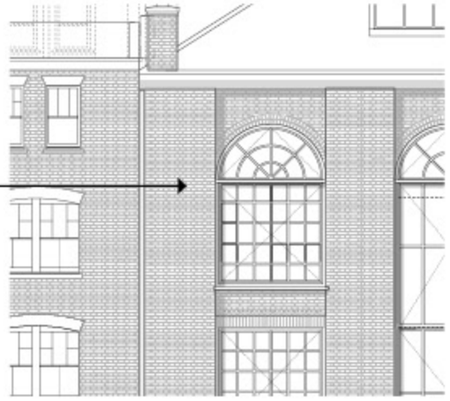
Evidence of the historic brick on the eastern facade of 23 Macklin Street



Proposed reinstated and repointed historic brick facade to better integrate the building with the prevailing character of brickwork in the Macklin Street streetscape.

Neighbouring buildings characterful exposed historic brickwork from a similar time period to that concealed at 23 Macklin Street

23 Macklin Street.
Existing facade rendered in 1990s conversion with 15mm thick cement slurry, a fine scratch coat and a more coarse top coat. Breaks the uniformity of the brickwork character of Macklin Street.

Strategy to reinstate the historic brick character to 23 Macklin Street

7.9.5 Façade: Brick Quality

The specialist report that is referred to Brickwork Report by T.J.Shepherd outlines a previous test to remove the render. This report also outlines the render removal tests that were done. The specialist report states that *"the render is in three layers, or coats. A very wet, neat cement slurry, brushed on the bricks, and then a fine scratch coat, and a more coarse top coat. The average thickness is 15mm."*
On analysis of the brickwork on the interior of the building Donald Insall Associates have informed that the building was constructed from standard Victorian brickwork, or workaday brickwork.

Where brickwork requires remediation to the front facade, bricks removed for the insertion of new Eastern facade windows can be re-used.

7.9.6 Façade: Streetscape

The majority of the buildings along Macklin Street are constructed from brickwork. Although the existing façade has made an effort to replicate the historic photograph and watercolour, the finishes chosen have failed to convey the character of the historic building. The bright white rendered building at 23 Macklin Street leaves the building glaringly out of context in the present streetscape.
On the ground floor there are three proposed entrances into the building with the same function as the existing building. The western ground opening is a garage door with a ramped drive down to the basement carpark level one floor below street level. The central opening at the ground floor provides access to a separate staff flat, a completely self-contained flat with no other entry points and the eastern-most ground floor opening is the main entrance to the house. These entrances are built flush to the footpath. The proposed windows and doors in the floors above are setback to create a small juliette baloony in the central bay of the first floor facade doors.

8.1.1 Historic Condition

8.1.2 Existing Condition

81.3 Proposed Condition

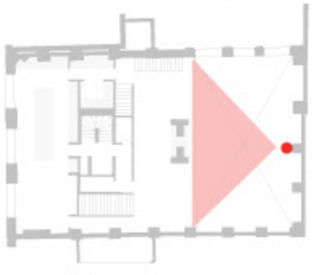
8.1.1 Historic Condition

8.1.2 Existing Condition

8.1.3 Proposed Condition

3D Visualisations taken from the same position (from the north in the main hall looking south) comparing the condition of the main hall as it was historically, as it is now and how it is proposed to be.

