

FLAT 19A

19-21 MONMOUTH STREET

DESIGN & ACCESS STATEMENT—Rev A

April 2014



CONTENTS

1.0 Introduction

- 1.1 Purpose of the Report
- 1.2 Scope of the Report
- 1.3 The Brief

2.0 Assessment

- 2.1 Application Site
- 2.2 Context
- 2.3 Constraints and Opportunities

3.0 Evaluation and Design

- 3.1 Use & Layout
- 3.2 Scale, Appearance and Materials
- 3.3 Surrounding terraces - contextual study
- 3.4 Limited visual impact - contextual study

4.0 Access

- 4.1 Links to Surroundings
- 4.2 Internal Circulation

5.0 Local Authority

- 5.1 Planning Statement
- 5.2 Heritage

1.0 INTRODUCTION

1.1 Purpose

The purpose of this document is to catalogue the process from taking the Client Brief and assessing the site, through to evaluating design potential and exploration of the Client Brief to proposals for a Planning Application.

1.2 Scope

The statement:

- assesses the site and context;
 - Scale
 - Character
 - Age and previous alterations
 - Surrounding buildings
- considers the constraints and opportunities
 - Listed Building status
 - Existing fabric
- describes the design evolution and visual impact of the proposals
 - Client consultation
 - Consideration of existing site conditions.

1.3 Brief

The proposals are to be developed through a sensitive and detailed approach whereby the interconnection of spaces are fluid both physically and visually, and the quality of each space is maximised through the level of detail applied.

The design should:

- Improve the quality of the existing residential accommodation.
- Maximise the use of the terrace as a connection to the existing galley.
- Make spaces fully functional.
- Enhance the use of the double height space.
- Respect the Listed Building Status.
- Be finished to a high quality and intricate level of detail

Key Considerations

- To provide a fully functional identity to the double height space.
- Impact on the Conservation Area and Listed Building fabric.
- Existing duct within the double height space.
- Impact of the terrace alterations on the surround roofscape.
- Re-positioning of the stair from 3rd to 4th floor.

INTRODUCTION

PURPOSE, SCOPE & BRIEF

Drawing No:
Revision: A
Date: April 2014

BRIMELOW McSWEENEY ARCHITECTS

26 Great Queen Street, Covent Garden
London WC2B 5BL
tel: 020 7831 7835

2.0 ASSESSMENT

2.1 The Application Site



ASSESSMENT

THE APPLICATION SITE

Drawing No:
Revision: A
Date: April 2014

BRIMELOW McSWEENEY ARCHITECTS

26 Great Queen Street, Covent Garden
London WC2B 5BL
tel: 020 7831 7835

2.0 ASSESSMENT

2.2 Context

The apartment is located within a terraced building at its upper two levels. The building was originally used for function as a house, with numerous alterations taken place over the years both internally and externally with the building first being listed with a grade II status in 1973. The restaurant at ground floor and basement is a French restaurant run by two French families since 1941 and forms part of a parade of shops which lie within the Seven Dials (Covent Garden) Conservation area. The Listing Entry details are as follows:

Terraced house with later shop. Probably late C17 with alterations early C18 and C19; refronted and roofed post 1973. Red brick. Tiled mansard roof with dormers. 3 storeys, attic and basement. 2 windows. Earlier C19 shopfront altered C20. Gauged brick flat arches to slightly recessed C20 sash windows with exposed boxing. Parapet. INTERIOR: house hallway has some original panelling. Ground floor front room has match-boarded ceiling and original cornice. (Listed 15 January 1973)

The front façade contributes to the streetscape of Monmouth Street with its varying parapet heights and configurations of facing brickwork.



