



STANTON WILLIAMS

Design & Access Statement
60-70 Shorts Gardens & 14-16 Betterton Street, London WC2H 9AU

Stanton Williams
April 2017

Shorts Gardens

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This design and access statement has been prepared on behalf of Span Group by Stanton Williams Architects. It accompanies a planning application for the extension, alteration, refurbishment and change of use (in part) of 60-70 Shorts Gardens and 14-16 Betterton Street.

The proposed scheme will create a mixed use development comprising mainly office use to Shorts Gardens and a potential restaurant/gallery use within the basement of Shorts Gardens with other ancillary uses. The scheme proposes four new apartments within 14-16 Betterton Street with A1/D1 uses and ancillary space at ground floor and basement.

The site is located in the Covent Garden Area of Camden, London and lies between Drury Lane and Endell Street.

This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment)(England) Order 2006 for planning applications to be accompanied by a design and Access Statement that explains;

- (a) the design principles and concepts that have been applied to the development; and
- (b) how issues relating to access to the development have been dealt with.

The Design Team for the proposals include;

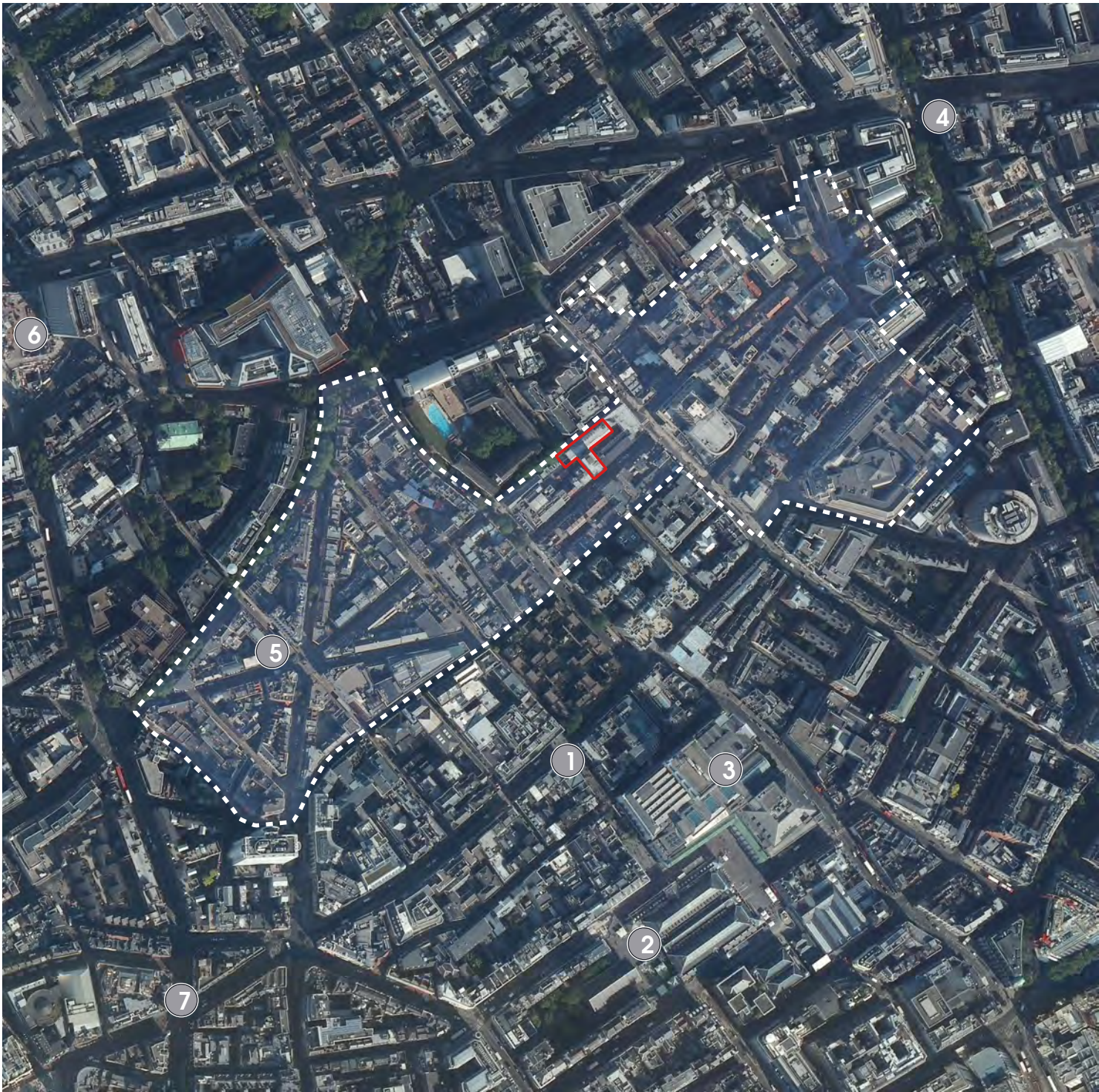
Architect	Stanton Williams Architects
Project Managers	Hush
Structural Engineers	Fluid
Environmental Engineers	Cundall
Planning consultants	Lichfield
Daylight Consultant	GIA
Acoustics	RBA
Transport and Servicing	Waterman
Building Control	MLM

This document should be read in conjunction with the Planning Statement, Transport Statement, Framework Travel Plan, Service Management Strategy, Waste Management Strategy, Sustainability Statement, and the Daylight and Sunlight Statement with the planning application.

The development at Shorts Gardens offers a creative and exciting opportunity to provide good quality mixed use spaces whilst also retaining and enhancing the existing buildings within the historic Covent Garden area.

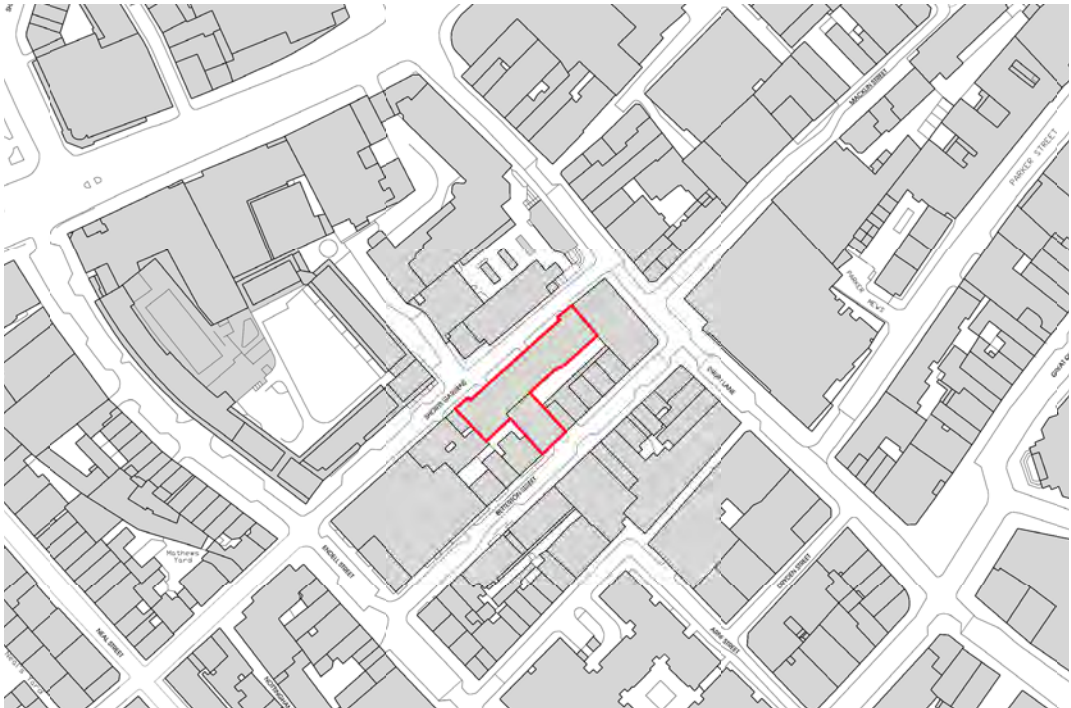
All images within this statement are for illustrative purposes only.

