
**DESIGN STATEMENT
FOR
20-22 HANWAY STREET
LONDON
W1T 1UG**



**Ingleton
Wood**

a multi-disciplinary practice of:

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1.0 INTRODUCTION

- 1.1 This statement is prepared on behalf of the owner of 20-22 Hanway Street and the associated land, in support of a full planning application for residential development of 7 No residential units and 195sqm of A3 use space at 20-22 Hanway Street, London W1T 1UG. The proposals have evolved through on-going consultations & resubmissions with Camden Borough Council Planning Department over the past year.

2.0 THE SITE

- 2.1 The site, outlined in red on the attached Location Plan is currently owned by our client and is being developed to replace the current poor condition of the existing building.
- 2.2 The site fronts onto Hanway Street, & Hanway place, sandwiched between Victorian terraces of varying size, bulk & design. The site is 88m from Tottenham Court Road / Oxford Street junction.

3.0 THE CONTEXT

- 3.1 This particular project is an infill site between an existing terrace development; evidence along the street shows little consistency with architectural style, varying in design from Victorian regency to 1960's / 70's office buildings, which portray little regard for façade design continuity. Surrounding buildings do not necessarily incorporate windows which continue the theme or levels with those adjacent to them or match their sizes / proportions. There is also evidence along the street of recesses being incorporated into the design of some of the buildings which obviously featured heavily on the proposed design. Buildings along Hanway Street range from between 4 & 5 storeys with the majority being brick built with some render infill, & evidence of dark grey sheet cladding in places.



View of 20-22 Hanway Street



View of 20-22 from Hanway Place

- 3.2 The site is within an area predominantly of mixed use make-up, comprising residential, office & commercial use, flanked by high rise developments along Hanway Place & Tottenham Court Road.



From Tottenham Court Road through Hanway Place illustrating high rise development



View along Hanway Street through to Tottenham Court Road

4.0 THE PROPOSAL

- 4.1 To provide 7 No flats and 195sqm of A3 use at ground & basement floor.
- 4.2 The scheme aims to provide a modern contemporary design.

5.0 THE DESIGN

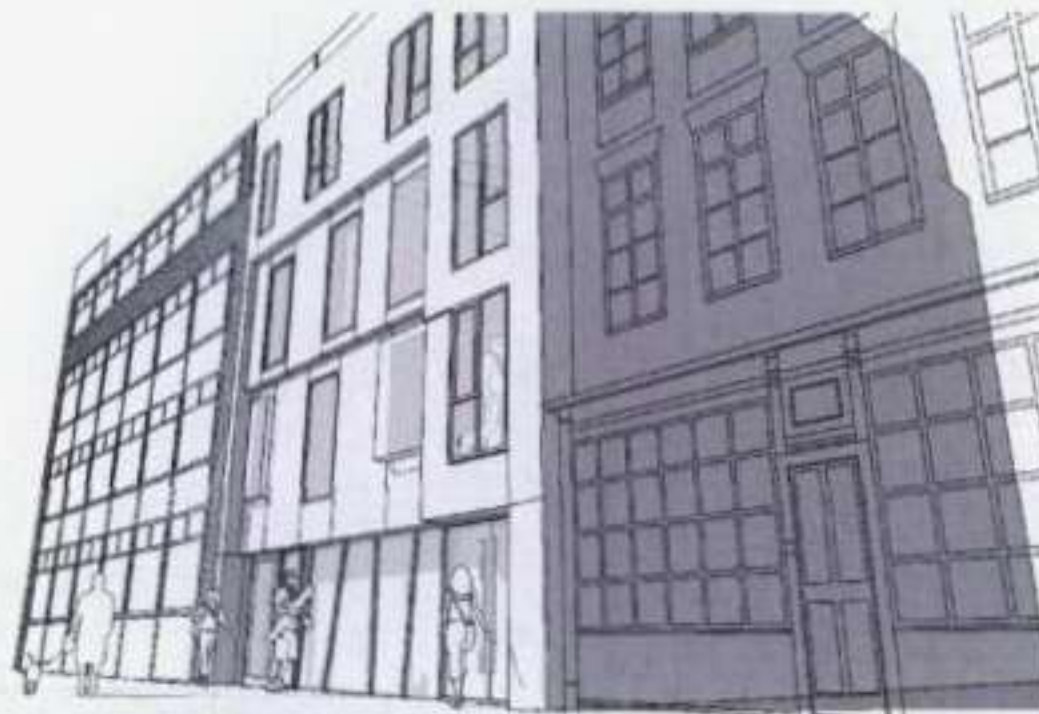
Layout

5.1 The layout of the building is effectively an infill development in place of the proposed demolished existing building. The site stretches from Hanway Street across through to Hanway Place & therefore includes for two main elevations.

