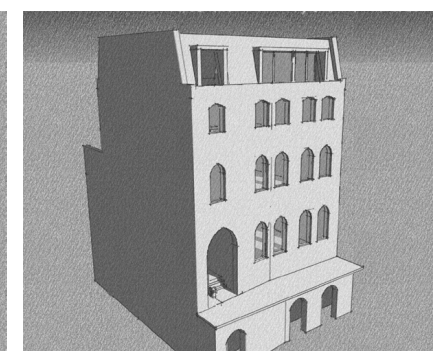
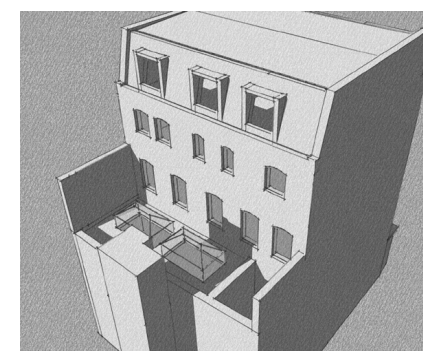




**FULL PLANS APPLICATION  
DESIGN AND ACCESS STATEMENT**

26 West Street, London, WC2H 9NA  
Rev. D. 30th November 2009

Resubmission



**CHArchitects LLP**  
Clerkenwell House  
45-47 Clerkenwell Green  
London EC1R 0EB

t: +44 (0)20 7253 2526

f: +44 (0)20 7490 4843

[mail@clavadetscherhoffmann.com](mailto:mail@clavadetscherhoffmann.com)

[www.clavadetscherhoffmann.com](http://www.clavadetscherhoffmann.com)

Limited Liability Partnership Registration no. OC304697  
Registered Address: Clerkenwell House London EC1R 0EB

INTRODUCTION

The Trustees of The West Street Charity have asked Clavadetscher Hoffmann Architects to prepare a Full Plans Application Design and Access Statement for the roof extension and remodelling of 26 West Street. This document sets out this information.

Planning ref: PP-00906044

This report should be read in conjunction with drawings listed on page 4.

Rev A 08.01.09 Issued to Client for information  
Rev B 28.05.09 Issued for Planning  
Rev C 16.09.09 Issued to Client for consultation with solicitors at 24 West Street  
Rev D 30.11.09 Issued for Planning  
Incorporating amendments and comments from Camden Planning - refer to Elaine Quigley's email dated 26/11/2009

TABLE OF CONTENTS

INTRODUCTION	2
VALIDATION CHECKLIST	4
National Requirements	4
Local requirements	4
DRAWING LIST	4
CONTEXT	5
MASSING CONTEXT	7
PROPOSALS	7
Plans and elevations, use of building materials	8
Access	9
Amenity Space and Landscaping	9
Refuse and recycling	9
Conservation	10
Transport and Parking	10
PLANNING POLICIES	11
SUMMARY	13
APPENDIX 1 - CONSULTATION	14
APPENDIX 2 - CONSTRUCTION MANAGEMENT PLAN	20

VALIDATION CHECKLIST

NATIONAL REQUIREMENTS

Completed form	Yes
Plan with red line	Yes
Other plans including:	
Site plan, Existing and proposed elevations,	
Existing and proposed plans, Existing and proposed site sections, Roof plan	Yes
Site plan	Yes
Existing and proposed elevations	Yes
Existing and proposed plans	Yes
Existing and proposed site sections	Yes
Roof plan	Yes
Ownership certificate	Yes
Agricultural holding certificate	Yes
Design & Access Statement	Yes
Fee	Yes

LOCAL REQUIREMENTS

Biodiversity Survey	N/A
Daylight/sunlight assessment	N/A
Heritage Statement	N/A
Other plans	N/A
Noise impact assessment	N/A
Parking and Access Arrangements	N/A
Photographs/photomontages	Yes
Planning Statement	Yes
Tree survey/Arboricultural implications	N/A

