DESIGN & ACCESS STATEMENT

Proposed Residential Development for 2 Houses
6 Stukeley Street | London | WC2B 5LQ

Introduction

This document describes the proposal for the demolition of a single storey white painted brick building and to develop two, 2 bedroom dwellings with a lower ground floor to each.

1. Existing Site

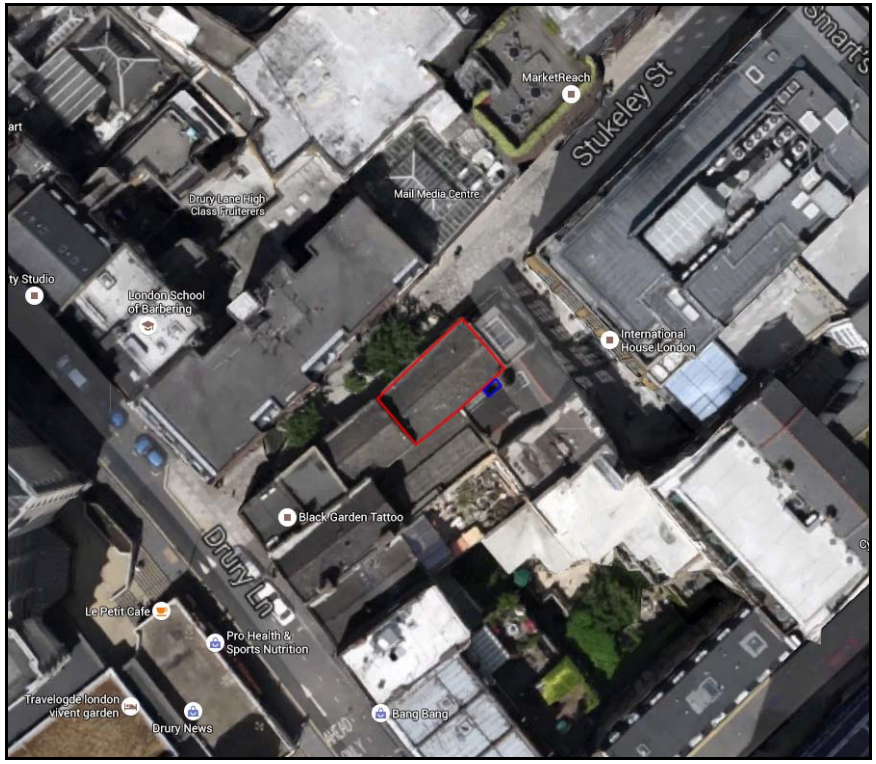

Fig 1. Google aerial view of the existing site highlighted in red with the shared light well in blue.

The property is located within a terrace (Fig. 2) and as noted is single storey with a natural slate pitched roof behind a parapet wall to the front elevation. The rear of the property shares a light well with the adjoining building to the rear and side (See existing plans / elevations and photos located with the document).

Fig 2. Street view of the building as existing (painted white brick) with neighbouring buildings.

The site is located within the Covent Garden Conservation Area (Bloomsbury), as highlighted in Fig. 3 below. The map was obtained from Camden Council Planning Search.

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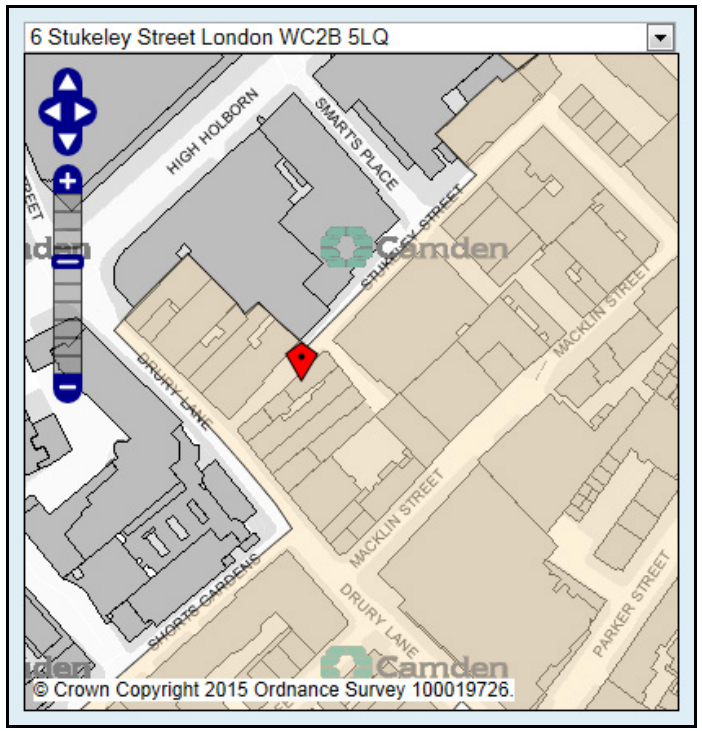

