

Design and Access Statement

29.06.2015

Revision A



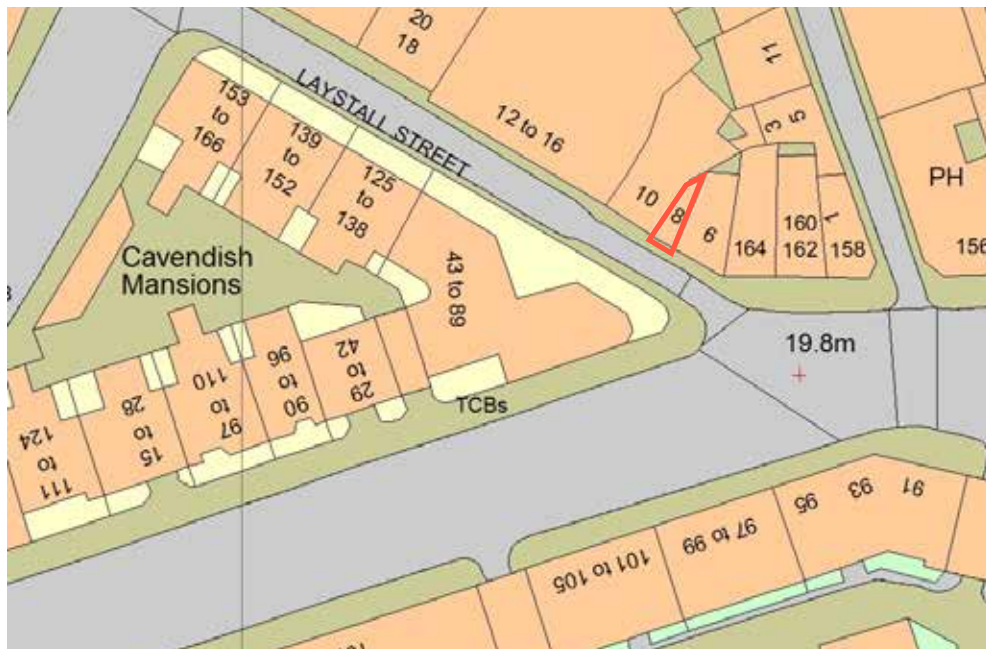
Introduction

This Design and Access Statement is submitted in conjunction with the design drawings for a proposed refurbishment at 8 Laystall Street, Clerkenwell.

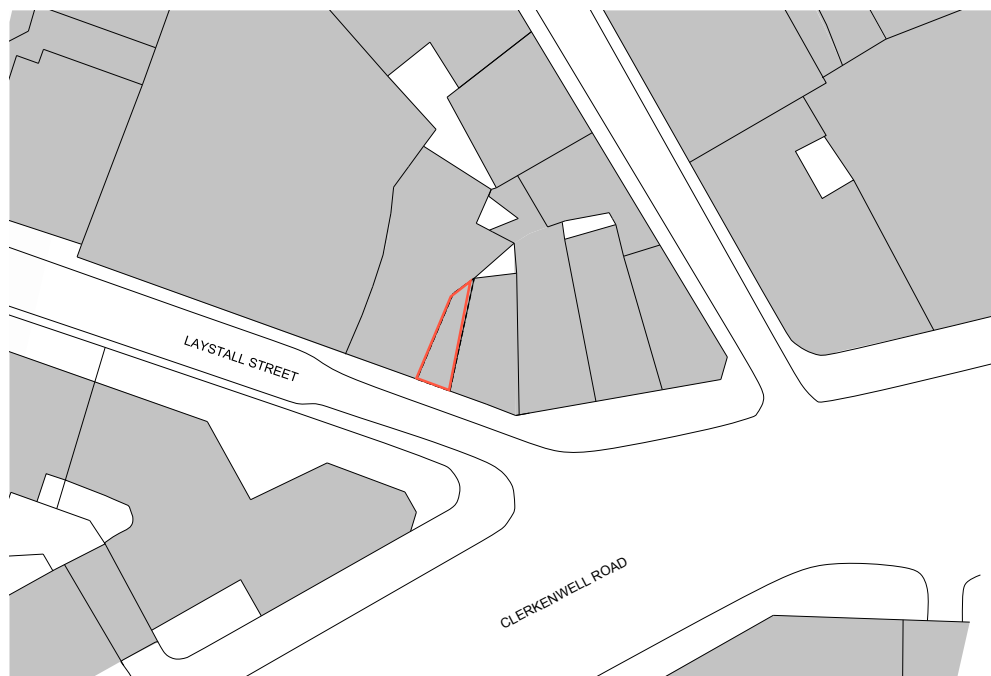
The proposed refurbishment includes the creation of an additional storey at third floor with a mansard roof and lead-clad dormer. Enhancements are proposed to the street frontage. The existing terrace would be infilled from first floor level up to third floor.

This report has been updated as part of a submission to vary the conditions on the proposals as consented on the 18th November 2014, planning permission reference 2014/5112/P. The proposed revisions to the consented scheme are as follows:

- Terrace at third floor to be covered with a glazed roof
- Glazed guarding to terrace replaced with a slightly higher window with opening vent at high level - parapet wall to no. 10 built up slightly
- Single automatically operated rooflight over stair to act as smoke vent
- Walk-on rooflight at third floor omitted
- Rear chimney stack removed
- New high level window to 2nd floor bathroom
- Window to library to be openable (for cleaning)



Site plan



Block plan

Site

8 Laystall Street is a small, brick-faced house, occupying a narrow plot in Clerkenwell. It sits adjacent to Hatton Garden, historically known for its cluster of jewellery shops, clock and watch industries. The area was also notable for its Italian community which was centred around St Peter's Church. More recently, new uses have moved in, namely offices, residential conversions, bars and restaurants. The property itself was used as commercial premises before conversion to residential and some evidence of a shop front outline remains.

The building is located on a narrow street with tall buildings that abut the highway, lending it an intimate character. The property has a very narrow street frontage, with a comparatively deep plan, and is distributed over three floors, plus basement.

The building has a brick frontage at first and second floors. However the original London stock brickwork has been painted over with masonry paint.

The existing facade at ground floor consists of three equally sized fully glazed units with clerestory vents. The existing fascia is deep and appears bulky, the original console brackets appear to have been replaced. These elements complete a rather bland street frontage which does little to communicate the use of the property as a dwelling house.

It has been difficult to present information for the rear of the property, which looks into an enclosed block and is not visible from the street. As can be seen in the aerial views opposite it is mostly obscured by the neighbouring properties.



Aerial view from south west.



Aerial view from north east.