Looking North along Monmouth Street - Reference (google images)



Front Façade - Reference (google images)



Looking South along Monmouth Street - Reference (google images)

ASSESSMENT

CONTEXT—FRONT FACADE

Drawing No:
Revision: A
Date: April 2014

BRIMELOW McSWEENEY ARCHITECTS

26 Great Queen Street, Covent Garden
London WC2B 5BL
tel: 020 7831 7835



01 - Existing roof terrace with terrace doors



02 - Existing mansard roof construction with dormer windows



03 - Existing view from terrace restricted with metal railings



04 - Existing view from terrace to roofs below



05 - Existing view from terrace to glazed roofs

ASSESSMENT

CONTEXT-EXTERNAL VIEWS (All photographs taken on 17/10/2013)

Drawing No:
Revision: A
Date: April 2014

BRIMELOW McSWEENEY ARCHITECTS

26 Great Queen Street, Covent Garden
London WC2B 5BL
tel: 020 7831 7835



01 - View from gallery to terrace doors



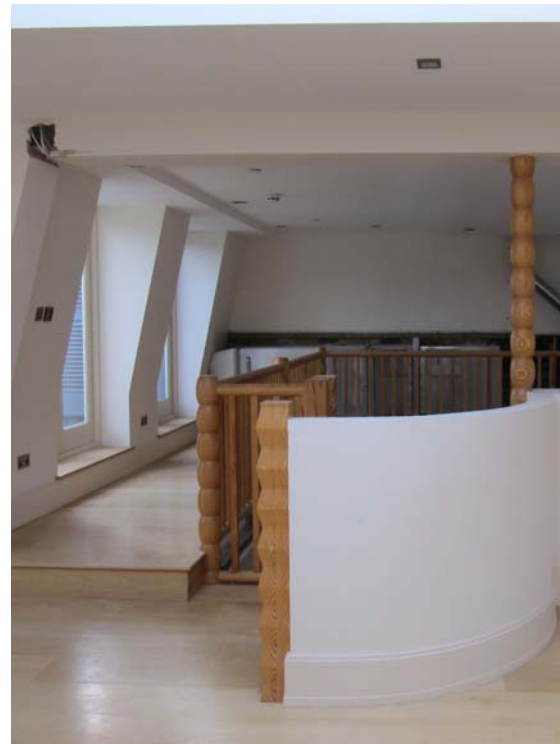
02 - Existing timber staircase



03 - Existing fireplace and gallery above



04 - View from gallery to existing stair



05 - View to external terrace doors



06 - View from gallery

ASSESSMENT

CONTEXT - DOUBLE HEIGHT SPACE, & GALLERY (All photographs taken on 17/10/2013)

Drawing No:
Revision: A
Date: April 2014

BRIMELOW McSWEENEY ARCHITECTS

26 Great Queen Street, Covent Garden
London WC2B 5BL
tel: 020 7831 7835

2.3 Constraints and Opportunities

Opportunities

- To improve the function of the apartment to utilise the existing spaces to their full potential .
- To improve the internal finish quality of the apartment.
- Make full use of the internal spaces by improving the connections between them.
- Make the stair from third to fourth floor less intrusive into the living room space, and make it a more coherent architectural feature within the living space.
- To open up the internal gallery onto the external terrace with a level threshold.
- Improve the terrace visual impact on the surrounding roofscape.
- Make the double height living space more functional and an architectural feature for the apartment.
- Central London location in a sought after area.

Constraints

- The Listed Building status restricts physical change inside and out.
- Existing plan form largely to be retained.
- Existing access from street level will remain.
- Existing duct and flue in double height living space.
- No lift.
- Existing restaurant at ground floor.

3.0 EVALUATION AND DESIGN

3.1 Use and layout

Use

The proposals will maintain the existing residential use.



01 - 3d image of proposed minor alterations to double height space

Layout

The proposals work to the principle of enhancing and improving upon the existing fabric and layout already in situ.

The proposals are considerate of the listed building status and aim to maintain the existing identity of the apartment. The re-positioning of the stair to the opposing wall in its existing location, aims to enhance the current double height space by incorporating the stair into fixed joinery and allowing the living space to fully function.

Aligning the terrace level and balcony level will allow the current narrow gallery space to function as part of terrace, and also as a rest point overlooking the living room.

3.2 Scale, Appearance and Materials

Front Elevation - The existing front elevation remains unchanged in its proposals with regards to mass and scale. Proposed replacement of the existing single glazing in the windows at second floor with double glazing within the existing frames are the only alterations within the proposals.

Rear Elevation - The existing condition consists of a typical mansard roof with slate tile finish and white painted timber dormer windows and terrace doors. The existing terrace is finished with a concrete tile finish and painted metal railings to its parapets.

The proposals make no change to the overall scale and mass of the existing roof with alterations consisting of;

- New, glass sliding folding doors to the terrace within the existing mansard roof. The composition aims to follow a similar approach to numerous neighbouring terraces.