Fig 3. Application site shown to be in a Conservation Area (Accessed 15.06.15).

A search of the Camden Council Planning Search for Listed Buildings was undertaken to ascertain if the building was listed. Fig. 4 shows that the building is not listed or facing or adjacent to any other listed buildings.

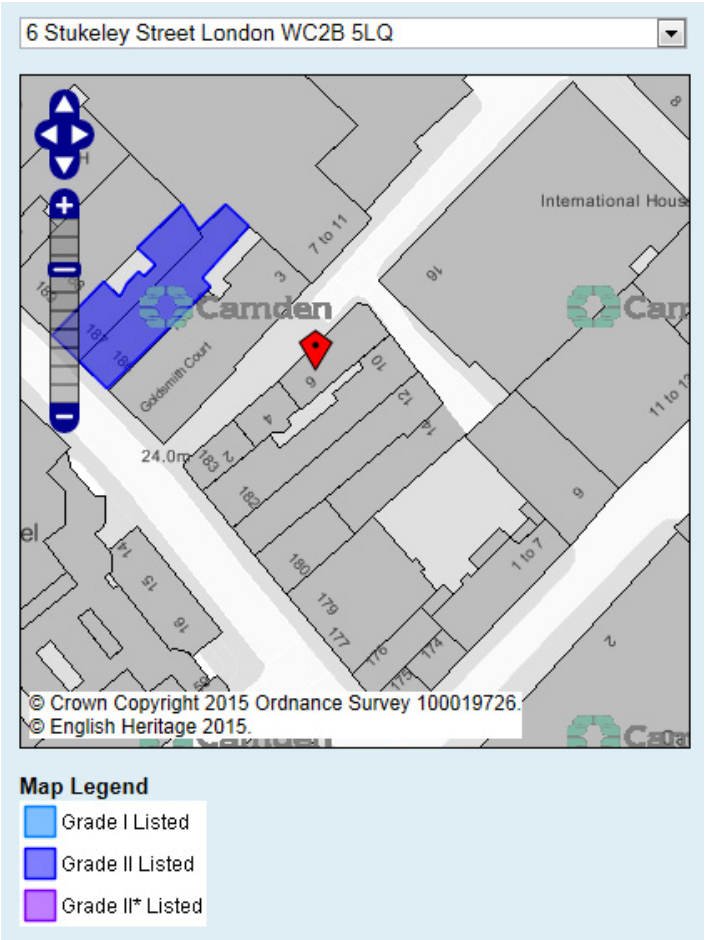

Fig 4. Application site / building is not listed (Accessed 15.06.15).

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2. Site Context

2.1. Stukeley Street & Surrounding Buildings

Stukeley Street is single access road, with the site located within a pedestrian section (no car access) with external street furniture (Fig. 5), narrowing down and leading to Drury Lane between the properties of 183 and 184 Drury Lane as shown in Fig. 6.

Fig 5. View of Stukeley Street towards Drury Lane with the application site located on the left.

Fig 6. View of Stukeley Street from between 183 and 184 Drury Lane showing the pedestrian nature of the street.

Fig 7. Existing elevations from 8 to 2 Stukeley Street.

The immediate buildings either side of the application site (8 and 4 Stukeley Street) are between 2 and 3 storeys (Fig.7). 8 Stukeley Street is finished in a London brick with a natural slate mansard. 4 Stukeley Street is again finished in brick, however painted white with a natural slate roof.

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Fig 8. Existing elevations opposite the site (1-7 Stukeley Street)

Directly opposite the site is a mixed use development consisting of commercial units at ground with residential above (Fig. 8). These are 5 storeys high, and span from 1 to 5 Stukeley Street with a 1.5 storey element at 7 Stukeley Street. Within the immediate locality, further along Stukeley Street, the majority of buildings are of 5 storeys (Fig. 9).