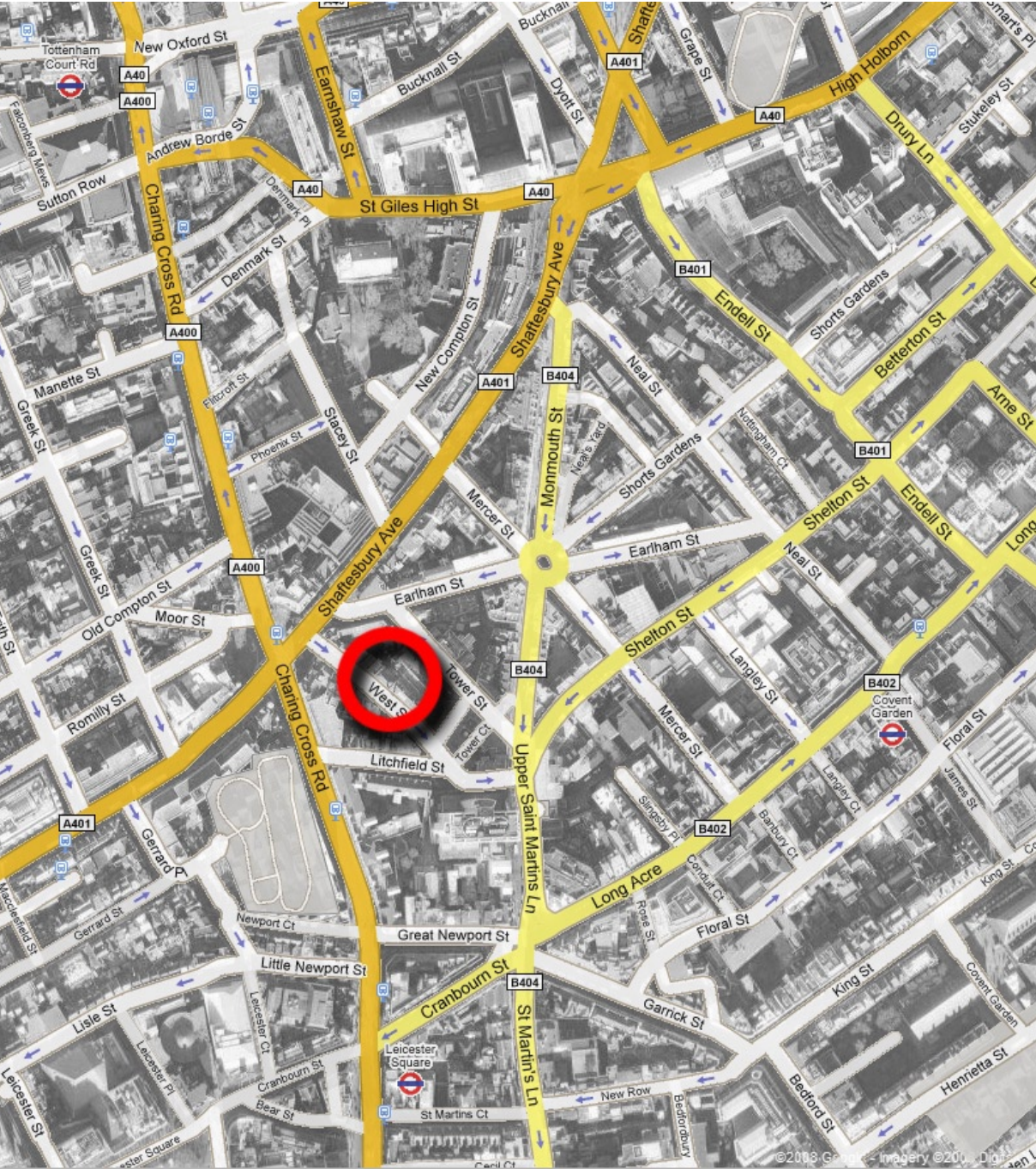
DRAWING LIST

272_00_001	Location Plan	1:1250
272_00_100	Existing Site Plan	1:200
272_00_101	Proposed Site Plan	1:200
272_20_200	Proposed Ground Floor plan	1:50
272_20_201	Proposed First Floor plan	1:50
272_20_202	Proposed Second Floor plan	1:50
272_20_203	Proposed Third Floor plan	1:50
272_20_204	Proposed Roof plan	1:50
272_20_205	Proposed Basement plan	1:50
272_20_220	Proposed Section AA	1:50
272_20_221	Proposed Section BB	1:50
272_20_222	Proposed Section CC	1:50
272_20_224	Proposed Section DD	1:50
272_20_230	Proposed Front Elevation	1:50
272_20_231	Proposed Back Elevation	1:50
272_20_235	Elevation Studies	1:400
272_20_400	Existing Ground Floor plan	1:50
272_20_401	Existing First Floor plan	1:50
272_20_402	Existing Second Floor plan	1:50
272_20_403	Existing Third Floor plan	1:50
272_20_404	Existing Roof plan	1:50
272_20_405	Existing Basement plan	1:50
272_20_420	Existing Section AA	1:50
272_20_421	Existing Section BB	1:50
272_20_422	Existing Section CC	1:50
272_20_424	Existing Section DD	1:50
272_20_430	Existing Front Elevation	1:50
272_20_431	Existing Back Elevation	1:50



