

**Applicant**

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**Site Address**

6 Coptic Street  
London  
WC1A



**H359\_Coptic Street**  
Design and Access Statement  
March 2017

## **Contents:**

- 1.0 The Project & Site
- 2.0 Contextual appraisal
- 3.0 Key proposals
- 4.0 Policy, Pre-application advice & Context
- 5.0 Conclusion

## 1.0 The Project & Site

The Design & Access document has been prepared by HUT for review by Camden planning department.

The application site is located on the west side of Coptic Street. The property is not listed but is located within a Conservation Area.

The existing property that fronts Coptic Street is a 4 storey brick terraced property with two entrances; one to the front and one to the rear.

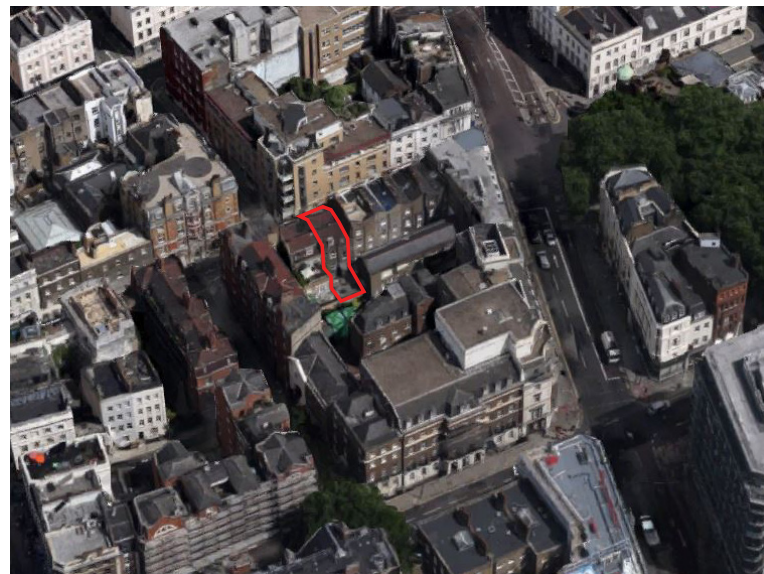
It appears that some extension and refurbishment works had been started by the previous owner; these were stopped following intervention by Camden, and the property was acquired by the current owner in a very poor state.

## 2.0 Contextual Appraisal



Aerial view





Aerial views





Front elevation



Rear elevation

### 3.0 Key proposals

- Existing stairs to be demolished and replaced by new stairs
- New staircase down to basement
- 2no. WC's to the basement
- New enlarged rooflights to existing rear extension
- Existing small closet wing to south party wall adjacent no.7 Coptic St removed and replaced with new single storey brick extension to north party wall, adjacent no.5 Coptic St. This element features a chamfered corner to further ensure that the daylight to adjoining windows at no.7 is unaffected
- New traditional sash window to the side of the new extension to be completed with obscure glazing to prevent overlooking
- WC's provided to the office accommodation on each floor

Front elevation:

- Traditional timber-framed sash window in place of modern casement window - to match existing opening

Rear elevation:

- New traditional timber-framed sash windows in place of existing poor quality casements
- Replacement glazing to rear elevation at ground floor level to allow for greater daylighting and improved office accommodation
- Single storey extension

#### Existing Character and Appearance

The proposal is sensitive to the existing character, scale and appearance of the property and area. Care has been taken to ensure that the proposals are also in keeping with other recent additions to the street in order to maintain the existing character of the area. The choice of materials are sympathetic to the existing building.

It is felt that the alterations are in keeping with local precedent and Camden's Local Development Plans.

It is intended that the above proposals, whilst aiming to upgrade both the general standard and sustainability of the existing office building, take into consideration the surroundings in order to minimise any potential impact upon adjacent buildings and their occupants through a sensitive approach to scale, design and materiality.

#### Use

The property's existing function will remain as Office (class B1).

#### Access

The existing roads and footpaths will not be affected.

### 4.0 Policy, Pre-application Advice & Context

No formal pre-application advice has been received, however the proposal directly responds to points raised in the previous applications 2013/5970/P and 2016/0321/P.

- Camden's core strategy
- National Planning Policy Framework

### 5.0 Conclusion

In summary, we feel that this proposal:

- Is a positive enhancement to the existing property and the area
- Aims to conserve the nature of the area
- Is part of a sustainable development