



## Design & Access Statement - Supporting Information to Planning Application:

36 - 40 Maple Street, London W1T 6HE

This planning application is made following pre-application consultation with Vanessa Leddra at Camden Planning, and as such reflects a number of revisions in response to feedback received.

### The Project

This document describes proposals to refurbish an existing commercial building at 36 – 40 Maple Street for new offices for Radioworks, radio advertising specialists. As well as a general refurbishment of the building including the introduction of disabled facilities, low energy lighting and other services, there are a number of key elements to the proposal such as for the enclosing of a basement external space at the Maple Street elevation and new glass doors and windows to the rear elevation to allow more daylight and fresh air into the building and reduce the reliance on artificial light and mechanical services.

Key elements described in the proposals are as follows:

1. Upgrade of existing rear terrace area
2. New timber rear screening in place of existing timber garden-style fence
3. Replacement domed rooflights to rear terrace
4. Handrails and balustrades to all rooflights
5. New stainless steel shopfronts in place of existing
6. New high level signage in place of existing
7. New cantilevered illuminated signage in place of existing
8. New translucent window graphics to inside of glass shopfronts
9. New enlarged glass doors in stainless steel frames to rear elevation
10. New fixed lights to sides of new glass doors to rear elevation
11. Internal fitout of building for use as offices
12. Infill of voids either side of entrance bridge with pavement lights
13. New blockwork walls to make external space part of basement offices

### The Site

This is an area currently undergoing extensive regeneration. The nearby Qube development is due for completion in summer 2007, a major new office development providing over 100,000 sq ft of workspace, plus 10,000 sq ft of retail space on the corner of Maple Street and Tottenham Court Road.



## The Existing Building

The building was previously used as offices and showroom for Matthews Office Furniture. An application for change of use has been made by others for sole use as offices.



Existing Front Elevation



Existing Rear Terrace



Existing Ground Floor Space







Existing Basement Space



Existing external area to street from basement



Existing Terrace Rear Elevation



## The Proposals

Key elements described in the proposals are as follows:

1. Upgrade of existing rear terrace area
  - a. New timber decking over existing flooring
  - b. Occasional use as a breakout space during office hours only
2. New timber rear screening in place of existing timber garden-style fence
  - a. In place of existing rotten timber garden fence.
  - b. To provide privacy and a degree of acoustic screening
3. Replacement domed rooflights to rear terrace
  - a. Clear bubble domes in place of discoloured pyramid type existing rooflights
  - b. To existing structural openings
4. Handrails and balustrades to all rooflights
  - a. To protect from falling.
  - b. Timber handrails to match rear screen, stainless steel tension wire balustrade infills
5. New stainless steel shopfronts in place of existing
  - a. Complete with new stainless steel ironmongery
  - b. New high security locks
6. New high level signage in place of existing
  - a. As per Radioworks branding
7. New cantilevered illuminated signage in place of existing
  - a. As per Radioworks branding
8. New translucent window graphics to inside of glass shopfronts
  - b. As per Radioworks branding
9. New enlarged glass doors in stainless steel frames to rear elevation
  - a. To provide for improved access to upgraded rear terrace area
  - b. To allow daylight into office space
10. New fixed lights to sides of new glass doors to rear elevation
  - a. To allow daylight into office space
11. Internal fitout of building for use as offices
  - a. Low energy lighting throughout to The Carbon Trust guidelines
12. Infill of voids either side of entrance bridge with pavement lights
  - a. Pavement lights to be Luxcrete 200mm diameter circular floorlights set into concrete ribs which are spaced at 254mm centres with an overall panel thickness of 125mm.
  - b. This space, not being easily accessible from the main building has degenerated into a dumping site and for homeless sleeping rough
  - c. Presently an unsavoury and potentially hazardous area due to large number of syringes other rubbish
  - d. Become an enclosed internal area and extension of basement office space
13. New blockwork walls to make external space part of basement offices
  - a. New section of wall enclosing space beneath new pavement lights to match existing c/w fire door opening onto existing escape route from basement

## Noise Pollution

The air conditioning plant is a modernisation of that existing. Newer and quieter units are being used in place. Please see enclosed acoustic report from air conditioning suppliers for further details. The rear terrace is partially enclosed by timber screening, and the air



conditioning condenser units are further enclosed to minimize any possible noise pollution. Being an office building there will be no increase in noise levels over existing use. Opening times will be as per normal working hours, i.e. 9am – 6pm so there will be no noise nuisance in the evenings and weekends.

## Light Pollution

The rear terrace is only to be used during office hours and has a very low level of ambient lighting so there is little artificial light to create light pollution. Being only used during normal working hours, i.e. 9am – 6pm so there will be no light transmission / pollution in the evenings and weekends.

## Parking

It is not foreseen that the proposals will make any additional demands on local parking over its present use. Many of the occupants of the building cycle to work so we are looking into locating secure cycle racks in the lower ground area to the front of the building.

## Summary of Proposals

In Summary, we feel that this proposal:

- is a highly positive enhancement to the borough and is a sustainable development
- aims to conserve and build upon the nature of the area
- is an efficient use of the land and property
- protects and supports local amenity
- will benefit local retail premises and businesses
- supports criteria of "social progress which recognises the needs of everyone."
- enhances the desirability of the local area both commercially and residentially
- will not raise noise levels
- will not contribute to light pollution of the surrounding buildings
- is neighbourly in its scale and design
- will not lead to any increased overlooking of neighbouring properties
- is an integrated and positive contribution to the area

## Support for the Project

The client has contacted the owner of the large office building to the rear who is wholly in support of the refurbishment, especially the rear terrace area as it is presently an unsafe eyesore.

We have not approached other local residents but are confident that making the unsightly basement areas to the front of the building into new office space rather than as their present use as areas used for sleeping rough and drug taking is of positive benefit to the area in general.

## The Existing Character and Appearance of the Area

The existing character and appearance of the buildings in the area is highly eclectic. The proposals are sensitive to the main street façade, and represent a positive improvement to the area in terms of upgrading the various external spaces associated with the building.