View from the main hall looking south



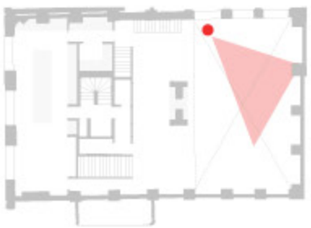
8.1.1 Historic Condition

8.1.2 Existing Condition

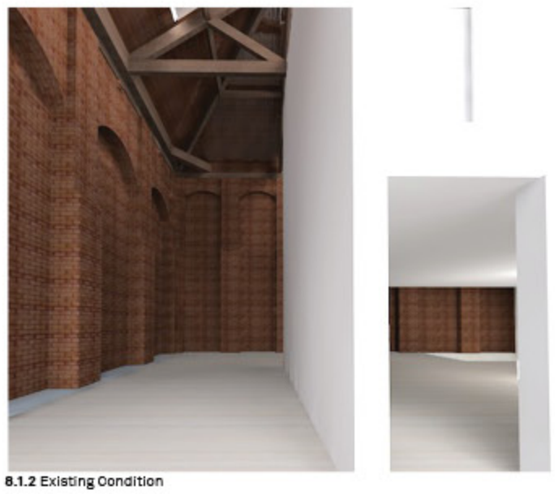
8.1.3 Proposed Condition

3D Visualisations taken from the same position (from the north in the main hall looking south) comparing the condition of the main hall as it was historically, as it is now and how it is proposed to be.

View from the main hall looking south



8.1.1 Historic Condition



8.1.2 Existing Condition

8.1.3 Proposed Condition

3D Visualisations taken from the same position (from the western side of the main hall looking east) comparing the condition of the main hall as it was historically, as it is now and how it is proposed to be.

View from the western side of the main hall looking east

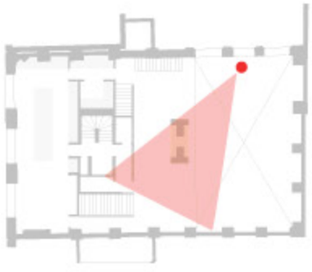
8.1.1 Historic Condition

8.1.2 Existing Condition

8.1.3 Proposed Condition

3D Visualisations taken from the same position (from the western side of the main hall looking south-east) comparing the condition of the main hall as it was historically, as it is now and how it is proposed to be.

View from the western side of the main hall looking south-east



Reconstruction of Historic Main Hall looking North East

Reconstruction of Historic Main Hall looking South

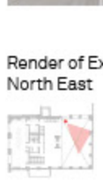
Reconstruction of Historic Main Hall looking East

Reconstruction of Historic Main Hall looking South

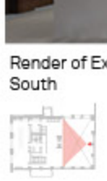
7.1.1 Historic Condition

Reconstruction of historic internal arrangement.

Render of Existing Main Hall looking North East



Render of Existing Main Hall looking South



Render of Existing Main Hall looking East

Render of Existing Main Hall looking South

7.1.2 Existing Condition

Reconstruction of existing internal arrangement.

Render of proposed main hall looking north east

Render of proposed main hall looking south

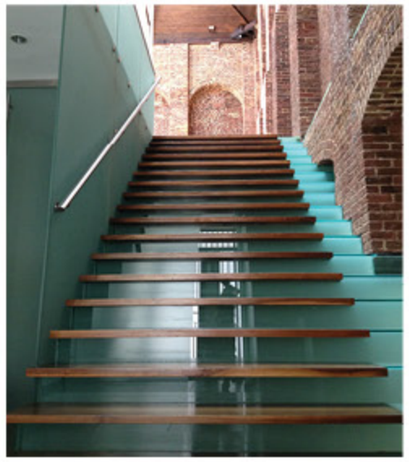
Render of proposed main hall looking east

Render of proposed main hall looking south east

7.1.3 Proposed Condition

Rendered images of proposed internal arrangement.

Car parked on the turntable providing increased manouverability and removing the need for the car to reverse onto to the street.



Entry stair connecting the ground floor entrance lobby with the first floor main hall

Access Statement

9.1 Existing Access
The house currently provides a good degree of accessibility throughout. Despite the five storeys of the building, the existing lift provides level access to almost all spaces in the house. The existing lift is to be retained, several changes in level are to be removed which will improve general accessibility. The existing tight and narrow main stair is to be retained and augmented with a number of more generous gentle stairs connecting key spaces, allowing easier access for the main day-to-day routes within the house.

9.2 Lifetime homes
The new proposals have been developed adhering to the prinoiples of Lifetime Homes wherever possible. However, due to the constraints of the existing building and its listed fabric, it has not been possible to fully comply with all the oriteria of Lifetime Homes (please see detailed assessment in the appendix).