Fig 9. Buildings further along Stukeley Street of 5 storeys.

As noted, the application site bounds a shared lightwell and is shown in Fig. 10 below. As part of the application, this lightwell is to remain. Within this lightwell, the rear brick is also painted white and above this, the brick remains as per its finish. Further high level windows to the building also face over this lightwell and across the rear of the building finishing below the eaves.

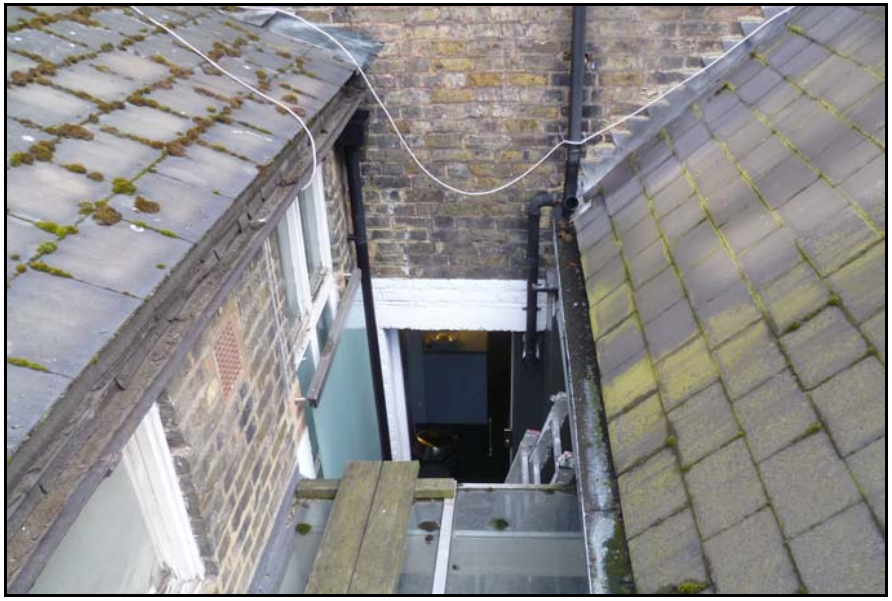

Fig 10. Photo to show the shared lightwell to the rear of the building.

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3. Design Proposals

This proposal seeks to demolish the existing building (6 Stukeley Street) and to develop 2 new houses of 3 storeys with a lower ground floor each. The proposal is within the confines of the existing footprint and over provides a generous size and layout for a 2 bedroom 4 person house. The sizes of the houses are noted below and exceed the London Design Space Standards:

House 1: 109.5 m2
House 2: 103.6 m2

The mass of the building has been taken into account through the development of the scheme in order to respond to its context and thus the height has been kept within 3 storeys with the top being a mansard to follow the design of 8 Stukeley Street.

3.1. External Appearance and Materials

The external appearance and materials have been directly influenced by the site context and architectural styles whilst creating a contemporary design that enhances the conservation area. Firstly, the overall height of the building as noted is kept within 3 storeys with a flat topped mansard to continue to the street elevation from 8 Stukeley Street which turns the corner. Our proposal naturally leads into this 'bookend' and thus provides a key datum to follow. Likewise, the window heights and thus floor levels were considered not only to ensure generous floor to ceiling heights internally but also respond to the adjacent elevations in order that the window heights do not jut out of order significantly.

Fig 11. Proposed Front Elevation

The front elevation is finished in a white glazed brick in keeping with the existing colour, however the glazed brick provides a contemporary twist and would reflect light through this pedestrian street. The lower bricks from the line of the mullion of the front window are stacked bricks of the same specification, adding architectural interest. The sills are also finished in glazed brick, however a special half round bullnose brick is to be utilised to create a sharp and clean finish to the front elevation.

A powder coated metal 'C' section is to be used as the window head across the front door and ground floor windows to the front elevation. This mimics the style of the neighbouring properties providing a banding. Below this is a full glazed powder coated metal window to the living room and a lower set of windows providing light into the lower ground floor. The front door is to be of hardwood timber with vision panel and fanlight, which further takes accents from the surrounding architectural style.