CONTEXT

BIRD'S EYE VIEW OF SITE



LOCATION IN A BROADER CONTEXT







VIEW OF FRONT ELEVATION FROM WEST STREET

VARIOUS VIEWS ALONG WEST STREET





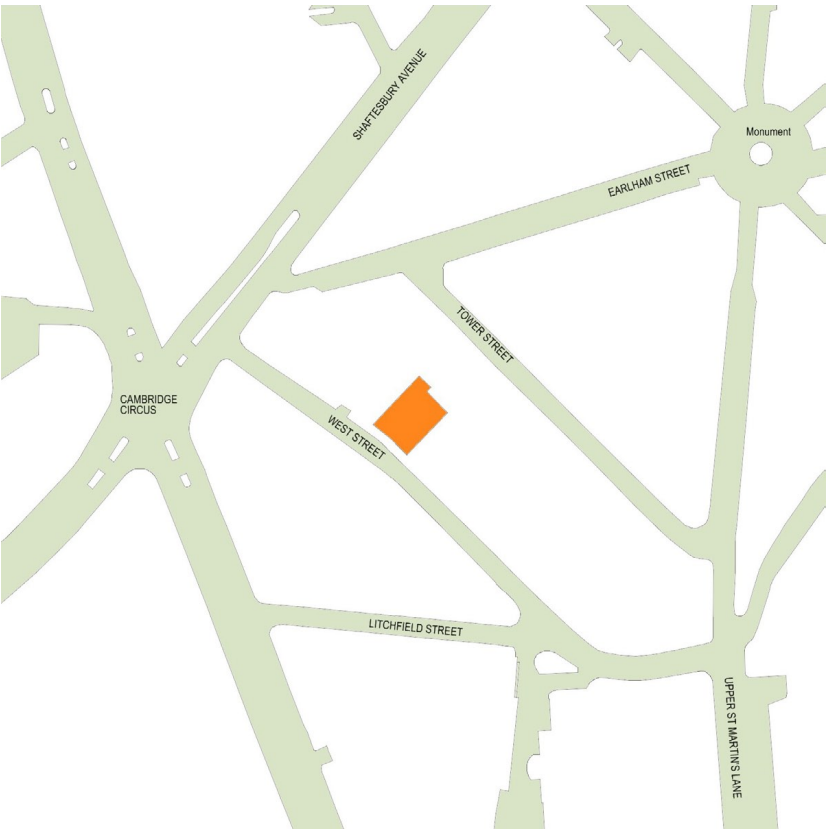


IMAGE SHOWING FABRIC OF STREETS



IMAGE SHOWING BUILDING DENSITY

## MASSING CONTEXT

The area is the middle of the Leicester Square – Covent Garden – Tottenham Court Road triangle and mainly comprises of three to five storey buildings of various styles, appearance and ages. Red or yellow brick is the dominant building material.

The adjacent properties show great variation: whilst 24 West Street is a two storey Grade II listed building on the boundary of the conservation area (currently occupied by studios), the property to the North is a relatively modern, five storey red brick building with mansard roof.

West Street breaks in the centre of No. 26 which gives a slightly broken rectangular shape to the building. The corridor leading to the coal cellars under street level are illuminated by pavement lights. At the rear, the small flat roof above ground floor is almost fully occupied by two huge rectangular skylights which provide natural light to the studio below.

Drawing 272\_20\_235 shows that the proposed roof design is dominant on West Street since almost half of the buildings on the street boast mansard roofs. Therefore it is considered the proposal would fit well in the context.

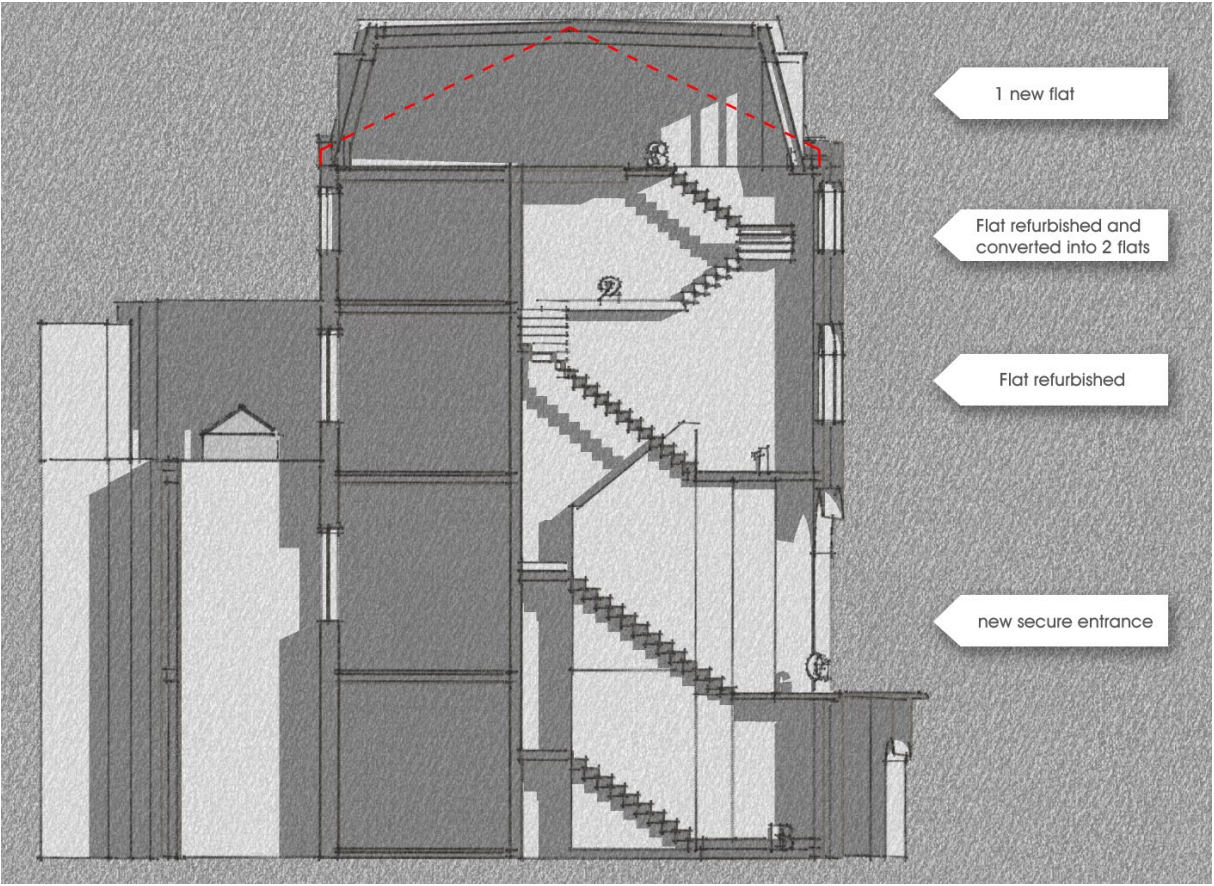
Indeed the parapet of 26 West Street currently matches the adjacent building parapet. The proposal therefore will also match the mansard roof of the adjacent building.

