

2.0 Site Overview

23 Macklin Street has access to a multitude of public gardens and is located within walking distance to many of central London's landmarks. The building is, as expected considering its central London location, well served by public transport services.

The building is in the Seven Dials Conservation Area and was listed as Grade II on the 7th June 1982. It and its interior are of national importance; the Theatre Trust describes the building type as 'extremely rare and significant'. The building was a mid-19th century purpose-built theatre scene-painting workshop, characterised by being a large, open, three-storey industrial volume; therein lies the special interest of its interior. Of specific importance are the slots in the floor that were designed so that the canvases could be winched up and down, allowing the painter to work comfortably at First Floor level.

For detailed site information please refer to *Section 2* of Appendix 1 - Design and Access Statement by Carmody Groarke and *Section 2* of Appendix 2 - Planning Statement by DP9.

3.0 Client Brief and Vision

Our client purchased 23 Macklin Street to be their home for the foreseeable future. Having lived in the property in its existing condition for a number of years, it had become increasingly apparent that in addition to the current failings in respecting the historic character of the space, the layout was significantly deficient for a home.

Planning permission 2013/8263/P and listed building consent 2014/0171/L was granted, 18 June 2014, for a large refurbishment of the building designed by Carmody Groarke. These have now been implemented and are under construction.

The client has asked Lees Associates to provide a proposal that combines the existing separate Flat and the Main House into a single residence, reduces the scope of the consented applications whilst utilising their beneficial aspects, has a more sympathetic approach to the historical structure and achieves greater amenity.



Site Location - View looking west over Macklin Street highlighting prominent landmarks.

4.0

Analysis of Existing

For detailed analysis of the existing building please refer to *Section 4* of Appendix 1 - Design and Access Statement by Carmody Groarke.

5.0

Planning

For detailed information of the planning and development history please refer to *Section 5* of Appendix 1 - Design and Access Statement by Carmody Groarke and *Section 2 and Appendix 4* of Appendix 2 - Planning Statement by DP9.

6.0

Consultation

Planning Pre-application advice was requested for the application. An on-site meeting occurred with Tessa Craig (Planning Officer from Camden Council), Nick Baxter (Senior Heritage and Conservation Officer from Camden Council) and Lees Associates (Architects) on 12 May 2017. A pre-application summary and consented vs. proposed drawings were submitted to Camden Council and feedback was received on 8 June 2017 and supplemented with additional advice via email on 12 June 2017 and 10 July 2017. Please refer to Appendix 3 for received advice letter and additional advice.

In addition to the planning history in the appendices, below is the planning permission to be varied and the associated approved listed building consent. These have now been implemented and are under construction.

2013/8263/P

'Erection of rear first floor balcony, introduction of new windows and alterations to the front facade of dwelling.'

GRANTED - 18.06.2014

2014/0171/L

'Erection of rear first floor balcony, introduction of new windows and replacement of door to entrance, also; internal alteration to include new stairs and re-instatement of fireplaces.'

GRANTED - 18.06.2014

Proposal & Rationale

The proposed amendments are to provide a proposal that reduces the scope of the consented applications whilst utilising their beneficial aspects, has a more sympathetic approach to the historical structure and achieves greater amenity.

The consented application proposed to move all the bedrooms to the south by rotating the 'white box' and pushing it to the south. This also allowed the width of the interior space to be better experienced. The amendments propose to retain the 'white box' which allows the interior space to be enjoyed in its full length.

By moving all the bedrooms to the south as per the consented but utilising the 'white box' spaces as living areas, large openings can be introduced into each long side of the box. The introduction of these openings and removal of all unnecessary partitions under the 'white box' reduces its bulk, therefore increases the appreciation of the special interest of the building. In addition to this the widening of the terrace and replacement of the solid balustrades with glass allows for better amenity and greater appreciation of the historic roof trusses.

The main aims of the proposed amendments are to:

1. Reduce scope of the consented changes whilst still providing rooms with better proportions and greater access to natural light and ventilation.
2. Combine the existing separate Flat and the Main House into a single residence.
3. Rationalise the Front Elevation to better reflect its historic proportions.
4. Create better vehicular access into the building.
5. Increase the size of the courtyard balcony for better amenity.
6. Widening the existing internal terrace on Fourth Floor and replacement of existing solid balustrades with glass balustrades for better amenity and greater visual appreciation of the historic roof trusses.

