

No. 4-8 MAPLE STREET, W1T

Planning Application Submission December 2015

BuckleyGrayYeoman



NFU Mutual

Client



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(Commercial Fund)

Planning Consultant

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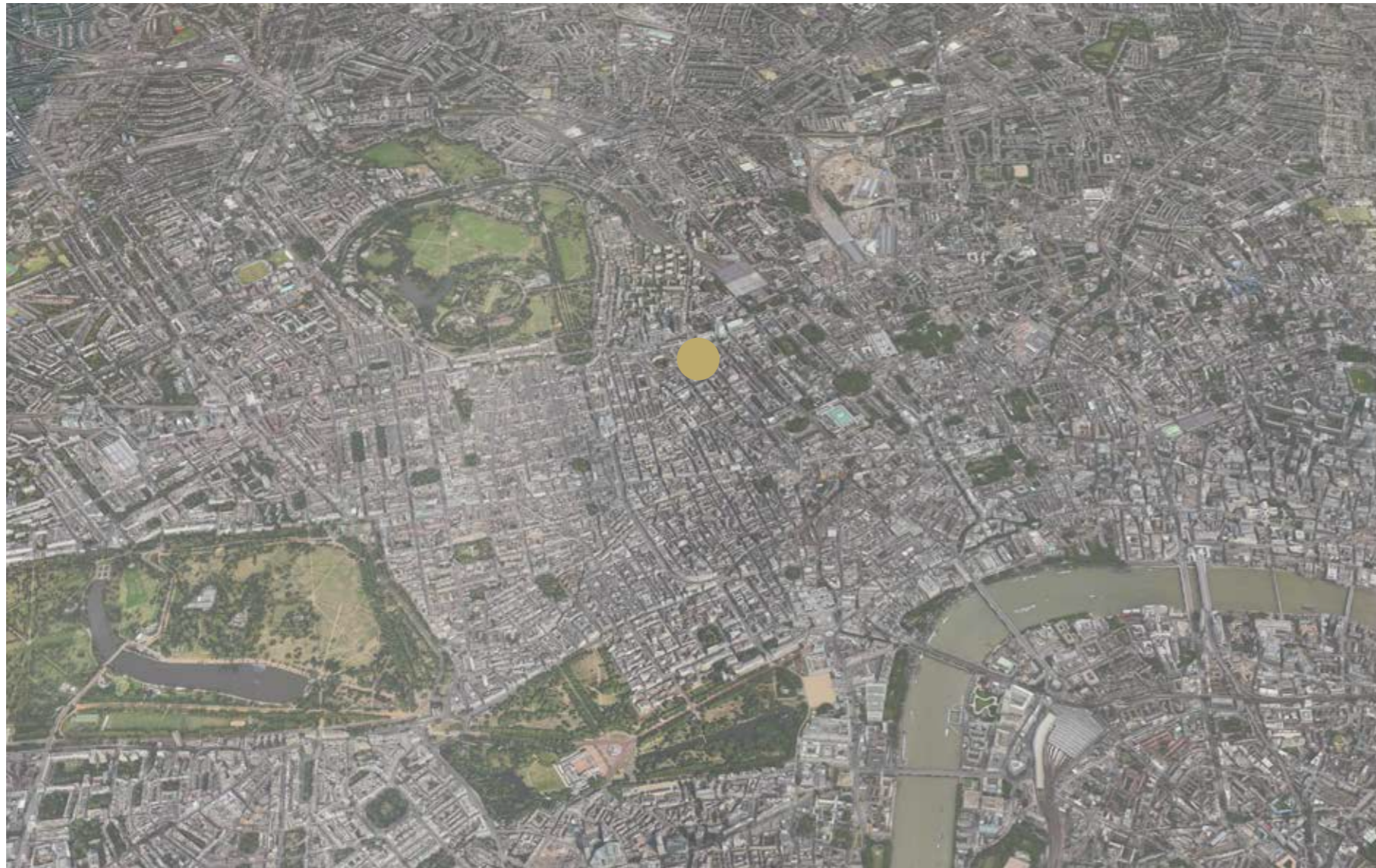
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Aerial View: London

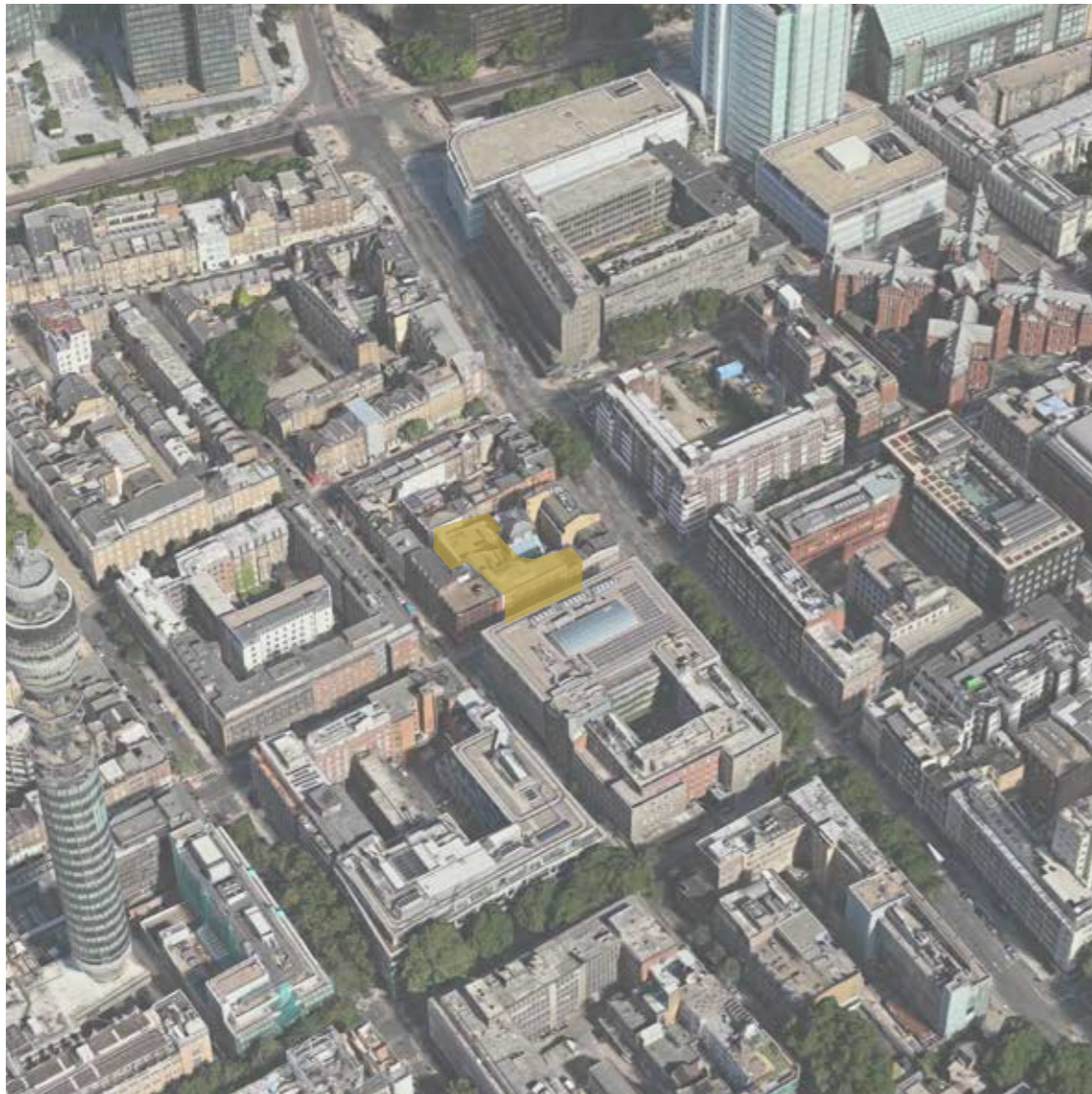


Application Overview

This Design & Access Statement has been prepared by BuckleyGrayYeoman Architects on behalf of NFU Mutual in support of their application for the Internal refurbishment of the existing office floorspace and external alterations comprising changes to the Maple Street and Midford Place elevations, creation a flexible A1/A3/B1 unit at ground floor level, an extension to the existing third floor to create 175 m2 (GIA) of additional office floorspace and relocation and replacement of plant of 4-8 Maple Street, London W1T 5HD. The application is to the London Borough of Camden.

NFU's vision is to provide a first class office building that serves the core West End London market, providing modern, attractive and flexible office accommodation. Both internally and externally the building will be of the highest standard of design and materials.

The existing site at 4-8 Maple Street no longer presents suitable office accommodation and does not contribute positively to the surrounding context.



Aerial View: Fitzrovia

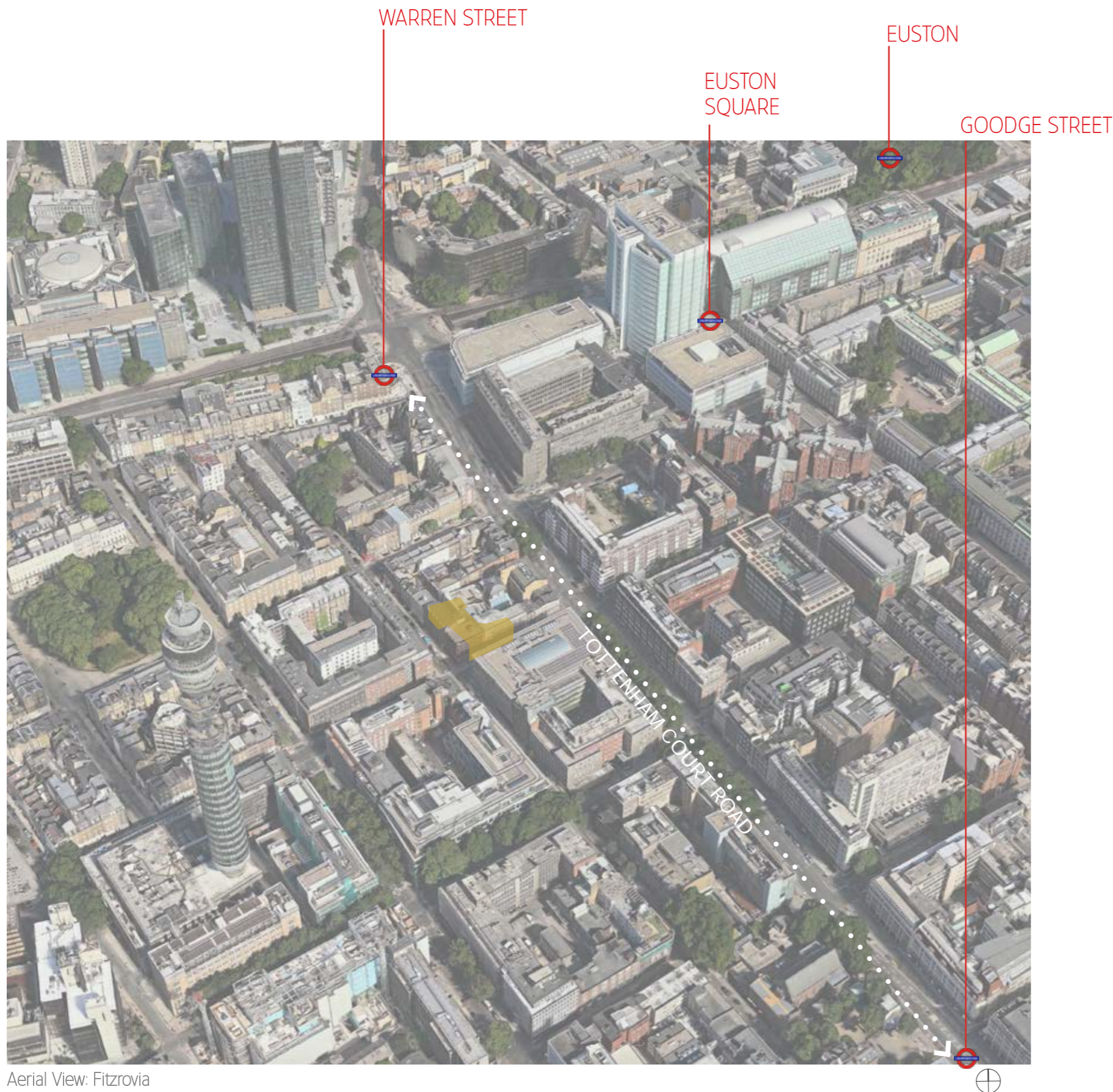


Summary of Pre-Application Discussion

The team has engaged with London Borough of Camden to seek formal advice on the design. A Pre-Application was submitted. Following a meeting on site on the 15/10/15 with a representative from the planning department, the scheme received positive feedback.

This is supported by the written feedback that London Borough of Camden gave on the 30/10 /2015. The scale and massing of the third floor extension was considered acceptable and it was agreed the alterations to the Maple Street and Midford Place facades would make a significant improvement.

The extent of glazing on the third floor extension was queried, although the revised proposal set out in this application seeks to resolve the balance between solid and glazed facade.



Aerial View: Fitzrovia

Site: Location

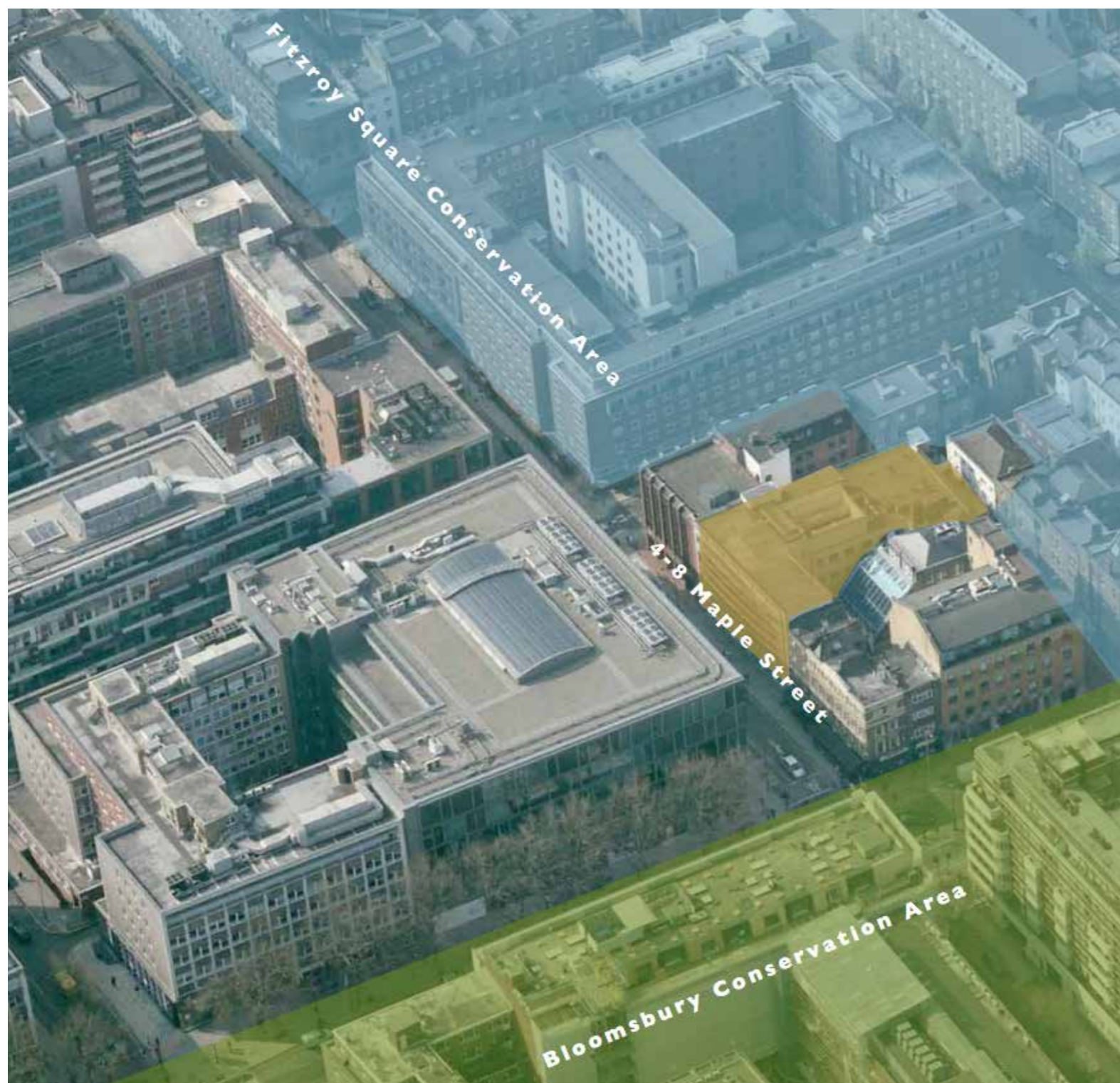
Maple Street is located in the north east of Fitzrovia within the London Borough of Camden. Fitzrovia is bordered by Soho to the south, Marylebone Village to the west, Bloomsbury to the east and Regent's Park to the north; in proximity to the BT Tower and University College Hospital.

The area has evolved into a fashionable district for commercial, leisure and educational uses. The media, fashion, leisure and educational sectors are particularly attracted to Fitzrovia, with tenants including Estée Lauder, Havas, Sony, LinkedIn, Saatchi & Saatchi, Time Warner, UCL and Twentieth Century Fox, amongst many others. The building has two existing frontages; Maple Street to the south and Midford Place to the east.

Warren Street Station (London Underground) lies approximately 260m to the north of the site. Also within walking distance of the site are Goodge Street, Euston Square, and Tottenham Court Road transport interchanges.

Warren Street	3 minutes		
Goodge Street	4 minutes		
Euston Square	5 minutes		
Euston	9 minutes		
Tottenham Court Road	10 minutes		

Site Proximity to Underground Stations

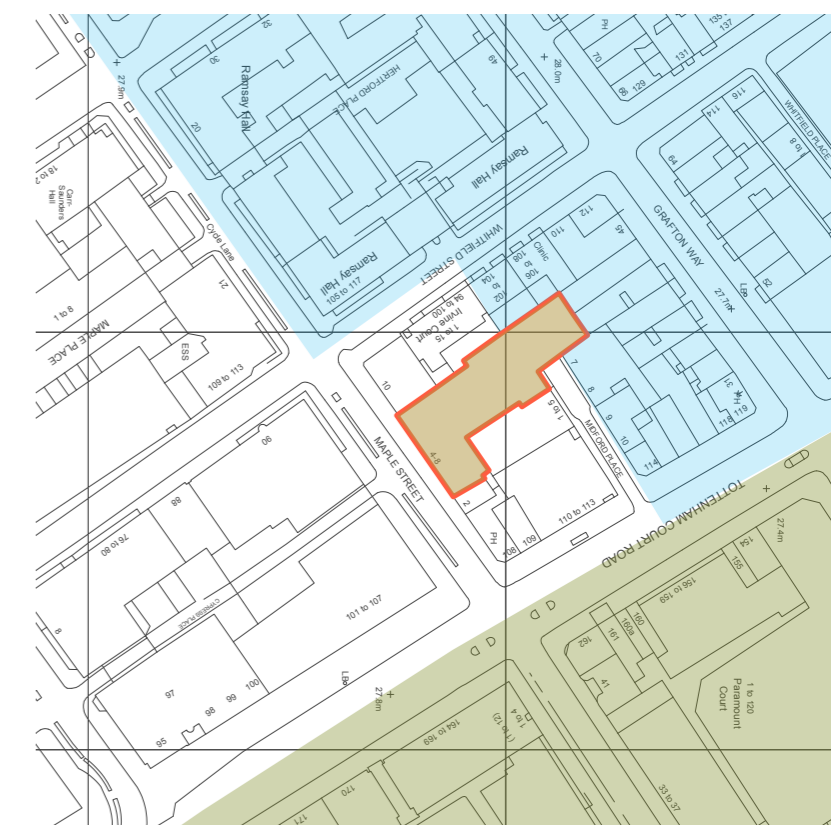


Conservation Area Diagram



Site: Conservation Areas

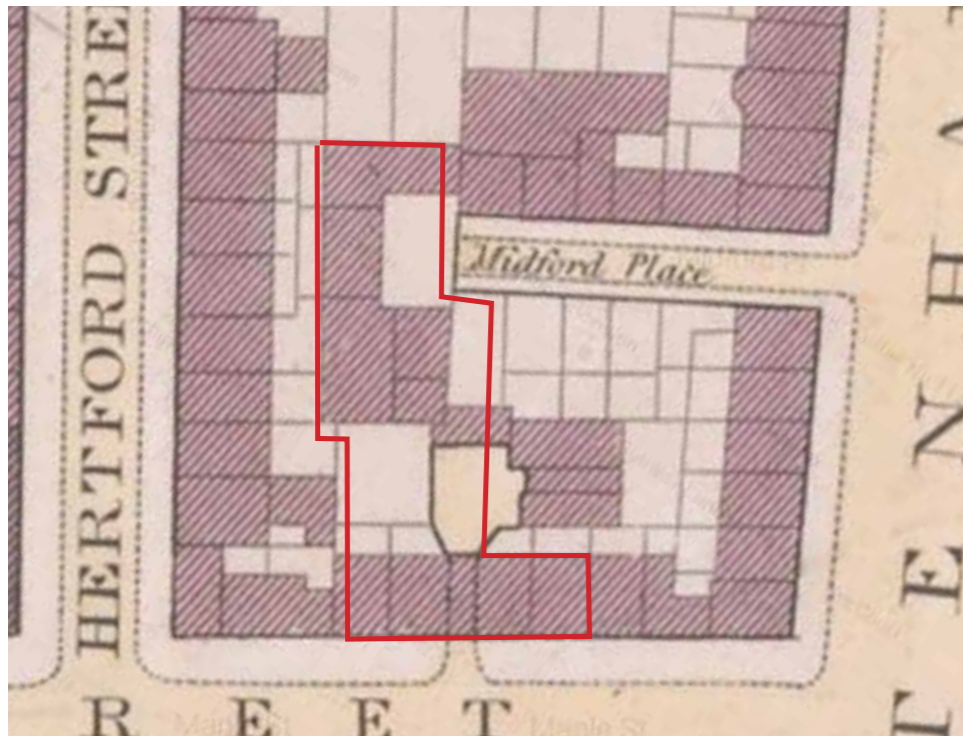
The site (highlighted) lies within London Borough of Camden's planning authority but does not lie within any of its conservation areas. It is in proximity to the Fitzroy Square Conservation Area to the east, the Bloomsbury Conservation Area to the north and Charlotte Street Conservation Area to the south.



Site Plan



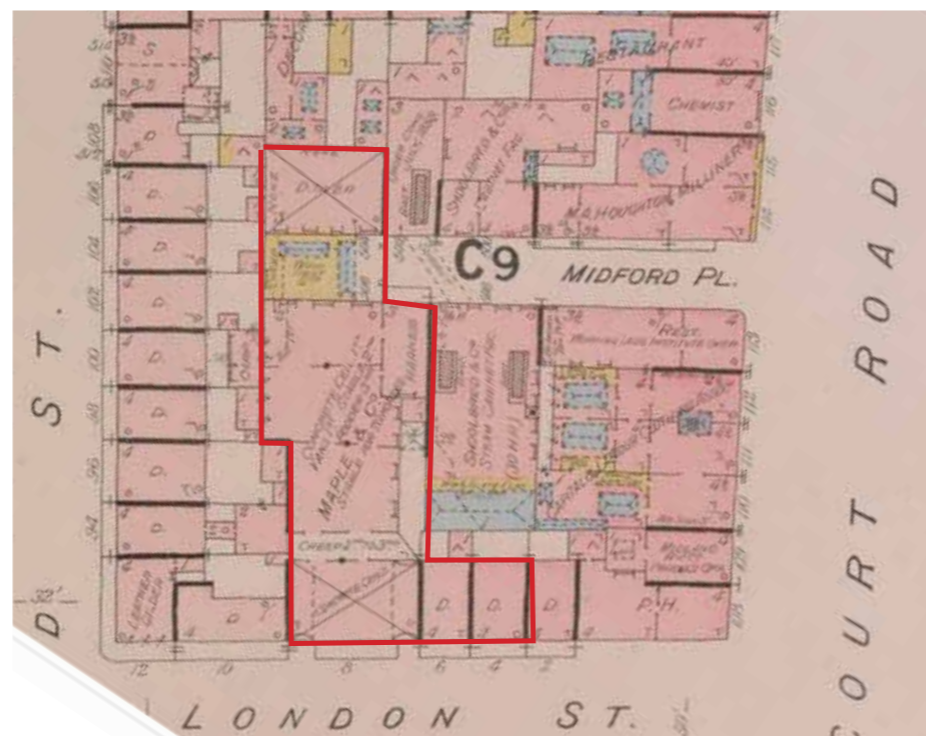
Site: History



1820

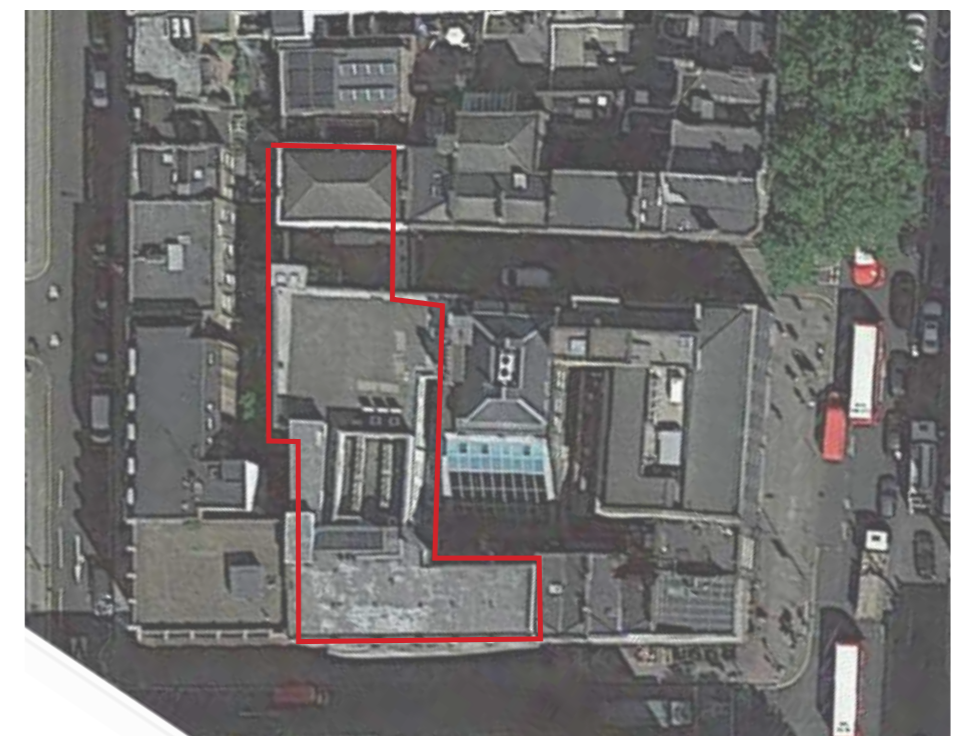
Maple Street (formerly London Street) connects Tottenham Court Road with Cleveland Street and crosses Whitfield and Fitzroy Street.

