



Foundation

a r c h i t e c t u r e

Full Planning Application with Design & Access Statement, Conservation Area Impact Assessment & Environmental Performance Statement.

445:

18 STUKELEY STREET, LONDON WC2B 5LR

August 2010



Foundation Architecture Ltd. Omnibus, 39-41 North Road, London N79DP

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Appendix A – Site Plan

Appendix B – The Application forms and Drawings.



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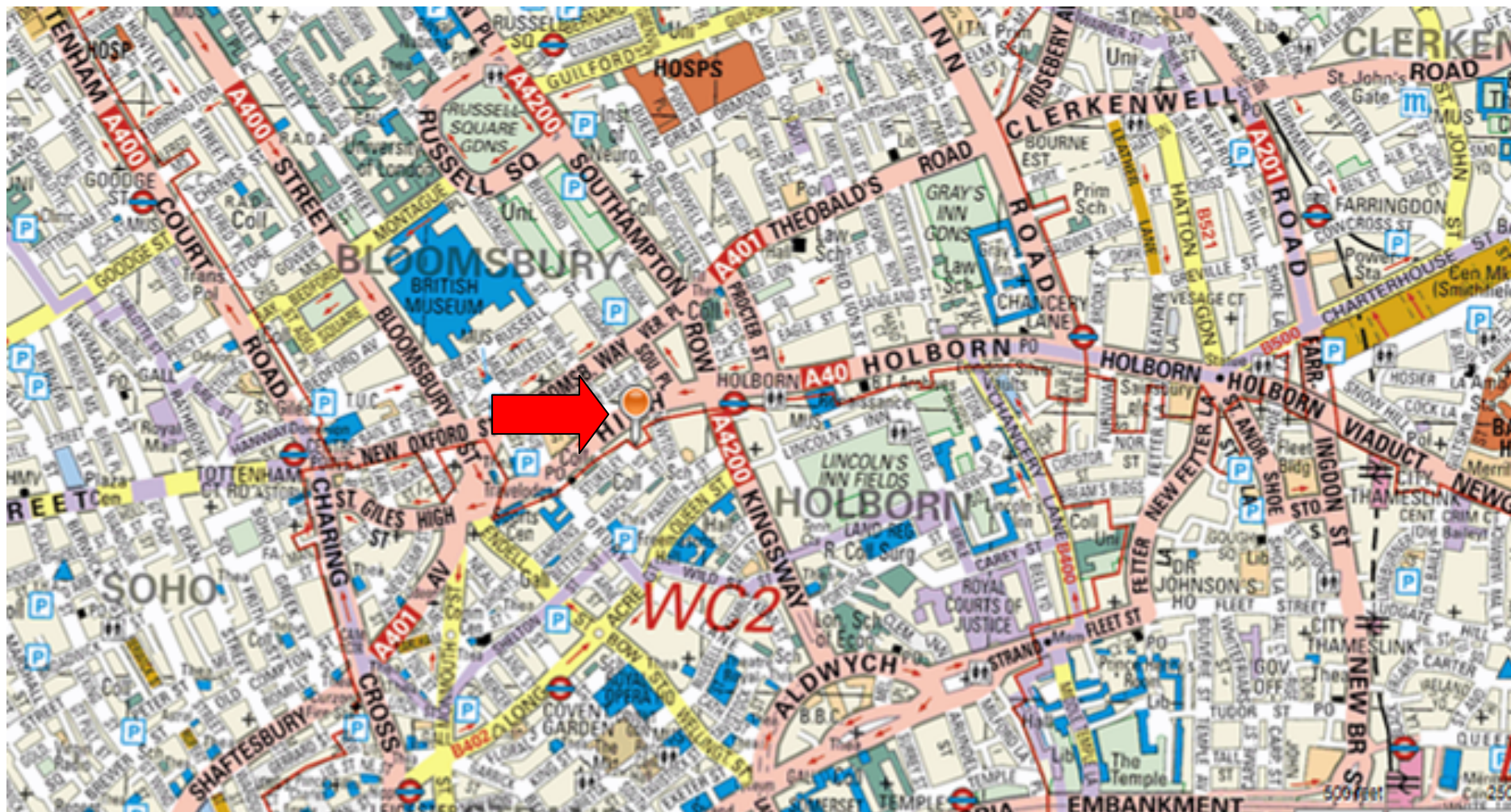


