

26A ORDE HALL STREET, LONDON WC1N 3JW

**DESIGN AND ACCESS STATEMENT
TO ACCOMPANY A PLANNING APPLICATION
TO THE LONDON BOROUGH OF CAMDEN**

Date - 05.06.17

Contents

- 1.1 The Site
- 1.2 Design Team
- 1.3 Site Location
- 1.4 Site Documentation
- 1.5 Scope of Work

- A Appendix
- A1 Document register
- A2 Existing & proposed drawings

For further information please contact:

MATHESON WHITELEY
U17, 38-50 Pritchards Road,
London E2 9AP

T: +44 (0)207 033 3589
studio@mathesonwhiteley.com

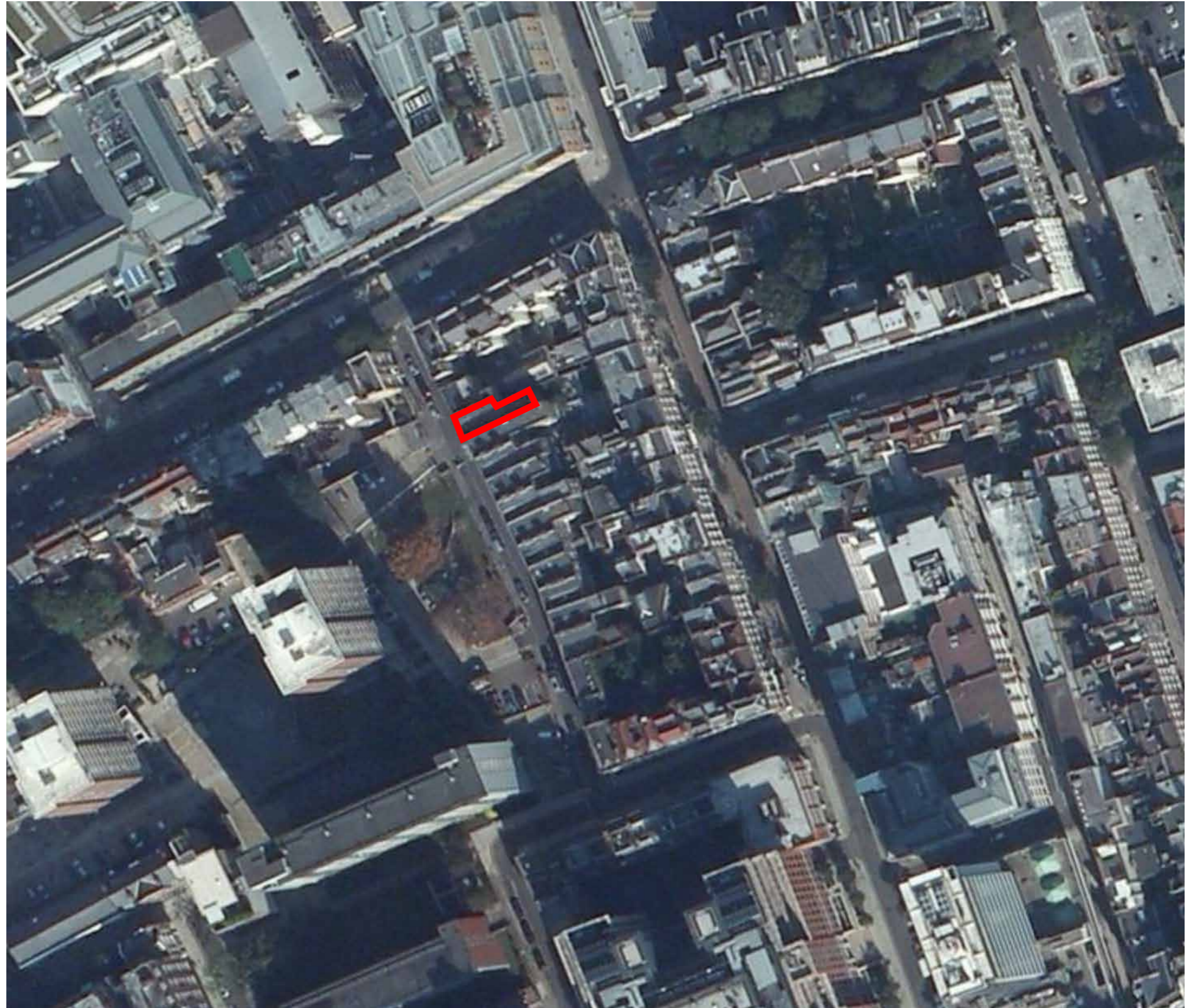
Contact - Donald Matheson

1.1 The Site

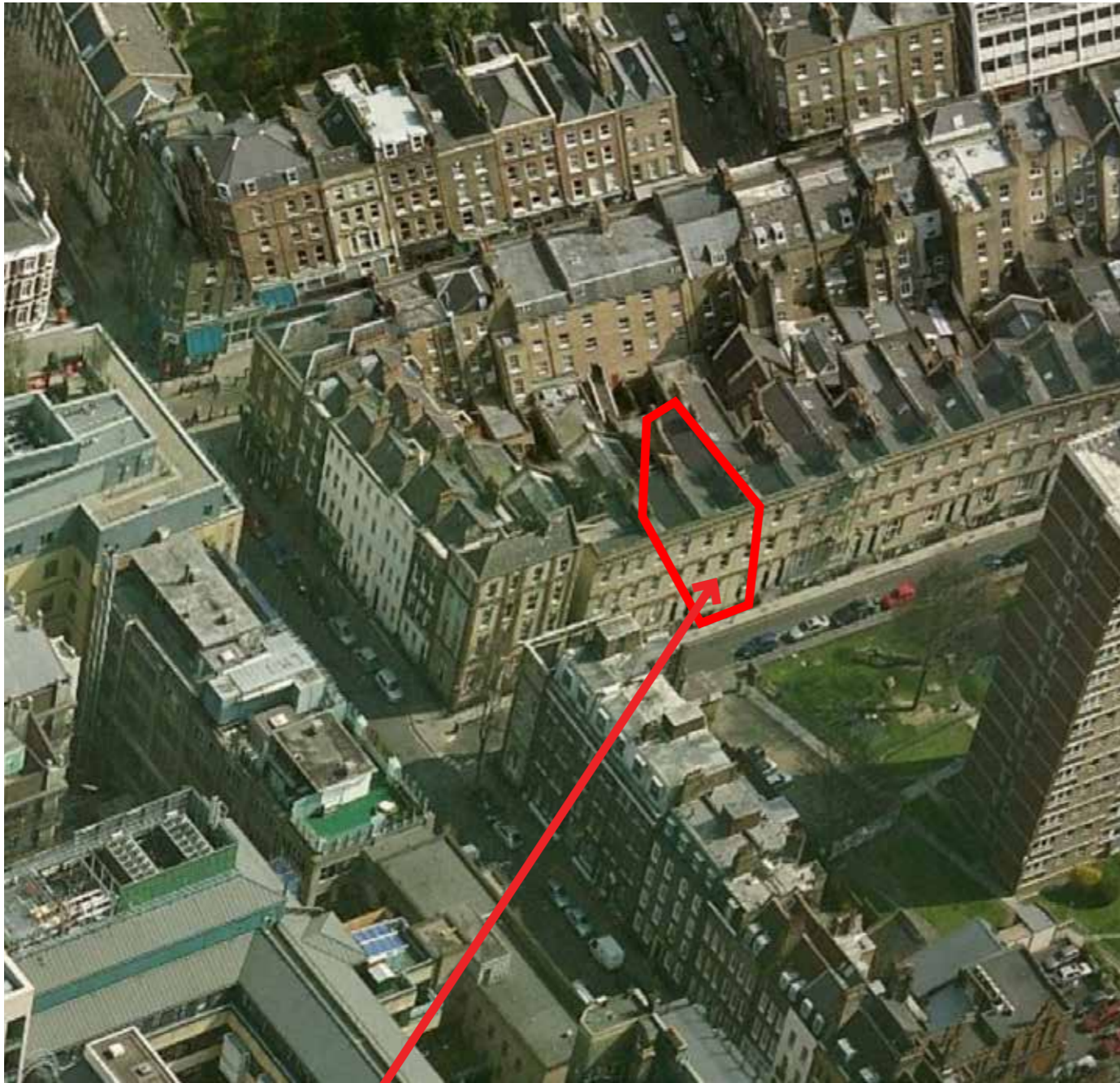
The location address is 26C Orde Hall Street, London WC1N 3JW.