Only the western section between Fitzroy Street and Cleveland Street survived the Second World War.



1889

Maple & Co was one of the largest and most popular British furniture retailer and cabinet maker in the Victorian and Edwardian periods. Renowned for updating older designs and updating them, it soon became one of the largest furniture retailers globally.



2015

Marketed as the "Old Fire Station", 4-8 Maple Street was built in the early 20th Century and part refurbished and redeveloped in 1999.



1 90 WHITFIELD STREET



2 10 MAPLE STREET



3 10 MIDFORD PLACE



4 2 MAPLE STREET



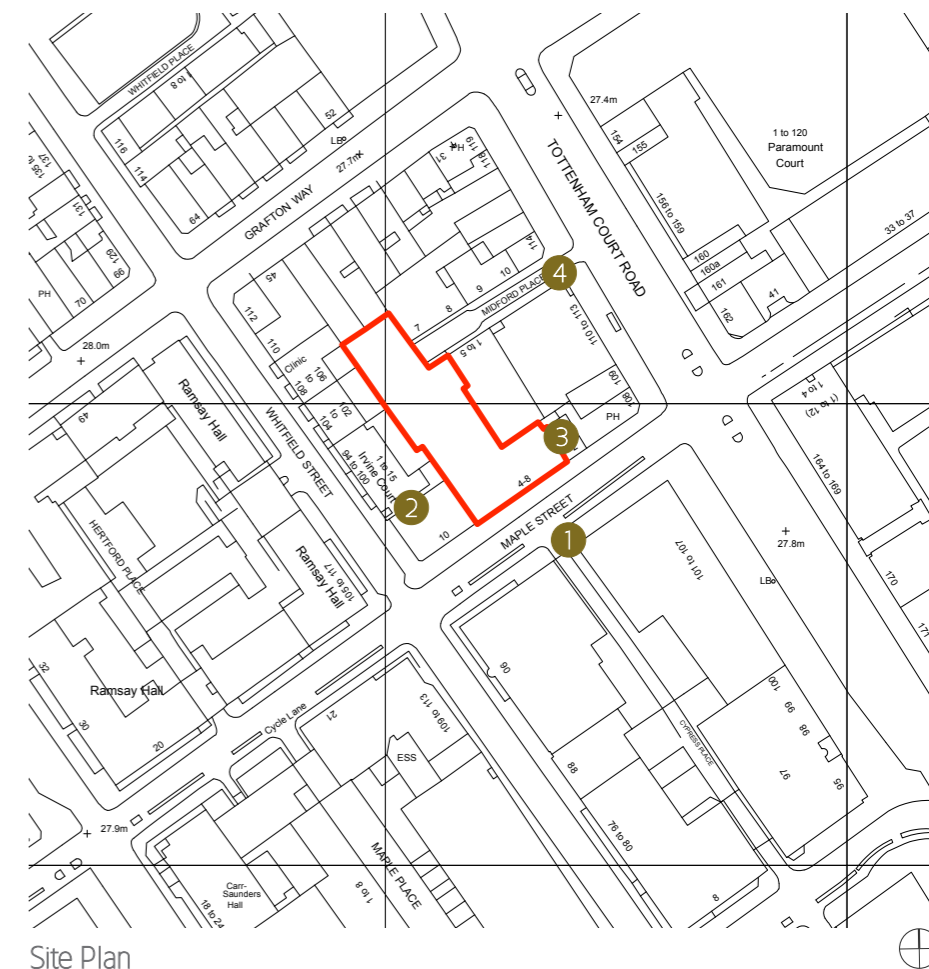
NO. 10 MAPLE STREET

NO. 4-8 MAPLE STREET

NO. 2 MAPLE STREET

Site: Immediate Context

- 1 Opposite the site is The Qube (90 Whitfield Street), a 100,000 sqft office building with six retail units on Tottenham Court Road, and six residential units on the Whitfield Street side.
- 2 To the west of the site is No. 10 Maple Street, the Turkish Cultural Centre.
- 3 10 Midford Place was recently refurbished in 2014, and is a 16,000sqft building set over 5 floors; including a roof addition/terrace, and a newly black painted facade.
- 4 Adjacent to the site, to the east, is a Grade 2 listed building. Formerly a terraced house, and later a shop, it now forms part of the Roebuck Public House – c1777-8.



Site Plan



Maple Street Elevation

Existing Building: Facades

The facades on Maple Street and Midford Place contrast in scale and aesthetic.

Maple Street :

The Maple Street facade is dated and gives no indication about the interesting building it conceals. A curved glass screen sits in front of a garish painted render finish. The result is an entrance and street frontage that is dark and uninviting, and which detracts from the streetscape.

Midford Place :

The single storey Midford Place entrance is nondescript and utilitarian, providing an unresolved, 'dead end' to the street. Access is provided to the two residential units on the northern part of the site via an unsightly steel stair to a first floor terrace.



Midford Place Elevation



Maple Street Facade



Glazed Screen



Coloured Render



Reception Windows

Maple Street Facade

The Maple Street facade has the following issues:

- The curved glass facade and painted red stripe both contribute to a dated appearance.
- This glazed screen dominates the Maple Street entrance, making the ground floor seem dark, anonymous and uninviting.
- The entrance is poorly defined and the frontage provides no contribution to animate the street scape



View looking down Midford Place



Existing Entrance

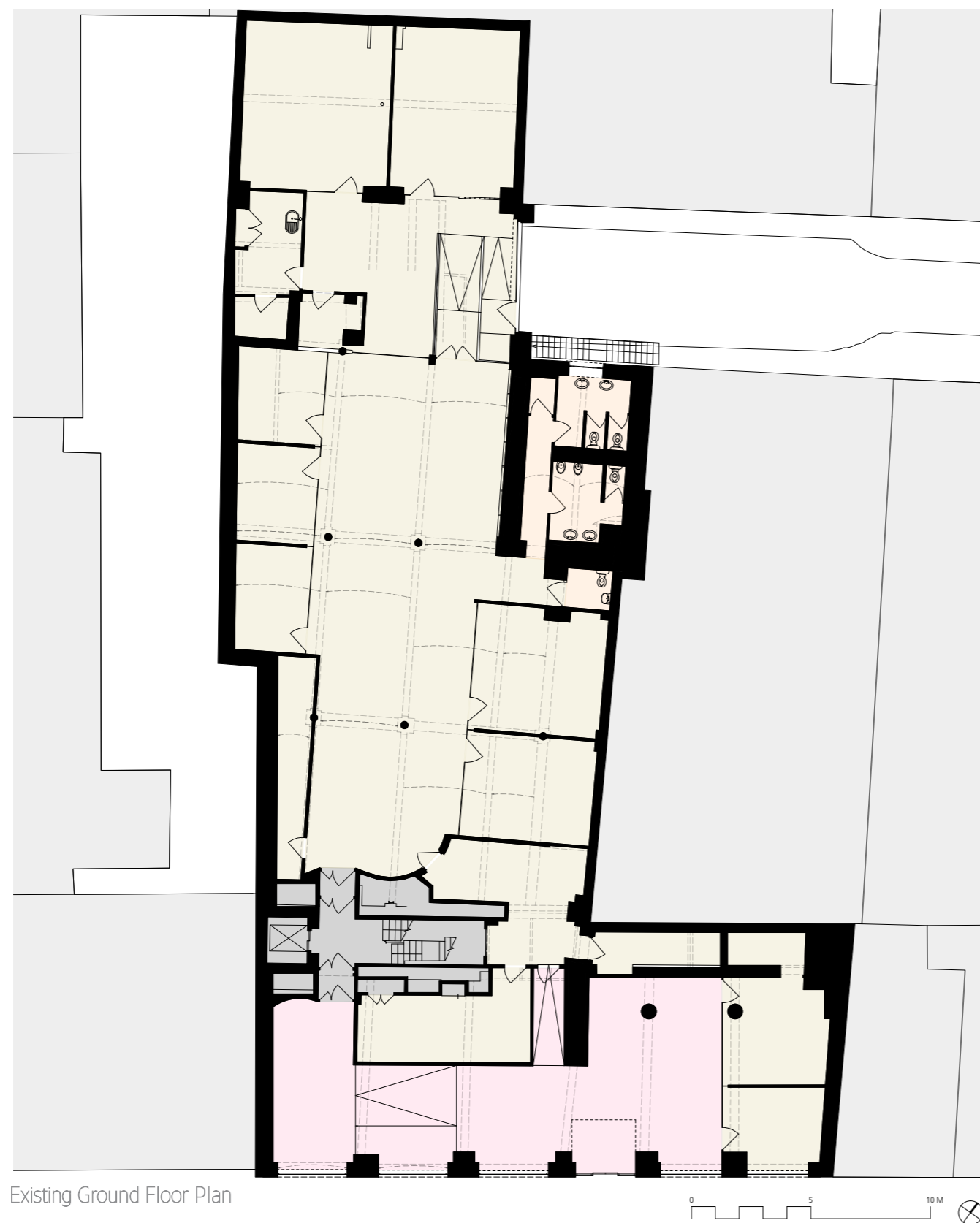


View from first floor roof terrace

Midford Place Facade

The Midford Place facade has the following issues:

- The entrance provides a 'dead end', making no contribution to the streetscape.
- An unsightly stair provides access to the residential units located on the northern part of the site. The space under this stair collects leaves, litter and encourages antisocial behaviour.



Existing Building Arrangement

Currently, 18,699 sqft (1,737.2 sqm) of net office accommodation is arranged over basement, ground and three upper floors with floorplates ranging from 1,719 sqft (159.7 sqm) to 6,788 sqft (630.6 sqm).

The existing site consists of B1 office space, previously used by the NHS.

The existing office floor layouts have the following issues:

- Limited floor to ceiling height; average 2.5m
- Circulation core divides the office space in two
- Varying depths of floor and ceiling voids
- WC numbers don't meet BCO guidance
- Poorly planned toilet core leads to inefficient use of space
- Numerous changes in level on ground floor – requiring ramps.

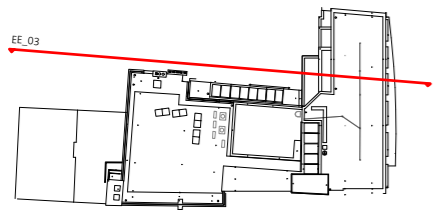
For a Full list of General Arrangement drawings please see Appendix.

Existing: Maple Street Elevation

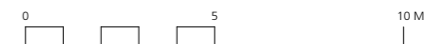
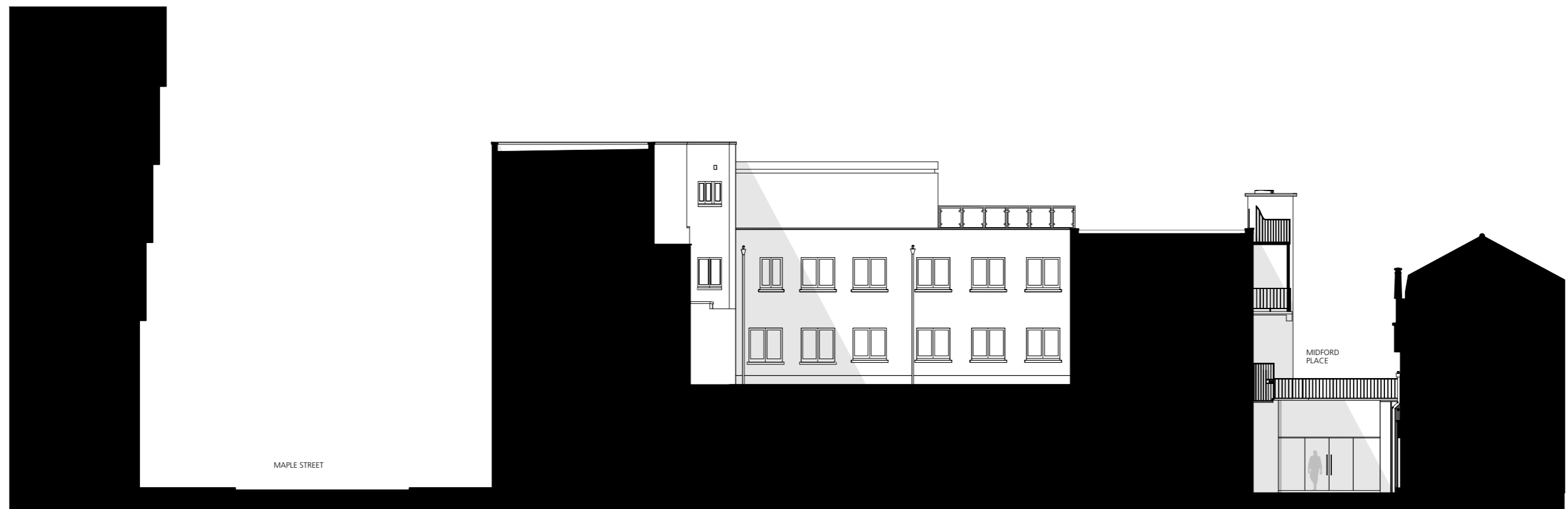


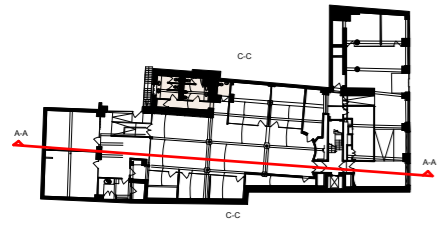
Existing: Midford Place Elevation



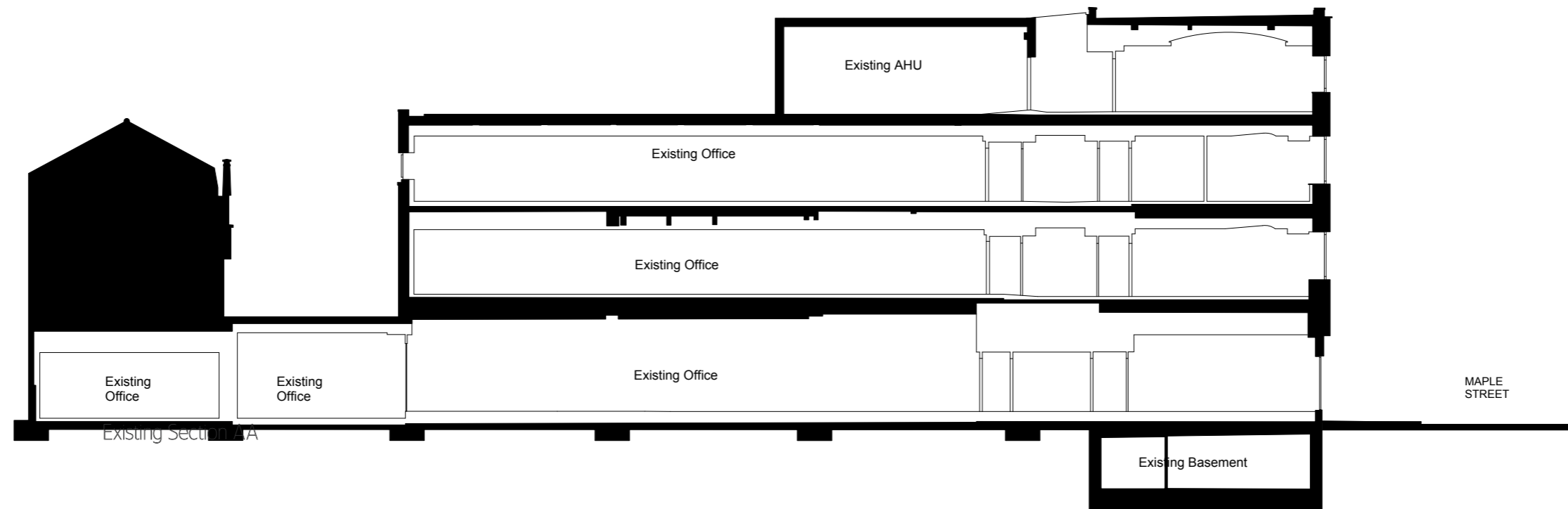


Existing: East Sectional Elevation





Existing Long Section



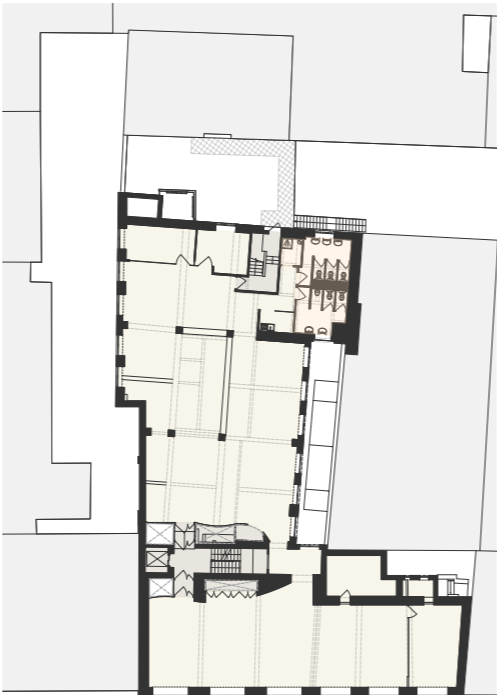
Existing Building Plans



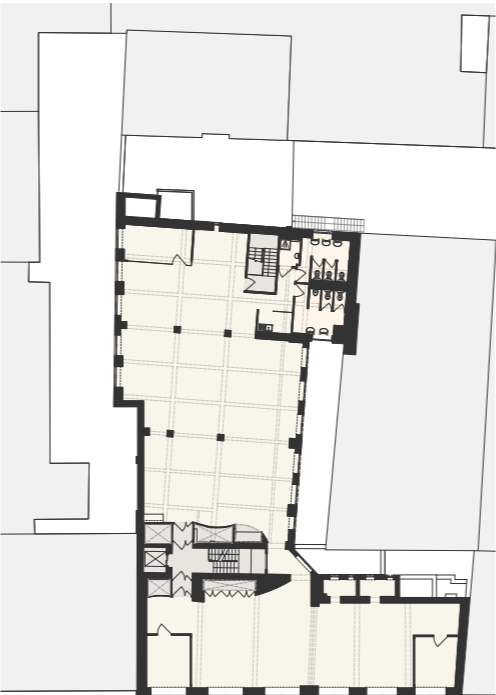
Basement



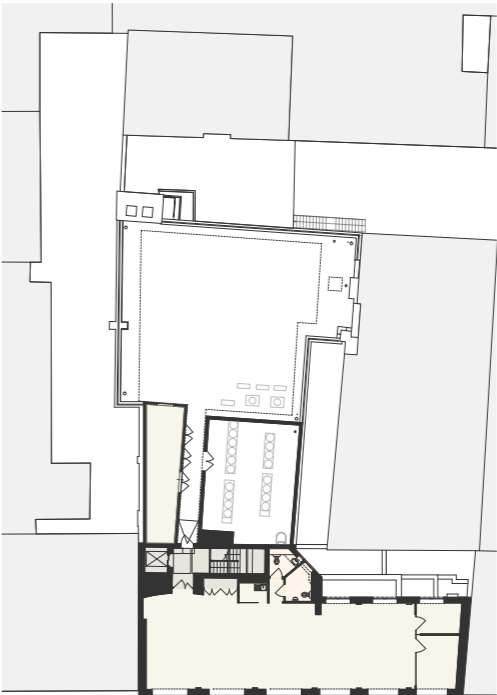
Ground Floor



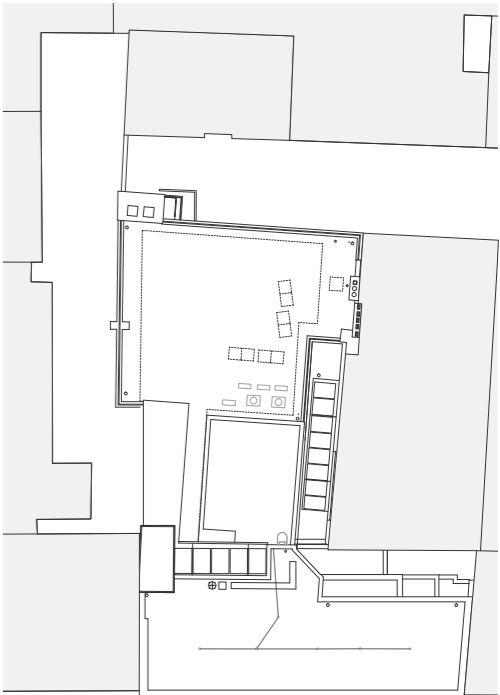
First Floor



Second Floor



Third Floor



Roof



- Reception/Lobby Space
- Office Space



Maple Street Elevation

Architectural Design: Overview

Our vision is to create a first class office building that serves the Bloomsbury market, providing modern, attractive and flexible office accommodation. Both internally and externally the building will be of the highest standard of design and materials.

The Maple Street facade will be de-cluttered and the garish dated finishes will be modernised. Similarly the Midford Place entrance will be reconfigured to make a cleaner more appealing end to the street.

The inefficient roof plant will be replaced and consolidated within a single enclosure and a modest rear extension will be added to the third floor to create a more usable floorplate.