Image I. Street map

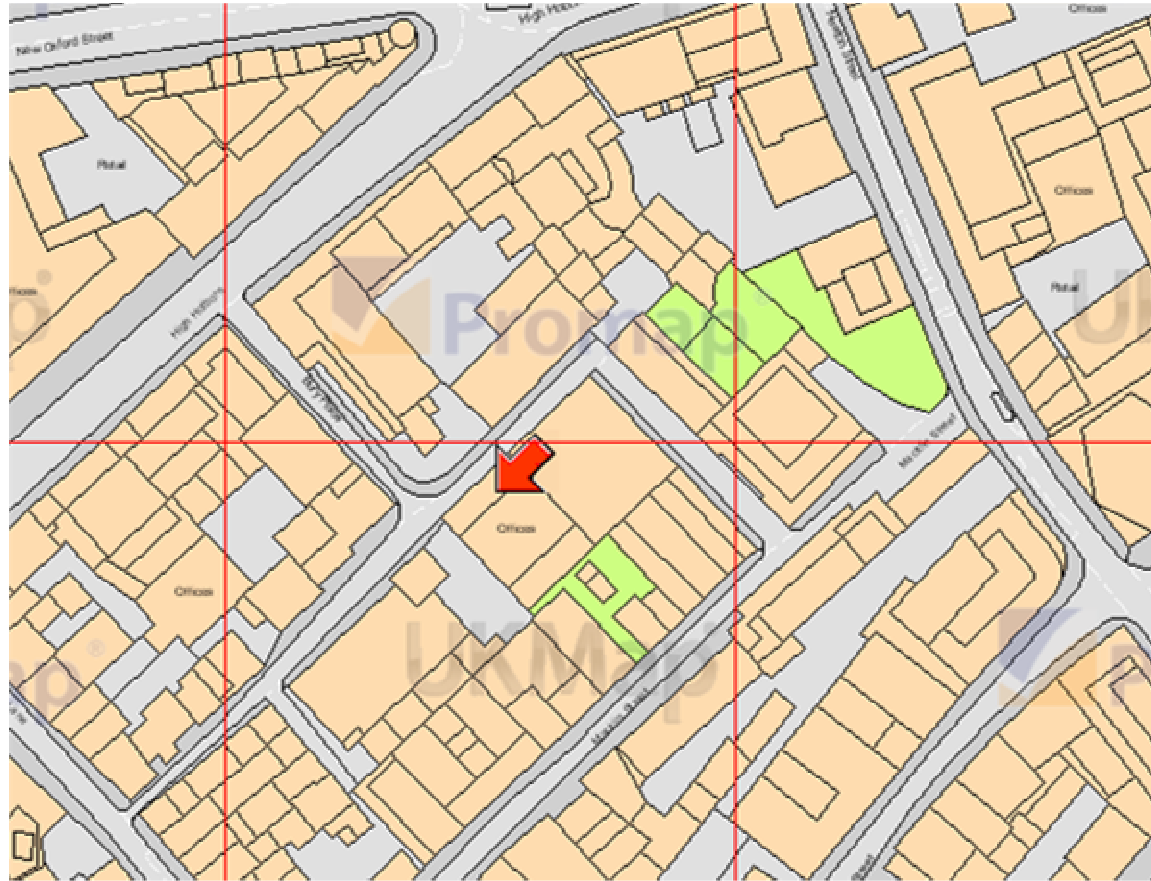


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Image 2. Location Plan



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Image 3. Bird's Eye View from the West



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I.0 Existing

I.01



Image 4. View looking South East down Smarts Place



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Image 5. View of SW Elevation Facing Smarts Place



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Image 6. View from the Roof Looking South.



Image 7. Typical Office Floor.



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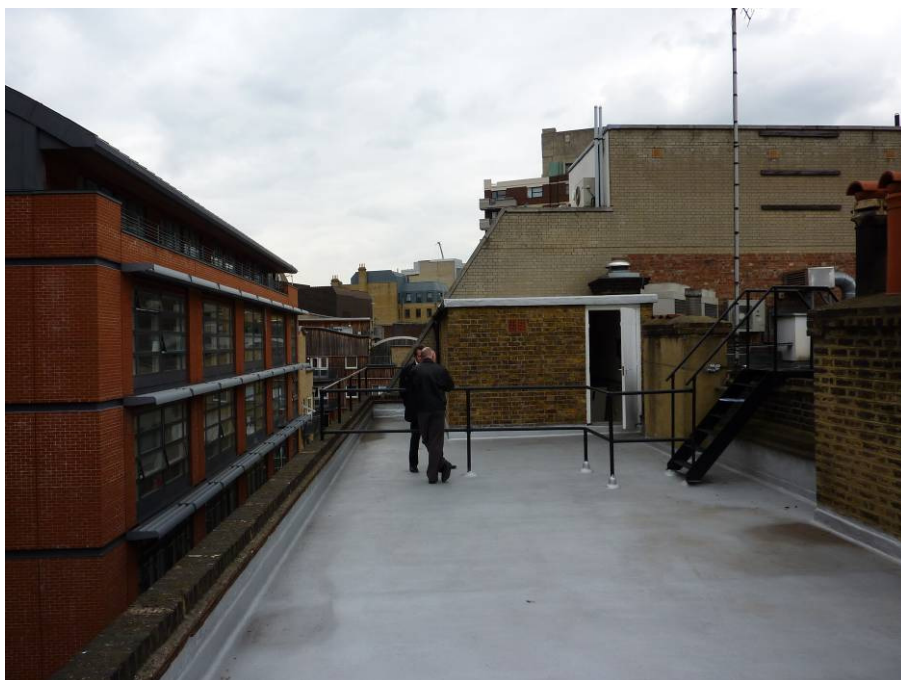


