

69/73 Theobald's Road, London WC1
Proposed extension and refurbishment



VIEW OF PROPOSED FROM THEOBALD'S ROAD



VIEW OF EXISTING FROM THEOBALD'S ROAD

Design statement
in support of Planning Application

McDowell+Benedetti, architects

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A3 reductions of Planning Application drawings



1. Building opposite on Theobald's Road



2. Building to north across Theobald's Road



3. Adjacent building to east on corner of Theobald's Road/ Old North Street



4. Adjoining building to west on Theobald's Road (currently being extended and refurbished)



5. 69/73 Theobald's Road from north



6. View up Old North Street- Kingsgate Mansions and 69/73 Theobald's Road



7. View north from Red Lion Square



8. Kingsgate Mansions and courtyard from 69/73 Theobald's Road



9. Courtyard and neighbouring buildings to south

1. Existing context

The site is located at the corner of a major traffic artery (Theobald's Road) and a narrow side street (Old North Street).

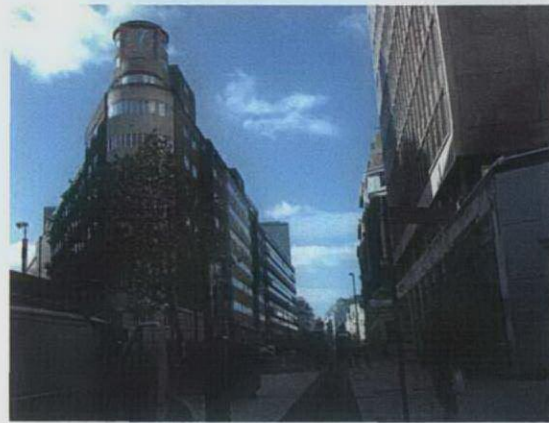
The nearby buildings along both sides of Theobald's Road are large office blocks, ranging in height from 6 to 11 storeys. The adjoining building to the west (called 35 Red Lion Square) is currently being re-clad and extended at roof level following a consent granted by London Borough of Camden in October 2004.

The site is adjacent to a Conservation Area to the south which is characterised by smaller scale residential buildings and the public space of Red Lion Square. The adjoining building to the south (Kingsgate Mansions) is residential.

The courtyard space at the rear is looked onto by two other office buildings and the one residential building. It is mainly built over with single storey buildings.

The works proposed here are carefully designed to respect the scale and character of the locality and to enhance the character of the area.





2. Articulation of corner buildings in the area

Many of the buildings located at street intersections in this area have strongly articulated corners, which project against the skyline to create a series of memorable place-making landmarks along routes.

This proposal follows that precedent and will contribute an appropriate new marker along Theobald's Road.



PHOTO MONTAGE OF EXISTING ELEVATION TO THEOBALD'S ROAD (prior to current redevelopment of the adjoining building to west)

3. Existing building

The existing building is a 1960s brick-clad office building. It has a strongly cubic form raised on columns above the set-back ground floor and articulated by horizontal bands of windows. The form of this building contrasts with the more massive offices blocks which surround it.

The building contains office accommodation over 5 floors plus basement.

The circulation core and entrance at the west end, on Theobald's Road, is taller and expressed as a contrasting vertical element, clad in reconstituted stone. This is similar in form to the adjoining core of the adjacent building.

To the south, on Old North Street, a lower section of the building contains one storey of accommodation above a loading bay and ramped entrance to the basement car park. This low wing is lower than its neighbours and interrupts the continuity of the street.

The proposal is to retain and extend the main building and replace the low wing to the south.

