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DESIGN AND ACCESS STATEMENT

In support of a Planning Application to construct a previously approved rooftop extension for use as B1 office space.

at

40 – 42 PARKER STREET, WC2B 5PQ

November 2016

Issue 1

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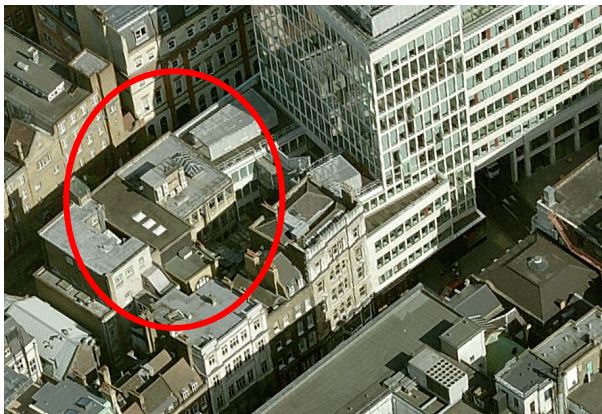
1. Associated Documents

This Design and Access Statement should be read in conjunction with the following documents:

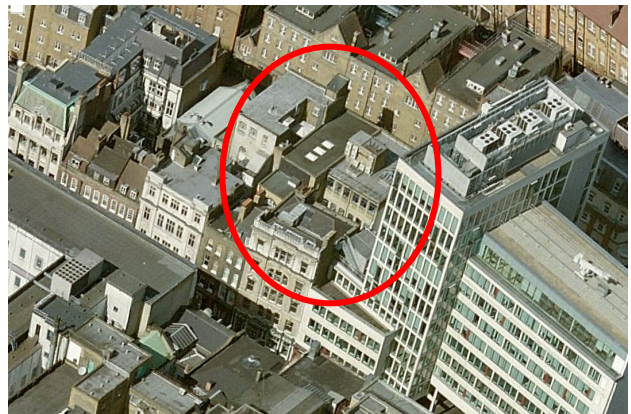
Existing Floor Plans, Sections and Elevations	7893 / 01, 02 & 03
Proposed Floor Plans, Sections and Elevations	7893 / 30A & 31A
Site location Plan	7893 / SLPa
Photosheet 01	7893 / PS01
Sequential Test Statement	7893 / SQT
Sequential Test Plan	7893 / STP
Construction Management Plan	7893 / CMP
Risk assessment for dust and emissions	7893 / ED / RA
Community Infrastructure Levy form	

2. Location

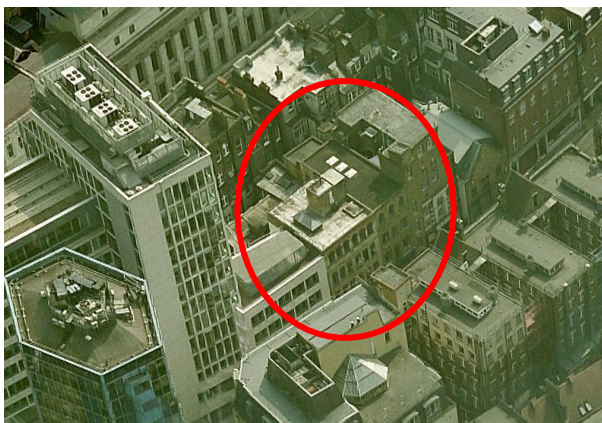
The site lies in the South of the London Borough of Camden. The building is not listed but does lie within the Seven Dials Conservation Area. The property is highly accessible by public transport, being in close proximity to both Holborn and Covent Garden Tube stations and benefitting from the many local bus routes. The site is also within close proximity to many shops and restaurants.



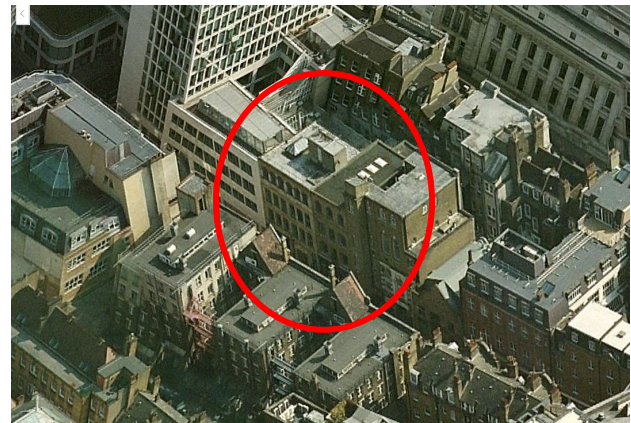
North View



East View



South View



West View

2. Location (Contd)

Site Location



3. Description

The application site is a mid-terraced office building comprising of five storeys, including a small basement. The walls are constructed from solid brickwork with large shop-front windows at ground floor level and arched warehouse style windows to the upper levels. A flat roof tops the building with solid brickwork parapet walls to divide the roof from the adjoining properties.

