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To:
Camden Council
Planning - Development Control
Camden Town Hall
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London
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DESIGN AND ACCESS STATEMENT (Revision B):
RESIDENTIAL DEVELOPMENT TO 40-42 PARKER STREET

Re: 40-42 Parker Street, London WC2B 5PH

Summary of Proposal

A rooftop extension is proposed to create three flats. The proposed extension is set back from the existing parapet, ensuring that it's impact on the streetscape and wider conservation area is predominantly hidden.

The Site

40-42 Parker Street dates from the early twentieth century. It is located mid way along Parker Street between Covent Garden and Holborn. It is a four-storey brick building with an existing plant room on the roof.

Assessment

The property is currently occupied as commercial office space. The area is mixed use; there are commercial office buildings adjacent to the building and residential buildings on the opposite side of Parker Street.

There is a mixture of similar scale buildings in the central part of the street dating from a range of periods. Further to the west, on the corner of Parker Street and Drury Lane, is the New London Theatre and entrance to an underground car park. Opposite the application site, on the north-east corner of the junction between Parker Street and Newton Street, is a pub at street level with offices above. Towards the eastern end of the street, there are two tower blocks that overlook the rooftops and the street.

The property is not listed and it is not in a Flood Risk Area.

Use

The application is for a residential development to the rooftop. Access would be shared with the commercial units to the lower floors (for more details please refer to the access section below).

Amount

The development proposed is arranged on two new levels, this provides three flats with one, two and three bedrooms. Two of the flats proposed are duplexes.

Floor areas of the flats comply with the London Housing Design Guide and the UDP for the area. Please refer to the analysis in the supplementary documents.

The structure proposed is two storey with the upper level set back considerably so that it is not visible from the street.

The extents of visibility of the extension given the heights proposed are shown on drawings P636-PP2-09A and P636-PP2-10B. These are based on analysis from six street views as set out on drawing P636-PP2-08A, a location plan with the views plotted from a Baillie Knowles Survey.

The set-backs of the proposed floors are as follows:

Level 4 at the front: 1.9 narrowing to 1.6 metres

Level 4 at the back: 0.85 metres

Level 5 at the front: 5.8 narrowing to 5.4 metres

Level 5 at the back: 1.5 extending to 4.3 metres

The total GIAs of the floors (including communal areas) are as follows:

Level 4: 188m²

Level 5: 83m²

The total footprint of the building (also the site area) is 261m².

Layout

The proposed rooftop extension spans the width of the roof and is set back to the front and rear, minimising the impact to views from surrounding properties and the street. These set backs were established following a study carried out by surveyors from Baillie Knowles Partnership.

They are also informed by the existing rooftop features of neighbouring buildings; Number 38 has a stair tower extending up by over 5 metres beyond roof level and Number 46 Parker Street has a screened plant area along the front of its roof.

The flat types are organised with living rooms at the front where possible to benefit from the wider rooftop views. The fifth floor provides living rooms for the two duplexes. Provision for cycle storage is within each of the flats in store cupboards, since there is no space available on the ground floor.

The existing core and ground floor entrance are to be shared, with the lift and stairs extended up to access levels 4 and 5.

Scale

The set back from the existing front façade and at the rear minimises the apparent scale of the rooftop extension. A lower floor to ceiling height on Level 5 (approximately 2600mm) than Level 4 (approximately 2900mm) is proposed to reduce the overall height of

the extension and to adjust the massing of this level proportionally with the set back. Level 5 would therefore not be visible from the street. The overall height of the proposed extension is 5550mm above parapet level.

The neighbouring properties have similar heights. Other buildings in the street include towers, the one attached to the building adjacent has 12 storeys.

Landscaping

The proposed terraces are to be paved, with glass balustrades set back from the parapets so they are not visible from street level.

The main roof to the extension above level 5 is proposed as a green roof with sedum.

Since there is no space available externally at Ground Floor Level, provision for waste / recycling is proposed within the flats.

Appearance

The existing parapets would help to mask the view of the extension at level 4 and the considerable set back of level 5 would mean this would not be visible from the street, (please refer to drawings P636-PP2-08A, P636-PP2-09A and P636-PP2-10B showing analysis of the extent of visibility). The extension would also be partly screened by the adjacent rooftop features of neighbouring buildings (as described above in the 'Layout' section).

The remaining areas of rooftop are proposed as terraces giving the flats generous outdoor spaces. The balustrades would also be set back from the parapets so that the roof terraces are not visible from the street.

A green roof is proposed to enhance the appearance of the rooftop from the surrounding high rise, to contribute to the local biodiversity and help to manage storm surge rainwater run-off.

The external finish of the extension would be zinc cladding, a clear contrast with the existing building but in keeping with the other contemporary buildings in the vicinity. This would make a clear distinction between the existing fabric and the new intervention visible at high level (relating to the surrounding context of glazed towers).

The front and rear elevations are proposed with large glazed floor to ceiling sliding doors to maximise views, light and provide access to the roof terraces. In appearance, they would have minimal frames. The setting out of the glazed openings is informed by the internal layout of the flats and would not be seen from the street given the set back from the parapets. As such, it should be noted that the proposed elevations provided in support of the application are theoretical drawings, and do not reflect how the development would be experienced.

Access

There is a main entrance on the ground floor of Parker Street. The proposed access to the residential levels of the building would be a shared and upgraded entrance lobby, with shared use of the lift and stairs (extended up to the new Level Four, and private key operated use of the lift up to Level 5).

External pedestrian and vehicular access remains unchanged to the property.

Inclusive access is to be provided throughout the development. The shared main entrance on the ground floor has a level threshold and the door would be refitted with clearly legible door furniture.

The lift is to provide level access to all of the front entrances to the flats and to the living space on the upper level for the duplexes.

Bedroom and corridor sizes are to comply with the London Housing Design Guide to enable future wheelchair access.

Daniel Kownacki

On behalf of

PEEK Architecture + Design Ltd