5.2 The ground floor fronting the bar is designed to be largely transparent in order to invite passing public from the street to what will be a double height space immediately behind the glazed façade. The bar makes use of ground floor and the existing basement level with further excavation for kitchen use. Floors 1 through 4 are residential. The façade above ground floor is less transparent with fenestration becoming irregular, reflecting the individuality of the residential units above. The fully glazed façade fronting the bar to Hanway Street is recessed behind the line of the first floor which would benefit the building users by providing adequate weather protection via a permanent canopy.

5.3 The façade to Hanway Street steps up from a recess at ground floor through to the 3rd floor. The small recesses (each amounting to 150 mm) and increasing by the same amount on each floor (with the exception of the 3rd floor), are incorporated into the façade in order to generate articulation and create interest from ground floor upwards. Hanway Street is a very narrow street (3.5m wide) whereby pedestrians are not inclined or invited to look above first floor level. It is our intention that the general public are enticed to look upwards in order to appreciate the dynamic interest and contrasting surfaces created on the façade of this building.

5.4 Residential unit 7 is a larger two bedroom flat which is accessed from the main circulation staircase and consumes the uppermost storey. The lounge/kitchen fronting Hanway Street has been recessed back from the main front elevation by 1.5 metres in order to provide for an external balcony area and the rear elevation has been recessed by 0.9 metres for the same reason. Due to the built up nature of Hanway Street & Hanway Place (majority of buildings along this street are at least four storeys high and in some cases 5/6 storeys) and the narrowness of the two streets, residential unit No. is in fact invisible to pedestrians at this level. When viewing the elevations from Hanway Street the proposed new building is no higher than the existing four storey mixed use building illustrated to the right. Glass balustrading sits above the proposed parapet wall which mimics the use of glass as balustrading on the surrounding buildings at the uppermost storeys.



Perspective showing stepped façade

The proposed building will incorporate tall rectangular windows which are intended to repeat the window sizes and proportions of the building adjacent to the camera shop.



Perspective showing fenestration arrangement

5.5 Materials

The proposed materials contrast between a palette of three variations, these being reconstituted limestone cladding located within a portion of the recessed front and rear façades, copper sheet cladding installed in varying widths (formed by moulding copper sheeting over timber battens) and grey powder coated sheet aluminium which frames the top and bottom of windows. The windows themselves vary in size / proportions and in two instances project in front of the building in the form of a frameless window box, which makes the most of the recessed façade from which it projects. There is also a small portion of brickwork to Hanway Place elevation located either side of the ground floor bar fenestration. Window frames are proposed to be powder coated in a dark grey colour in order to contrast with the surrounding materials. The limestone and brick will relate to the render façade elements of the surrounding buildings, as will the dark grey panelling.

- 5.6 Roofs will generally be flat with an extensive green roof covering.

Density and Mix

- 5.7 A total of 7 units are proposed. The mix has been established to suit local need. 6, one-bedroom flats, 1, two bedroom flats, and 195sqm of A3 use at ground floor.

Proposed Density for Site

- 5.8 Site area = 0.012 Ha
7 no. habitable rooms

Access and Parking

- 5.9 The site is extremely well linked to the local transport network, centrally located in close proximity to the shopping and business centres. It is situated just 0.1 km from Tottenham Court Road Station and 0.5 km from Oxford Circus, Holborn, Goodge Street, and Leicester Square. The site is also served by numerous bus routes in very close proximity.
- 5.10 The site is reasonably level with a pedestrian pavement frontage of approximately 1m, along Hanway Street and Hanway Place.
- 5.11 No off-street parking has been provided within the development scheme demise however NCP car parks exist within 8 minutes walking distance located in Holborn, Upper St Martins Lane, Brewer Street and Bloomsbury Square.

6.0 SITE CONSTRAINTS

Noise

- 6.1 The development is located in close proximity to Tottenham Court Road and the impact of external noise has been considered in the design. The development will be insulated

against external noise to achieve appropriate internal noise levels in accordance with guidelines set out in Planning Policy Guidance Notes. See Sustainability Assessment.

Contamination

- 6.2 A soil investigation report has not been produced for the site, however due to historic uses of the site it is not assumed contamination of a considerable nature is likely. Any further requirement for testing etc is assumed to be conducted as part of any forthcoming approval.

Conservation Area

- 6.3 The site exists within the Bloomsbury Conservation Area. The design fully respects its setting and follows a contemporary aesthetic. This is based on advice received from the Local Authority Planning Department and using the precedent set by the adjacent buildings (which vary in style and character).