4. Planning History

2016/4698/PRE - Pre application advice has recently been obtained in relation to this application. The report received was positive, acknowledging that the council has previously 'accepted the notion of the host building being enlarged by 2 storeys'. It was also noted that the scheme outlined here complies with development policy DP13 relating to the retention of buildings that are suitable for continued business use. Reference was made to policy DP1, which requires that any new development of over 200m² should allocate 50% of the new floor space to housing, however it was advised that where the provision of housing is not suitable then other forms of contribution towards developing a mix of uses in the area would be acceptable.

2015/1783/P – Permission granted on 20.07.15 for a change of use of the third floor from office (Class B1A) to residential accommodation [2x2bed and 1x1bed] including provision of new metal framed windows at rear elevation.

4. Planning History (Contd)

2014/7745/P – Permission granted on 18.03.15 for the erection of a 2 storey roof extension with terraces to create 1 x one bed unit, 1 x two bed unit and 1 x three bed unit. Approved in March 2015 subject to a Section 106 agreement which has since been obtained.

2014/2113/P – Application dismissed on 12.02.2015 following an appeal for non-determination. The proposal was for a change of use at third floor level from business floor space (Class B1a) to residential (Class C3) and the erection of a 2 storey roof extension with terraces, in connection with the creation of 6no. (2x1, 3x2 & 1x3 bed) flats

5. Proposal

This proposal seeks to implement the approved external design for the two-storey roof extension detailed in application 2014/7745/P. This current application seeks to utilise the proposed construction as additional office space.

As detailed in the Core Strategy for Camden, there is need for office space in the borough and the application site's current use as an office building demonstrates the suitability of this location. This application proposes no change to the existing single-use of the building as B1 office space but seeks to add further high-quality flexible working spaces.

The additional storeys are to be set back from the front and rear elevations and include terraces to provide outdoor amenity space. The approved design is sensitive to the surrounding architectural landscape and safeguards the character of the existing building. The stepped design of the additional storeys means that they will largely be hidden from street level.

The site is allocated as being within an Archaeological Priority Area however this is not considered relevant to this application as the proposals are above ground level.

6. Use

It has been acknowledged in the pre application advice that the proposals comply with policy DP13 which seek the retention of land and buildings that are suitable for continued business use. The proposal outlined here seeks to increase the amount of high-quality commercial space for small and medium businesses. The success of the existing building as office use demonstrates the acceptability for additional B1 class floor space in this location.

A separate Viability Statement has been included in this application to outline the suitability of the proposal as sole B1 Office use.

7. Scale and Impact

It is proposed to add 142m² of net office space at fifth floor level and 72m² at fifth floor level resulting in an additional 214m² of net internal area.

7. Scale and Impact (Contd)

With exception of the glazed atrium to house the staircase, the external design for the approved scheme (2015/1783/P) remains unchanged. The internals have been arranged for use as flexible class B1 space which can be divided accordingly to suit future businesses on the premises.

The two-storey extension is sensitive to the dense nature of the surrounding architectural landscape. The stepped design at both the front and rear minimises visual impact as the proposal will remain largely hidden from street level.

Construction will be carried out on weekdays 8am to 6pm, Saturdays 8am to 1pm and not at all on Sundays and Bank Holidays. The works will be carried out in accordance with the provisions of the current Building Regulations and in accordance with the requirements of the Construction (Design and Management) Regulations 2007 and Sections 60 and 61 of the Control of Pollution Act 1974.

A Construction Management Plan has been included in this application for approval in order to minimise the impact of development on the local area.

The proposals are not sufficiently onerous to cause a flood risk, nor to impact on aviation, TV and radio reception, provide a microclimate or affect transport or air quality. In addition, there is no evidence of any bats, badgers, slowworms nor other endangered species on the existing site.

Replacement plant machinery is proposed in the form of external air conditioning units. 3 no. Mitsubishi PUMY-P100-140VHMB/YHMB compressors are proposed in line with the approved planning application no. 2014/7745/P. The sound report included with the approved application has been submitted here as no changes are proposed in this respect. The report concludes that noise levels are acceptable to the council's criteria.

8. Landscaping

A green roof is proposed as previously approved in application no. 2014/7745/P. Terraces are included on the new fourth and fifth floors to provide external amenity space. Pot planting will be utilised to the rear terraces to protect the privacy of the users of the building as well as neighbouring buildings.

Introducing greenery in this way will promote the sustainability and attractiveness of the site, increasing biodiversity and helping to improve air quality whilst remaining appropriate to the dense and historic nature of the surrounding environment.

9. Materials and Appearance

The proposal site has been constructed using iconic yellow bricks with red brick detailing to the original building. The property has had a number of extensions and additions that has resulted in the eclectic building standing today.

9. Materials and Appearance (Contd)

It is proposed that the roof extension is to be clad in zinc with full height powder coated aluminium framed windows and sliding glass doors. Glass balustrades enclose the external terraces as with the previously approved application. These materials have been approved as suitable in the previous application no. 2014/7745/P.

A glass box is proposed to the rear elevation to provide sufficient height for the new staircase to the proposed upper levels. Powder coated aluminium framing will also be used here to match the new windows and doors. This element is pitched in such a way to hide it from the street level.

10. Access

The existing primary access to the building remains unchanged. A new staircase is proposed at third floor level to access the fourth and fifth floors. The lift shaft will also be extended to provide step-free access to the upper floors.

11. Sustainability

The completed development will comply with current Building Regulations.