Image 8. View from the Roof Looking N/E.



Image 9. View from the Roof Looking S/W.



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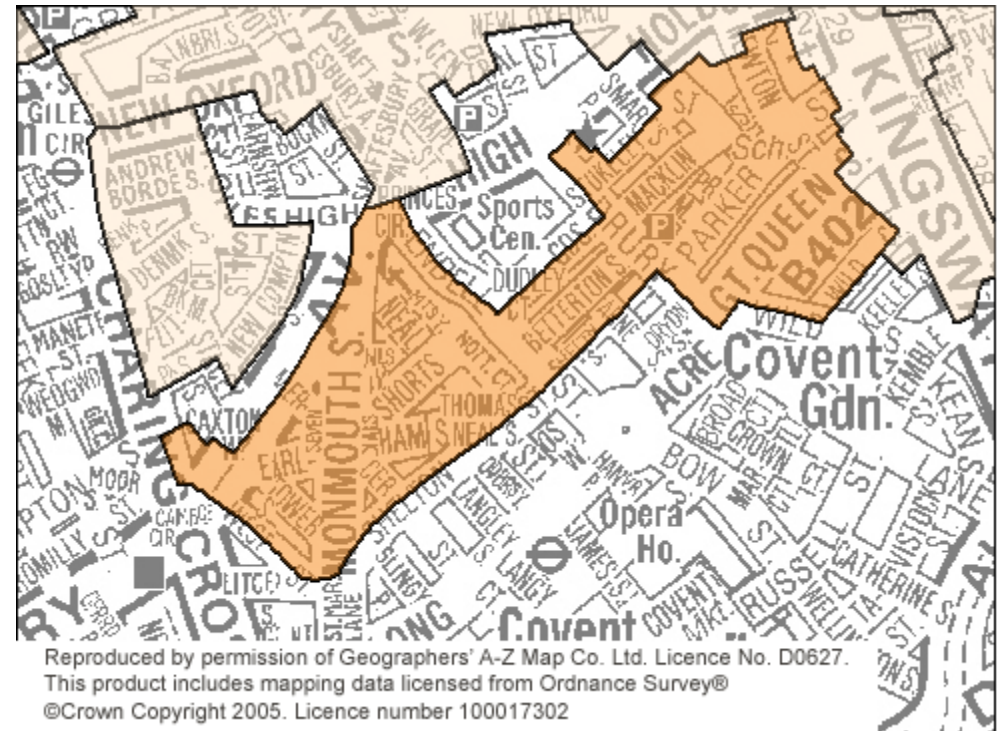
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I.02 Site & Scale

The site sits at the South end of Smarts Place, opposite the International House building, and sharing a blank party wall with No. 8 Smarts Place. There is a great range of architectural styles in the area, from late Victorian warehouses, 1930's offices to late 20th Century brick and steel and glass offices

The building is located in the Seven Dials (Covent Garden) Conservation Area.

At basement and ground plus three storeys, it is at least two stories lower than most of the surrounding buildings.



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1.03 Existing Uses

The whole building has a premitted B1 office use, but is vacant. It was constructed and used as a warehouse 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 timber windows look to be in the original fenestration pattern with the exception of the those on the ground floor and front door which are a modern 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 ² 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/m²K)

2.01 The Proposals

The proposal is for a **CHANGE OF USE ONLY** from B1 to D1.

We are advised that the application cannot state the requirement for a personal permission; however it would appear sensible that this is considered.

2.02 Proposed Access

This application is for a change of use only retaining the existing building exactly as it is currently.



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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
TOTAL	377.9	377.9

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.

2.03 Amenity

This application is for a change of use only retaining the existing building exactly as it is currently.

2.04 Proposed Thermal Efficiency & Services

This application is for a change of use only retaining the existing building exactly as it is currently. Therefore thermal performance will remain as existing.