Sunlight Study

- 6.4 The site is fairly isolated and well sheltered however the development has been designed to minimise the impact on surrounding dwellings and its orientation will provide well lit units.
- 6.5 Further basic sunlight studies can be undertaken should it be considered necessary.

7.0 AFFORDABLE HOUSING STATEMENT

- 7.1 The scheme is below the Borough's current policy threshold for provision of affordable housing. Therefore no affordable provision is expected.

8.0 CONSULTATIONS

Secure by Design

- 8.1 In addition to the aforementioned layout features, full compliance to paragraph 7.6 of SPGN1 is intended. Every effort will be made to conform to *Secure by Design* requirements and any additional measures recommended by the Crime Prevention Officer.
- 8.2 The proposals will be submitted to the Crime Prevention Officer. Any comments received will be considered during the detailed design.

Utilities

- 8.3 Most mains services are present on the site and will be reutilised. This includes mains drainage.

9.0 SUSTAINABILITY

- 9.1 See attached Sustainability Assessment.

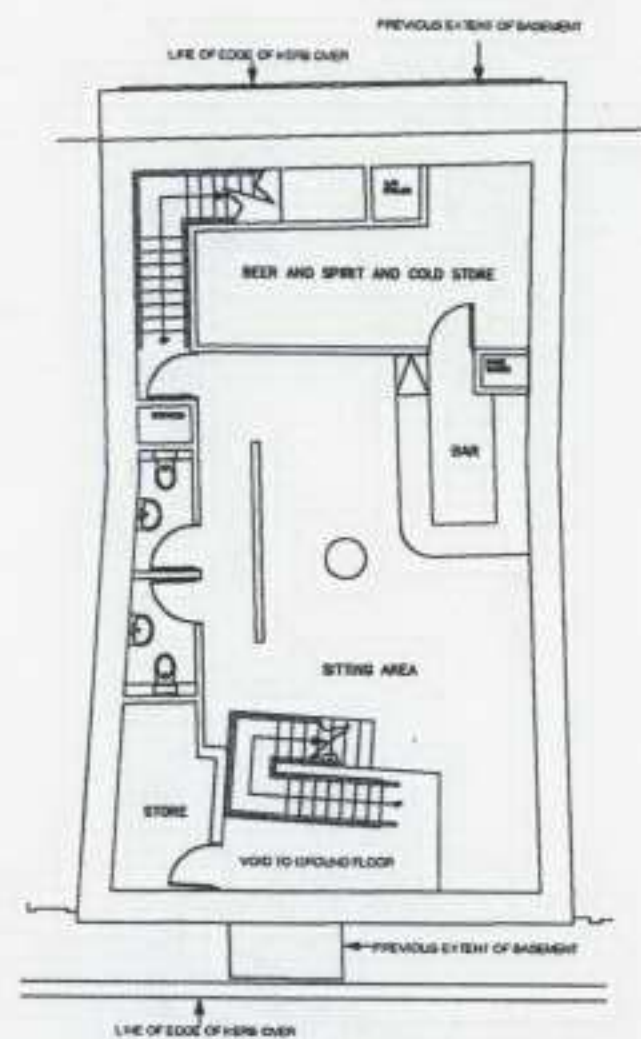
10.0 ACCESS STATEMENT

- 10.1 Ensuring an inclusive and accessible design, the scheme accords with the Lifetime Homes standards.

