

DESIGN & ACCESS STATEMENT

Address : 12 Earlham Street, London, WC2H 9LN

Description : Replacement and relocation of shopfront, construction of glazed infill to courtyard and replacement of windows to front and rear elevation.



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1.0 Introduction

This Design & Access Statement is part of a planning application for proposed works to 12 Earlham Street, London, WC2H 9LN.

The following drawings should be read in conjunction with this statement:

- Site Location Plan (1/1250)
- Site Plan (1/500)
- Existing and Proposed Plans (1/50)
- Existing and Proposed Front & Rear Elevations (1/100)
- Existing and Proposed Sections A-A (1/50)
- Proposed ground floor front elevation/section (1/20)

The proposal involves:

- The replacement of the existing ground floor floor elevation
- The replacement of the metal windows to the front and rear elevation
- The infilling of the rear courtyard with a glazed roof
- Removal of redundant airconditioning unit from front elevation



10 and 12 Earlham Street seen from the junction of Earlham Street and Tower Street

1.1 Site Context

12 Earlham Street is situated on the south side of Earlham Street between Seven Dials and Shaftesbury Avenue. The property is a 5-storey residential property (single dwelling) and sits within the Seven Dials (Covent Garden) Conservation Area. The property is not listed. Together with the neighbouring 10 Earlham Street (Marlborough House), the post-war building has a 4 story brick front elevation with an additional storey at mansard level.

The Seven Dials Conservation Area Statement identifies the special character of Earlham Street and the surrounding streets as the range and mix of building types and their uses. The statement goes on to state -

'The benefits of having a mix of residential and commercial activities has been widely acknowledged for maintaining the vitality of areas and safety at night. However, it is this combination of activities which can also create problems. A number of the pubs, bars and restaurants that have increased in the area have been the cause of complaints about increased noise and smells. Generally, this is caused by people leaving bars, noise and smells generated from ventilation equipment, refuse and late opening'

Whereas the majority of the residential accommodation in the area sits above a ground floor level of retail, residential and entertainment uses, 12 Earlham Street is a single residential property with living accommodation also at ground floor level.

With the ground floor elevation set back from the main building line, an alcove exists within which passers by pause for sit down, a cigarette or a conversation. This has a significant impact on the ground floor living room.



12 Earlham Street with public use of setback front facade to detriment of residential occupiers

1.2_Property Background and Planning History

1988 - 8800157

Planning permission granted for change of use of basement and ground floor from residential to retail.

Prior to the 1988 application, the property was solely in residential use with the front door in its current location and a glass shopfront to the left, both set flush with the front elevation building line.

The planning application granted for change of use was personal to the occupier at the time, Barbara Alberly.

1998 - PS9804267R1

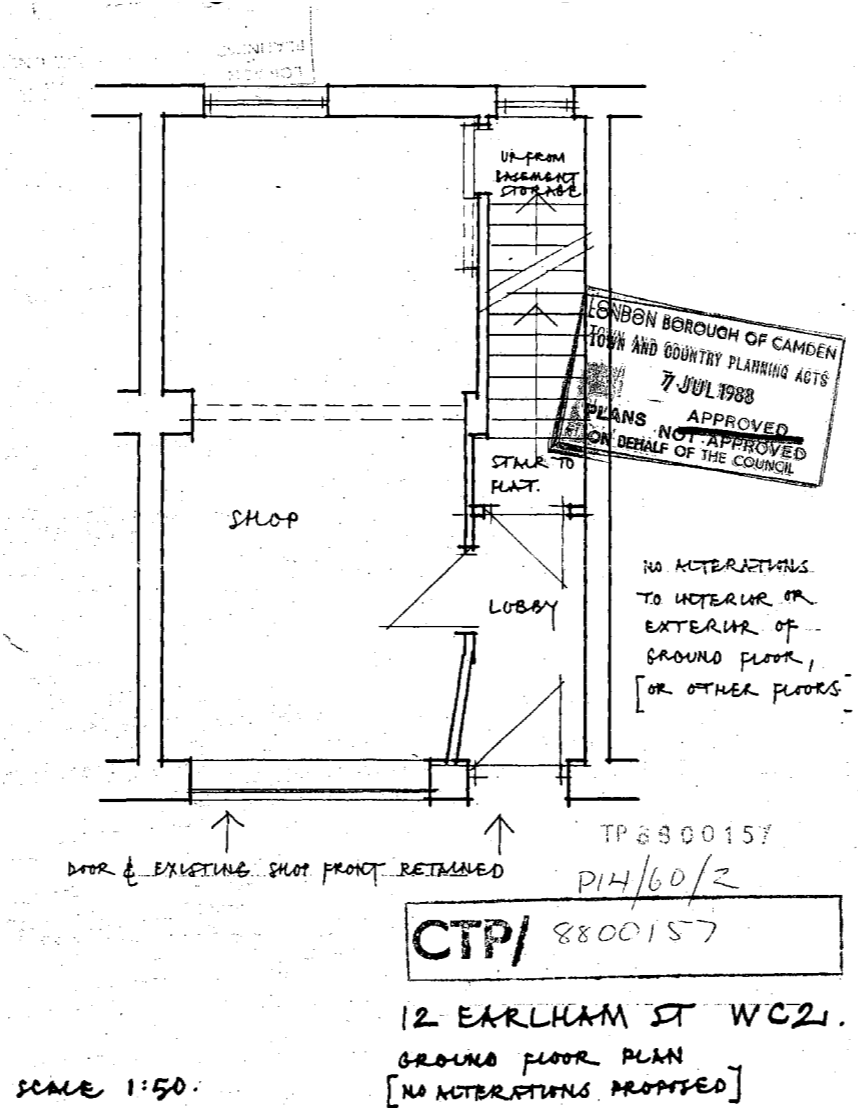
Planning permission was granted for the reconfiguration of the shopfront with an additional door incorporated in the elevation leading directly into the shop. The ground floor elevation was also recessed, set back from the principal building line of the upper storeys and the neighbouring 10 Earlham Street.