Maple Street Facade Design



EXISTING

Unattractive Facade



STEP ONE

Remove garish colour



STEP TWO

Remove the glazing and structure on the upper floors

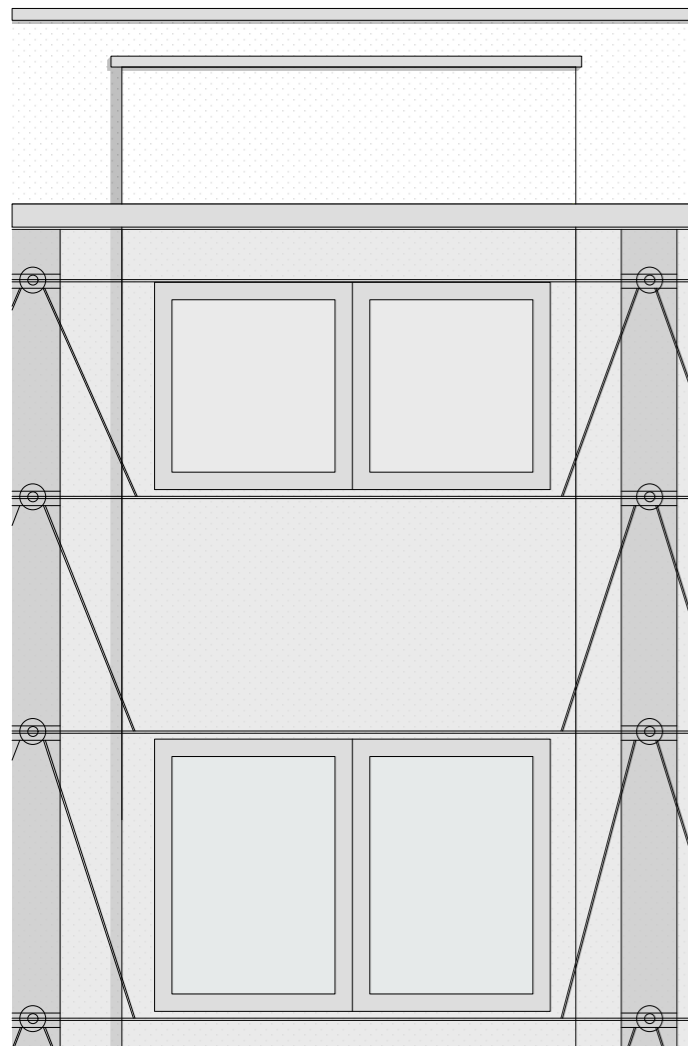


STEP THREE

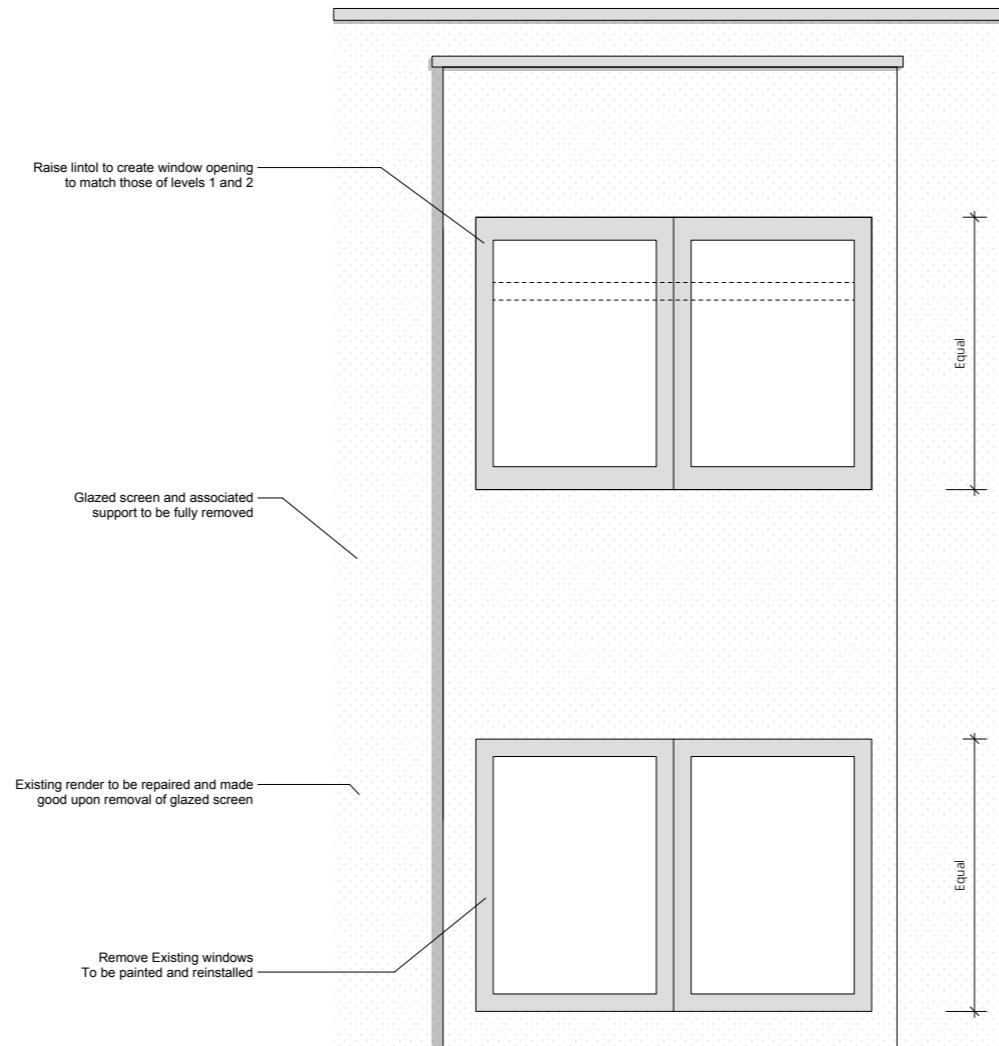
Paint masonry on upper levels

Install full height glazing at street level

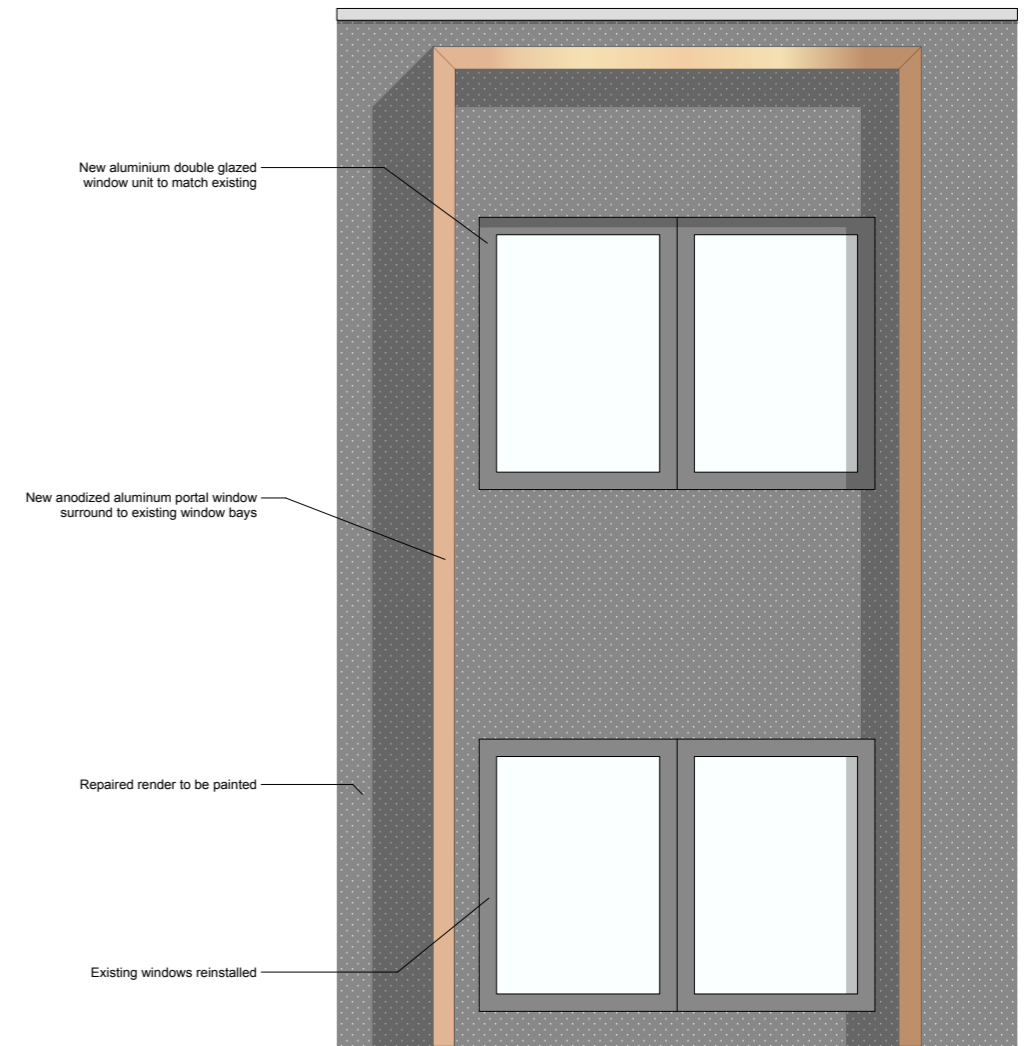
Add folded metal architrave to ground floor openings, framing the new glazing



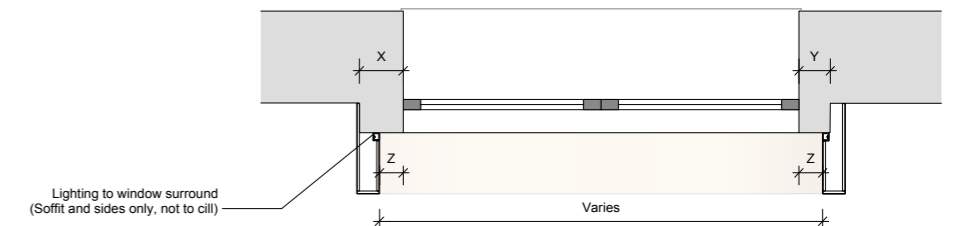
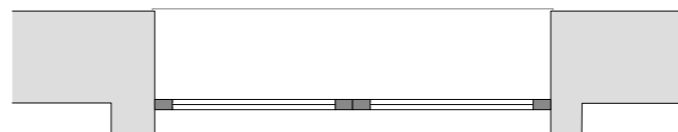
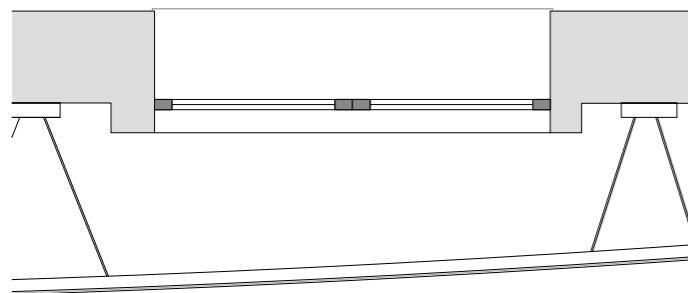
Existing - Typical Part Elevation



Development - Typical Part Elevation



Proposed - Typical Part Elevation



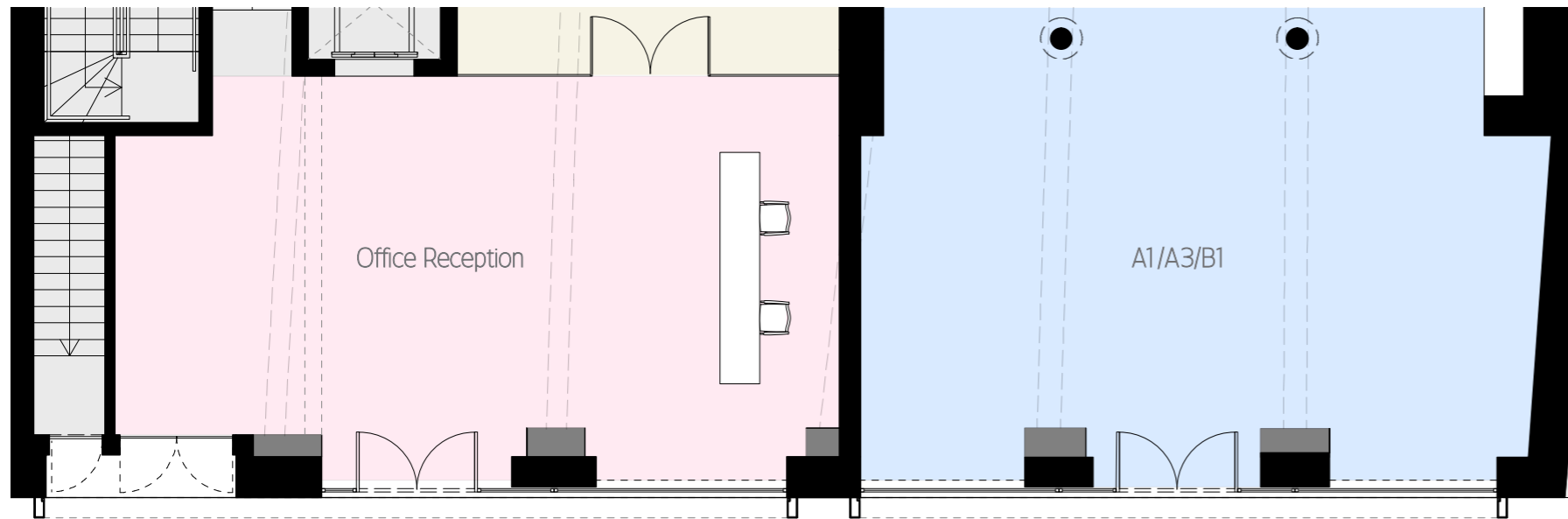


Maple Street Facade Summary

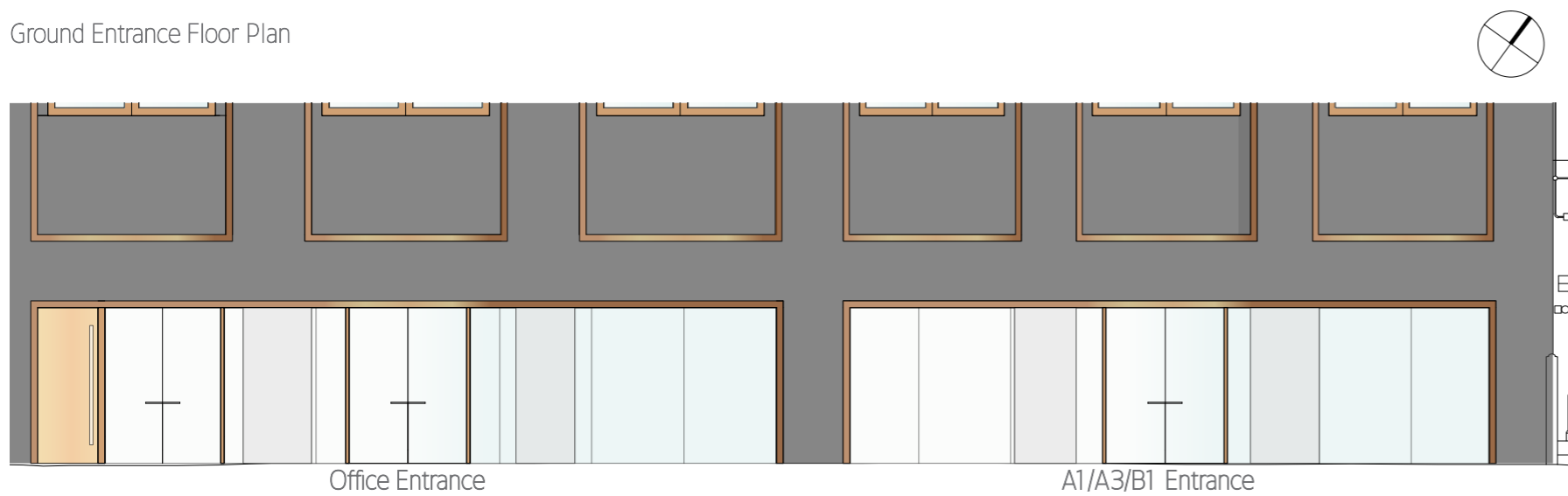
Design Proposals

- De-clutter the elevation
- Retain the panelised masonry
- Apply a new paint finished and folded metal architraves to modernise the facade
- Full width glazing on the ground floor helps activate maple street

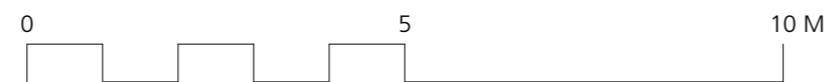




Ground Entrance Floor Plan



Maple Street Elevation



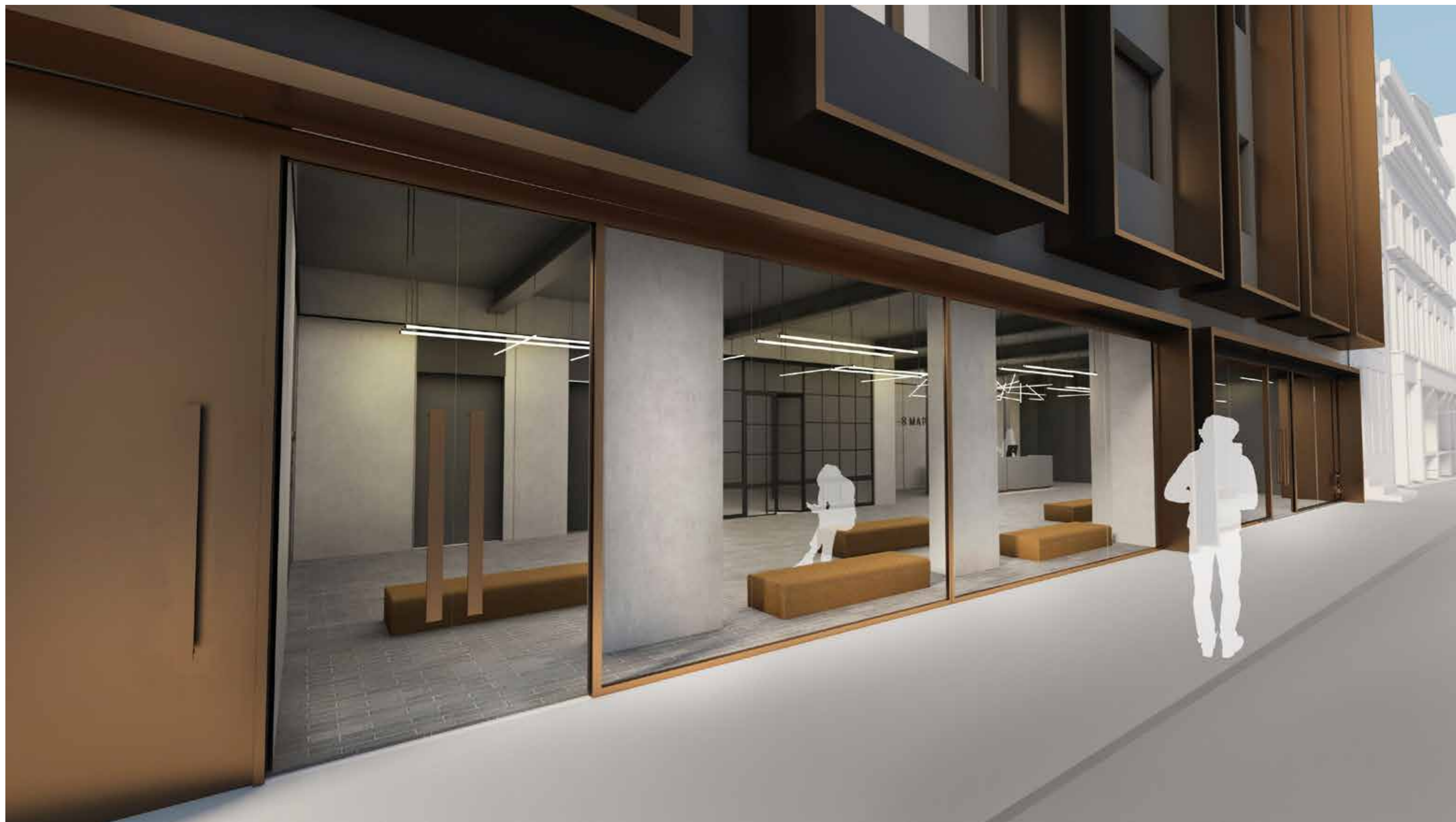
Proposed Maple Street Entrance

The Maple Street entrance will be reconfigured to:

- Incorporate a new A1/A3/B1 unit
- Activate the streetscape by opening up the facade with full width glazing
- Provide level access from the street