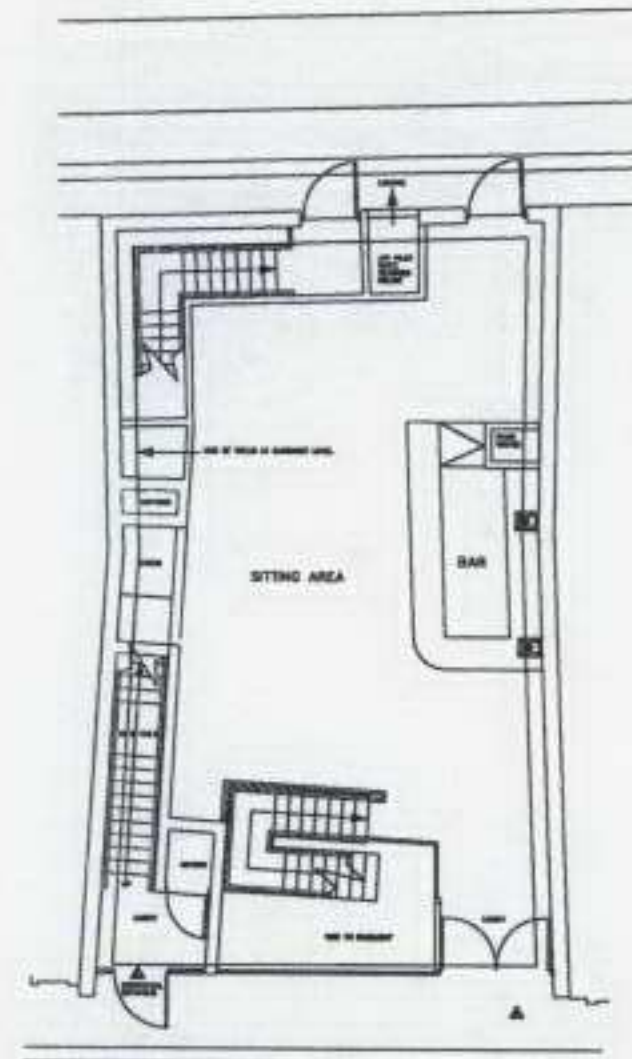
11.0 CONCLUSION

- 11.1 This application provides for a much-needed proposal for housing in the Borough and replaces a run-down tired building into one which will suit the needs of locals and tourists alike.
- 11.2 In redeveloping this site, the proposal intends to promote efficient use of land and good design in providing 7 much-needed new dwellings. This will serve not only to improve the appearance of the setting but will be of significant social benefit to the locals.