In line with the conditions of planning permission 8800157, the use class of the ground floor and basement has since reverted from retail back to residential as Barbara Alberly is the longer the occupier of the property.

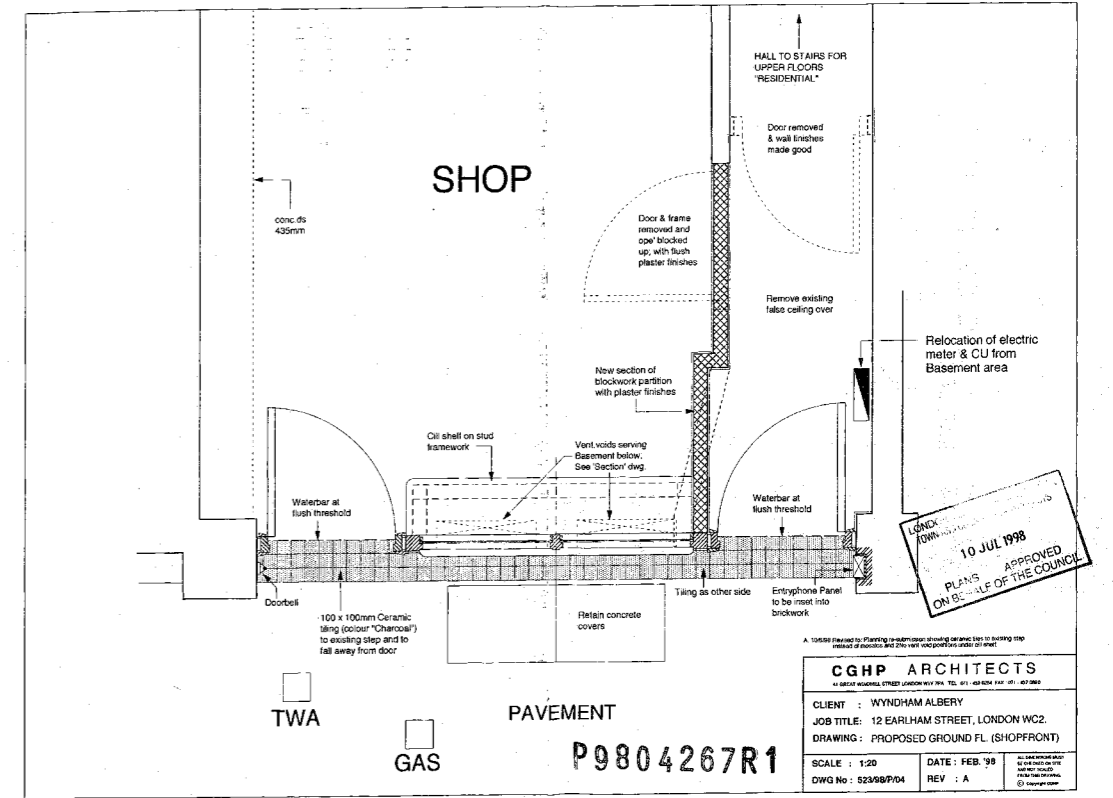
10 Earlham Street

2016 - 2016/3158/P

Planning permission has recently been granted for the replacement of the shopfront at 10 Earlham Street. The proposal allows for a design more in keeping with the original building and it's use.