2.0 Background Information

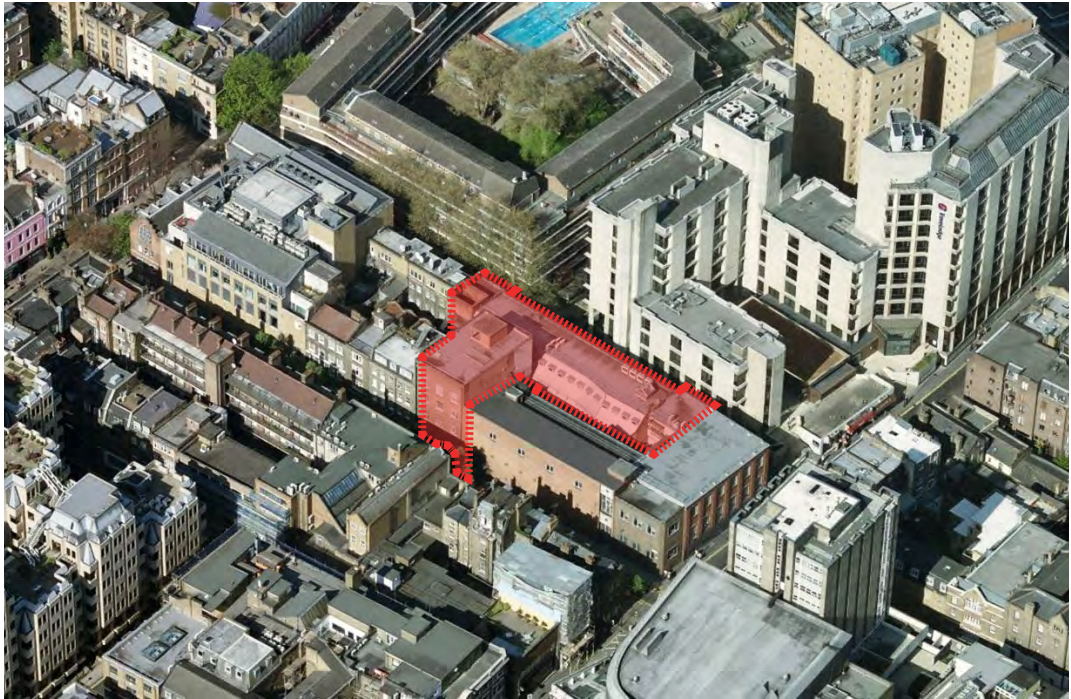


Seven Dials Conservation Area

- 1. Covent Garden Tube Station
- 2. Covent Garden
- 3. Royal Opera House
- 4. Holborn Tube Station
- 5. Seven Dials
- 6. Tottenham Court Road Tube Station
- 7. Leicester Square Tube Station



Existing Site Plan



Existing aerial view from the south east



Seven Dials Conservation Area context

2.1 Assessment - Site Context

This section demonstrates that a clear understanding of the site and its context has been achieved. The design has been developed with careful thought as to the most appropriate scale and type of building for the site in order to maximise its potential. As the design has developed, detailed discussions, meetings and presentations have taken place with Camden Planning Department. Discussions focused on massing, material aesthetics, land use, landscaping and acoustics which the design team have responded to.

2.2 Physical Context

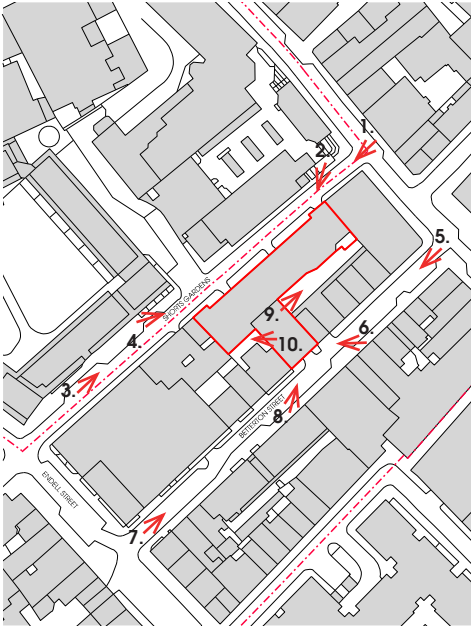
Shorts Gardens has an eclectic mix of building types with a large 1970's brutalist style hotel complex opposite the site and a 1970's residential complex to the west. There is also Georgian and Victorian buildings on the street predominately in brick and render with varying heights and roofscapes. Betterton Street contains brick Georgian townhouses and a new contemporary yellow brick building together with an adjacent 1950's brick electrical substation with small windows. Like Shorts Gardens the buildings on Betterton Street vary in height and roofscape giving the street visual interest and pleasing diversity. The buildings themselves are not listed but Camden refer to 60-70 Shorts Gardens as making a 'positive contribution' to the character and appearance of the conservation area. Both streets are narrow public highways with narrow pavements and are one-way streets.

The predominately red brick Shorts Gardens building is a late 19th century 3 storey plus large basement loadbearing brick building with a steel and concrete frame. The bitumen roof is flat with a mansard to a rear courtyard containing projecting small dormer windows. The main façade has a vertical rhythm with arches to a double height ground floor with industrial metal windows above. A series of brick pilasters in between the arches give the building a defined vertical rhythm along its length with blue brick pilaster bases. The main façade of the building is set back by approximately 1.2m from the adjoining sections of the site. Many of the ground floor arches are bricked up at street level and the unattractive brick vent shaft building results in a unwelcoming unattractive street frontage

At the western end there is a three storey brick vent structure which previously vented the basement. This disused and derelict structure is currently of no architectural merit and is of a much lower quality of construction than the adjacent red brick façade.

White glazed brick and render face the rear courtyard facade of the Shorts Gardens building with various metal framed windows and external escape stairs. The courtyard is not within the demise of this site and is used as service access yard to the adjacent buildings.

