

Design and Access Statement for 9-11 Monmouth Street
SE5 8QT

Date: May 2015

INTRODUCTION:

This document is a supporting statement to the planning application being submitted for retrieving the previously granted application 2006/3067/P that has been expired. The nature of our submission is the same as the previously granted application. The proposal consists erection of a mansard roof to existing four storey building and change of Use Class (B1) to hotel Use(C1) to create additional 16 x bedrooms in connection with the adjoining hotel aNo. 5-7 Monmouth Street.

ACCESS STATEMENT:

Currently the main frontage is accessed and approached via a pavement of Monmouth Street.

STATEMENT OF INTENT

We intend to comply with all current regulations and good practice. The physical limitations of the building impose some constraints, however it is our intention to make the scheme as accessible as possible in line with local planning policy and disability Discrimination Act (DDA) requirements.

We are not reconfiguring the existing communal stair instead, providing new lift which can accommodate one wheelchair user with one assistant in the proposed lift car.

Sources

Taken advice from our Approved Inspector, Butlers and Youg Ltd and used as our main source of reference the standards in Approved Document Part M (2004) in so far as it is relevant.

In addition, we have referred to the Disability Rights Commission (DRC) web site.

Consultation

No detailed consultation has been used since we have no established client base. However, once established we intend to gauge feedback from the hotel customers in the form of a questionnaire.

Specific Access Issues

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Entrance: A) No new steps are proposed at the entrance to the communal corridor and stair B) New new door openings serving the communal areas are designed to create 1M opening	A) Planning and Building Regulations B) Planning and Building Regulations	A) Planning and Build Regs B) Build Regs and management
Evacuation: Evacuation by occupiers via entrance door. No	Building Regulations Fire Regulations and DDA	Building Regulations and

specific alternatives proposed due to existing physical constraints		management
Communal Corridor: Existing communal stair is upgraded but not reconfigured in the dimensions.	Building Regulations and DDA	Building Regulations and management
Lift New lift is provided, the size of Proposed lift can accommodate a wheelchair user with one assistant	Building Regulations and DDA	Building Regulations and management

DESIGN STATEMENT:

Urban Context:

The proposed site situates in the Conservation area of Covent garden, Monmouth Street stretches towards South and North with Seven dials in between.

The north end of Monmouth Street where the proposal site locates meets Neal Street and Shaftesbury Avenue with heavy vehicle traffic.

The existing urban grain of the street has been established from the previous centuries. The north end of Monmouth Street consists of a mixture of building scales, volumes, heights and styles.

The corner building adjacent to the proposed site, and the opposite buildings to the proposed site are built in a Victorian style, scale, size of the windows, level of the copings, ornaments are different from terraced houses like the existing buildings of the proposed site.

The building block where the proposed site belongs is forming a triangular shape between Neal Street and Monmouth Street that reflects the rear of the proposed site. Rear of the proposed site is occupied with B1 unit(Office) windows and only dwelling windows are belonging to C1 hotels of the proposed site. There are air condition outdoor units, kitchen extractor ducts soil pipes are scattered around at the rear area in usual back of house manner of the area.

DESIGN STATEMENT:

Planning history, there are three applications are listed

1.

2014/5329/P Granted 17/10/2014

Alteration to shopfront to provide a new opening

2.

2006/3067/P Granted 01/09/2006

Erection of a mansard roof to existing four storey building and change of Use Class (B1) to hotel Use(C1) to create additional 16 x bedrooms in connection with the adjoining hotel aNo. 5-7 Monmouth Street

3.

P14/53/E/7425 Grated 11/07/1969

The use, for a limited period, of the 2nd floor of 9-11 Monmouth Street, Camden as offices

THE CURRENT USE AT 9-11 MONMOUTH STREET:

The current tenant, Mystery shop has been operation for more than 30 years at the premises.

Existing Ground floor:

The Ground floor has been used as a retail shop (A1) since the beginning. This has been clarified in the officers delegated report for the granted application 2006/3067/P

Existing First floor:

According to the officer's delegated report for the granted application, the first floor (B1) has not been used as office but used as Tarot reading rooms, which is connected to the retails activity at the ground floor.

Further, it says

“ The existing use at 1st floor level would have been Sui Generis and the change of use would not have result in either a loss of A1 retail or B1 office space”

Existing Second floor:

At the time of the previous delegated report was written and the permission was granted, the second floor was occupied as office B1 use as permitted. And the second floor was in fact accessed from 13 Monmouth Street. The entire second floor was let to the next door owner, the users of the second floor 9-11 Monmouth Street was accessing from 13 Monmouth Street ground floor entrance and there was a door way of the Party Wall between 11 and 13 Monmouth Street at the second floor level.

This arrangement was ceased, the door way has been closed exactly for 8 years. Since the door way was closed, the entire second floor has been used as the same Use to the existing first floor noted the above. In the report, the loss of B1 Use from the second floor was contentious although it was considered to be acceptable.

The office (B1) Use was lost more than 5 years ago, and it has been Sui Generis. This means that Change of Use to C1 at the second floor does not constitute loss of B1 premises in the area.

Existing Third floor:

As in the delegated report, the third floor has been an office for the Mystery shop as well as the storage serving for the shop and tarot reading rooms of the first, second floor.

The repot says

“ The loss of the ancillary retail space at 3rd floor level would not have any impact on the character, amenity, function, vitality or viability of the area and as such, the change of use of the 3rd floor level to hotel accommodation is considered acceptable ”

Proposal:

Our current proposal follows the previously granted application, except for new lift is added in order to compatible with the current standards.

New lift was proposed on another application related to this site, 5-11 Monmouth Street. 2008/5619/P and 2008/5529/P, the both refused due to the over development not because of the lift. The delegated report for 2008/5619/P says

“The proposed development incorporates the provision of a lift, leading to a small reduction (5.74m²) in amount of retail floorspace at ground floor level of No. 9-11 Monmouth Street. The overall size of the retail unit at this point is c. 72m². In this context, the reduction of the amount proposed will have no impact on the character or function of this unit within the Central London Area.”

“The proposed lift, located within the building (as opposed to the other alternative scheme which had attached externally), is not considered to have any impact on neighbouring amenity “

Following the above comments we have located a proposed lift within the building fabric. This means that the lift does not serve the fourth floor. But all other three floors can accommodate rooms for wheelchair users. Overall, the entire hotel is served a better standard including the existing 5-7 Monmouth Street.

Material and sustainability:

Our proposal retains the existing brick wall as much as possible and at the rear where new brick additions are necessary, all bricks match to the existing bricks and on new mansard roof addition slate tiles match to the existing 5-7 Monmouth Street. Window panes are replaced with double glazed unit with the exactly the same style to the existing windows. And the roof addition will be thermally insulated complaint with the current regulations so that the performance on the heat loss would be significantly improved.

Overall, our proposal will provide a better building in terms accessibility and energy saving than the original granted application 2006/3067/P