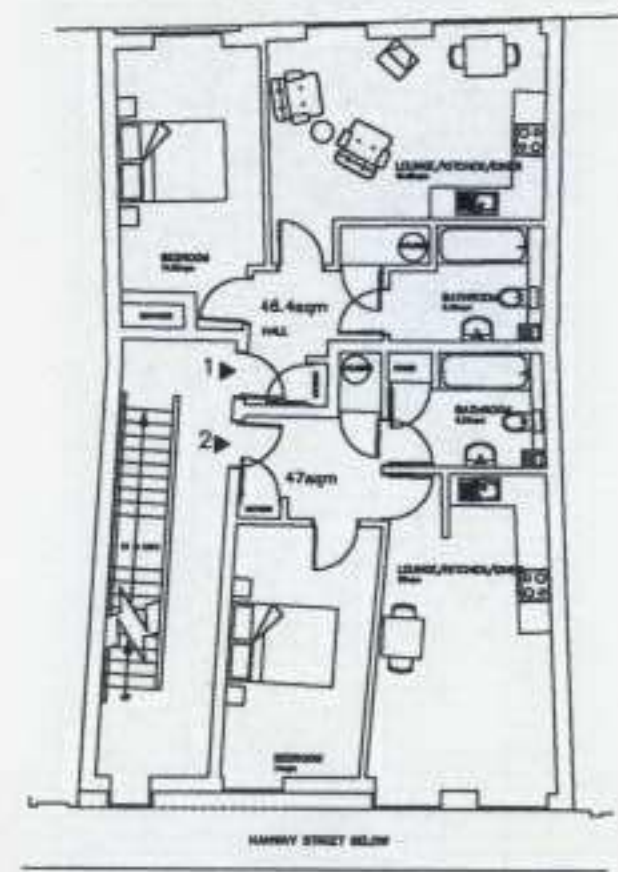
Appendix A – Architectural Drawings



Proposed Basement Floor Plan
Scale 1:100



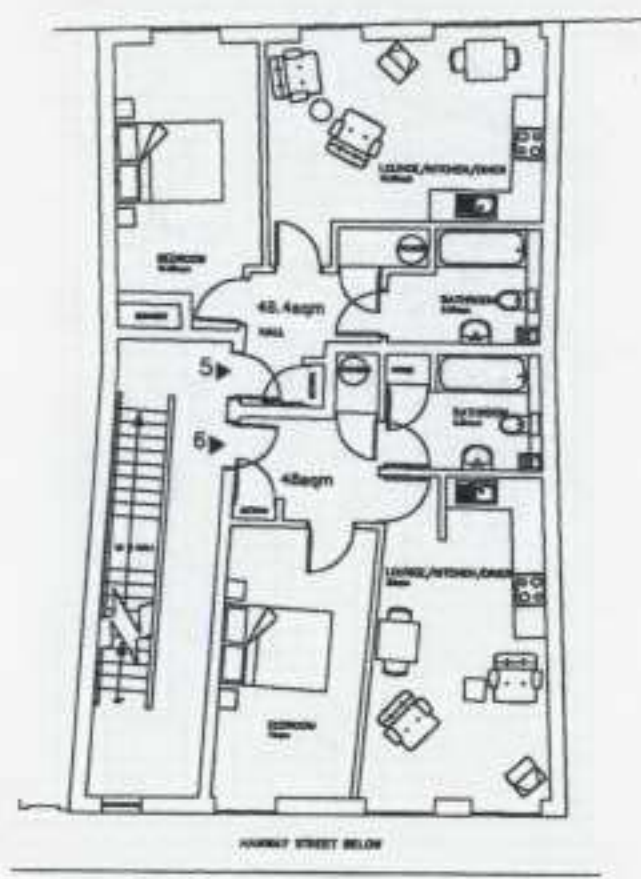
Proposed Ground Floor Plan
Scale 1:100



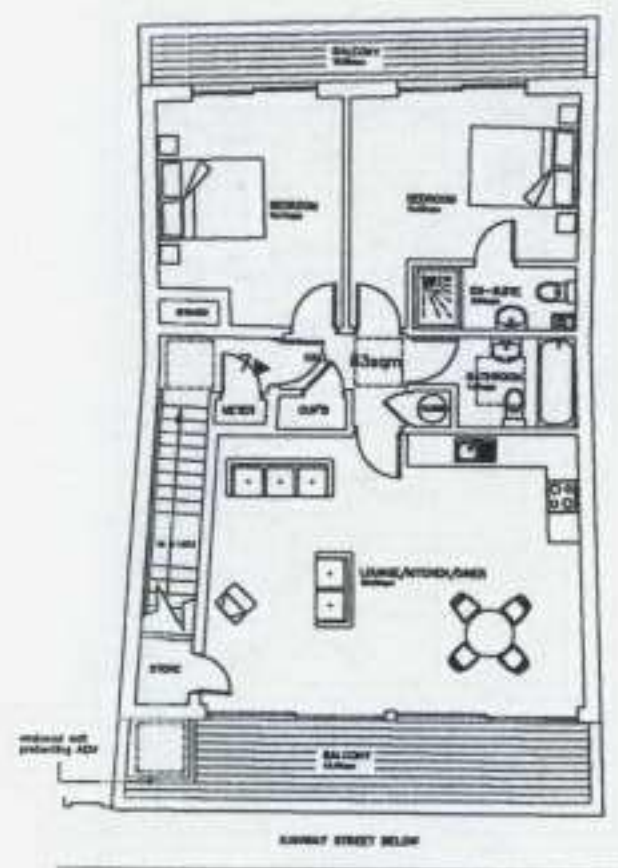
Proposed First Floor Plan
Scale 1:100



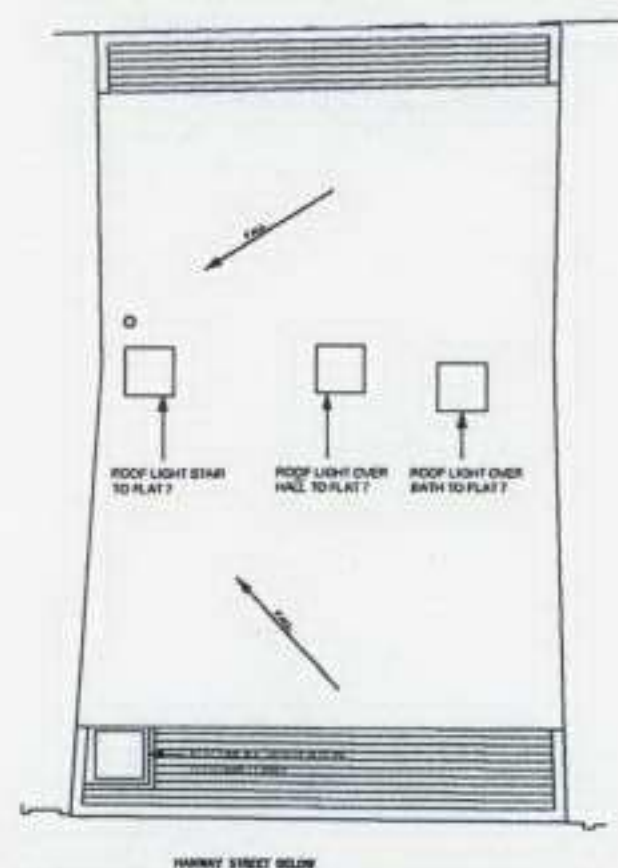
Proposed Second Floor Plan
Scale 1:100



Proposed Third Floor Plan
Scale 1:100



Proposed Fourth Floor Plan
Scale 1:100



Proposed Roof Plan
Scale 1:100

All dimensions to be verified on site by Main Contractor before the start of any shop drawings, or work whatsoever either on their own behalf or that of subcontractors.
Report any discrepancies to the Contract Administrator at once.
The drawings to be read with all relevant Architect and Engineer drawings and other relevant information.
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Revision	Date	Description	Drawn	Check
A	12.07.16	4th survey revised, A/C plan added	B	GS

