front' situation.



## 4.0 Environmental Performance Statement

### 4.01 Energy Efficiency & Sustainability

#### 1a All developments:

*Has the development been assessed for energy-efficiency and predicted carbon emissions?*

The existing windows are single glazed, so the new double glazed windows will meet the current Building Regulation requirements and reduce energy requirements. Also the new windows will have effective opening lights which will reduce any requirement for comfort cooling. Given the Conservation Area designation we do not anticipate that active or passive energy generation proposals will be acceptable to the LPA.

*Will the development use vacant or under-used land or buildings?*

No, the site is already fully developed.

#### 1b Achieving sustainable buildings;

*Has the potential long-term future use of the proposed building been considered?*

Yes; the layout is suited to A1, A2, B1 or D1

*Has the option of reuse of an existing building or its materials been assessed?*

The current proposals retain both what we know as the original internal fabric and the external facades of the original building. Increasing the size of the basement windows will improve the daylight and improve the space.

*Are the designs flexible enough to accommodate possible change of use in the future?*

Yes, the building could be brought into alternative A1, A2, B1 or D1 class uses if the Council deemed this to be appropriate.

*Has an energy statement been prepared to demonstrate how energy-efficient measures will work and how carbon emissions will be minimised?*

No, we believe the scale of the project would render a full energy statement inappropriate, especially as there is no end user in place at the moment; however the Architects will undertake a full design of Building Regulations Part L2B for the Building Control Application and make recommendations on the building fabric, heating and lighting, with the issue of an EPC.

#### 1c Achieving sustainable buildings:

*Have material specifications incorporated lifecycle impacts and expected whole life costs, bearing in mind the building's likely refurbishment cycle? For example, timber certified as sustainable; natural insulation products; natural flooring materials; timber frame windows and natural paints. Do material specifications have a recycled component?*

We will develop material specifications on the basis of overall life cycle impacts. External materials will be specified to match the existing neighbouring buildings.



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## 4.02 Air Pollution

### 2 Air pollution:

#### 2a Plant, Machinery or Equipment

*Give outline information on any plant, machinery or equipment proposed for the development, that might emit air pollutants (type, size, fuel).*

There will be no new plant.

*If air conditioning is proposed, will it be a dry or wet system and for what reasons?*

No air conditioning is proposed

*Will aspects of the development or its use cause odours? If so, indicate what measures will be taken to contain these and to prevent the spread of odours outside the development.*

No such uses are proposed

#### 2b Achieving sustainable buildings:

*Have potential risks to air quality (e.g. asbestos) associated with demolition or refurbishment been considered? What measures will be taken to contain the risk?*

A Type 3 Asbestos Survey will be carried out before work begins on site.

*If the development is for housing or schools along heavily trafficked roads, what design measures are being introduced to minimise occupiers' exposure to air pollution? Such measures might include designing buildings so that upper floors graduate away from the road; incorporating planting to*

*screen buildings from the road, and avoiding creation of "street canyons" . Have you prepared an air quality assessment, and what are your findings?*

Traffic levels will remain as existing.

*What steps will be taken to contain dust during demolition and construction?*

Demolition required for the development will be done so as to avoid disruption to the neighbours. Demolition operations will be enclosed at all times, reducing noise and dust emissions to neighbouring areas. Dust will be controlled further using local water sprays. Scaffolding to the building will be lined with dust sheeting. Debris can only be removed via the street. Skips and lorries carrying dust laden materials will also be sheeted.

## 4.03 Noise Pollution

### 3 Noise pollution:

#### 3a All developments:

*What design features are proposed to minimise and contain noise?*

No noise problems are anticipated as the proposals do not vary the existing use of the building or extend its floor area significantly.

*What design features are proposed to prevent noise or vibration being*

*transmitted through the structure to adjoining properties?*

Not applicable.



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*What plant, machinery and equipment are proposed as part of the development (give details of type and size)?*

No new plant is envisaged.

*How has the design and location of services and plant been designed to minimise noise generation and transmission of noise and vibration?*

Yes. N/A

*What hours of operation are proposed for plant and machinery?*

N/A

*What hours of operation are proposed for the use of the development?*

N/A

### **3b Achieving sustainable buildings:**

All the above in 3a will apply.

### **3c If the proposal includes plant and machinery:**

*Provide an acoustic report indicating maximum noise that will be emitted at times when the existing external noise level is lowest. The results must be expressed as the A-weighted and octave band spectra L90 over a fifteen-minute period.*

N/A

*The report must provide information on the existing external (background) noise level close to the development, and demonstrate that any noise generated by plant and machinery will not exceed existing external background noise at any time. Refer to policy ENV 7 for more detail and the requirements for emergency generators.*

N/A

### **3d If the development includes plant and machinery and if the development is for an A3 (food and drink) or D2 (assembly and leisure) use:**

*Give details of the nearest noise sensitive property (Address; distance from the proposed development; type – residential, school, hospital, hotel, hostel, concert hall, theatre, broadcasting studio, recording studio).*

N/A

*Provide a map indicating the relationship of the development to the nearest noise sensitive property.*