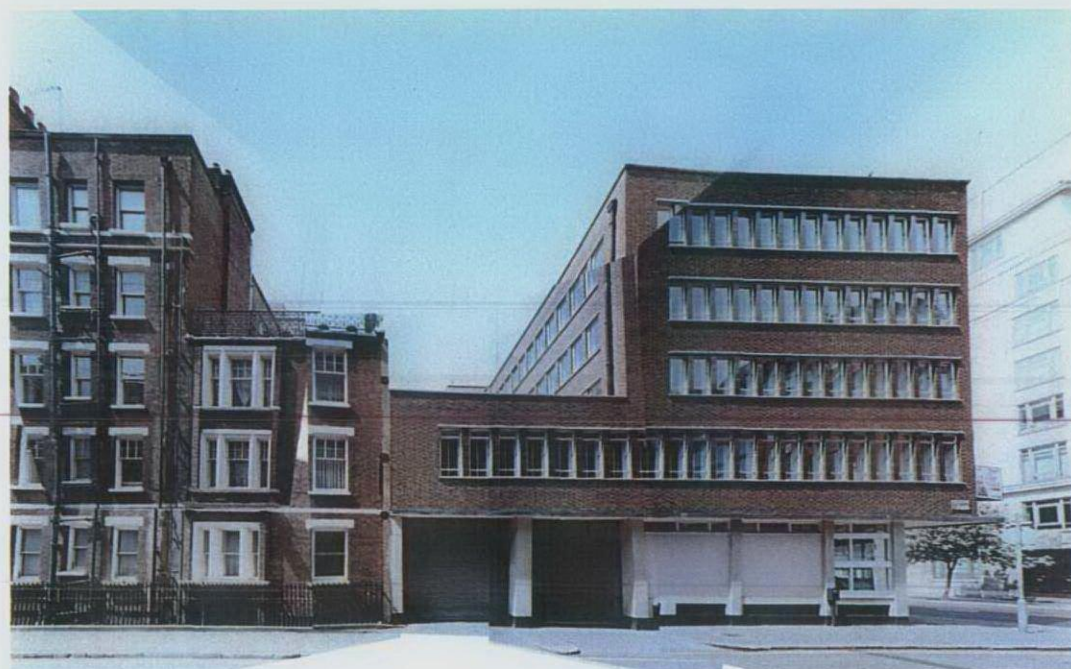
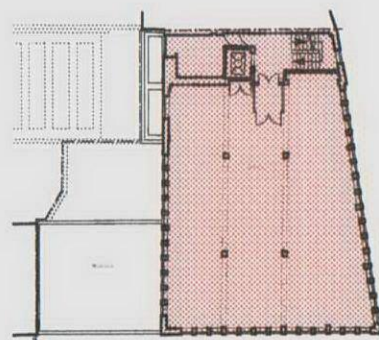
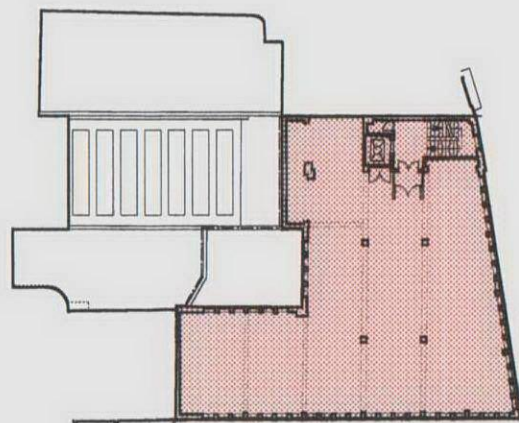


PHOTO MONTAGE OF EXISTING ELEVATION TO OLD NORTH STREET

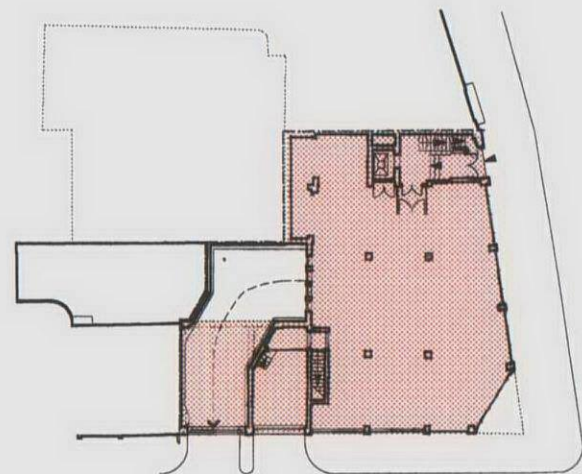




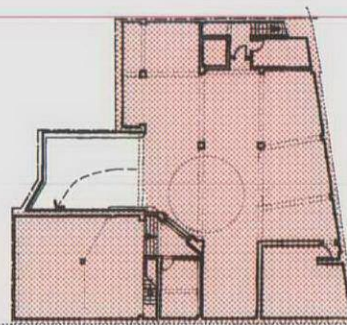
SECOND FLOOR PLAN



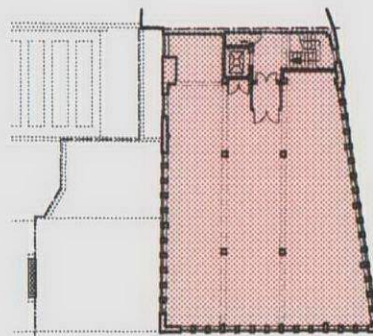
FIRST FLOOR PLAN



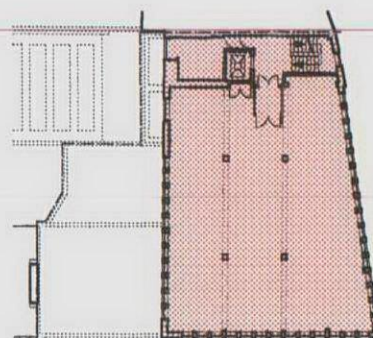
GROUND FLOOR PLAN



BASEMENT PLAN



FOURTH FLOOR PLAN



THIRD FLOOR PLAN

4. Summary of existing accommodation

Existing Floor Areas:			
FLOOR LEVEL	GROSS FLOOR AREA: sq.m (sq.ft)	USE/FLOOR AREA:	
		OFFICE sq.m (sq.ft)	RESIDENTIAL sq.m (sq.ft)
Basement	337 (3630)	337 (3630)	0
Ground	328 (3530)	328 (3530)	0
First	339 (3650)	339 (3650)	0
Second	263 (2830)	263 (2830)	0
Third	263 (2830)	263 (2830)	0
Fourth	263 (2830)	263 (2830)	0
TOTAL	1793 (19300)	1793 (19300)	0

5. Proposed extension and refurbishment

The proposal is, in summary, to :

- Retain the existing main building and convert its two upper floors from office to residential use.
- Build a roof extension above the existing main building to provide further residential accommodation.
- Demolish the existing low side wing fronting Old North Street and replace it with a new residential building.