The proposed amendments to the consented have been listed below as the and annotated on the proposed drawings submitted with this application.

Basement Floor

B.1 - Consented AV room and Riser arrangement to remain as existing. Window into Storage/Cellar to be blocked.

B.2 - Existing pool windows to be blocked.

B.3 - Removal of wall to create an opening into the separate Flat and new partition in the Storage/Cellar.

Ground Floor

Removal of some modern partitions and general reconfiguration of space. Other significant amendments listed below.

G.1 - Removal of modern main circulation stair and stair core, to be replaced with new timber stair with an open core.

G.2 - Consented new door into Courtyard to remain as existing window.

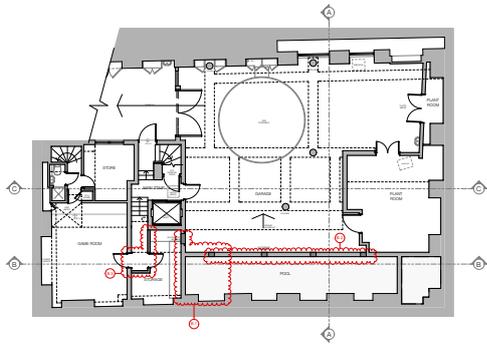
G.3 - Inner front door position and configuration different to consented.

G.4 - Consented removal of a section of original beam to remain as existing.

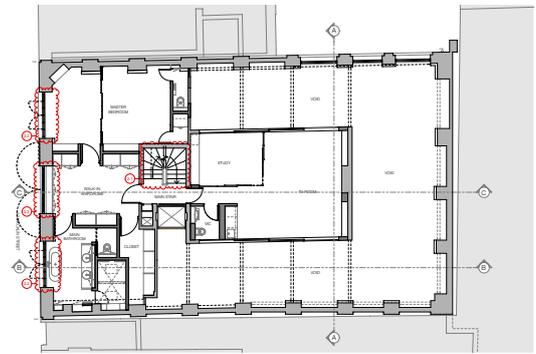
G.5 - Garage door frame to be rebated into the surrounding original brickwork, set in from the face of the render to align with window above. Frame arrangement/proportion amended to match frames of the windows above.

G.6 - Proposed main front door opening configuration amended. Frame arrangement/proportion amended to match frames of the windows above.

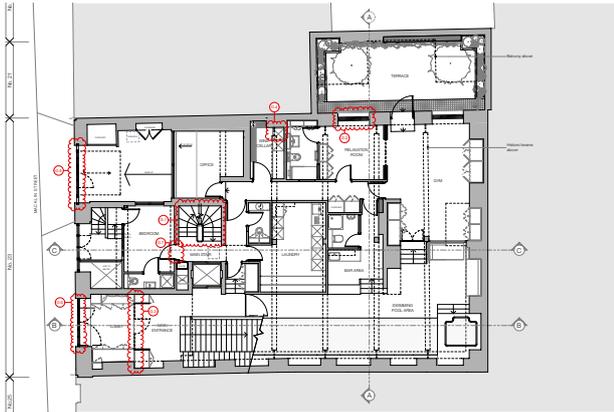
G.7 - Removal of wall to create an opening into the separate Flat from the main stair.