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Project
20-22 Harway Street
London
W1T 1UG

Drawing Title
Proposed Plans

Client
Mr. Patel

Drawn
GS

Check
PM

Date
04.04.06

Scale
1:100

Page No.
A1

Revision
12572

Project No.
001

Revision
A

Author
Design

Checker
Contract

Reviewer
Working

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever other than their own detail or that of sub-contractors.
Report any discrepancies to the Contract Administrator of once.
The drawings to be read with all relevant Architect's and Engineer's drawings and other relevant information.
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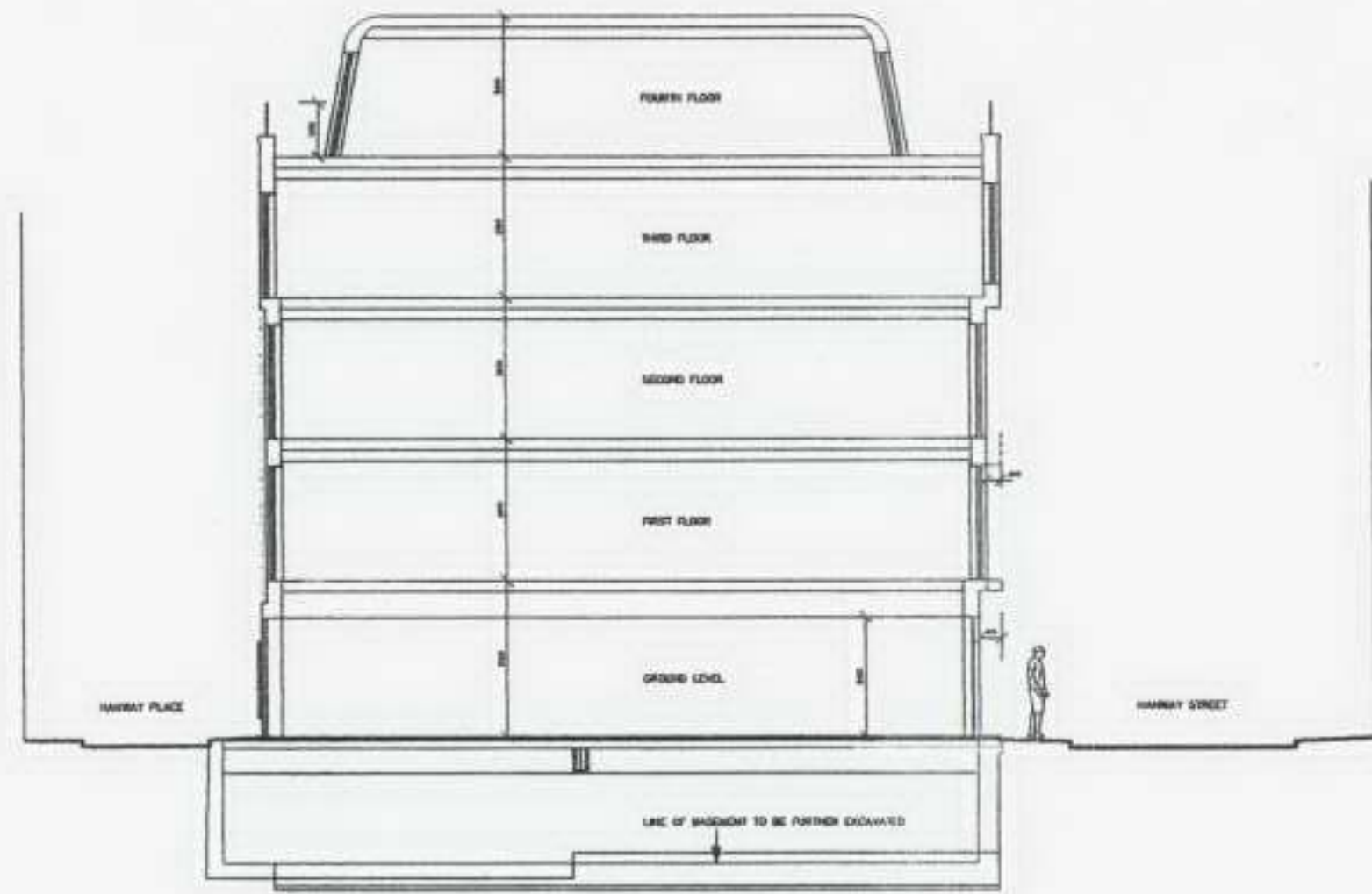
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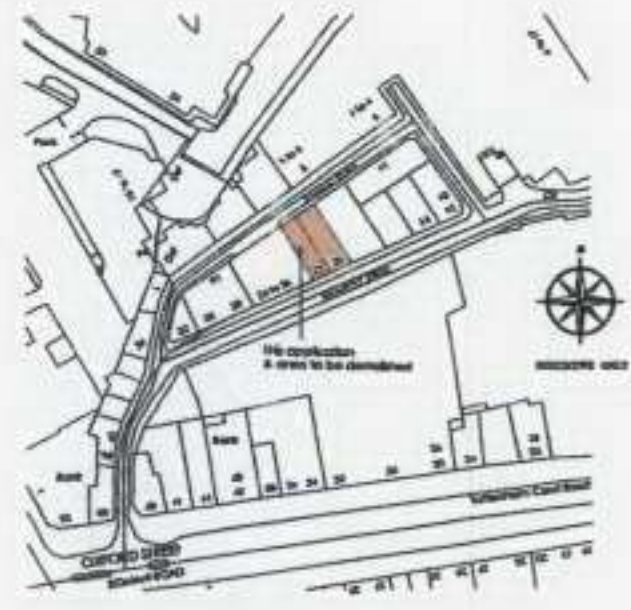
Proposed Harway
St. Elevation
Scale 1:100