The existing office use will be retained at Basement, Ground, First and Second floor levels of the existing building. Access to the offices will be retained via the existing entrance and circulation core on Theobald's Road.

The new roof extension provides new maisonette accommodation over two floors. The form of the extension is articulated to strengthen the expression of this corner site while carefully integrating with the adjoining building.

The new lower side building on Old North Street provides three new floors of flats and contains the entrance and circulation core for all the new residential accommodation. The existing vehicular access ramp to the Basement is retained.

This proposal will create 1,197sq.m of new residential accommodation while retaining 1,176sq.m of the existing 1,793sq.m office use.

Thirteen new dwellings will be created, providing a variety of unit sizes which range between small flats (from 45sq.m) to large maisonettes (up to 176sq.m).

New roof extension with strong articulation of street corner

Upper floors of existing building converted to residential

New residential side building

New residential entrance

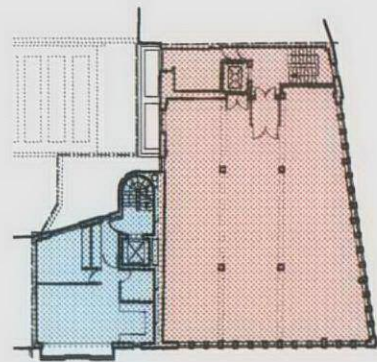
Existing core extended to match adjoining building

Office use retained in lower floors of existing building

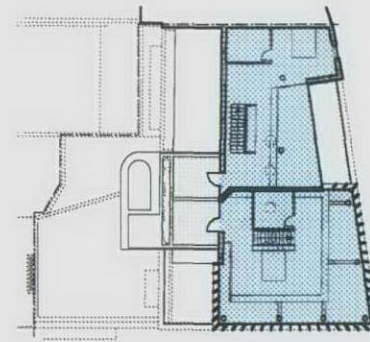
Existing entrance to offices retained



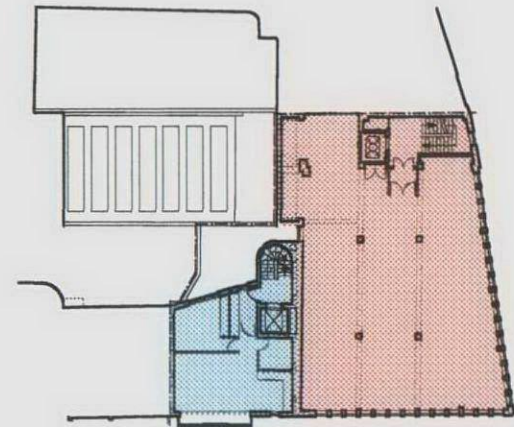
69 / 73 THEOBALD'S ROAD



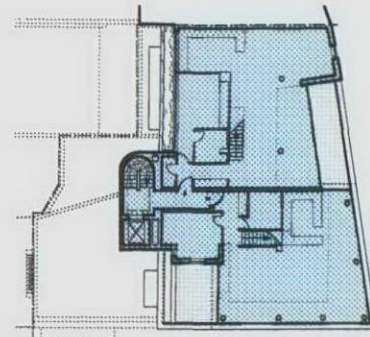
SECOND FLOOR PLAN



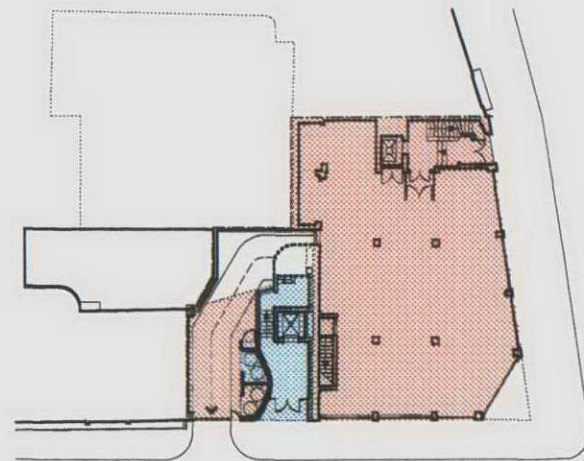
SIXTH FLOOR PLAN



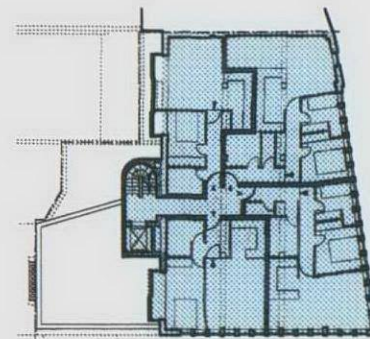
FIRST FLOOR PLAN



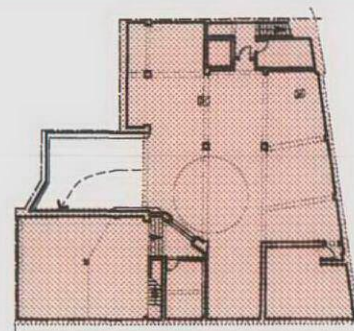
FIFTH FLOOR PLAN



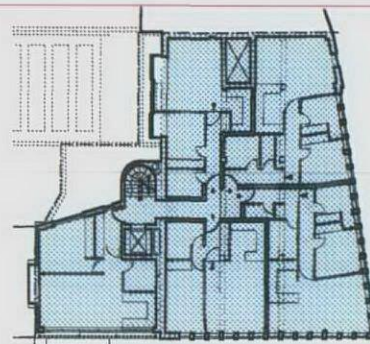
GROUND FLOOR PLAN



FOURTH FLOOR PLAN



BASEMENT PLAN



THIRD FLOOR PLAN

6. Summary of proposed accommodation

Proposed Floor Area:

