

Applicant:

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c/o Atlas Property
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Planning Consultant & Agent

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Site Address:

6 Coptic Street
London
WC1A

**H359_Coptic Street**

Design and Access Statement | Revision B

January 2016

HÛT

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1.0 The Project & Site

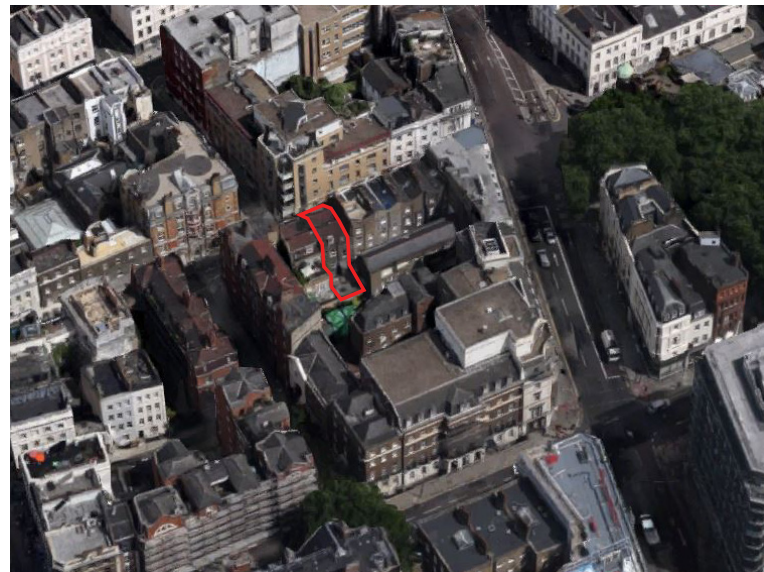
The Design & Access document has been prepared by HUT for review by Camden planning department.

The application site is located on the west side of Coptic Street. The property is not listed but is located within a Conservation Area.

The existing property that fronts Coptic Street is a 4 storey brick terraced property with two entrances; one to the front and one to the rear.

It appears that some extension and refurbishment works had been started by the previous owner; these were stopped following intervention by Camden, and the property was acquired by the current owner in a very poor state.







Front elevation



Rear elevation

3.0 Key proposals

Front:

- Replacement sash window in place of modern casement window - to match existing
- Mansard roof of traditional construction with tile hung face and timber framed sash window to dormer

Rear:

- Mansard roof of traditional construction with tile hung face and timber framed sash window to dormer
- Rear elevation wall raised with replacement traditional timber framed sash windows in place of existing poor quality casements
- Existing small closet wing to south party wall adjacent no.7 Coptic St removed and replaced with new enlarged brick element to north party wall, adjacent 5 Coptic St. This element features a chamfered corner to further ensure that the daylight to adjoining windows at no.7 is unaffected
- Replacement glazing to rear elevation at ground floor level to allow for greater daylighting and improved office accommodation

Existing Character and Appearance

The proposal is sensitive to the existing character, scale and appearance of the property and area. Care has been taken to ensure that the proposals are also in keeping with other recent additions to the street in order to maintain the existing character of the area. The choice of materials are sympathetic to the existing building.

It is felt that the alterations are in keeping with local precedent and Camden's Local Development Plans.

It is intended that the above proposals, whilst aiming to upgrade both the general standard and sustainability of the existing office building, take into consideration the surroundings in order to minimise any potential impact upon adjacent buildings and their occupants through a sensitive approach to scale, design and materiality.

Use

The property's existing function will remain as Office (class B1)

Access

The existing roads and footpaths will not be affected.

4.0 Policy, Pre-application Advice & Context

No formal pre-application advice has been received, however the proposal directly responds to points raised in the previous application 2013/5970/P

- Camden's core strategy
- National Planning Policy Framework

5.0 Conclusion

In summary, we feel that this proposal:

- Is a positive enhancement to the existing property
- Aims to conserve and build upon the nature of the area
- Is part of a sustainable development
- Is a positive enhancement to the area