The large basement sitting below the main façade of Shorts Gardens measures approximately 38m long x 11m wide and is 7.5m to the underside of the ground floor concrete soffit. A series of steel columns run down the middle of the space at approximately 4.2m centres. These steel columns support substantial steel beams encased in concrete with smaller beams in between. Various gantries, pulleys and steel staircases remain within the basement from when the space was used to house electrical transformers.



Key plan of site context photographs



1. Existing view looking west from Drury Lane



3. Existing view along Shorts Gardens looking east



5. Existing view down Betterton street from Drury Lane



7. Existing view along Betterton Street looking east



9. Existing Shorts Gardens courtyard east



2. Existing view of Shorts Gardens looking west



4. Existing view along Shorts Gardens looking east



6. Existing view of 14-16 Betterton Street looking west



8. Existing view of 14-16 Betterton Street looking east



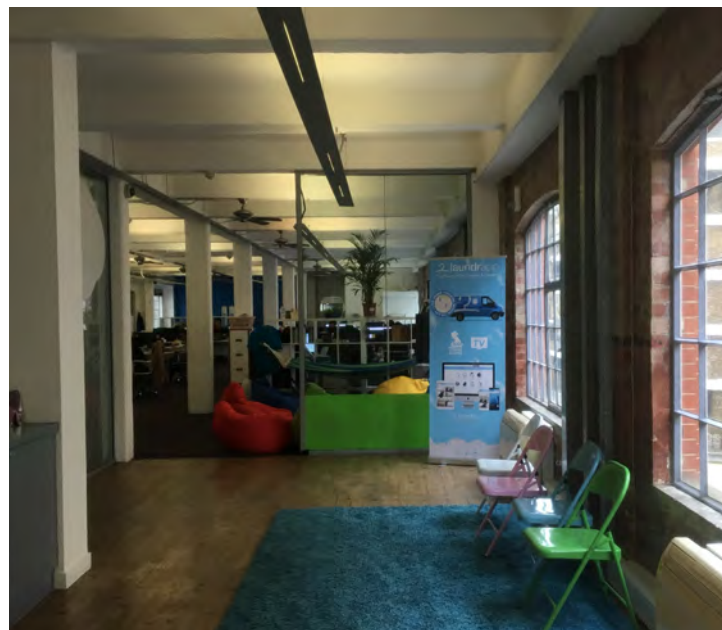
10. Existing rear facade of Shorts Gardens



Existing interior view of office space within Betterton Street



Existing interior view of the disused basement within Shorts Gardens



Existing interior view of office space within Shorts Gardens



Existing interior view of the disused basement within Shorts Gardens

2.3 Social Context

The vibrant and historic Covent Garden area is one of the most socially diverse and multicultural areas of London. The area is home to many community organisations, residents' groups and places of worship. The area is unique in character with a rich mix of entertainment and creative industries, independent businesses and specialist retail shops, restaurants and markets. The proposed carefully considered mixed use development of the Shorts Gardens building and the Betterton Street will aim to fit and enhance this vibrant social context.

2.4 Conservation Area Context

Both Shorts Gardens and Betterton Street are within the Seven Dials Conservation Area Sub Area 3.

Camden Conservation Area Statement on the site is as follows:

Shorts Gardens/Betterton Street: The Block between Betterton Street and Shorts Gardens is occupied by a former LEB Substation. The Betterton Street brick façade has ventilation holes with glass brick surrounds. The site is an opportunity site.

In consultation with Camden Planning Department Stanton Williams Architects have designed a sensitive scheme that both preserves the character of the area and enhances the existing buildings.

Refer also to the Heritage Impact Assessment document.

2.5 Economic Context

Shorts Gardens and Betterton Street are desirable locations for high quality commercial, retail and residential use. The reasons for this lies in the areas excellent transport links, central London location and its distinctive character.

Identified as an 'opportunity site' for redevelopment, the buildings lend themselves well to the creation of high quality spaces that are spatially and environmentally of a high standard. The proposals will help to reinforce the standing of this area as an economically dynamic location and will attract forward looking- tenants who will bring increased investment and job opportunities. The lower ground floor basement in particular is an exciting and unusual space that has the potential to be an exemplary gallery space, destination restaurant or exhibition and events space.

2.6 Planning Policy

A full review of planning policy relevant to the proposals is provided in the Planning Statement that accompanies the application. The relevant policies include;

'social' in supporting strong communities and providing the supply of housing required for present and future generations; and 'environmental' in terms of protecting and enhancing the environment.

National Planning Policy Framework (2012)

The National Planning Policy Framework (2012) sets out the Government's planning

policies for England and states that the purpose of the planning system is 'to contribute to the achievement of sustainable development' (para 6).

The London Plan (2016)

Account has been taken of the following policies:

Policy 7.4: Local Character requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.

Policy 7.5: Public Realm states that public spaces should be secure, accessible, legible, inclusive, connected, easy to understand and maintain, relate to local context and incorporate the highest design quality landscaping, planting, street furniture and surfaces.

Policy 7.6: Architecture states that architecture should make a positive contribution to coherent public realm, streetscape and wider cityscape and should incorporate the highest quality materials and design appropriate to its context.

Policy 4.2: Offices

Policy 4.3: Mixed use development and offices

Policy 4.6: Support for and enhancement of arts, culture, sport and entertainment

Policy 3.3: Increasing Housing Supply

Policy 3.4: Optimising Housing Potential

Policy 3.5: Quality and Design of Housing Developments.

Policies 3.8: Housing Choice

Policy 3.9: Mixed and Balanced Communities

Policy 5.1: Climate Change Mitigation

Policy 5.3: Sustainable Design and Construction

Policy 7.8: Heritage Assets and Archaeology.

Policy 6.13: Parking

Camden Core Strategy (2010)

Of relevance are:

Policy CS14: Promoting high quality places and conserving our heritage states that the Council will require development to be of the highest standard of design that respects local context and character; preserve and enhance Camden's rich and diverse heritage assets and their setting; promote high quality landscaping and works

to streets and public spaces; and seek the highest standards of access.

Policy CS1: Distribution of growth

Policy CS5: Managing the impact of growth and development Policy CS6: Providing Quality Homes

Policy CS7: Promoting Camden's centres and shops

Policy CS8: Promoting a successful and inclusive Camden economy

Policy CS9: Achieving a successful Central London.

Policy CS11: Promoting sustainable and efficient travel

Policy CS13: Tackling climate change through promoting higher environmental standards

Camden Development Management Policies (2010)

The following have been taken into account in developing the scheme:

Policy DP24: Securing high quality design requires all developments including alterations and extensions to existing buildings to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings. Where alterations and extensions are proposed the character and proportions of the existing building should be considered, as well as the quality of material used, provision of a visually interesting street frontage and accessibility.