2.05 The Works / Refurbishment

This application is for a change of use only retaining the existing building exactly as it is currently.

2.06 Proposed Areas – Gross Internal Sq.m.

Table I. Schedule of existing and proposed gross internal areas (m²) which incidentally are exactly the same as this application is for a change of use only retaining the existing building exactly as it is currently.

2.07 Relevant Planning Policy

E2 - Retention of existing business uses

The existing building is in need to refurbishment and modernisation to allow it to be let to commercial business users. The existing staircase and lift require replacement and a level entrance is required to allow level access into the building. During the letting process with the building vacant a DI user has identified a desire to let the building. Hence this application.

A further application for the modernisation of the building will be lodged in due course and modernisation will be driven by the economic climate.



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7.1-8 Employment Opportunities

These proposals provide seek to return a building to use during the economic downturn.

Cons 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 retain the status quo with regards to the Conservation Area as this application is for a change of use only retaining the existing building exactly as it is currently.

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 a Conservation Area. It is not referred to in the Conservation Area Statement.

There is nothing of architectural interest or character internally.

This application is for a change of use only retaining the existing building exactly as it is currently.

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: This application is for a change of use only retaining the existing building exactly as it is currently.

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: This application is for a change of use only retaining the existing building exactly as it is currently.

3.04 Scope of works / Extensions

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?



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Answer: To recap on the previous statements, This application is for a change of use only retaining the existing building exactly as it is currently.

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?

No internal alterations are proposed. This application is for a change of use only retaining the existing building exactly as it is currently.

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: No change is proposed. This application is for a change of use only retaining the existing building exactly as it is currently.



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4.0 Environmental Performance Statement

4.01 Energy Efficiency & Sustainability

Ia All developments:

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

Initial assessment has been undertaken, the environmental approach proposes equipment with a high COP (Coefficient performance) and is geared to lower the building energy usage. Given the Conservation Area designation we do not anticipate that active or passive energy generation proposals will be acceptable to the LPA.

This application is for a change of use only retaining the existing building exactly as it is currently.

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

No, the site is already fully developed.

Ib Achieving sustainable buildings;

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

Yes; the given that the building is vacant and a D1 user wishes to use it the proposed change of use is made. We have suggested that this is made on a personal basis so that the future flexibility to return to a B1 use is maintained.

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. The building is not to be upgraded to meet current Building Regulations for structure, fire rating and energy loss.

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

Yes, the building could be brought into alternative A1, A2 or B1 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 this application is for a change of use only retaining the existing building exactly as it is currently.

Ic Materials: 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?

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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?

No. This application is for a change of use only retaining the existing building exactly as it is currently.

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?

This application is for a change of use only retaining the existing building exactly as it is currently therefore there will be no demolition or construction.

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 significantly with the proposed DI use having very similar impact on the building to a general BI use.

What design features are proposed to prevent noise or vibration being transmitted through the structure to adjoining properties?

Not applicable. This application is for a change of use only retaining the existing building exactly as it is currently.



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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?

This application is for a change of use only retaining the existing building exactly as it is currently.

What hours of operation are proposed for plant and machinery?

9:00am to 11:30pm

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

9:00am to 9:00pm

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.

Not provided as this application is for a change of use only retaining the existing building exactly as it is currently.

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.

Not provided as this application is for a change of use only retaining the existing building exactly as it is currently.

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).

This application is for a change of use only to D1 retaining the existing building exactly as it is currently.



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

Not provided. This application is for a change of use only retaining the existing building exactly as it is currently.

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

This application is for a change of use only retaining the existing building exactly as it is currently.

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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.

This application is for a change of use only retaining the existing building exactly as it is currently.

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

The application is for a D1 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.

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:



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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.

No. This application is for a change of use only retaining the existing building exactly as it is currently.

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 will be used

What means are proposed to ensure water efficiency and conservation?

This application is for a change of use only retaining the existing building exactly as it is currently.

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?

This application is for a change of use only retaining the existing building exactly as it is currently.

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

Not applicable. This application is for a change of use only retaining the existing building exactly as it is currently.

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: policy ENV 10

6a All developments:



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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: policies ENV 11 and ENV 12

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 areas will be provided.

This application is for a change of use only retaining the existing building exactly as it is currently.

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?

This application is for a change of use only retaining the existing building exactly as it is currently.

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.



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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.

7h Achieving sustainable buildings (as well as the above):

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

This application is for a change of use only retaining the existing building exactly as it is currently.

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



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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. This application is for a change of use only retaining the existing building exactly as it is currently.

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.



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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.

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.

I0b 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.

I0c 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.



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4.11 Habitats & Wildlife

11 Habitats and wildlife: policy ENV 17

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:

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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