01 - Existing Front Elevation

02 - Existing Rear Elevation

03 - Proposed Rear Elevation

EVALUATION AND DESIGN

SCALE, APPEARANCE AND MATERIALS

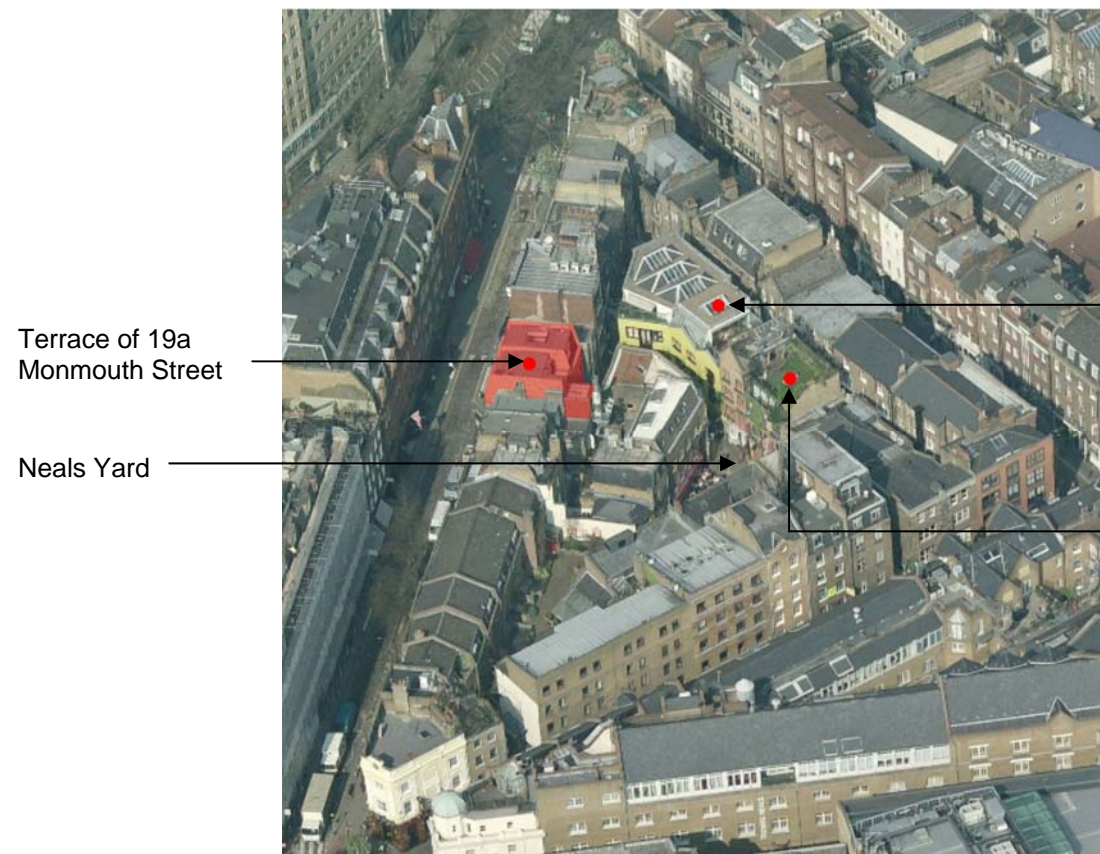
Drawing No:
Revision: A
Date: April 2014

BRIMELOW McSWEENEY ARCHITECTS

26 Great Queen Street, Covent Garden
London WC2B 5BL
tel: 020 7831 7835

3.3 Surrounding terraces - contextual study

The proposed glazed sliding folding doors to the terrace are an integral part to the design both internally and externally. The doors will provide a seamless connection between the terrace and the gallery overlooking the main space of the apartment. In consideration of the design, the doors make reference to numerous similar conditions in and around Neal's Yard which is located directly behind the site.