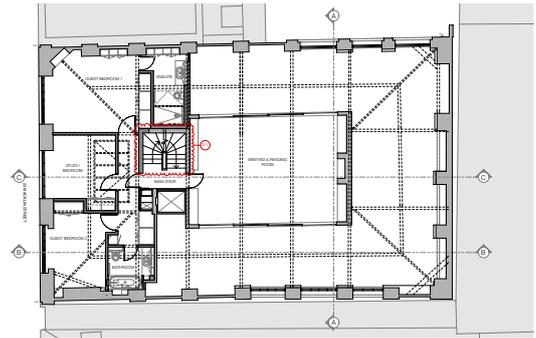
Basement Floor Plan



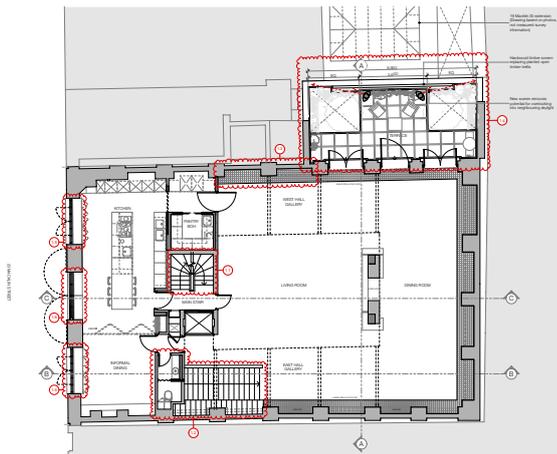
Second Floor Plan



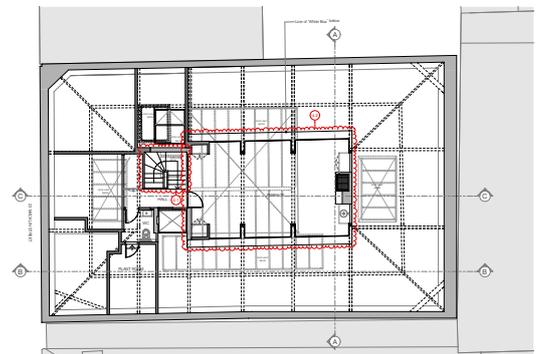
Ground Floor Plan



Third Floor Plan



First Floor Plan



Fourth Floor Plan

First Floor

Removal of some modern partitions and general reconfiguration of space, including removal of all non-structural partitions under the 'white box'. Other significant amendments listed below.

1.1 - Removal of modern main circulation stair and stair core, to be replaced with new timber stair with an open core.

1.2 - Entrance stair and WC configuration to remain as existing.

1.3 - Consented Stair up to the West Hall Gallery, which the required removal of a section of original beam (G.4), omitted. Consented grille denoting canvas slots extended.

1.4 - Proposed courtyard balcony to be increased in size, required privacy screen increased in size to suit.

1.5 - Proposed windows to match style of consented windows, moved in plan to match position of existing windows and cill lowered by 300 mm to better represent its historical proportions.

1.6 - Central bay window/door to remain as consented but to move in plan to match position of existing.

Second Floor

Removal of some modern partitions and general reconfiguration of space, including the introduction of large windows in each side of the 'white box'. Other significant amendments listed below.

2.1 - Removal of modern main circulation stair and stair core, to be replaced with new timber stair with an open core.

2.2 - Windows to remain as consented but to move in plan to match position of existing.

Third Floor

Removal of some modern partitions and general reconfiguration of space, including the introduction of large windows in each side of the 'white box'. Other significant amendments listed below.

3.1 - Replace the consented removal of the main circulation stair with new, to align with below. Consented new stair up to Fourth Floor omitted.

Fourth Floor

Removal of some modern partitions and general reconfiguration of space. Other significant amendments listed below.

4.1 - New stair as per Third Floor note 3.1

4.2 - Widening the existing terrace and replacement of existing solid balustrades with glass balustrades. Each side is to widen but to be set back 400 mm from the edge of the 'white box' below.

Roof Plan

R.1 - Smoke vent to remain as existing and to be refurbished.



