

26 April 2010

Ref: GSA500

**DESIGN AND ACCESS STATEMENT:**

42 GREAT RUSSELL STREET AND 1A COPTIC STREET, LONDON WC1B 3PH

**General**

This statement is to be read in conjunction with and as part of the formal Town Planning application dated 26th April 2010 submitted to Camden Council.

Please refer to the following submitted planning drawings for further information:

GSA500.PL100 – Site location Plan

GSA500.PL101 – Site Plan

Approved drawings (Ref: 2009/1820/P):

GSA500.PL102 – Existing and Proposed Basement Plan

GSA500.PL103 – Existing and Proposed Ground Floor Plan

GSA500.PL104 – Existing and Proposed First Floor Plan

GSA500.PL105 – Existing and Proposed Second Floor Plan

GSA500.PL106 – Existing and Proposed Third Floor Plan

GSA500.PL107 – Existing and Proposed Roof Plan

Proposal:

GSA500.PL176 – Existing Basement and Ground Floor plans

GSA500.PL177 – Existing First and Second floor Plans

GSA500.PL178 – Existing Third and Roof plans

GSA500.PL179 – Existing Front Elevations

GSA500.PL180 – Existing Rear Elevations

GSA500.PL181 – Existing Section AA

GSA500.PL182 – Existing Section BB

GSA500.PL183 – Existing Section CC

GSA500.PL184 – Proposed Basement and Ground Floor plans

GSA500.PL185 – Proposed First and Second floor Plans

GSA500.PL186 – Proposed Third and Roof plans

GSA500.PL187 – Proposed Front Elevations

GSA500.PL188 – Proposed Rear Elevations

GSA500.PL189 – Proposed Section AA

GSA500.PL190 – Proposed Section BB

GSA500.PL191 – Proposed Section CC

GSA500.PL192 – Proposed Section DD

GSA500.PL193 – Site photographs

Lifetime Homes Statement

GSA500.PL194 – Lifetime Homes 42 Great Russell Street Basement Plan

GSA500.PL195 – Lifetime Homes 42 Great Russell Street Ground Floor Plan

GSA500.PL196 – Lifetime Homes 1A Coptic Street Basement Plan

GSA500.PL197 – Lifetime Homes 1A Coptic Street Ground Floor Plan

GSA500.PL198 – Lifetime Homes 1A Coptic Street 1st Floor Plan

GSA500.PL199 – Lifetime Homes 1A Coptic Street 2nd Floor Plan

GSA500.PL200 – Lifetime Homes 1A Coptic Street 3rd Floor Plan

GSA500.PL201 – Lifetime Homes 1A Coptic Street Roof Plan

Arrangements to inspect the site can be made with Guy Stansfeld Architects LTD.

## **Design Proposal**

This proposal comprises alterations and extensions to the existing property.

The proposed external alterations include an additional storey above 1a Coptic Street with three windows to both the front and rear. Further proposed alterations to the front elevation include a wider front door to 1a Coptic Street and a new window at 1<sup>st</sup> floor level, which is currently blocked in. To the rear façade of 1a Coptic Street the external changes will include full height glazing at ground floor and new sash windows at first floor level, to match those on the front elevation. The positions of the windows on the rear façade of the 42 Great Russell Street building will be adjusted to accommodate a new internal stair, and new windows are proposed at third floor level. The front and rear façades of Coptic Street and Great Russell Street will be cleaned, restored, and redecorated. All existing windows will be upgraded with double glazing, repaired where necessary and redecorated. A lightwell is proposed in the rear garden to provide natural daylight and fresh air to the basement, as are several additional pavement lights along Coptic Street.

Internal changes will include separation of part of the ground floor and lower ground floor for use as a private self contained flat with access from the door at 42 Great Russell Street (Flat 1). The remainder of 42 Great Russell Street and 1a Coptic street will be used as a single family dwelling from the basement up to roof terrace level (Flat 2).

There will be a general internal refurbishment, including repair work to the existing lift from the basement to the third floor. A stair in the 42 Great Russell Street building is proposed from the basement to the roof terrace.

Also included in the proposals is the refurbishment of the existing roof terrace. This will include a glazed and lead paneled roof lantern to enclose the stair and will allow natural light into Flat 2. The location of the enclosure will be set back from the front elevations.

The design follows detailed considerations of:

- a) Use and Layout
- b) The Scale
- c) The Appearance of the scheme
- d) Access.

### **a. Use & Layout**

The ground floor and lower ground floor of 42 Great Russell Street will accommodate a one bedroom flat with direct access from Great Russell Street.

Also at ground level will be the entrance for 1a Coptic Street, to a single family dwelling, extending from basement to roof terrace. Basement level will include entertainment room, plant and store room. Ground floor level will accommodate a hall and the kitchen with direct access to the garden. First floor level will include living space, bedroom and bathroom. Second floor level will include the master bedroom and master bathroom. At third floor level there will be a further bedroom and bathroom.

#### **b. Scale**

A single storey extension is proposed above 1a Coptic Street. As the adjacent buildings are considerably taller (3 storeys with roof terraces above), the gap between 42 Great Russell Street and 1 Coptic Street will still be retained.

#### **c. The appearance of the scheme**

The overall appearance will remain as existing. The additional storey over 1A Coptic Street is set below the band of dominant architectural detail located between 2nd and 3rd floors, so as to retain the subservient appearance of 1A Coptic to 42 Great Russell Street. All banding, windows and the architectural features will match the detail of the original building. The ground floor to the rear of 1a Coptic Street will be glazed adjacent to the garden. The roof top stair enclosure will be lightweight, glazed and paneled with lead. A non-original brick flue enclosure is to be removed from the rear façade of 42 Great Russell Street. The other minor proposed alterations will not change the appearance of the property.

#### **d. Access**

The existing entry at 42 Great Russell Street will be retained for Flat 1.

The entry to Flat 2 at 1a Coptic Street will be widened to allow for better access to the dwelling. The lift connects all levels from the basement to the third floor and the staircase provides access to all levels between the basement and the roof terrace.

The thresholds to Flat 1 and Flat 2 will be adjusted to improve access.

In both cases, where internal arrangements have been modified from existing, they have been designed to generally improve the access conditions and accommodate different levels of mobility.