Proposed Maple Street Entrance



Proposed Maple Street Entrance



Proposed Maple Street Elevation



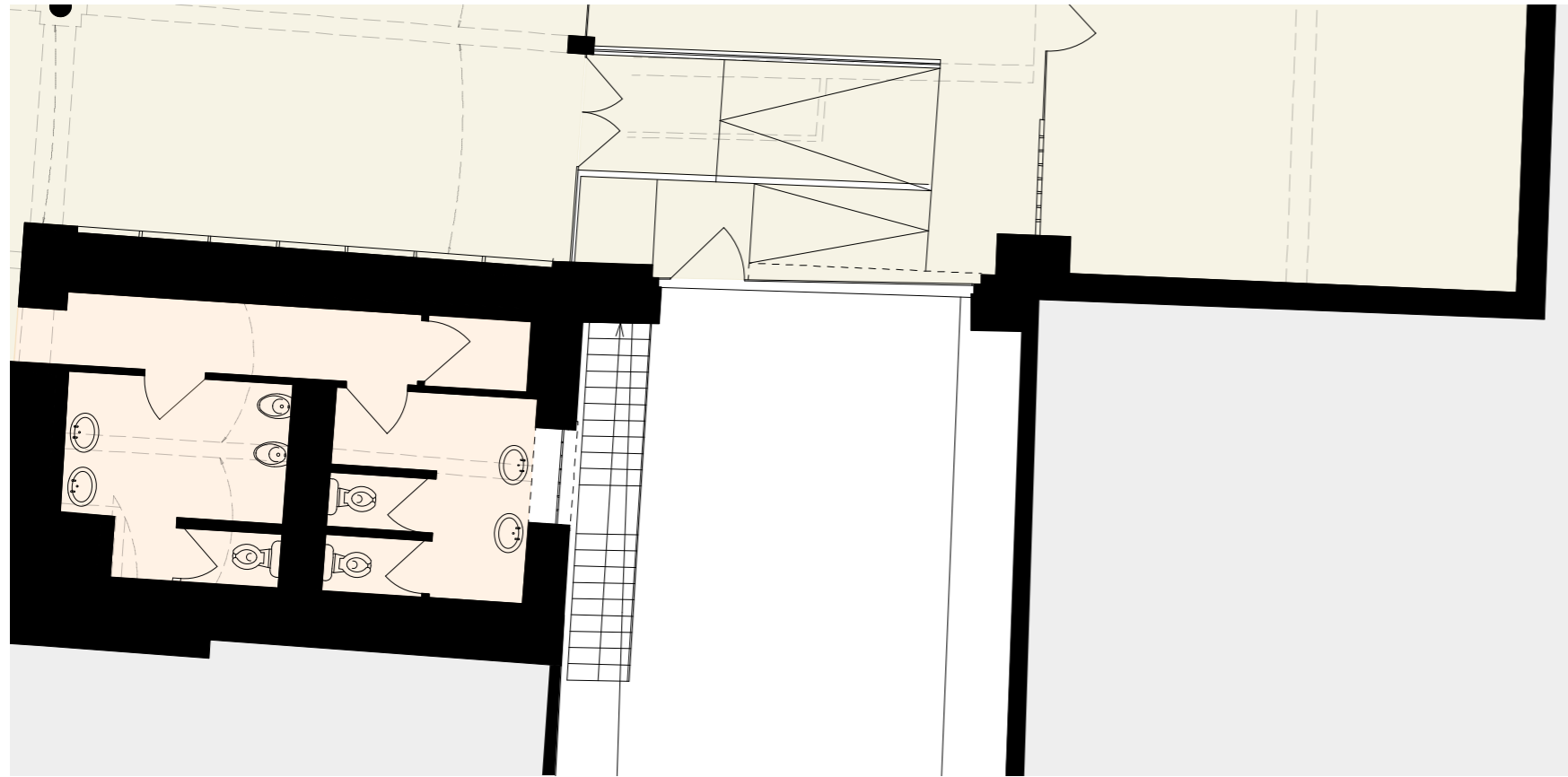
Fire exit
Keep clear



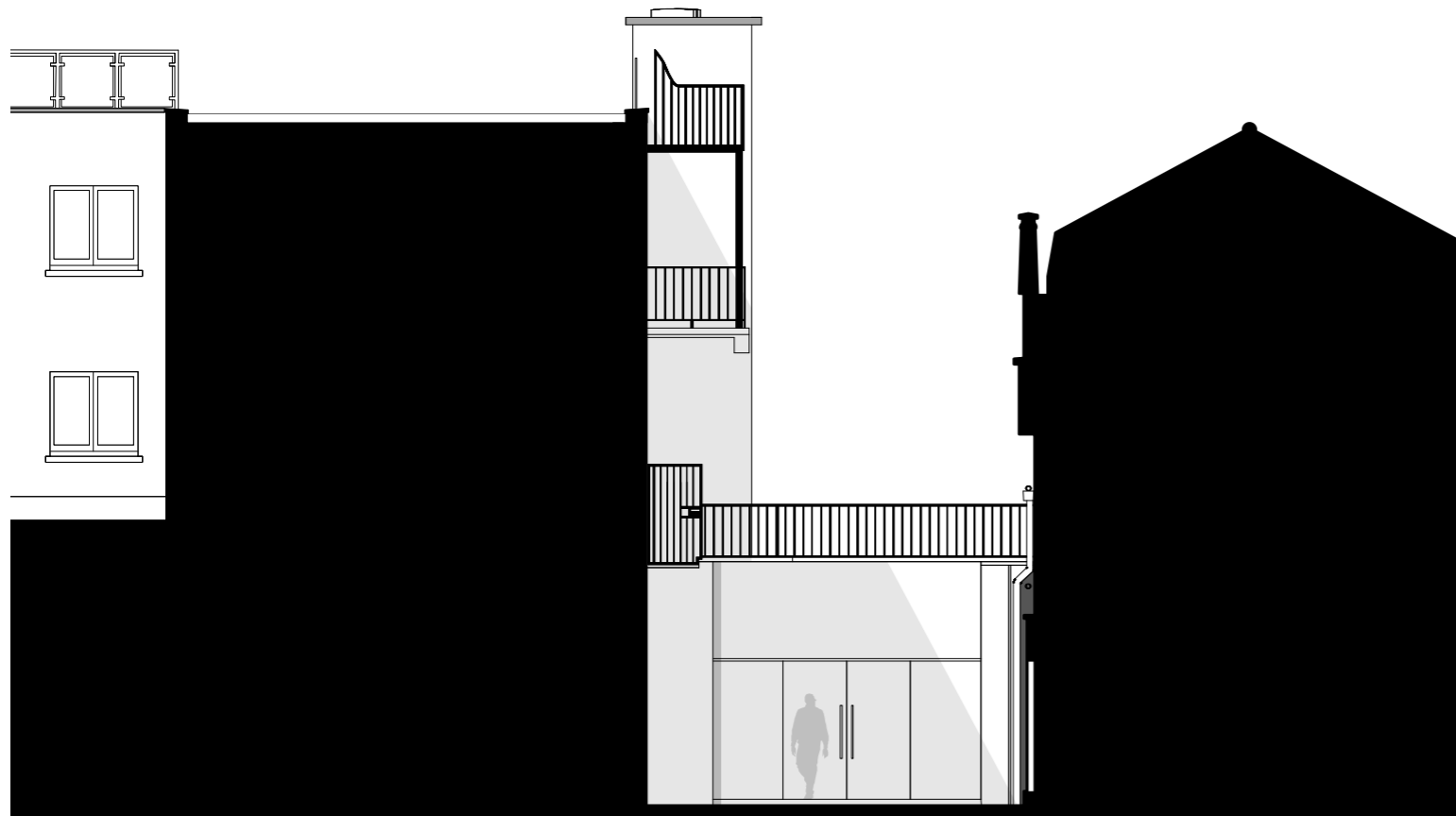
Fire exit
Keep clear



Existing Midford Place Entrance



Existing Ground Floor Plan



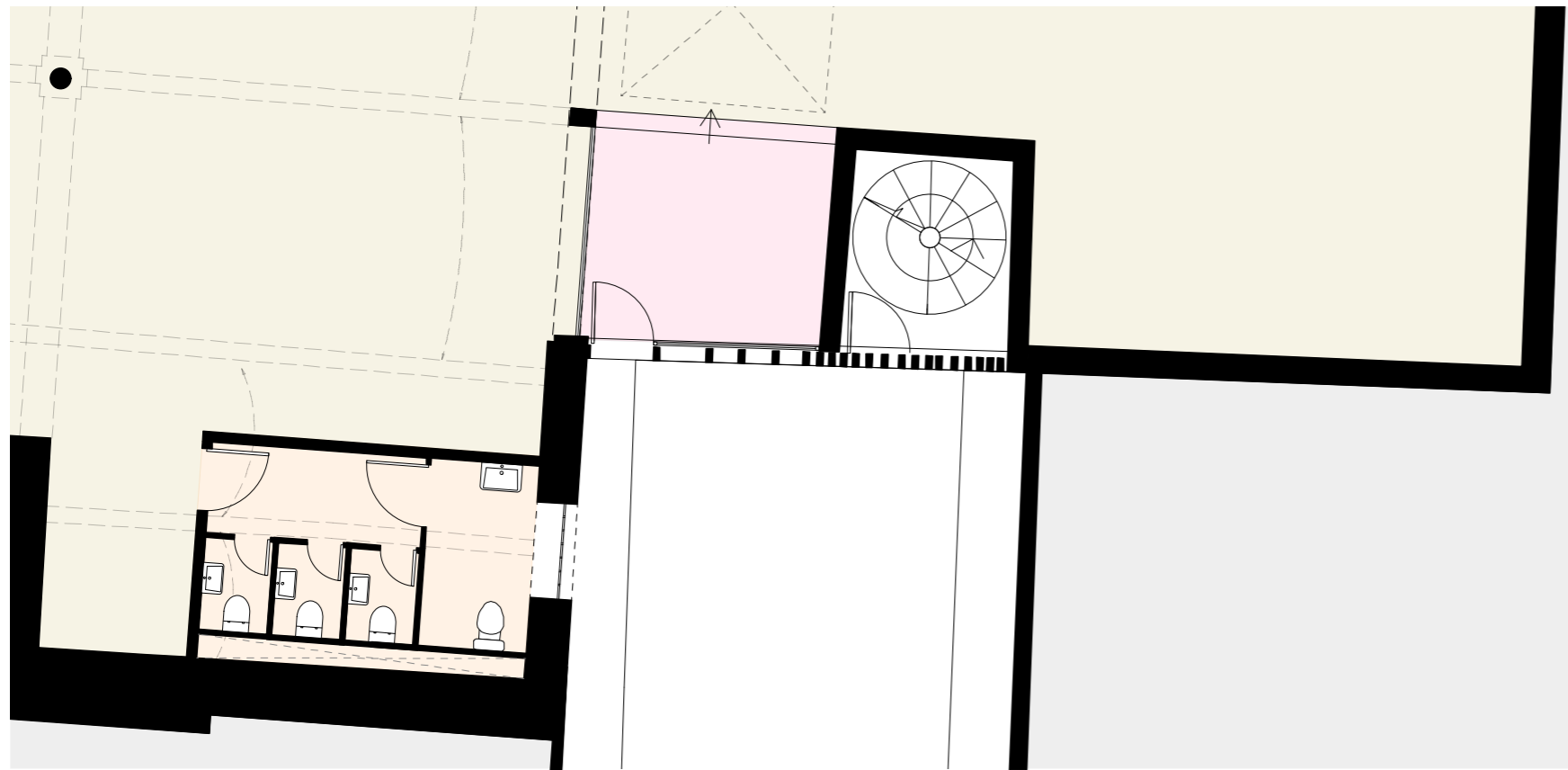
Existing Elevation



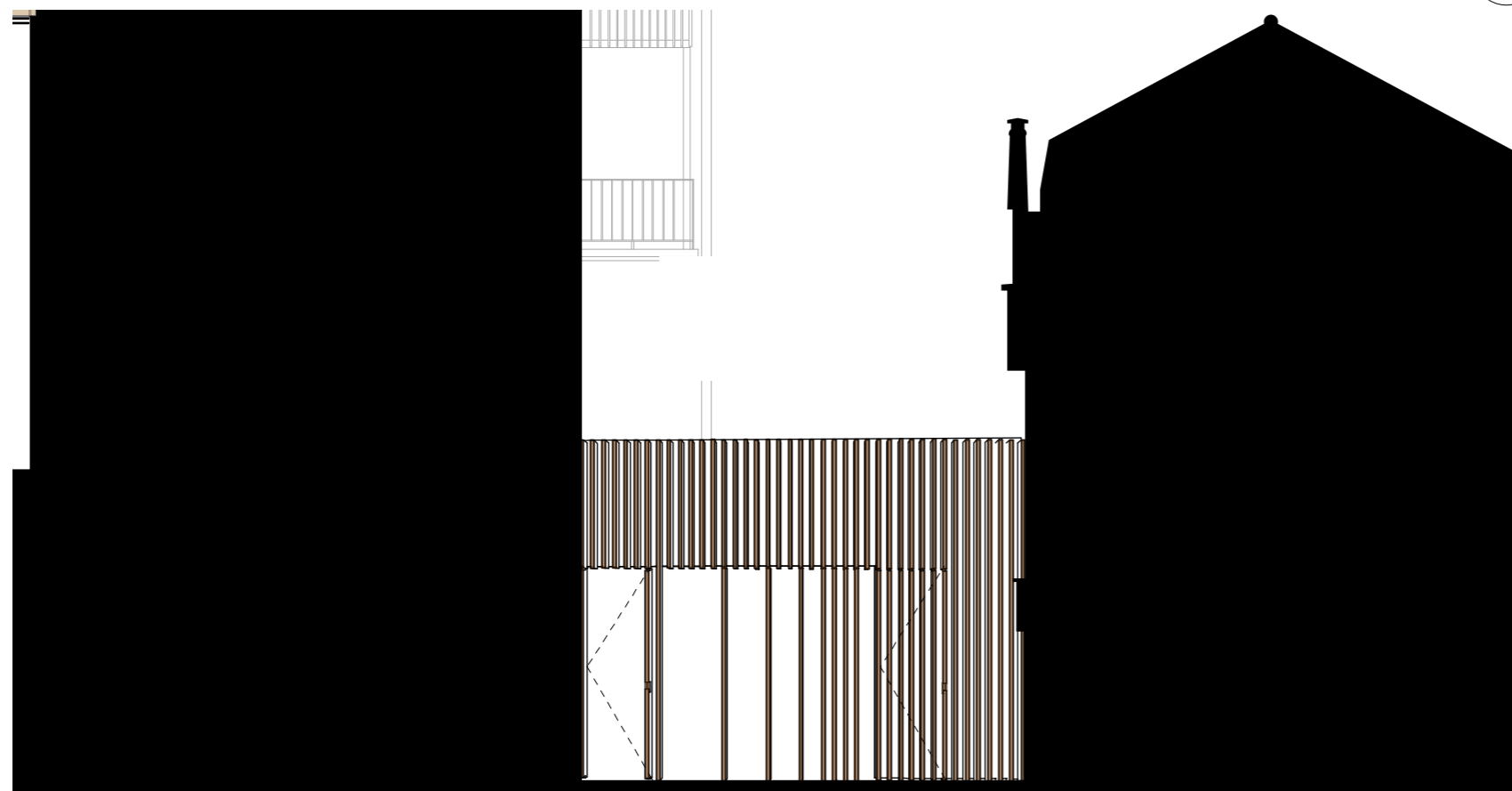
Midford Place Existing

The existing Midford Place entrance presents the following issues:

- Uninviting entrance
- There is a lack of natural light
- The external stair which provides access for the residential units is large, unsightly and allows litter to collect
- Exterior railings and stairs make the space unattractive and uninviting



Proposed Elevation



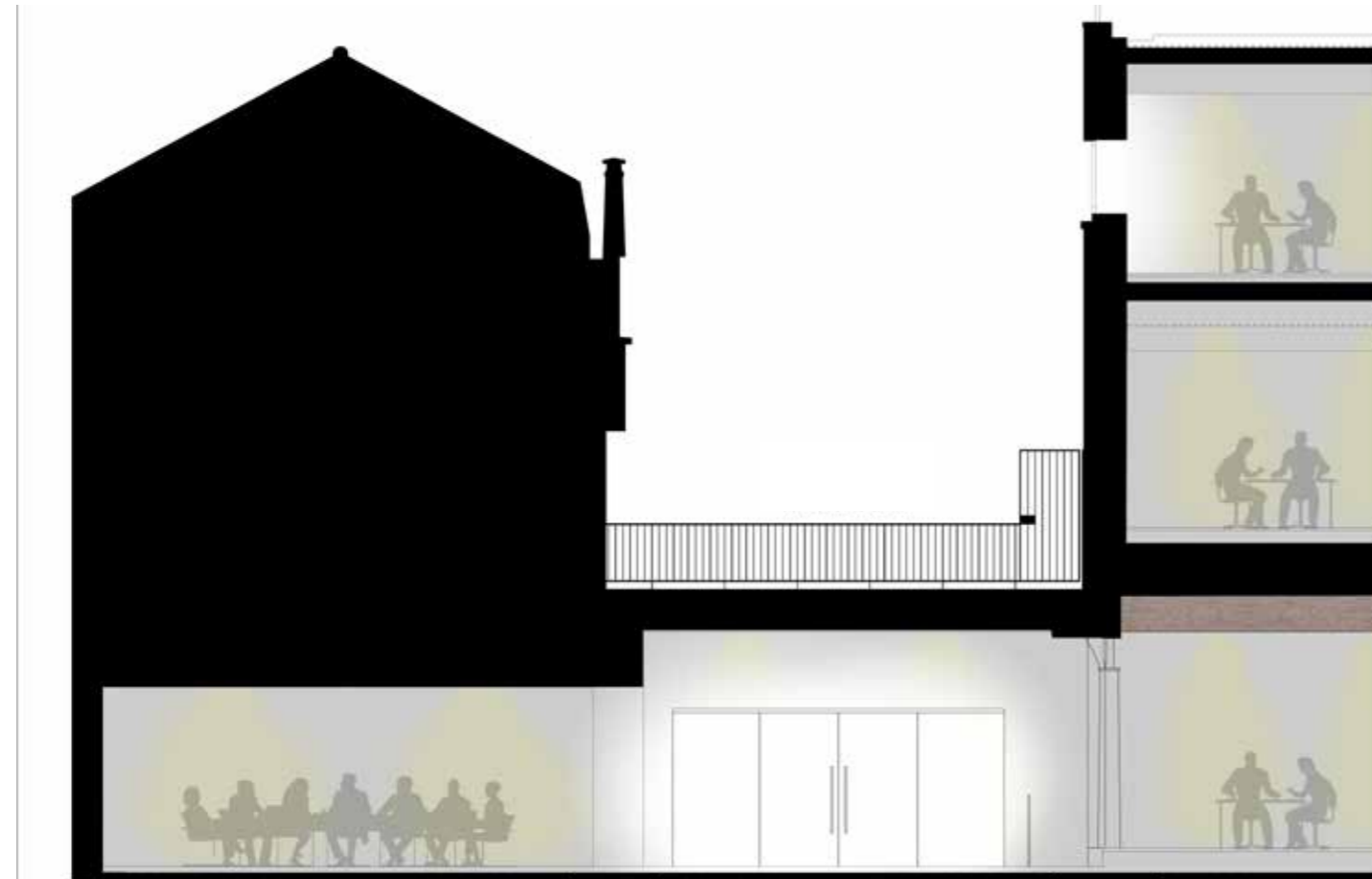
Proposed Ground Floor Plan



Midford Place: Proposed

The design proposal seeks to –

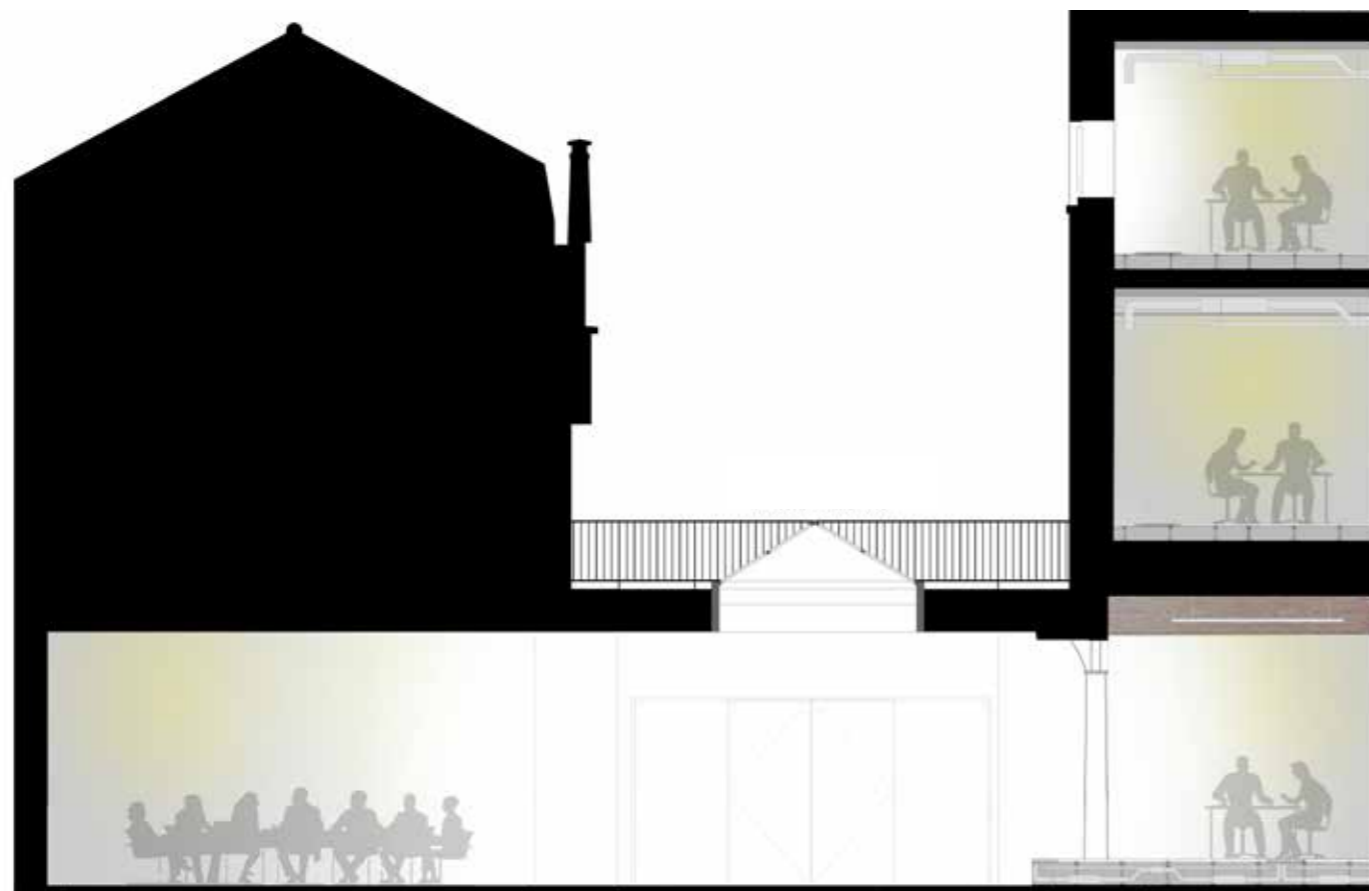
- Reconfigure the external stair to reduce its visual impact and prevent litter collecting underneath it.
- Increase the amount of daylight in the office space by introducing a roof light on the first floor terrace.
- Create a new screen that consolidates the railings and provides a clean aesthetic across the facade.



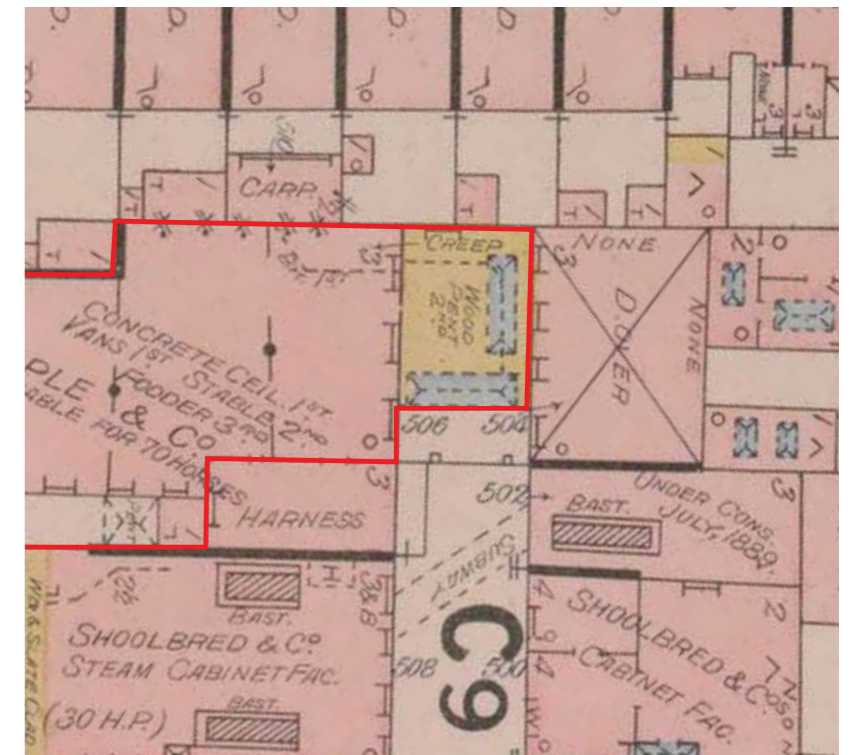
Existing Section

Midford Place: Proposed Roof Light

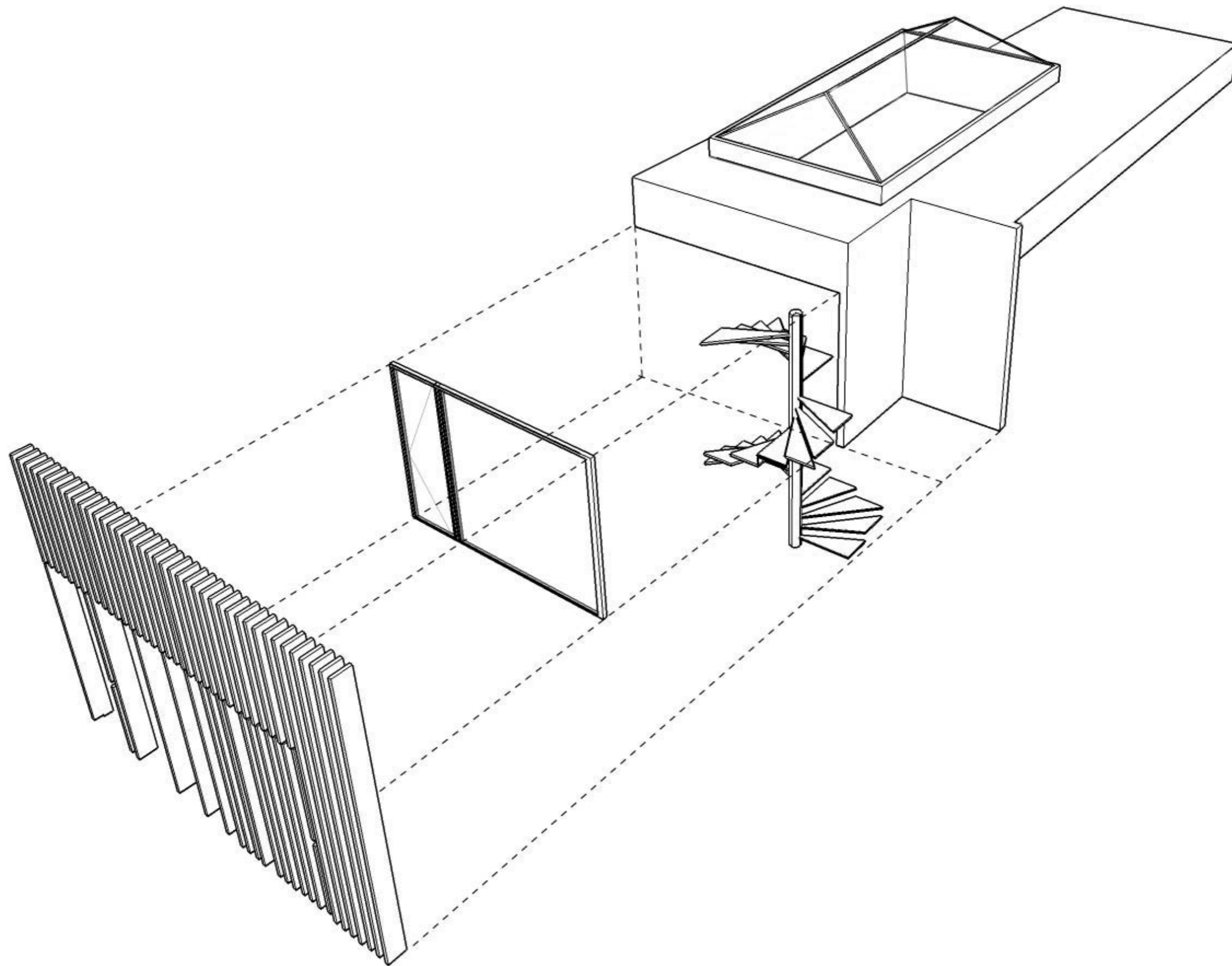
- The introduction of a rooflight will increase the amount of natural light within the office space. Particularly within the area with quality vaulted ceilings.
- Having undertaken research on the site's history it is evident a roof light existed previously



Proposed Section - AA



Historic Map of Site





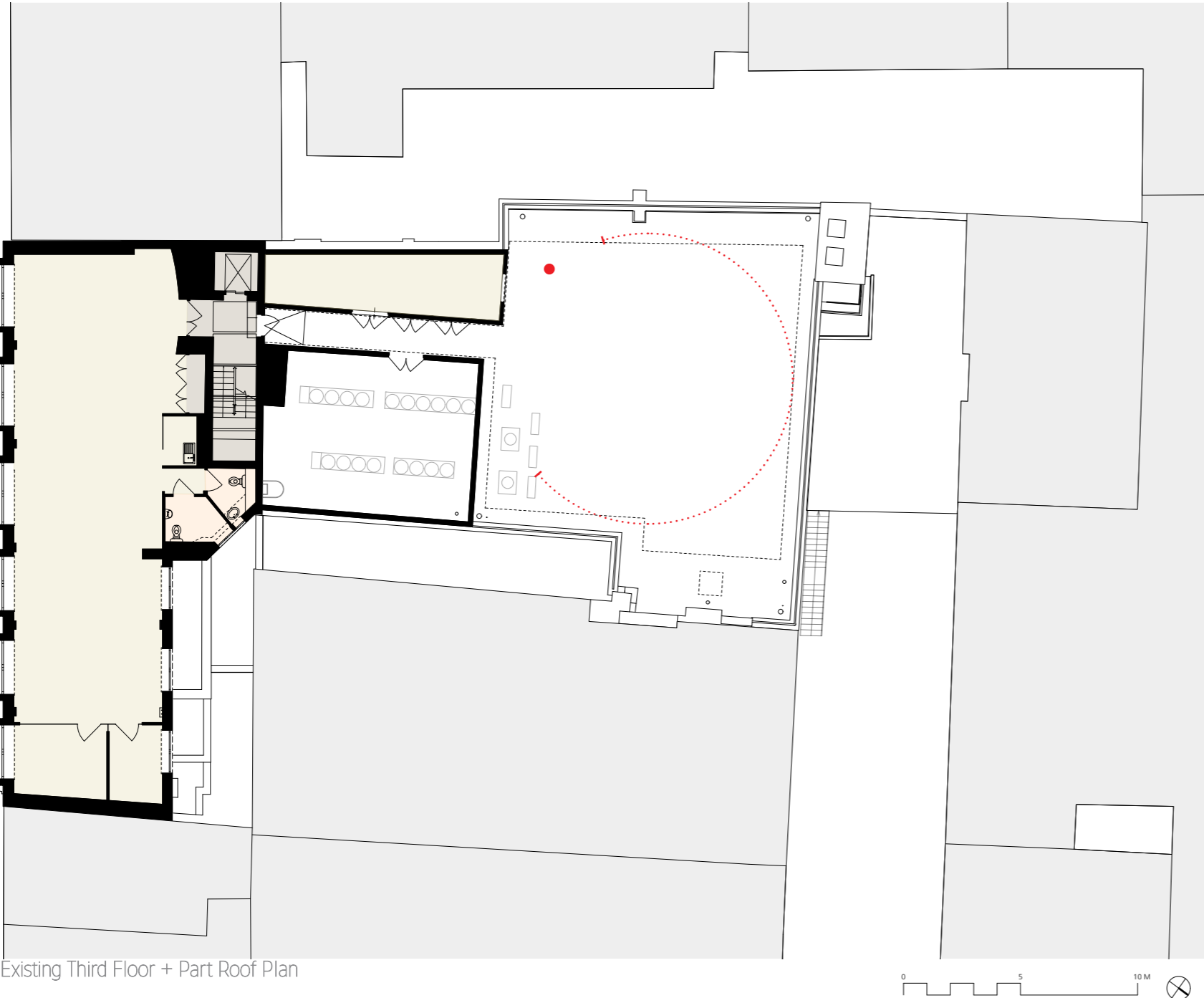
View of Proposed Roof Light



Proposed Midford Place Elevation



Panoramic Photo of Existing Roof



Existing Third Floor + Part Roof Plan

Existing Roofscape

- The existing third floor is inefficient, with a small amount of usable office space.
- The third floor accommodation consists of office space, plant room, and external VRF enclosure. Additional condenser units are located randomly on the paved area of roof
- The plant is at the end of its useful life, it is inefficient and noisy.