Planning Permission 8800157 (1988) Ground Floor Plan



Planning Permission PS9804267R1 (1998) Ground Floor Plan

2.0_Planning Considerations

The following Camden Development Policies 2010-2025 from Camden's Local Development Framework have been taken into consideration in the proposed design:

- Policy DP 24 - Securing High Quality Design
- Policy DP 25 - Conserving Camden's Heritage
- Policy DP 26 - Managing the impact of development on occupiers and neighbours
- Policy DP 30 - Shopfronts

The following policies from the Seven Dials Conservation Area Statement have been taken into consideration in the proposed design:

- SD 1 - New Development
- SD 2 - Design
- SD 7 - Materials and Maintenance
- SD 28 - Rear Extensions



View looking east along south side of Earlham Street to neighbouring properties

3.0_Design Proposal

1) Front Elevation

The existing front step and recessed ground floor elevation will be removed and replaced with a new glazed elevation set flush with the building line above and the neighbouring 10 Earlham Street. This will return the front elevation to pre-1998 building line. Also removed will be the unsightly security grilles on the shopfront glazing.

Importantly, this will remove the step and recess which have become a shallow alcove and seat for passers-by during the daytime and evening. This overlap of public space and residential accommodation has been identified as problematic by the council and removing the alcove will prevent loitering, littering and the disturbance to the residential occupiers.

The replacement shopfront is proposed to be of a more subdued appearance to reduce its impact in line with its private residential use. The traditional style fascia and mouldings will be replaced with simpler contemporary profiles more sympathetic with the overall building. The timber frame, panels, fascia board and front door will be painted blue (RAL 5003).

The timber fascia will have an integrated and concealed bracket which will allow for the installation of planters. Planting is in place at 14 Earlham Street and planters on the front of these buildings is supported in the Seven Dials Conservation Area Statement which states that

'the planting on the front of buildings was a traditional means of providing vegetation that is still popular and provides a welcome foil to the hard materials of this densely developed area.'

2) Rear courtyard

The rear courtyard is currently raised 85 cm above the internal floor level. Access is for maintenance only through a window and as such it has no value as an external amenity space.

The proposal allows for lowering the external ground level over a basement storage space so it sits level with the internal level. A timber roof with large glass rooflight will maintain natural daylight to the rear of the ground



Rear courtyard seen through ground floor window



Rear courtyard seen from roof



Neighbouring infill extensions

3.0_Design Proposal

floor. The 2 ground floor rear windows will be dropped and converted to internal doorways to provide access to the new space

While infill courtyards can be resisted, policy SD28 (Rear Extensions) of the Seven Dials Conservation Area Statement says permission will depend on the historic pattern of extensions within the terrace or group of buildings. The neighbouring properties in the block leading east to Tower Court have all infilled their rear courtyards with flat roofs and rooflights.

In line with policy DP26, the rear courtyard infill will have no material impact on the amenity of neighbouring properties

As part of the works to the rear, the external pipework will be rationalised and redundant pipework removed to improve the appearance of the rear elevation.