N/A

*Provide an acoustic report indicating maximum noise that will be emitted at times when the existing external noise is lowest (i.e. noise emitted from plant, machinery, and human voices, amplified or unamplified music). The results must be expressed as the A-weighted and octave band spectra L90 over a fifteen minute period. The report must demonstrate that any noise generated will not be audible outside the nearest noise-sensitive property at any time. For residential noise sensitive properties and those where sleeping accommodation is*



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*provided, noise measurements must be taken outside the nearest bedroom or sleeping area.*

N/A

*Provide details of proposed measures to ensure that no noise from plant and equipment will be audible at any time at the nearest noise sensitive property.*

N/A

*For an entertainment use, provide a management plan which should also comply with any concurrent licence.*

The application is for a retained B1 use

#### **4.04 Contaminated Land**

##### **4 Contaminated land:**

##### **4a All developments:**

*Indicate whether the site previously contained an industrial land use, or is known to be contaminated.*

No known contamination exists. It is not proposed to dig below the existing slab levels.

*If the land is known to be contaminated, or had a previous industrial land use, provide a summary of land use history, the nature and extent of any known contamination and method of decontamination planned.*

See above.

*Does the use planned involve the storage, processing or transfer of hazardous substances? What measures are being put in place to mitigate against potential hazards? Have you*

*carried out an off-site accidental risk assessment on surrounding users? Please attach details.*

No, not applicable.

#### **4.05 Water Saving**

##### **5 Water quality, saving and drainage**

##### **5a All developments:**

*Is the development close to, or could it affect, watercourses or areas of open water? If so, give details of any proposals to protect or enhance watercourses and aquatic habitats.*

It is not proposed to dig below the existing slab levels.

*Will materials be used in the development or its use that could cause pollution to surface run-off, groundwater, watercourses or areas of open water?*

No pollution is anticipated from the proposed uses of the development.

*What means will be used to control surface water run-off?*

The existing rainwater drainage is to remain as existing.

*What means are proposed to ensure water efficiency and conservation?*

N/A



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*If your proposal is in the Flood Zone, have you prepared a flood risk assessment?*

The proposal is not located in a flood risk zone.

**5b Achieving sustainable buildings:**

*What water saving devices have been incorporated?*

N/A

*Will sub-metering be installed to enable effective water management by occupiers?*

N/A

*Have opportunities for making use of rainwater or recycling water been assessed?*

Because the site is completely built over with building it is our view that such measures would not be allowed.

*What measures have been incorporated to reduce the speed and volume of water runoff?*

None possible.

*Has the potential for extracting water from boreholes been investigated?*

Because the site is completely built over with building it is our view that such measures would not be allowed.

**4.06 Light Pollution**

**6 Light pollution:**

**6a All developments:**

*Give details of any proposals for installation of external lighting, including advertising panels, indicating how glare or conflict with street or traffic lighting will be avoided; how upward light spill will be avoided, or minimised; and the energy-efficiency of proposed equipment.*

Not applicable.

**4.07 Waste & recycling**

**7 Waste and recycling**

**7a All developments:**

*What provision will be made within the development for storage of waste and materials for recycling?*

All waste will be stored in basement of the building, and removed to the street via an existing doorway.

*Indicate on a plan of the development where the waste & recycling storage area/s will be provided.*

Indicated on the lower ground floor plan.

*Indicate the size/s of proposed storage areas.*

See plans.

*Give outline information on any provision proposed for compactors.*

It is not proposed to install a compactor.



*Will discarded building materials and components from the site be salvaged and re-used, and will waste materials be recycled on or off site. If on-site, how will effects such as noise and dust be controlled?*

It is unlikely that they can be reused on-site, so demolition materials will be removed from site. Waste materials will be separated and sorted for recycling or reuse as appropriate.

*Has the transfer of demolition materials by water been considered? (Where insufficient information is provided, or where the City Council determines that the provision will not be adequate, we may require preparation of a Waste Management Plan. See 7c below).*

Not appropriate to this project.

#### **7b Residential developments:**

*What provision will be made for interim storage of separate materials for recycling in each dwelling and on each level in developments of more than one dwelling?*

Not relevant to this project.

#### **7c Developments that will generate large volumes of waste (such as retail, food, drink or entertainment premises, or any large development):**

*Provide a waste management plan. This should include: estimates of volumes and types of waste that will be generated; proposed means for its separation, for recycling; movement within the development and its storage; locations and sizes of storage areas; access for waste and recycling collections; measures to keep all waste off-street; any arrangements for collection and disposal of special waste;*

*use of compactors and skips; any on-site equipment to process waste.*

Not relevant to this project.

#### **7d Developments with grassed or landscaped, or garden areas:**

*Indicate what facilities will be provided for on-site composting.*

Not applicable.

#### **7e All workplaces and other developments with no-smoking policies:**

*Indicate what provision will be made for bins for smokers' waste outside main entrances.*

This will be a tenant / building management policy.

#### **7f Large developments:**

*Are there opportunities within the development for provision of public sites to collect materials for recycling?*

Not applicable.