Policy DP25: Conserving Camden's heritage states that the Council will (a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas; (b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

Policy DP1: Mixed use development

Policy DP3: Contribution to the supply of affordable housing

Policy DP5: Homes of Different Sizes

Policy DP6: Lifetime homes and wheelchair homes

Policy DP12: Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

Policy DP13: Employment sites and premises

Policy DP16: The Transport implications of development



Public Consultation Exhibition at The Dragon Hall, Stukeley Street, London on 25/02/17



Public Consultation Exhibition at The Dragon Hall, Stukeley Street, London on 25/02/17

- Policy DP17:** Walking, cycling and public transport
- Policy DP18:** Parking standards and limiting the availability of car parking
- Policy D19:** Managing the impact of parking
- Policy DP22:** Promoting sustainable design and construction
- Policy DP26:** Managing the impact of development on occupiers and neighbours
- Policy DP27:** Basement and lightwells
- Policy DP28:** Noise and vibration
- Policy DP32:** Air Quality and Camden’s Clear Zone

2.7 Involvement

The design team has consulted with the client group, local groups and residents and potential end users of the building to ensure that the designs fully meet the requirements of appropriate tenants. We have informed local resident groups and local ward councillors of the proposals through two public consultation exhibitions. Boards explaining the proposals were exhibited and discussed with members of the public at The Dragon Hall, in covent Garden nearby the site. The design team have also made a separate presentation and held discussions with Covent Garden Community Association. Measures (wherever feasible) have been taken to ensure that issues raised from resident groups have been addressed in the design.

The following meetings and presentations were held during the design process;

Initial Pre-application meeting	02/06/2016
Design Meeting	06/09/2016
First Noise and Vibration Meeting	09/11/2016
Design Meeting	08/12/2016
Second Noise and Vibration Meeting	20/12/2016
Design Review Panel	20/01/2017
Public Consultation Exhibition	25/02/2017
Public Consultation Exhibition	02/03/2017
Design and Highways Meeting	14/03/2017
Covent Garden Community Association Planning Sub-Committee	27/03/2017

2.7.1 Camden Planning Department– Design and Heritage comments

1. Alterations to Shorts Gardens Frontage

‘It is recommended that elevational treatments to the replacement ‘vent shaft building’ should seek to maintain a traditional palette of materials and a more modest aesthetic. Interesting use of brick.....could however add interest if applied appropriately’;

The proposed design has taken this view on board and developed a design that utilises brick to match with the existing but with a potential patina or a reclaimed brick to match the existing. Interesting brick features are incorporated with hit and miss brick detailing in front of some of the office windows.

2. Roof Extensions

Comments regarding Betterton Street Long views and visual prominence from street level;

CGI and 3D model analysis has been carried out and illustrated within this design and Access statement to ensure that the setback brick and metal roof top extension is not visually prominent and is only partly visible from street level whilst close to the building and from long views.

Comments regarding the new extension in relation to the existing main façade below; Stanton Williams addressed comments made on the extent and massing of the new extension and reduced the bulk of the extension to the western end of the new extension. As a result the revised design is symmetrical to the main façade below, set back with an elegant curved profile and is ‘subordinate’ to the Shorts Gardens frontage. In order to be more contextual to the existing building the glazing module and grid of the new extension aligns with the pilasters below and incorporates perforated metal panels aligning with the brick pilasters.

2.7.2 Design Review Panel commentsv

Following the Design Review Panel meeting/presentation, Stanton Williams took into consideration the views made and addressed them as follows.

1. Possible re use of the Vent Shaft building;

Further analysis was made by the design team and in particular a structural condition report was undertaken to understand the implications of possibly retaining the structure within the development. Our findings concluded that the building structure is in very poor condition and would require extensive rebuilding and reconditioning to enable it to be used in a meaningful way for the new proposals. Therefore it is considered that reconstructing a new brick wall would ensure a safe construction and would likely serve to prolong the working life of the building. We note however the desire to retain a certain aged ‘grittiness’ and the intention would be to select a new brick or possibly a reclaimed brick of higher quality with some material character.

Reference should be made to the Vent Shaft Wall Structural Condition statement that accompanies this planning application.

2. Ground floor new window treatment within the Shorts Gardens arches;

A revised design was developed to recess the new metal framed windows within the opened up arches to make the windows less ‘heavy and muscular’. The design now allows the red brickwork arches to dominate along the Shorts Gardens façade.

3. Betterton street roof top extension;

The panels view was that the new extension required further refinement and work on the form and boldness of the design. Stanton Williams through extensive further 3d CAD and card modelling addressed these concerns by creating a more interesting



Massing study model image_ View from North West



Massing study model image_ View from South East

brick and metal sculptural volume with semi recessed and hit and miss brick work. An elegant undulating metal roof culminating in a lowered perforated metal solar screen is also incorporated and completes the composition overall of the rooftop.

4. Curved roof top extension glazed ends;

The panel were supportive of the new curved glazed extension above Shorts Gardens. However they wondered if more glass could be incorporated at its ends. Stanton Williams reviewed this idea and agreed that this would be beneficial to the project and have now incorporated new glazed end panels that will allow further east and west daylight and sunlight to filter into the office spaces.

Please refer to the appendix for the Camden Design Review Panel Chairs Report Document and the Statement of Community Involvement that accompanies this planning application.