Existing Building, Conservation and Heritage

8 Laystall Street is mentioned in the council's Hatton Garden Conservation Area Statement. When this report was written in 1999 the building was noted as an unlisted building that makes a positive contribution to the special character and appearance of the area.

The building sits within an area of special interest, where buildings of different periods, architectural styles, and functions exist together, creating contrasts in scale and character.



Front elevation, N° 10



Front elevation N° 6



Front elevation, N° 164



Front elevation, N° 16-18



Front elevation, N° 18-20

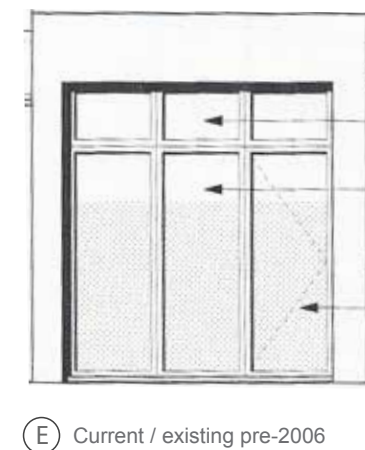
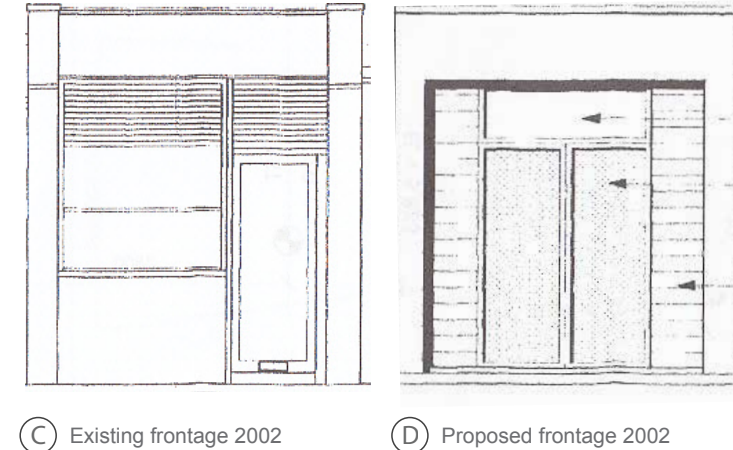
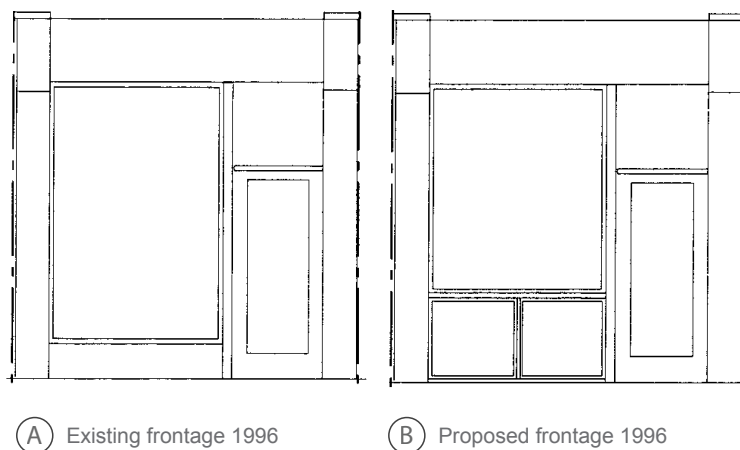


Front elevation, N° 12-16

Recent Planning and Development History

In September 1996 planning permission (reference P9600968R1, case file M16/38/4, agent Fibbens Fox Associates Ltd - see diagram A) was given for change of use from retail and ancillary storage and residential accommodation to a single dwelling house. This included re-modelling of the existing shop front to provide glazed top hung units at low level, to give light to a new kitchen at basement level. The drawings that accompanied this approval show the existing front elevation as having a large single pane shop window with a low stallriser.

In June 2002 planning permission (ref PSX0204383/ R1, case file M16/38/4, agent Enclosure Architects - see diagram B) was given for the erection of a mansard roof extension at third floor with large double doors within a shallow dormer and a balcony to the street elevation, the addition of a rear glazed stair enclosure, remodelling of the ground floor facade to a contemporary design.





View 01. Photo from junction of Laystall Street and Clerkenwell Road



View 02. Photo at street level

8 Laystall Street, Clerkenwell

This proposal included internal re-organisation of the rooms. Our client purchased 8 Laystall Street in May 2006 and has in his possession a further historic planning permission dated 28th of August 2002 (ref PSX0204383/R3, case file M16/38/4, agent Enclosure Architects - see diagram C) and associated drawings, which include revisions to the roof extension detailed in PSX0204383/R1 from a inclined mansard roof to a straight facade, with larger doors and a juliet balcony.

The level of the rear stair enclosure was also raised slightly. We have not been able to locate this permission on LB Camden's online planning search.

Our client also has in his possession a set of detailed plans by Enclosure Architects dated May 2002, which show further revisions to the design of the street facade at ground floor; the old shop front fully glazed and split into three vertical units with clerestory lights. It is not clear whether planning permission was obtained for this design, however this arrangement is what exists on site today.

Existing Building, Conservation and Heritage

8 Laystall Street is mentioned in the council's Hatton Garden Conservation Area Statement. When this report was written in 1999 the building was noted as an unlisted building that makes a positive contribution to the special character and appearance of the area.

The building sits within an area of special interest, where buildings of different periods, architectural styles, and functions exist together, creating contrasts in scale and character.



Photo of rooftops



Photo of existing frontage street



Photo from rear window



Photo of rear 'terrace'

Pre-Application Advice

Pre-application advice was received from LB Camden planning officer Hugh Miller on the 24th January 2014 (reference 2013/6260/PRE). A summary of the advice received is as follows:

1. There was no objection in principle to a roof extension, but concerns were raised over the roof form and front roof terrace. A mansard roof extension of similar design to No. 10 and a small central dormer would be preferable with the roof terrace located at the rear.
2. There were no objections in principle to alteration of the shop front however concerns were raised over the proposed design with steel mesh shutters and lack of a solid stallriser. The shopfront section of CPG1 was highlighted.
3. Concerns were raised over the proposed steel mesh guardings to first and second floor windows and the roof terrace, the shopfront and upper floors should be clearly delineated.
4. The proposed pavement light using a single large pane to replace the existing glass blocks would not be acceptable.