9.3 Car
The house is already very well served for car parking, with an underground car-park accessed via a ramp from Macklin Street. The existing turntable means that there is no need for cars to reverse onto the public street. There are three dedicated car-parking spaces in the basement, with an overflow capacity for two further cars (on the turntable and on the ramp) all within the curtilage of 23 Macklin Street. The house should not generate any additional on-street parking requirements on the surrounding streets. There is no proposal to change the existing set-up, nor should the proposals add any additional parking requirements.

23 Macklin Street Basement

Electrical Services

Main & Submain distribution
We propose that a new main and sub-main distribution system be provided throughout the building to serve lighting, small power and mechanical services at each floor level.

Lighting Installation
It is proposed that a new lighting installation will be provided through the building. It is planned that a specialist lighting consultant shall be employed to undertake the design of the lighting installation which shall comply with the requirements of part L1b of the building regulations. The lights shall be controlled from a new centralised dimming system which shall form part of a new home automation system. In an effort to comply with BREEAM Refurbishment Domestic buildings it is proposed to utilise low energy high efficacy luminaires. For further details refer to the specialist lighting section below.

Small Power Installation
It is propose to provide a new small power installation throughout the building which shall comprise of general purpose 13amp switch socket outlets and switched connection units serving fixed items of equipment.

Fire Alarm System
We propose that a new analogue addressable fire alarm system be provided throughout the building in line with BS 5839 Pt. 6 2004, building regulations and building control requirements.
The system shall be a category LD1 and comprise of automatic point smoke detectors with and without base mounted sounders, point heat detectors with and without base mounted sounders, beam detectors to cover the double/triple height areas, xenon beacons, and a main fire alarm panel which would be located at basement level. Within sensitive architectural areas the proposal is for the use of a Vesda fire alarm system which shall be much more sympathetic to the aesthetics of the building. This system shall be standalone but interfaced with the main fire alarm control panel.
The fire alarm system would also be interfaced with the passenger lift, multi-room sound system (home automation system) and mechanical ventilation systems. The main fire alarm panel shall also be provided to an auto-dialer which shall be connected to a remote central station via a REDCARE line.

Security Alarms
We would propose that a new security alarm system be provided in accordance with BSEN 50131 & PD 6662.

Home Automation/ Audio visual Installation
It is proposed that a specialist consultant shall be employed to provide a scheme to serve the whole building which shall generally provide the following services throughout the building:
- Whole house/Distributed sound system.
- Distributed digital and satellite TV system.
- Interface with the HVAC controls.
- Integration/Interface with the intruder/access control system.
- Interface with the CCTV system.
- Audio visual door entry system.

Earthing & Bonding
Earthing and bonding would be provided in accordance with the 17th edition of the IEE wiring regulations (BS 7671).

Lightning Protection System
We would propose that a risk assessment is carried out to establish the requirements for a new lightning protection system in accordance with BSEN 62305.

Refer to full reports

EEP Drainage Survey by UKDN Waterflow
23 Macklin Street Manhole no.1

EEP Drainage Survey by UKDN Waterflow
23 Macklin Street Manhole no.2

Mechanical Services

Ventilation
Ventilation shall be via natural means and will be in accordance with Part F of the building regulations.
The Living/Dining rooms and bedrooms will be 'naturally' ventilated.
Mechanical whole house type supply and extract ventilation shall be provided to supply air into the bedrooms and studies and extract air from the bathrooms on the upper levels.
The kitchen cooker hob will be provided with an extract hood.
Mechanical supply and extract ventilation shall also be provided to the ground floor gym and media rooms with a fan located in the basement at high level.
The ground floor laundry room shall be provided with mechanical extract ventilation.
Provision for a new dedicated supply and extract system located in the basement is to be made to serve the swimming pool.

Heating
New high efficiency fully modulating gas fired condensing boilers shall be provided, to serve all of the domestic hot water and space heating requirements for the house.

Hot Water
Hot water is to be provided by 2No new hot water cylinders located in the Basement plantroom.