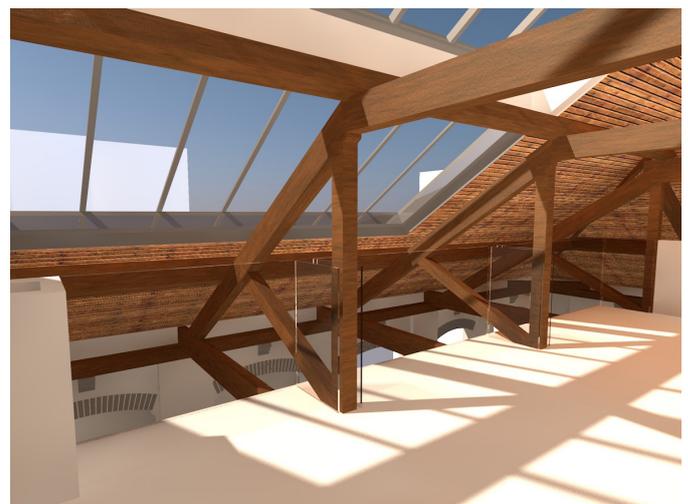
Existing view from First Floor



Existing view from Terrace on Fourth Floor



Proposed view from First Floor



Proposed view from Terrace on Fourth Floor

Existing vs. Proposed Fourth Floor Terrace visuals to indicate the little visual impact that widening the terrace will have from the First Floor and how the new glass balustrades allows one to better appreciate the historic roof trusses. (Please note that the bricks are shown as indicative white model, their treatment is consented and conditioned in Listed Building Consent 2014/0171/L).



Historic elevation with equal window proportions.

Historic Front Elevation



The proposal retains the consented window on the second floor as this better represents the historic. By lowering the cill of the First Floor window to match the size of the consented second floor, and better represent the size of the historic window, the proportions of the historic are restored. On the Ground Floor, the style of the consented has been retained but the frame arrangement/proportion has been amended to match the windows above. Additionally to this, necessary dwelling elements have been added. These include letterbox and pedestrian door into the garage door.

Proposed Front Elevation



Existing elevation reduced the size of the windows, although kept their equal proportions.

Existing Front Elevation



Consented elevation increased the size and proportions of the Second Floor, to better represent the Historic but kept the First Floor window size as existing. This results in a disproportionate window arrangement with above, and does not represent historic proportions.

Consented Front Elevation

Historic, Proposed, Existing and Consented Front Elevation comparison, indicating the loss of historic proportions in the Consented and the return of these in the Proposed.

Front Elevation

Floor amendment notes relating to the Front Elevation listed below.

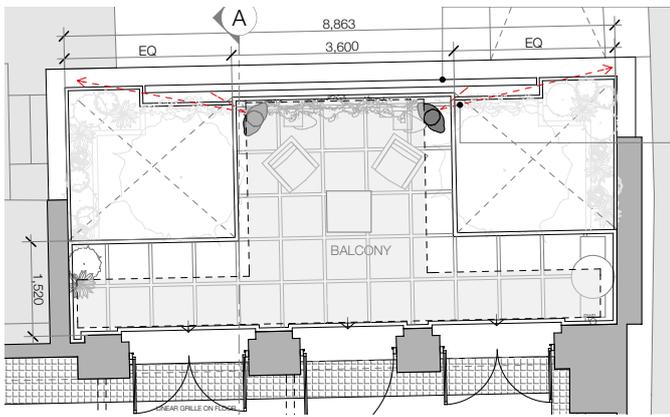
G.5 - Garage door frame to be rebated into the surrounding original brickwork, set in from the face of the render to align with window above. Frame arrangement/proportion amended to match frames of the windows above. *(Please note that the rebated frame will not change the visual size of the existing opening).*

G.6 - Proposed main front door opening configuration amended. Frame arrangement/proportion amended to match frames of the windows above.

1.5 - Proposed windows to match style of consented windows, moved in plan to match position of existing windows and cill lowered by 300 mm to better represent its historical proportions.

The proposal retains the consented window on the second floor as this better represents the historic. By lowering the cill of the First Floor window to match the size of the consented second floor, and better represent the size of the historic window, the proportions of the historic are restored.

On the Ground Floor, the style of the consented has been retained but the frame arrangement/proportion has been amended to match the windows above. Additionally to this, necessary dwelling elements have been added. These include letterbox and pedestrian door into the garage door.



Proposed Courtyard Balcony size increased for better amenity. Privacy screen also increased to suit. Consented balcony shown as grey fill.

Courtyard Elevation

Floor amendment notes relating to the Courtyard Elevation listed below.

G.2 - Consented new door into Courtyard to remain as existing window.

1.4 - Proposed Courtyard balcony to be increased in size, required privacy screen increased in size to suit.

The proposal retains the shape of the consented balcony but increases its size for greater amenity. The consented side 'wings' only allow for access and little use, therefore the proposed scheme aims to rectify this. The required privacy screen to stop overlooking, but not light, to the neighbouring residential properties has also been increased in size to suit.