2.8 Evaluation

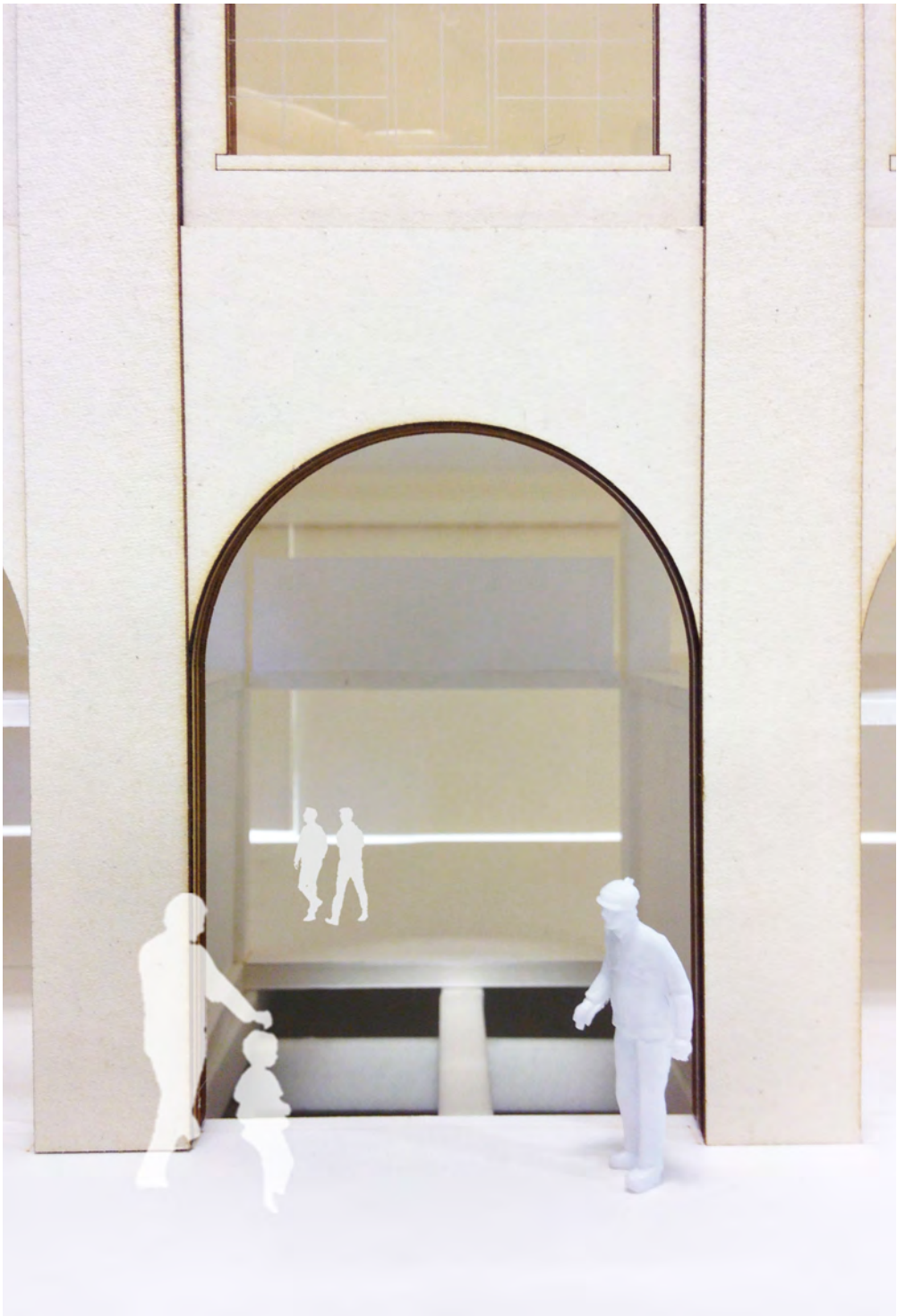
The opportunities that can be realized through the development of the site, and consequently the principal aims of the project, can be summarized as follows:

- to create a successful mix of high quality commercial spaces, retail type spaces and combination of uses for basement and ground floor, appropriate to the area.
- to create four high quality residential units of varying size
- to create a contemporary design, which responds to the specific locale and respects the character of the existing buildings and of the conservation area.
- to achieve maximum transparency and connection between interiors and vibrant street scene outside.
- to take a sustainable approach to construction and energy use.
- to maximise flexibility and efficiency of internal space.
- to use robust materials and architectural detailing sensitive to the historic context.

The proposals include four residential units within the Betterton Street building changing in use from B1 to C3. The neighbouring building has transformers which presented a challenge to the design team in order to mitigate noise and vibration. In consultation with Camden Planning Department and an acoustic specialist consultant the design team have proposed mitigation measures to minimise any vibration and noise to the proposed new apartments. A 'box within a box' approach is proposed with floating floors/walls and suspended ceilings within the residential units. This is a proven design strategy and more detailed analysis and careful consideration is identified within the Acoustics Statement.

Stanton Williams believe that our design proposals embrace the site opportunities and constraints, achieve the key aims of the project and provide the Client with a design that suits the brief and the needs of the area.

3.0 Design Statement



Concept model image_ Opened up brick arches allowing daylight and visual connection between the building and Shorts Gardens



Concept model image_ Perspective view of a new lightweight mezzanine level within the refurbished basement space



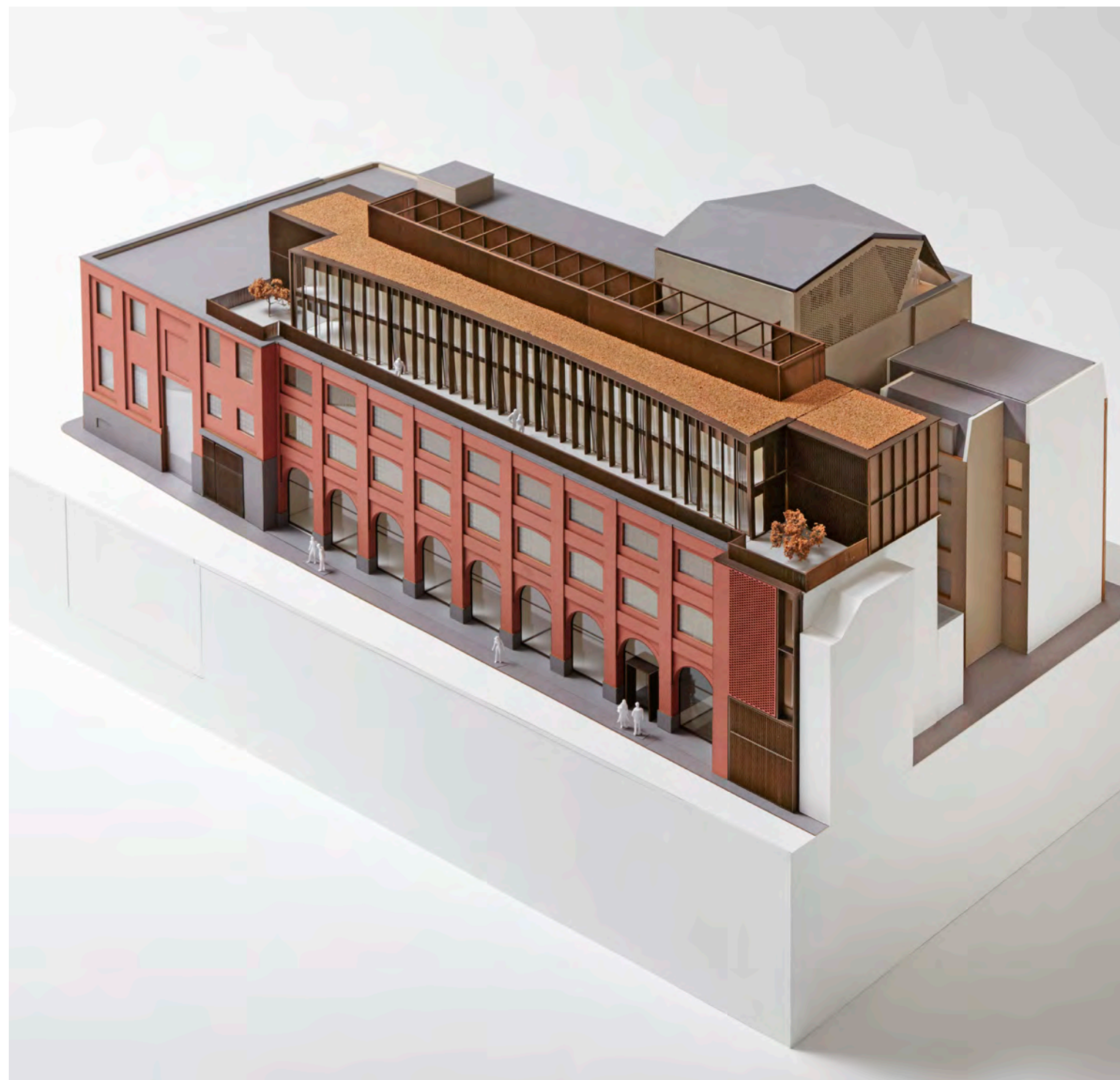
Concept model image_ Perspective view of refurbished basement with new open feature stairs



Existing street view on Shorts Gardens



Perspective street view of proposed arch windows on Shorts Gardens



Study model image_ General view of Shorts Gardens and Betterton Street extension

3.1 Design

Stanton Williams were commissioned in November 2015 to prepare a feasibility study for the site and this was completed in February 2016. Within that initial study two main design options were reviewed by Stanton Williams. Namely a fully commercial scheme and a mixed commercial / residential scheme.