FLOOR LEVEL	GROSS FLOOR AREA: sq.m (sq.ft)	USE/FLOOR AREA:	
		OFFICE sq.m (sq.ft)	RESIDENTIAL sq.m (sq.ft)
Basement	337 (3630)	337 (3630)	0
Ground	337 (3630)	302 (3250)	35 (375)
First	353 (3800)	275 (2960)	78 (840)
Second	340 (3660)	282 (3050)	78 (840)
Third	338 (3640)	0	338 (3640)
Fourth	283 (3050)	0	283 (3050)
Fifth/Sixth	385 (4145)	0	385 (4145)
TOTAL	2373 (25540)	1176 (12660)	1197 (12880)

7. View of proposal from Theobald's Road

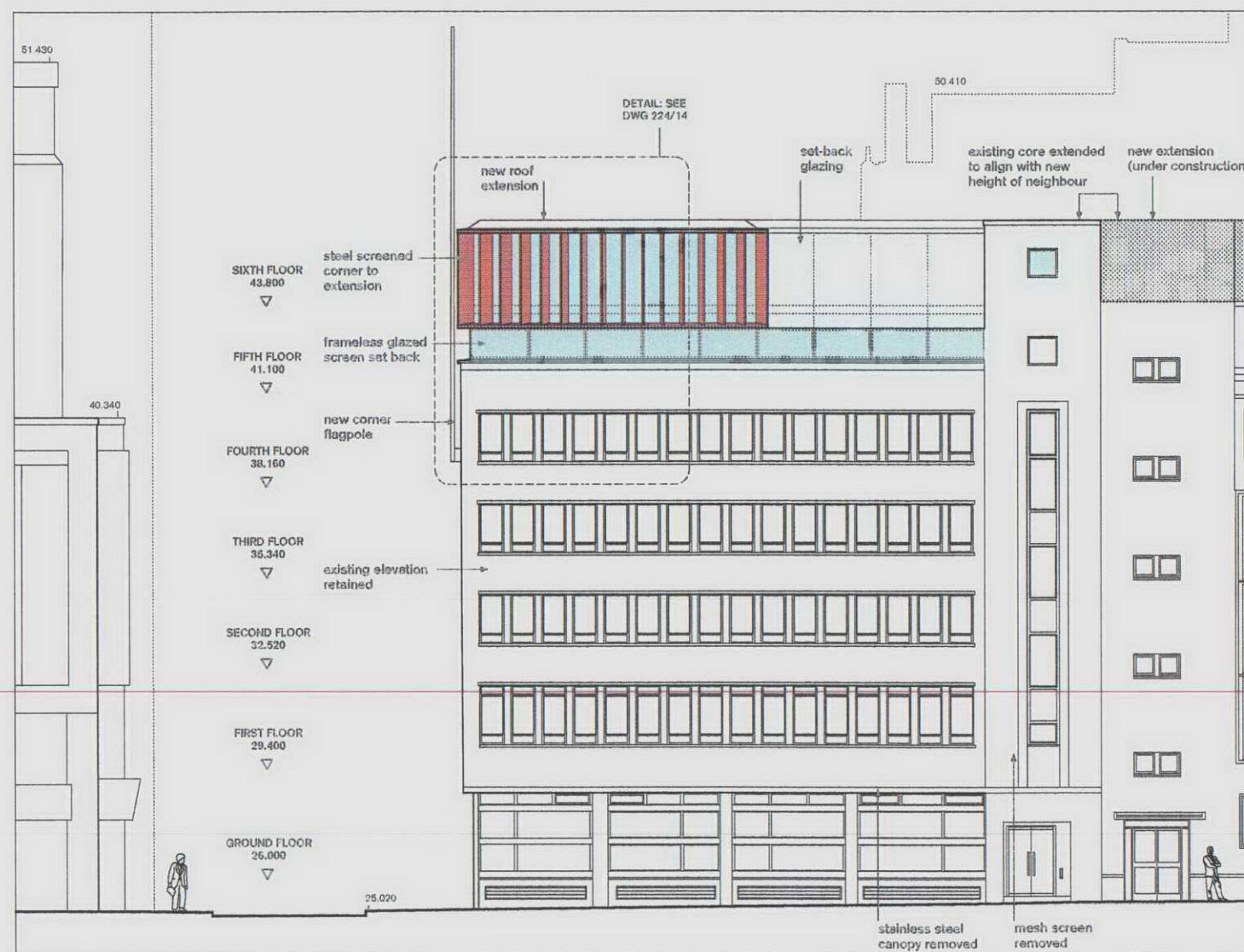




VIEW OF EXISTING FROM THEOBALD'S ROAD



VIEW OF PROPOSED FROM THEOBALD'S ROAD



NORTH ELEVATION (PROPOSED)

8. Form and materials: proposed roof extension

The height of the proposed new roof extension matches the height of the adjoining building (35 Red Lion Square) as currently being extended following their Planning Consent. The parapet of 69/73 Theobald's Road stair core will be raised to align with the newly extended stair core adjoining, re-establishing the original unity where the two buildings join.