Proposed Harway
Place Elevation
Scale 1:100



Proposed Section Through Building
Scale 1:100



Site Plan
Scale 1:1250

A	12572	20-22 Harway St. A/C to be added, details referenced to built detail scale	11	01
Revision	Date	Description	Drawn	Checked

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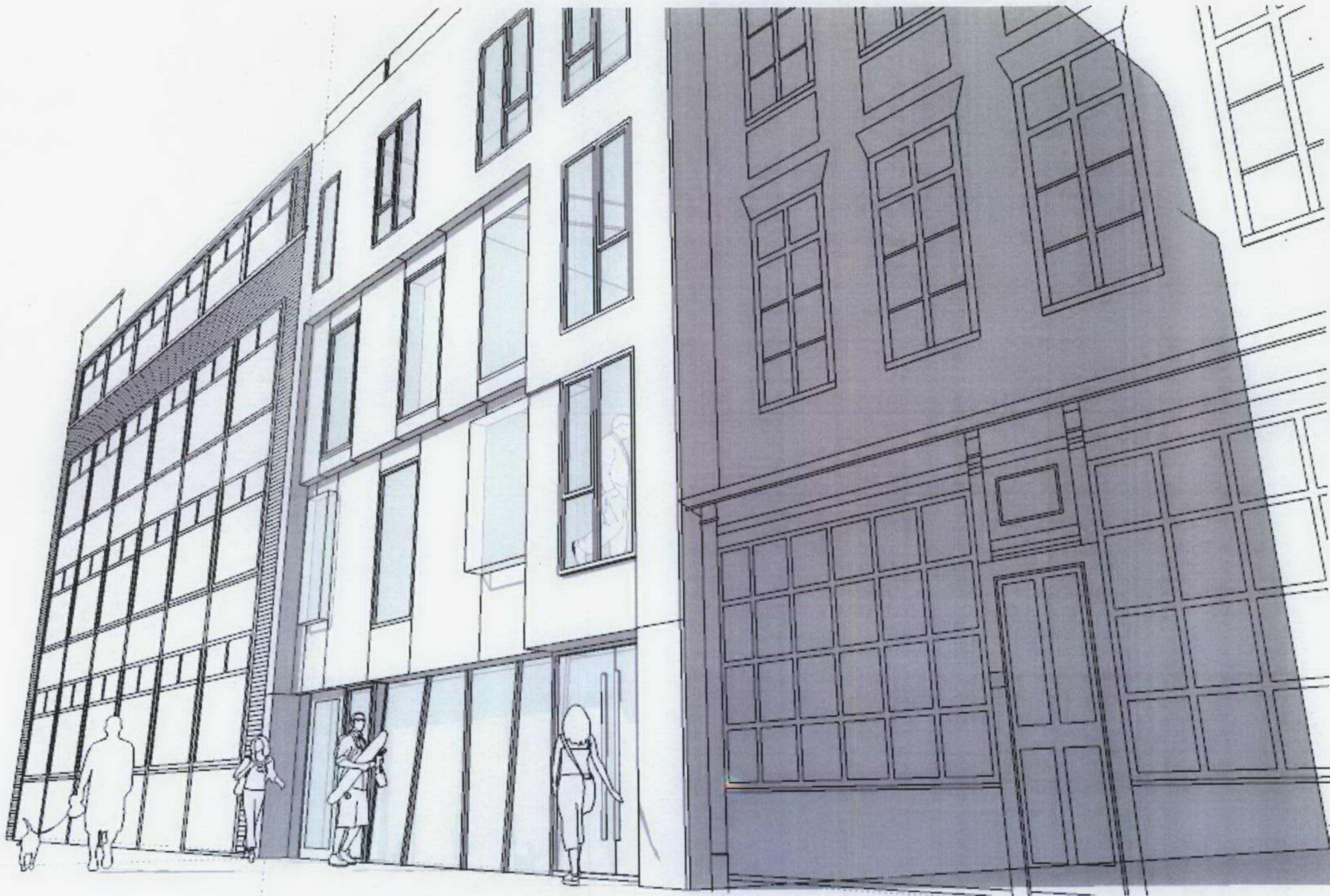
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Project
20-22 Harway Street
London
W1T 1UG