View looking south-east

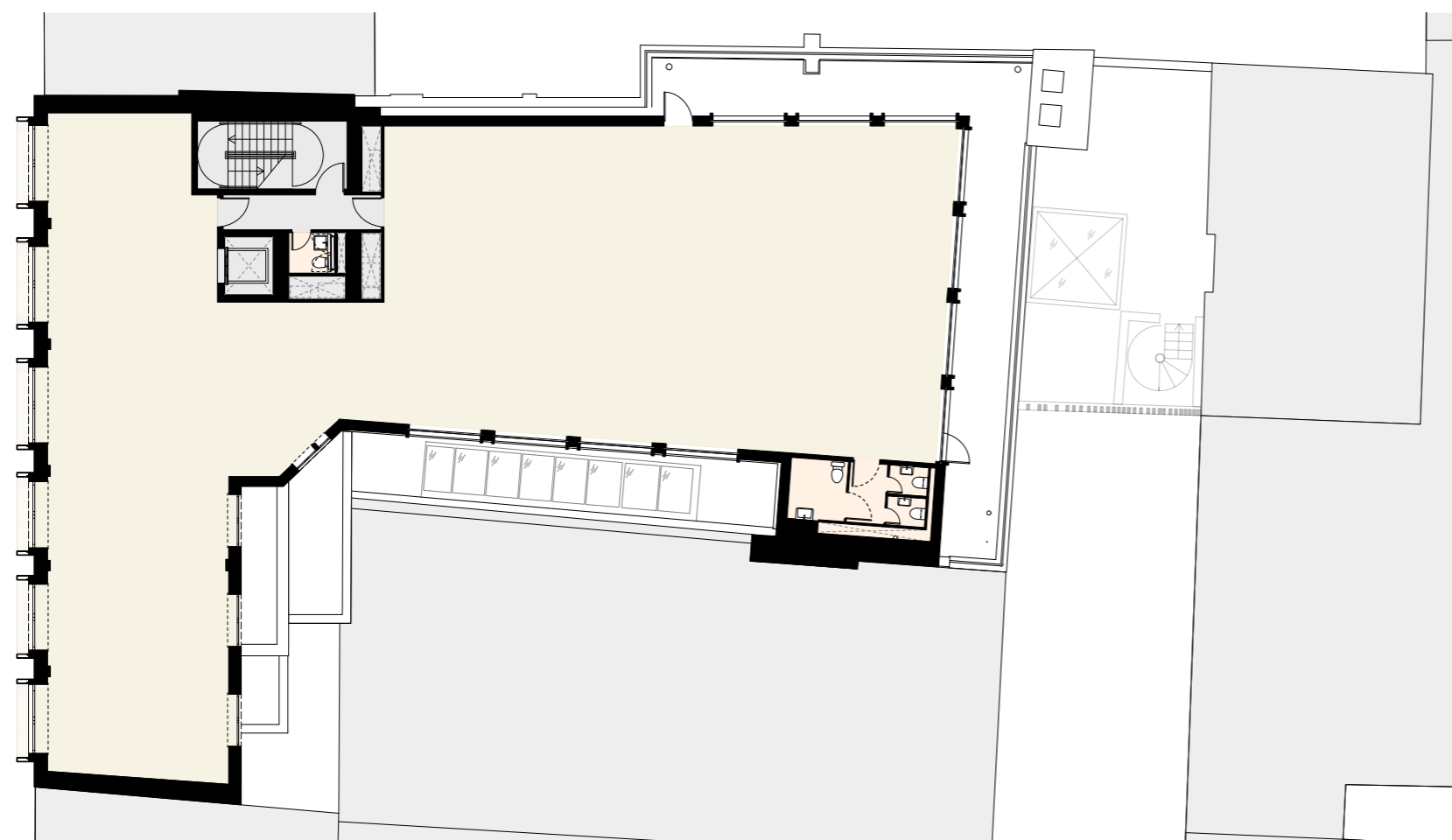


View looking south toward plant enclosures

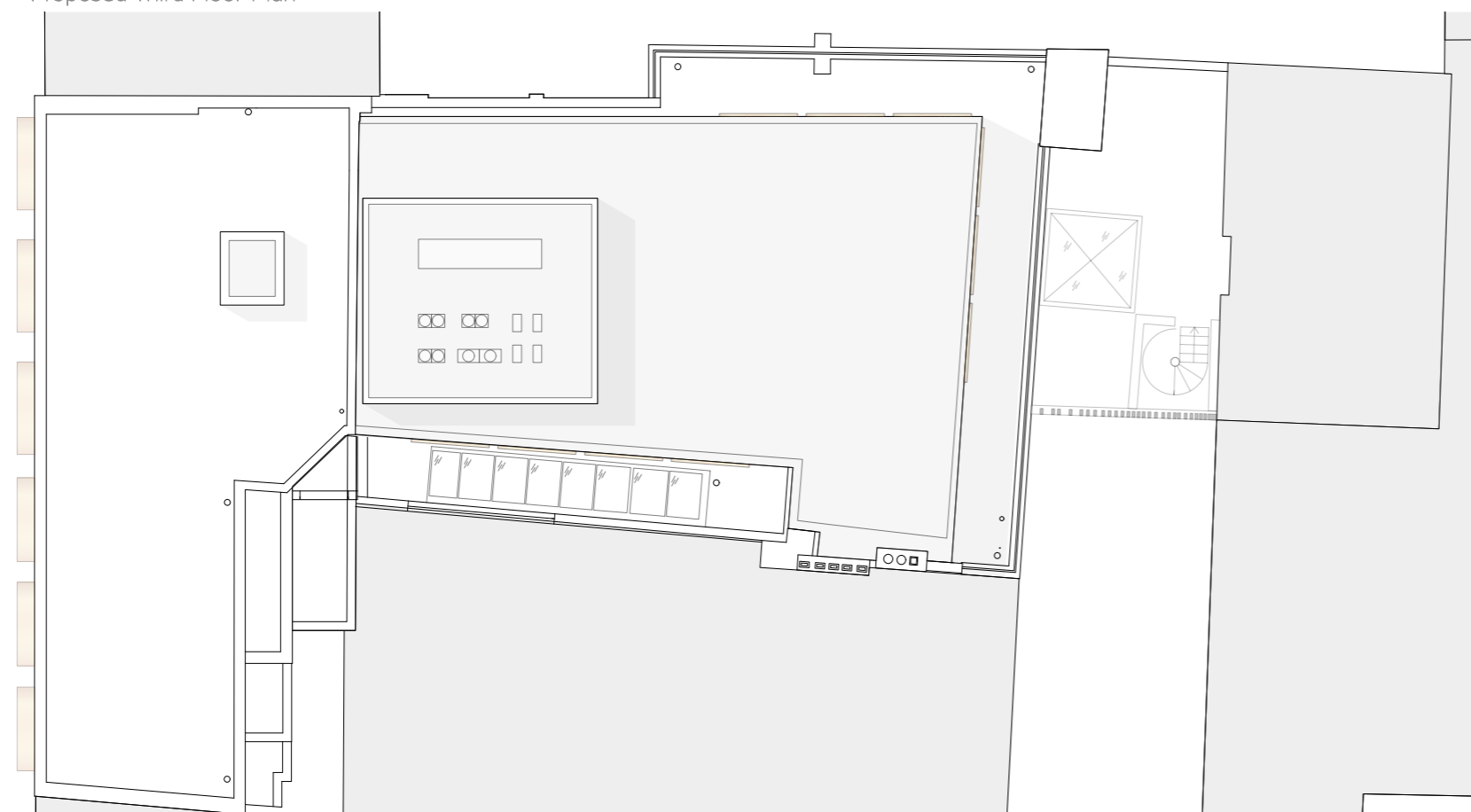
Proposed Third Floor

The proposed design seeks to:

- Increase the size of the third floor by adding a modest extension
- Install new, more efficient plant and consolidate it into a new enclosure located on the roof



Proposed Third Floor Plan



Proposed Roof Plan





Existing Northwest



Proposed Northwest



Existing Northwest

Roof Extension: Proposed



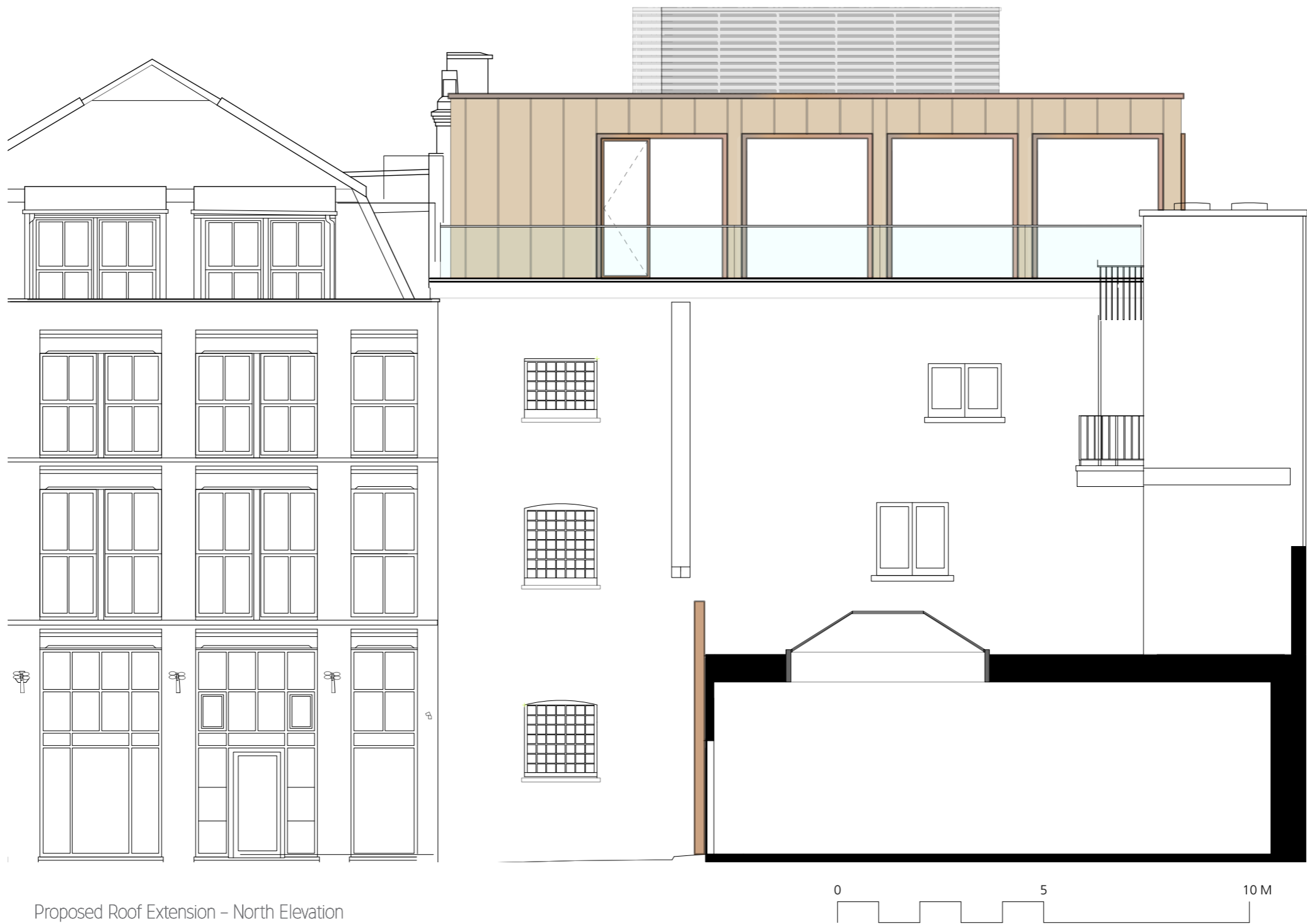
Proposed Northwest



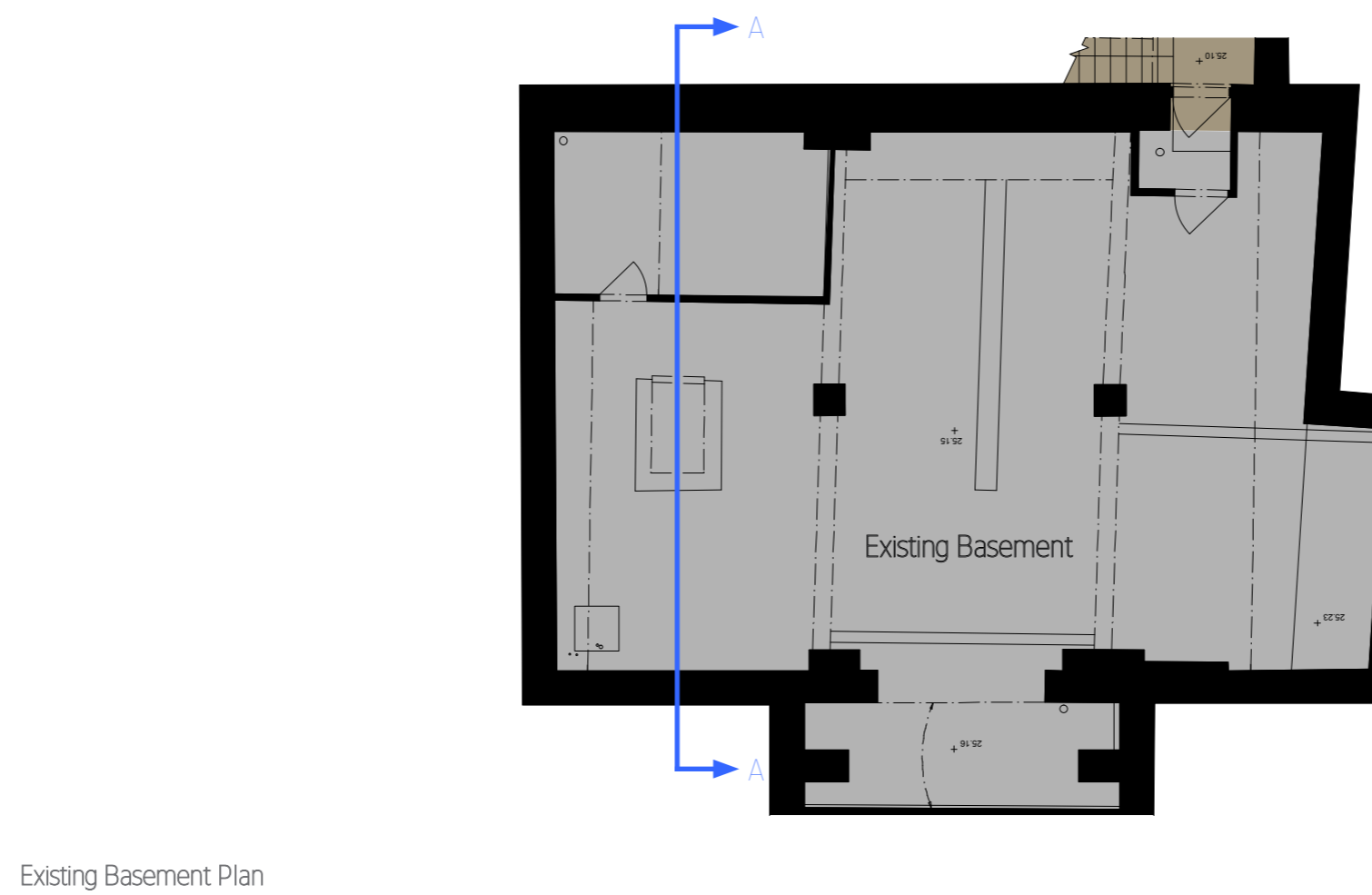
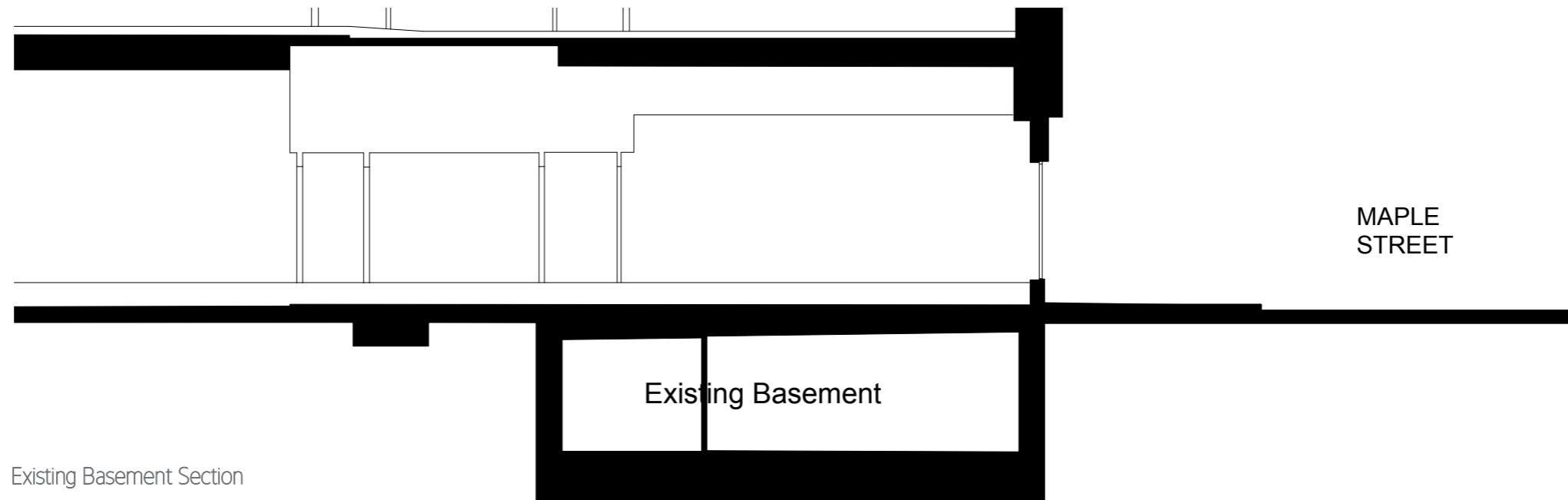
Proposed Roof Extension - East Elevation



Roof Extension: Proposed Elevations



Proposed Roof Extension - North Elevation

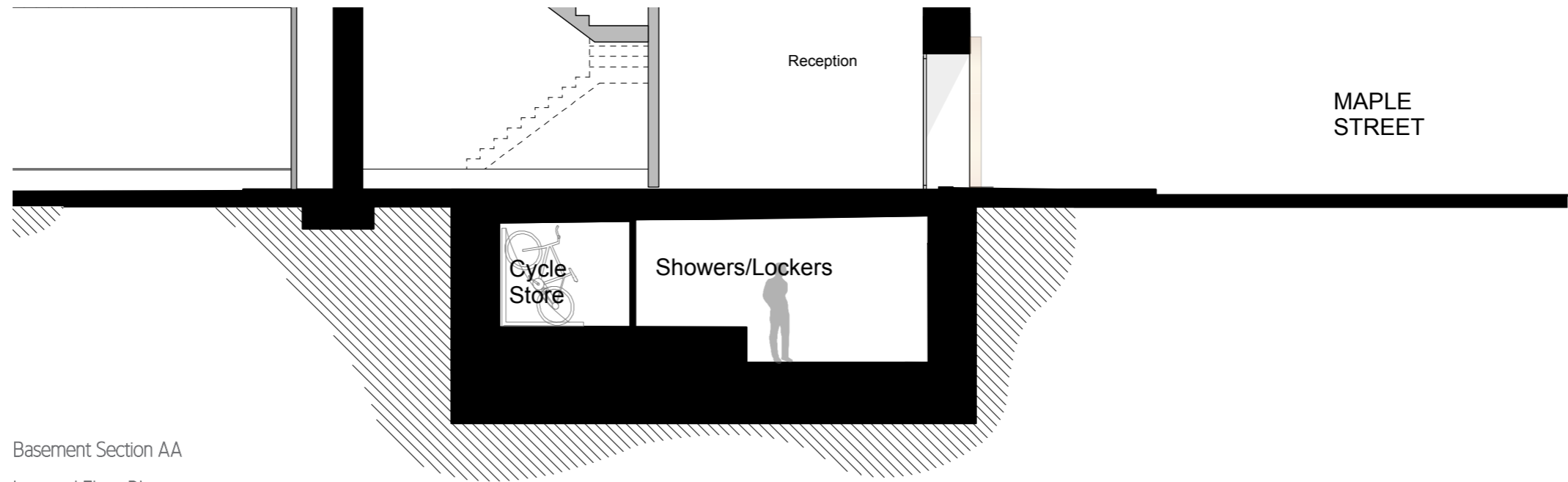


Existing Basement

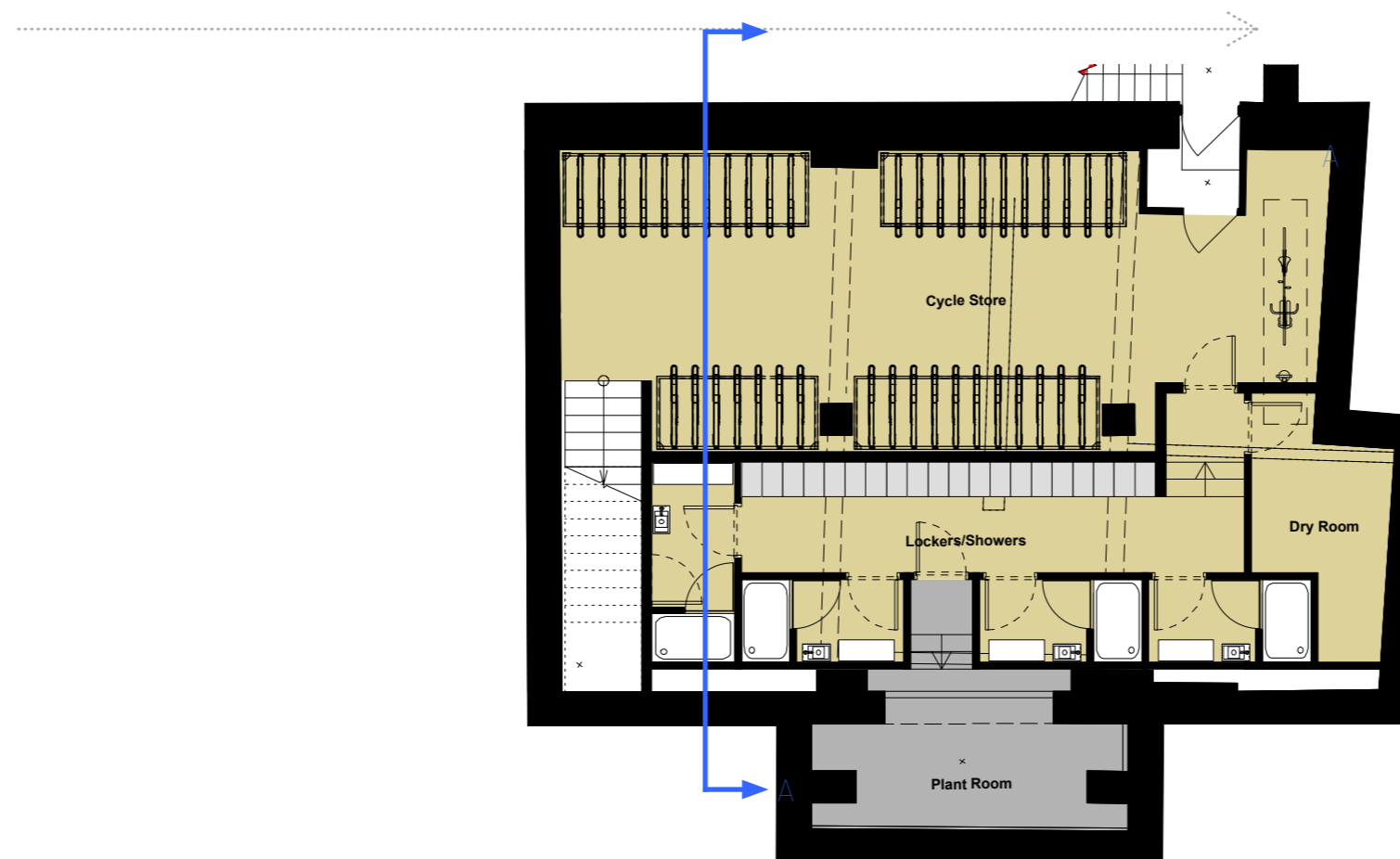
- The existing basement is accessed via the main circulation staircase and is currently used as a plant room.
- Pavement vaults house the incoming services.
- The maximum head height is 2050mm and minimum 1907mm
- The ceiling consists of a concrete slab and steel beams.