To maximise the potential for the site and to create a fully integrated mixed use scheme the preference for a mix of commercial and residential was developed by the design team.

During the design development of the project, many different options and configurations of entrance, access cores, escape routes, servicing and forms of potential extensions to the buildings were examined. Massing and appropriate scales of development were explored and carefully analysed with card models at 1:100 & 1:50, drawings and various visualisations.

3.1.1 Shorts Gardens Building

The proposed scheme 'opens up' the existing bricked up arches to provide additional daylight into the ground floor spaces and potentially down into the basement spaces below via light wells cut out of the ground floor slab. Stanton Williams reviewed two main options for the design of the new glazing inserted into these arches. The first option looked at recessing the top fanlight with a protruding square window to the lower portion of window. The second preferred option looked at recessing the whole widow with a transom at the spring of the arch. This option is more sympathetic to the existing façade and allows more brickwork of the pilasters and arches to be visible at street level. The recessed version also enables flushed in pavement smoke vents with glass lenses to be installed. These will also provide some daylight to the basement below.

To retain the character of the building, the existing metal framed windows at 1st and 2nd floors will be refurbished or replaced to match depending on their condition. A new set back extension provides additional office space at 3rd and 4th floor levels. The massing of the extension has been designed to be subservient to the main red bricked arched façade and incorporates a gentle and elegant curved profile allowing for some external terrace amenity space for the office tenants. The setback curved massing also acknowledges the tall hotel complex opposite on shorts Gardens and is centred symmetrically on the recessed main façade.

At either end of the new extension the massing is further set back to allow for some external terracing and also to reduce further the buildings visual impact from street level. To meet the mechanical and environmental requirements of the project an open air low set back metal louvred acoustic screen is proposed to conceal external plant equipment. The main roof incorporates a low maintenance sedum green roof to encourage wildlife and biodiversity.

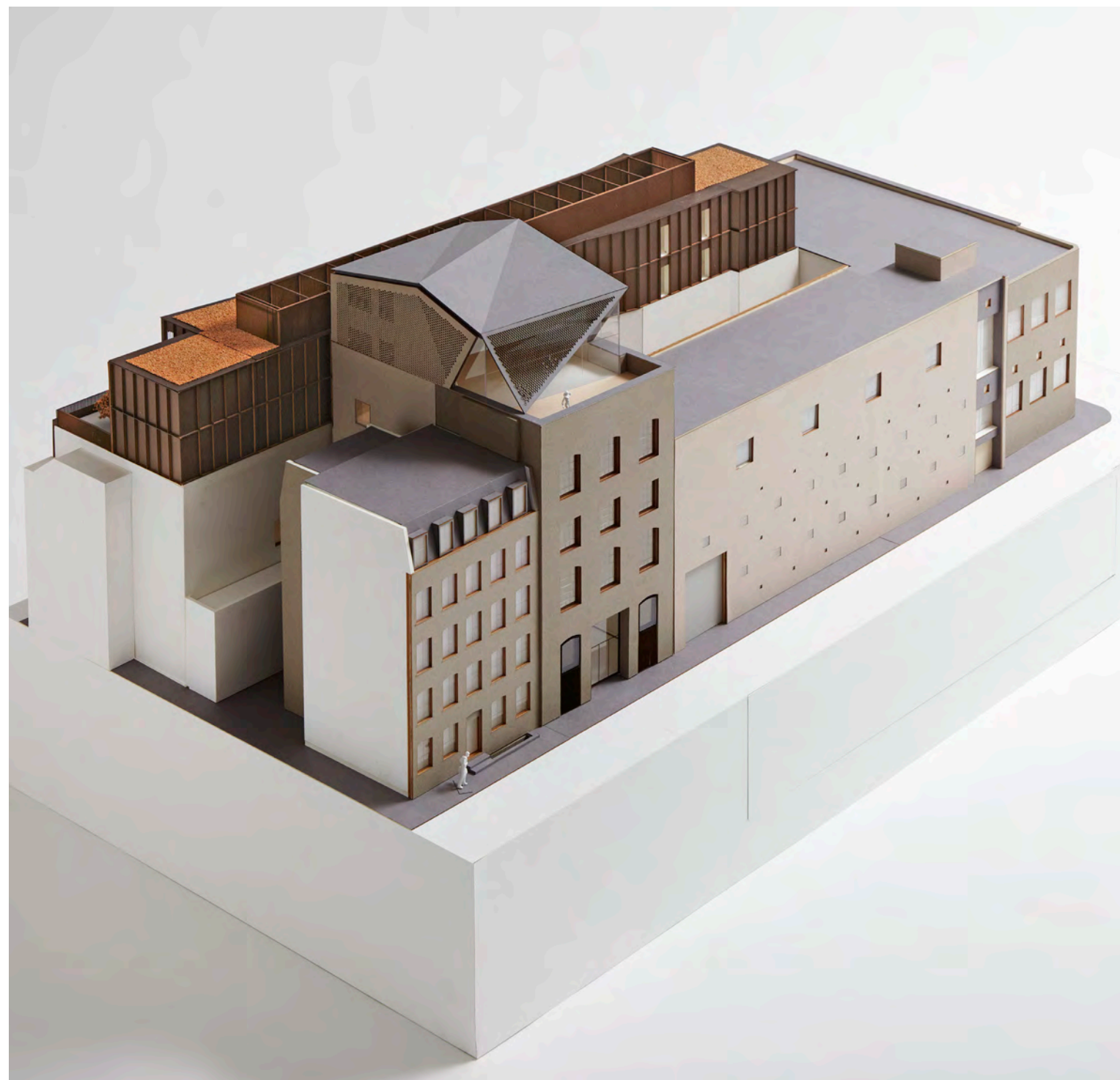
To the west end of 60-70 Shorts Gardens there is a derelict disused vent shaft structure that will be removed as part of the development. During the design developemnt process, Stanton Williams have reviewed and refined the design of the proposed replacement brick 'vent shaft' building. The existing vent shaft building is in poor



Proposed street view on Betterton Street



Existing street view on Betterton Street



Model image_ General view of Shorts Gardens & Betterton Street

condition and in the designs teams' view has no architectural or structural merit other than its general massing in framing the main arched brick façade. The proposed new replacement design however retains the existing massing and alignment with the neighbouring building on Shorts Gardens and provides new office space and related ancillary space. The new façade incorporates a solid corner section of brick with adjacent integrated hit and miss brickwork with glazing behind. Full height recessed windows complete the façade and provide a clear interface between the new façade and the neighbouring brick building. Reference should also be made to the Vent Shaft condition statement that accompanies this application.