Following this advice the design was revised as summarised below:

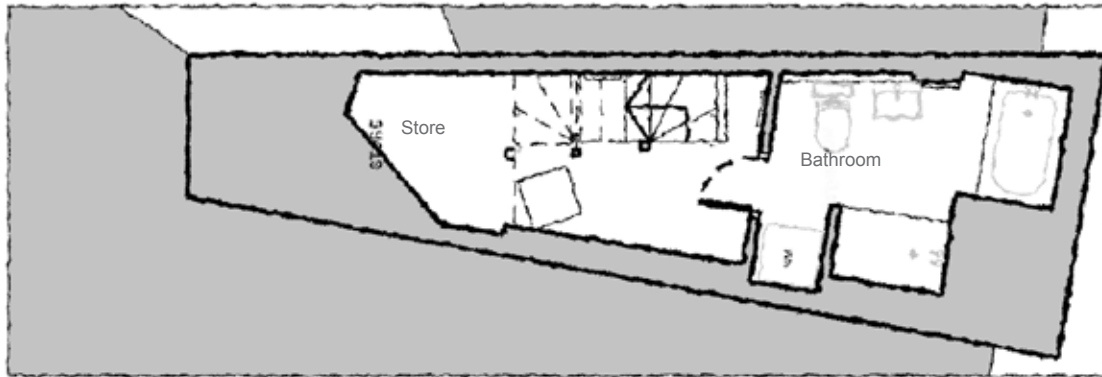
1. A mansard roof extension with a small central dormer is proposed with a roof terrace located at the rear.
2. The design of the street frontage has been re-thought to reflect a similar arrangement to that in the 1996 planning permission - albeit with the door position moved to the left hand side. Particular regard has been given to the shopfront guidance contained in CPG1. However we note that the property has been a single dwelling house since the permission of 1996 - 18 years, and question whether thinking of the frontage as a traditional shopfront is actually relevant in this case. The revised frontage we propose would reference the traditional elements; a stallriser with pilasters and a fascia framing the glazing and door, but use modern materials to develop a language that honestly reflects the use of the building as a dwelling house.
3. The steel mesh has been omitted from the facade.
4. The existing pavement light will be retained.

Following the granting of planning permission for this scheme on the 18th November 2014; planning permission reference 2014/5112/P. Joe Wright had a further telephone conversation with planning officer Hugh Miller regarding amendments to the consented scheme on 22nd June 2015:

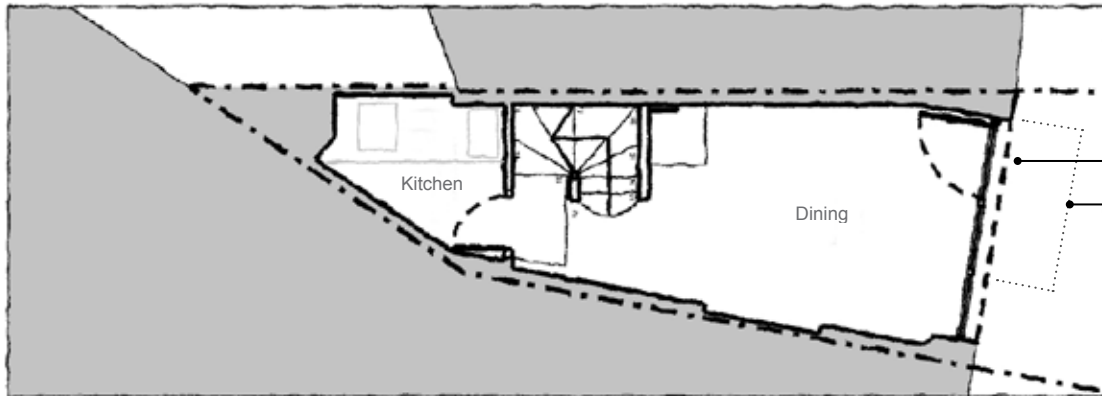
- Terrace at third floor to be covered with a glazed roof
- Glazed guarding to terrace replaced with a slightly higher window with opening vent at high level - parapet wall to no. 10 built up slightly
- Single automatically operated rooflight over stair to act as smoke vent
- Walk-on rooflight at third floor omitted
- Rear chimney stack removed
- New high level window to 2nd floor bathroom
- Window to library to be openable (for cleaning)

Mr Miller advised that these proposed amendments should be submitted as variations to the conditions of the original scheme.