The windows to the first floor are placed in line with the ground floor windows and doors equally split across the elevation to create an elevation that is well proportioned. As these windows are fully opening, a frameless glass balustrade is shown to adhere to the Building Regulations;

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however the frameless proposal means that its introduction is not obstructive to the clean and sharp lines. The spacing of these windows is carried through to the position of the windows within the mansard, tying in these 2 elements. The mansard is set back behind a masonry capped parapet wall, finished in natural slates to match the mansard adjacent. A central spine wall between the 2 new proposed houses is also taken up through to create a clear division between them and to continue the rhythm along this street scene.

New rainwater goods are proposed to the front elevation, finished in painted / powder coated glavanised metal. The positioning of the rainwater goods further accentuates the '2' houses and proportionately breaks the width of the proposal into smaller widths more in keeping with the local style.

Fig 12. Proposed Rear Elevation

The rear elevation (Fig 12. Above) takes the form and style from 8 Stukeley Street, extending the flank wall across the proposal. The brick proposed to the rear elevation is to match as closely as possible the neighbouring building to tie this into the existing, whilst the lower proportion within the lightwell is to be white painted as existing or glazed brick. New windows are proposed within the openings into the lightwell with higher level windows to all other floors of the proposal. These windows serve the hallway and bathrooms. The bathroom windows will be opaque to aid privacy.

Fig 13. Proposed Rear Elevation

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The proposed sections show the formation of the proposal and how the windows are positioned to maximise light into the dwelling. The lower ground floor gain light and ventilation through the proposed windows to the front elevation, with internal seating to the living room. Bathrooms, storage and wardrobes are placed to the rear of the building. The flank walls to the mansard follow the pitch line and finish in line with the neighbouring building.

3.2. Internal Layout

The internal layout has been efficiently planned to create a central core with living accommodation off to one side and services and storage to the rear. The plan allowed for the creation of a logically and architecturally visually considered elevation whilst maximising space internally.