## PROPOSALS

The proposals contained within this application are for the remodelling of existing flats on first and second floor with the addition of a flat in a new mansard roof. In addition, the ground floor street entrance would be altered and refurbished to comply with current regulations and provide a more secure level entry.

The proposed development retains the existing basement and ground floor whilst refurbishing the first floor flat and converting the second floor flat into two new 1 bed flats. The existing loft space would be converted into a 3 bed flat by constructing a new mansard roof. The ridge height broadly remains as existing (roof line as existing is shown as red dashed line on section to the left on the following page). This minimizes the impact on views from street level.





**DRAFT SECTION SHOWING PROPOSED ALTERATIONS. DASHED RED LINE SHOWS ORIGINAL ROOF SHAPE.**



**EXAMPLES FOR GREEN ROOF**

## PLANS AND ELEVATIONS, USE OF BUILDING MATERIALS

The plan form of the building is rectangular with a break on the street side resulting in a concave shape.

The ground floor and basement are currently let as design studios. The first and second storeys are flats. However, their deteriorated condition necessitates complete refurbishment to preserve quality and value. The loft is unutilized at present, by replacing the structure with a mansard roof it would provide ample space for another flat, especially that the streetscape would not be significantly affected.

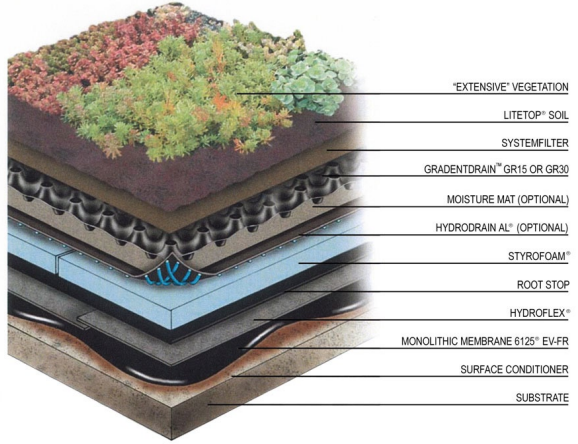
The quality and sustainability of materials including their texture, colour and durability will be carefully considered.

The windows on both the street and back elevations are arched, resembling the adjacent No. 24's elevation. Yellow face brick dominates the façade, the plinth is black painted. Neogothic window arches and occasional courses are of red brick.

At present, the roof is a simple pitched roof with hips closing both ends, the proposal replaces it with a true mansard roof. This represents the only change in the elevations.

The proposed extensive green (or brown) roof is a layer of living vegetation that is installed on the top of the conventional low pitch roof. It has many benefits not only to the building but to the wider urban context as well:

- Conserve energy by moderating temperature on roof and surrounding areas
- Reduce storm runoff volume and peak flow rate. Control of stormwater runoff is achieved by mimicking the processes that occur in nature, intercepting and delaying rainfall runoff by capturing and holding precipitation in the plant foliage, absorbing water in the root zone and slowing runoff as it infiltrates through the layers of vegetated cover.
- Restore the ecological and aesthetic value of urban open space
- Protect conventional roofing systems, typically doubling the service life of the underlying waterproofing membrane.
- A green/brown roof reduces temperature extremes inside the building, therefore saves energy. The soil and vegetation absorb the worst of the heat during the day, cooling the building underneath. In addition, daytime heat is retained after sunset, keeping the building warm at night.

