

28 July 2016
JMD to LBC

Ms E Quigley
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Dear Ms Quigley

24 - 26 HANWAY STREET, W1

Further to your pre-application response (Your ref: 2015/6836/PRE) and on behalf the freeholder, Tor Holdings Ltd, I submit a planning application for alterations, erection of an additional floor and part change of use to a mixed use scheme of B1 and residential accommodation.

I enclose:

- Planning application form and Certificate A.
- Location plan, existing and proposed plans, section and elevations.
- Design and Access Statement.
- Daylight and Sunlight Assessment.
- Completed CIL form

The application fee of £965 (£385 X 2 residential units + £195 for office increase less than 40 sq m) paid directly online.

1. SITE AND SURROUNDINGS

24 – 26 Hanway St comprises a five storey office building from lower ground to third floors in use by a film production company. It dates from the 1970s with facades to both Hanway Street and Hanway Place. The main entrance is from Hanway Street with access and a garage to the rear at Hanway Place. There are balconies to Hanway Place at second and third floor levels and set back maintenance structures on the roof. Relevant planning history is:

1996: Planning permission granted for alterations to ground floor comprising the replacement of sliding folding garage doors with new fenestration (not implemented).

1996: Planning permission granted for the erection of conservatory to existing north elevation second floor balcony (not implemented).

The site is located within the Central London Area, the Fitzrovia Area Action Plan area and the Hanway Street Conservation Area. The building is not statutorily or locally listed. The Hanway Street Conservation Area Appraisal identifies the building as a neutral contributor to the conservation area.

2. THE PROPOSED SCHEME

The proposed scheme comprises refurbishment throughout and:

- Basement and ground floor to be combined to remain as offices. The existing double garage will be changed to provide usable office space and parts of the ground floor slab cut away to bring light into the basement. This could be a self contained office suite entered from Hanway Place..
- First and second floors maintained as offices, accessed from Hanway Street.
- Change of use of third floor from offices to residential and erection of new fourth floor to create two apartments, 1 X 1 Bed and 1 X 2 Bed, both accessed from the existing entrance on Hanway Street.
- New windows to Hanway Street.
- New windows to Hanway Place; glazed additions to second and third floor terraces.
- Seven cycle spaces.

Existing B1 Floorspace

	Sq M GEA	Sq M Net
Third Floor	126	89
Second Floor	153	112
First Floor	174	132
Ground Floor*	122	77
Basement*	110	74
Total	685	484

Proposed B1 Floorspace

	Sq M GEA	Sq M Net
Second Floor	176	134
First Floor	175	133
Ground Floor	174	100
Basement	185	157
Total	709	524

Proposed Residential Floorspace

	Sq M GEA	Sq M Net
Fourth Floor	101	74
Third Floor	138	105
Total	239	180

Note: *Ground floor garage and basement with head height of less than 2m excluded.

3. RESPONSE TO PRE-APPLICATION ENQUIRY REF 2015/6836/PRE

Offices

In your response, you advised that:

"Although the proposal would result in the loss of 32 sq. m of floor area this is considered modest in comparison to the overall office floor area that would be retained. Consequently this small loss in floorspace is considered acceptable in this instance."

Notwithstanding, the proposed scheme is refined so that there is no longer any loss of offices.

An increase of B1 Offices is now proposed: + 24 sq m GEA (+ 40 sq m NIA).

Residential

You advised that:

"In line with the above, your proposal does not strictly comply with the policy DP5 and we would have a strong preference for one of the new units to be a 1 x 2 bed unit in order to comply with this policy requirement."

The scheme is amended to provide a two bed unit and a one bed unit of 105 and 74 sq m NIA respectively; both meet London Space Standards.

Design

The Design and Access Statement sets out in detail the modifications to the scheme in response to your pre-application concerns.

- The profile of the roof extension changed is from barrel vaulted to flat roof.
- The pattern of the glazing bars to the new glazed enclosure to the second floor rear terrace amended to a horizontal emphasis.
- The replacement windows now have horizontal emphasis.
- Railings are omitted from rear third floor and fourth floor terraces which are now enclosed with a glazed screen.
- Previously proposed external cladding is omitted.

Amenity

A Daylight and Sunlight Assessment by Brook Vincent is provided.

This analyses the relevant windows on Hanway Place with a direct view of the proposal. All other buildings to the east, south and west have not been assessed as they have either no view of the development site or they serve commercial use only.

All neighbouring buildings analysed would retain daylight at levels that satisfy BRE criteria. In the single case where an apparent effect is defined by Daylight Distribution the VSC, which BRE considers to be the primary indicator, remains satisfactory.

4. CONCLUSION

Refurbishment and an additional floor is proposed to create a mixed use office and residential scheme. There will be no loss of office floorspace.

The Council's pre-application advice was sought and the proposed scheme has been modified in response.

Yours sincerely

A handwritten signature in black ink, appearing to read "John M Dyke", followed by a long horizontal flourish.

John M Dyke
Director