Cold water
A salt based water softener is proposed to soften the incoming mains water supply and will be located in the basement plant-room.
A twin pump cold water boosted set shall be installed in the basement plant-room.

Cooling
Comfort cooling shall be supplied via multi split refrigerant based air source heat pumps. The cooling will cover all bedroom areas, study areas on the third floor and media room.

Mechanical Services Controls
Provision is to be made for the heating, cooling, hot water and ventilation to be controlled via the Home Automation controls which will provide the capability to change set points and times remotely as well as fully monitoring the system. The main plant controls shall be provided via a BMS installed into a main control panel located adjacent to the plantroom in the Basement to control and monitor the mechanical systems, plant and equipment.

Drainage
The proposal is to connect new drainage stacks into the existing Basement drainage system.

Energy and Sustainability

The redevelopment of the building will not extend beyond the size of the existing envelope and any new elements will be to replace existing, to contribute towards the reduction of energy usage in the building.

As part of the proposed redevelopment of the residence the design strategy is to reduce the CO2 emissions from the current dwelling. The method of reducing CO2 emissions will be by means of replacing the existing inefficient heating, cooling and ventilation systems and replacing them with new high efficiency systems with fully integrated controls. Where there is no impact on the historical elements of the building, improvements to the building envelope will be made to reduce heat loss through the structure.