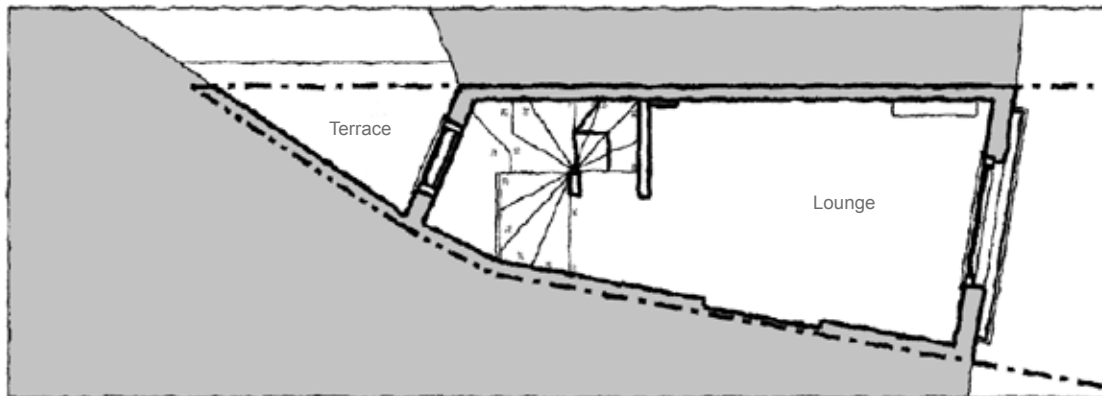
Existing Plans



Basement



Ground floor

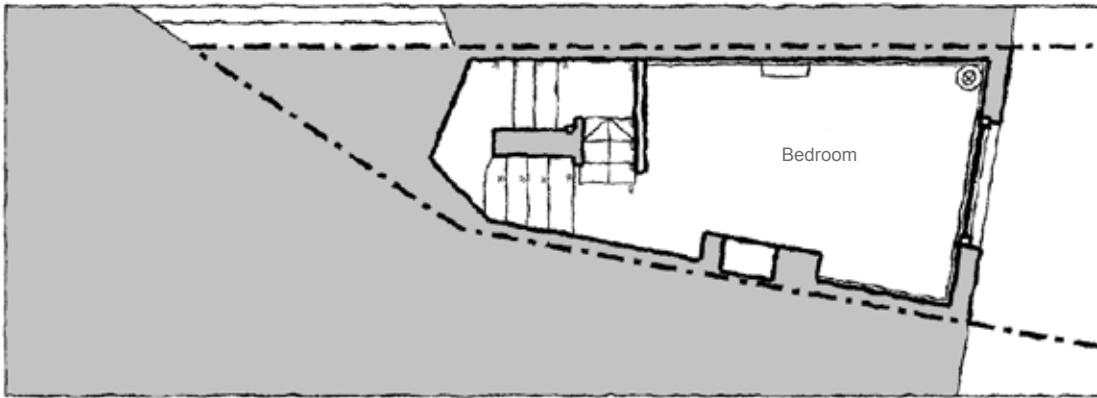


First floor

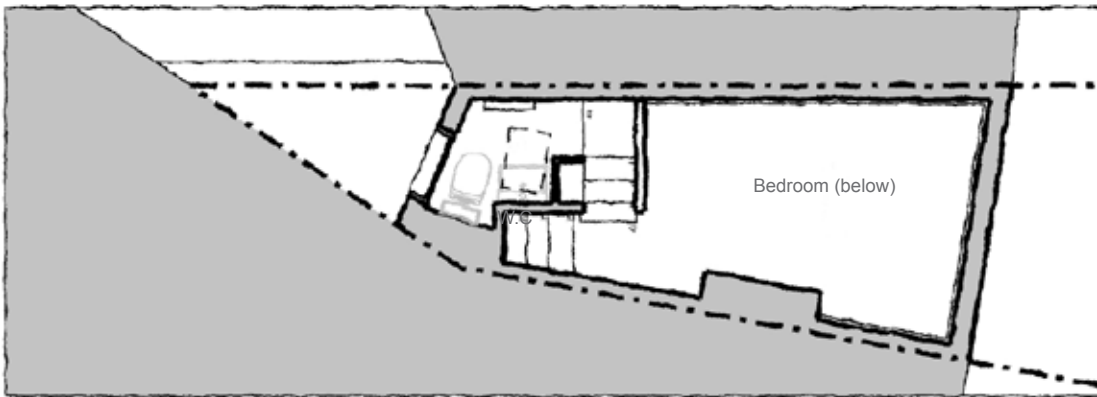
Existing Plans

The building sits between two four-storey buildings with commercial premises at ground floor, and residences above.

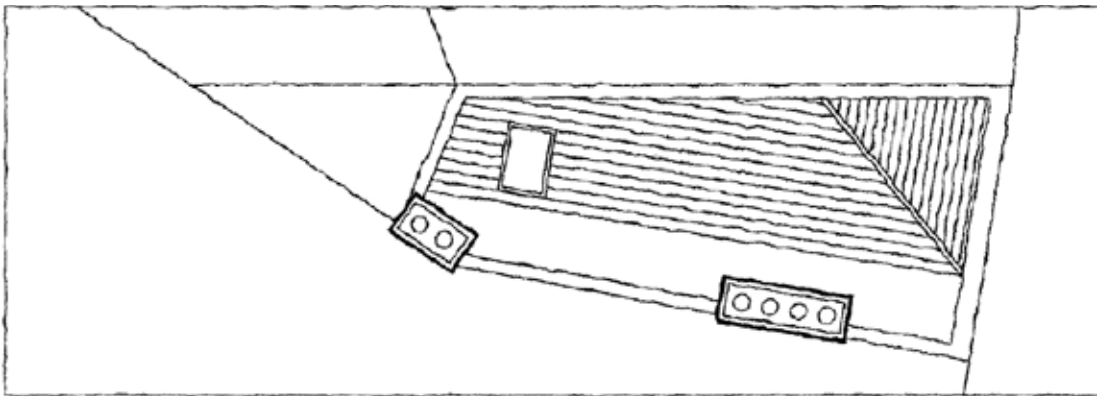
The property has a very small rear terrace at 1st floor level, which is enclosed on all sides.