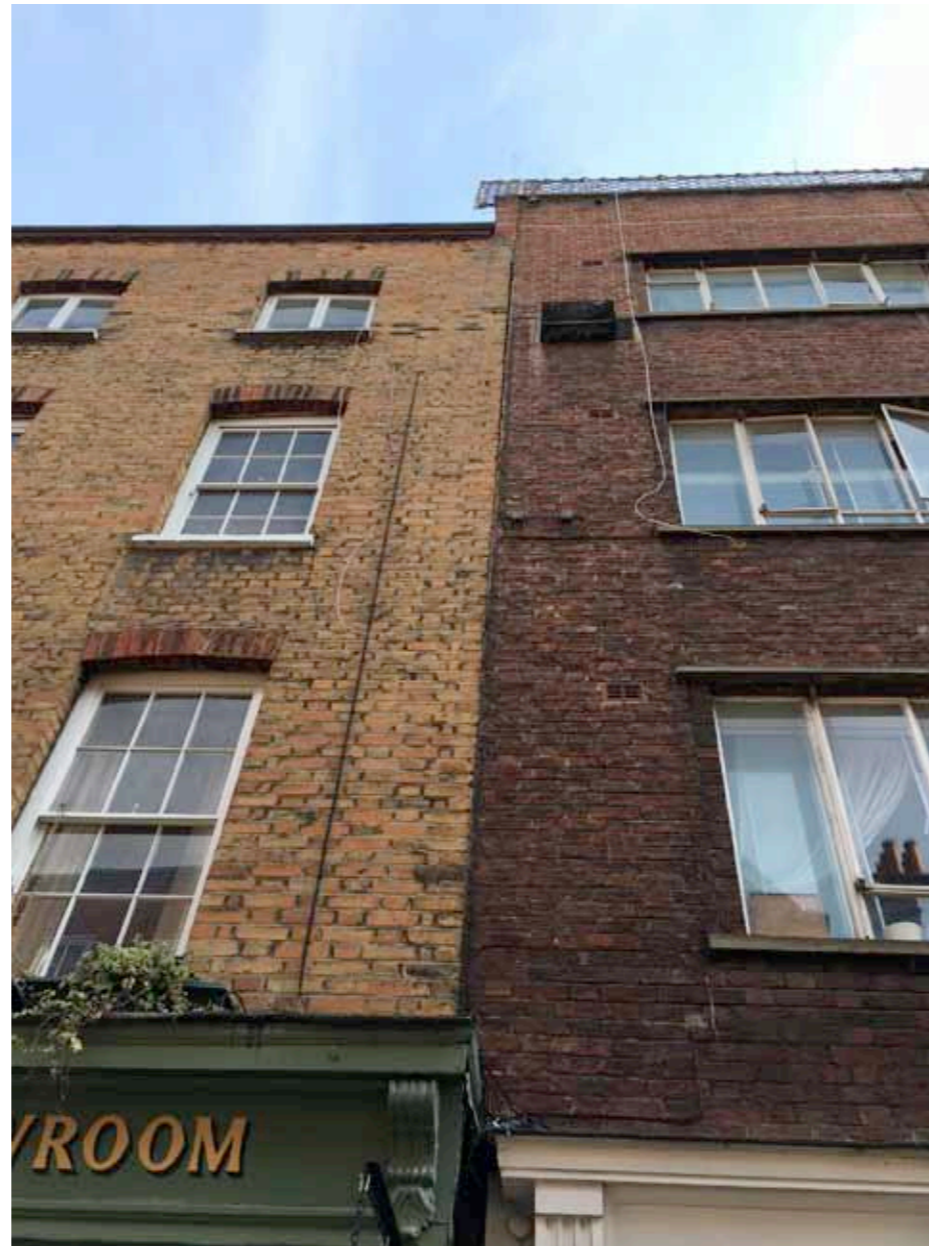
3) Replacement windows to front and rear elevations

The existing single glazed windows are in a poor condition, lower the thermal performance of the building and also are poor at blocking out the noise of the street and the market/pedestrians below.