3.1.2 Betterton Street Building

At street level on Betterton Street the scheme proposes to repair and make sensitive modifications to the openings. To the main opening there is a proposed café/gallery or similar use activating the façade with new metal and glass doors to make the building more welcoming and attractive. Either side of the main opening, new metal and glass doors and windows are designed to reflect the symmetry of the overall façade composition. To the west side a new glass and metal door provides access to the residential apartments and bicycle storage. To the east side a metal louvered door is provided for to a dedicated refuse and recycling room for the residents.

Like Shorts Gardens, in order to retain the character of the building, the existing steel framed windows to 1st, 2nd and 3rd floors will be refurbished or replaced to match depending on their condition. Light cleaning of the brickwork is proposed to remove excess dirt and repointing will be carried out as necessary to further enhance the buildings appeal within the conservation area.

At roof level, a new sculptural brick and metal two storey extension is proposed. This will be used as a 3 bedroom apartment and will incorporate a south facing roof terrace. The overall form is a contemporary take on a traditional mansard type roof set back from the front parapet with minimal visual impact from street level. Interesting semi recessed brickwork and hit and miss brickwork is proposed to add visual interest to the form. All new bricks will be colour matched to the existing yellow/brown bricks to be in keeping with the existing fabric of the Betterton Street building.

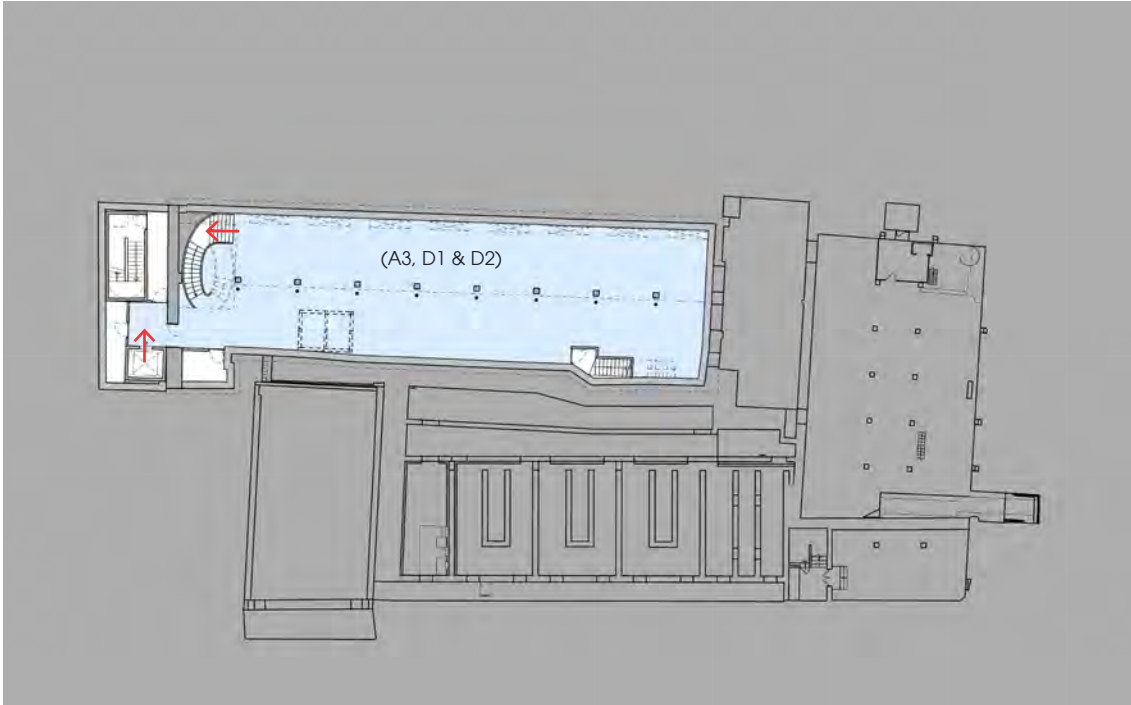
3.2 Sustainability

The Shorts Gardens/Betterton Street development provides an excellent opportunity to demonstrate how the refurbishment and enhancement of existing historic buildings with new build interventions can create high quality, healthy and sustainable places for people to live and work in.

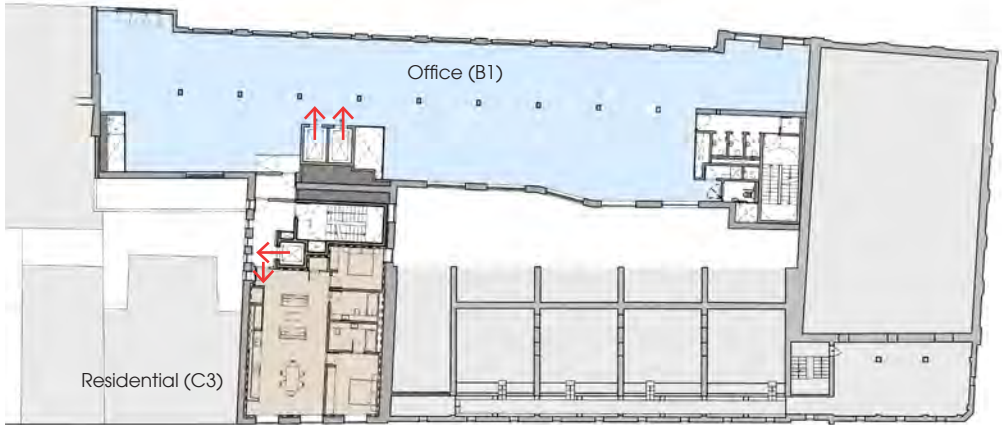
The mixed use development proposed at 60-70 Shorts Gardens and 14-16 Betterton Street aims to have a low environmental impact meeting the energy and climate change requirement of the London Borough of Camden and the Greater London Authority.

Although now defunct, the proposals for the residential element of the project have been developed in response to the Code for Sustainable Homes. For the non-domestic aspects, a BREEAM assessment has been undertaken indicating that a 'Very Good' rating could be achieved with an aspiration of 'Excellent'.