Second floor



Second floor mezzanine



Roof plan

Existing Elevations

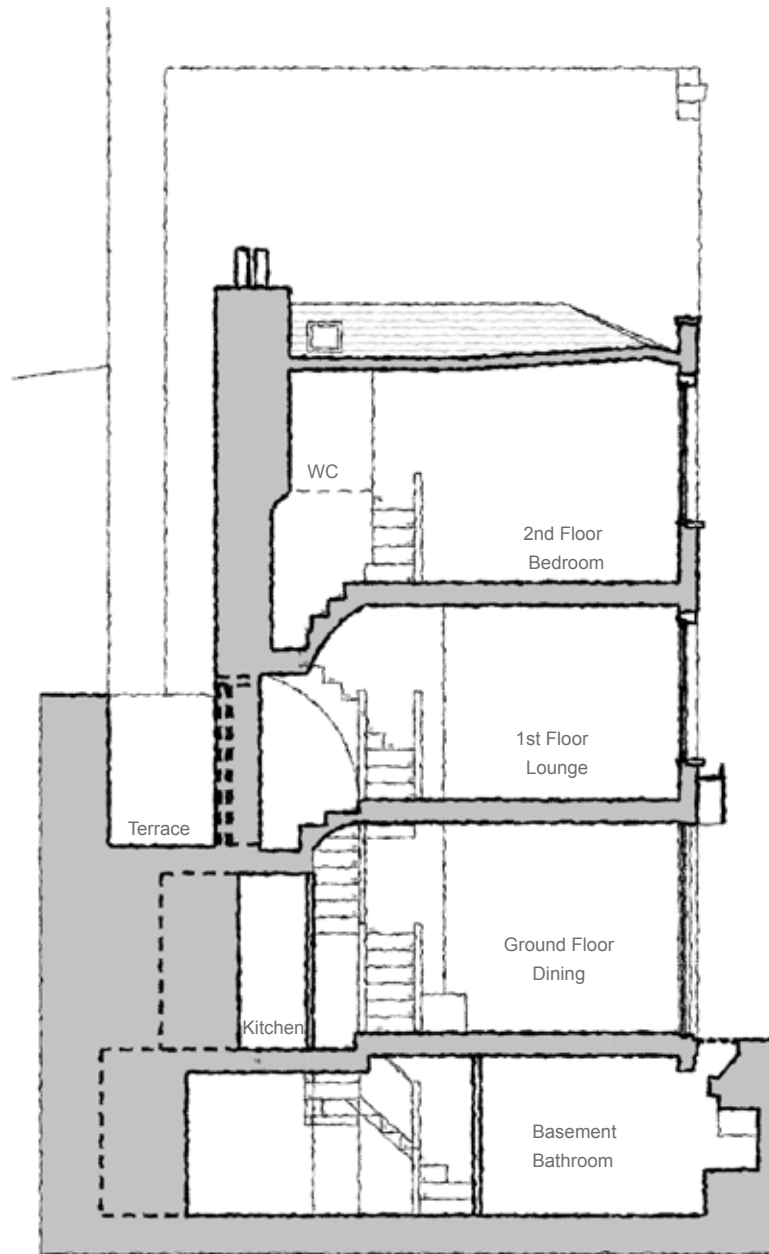


Rear elevation



Front elevation

Existing Section

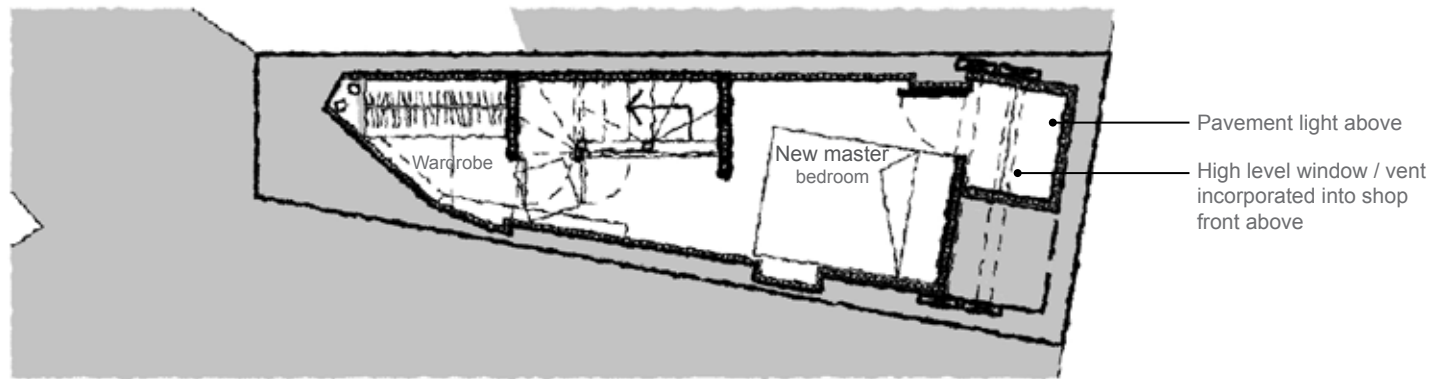


Section AA

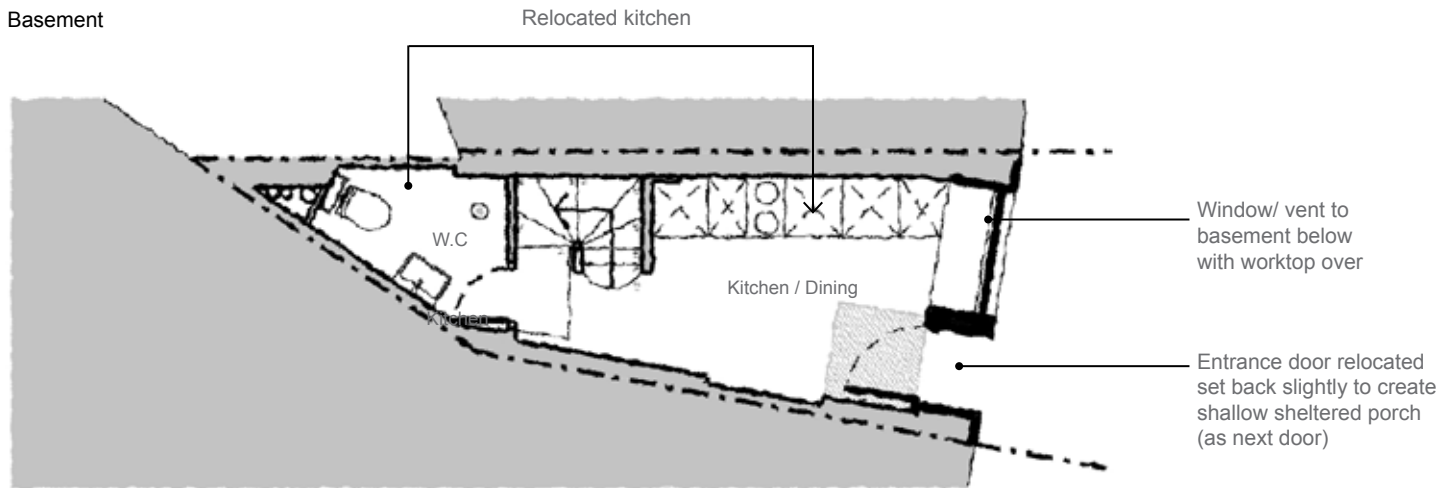
The Proposal

The design proposal involves making three main changes to enhance the property, whilst preserving its unique qualities.

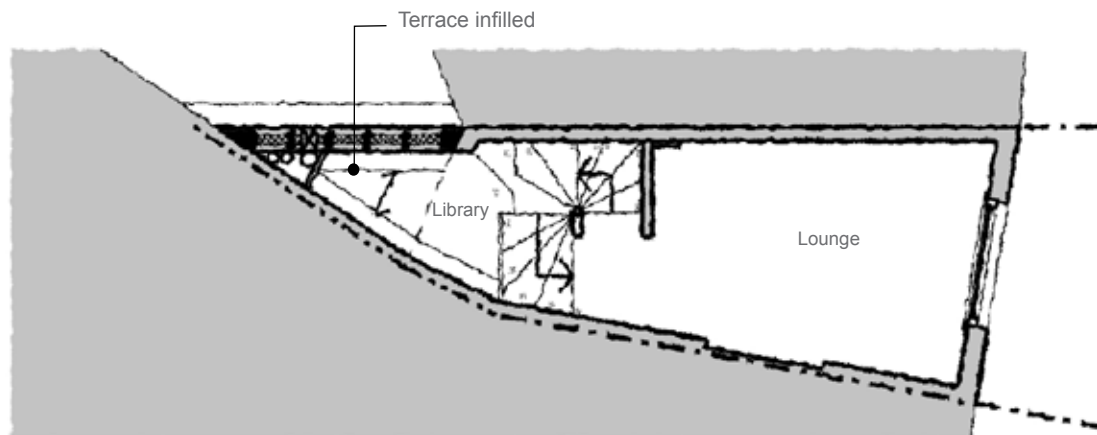
1. An additional storey would be added to create a new third floor. With a mansard roof and single dormer facing the street.
2. The small shady rear terrace would be infilled from first floor level up to third floor to create more internal space. A new 'winter garden' would be created at the rear area of the third floor level. This would have a glazed roof and side wall to create a pleasant amenity space with sufficient space for seating. Windows with obscured glass in the new rear wall would bring light and ventilation to the rear of the floor plans.
3. At ground level, the existing frontage would be replaced with a high-quality design, to enhance the character of the house, and retain a good level of security. The kitchen would be relocated to the main ground floor room, with the basement converted to a bedroom. A low-level window would be introduced in the base of the facade above a low solid stallriser, to allow for light, ventilation and a view out of the bedroom.