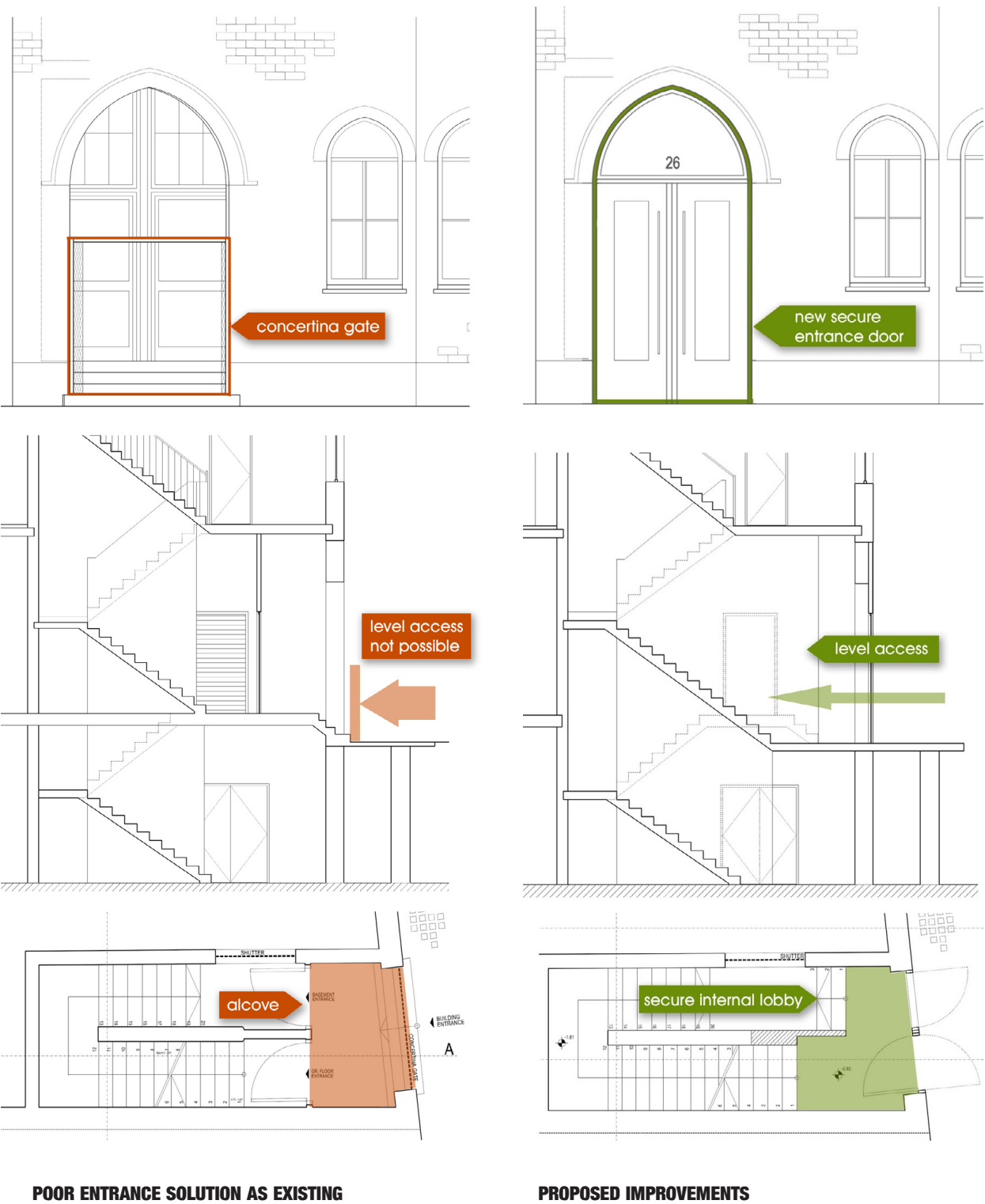


It is important to note that the green part of the roof will not be visible from any angle from the street so special conservation and historic interest is preserved.

Windows are replaced with high quality timber framed, double glazed, high performance units which make energy conservation possible whilst their properties (dimensions, colour and frame design) match windows currently installed.

The above is fully in line with Camden UDP Strategic Policies S1, S2, S3, S4. See point on Sustainable Development in Planning Policies section below.





## ACCESS

Access to the building is from West Street. The entrance doors are situated in an alcove and can only be reached via four steps and a concertina gate. Unfortunately, this solution presents many problems. Firstly, level access to the building is not possible. Secondly, it provides a place for unsociable behaviour. Finally, the concertina gate is not suitable for constant daily use consequently it is left wide open most of the time inviting unwanted visitors and presents a fire risk as escape is impeded.

The proposal substantially improves the entry to the building by creating a secure internal lobby with level access which is in line with Camden UDP Section H7: Improving the accessibility of housing. This is achieved by reconstructing the lower part of the staircase and introducing new supporting structural elements. A new entrance door is added which opens inwards but can open outwards serving as a fire escape in exceptional emergency situations, and allowing future provision of a chair lift for full accessibility

See also point on "Safety, security and fire prevention and protection" in Planning Policies section below.

## AMENITY SPACE AND LANDSCAPING

As the proposed development takes place within the shell of the existing building there is no change in amenity or landscaping. The small roof terrace would provide great amenity space for residents of the top floor flat.

## REFUSE AND RECYCLING

The arrangement for refuse / recycling remains as existing.