Existing Basement Plant Room



Basement Section AA
Lowered Floor Plate



Proposed Basement
Cycle Storage



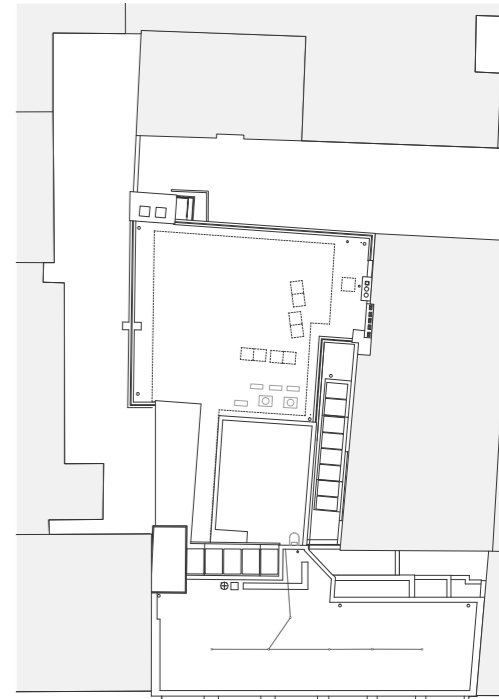
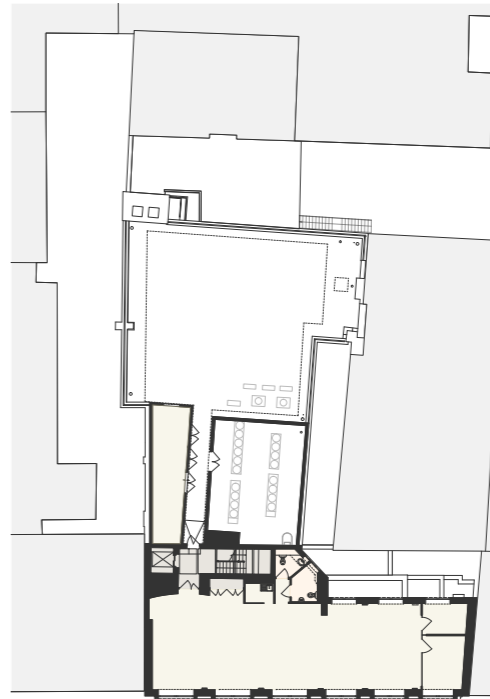
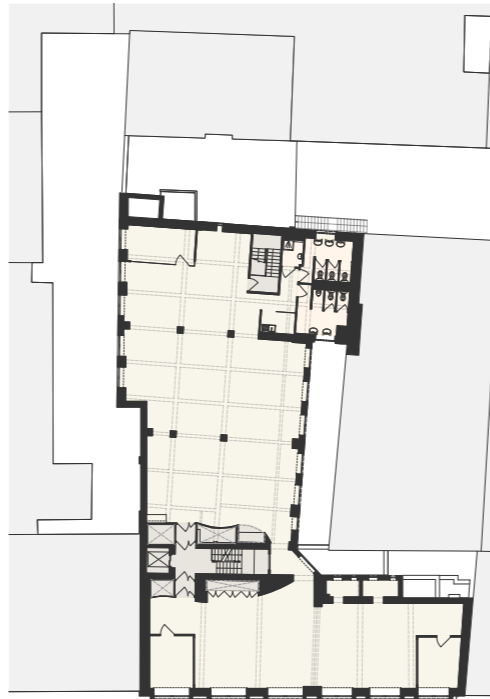
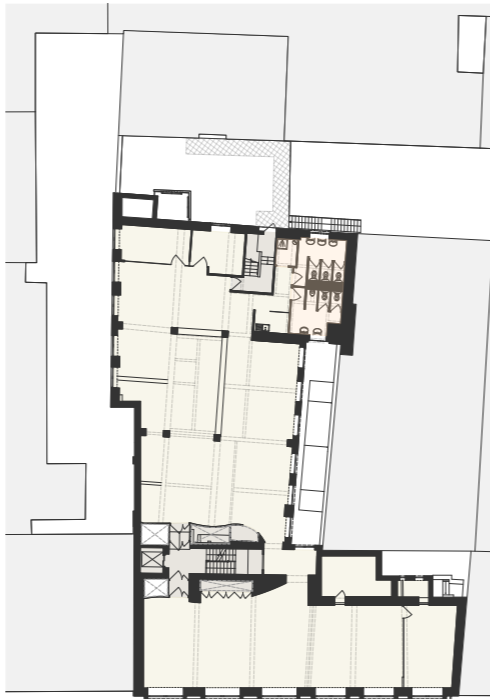
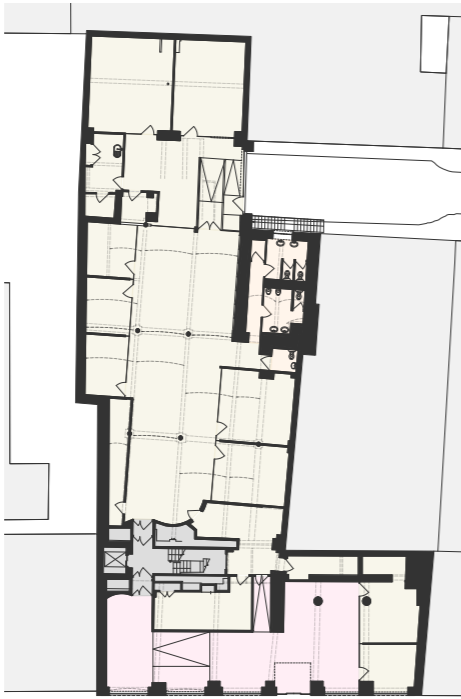
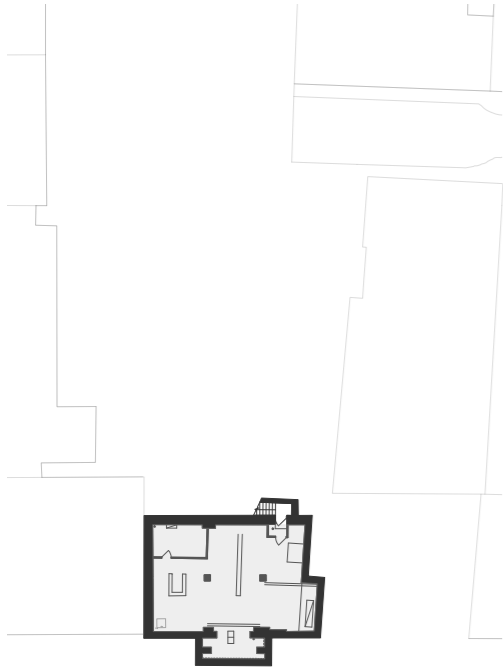


Cycle Provision: Proposed

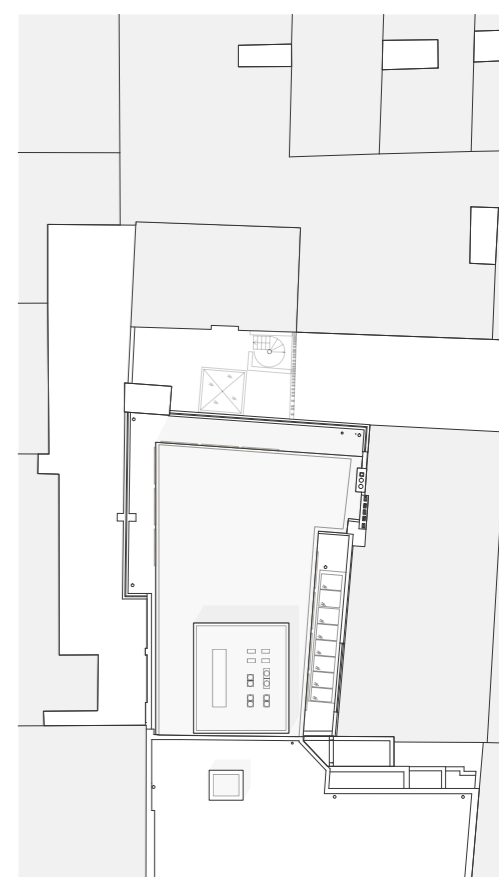
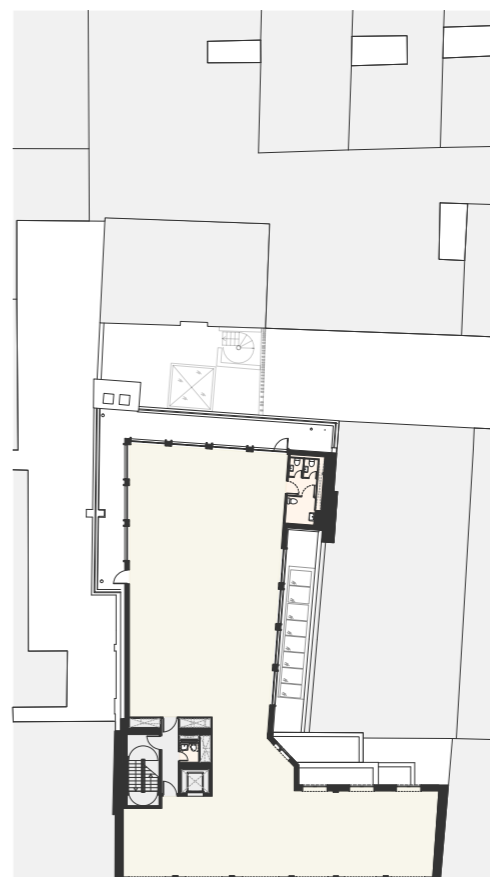
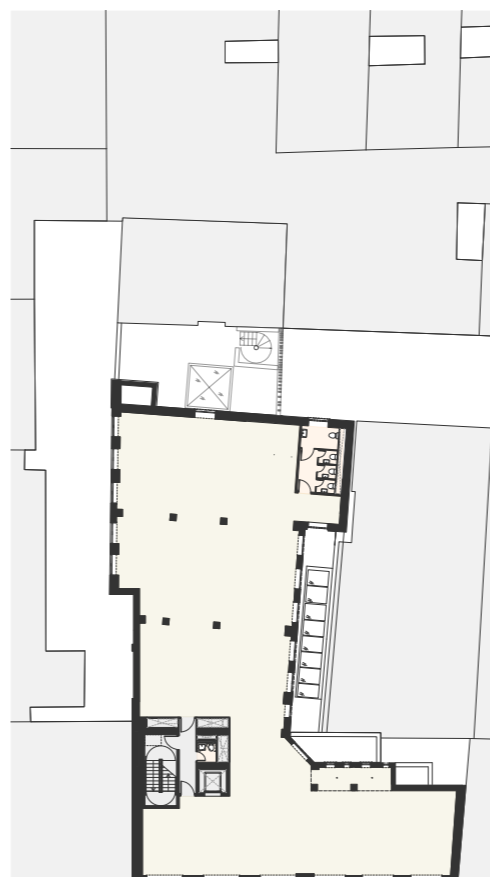
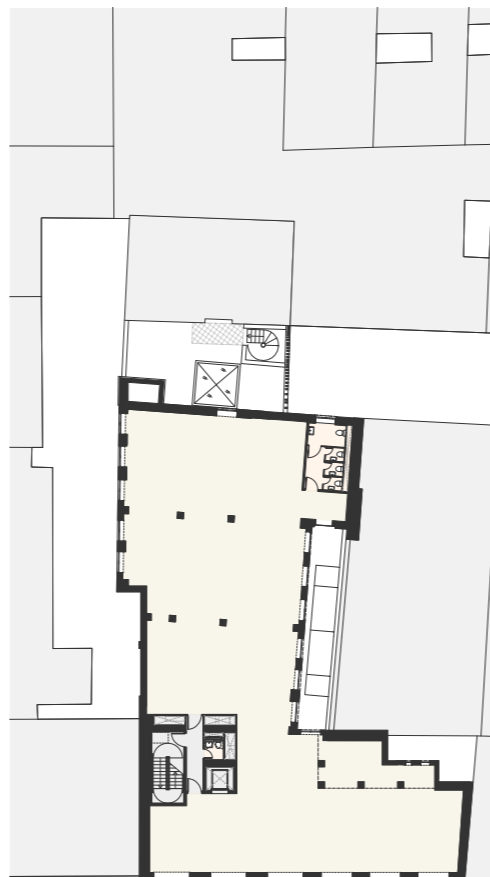
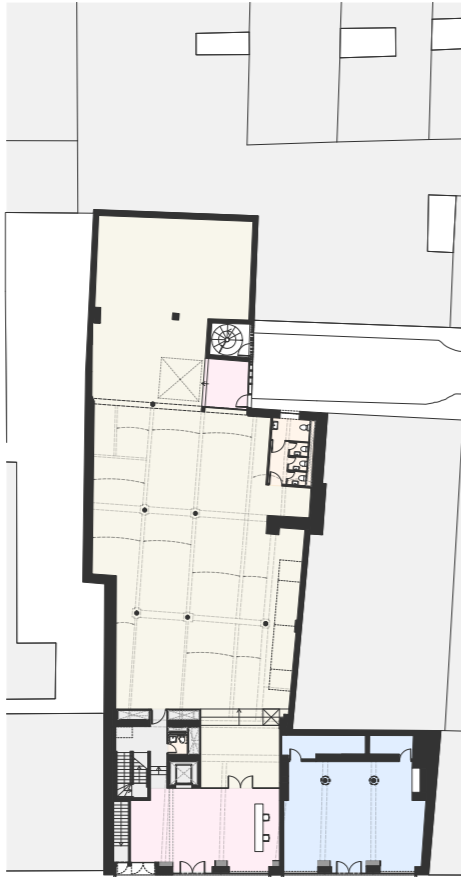
The design seeks to provide – :

- 40 cycle spaces
- 40 Lockers
- 4 Showers
- Cycle repair stand
- In order to provide the showering facility, the floorplate would have to be lowered by 500mm minimum; this is achieved by reducing the thickness of the existing slab.

EXISTING



PROPOSED



BASEMENT

GROUND

FIRST

SECOND

THIRD

ROOF

Reception/Lobby Space

A1/A3/B1

Office Space



Maple Street - Schedule of Areas - Planning Application Stage

EXISTING						
Level	GEA		NIA		GIA	
	area sq m	area sq ft	area sq m	area sq ft	area sq m	area sq ft
Basement Floor	125	1,345	0	0	96	1,033
Ground Flood	811	8,730	499	5,371	723	7,782
First Floor	626	6,738	422	4,542	534	5,748
Second Floor	585	6,297	418	4,499	520	5,597
Third Floor	256	2,756	158	1,701	226	2,433
Roof	0	0	0	0	0	0
Totals	2,403	25,866	1,497	16,114	2,099	22,593

PROPOSED						
Level	GEA		NIA		GIA	
	area sq m	area sq ft	area sq m	area sq ft	area sq m	area sq ft
Basement Floor	125	1,345	62	667	96	1,033
Ground Floor	802	8,633	471	5,070	710	7,642
First Floor	599	6,448	461	4,962	518	5,576
Second Floor	585	6,297	446	4,801	503	5,414
Third Floor	491	5,285	391	4,209	447	4,811
Roof	0	0	0	0	0	0
Totals	2,602	28,008	1,831	19,709	2,274	24,477

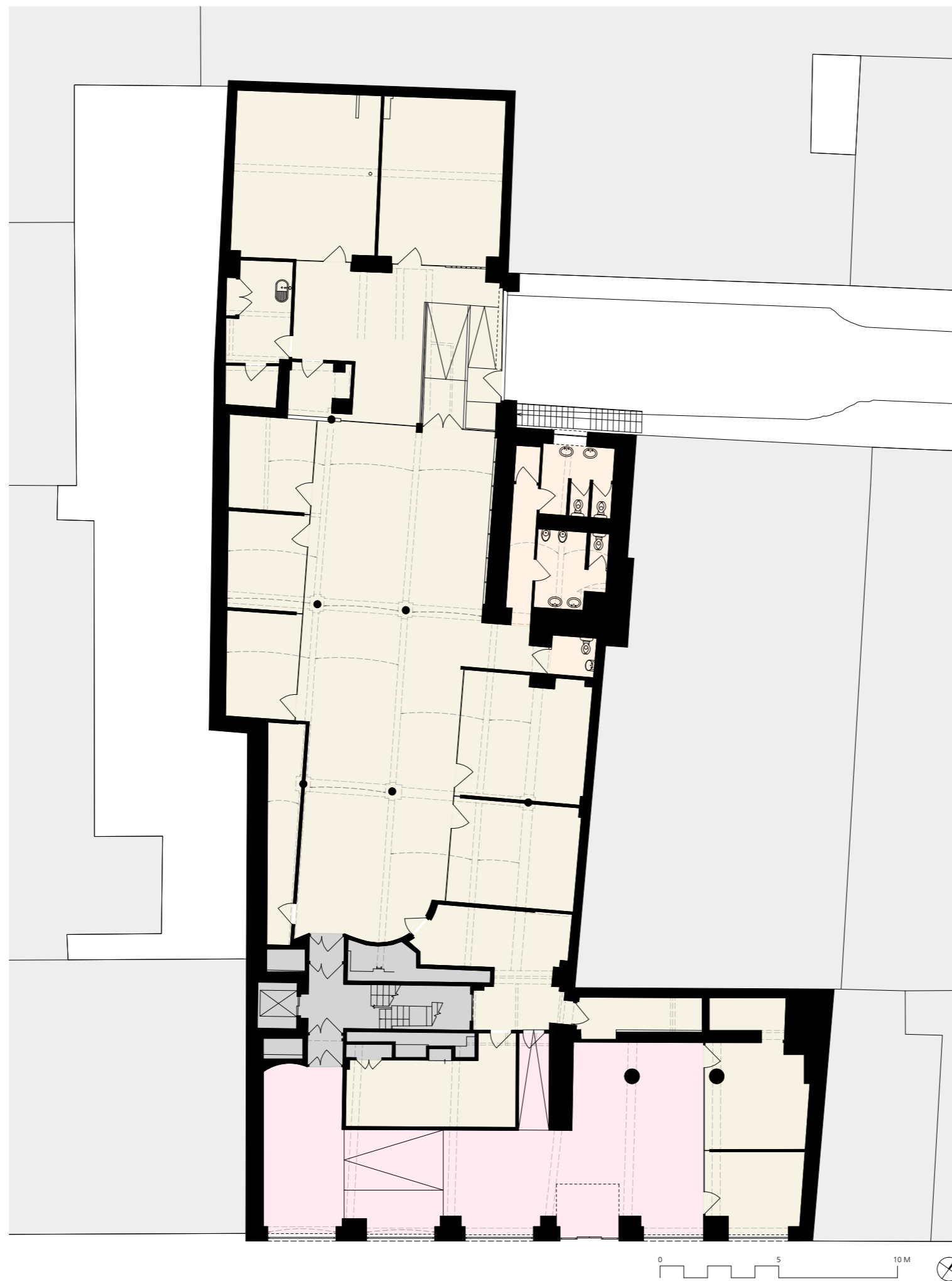
NIA / GIA
area sq m
0%
69%
79%
80%
70%
0%
71%

Core		WC		Reception	
area sq m	area sq ft	area sq m	area sq ft	area sq m	area sq ft
0	0	0	0	0	0
44	474	31	334	113	1216
58	624	28	301	0	0
58	624	29	312	0	0
27	291	9	97	0	0
0	0	0	0	0	0
187	2013	97	1044	113	1216

NIA / GIA
area sq m
65%
66%
89%
89%
87%
0%
81%

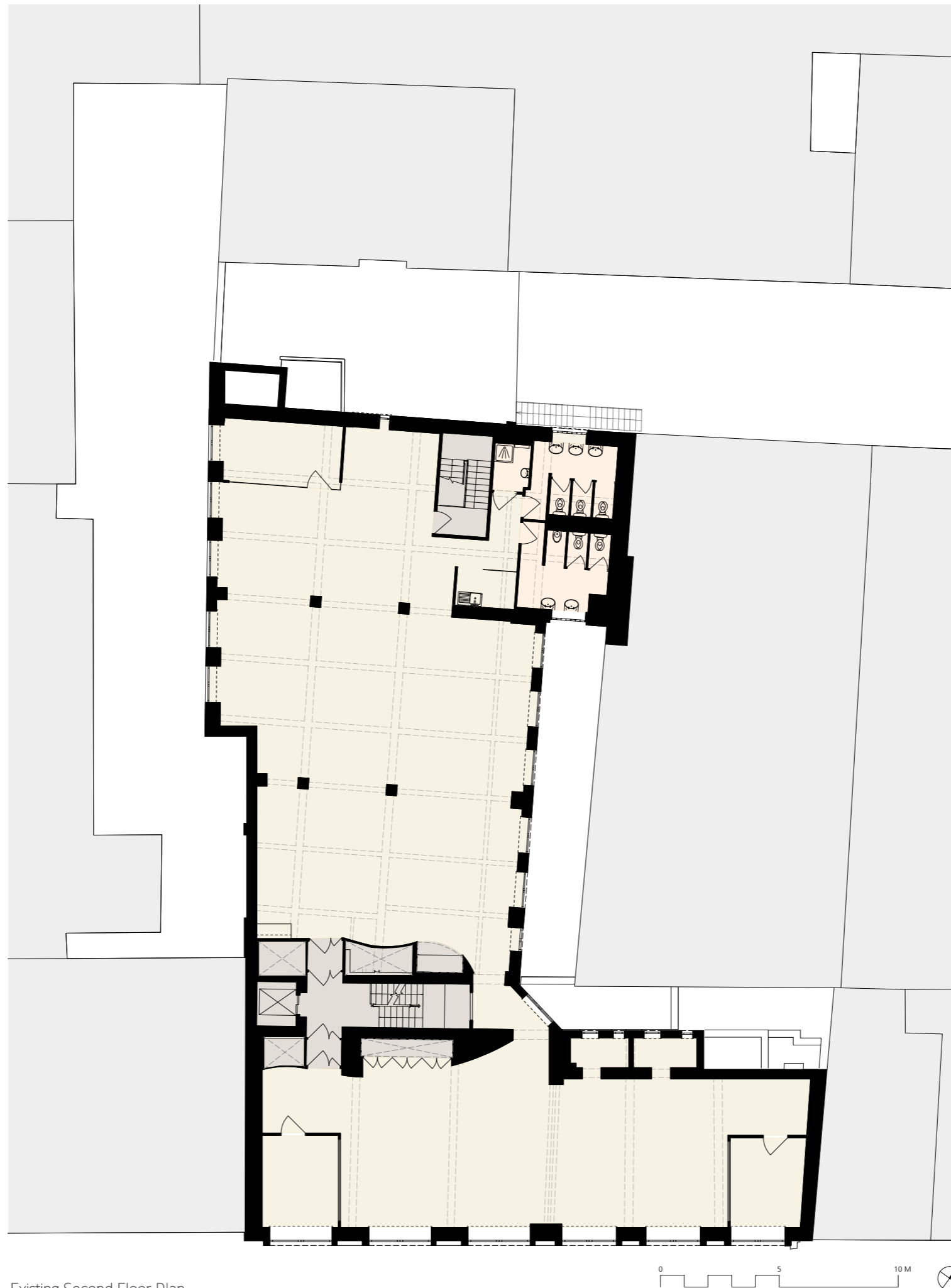
Core		WC		Reception		Retail	
area sq m	area sq ft	area sq m	area sq ft	area sq m	area sq ft	area sq m	area sq ft
14	151	11	118	0	0	0	0
41	441	18	194	73	786	91	979
36	387	18	194	0	0	0	0
36	387	18	194	0	0	0	0
36	387	15	161	0	0	0	0
0	0	0	0	0	0	0	0
163	1753	80	861	73	786	91	979