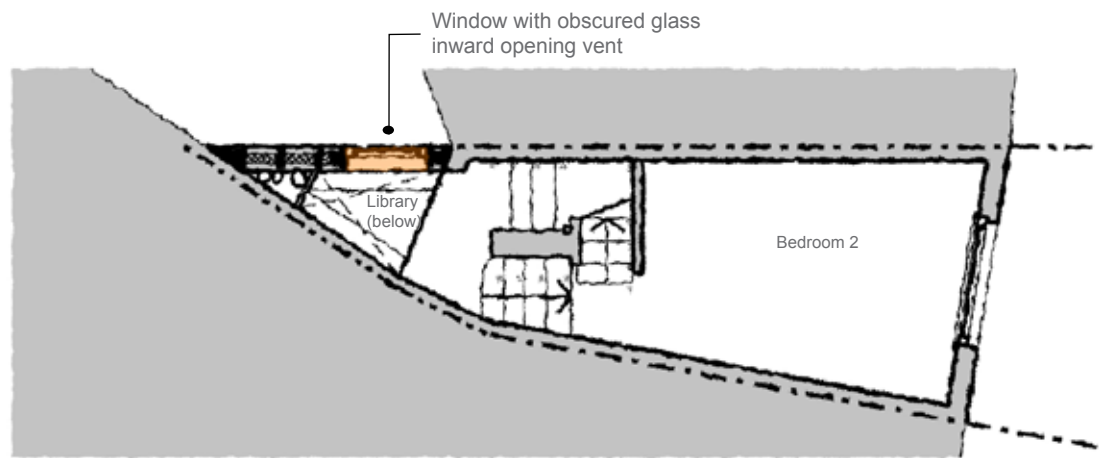
Basement



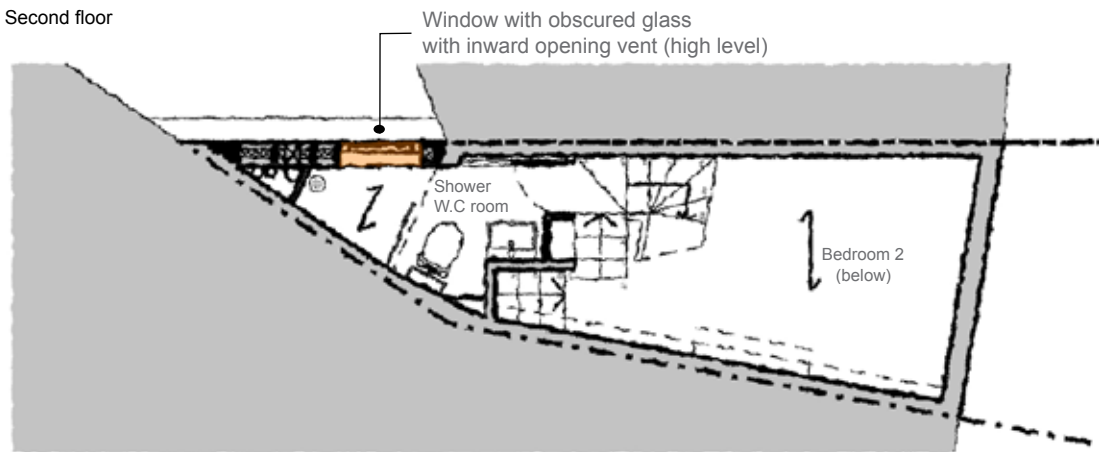
Ground floor



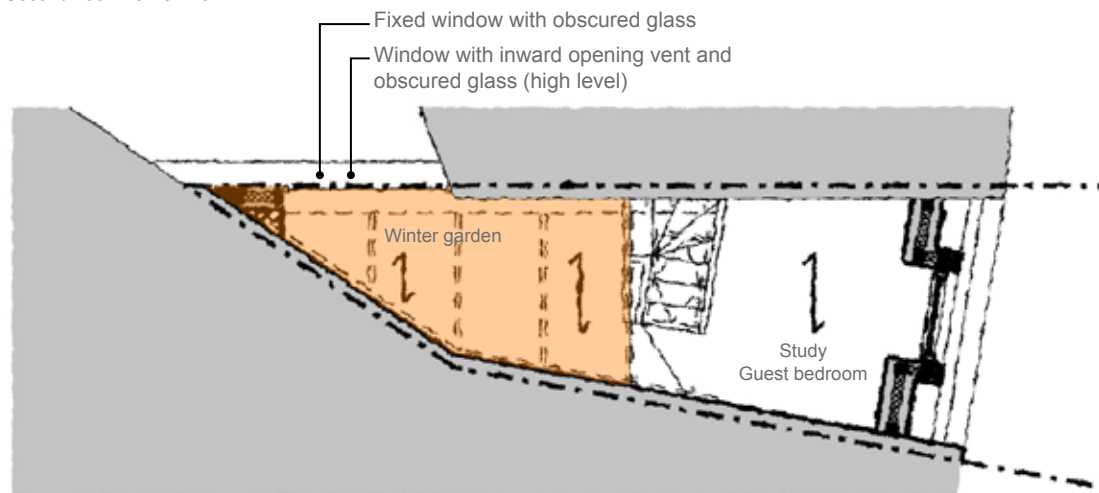
First floor



Second floor



Second floor mezzanine

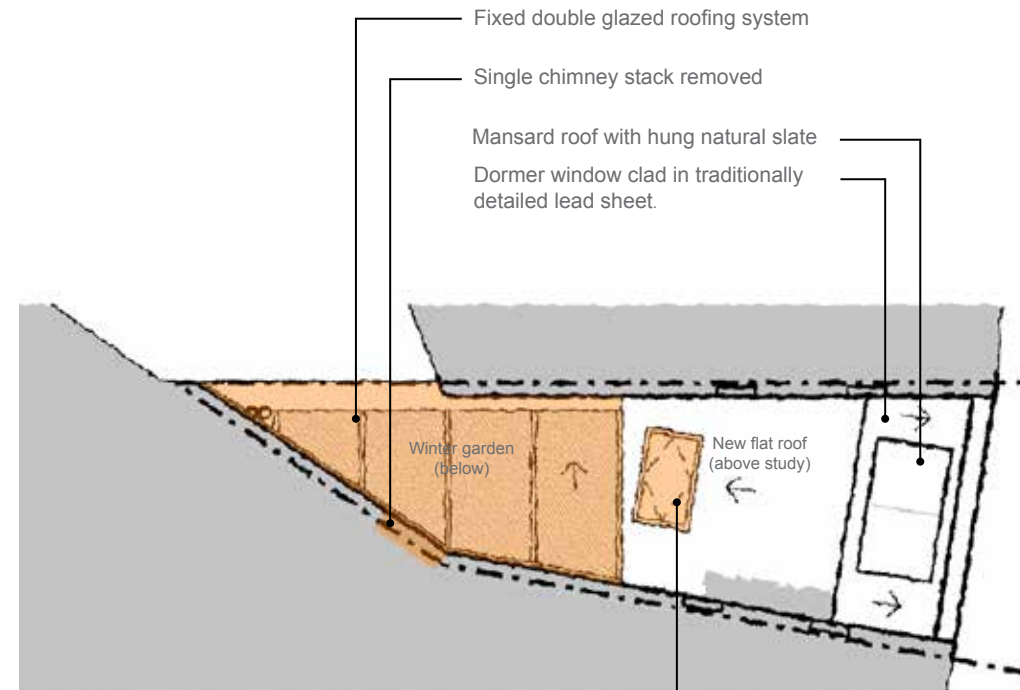


Third floor

8 Laystall Street, Clerkenwell

Access

Apart from the improved private external amenity space there will be no change to or effect on current public or private access provisions.



Roof plan

Design, Scale and Materials

Roof extension:

No. 10 Laystall Street has an existing mansard roof with two small dormers, while the roof level to and 12 and No. 6 is over one storey higher than No.8. The proposed roof extension to No. 8 would slot into this gap between the neighbouring properties. It would be slightly higher than the mansard to No. 10 to account for the difference in levels. The scale and design would respect the proportions and architectural treatment of the original building.

The mansard roof would be faced in natural slate, with a central dormer clad in lead sheet with traditional details. The new double glazed window would be a sliding sash of a size and design to match, but be subordinate to, the existing windows below.

The floor within the roof extension will have a split level to accommodate the existing mezzanine bathroom. Glazed doors on the top level will open out onto a small terrace.

The mansard would be capped by a flat roof with single ply membrane. Two roof lights would be inserted into the rear area of the roof to maximise light.

As part of these works the existing chimney stack shared with No. 10 would be raised to suit the new roof level. The single rear chimney stack would be removed.

Rear extension;

The existing enclosed terrace at first floor level would be infilled up to third floor to create more space internally. The extension will accommodate a double height library space and a new shower room.

The roof level of the extension will form a small 'winter garden' with a glazed roof and obscured glass windows, to prevent views into the windows of No.6.