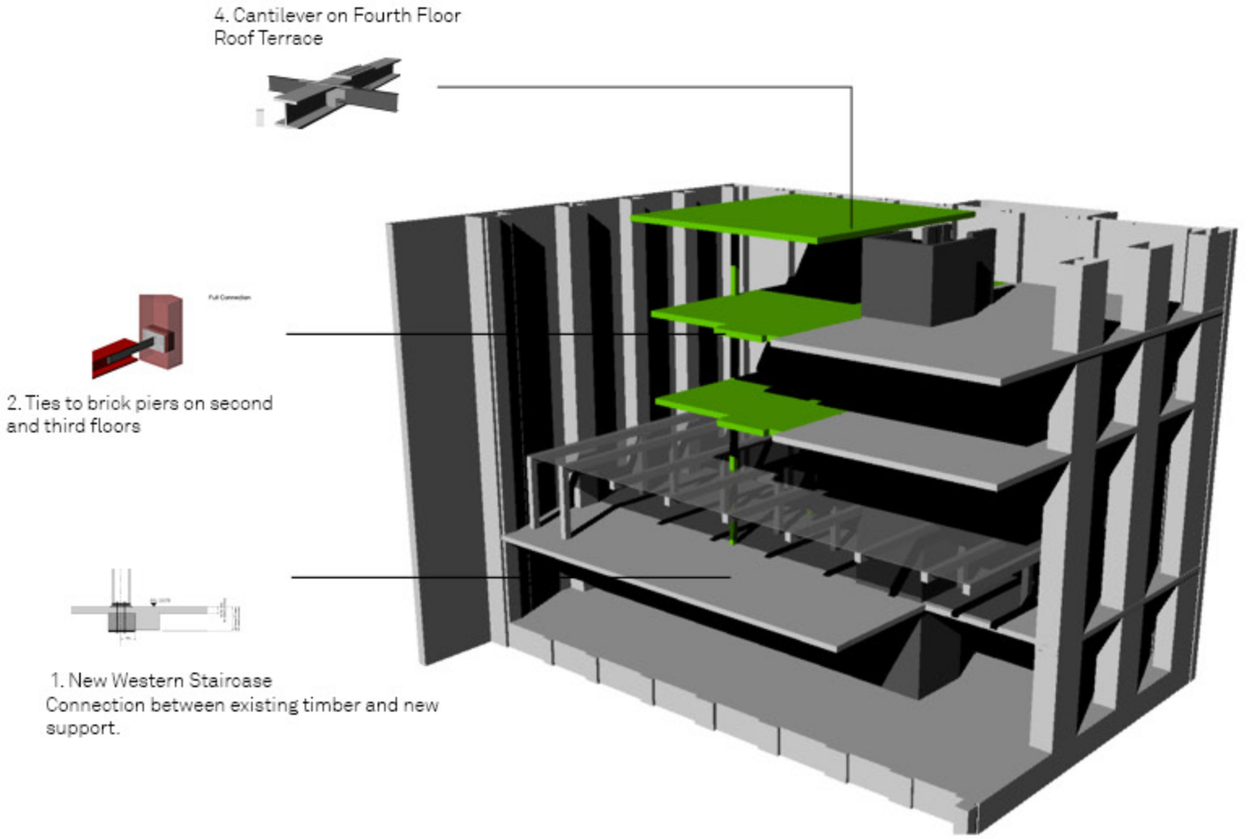
Acoustic/Noise

A 24-hour noise survey was undertaken at 23 Macklin Street. Proposed plant noise levels have been predicted, and an assessment has been carried out to determine whether the proposed plant will meet the recommended design noise limits.
The proposed plant will require acoustic treatment in order to meet the recommended design noise limits for the prescribed period of operation. (24-hours daily).

Suitable noise control measures have been described for the proposed new external plant.

When the recommended noise control measures are implemented and the design rating levels are achieved, it is predicted that operation of the new plant should attract no justifiable complaints under the guidelines set out in the London Borough of Camden's planning policies and as such reservations are not expected from the planning authority on the grounds of noise.

Refer to full reports



Structural Executive Summary

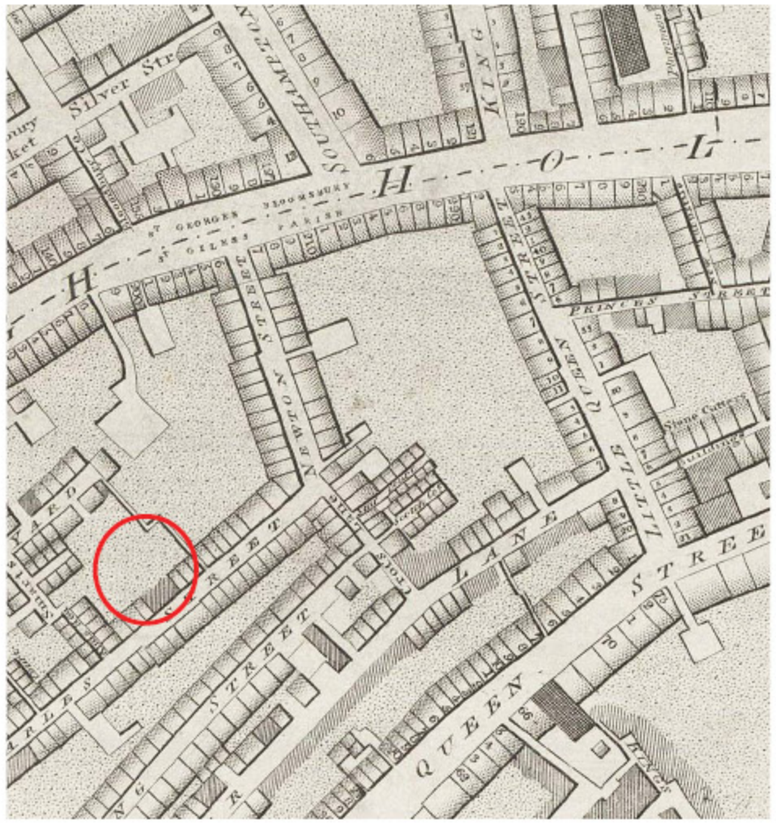
Structural Strategy
The existing structure at 23 Macklin St is an interesting combination of an old loadbearing shell fitted out with a more contemporary structure.

The front third of the structure is traditional, with a series of floor plates supported by the perimeter walls and a new concrete stair and lift core in the centre. The rear of the existing building is a very interesting space, with a three level accommodation 'pod' appearing to be suspended within a large triple height space. This block is independent from the perimeter walls, being supported at the front by the concrete lift/stair core, and at the rear by a reinforced concrete shear wall.