East Elevation

No change to consented.

First Floor Perimeter Canvas Slots

The consented design is to be retained. The existing glazing and timber radiator grilles are to be replaced with a metal grille. This will be the approximate width of the historic gap, and integrated to provide heating. For detailed information please refer to *Section 7.4.6* of Appendix 1 - Design and Access Statement by Carmody Groarke.

In addition to this, as the consented stair in the West Hall Gallery has been omitted, the grille has been extended to suit.

Finishes

Consent has been given for the removal of the 'varnish' (sealant) and lightening the internal brickwork. This is to be implemented in the proposal using a reversible process.

During implementation of the consented work, it has been revealed that the existing and historic fabric has been darkened from their original colour. The proposal is to return the finishes of the historic beams and ceiling slats to their original colour. Any implementation of this and any other introduction of new finishes will be reversible.



Photo evidence of existing and historic elements finishes before the current alterations. This has been revealed after the implementation of the consented applications.

8.0 Policy

Relevant policies to the proposal below.

LDF Core Strategy

- CS5 - Managing the impact of growth and development.
- CS6 - Providing quality homes.
- CS14 - Promoting high quality places and conserving our heritage.

Development Policies

- DP2 - Making full use of Camden's capacity for housing.
- DP22 - Promoting sustainable design and construction.
- DP24 - Securing high quality design.
- DP25 - Conserving Camden's heritage.
- DP26 - Managing the impact of development on occupiers and neighbours.

Camden Planning Guidance

- CPG1 Design 1, 2, 3, 4 and 5.
- CPG6 Amenity 6 and 7.

London Plan 2016

National Planning Policy Framework 2012

Emerging Local Plan (*awaiting publication of the Inspector's report into the public examination*)

- D1 Design.
- D2 Heritage.

As the consented scheme accords with all the above Policies, it is considered that this proposal also accords with all the above Policies. Please refer to *Section 4, 5 and 6* of Appendix 2 - Planning Statement by DP9.

Of specific note is DP2 regarding the conversion of the existing Flat and the Main House into a single residence. As the proposed conversion would only result in the loss of one residential unit, it is not contrary to policy and is considered acceptable.

Also of note is DP26 regarding the increased size of the Courtyard balcony and privacy screen. As the proposal is minor and the privacy screen is also increasing in size, they would not have an impact on neighbours amenity in terms of daylight and privacy. Additionally this creates a better amenity space for this residence.

9.0 Access Statement

For detailed analysis of the access to the building please refer to *Section 9* of Appendix 1 - Design and Access Statement by Carmody Groarke.

The amended proposal does differ to the consented by still retaining the main stair position, but removing the stair core and replacing the stair from Ground to Third Floor. The existing Third to Fourth Floor stair will be removed as per the consent although now replaced with one to match the footprint of the stairs below. A new stair has also been proposed as per the consent from the Pool Room to the Gym to create better accessibility on the Ground Floor. All new stairs are to comply with regulations Part K. Every floor is also served by a lift.

Additionally to this, the proposal seeks to maximise the size of the garage door opening by rebating the frame into the existing surround. The proposed and current garage allows for three cars to be parked with an overflow capacity of two additional cars. Due to the narrow street width (approximately 2.3m) and current garage opening, it is common for visitors to misjudge and damage, not only their car, but the building itself.

10.0

Conclusion

The proposal reduces the scope of the consented applications whilst utilising their beneficial aspects, has a more sympathetic approach to the historical structure and achieves greater amenity. The Proposal, as per the consented, accords with the relevant planning policies.

Due to nature of the proposals and how they will be carried out means they will not have any impact on the heritage asset as a whole and will safeguard its long-term use.

The amendments to the consented have been developed through consultation with Camden Planning and Conservation officers. This process has fed into the design response; providing one that conserves and reveals the historic fabric where possible, rationalises the Front Elevation to better reflect its historic proportions but also provides better accommodation and amenity for the building as a contemporary home.



11.0

Appendix

Appendix 1

Carmody Groarke - Design and Access Statement
December 2013

Appendix 2

DP9 - 23 Macklin Street Planning Statement December
2013

Appendix 3

Camden Council - Planning Pre-application advice June/
July 2017