In order to minimise the structural loads placed on the existing walls and foundations the new rear wall would be a lightweight timber frame construction, with a textured render finish. This elevation would contain two inward opening windows with obscured glass.





Existing View from Clerkenwell Rd



Proposed View from Clerkenwell Rd

8 Laystall Street, Clerkenwell

Design, Scale and Materials

Street frontage:

The intention is to create a new street frontage which enhances the character of the house and communicates its use as a residential property

The frontage has been carefully and sympathetically designed to also hint at the previous use of the property as a shop. As noted in our response to the council's pre-application advice, we do not believe that inserting a traditional timber shop front into a property used and occupied as a house is appropriate in this case. The new arrangement of doors and window references the previous design, as seen on page 5.

The design of the ground floor frontage would be contemporary in style to reflect honestly the era in which it has been built. The existing metal work to the windows at first and second floors would be removed.



Existing View along Laystall St looking towards East



Proposed View along Laystall St looking towards East

8 Laystall Street, Clerkenwell

At street level, the existing full height glazing and redundant modern shop fascia and brackets would be removed and taken back flush with the neighbouring facades. A new front door and windows would be set within a frame of vertical and horizontal elements form in precast concrete. Three columns would frame the door and window. A new concrete fascia would be installed with the house name and number discreetly recessed into it.

The stallriser would appear as a solid base for the frontage with openable window above to allow light and vent into the bedroom below. The windows have been designed as a single width, which best suits the narrow frontage of the house.

A slight set-back is required to provide a shallow but sheltered niche at the entrance door. The new windows - the top and bottom units of the new window would be openable (for ventilation) whilst the centre window would be fixed (affording security). The existing pavement lights would be retained.