The structure of the uppermost floor of this pod threads neatly through the existing timber roof trusses and is careful to apply loads to the existing timbers.
The primary structural intervention of this planning application is to remove and re-build the pod, effectively rotating it 90 degrees and nestling it up against the traditionally structured front third of the building. The relocation of the pod allows the triple height void to be appreciated more effectively.

In designing the new structure of the pod we have followed the same principles that were previously used, in that we are supporting almost all of the floor loads on the contemporary vertical RC structures. The one exception to this is that we are connecting the rear corners of each floor of the pod into the existing load-bearing brick piers. These connections are primarily intended to help stabilise the cantilevering floor plate against deflection, however they also transfer a small vertical load into the piers. This load is well within the capacity of the existing piers. At the uppermost level of the pod we are again carefully positioning the new floor structure to ensure it does not contact or load the existing roof trusses.

Refer to full report



Historic Plan of Macklin Street and surroundings, Horwood's map of 1799, (Extract from Heritage Report)

Heritage Consultant Executive Summary

23 Macklin Street is a mid-19th century purpose-built theatre scene-painting workshop, converted to a residence in the late 20th century. The building's significance is primarily historical as an early (and perhaps the earliest) survival of a theatre scene-painting workshop. Built in 1851-2 by the artist Thomas Grieve, some of the most spectacular set designs of the Victorian era were created in this studio. The interest of the fabric of the building is less powerful, and its significance is limited to: the original brick shell; the open truss roof; timber beams supporting the first floor; and remnants of a pulley system in the roof, originally used to lift canvasses. Also of interest, to a limited extent, is the memory of the slots in the workshop floor where the canvases were placed. The exterior was remodelled in the 1990s and lacks the rough, industrial character of the original.

The proposals seek to remodel the façade and the interior of the building to create a new configuration of space for a single dwelling. The harm caused to the surviving historic fabric is limited to the removal of original brickwork to create six new windows and the removal of a section of an original beam in the ground floor. This harm is outweighed by benefits. The main benefit of the proposal is that it offers a more effective and beautiful solution than that conceived in the 1990s to the architectural problem of a 'box within a box'. The proposed scheme offers rooms with better proportions, and with greater access to natural light and ventilation (the new windows are key to achieving this), within a structure that makes the original volume of the workshop more readily appreciable. Other benefits are that the façade will be remodelled, so that it presents a more convincing industrial frontage to Macklin Street; chimney-pieces on the corner chimney breasts will be reinstated; and new cast-iron grille delineating the location of the historic canvas slots inserted. A final benefit is that the proposals will make the building more viable as a residence, which will then ensure its ongoing conservation and repair.

Refer to full report

Aerial view of 23 Macklin Street and surrounding area.

Planning Consultant Executive Summary

DP9 have been appointed to submit Planning and Listed Building applications for the refurbishment and reconfiguration of 23 Macklin Street including internal alterations; external alterations to the front façade of the building; erection of a new first floor balcony to the western courtyard at the back of the property and introduction of new windows.

The Planning Statement that has been submitted in support of the applications has assessed the proposed scheme against the provisions of the development plan and other material considerations relevant to the determination of the application. It is considered that the proposal accords with the development plan, is a sustainable scheme and is in accordance with the National Planning Policy Framework.

All the proposed works have been considered in detail by the team and in particular Donald Insall Associates, to make sure that they preserve and enhance the conservation area and respect the special architectural interest of the listed building.

The Planning and Listed Building works seek to conserve the significance and interest of the building and maintain its current use. It is considered that the proposal will not be detrimental to the character of the building and the proposals seek to rectify the poor 1990's interventions.

Due to the nature of the proposals and the way in which they will be carried out means they will not have any impact on the heritage asset as a whole and will safe guard its long-term use and continued protection.

The details of the Proposed Development have been subject to extensive discussions with the London Borough of Camden's Design Officer; English Heritage and the Theatres Trust. Please refer to the Planning Statement for full details.

Refer to full report