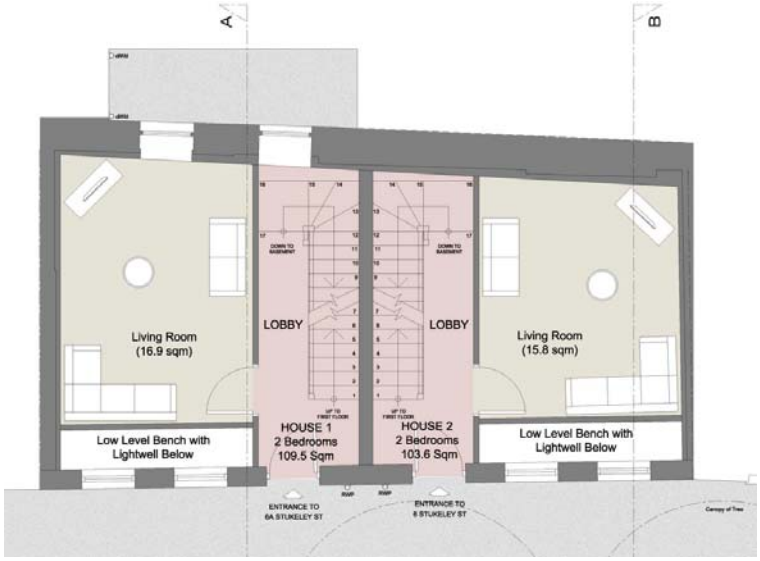

Fig 14. Proposed Ground Floor Plan

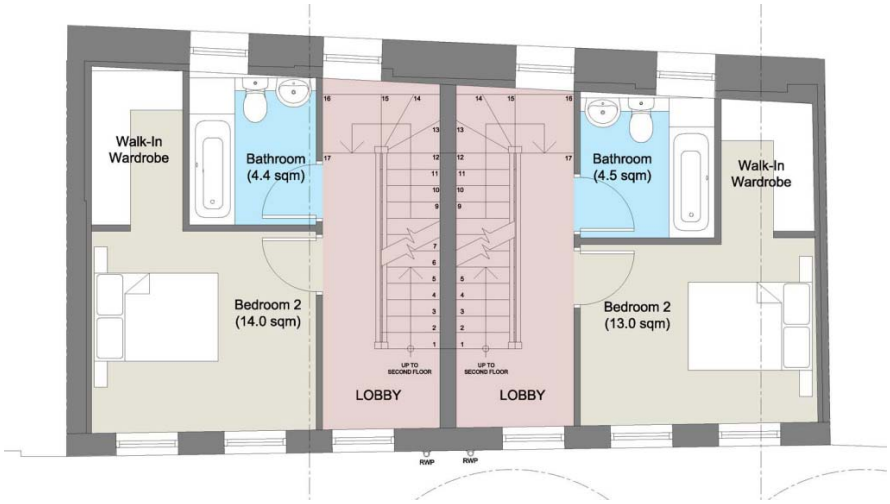

Fig 15. Proposed First Floor Plan

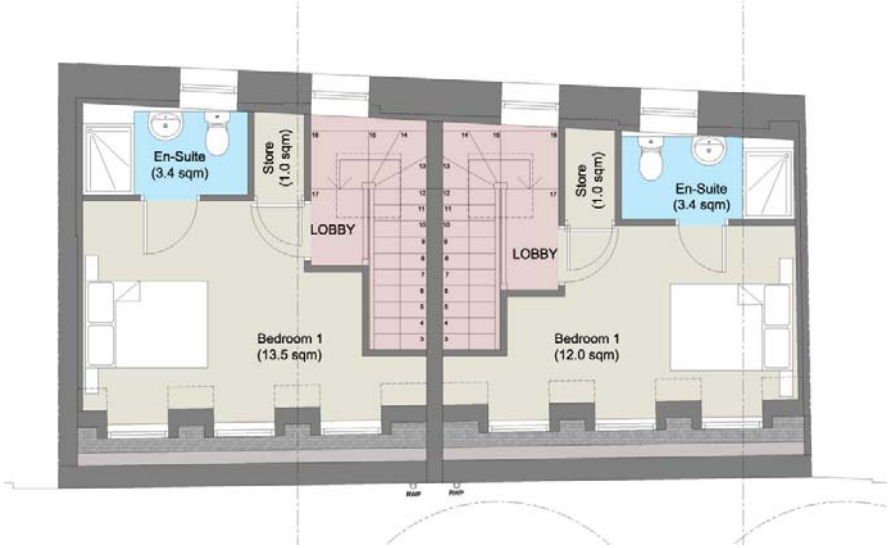

Fig 16. Proposed Second Floor Plan

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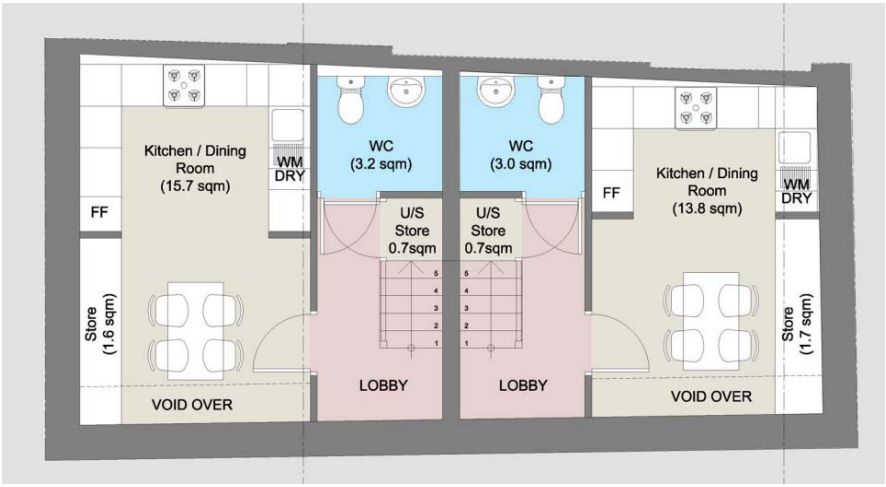

Fig 17. Proposed Lower Ground Floor Plan

The spaces provided exceed the minimum space standards for residential developments, using the London Plan as a benchmark and therefore each of the rooms have generous proportions. The ground floor provides an entrance lobby with stairs, leading off to the living room. The lower ground floor contains the kitchen and dining room, WC and 2 stores. The first floor has a double bedroom, bathroom and a walk in wardrobe and the second floor within the mansard provides a further double bedroom, en-suite and store.