The street corner section of the roof extension is strongly articulated with an expressive metal-screened volume. This is consistent with the form of the existing building, with its strong cubic mass and undercut ground floor. It is carefully integrated with the form of the adjoining building and helps to counter the over-scaled building on the opposite corner of Old North Street/Theobald's Road.

The corner volume is separated from the stair core by a setback to balance the adjoining building's setback upper floors and retain the articulation of the circulation cores. A continuous low glazed screen at the new 5th floor level visually separates the new corner volume from the existing building below as well as screening the new terraces.

The fixed vertical fins of the corner volume are set on a radial geometry in plan to express the sense of rotation around the corner as well as providing privacy screening. A flagpole completes the corner articulation.

The metal screening is in a bronze/red-coloured finish. Samples of this and all proposed facing materials will be submitted for approval as reserved matters.

9. View of proposal from Old North Street

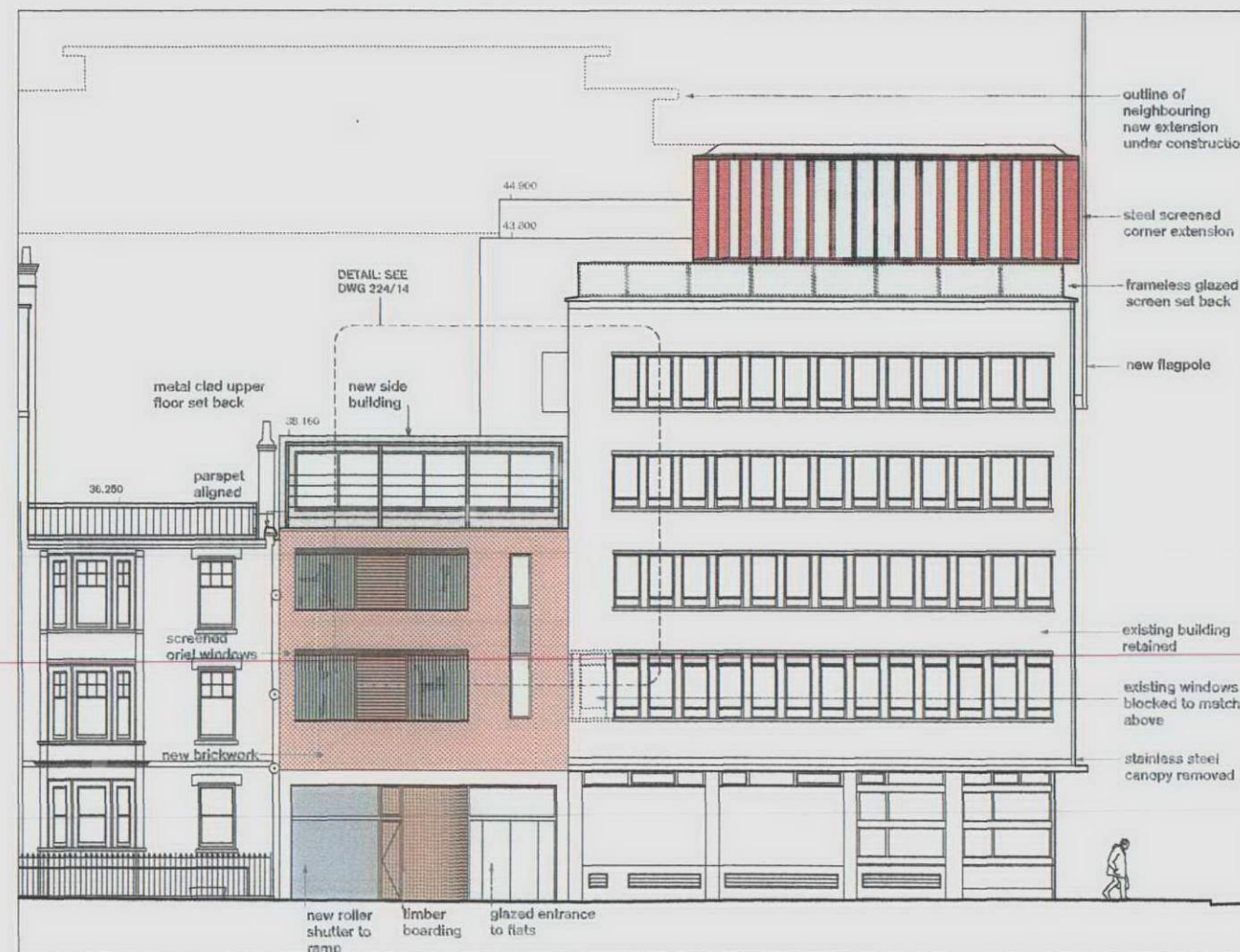




VIEW OF EXISTING FROM OLD NORTH STREET



VIEW OF PROPOSED FROM OLD NORTH STREET



EAST ELEVATION (PROPOSED)

10. Form and materials: new side building

The new low side building is faced in brick. Its parapet above second floor aligns with the parapet of the adjoining low section of Kingsgate Mansions. A red brick will be selected which provides a clear visual connection and continuity between the existing brick buildings either side.