ALL AREAS INDICATIVE - SUBJECT TO SURVEY

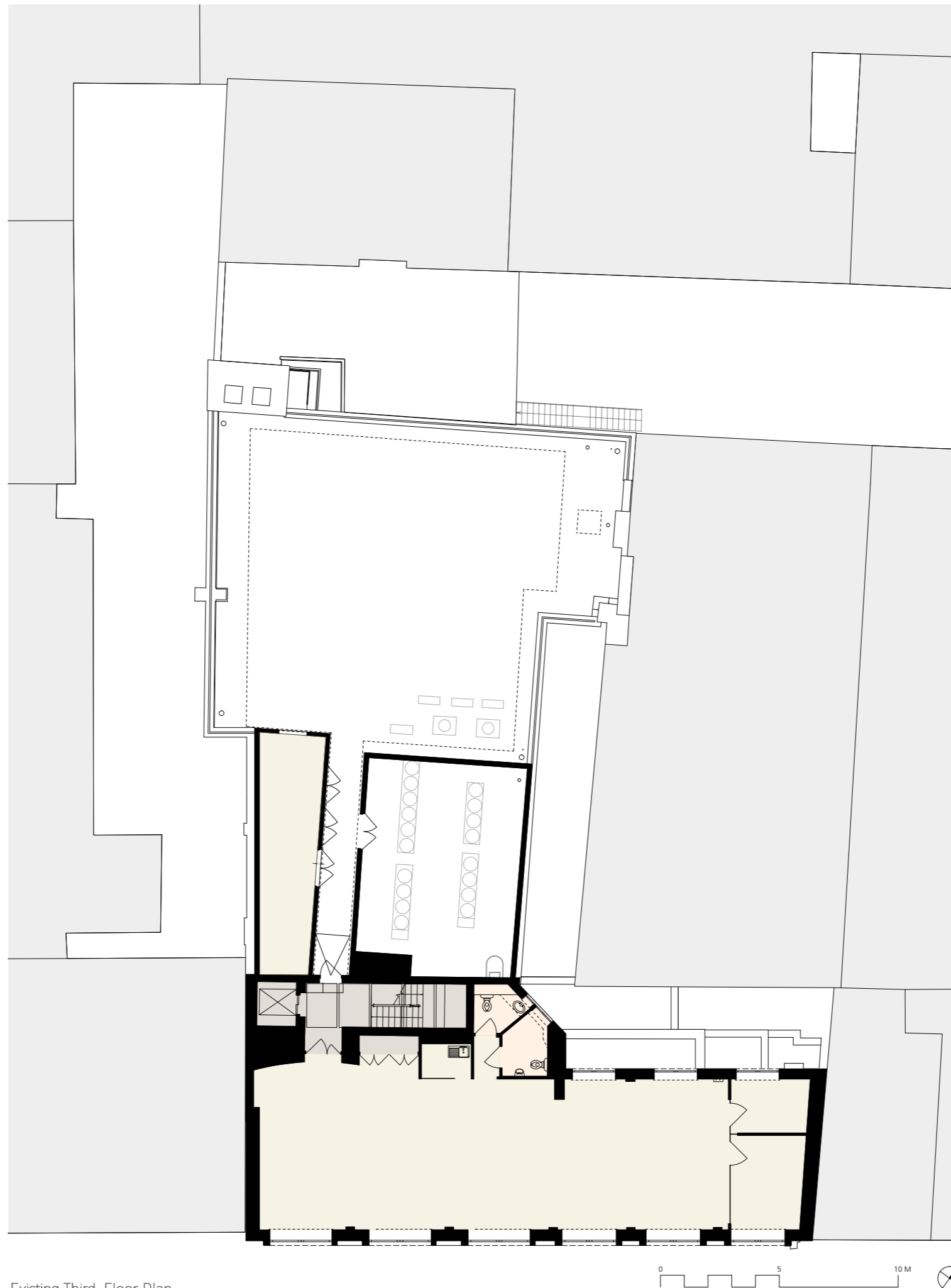


Existing Ground Floor Plan

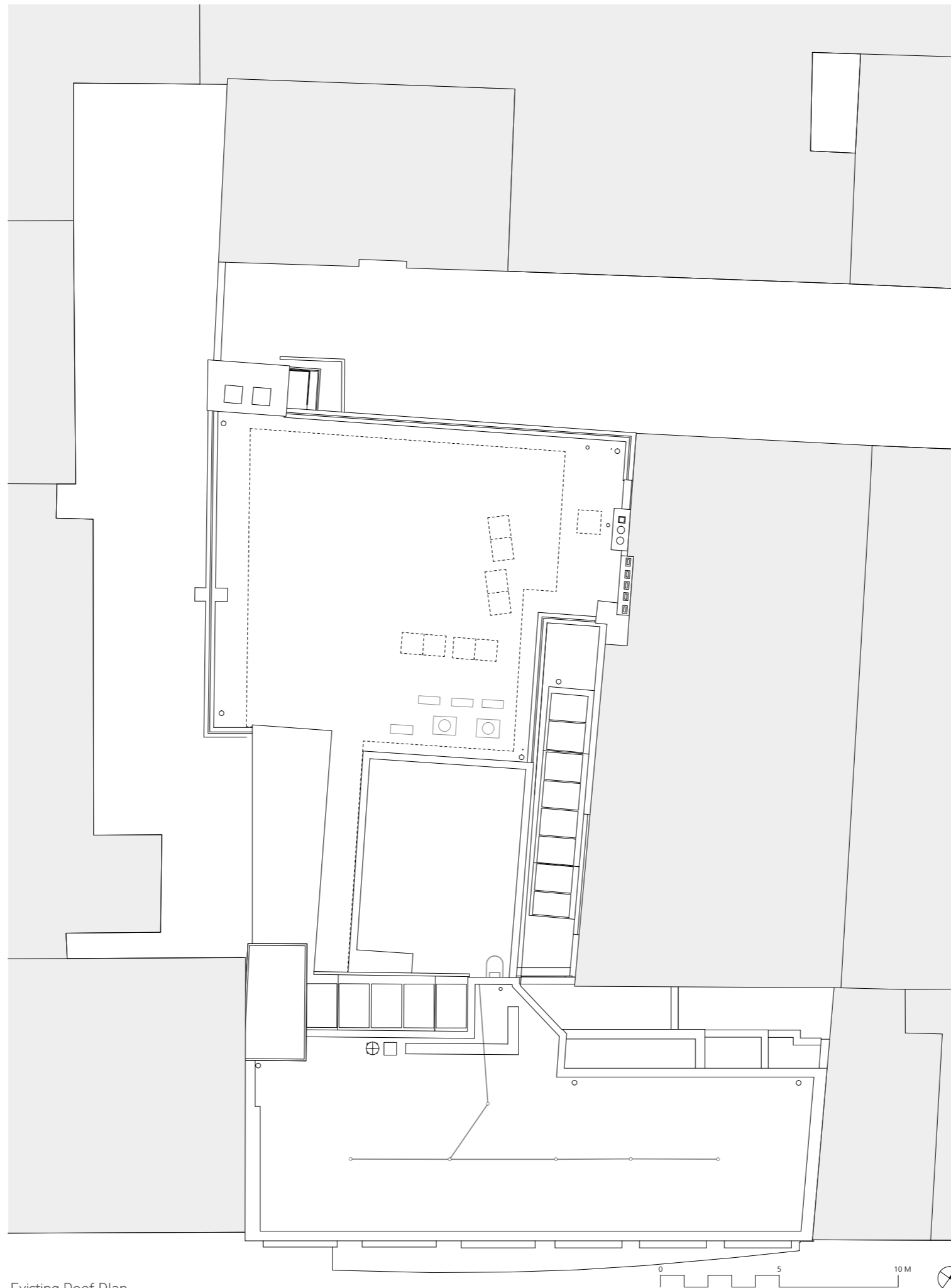




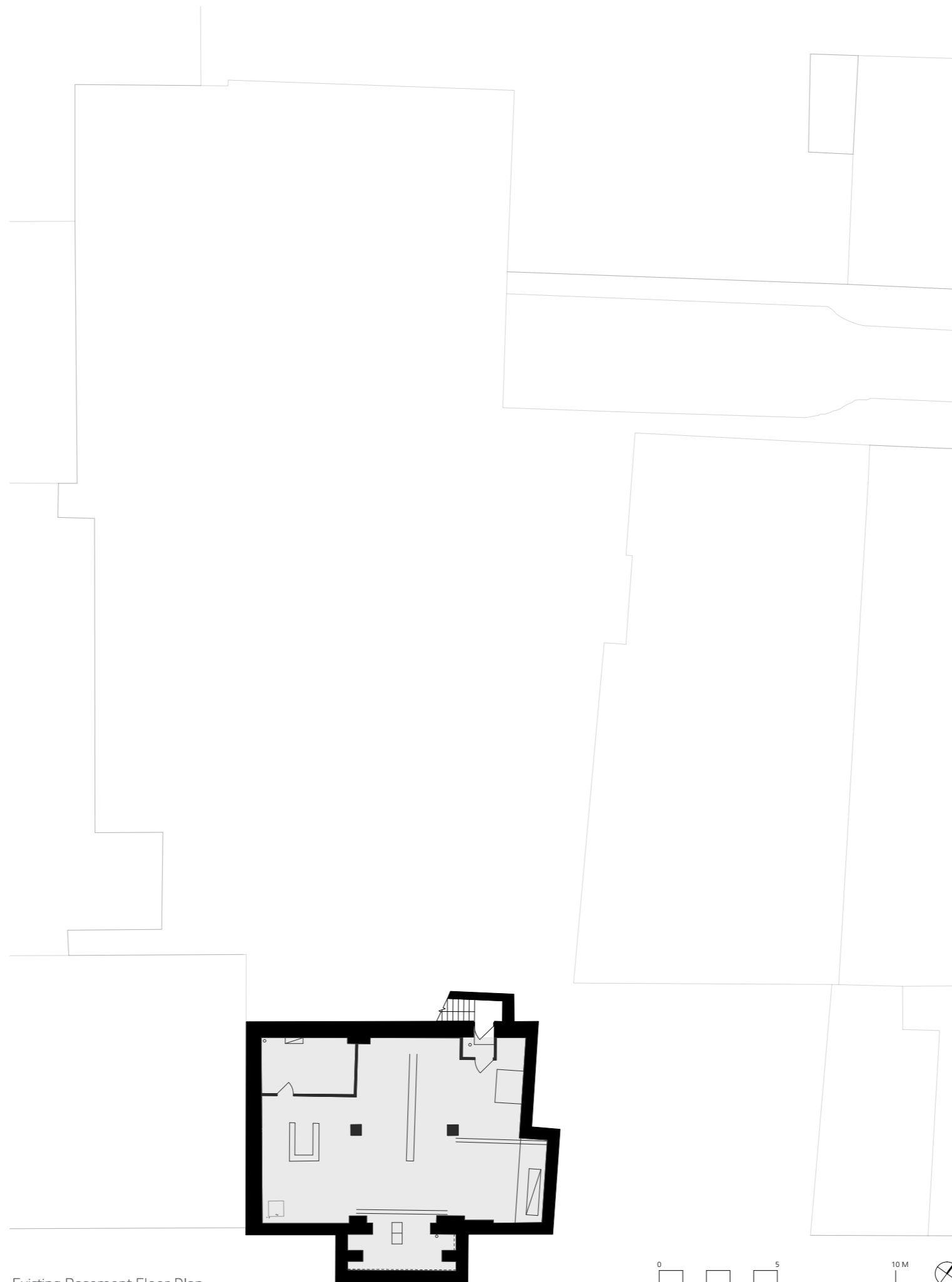
Existing Second Floor Plan



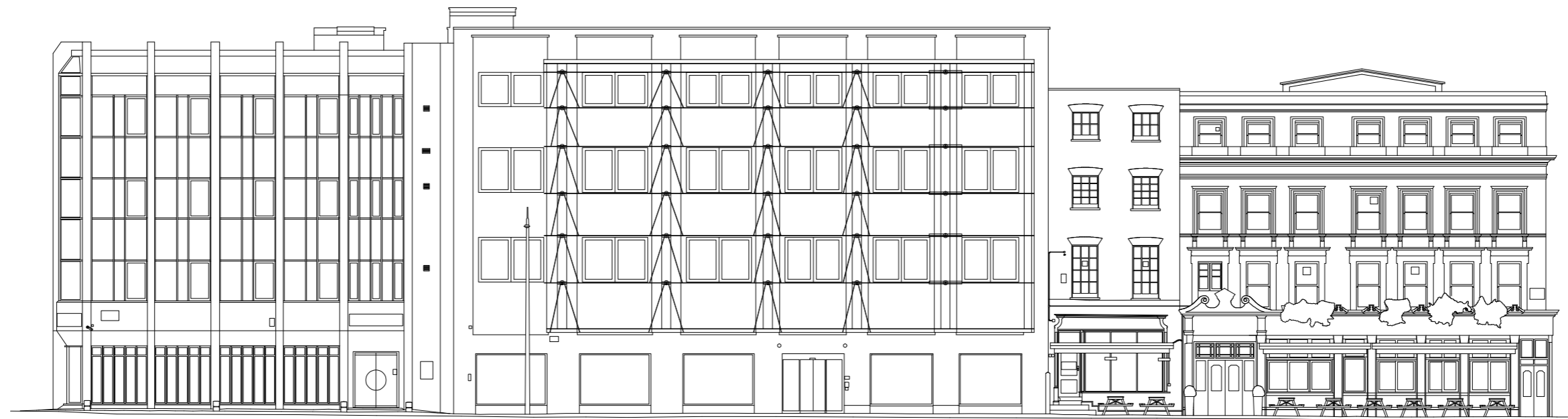
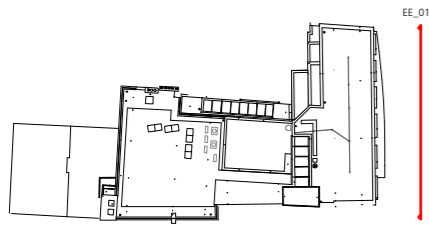
Existing Third Floor Plan



Existing Roof Plan

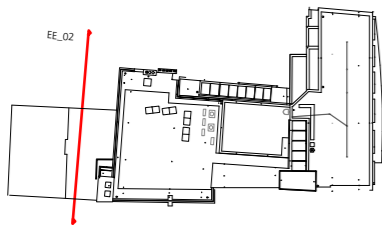


Existing Basement Floor Plan

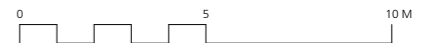


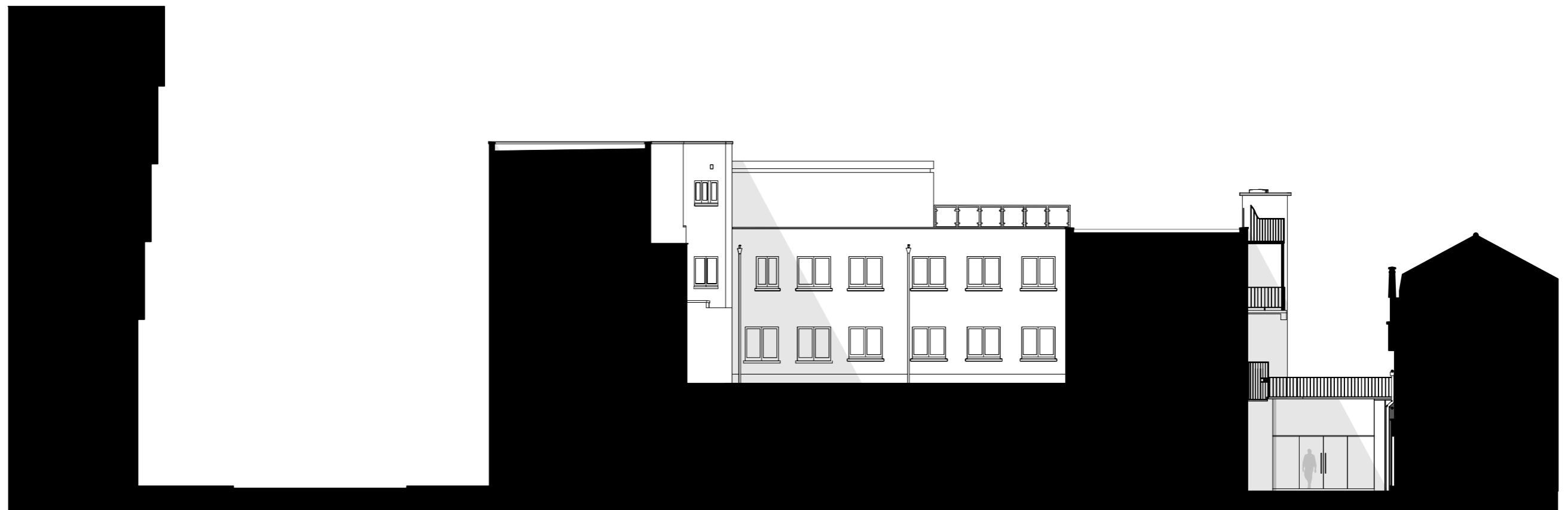
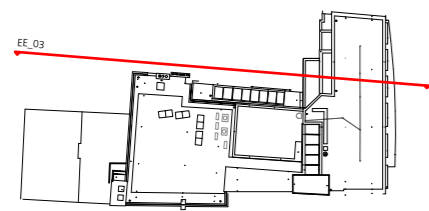
Existing Maple Street Elevation





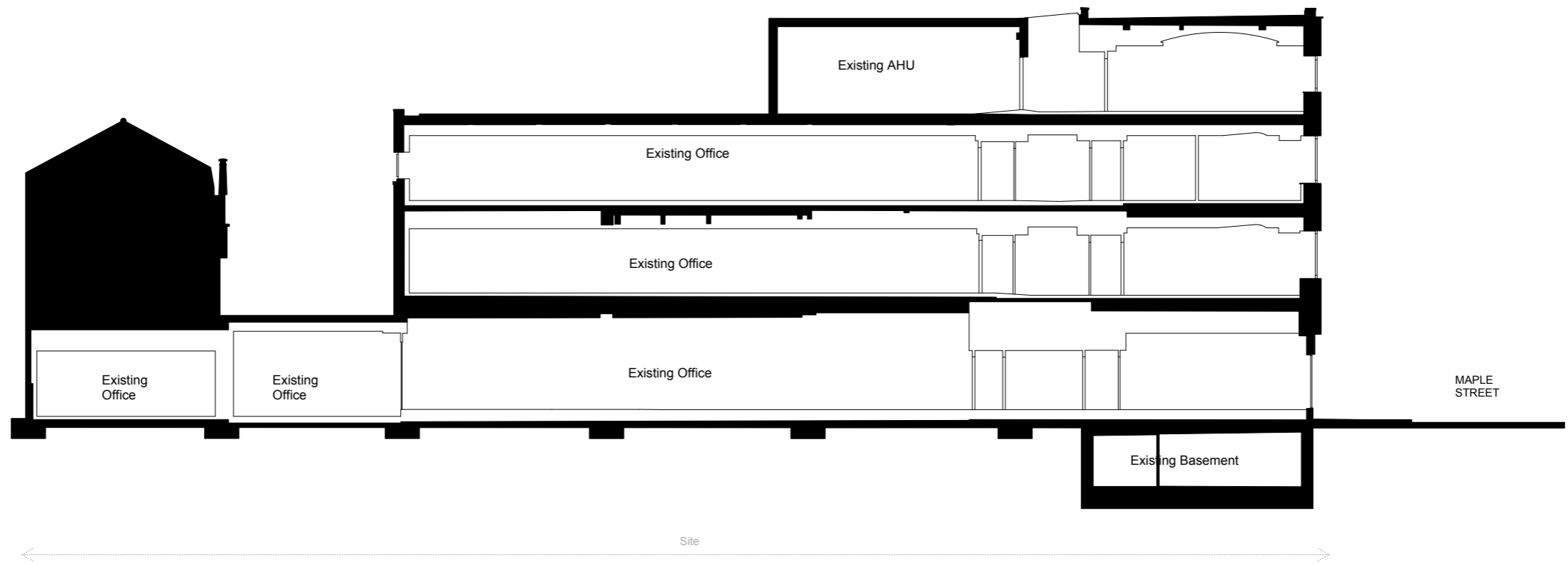
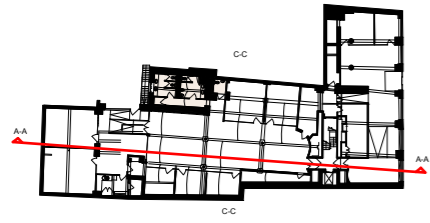
Existing Midford Place Elevation





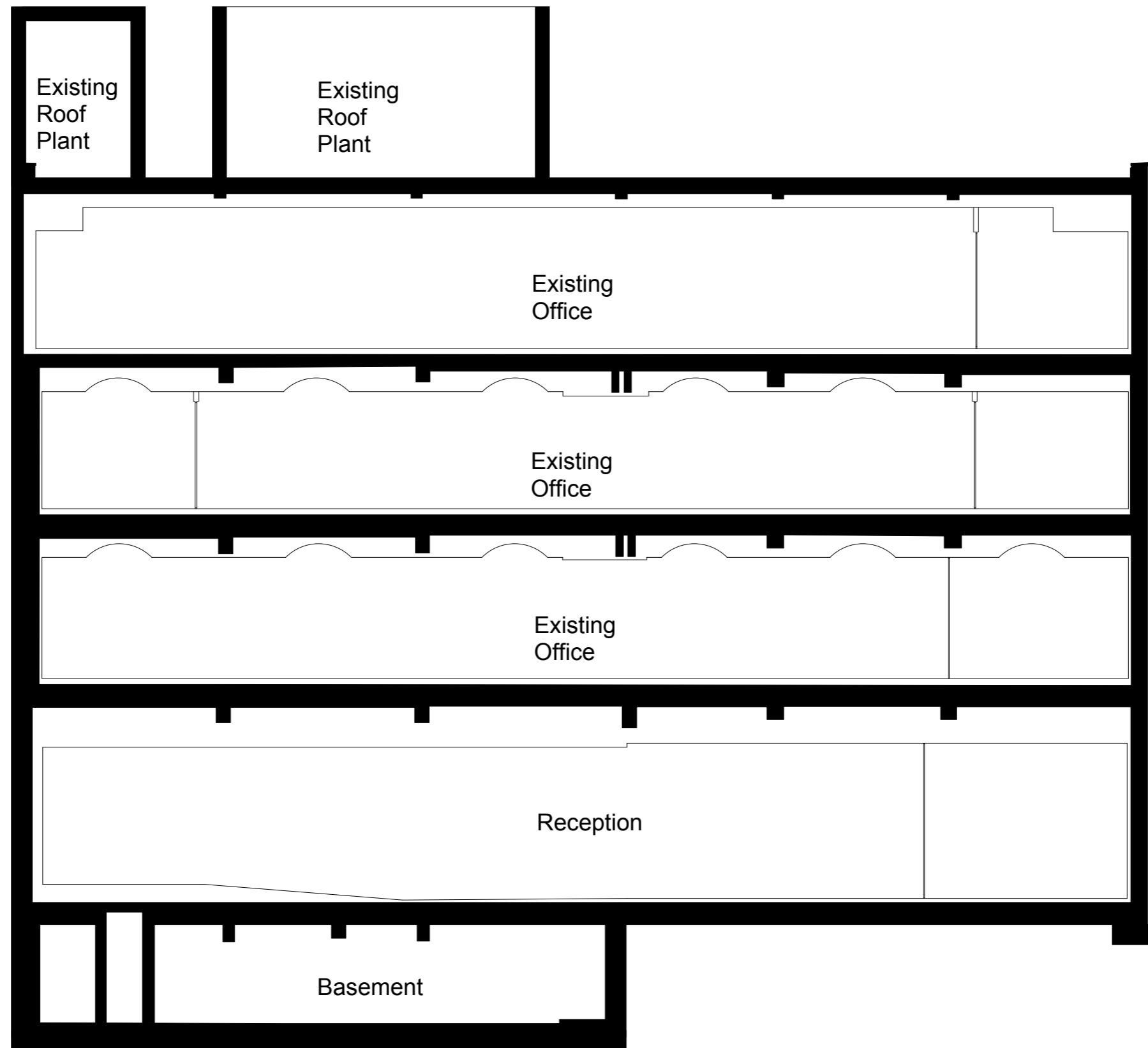
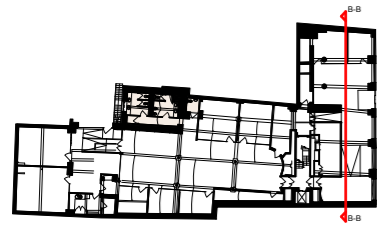
Existing East Sectional Elevation