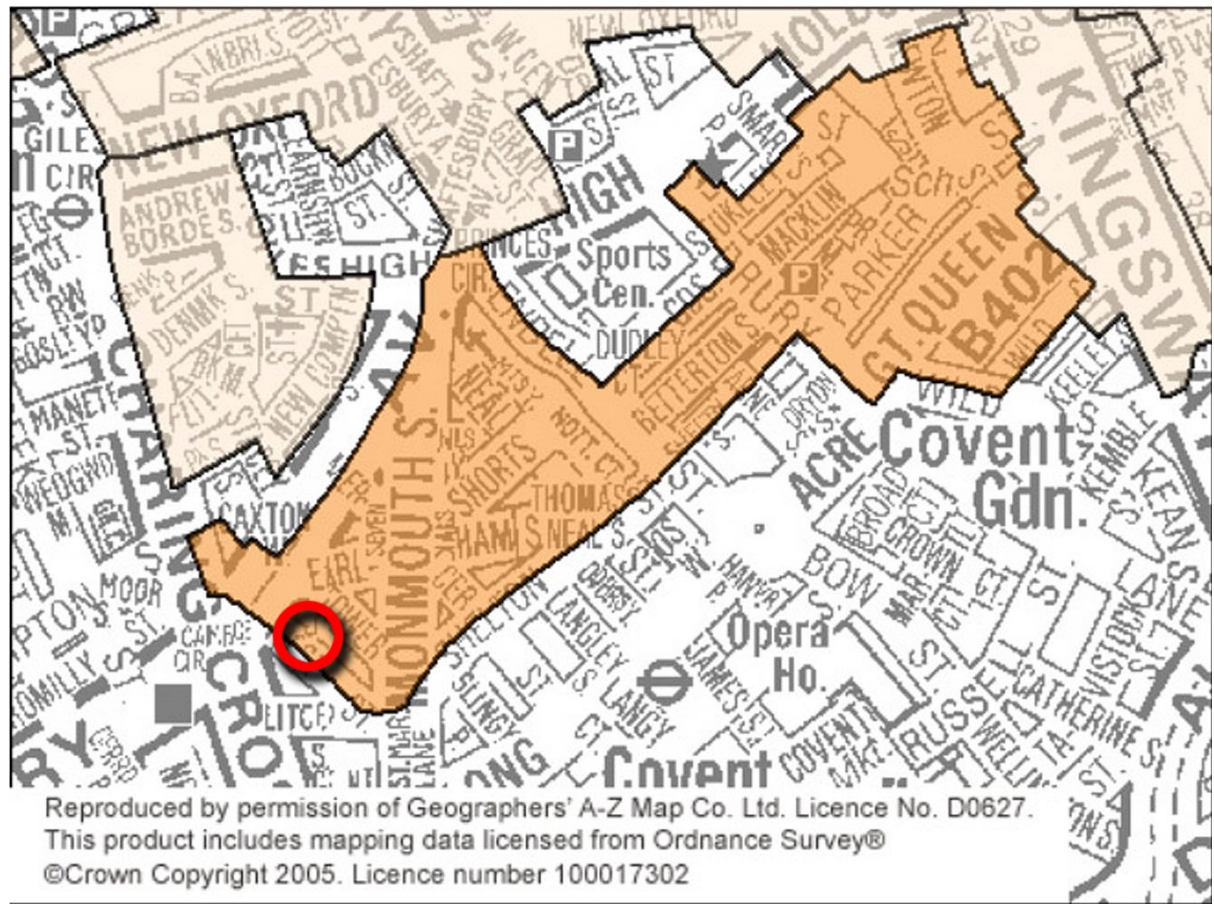
Domestic Refuse Collection Day. Refuse should be put out by 7am on the morning of collection: Tuesday and Friday

Recycling Kerbside Collection Day: Monday  
Nearest Public Recycling Point: New Comptom Street WC2, near Phoenix Theatre



Map of conservation area

Property address	Flat 1 26 West Street London WC2H 9NA
Conservation area	Seven Dials (Covent Garden)



- Key of map
- Conservation area
  - Adjoining conservation area

CONSERVATION

The North East side of West Street lies within the Seven Dials (Covent Garden) conservation area. Although 26 West Street sits right on its edge, the development has been carefully considered to work within the character and nature of this unique area. The overall plan and form of the existing building is retained with minimal alterations to the existing external fabric. Both brick façades are fully preserved. Camden UDP Section 3 B7 states that the Council will encourage the use of high quality and sustainable materials that compliment and enhance the conservation area.

The height, scale, massing, materials, proportions and bulk of development is informed by and respect the local area and adjoining buildings.

This approach ensures the original building remains a coherent and legible entity, maintaining its identity as part of West Street. The proposed new roof volume reflects both the mansard roof design seen on a number of buildings on West Street (refer to drawing 272\_20\_235) and the massing of the existing roof.

TRANSPORT AND PARKING

The site is in a Controlled Parking Zone “CA-C”. The city centre location of the development with easily accessible public transport links provides adequate alternatives to private car usage. The location and the intended residential type of the proposal are ideal for a sustainable, car-free solution, which is fully in line with Camden UDP Section T8: Car free Housing. See related points in Planning Policies section below.