The new third floor is set back to retain the existing parapet line and is clad in a contrasting metal cladding material (zinc or similar).

The combination of horizontal oriel windows and vertical linked windows establishes a balance which mediates between the mainly horizontal articulation of the existing retained building and the more vertical form of Kingsgate Mansions on the other side.

The projecting oriel windows are clad in timber with louvred timber privacy screens, to give a warmer and more residential feel at the smaller scale.

The new residential entrance and retained car park entrance keep the open ground floor character of the existing building. A timber-boarded wall curves from the street elevation into the residential lobby.



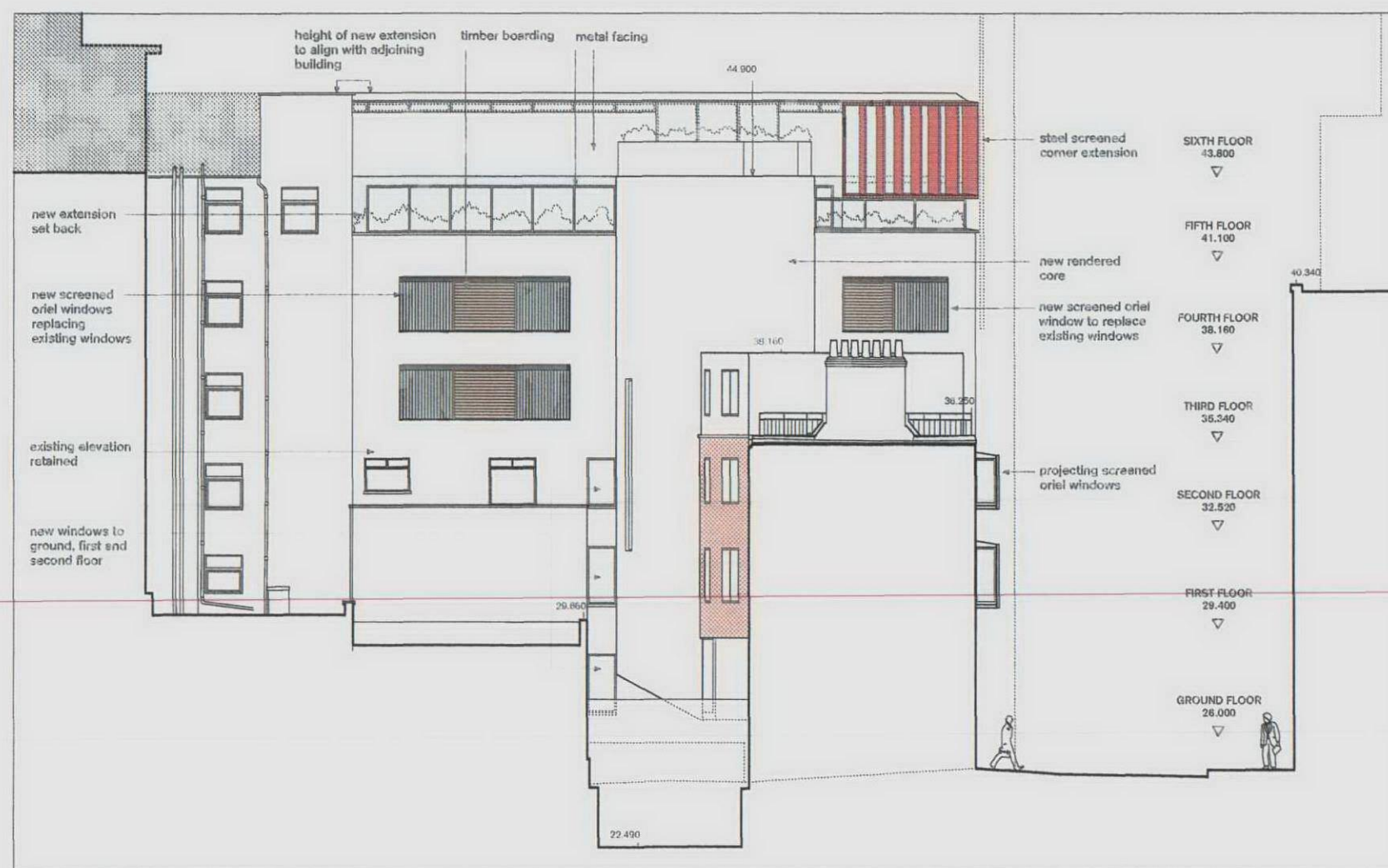
11. Form and materials: courtyard elevations

Existing continuous strips of windows in the converted upper floors of the existing building's rear elevation are part-infilled and replaced with projecting timber-clad oriel windows. These new windows, like those on the proposed Old North Street elevation, incorporate privacy screens to improve the current situation and minimise overlooking.