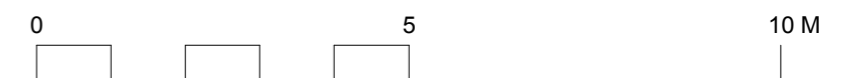


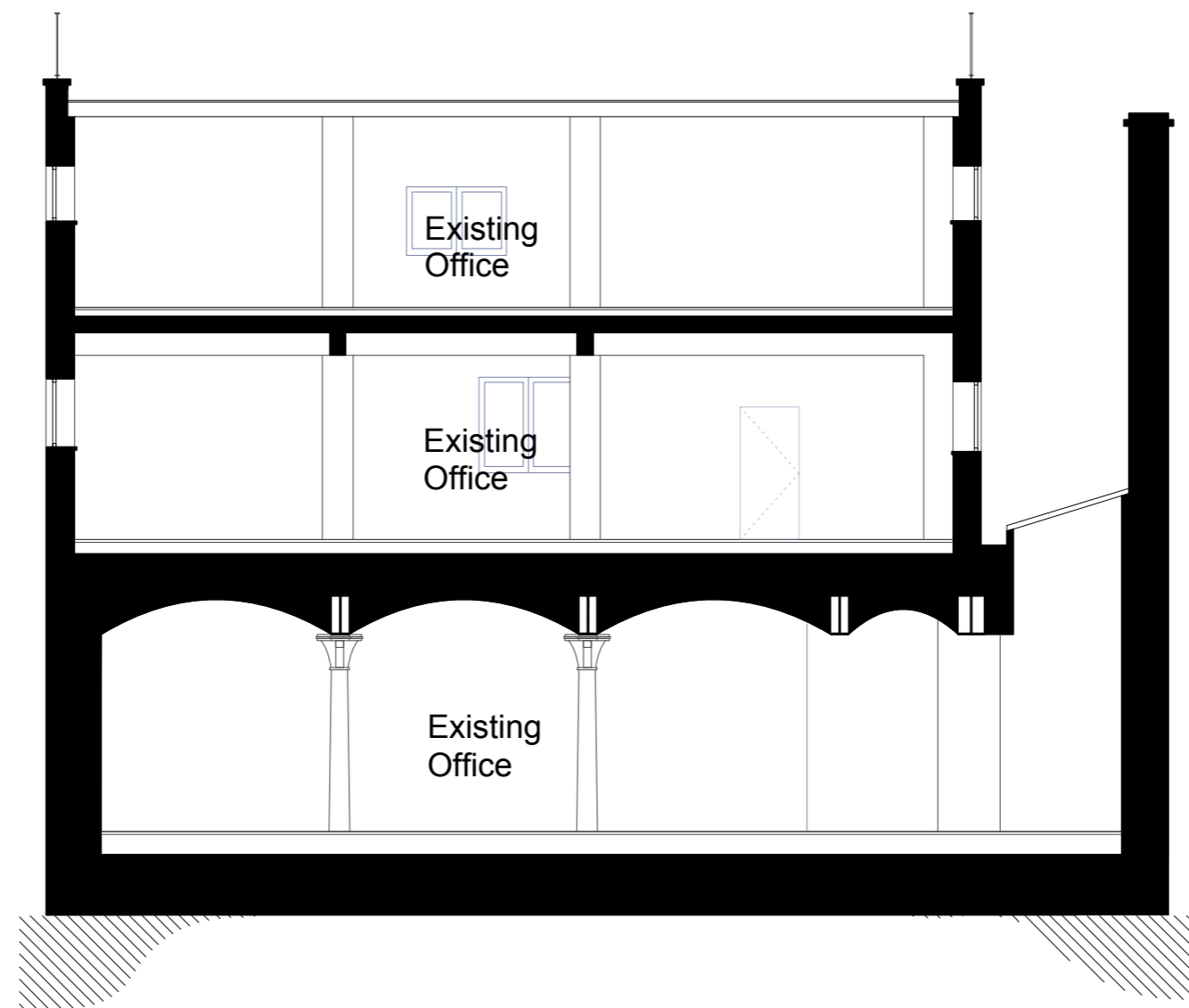
Existing Section AA



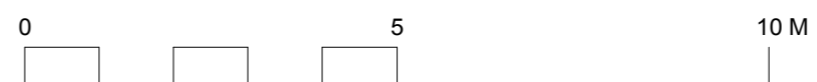


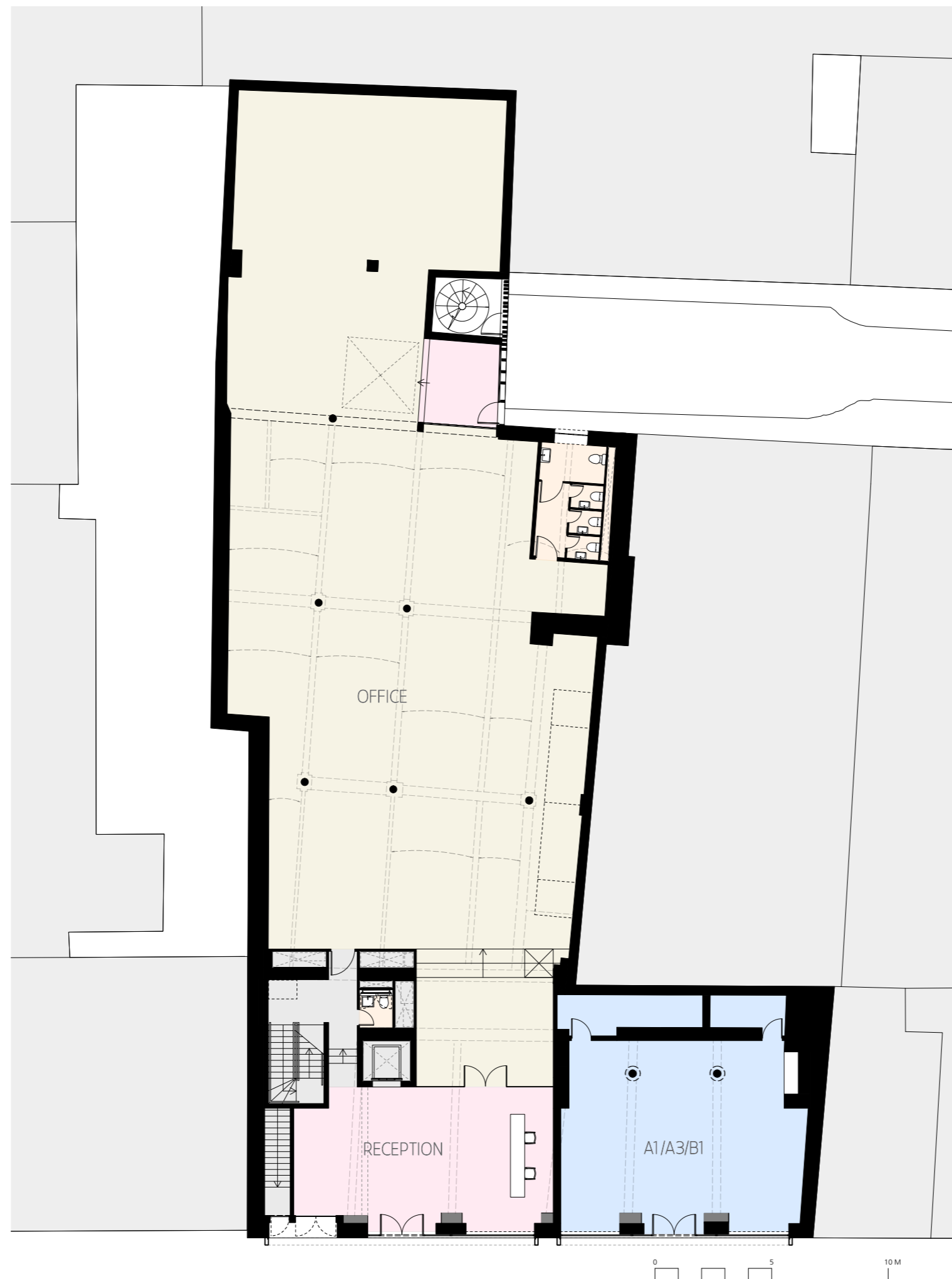
Existing Section BB





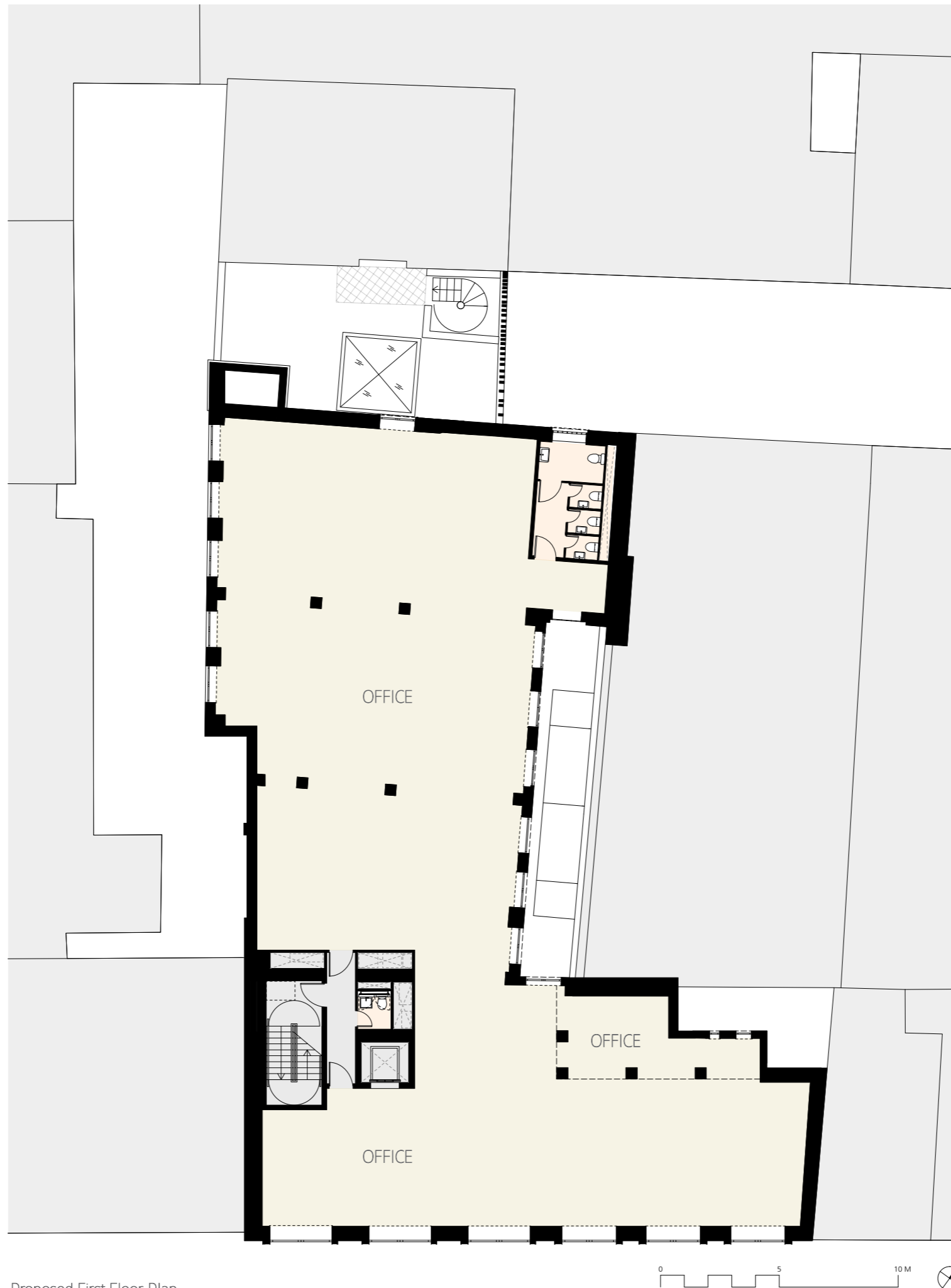
Existing Section CC



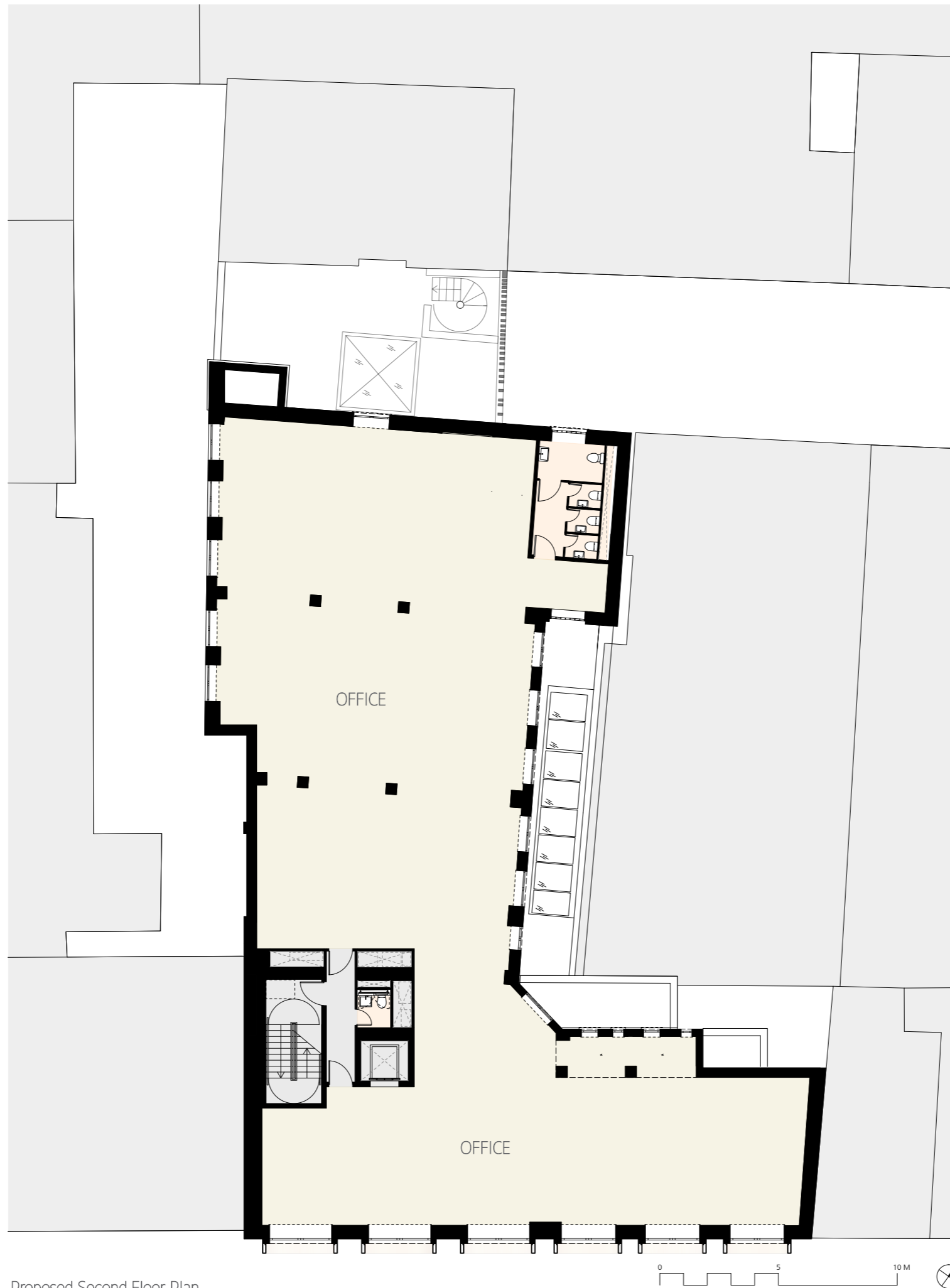


Proposed Ground Floor Plan

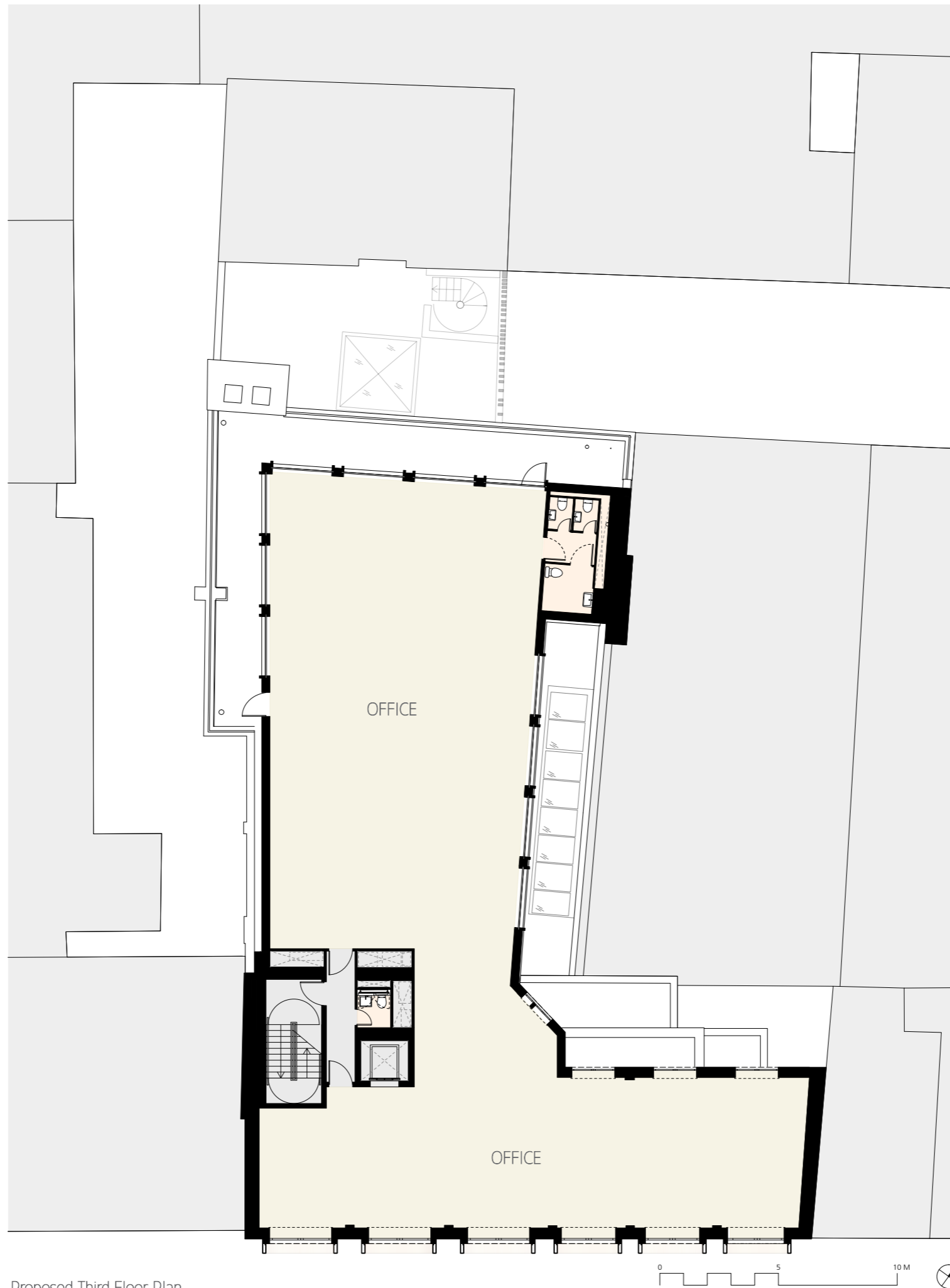
BuckleyGrayYeoman



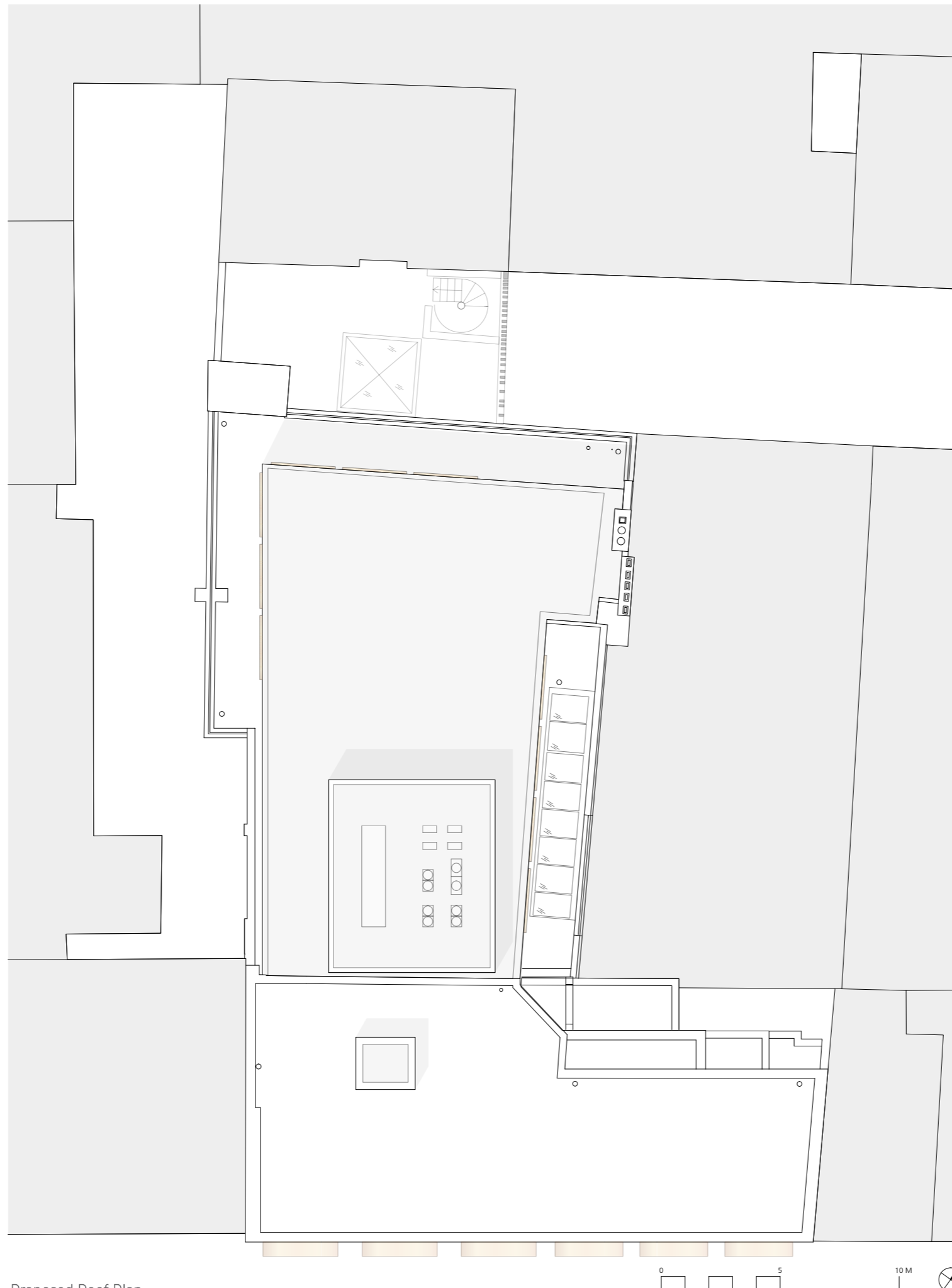
Proposed First Floor Plan



Proposed Second Floor Plan

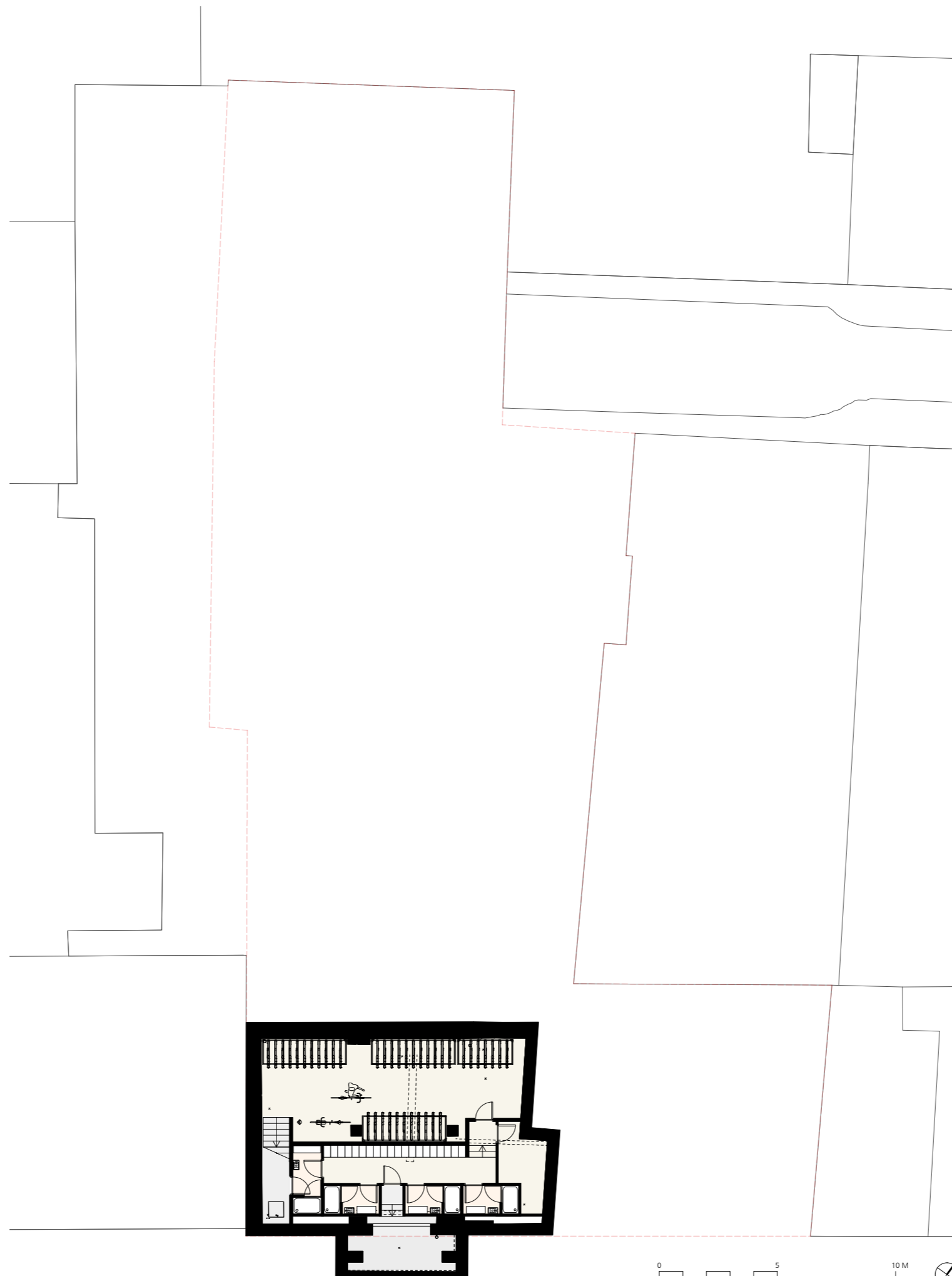


Proposed Third Floor Plan



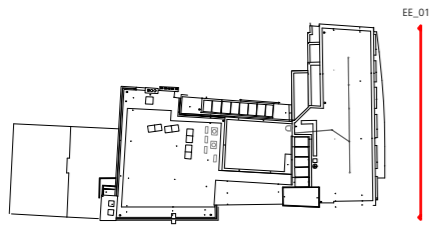
Proposed Roof Plan





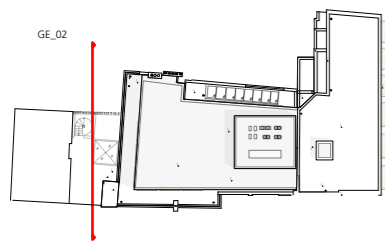
Proposed Basement Floor Plan





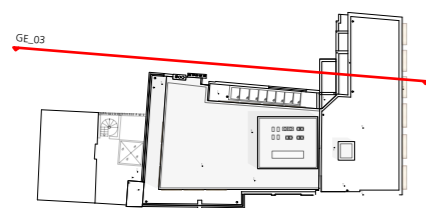
Proposed Maple Street Elevation



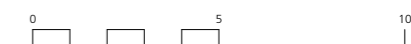


Proposed Midford Place Elevation





Proposed East Sectional Elevation



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