#### **7g Medical, dental or veterinary developments:**

*If clinical waste is likely to be generated (medical, dental and veterinary) indicate what storage provision will be provided entirely separate from storage of nonclinical waste.*

Not applicable.



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### **7h Achieving sustainable buildings**

*How will steps be taken to reuse, recycle or transfer construction and demolition waste? Are the following being considered?*

1. *Pre-fabrication*
2. *Standardised components*
3. *Flexible designs*
4. *Waste segregation and recycling storage*
5. *Composting*
6. *Specification of materials to include those with recycled component*
7. *Planning the construction process to minimise waste being thrown away due to time or storage constraints.*
8. *Water transport to transfer demolition materials*

None of these points are applicable to the installation of new windows.

### **4.08 Amenity, environmental quality, daylight and sunlight**

#### **8 Amenity, environmental quality, daylight and sunlight:**

##### **8a All developments:**

*What effects will the development have on daylight and sunlight?*

There will be no adverse effect on the daylight and sunlight enjoyed by adjoining properties

*For effects on residential accommodation, how do these compare with the standards set out in the BRE (Building Research Establishment) publication, 'Site planning for daylight and sunlight'?*

The proposal will not affect any residential accommodation.

*How will the development affect overlooking of neighbours or their privacy?*

The proposal will not alter existing overlooking situations.

*What effects will the development have on micro-climate (for tall buildings this may relate particularly to wind turbulence)? If high level winds will be channelled or deflected by the development, what solutions are proposed?*

No impacts on the microclimate are anticipated.

*What effects will the development have on air quality?*

The development will have no impact on air quality

#### **8b Achieving sustainable buildings:**

*Does the building meet Part M of the Building Regulations and BS 8300: design of buildings and their approaches to meet the needs of disabled people?*

All the public areas of the building will remain DDA inaccessible. The proposal seeks to create level access to the entrance and provide a working lift.



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*Have you incorporated "inclusive design" techniques so that the public spaces, access routes to and around the building are, wherever possible, accessible to wheelchairs?*

Not possible.

*Have you provided an access statement?*

Yes.

### **8c Residential developments:**

*What proposals are included for open space, play-space, or associated*

*community facilities?*

Not applicable.

*What design features are being introduced in order to protect occupiers from air pollution?*

None.

## **4.10 Trees, Shrubs & Landscape**

### **10 Trees, shrubs and landscape:**

#### **10a Where relevant to proposal:**

*Provide a map showing the location of each existing tree within the site.*

Not applicable.

*Provide a list of all trees within the site and within 20 metres of its perimeter and their: species, height, condition.*

There are no trees on the site.

*Indicate all trees known to be subject to a Tree Preservation Order.*

Not applicable.

*Is the site in a Conservation Area?*

Yes, the Seven Dials Conservation Area

*Give information on any proposals to remove trees.*

Not applicable.

*Indicate all works that will have direct effects on trees and how they will affect them.*

Not applicable.

*Show how any changes of level may affect existing trees.*

Not applicable.

*Indicate how the development may take light from existing trees and may affect wind and other micro-climate conditions for existing trees.*

Not applicable.



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*Describe what measures are proposed to protect trees that are to be retained.*

Not applicable.

*Describe proposals for planting new trees, shrubs and climbers as part of or adjacent to the development (include location and species).*

Not applicable.

#### **10b All developments**

*Provide information on any proposed landscape aspects other than trees and shrubs (including main plant species and locations):*

\_ *Climbing plants*      Not applicable.

\_ *Roof gardens*      Not possible.

\_ *"Green" roofs.*      Inappropriate to the Conservation Area setting.

#### **10c Achieving sustainable buildings:**

*Can the designs for the building incorporate "green roofs" or has it scope for vertical habitats?*

No, see above.

*Do landscaping designs adopt low water-use and low maintenance methods?*

Not applicable.

## **4.11 Habitats & Wildlife**

### **11 Habitats and wildlife: policy**

#### **11a All developments:**

*Will any species be affected by the development that are protected under the Wildlife and Countryside Act 1981?*

No.

*Is the development close to a site of nature conservation importance or a local nature reserve, or will it directly affect one? If so, give details.*

No.

*Has the development been assessed in terms of its biodiversity value, in particular the presence or species and habitats in UK, London or Camden biodiversity action plans? If so, give details.*

No.

*If the development may have effects on any of the above, provide an ecological appraisal of the development.*

Not applicable.

*Is the development in an area of wildlife deficiency? What features for wildlife and to promote biodiversity are planned as part of the development?*

Not applicable.

#### **11b Achieving sustainable buildings:**



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*Can any potential linkages be made to existing green corridors or wildlife areas?*

No.

#### **4.12 Archaeology**

##### **12 Archaeology:**

##### **12a Developments in an Area of Special Archaeological Priority:**

*What measures are proposed:*

*\_ To preserve in situ all archaeological remains of national importance?*

*\_ To properly evaluate, and where practicable preserve in situ, remains of local archaeological value?*

Not applicable.



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