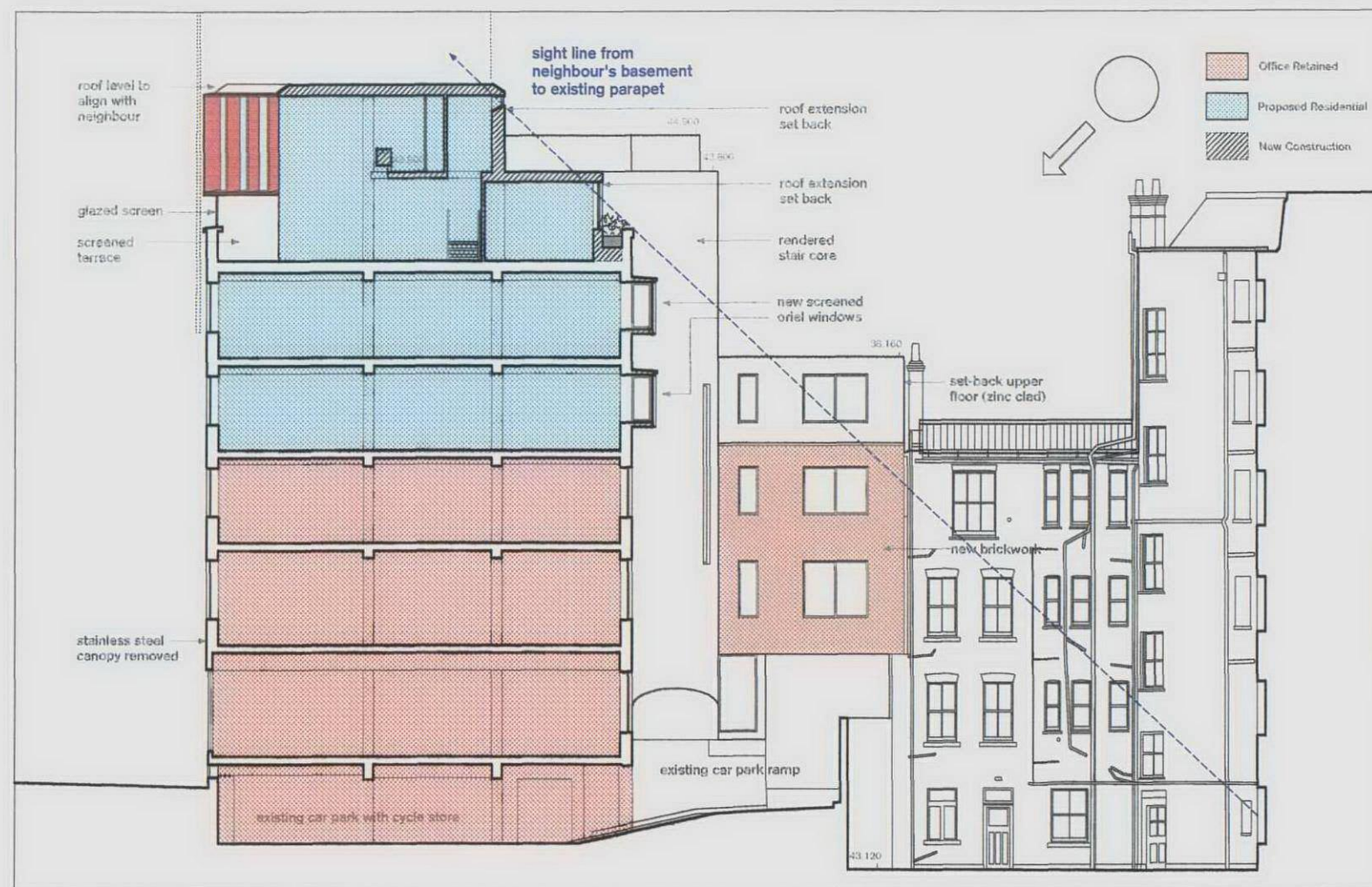
The two new floors of the main building above the existing brick parapet are set back successively to minimise any overshadowing. They are clad in metal as the upper floor of the new side building.

The new curved-ended vertical circulation core is rendered to contrast with the existing brick and maximise light reflectance into the courtyard.