Drawing Title
Proposed Elevations and Section

Client
Mr. Patel

Drawn	Checked	Date	Scale	Page No.
GS	PM	04.04.06	1:100	A1
12572	002	A		







Appendix B – Hanway Street Conservation Area Statement no.39



GENERAL INFORMATION LEAFLET

HANWAY STREET Conservation Area

39


City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT
DEVELOPMENT PLANNING SERVICES MAY 2004

TO VIEW CONSERVATION AREA MAP
[CLICK HERE](#)
FOR LINK TO
WESTMINSTER MAPPING SYSTEM

Designation: The Hanway Street Conservation Area was designated in 1990.

Historical Background: Hanway Street is an ancient lane cutting behind the major crossroads of Tottenham Court Road and Oxford Street. It dates back to at least 1600 and by the mid-18th century was completely built up and closely associated with the coaching inns which congregated at the crossroads.

Little of this early development appears to survive today as the area was comprehensively rebuilt between c. 1850 and 1920. This redevelopment was of a mixed character - small shops on Hanway Street, large shops, offices, commercial buildings and the Oxford Music Hall (later rebuilt as the Cannon Cinema) on Oxford Street and semi-industrial buildings on Rathbone Place.

Listed Buildings: Nos. 6, 34-36 and 54-62 Oxford Street and 11 Rathbone Place are Grade II listed buildings.

Key Features: The Hanway Street Conservation Area can be divided into three distinct parts. First there is the Oxford Street frontage, largely made up by late Victorian and Edwardian commercial buildings. These are of good quality (three of them are listed) but their setting is somewhat adversely affected by unsympathetic modern infills. Nos. 54-62 Oxford Street, an early work by Charles Holden, is particularly remarkable. In general the emphasis placed on high quality architecture in this part of Oxford Street at the turn of the century, should be noted.

The second distinct part of the area is Rathbone Place. The east side of this street is included in the Conservation Area and is made up largely of small scale, semi-industrial Victorian buildings, probably built to serve the commercial buildings on Oxford Street.

Finally, Hanway Street is an ancient, curved thoroughfare. At its eastern end it forms the rear facade of the MGM Cinema. This is built on the site of the old Oxford Music Hall (1860-61) and the rear elevation appears to survive from the 1860-61 building rather than the 1921 rebuild. At the west end of Hanway Street is a short but attractive terrace of small scale late Victorian buildings.

Adjacent Conservation Areas: Hanway Street adjoins the Soho Conservation Area along Oxford Street. To the

north and east it adjoins the Bloomsbury Conservation Area (London Borough of Camden).

Strategic Views: The Parliament Hill to Palace of Westminster strategic view cuts across the west half of the Conservation Area.

Areas of Special Archaeological Priority: None.

Article 4 Directions: None

Regulation 7 Directions: The whole area is affected by the requirement that any advertisement for the sale or letting of land (including estate agents' boards advertising shops, houses, flats or offices) must be given consent by the City Council as local planning authority. Displaying an advertisement without first obtaining consent is a criminal offence.

Planning Briefs and Design Guides: No specific guidelines for this Conservation Area.

Spaces protected by the London Squares Act 1931: None

Registered Historic Parks and Gardens: None

Contacts

**Department of Planning and City Development
Development Planning Services
City Hall, 64 Victoria Street, London, SW1E 6QP**

For information or advice on Planning Permission and on, Conservation Area, Listed Building or Advertisement Consent, please contact:

Central Area Team (for properties in W1)

Tel: (020) 7641 2514 or Fax: (020) 7641 3158

CentralPlanningTeam@westminster.gov.uk

To find out if a property is in a Conservation Area or listed:

Planning Records (Customer Service Centre)

Tel: (020) 7641 2513 or Fax: (020) 7641 2515

PlanningInformation@westminster.gov.uk

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