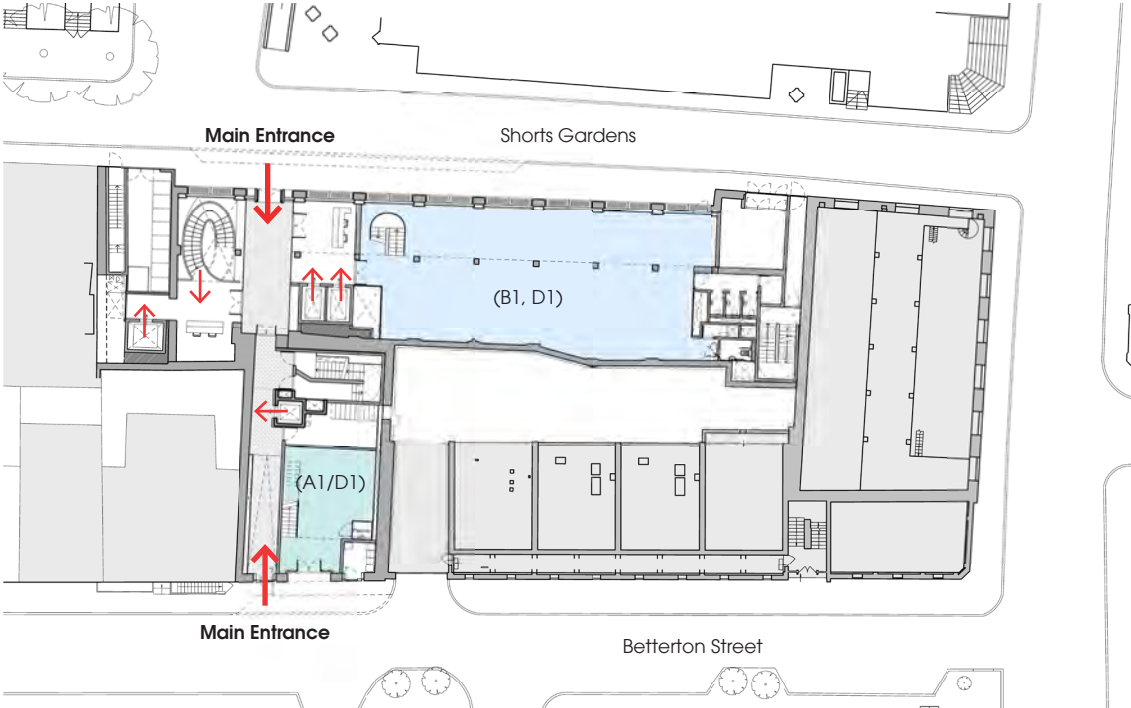
For further information on the projects sustainability strategy, reference should be made to the detailed Energy and Sustainability Statement that accompanies this planning application.



Proposed Indicative Basement Layout



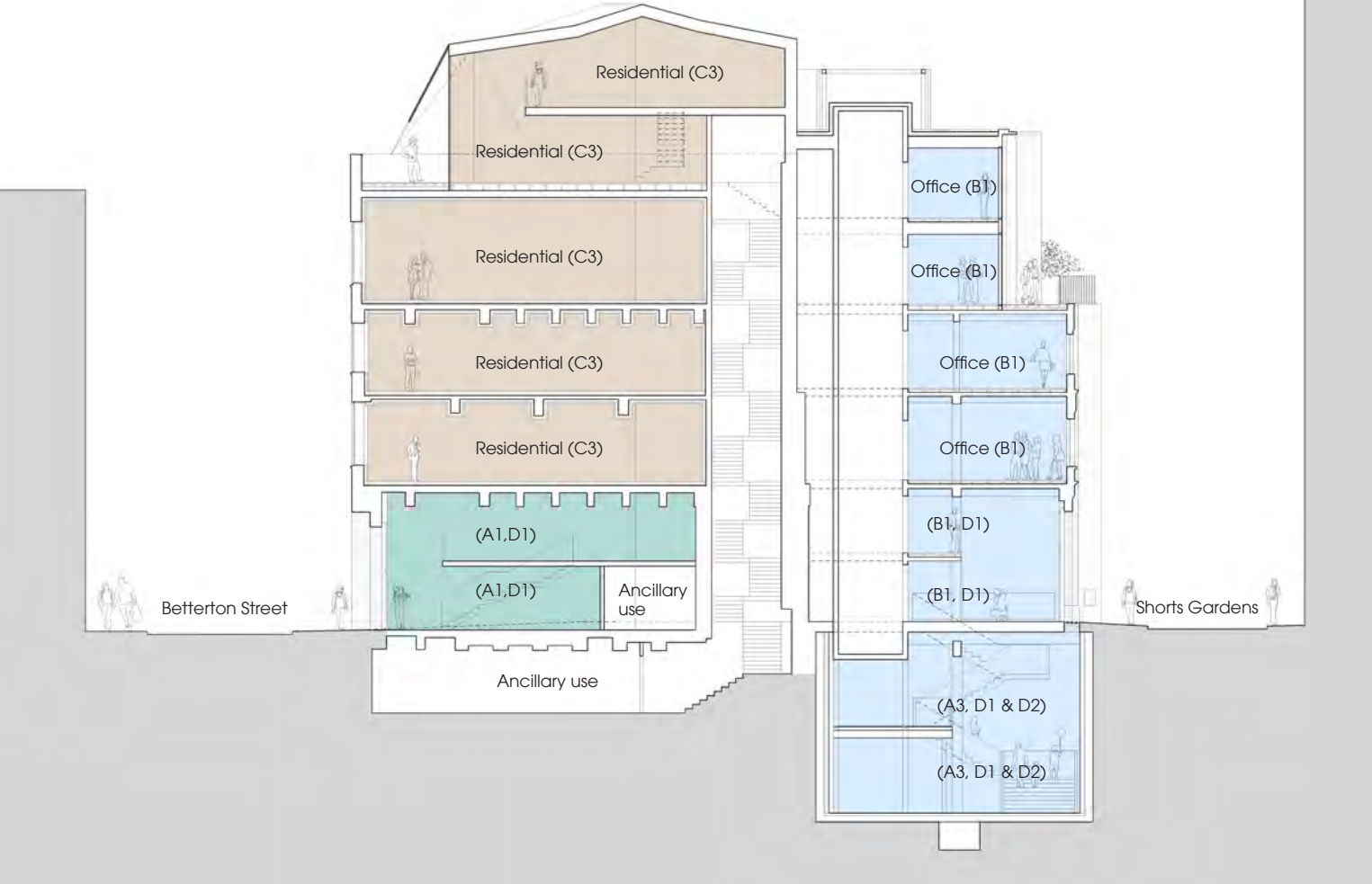
Proposed Indicative Typical Floor Layout



Proposed Ground Floor Layout



Proposed Indicative Fourth Floor Layout



Proposed Section

3.3 Building Use

3.3.1 Shorts Gardens

The proposed building use within the Shorts Gardens building include the following:

Basement, Basement Mezzanine;	A3/D1/D2
Ground Floor, Ground Floor Mezzanine;	B1/D1
1st, 2nd, 3th, 4th floors;	B1

3.3.2 Betterton Street

The proposed building use within the Betterton Street building include the following:

Basement;	Ancillary uses
Ground Floor, Ground Floor Mezzanine	A1/D1
1st, 2nd, 3rd, 4th and 5th floors;	C3



Existing Shorts Gardens elevation



Proposed Shorts Gardens elevation