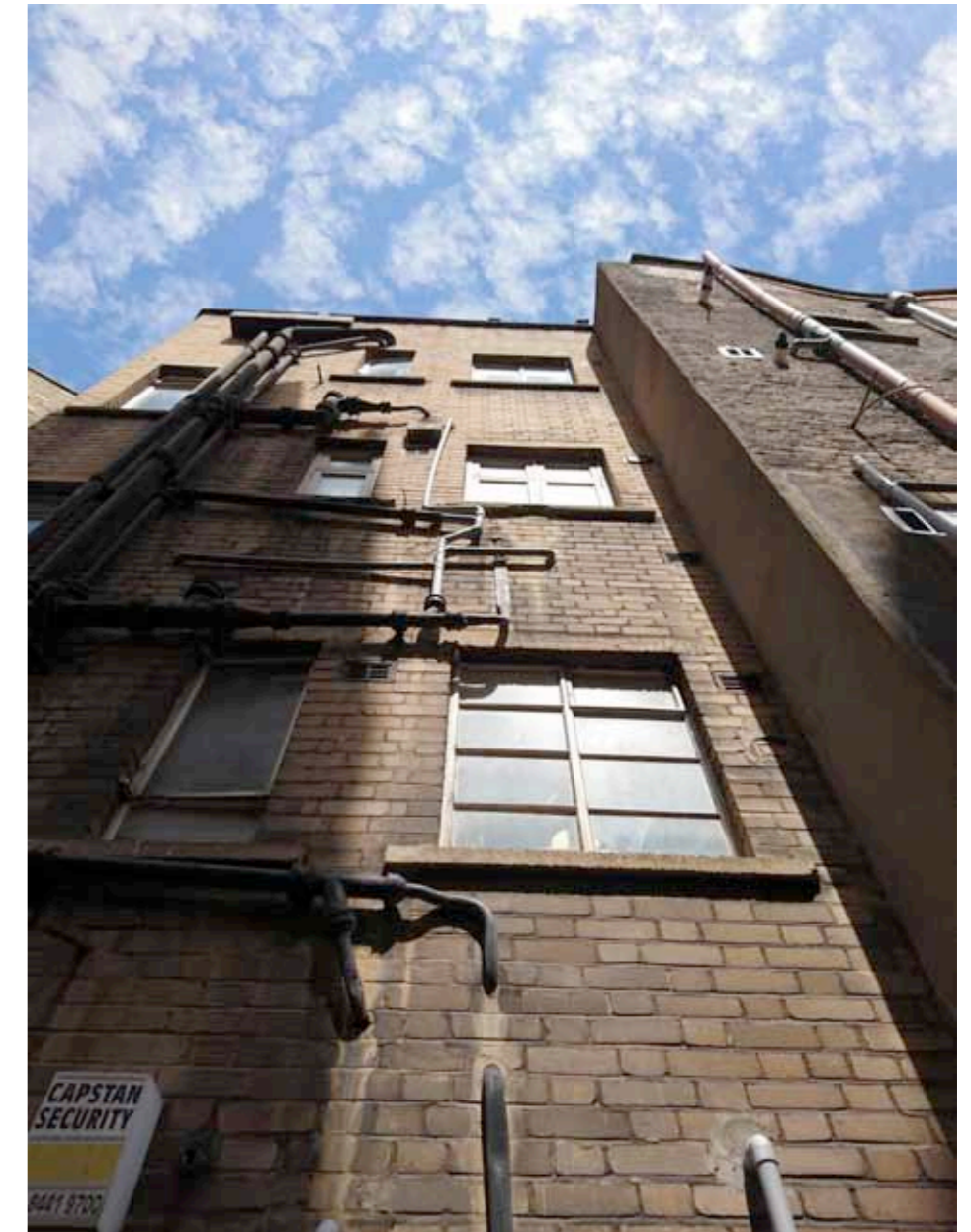
The proposal looks to replace all the metal frame windows with Alitherm Heritage (double-glazed metal frame) windows which are sympathetic to the existing design. The proposed windows match the windows which have been installed as replacements to 10 Earlham Street. The proposed windows will be white painted. The concrete cills and lintols will similarly be white painted. The configuration of the windows and the glazing arrangement of opening sashes and fanlights will be replicated except for specific windows to the rear where additional glazing bars will be removed to give the windows a more coherent overall feel.

4) Removal of airconditioning unit

A redundant external airconditioning unit at third floor level will be removed and the opening infilled with brick to match existing. Hanging cables will also be relocated internally to clean up the appearance of the elevation.



Airconditioning unit to be removed and cables tidied to front elevation



Rear elevation pipework to be tidied up with redundant pipework removed

4.0_Use

No change is proposed to the use of the property; it will remain as a C3 residential dwelling.

5.0_Layout

Internally, the layout will stay the same except for the addition of the space to the ground floor created by the infill extension

6.0_Access

The existing access to the property will not change nor will the access of neighbouring properties be affected.

7.0_Scale and Appearance

The proposal seeks to make sympathetic improvements to the building by returning the ground floor front elevation to its original building line and one that matches the neighbouring properties. The new 'shopfront' will be more in keeping with the mid-century appearance of the building.

The replacement windows will copy the arrangement and fenestration of the existing windows whilst increasing the performance of the building fabric. The windows will also match windows on the neighbouring 10 Earlham Street.

The works are in line with policy DP25, Conserving Camden's heritage, in taking into account the conservation area statement and proposing works which enhance the character and appearance of the area.

8.0_Conclusion

To conclude, the proposal seeks to improve the amenity of the residential occupier by reducing the impact of 'street life' upon their use of the ground floor living accommodation.

The works will also improve the appearance of the building within the conservation area by removing redundant services from both front and rear elevations, upgrading the windows and replacing the shopfront with one more in line with both the age of the building and its residential use.