26 West Street is situated in the centre of London with good pedestrian access to facilities such as shops, education establishments, places of work and other local services. The location is well served by public transport. Leicester Square, Tottenham Court Road and Covent Garden tube stations are all within a few minutes walking distance. There are also a number of bus stops on Shaftesbury Avenue and Charing Cross Road.

As existing there is one parking space attached to each existing flat and we will not be seeking to increase the number of parking permits as a result of the two additional flats. We understand that this restriction will form part of a Section 106 agreement.



# PLANNING POLICIES

This Statement together with all Supporting Documents listed in 1.2 demonstrates that the application complies with all policies set out in the following documents:

Camden Replacement Unitary Development Plan accepted 23/06/2006

Mayor’s London Plan Spatial Development Strategy (Feb 2008)

Mayor’s London Plan Supplementary Planning Guidances:  
SPG Housing (Nov 2005)  
SPG Accessible London (Apr 2004)  
SPG Planning for Equality (Oct 2007)

Department for Communities and Local Government London  
Planning Policy Statements:  
PPS3 Housing (Nov 2006)  
PPS1 Climate change (Dec 2007)  
Department for Communities and Local Government London Planning Policy Statements:  
PPS3 Housing (Nov 2006)  
PPS1 Climate change (Dec 2007)  
PPS Building a Greener Future (July 2007)

# HOUSING

Section 2 (Housing) Camden Replacement UDP states that it will support residential and housing developments in Camden:  
*S4 The Council will seek to provide housing to meet strategic housing needs. It will seek to secure net additions to the housing stock wherever possible and retain existing permanent residential accommodation. Housing is the priority use of the UDP.*  
*S6 The Council will seek to secure and protect a range of housing, in terms of size and type, to meet London-wide and local needs and seek housing designs*

H1- New housing  
*The Council will seek to meet and exceed the strategic housing target for the Borough. The Council will grant planning permission for development that increases the amount of land and floorspace in residential use and provides additional residential accommodation, provided that the accommodation reaches acceptable standards. The Council will seek to secure the fullest possible residential use of vacant and underused sites and buildings, and may require suitable sites to be developed for primarily or wholly residential use.*  
*2.8 To increase the supply of housing in the Borough, the Council will look favourably on schemes for new residential development, new build, conversions and extensions, that provide accommodation of an acceptable standard.*  
*2.11 High densities will be an important means of making the best use of the scarce amount of land available in Camden by increasing the amount of housing provided on a given site. This helps to meet overall housing needs and will increase the amount of affordable housing provided in the Borough. High densities can also contribute towards sustainable development and contribute to the viability of local facilities and services by increasing their catchment population.*

*2.12 The Council wishes to encourage housing developments with high densities that are sensitively designed with regard to amenity and its surroundings. This applies to all schemes involving increases in residential floorspace, including new build, changes of use and mixed-use schemes.*  
*2.13 The density of development that makes the fullest use of a site’s potential will relate to site circumstances. A minimum density figure of 50 dwellings per hectare (200 habitable rooms per hectare) will be used for guidance. High density development will be expected at locations in the Central London Area, Town Centres and other locations well served by public transport.*

H3 – Protecting Existing Housing  
*The Council will resist proposals that lead to a net loss of residential floorspace, except if the loss is to provide small-scale health care facilities that are needed locally and cannot be provided on an alternative site. The Council will seek, so far as practicable and reasonable, to protect land considered suitable for housing.*  
*2.30 The Council aims to increase the amount of housing in Camden and provide a range of residential accommodation. The net loss of residential accommodation and the loss of potential residential development sites would undermine this aim and the strategic objective to increase the supply of housing set out in the London Plan.*

Furthermore, the proposal is in accordance with related London-wide policies and strategic plans:  
London Plan 3A.1 - Increasing London’s supply of housing  
London Plan 3A.2 – Borough housing targets  
London Plan 3A.3 – Efficient use of stock  
PPS3 (Planning Policy Statements) – Housing  
London Plan SPG - Housing

As set out in Mayor’s London Plan and SPG Housing substantial new housing will need to be built. This can be provided either as new construction or by means of refurbishment, extension to existing buildings where applicable. The London Plan also promotes Boroughs which seek to exceed the annual target set out in table 3A.1.

The proposed schemes response to this is to offer a combination of refurbishment and extension to an existing building. Strategic housing policy objectives indicate that well designed, high quality homes contribute to the creation of sustainable, mixed communities. The proposal is not only in accordance with these objectives but by re-using previously developed land it efficiently uses available resources, supports existing communities and creates a liveable environment with easy access to key services.

