

DESIGN & ACCESS STATEMENT & HERITAGE STATEMENT

Property/Application Site:

24-25 Macklin Street
Covent Garden
London
WC2B 5NN

Applicant:

Ben Coulson
Roundtable Films Ltd
4 Denmark Street
London
Wc2H 8LP

Existing Property:

The existing property sits on the corner of Macklin Street and Stukeley Street in Covent Garden. The building is listed (Grade II) – listed in January 1973

The building, constructed in the mid 19th Century, is a 2-story building of red brick with decorative ‘gothic’ stone surrounds to windows and doors. The large hipped tiled roof accommodates general plant and storage.

Originally the building was used as a Mortuary. It is thought that the bodies would have been brought in via the double width doorway on Stuckeley Street then brought into the rooms to the left and right of the entrance. The high windows were presumably to restrict visibility of the activities within. Due to the slightly different style of design it is thought that the section to the Macklin Street side of the building would have been used as offices where they would have conducted the business and administration side of things. The interior would have likely reflected its use until it was changed in the mid 20th century.

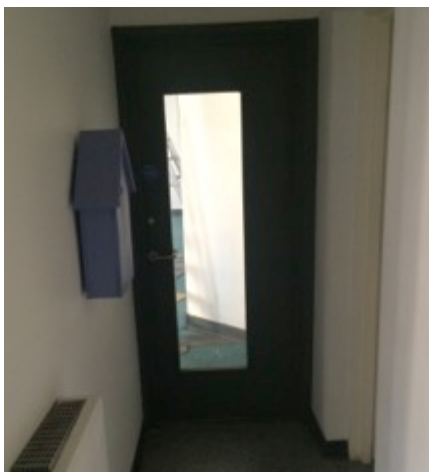
Prior to the buildings listing in 1973, widespread modifications were made to the interior of the building. Sadly many of the original features disappeared at this point. Based on the paint colours and the style these modifications probably happened in the 1950s. These modifications include concrete screeding the downstairs floors, possibly adding a concrete slab upstairs, rooms added to the rear of the building in the lightwells (the flat roof section), openings made in masonry walls and a doorway closed upstairs (where the sink is by the landing) and a dumb waiter shaft being added.

An example of the 1950s modifications:



The last refurbishment and alterations internally took place in 1992. Internally, the 2 floors of office accommodation with ancillary spaces are largely open plan with plain white plastered walls. At ground floor a gridded lay in tiled ceiling has been installed. On the first floor the ceiling is plastered and painted. Various internal plasterboard partitions have been added many of which have become redundant.

An example of 1992 modifications:



WC areas exist at first and ground floor with a 'Disabled' WC installed at ground floor. 2 staircases provide access between the ground at first floor at either end of the property.

At the rear of the property are 2 small light wells. One light well is dilapidated and there are signs of leaks. There is evidence that this was treated in the last year but further work is required.

Proposals

I, the applicant and tenant (once the building works are complete), propose to keep the use of the building as office accommodation.

I propose to refurbish the space internally removing a number of redundant plasterboard partitions which were added as part of alterations in 1992 and adding some new plasterboard partitions as indicated on the drawings to form enclosed office spaces, an open social area or edit suites.

Upstairs I intend remove the non-original kitchenette, replace a door that has been filled in and close a wall where a masonry wall had been opened. In this area I will be returning the building more to how it was originally laid out.

The existing fibrous tile gridded ceiling will be retained where possible but due to the requirement of some level of soundproofing between edit suites the ceiling tiles will be replaced with plasterboard ceilings with spotlights in places.

The small amount of laminate flooring is generally to be removed, as it is very dated. In hallways it will be replaced with modern laminate / hardwood flooring. In the partitioned edit suites nice quality carpet tiles or carpet will be used and in the entrance way the floor will be tiled.

The existing WC areas will be redecorated and refurbished with new sanitary fittings as necessary. There are 3 WCs that will be redecorated, one at each end of the building and one in the middle by the main entrance. There is a room upstairs that has 3 toilet cubicles that will be removed and the room turned into a general office. According to the HSE website it is recommended that with a building with a maximum number of 26-50 people in it should have 3 toilets. I don't expect there to ever be more than 35 people in building so 3 should be plenty. Generally, there will be more like 20 people in the building.

The entrance hall/reception area will be returned to nearer its original form. The recent interior doors and housing will be removed and the ceiling raised to make one space.

The existing building has single step access at two of the doors onto the pavement level this will remain unaltered. The main double width door is level with the pavement. There is no lift access between ground and first floor, which will also remain as existing.

Downstairs, I plan to install secondary glazing where there is already some secondary glazing in place. When the ceiling tiles are removed and the ceiling taken up a little higher then the secondary glazing that is in place won't fit and will need to be altered. It will be done in the style of the secondary glazing that is in place so as to not be visible

from the outside. The main intention is to slightly increase the security on the building. The secondary glazing units will have a latch locking system. The concern is that the windows that are currently in place are very thin and may be a weak point. I also intend to replace the few windowpanes with circular vents in back to non vented pains as they would have been. One window on the Macklin street side has been painted shut and I intend to make it operable again without changing the syle.



Proposal's impact on current listing

Architecturally, the special interest of the building is primarily its exterior façade. There is no intention to remove or change any of the existing exterior façade and will therefore have no impact on the external interest.



The internal fabric of the building is primarily modern so there is to be no impact on the internal interest. In places the design will actually return things to their original state such as the landing upstairs, doorway upstairs, masonry wall opening upstairs (closing the modern opening), masonry wall opening downstairs (closing the modern opening) and the reception area where the newer interior door and housing will be removed. There will be no alterations to original Masonry walls.

The design does not affect plan form and are clearly distinguishable from the original building fabric.

There are no 19th century internal doors or architrave in the building. The windows and exterior doors design shows us that the architrave would have been simple in design. As such we would replicate that in the additional doors and architrave. We would copy the following 20th century white door and white architrave as examples to follow:



The exterior door show that the original doors would have been simple in design.