Ground Floor Street Frontage



Existing Facade



Proposed Facade

Ground Floor Street Frontage



Existing Facade



Proposed Facade

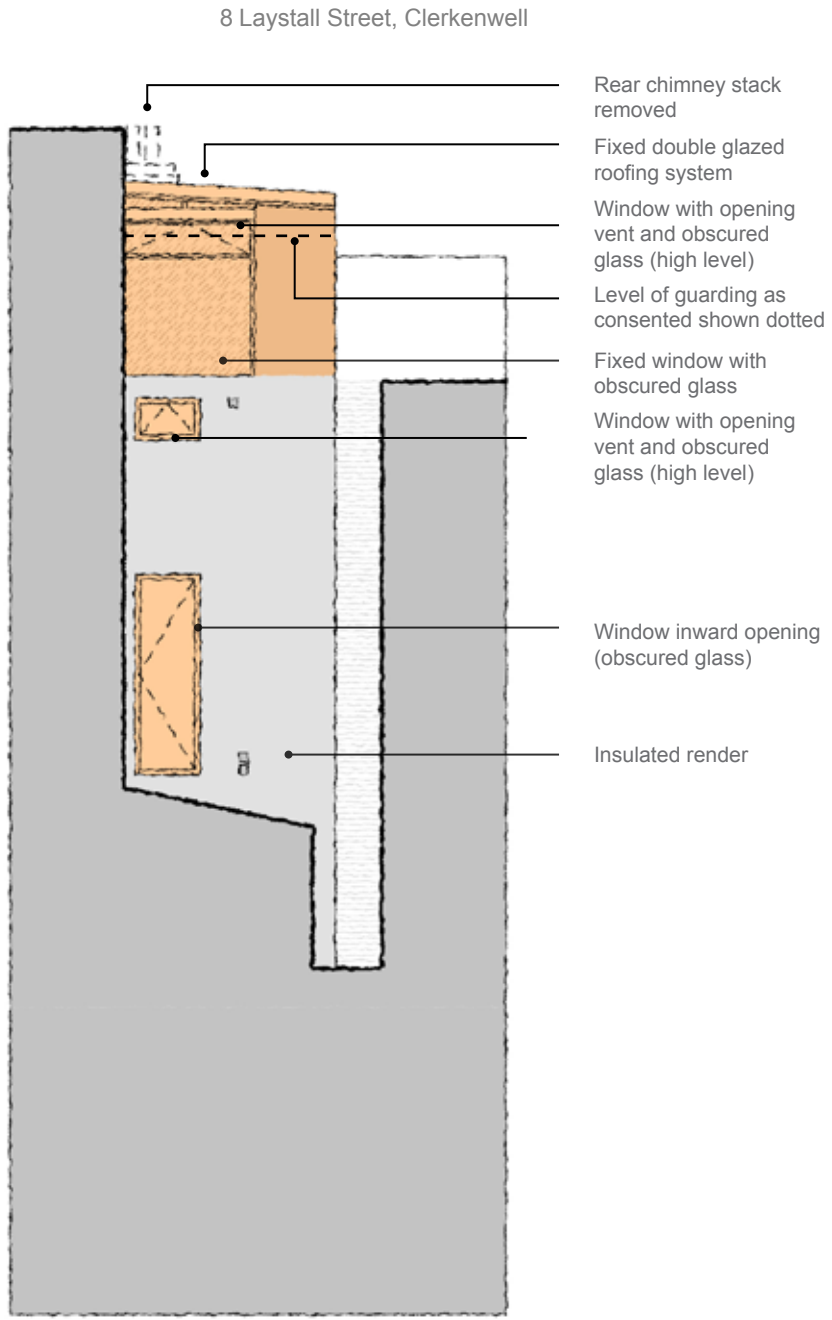
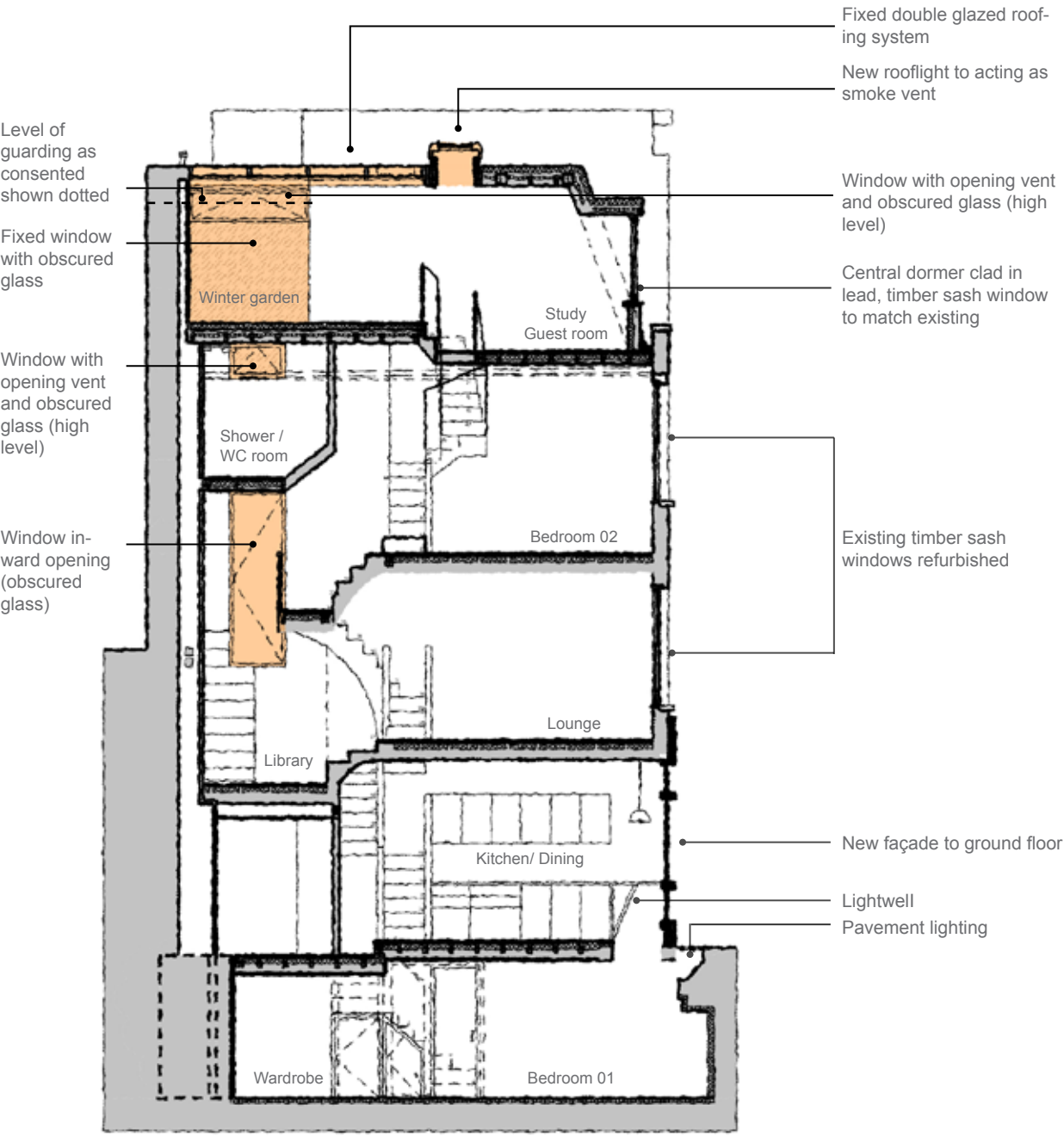
Proposed Elevations



Rear elevation



Front elevation



Section

Rear elevation



View from the mezzanine floor with library below.



Aerial view from east

8 Laystall Street, Clerkenwell

Conclusion

These proposals to refurbish The Wee House at 8 Laystall Street have been designed and scaled to respect and compliment the host property and surrounding buildings. LB Camden's design and conservation guidelines have been closely considered in the proposals.

This scheme increases the accommodation of the house and enhances the character of the building, allowing its occupants to live comfort without detracting from the street or wider area.

The mansard roof and rear extensions are modest in size and the proposed rooflights and dormer window are positioned discreetly on the front side and rear of the house to minimise visual impact. Due to the narrow nature of Laystall Street, and the fact that the proposed dormer would slope back, the additional floor would have little impact on the character of the street, indeed it would infill what is currently a rather jagged roofscape.

There is notable variation in existing shopfront design in the area, with many non-traditional frontages. This facade would offer a subtle and imaginative juxtaposition of old and new. Respecting the traditional pattern of the frontage/proportions, rhythm, and form of the original frontage whilst giving clues as to the properties use as a home rather than commercial premises.

It is our opinion that the sensitive design and scale of the proposal for The Wee House would result in no harm to the wider conservation area. We believe that the proposals detailed here should be acceptable.