SUSTAINABLE DEVELOPMENT

- Camden UDP Section 1: Sustainable Development and Section 4: Natural Environment
- S1: The Council will seek to ensure that all development is sustainable with regard to social needs, the protection of the built and natural environment, the sensible use of resources and the maintenance of a viable economy.
  - S2: The Council will seek to ensure that development promotes a high quality of life for all members of the community, contributes to sustainable land use patterns and does not harm local amenity.
  - S3: The Council will seek to ensure that development adequately considers resources, energy, waste and minerals, minimises their impacts, and protects the environment and people from hazards.
- 
- S8: The Council will seek to protect and enhance the Borough's open space and conserve and enhance the Borough's biodiversity.

- London Planning Policy Statements
- PPS1: Planning and Climate Change  
Planning authorities, developers and other partners in the provision of new development should engage constructively and imaginatively to encourage the delivery of sustainable buildings. Accordingly, planning policies should support innovation and investment in sustainable buildings and should not, unless there are exceptional reasons, deter novel or cutting-edge developments. Planning authorities should help to achieve the national timetable for reducing carbon emissions from domestic and non-domestic buildings.
  - PPS03 - Housing - which promotes more sustainable modes of construction and delivery.
  - PPS09 - sets out planning policies on the protection of biodiversity through the planning system suggesting the mitigating of land lost to development by replacing it elsewhere.
  - PPS25 - suggests local Planning Authorities should prepare and implement planning strategies that help to deliver sustainable development by reducing flood risk through the use of surface water management plans, green infrastructure for flood storage, conveyance and SUDS (Sustainable Urban Drainage Systems).

- Planning Policy Guidelines
- PPG02 - Green Belts - which are protected where better use can be made of land and buildings within existing urban areas.
  - PPG17 - Planning for open space, sports and recreation - to which recreational roofs can make useful contribution.

- OTHER LEGISLATION TARGETED
1. Water Framework Directive (WFD).
  2. The Kyoto Protocol - EU countries are legally bound to cut their greenhouse gas emissions to 8% of 1990 levels by 2012.
  3. EU Energy Policy (Jan, 2007) -proposes a unilateral 20% reduction in green house gas emissions by 2020.
  4. European Floods Directive (Directive 2007/60/EC of the European Parliament and of the Council of 23 October 2007 on the assessment and management of flood risks)
  5. Natural Environment and Rural Communities Act (2006), Natural Habitat legislation Natural, (2000).
  6. Directive on Energy Performance of buildings (2002) - this includes the promotion of improvements of the energy performance of buildings within the EU.

ALTERATIONS AND EXTENSIONS

The proposed changes accord well with the design guidance laid out in Camden UDP. The proposal makes more efficient use of scarce land in the Borough, allows more flexible use of an existing building by optimizing internal layout and altering the roof space to provide space for an additional flat. The roof extension follows the form, takes into account and responds proportionally well to adjoining properties matching broadly the existing ridge height and generally preserves existing character. It does not disfigure the existing building or upset its proportions. Special care has been taken in design, siting, proportions and materials.

The proposal retains all existing architectural features such as cornices, mouldings, architraves and chimneys. The pavement lights being an important townscape feature are fully retained.

Finally, a roof terrace is provided as urged by Camden UDP in Section 3 point 3.31. Opportunities should be considered to provide roof or terrace gardens above ground level.

PARKING

T8 - Car free housing and car capped housing  
The Council will grant planning permission for car free housing in areas of on-street parking control. The Council will particularly seek car free housing or car capped housing in the Following locations:

- a) the Central London Area;
- b) the King's Cross Opportunity Area;
- c) Town Centres; and
- d) other areas within Controlled Parking Zones that are easily accessible by public transport.

SAFETY, SECURITY, FIRE PREVENTION AND PROTECTION

London Plan 4B.6  
It is the client's intention to achieve the highest possible security on their building. Measures taken are not overdominant, do not engender fortress mentality but advocate a feeling of security.



# SUMMARY

The application should be permitted for the following reasons:

- 1. The proposed development is clearly in accordance with Mayor's London Plan Policies as well as Camden Replacement Unitary Development Plan
- 2. Responds to strategic housing objectives by making a contribution to housing needs in the London Borough of Camden.
- 3. Improves condition and extends life span of existing housing.
- 4. Creates a sustainable and liveable environment which is essential to achieving decent home standards.
- 5. Creates flats with dual aspects which ensure good access to sunlight/daylight.
- 6. Efficiently uses land to maximise development, but does it so that local character and context is highly respected.
- 7. By utilizing carefully selected high quality and high performance materials a more sustainable construction will be achieved.
- 8. Special care and attention has been taken in design to reduce alterations to the minimum and retain as much of the existing building fabric as possible. This approach ensures that this conservation area, with a unique history, is greatly respected.
- 9. The location of the development, with easily accessible public transport links, provides adequate alternatives to private car usage.
- 10. Through intensive consultation with officers at Camden Planning department a number of amendments and additions (including a Construction Management Plan) have been incorporated to the satisfaction of the Council officers. Refer to email correspondence between Elaine Quigley and Iain Clavadetscher in Appendix 1.  
The most significant amendments include a true mansard roof, significantly reduced dormer window sizes and terrace, dormers aligned with facade window pattern below, wheelchair access to staircase and a 3 bed flat instead of 2 bed in the loft space.