



## 1604 | 15 Stukeley Street

### Design and Access Statement

Planning

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## Document Control

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## Application Site Address:

15 Stukeley Street,  
London,  
WC2B 5LT

## 1.0 INTRODUCTION

Emrys Architects have prepared this Design and Access Statement on behalf of GMS Estates Ltd. It should be read alongside Emrys Planning Drawings.

This Design and Access Statement is assembled to support the Full Planning Application for the improvement works to the ground floor facade of 15 Stukeley Street.

## 2.0 BACKGROUND INFORMATION

### 2.1 The Site

The building is located on the north west side of Stukeley Street. It is a corner plot building oriented north east on the corner of Stukeley Street and Smarts Place. The building is located in the London Borough of Camden. It is not in a Conservation Area but faces on to the Seven Dials Conservation to the south of Stukeley Street. Stukeley Street is a narrow back street just off the busy thoroughfare of High Holborn.

Stukeley Street is described within the Seven Dials Conservation Area Audit as “A very narrow entrance at Drury Lane is an indication of the original street width. It widens at its centre because of redevelopment on the north side (not in the Conservation Area). The City Literary Institute building dominates the south side of the street, five storeys high with large glazed areas of metal windows. The building was designed by E.P.Wheeler and built in 1939. Pevsner says, “The street has a commercial/industrial feel. Utilitarian, in the extremely narrow street in which it had to be built, but cheerful inside.” On the south side of the street are examples of the narrow courts that date back to the 17th century, Smarts Place and a section of Stukeley Street, they have an industrial/commercial character, similar to a mews quality.”

### 2.2 Location Plan & Aerial Photographs



01. Site Plan

15 Stukeley Street



2.3 Site Photographs



View along Stukeley Street looking north west



Existing glazing to office entrance



View of set back glazing and soffit



View of underside of soffit



Existing refuse and bike store and mezzanine windows



View of mezzanine windows and doors below

## **2.4 Existing Building**

The existing building was built in the 1980's by the architect Richard Seifert alongside the neighbouring building, Arab Press House. It is constructed of brown brick and has dark grey metal frame windows. the plot is very narrow and has a stepped curved profile towards the corner of Stukeley Street and Smarts Place. The ground floor plinth of the building is stepped back so the upper floors overhang. On the ground floor there are only windows and doors to the Stukeley Street facade. The building is four storeys from ground to fourth floor with a basement. The fourth floor was redeveloped during the 1990's and is a mansard extension.

The existing building is tired and dated looking, lacking a street presence. The existing glazed frontage to the office entrance is fully glazed but under utilised space, with half of the glazing being frosted so there is no view in or out of the building. There are small windows to the mezzanine deck echoing the windows above.

## **2.5 Site Planning History**

In 1994 planning permission was granted for a roof extension to the fourth floor.

## **3.0 DESIGN STATEMENT**

### **3.1 Design Proposal**

The proposal is for a new glazed frontage to the office entrance to replace the existing glazed frontage. The proposal also includes new doors to a bike store, refuse store and the fire escape to replace the existing doors and to suit a revised layout of the ground floor and mezzanine. New windows above the doors are proposed to suit the refurbished mezzanine office. The ground floor plinth will be painted as part of the proposed works to give the building a new lease of life at street level.

The concept for the ground floor is an active frontage "shopfront" along the facade. A black PPC aluminium shopfront surround to the black PPC aluminium double doors and windows is proposed for the office entrance. The shopfront will have a stall riser frame with a metal grille to the top to provide better ventilation to the office reception. Behind the stall riser will be bench seating to improve the relationship between the reception and the street. The concept for the shopfront design is based on the geometric patterns typical of the work of Richard Seifert, the architect of the building. The geometric theme will create interest on the facade and break up the existing brickwork. The geometric pattern will follow through on the other new doors along the facade. The new windows above the new doors further enhance the facade, creating a uniform "shopfront" appearance to the ground floor plinth of the building.

### **3.2 Access**

The building will be accessed through the new doors to the office entrance and the existing fire escape is retained but with new doors. There is a new refuse store and bike store with access on to the street. The doors open on to the existing pavement in front of the building which is demised to 15 Stukeley Street approximately 1200mm in front of the building.