We have considered sun and daylight issues and believe all flats have good aspect as well as a generous amount of light coming in from well-placed windows. We have further included a sun and daylight report with this application. By strategically locating windows to the rear, we have limited overlooking and privacy issues. The second floor mansard (Fig. 16) does not include floor area below 1.5m head height, and achieves the minimum floor area for both houses.

Considering the characteristics of the area and taking into account that it is a demolition and re-development for the whole site as the existing footprint, amenity space has not been provided. However this is a common aspect of the majority of the properties that surround the site and there is a local park (Lincoln Inn Fields) which is approximately 0.4m from the site.

4. Refuse facilities

Refuse collection is to remain as existing.

4.1. Secured by Design

4.1.1. All flats doors set to be BS Pas 24.

4.1.2. All windows to be fitted with opening restrictors or sash stops.

4.1.3. External lighting shall be incorporated for the new residential entrances.

4.1.4. The communal access door set to flats will be BS PAS 24 rated and fitted with an audio and video control access panel and fob control. Twin electro magnets rated to a minimum of 2000 lbs total holding force will be used within the new door entrance.

4.2. Sustainable Building Design

At this current stage in design, we have allowed for the following measures to be considered:

4.2.1. Sustainable Water management

Water efficient WC's, taps and showers can be installed within the new private residential units. These include shower and tap systems which

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restrict the amount of water flow thus enabling users to decrease the amount of water required.

5. Specific Access Issues

5.1. Car Parking

The proposed development will be a car free and residents / users will not be offered access to the controlled parking zones. Furthermore the site lies within an area with excellent location in terms of accessibility to public transport.

The site is situated in the highest PTAL (Public Transport Accessibility Level) rating of Level 6b, as indicated via TFL Planning Information Database.

5.2. Public Transport

The site is located within minutes walking distance from Holborn Underground station and slightly further to Covent Garden underground Station. Furthermore, local roads are serviced regularly by bus routes connecting with other areas in Central London and the surrounding town centres.

As noted above, the site lies within the highest PTAL rating of Level 6b meaning that access to public transport is high.

Other alternative means of public transport include black cabs, which are commonly found along the surrounding roads.

5.3. Pedestrian Approach

Stukeley Street is easily accessible by foot from the surrounding tube station and bus stops.

6. Basement Assessment

The brief assessment below addresses Camden Planning Guidance CPG4 and Development Policy DP27 which require a Basement Impact Assessment (BIA) to include a non-technical summary of evidence which will show that basement developments do not:

- cause harm to the built and natural environment and local amenity;
- result in flooding; or
- lead to ground instability.

And demonstrate by methodologies appropriate to the site that schemes:

- maintain the structural stability of the building and neighbouring properties;
- avoid adversely affecting drainage and run-off or causing other damage to the water environment; and
- avoid cumulative impacts upon structural stability or the water environment in the local area.

In this case the eveidence compiled by Croft Structural Engineers and associated hydrological, land stability and movement analysis/ reports indicates:

6.1 The proposal would not adversely effect the structural stability of neighbouring buildings. The ground movement during the temporary excavation stage is given as slight to moderate.
6.2 The proposal would not adversely effect drainage and the water environment. The proposal is not in a flood zone.
6.3 The proposal would not effect the amenity of neighbouring buildings. It would not effect a Construction Management Plan of the normal type

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and despite some disturbance this would not be out of the ordinary for a project of this kind. Please refer to the section on CMP in the Planning statement for further details.
6.4 There are no open spaces or trees on or adjacent to the site and basement works would therefore have no impact on these.
6.5 The basement will not be visible from the street scene and would not adversely effect the setting of the property or the character of the area. Please refer to the Planning and Heritage Statements.
6.6 This basement assessment is a non-technical summary of the BIA and associated analysis/ reports submitted with this planning application.

7. Conclusion

This document describes the proposal for the demolition of an existing building within a conservation area and the development of 2 new houses within the existing footprint and a new lower ground floor to each. This proposal will provide 2, 2 bedroom 4 person properties.

The scheme has been developed with reference to its setting and context whilst the selection of materials has been considered to add a contemporary element to the front façade whilst taking accents from the existing building. The scale and mass has been taken into account to ensure that the proposal does not dominate the street scene, but to enhance and contribute to the conservation area whilst providing essential residential housing.

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