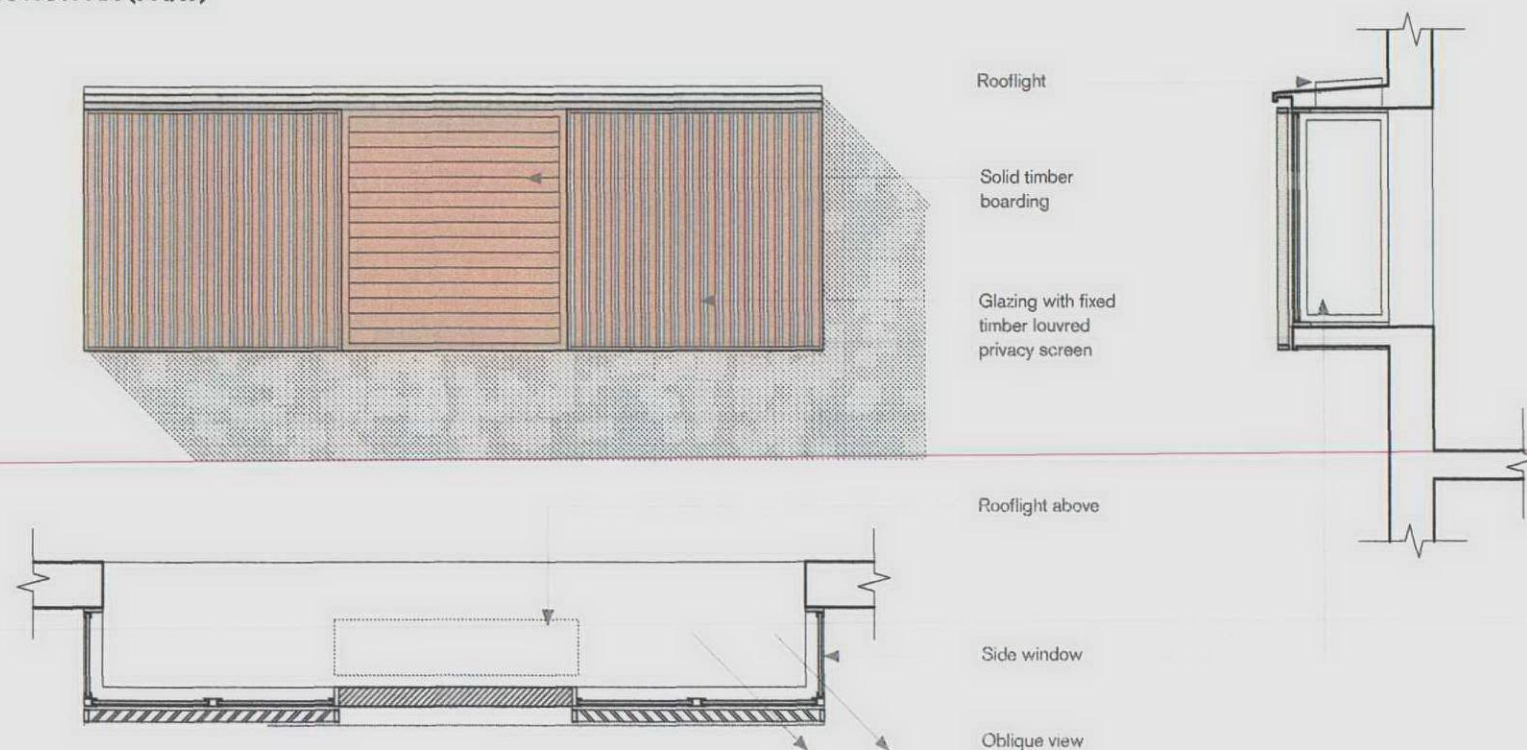
PHOTO MONTAGES OF EXISTING SOUTH FACADE



SOUTH ELEVATION (PROPOSED)



SECTION AA (PART)



DETAIL OF PROPOSED ORIEL WINDOW

12. Amenity of neighbours and occupants

Daylight

The new extension has been designed to minimise overshadowing of neighbours, particularly the residential neighbours in Kingsgate Mansions.

The new roof extension is set back from the parapet of the existing building at both 5th and 6th floors to minimise the effect of increased height. The extension is the same height as the consented extension to the core of the adjoining building to the west (and lower than their consented Boardroom extension). The extension is on the north-east corner of the block so has little effect on sunlight to the courtyard and residential neighbours to the south.

Daylighting levels resulting from the proposed works have been calculated by a specialist and the proposals meet the BRE Guidelines upon which the Council's Policy is measured. Their report is submitted with this application.

The new flats have good levels of daylighting. The screened oriel windows reduce glare and increase daylight levels without compromising privacy, as described below.

Visual privacy

Careful attention has been paid in the design to minimising overlooking- of both neighbours and new occupants.

Projecting oriel windows on the rear elevation incorporate solid and louvred timber screens which minimise direct overlooking while giving good oblique views. The oriels onto Old North Street also help provide privacy for the new flats which are close to offices across the narrow street.

Windows of the new roof extension are over 20m from Kingsgate Mansions' windows across the courtyard (23m at 6th floor). The new stair core is top-lit and has no windows facing Kingsgate mansions. Four terraces are provided and these are screened to avoid overlooking of residential neighbours.

13. Other issues

Sustainability

To maximise the conservation of resources and energy the building will be designed to be better than the standards required by current Building Regulations.

The detailed design will follow environmental best practice policy including: use of gas condensing boilers and whole-house heat-recovery/ventilation systems, high standard thermal and acoustic insulation, re-use of materials from demolition where practical, timber supplied from certified sources. The new residential accommodation is car-free.

Transport and parking:

The property is close to excellent public transport links and amenities. The new residential accommodation will be car-free. The existing basement parking will be retained for the office use. Cycle parking for the flats will be available in the Basement.

Accessibility:

All the entrance storeys of the flats are fully accessible by lift and the design will conform fully to BS 8300:2001 and Part M of the Building Regulations.

Waste disposal:

Storage for waste and recycling is provided, in accordance with the Council's Street Environment Services' guidance, in separate stores for residential and commercial use located at Ground level close to the pavement line.