01. Aerial view looking North

02. Roof terrace to no.13 Neals yard with glass balustrade

03. Glass doors to no.14 Neals yard



02. View within Neals Yard looking towards glass balustrade to terrace of no.13 Neals Yard



03. View within Neals Yard looking towards full width glass doors to No.14 Neals Yard.

3.4 Limited visual impact - contextual study

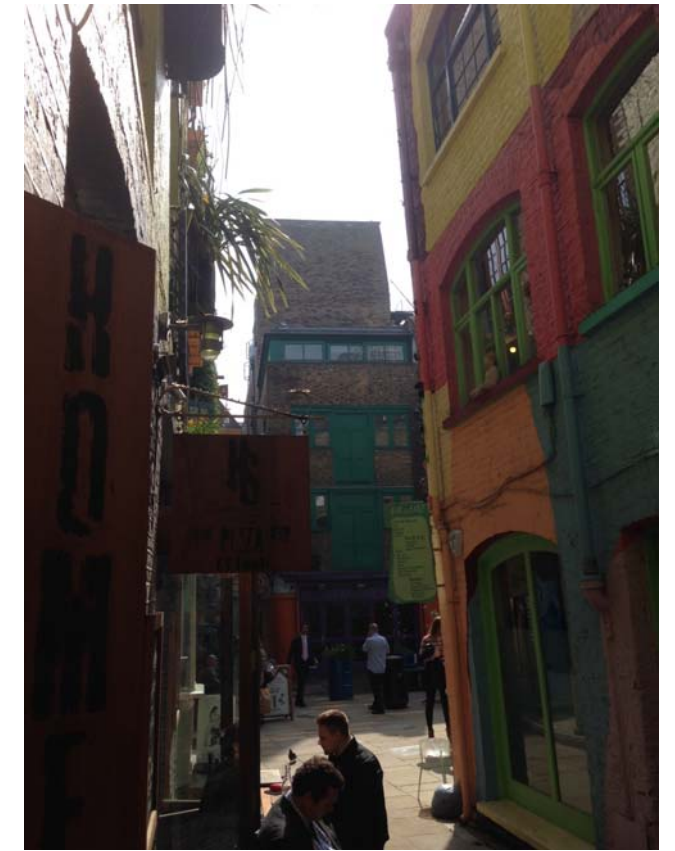
The proposed glazed sliding folding doors to the terrace have a limited visual impact on the surrounding context. The vibrant Neals Yard shows examples of full width glass elements at roof level. However the proposed terrace has only one obstructed view from Neals Yard which is limited because of a brick wall. Furthermore, the position of the glass doors are set back from the terrace edge thus providing no sight of them from Neals Yard.



01. Site plan indicating limited visibility of roof terrace from Neals Yard



View 02. View towards the terrace is limited by a brick wall obstruction. Terrace doors cannot be seen in this view.



03. View towards Neals Yard where view 02 is taken, indicating further glass elements to roof level of no.1 Neals Yard



4.0 ACCESS

4.1 Links to Surroundings

The site is at the heart of Covent Garden in Central London within a short walk of a number of Tube Stations, many bus routes pass along the nearby Shaftesbury Avenue and there are cycle hire bays within a short walk.

4.2 Approach and Internal Circulation

The existing access to the building from street level will be maintained. The new staircase internally will comply with Building Regulations approved documents M and K.



6.0 Local Authority

6.1 Planning Statement

In consideration of this application reference has been made to the Local Development Policies.

- The proposals seek to achieve a high quality of design relating to policy DP24, which are of importance within the Covent Garden Conservation area relating to the local context.
- With no.21 of the proposal being a listed building, the proposals seek to make improvements in quality without affecting the immediate and local heritage adhered to in policy DP25. Demolition is kept to a minimum and proposed only to enhance the existing condition.

6.2 Heritage

Number 21 Monmouth Street is the grade II listed property out of the proposals for 19A Monmouth Street apartment.

The listing of the building takes into account the typical architectural form of a 3-storey red-brick building with set-back mansard roof common within the Covent Garden area and London.

The history of the original late 17th century house and its listing consists of numerous applications and amendments with the approval of the additional mansard roof won on appeal on 19th February 2008 to result in the current configuration of the apartment.

The proposals make minor external material alterations to its rear elevation. The proposed glass sliding doors to the terrace create a better transition to the terrace and to the views of the varying roof configurations and terraces within close proximity.

The principle for the replacement of single glazing to double glazing within the existing frames aims to improve the window performance whilst maintaining the same appearance, thus not affecting the visual impact to Monmouth Street and having no affect to the opposing blank walls to the rear.