The property is arranged as a self contained flat and comprises the raised ground and lower ground floors of a mid terraced converted late Victorian house with the street address as 24/26 Orde Hall Street. The block comprises 6 flats in total. It is not a locally or statutory listed building.

26A is sold on a long leasehold to Tamara Rojo with the freehold held by London Borough of Camden.



1.2 Site Location



FLAT 24 A - GROUND FLOOR
AND LOWER GROUND FLOOR
OF 24-26 ORDE HALL STREET



FLAT 24 A - GROUND FLOOR
AND LOWER GROUND FLOOR
OF 24-26 ORDE HALL STREET

1.3 Site Documentation - FRONT OF PROPERTY



FLAT 24 A - GROUND FLOOR
AND LOWER GROUND FLOOR

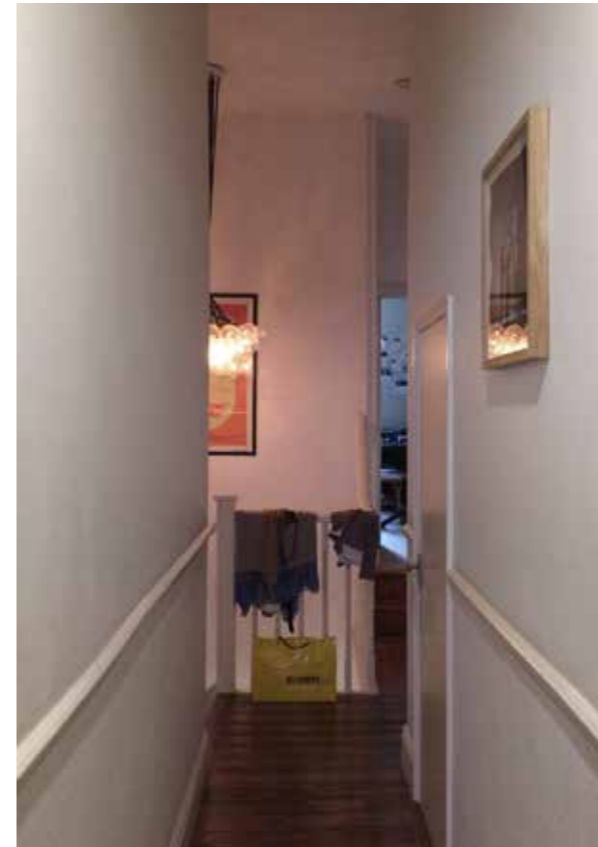
1.3 Site Documentation - REAR GARDEN OF PROPERTY



1.3 Site Documentation - REAR ELEVATIONS OF PROPERTY



1.3 Site Documentation -INTERIOR OF PROPERTY - GROUND FLOOR



1.3 Site Documentation -INTERIOR OF PROPERTY - LOWER GROUND FLOOR



1.4 Scope of Work

The scope of work is as described in the attached existing and proposed plans.

The external alterations scope can be summarised as follows -

- Existing side return door to rear garden from internal half landing to be replaced with more fully glazed timber framed door
- To provide additional light to internal hallway and staircase to lower ground a new small high level fixed window is proposed. This new window is in proportion to and in an alignment position with existing high level windows on the upper parts of this elevation

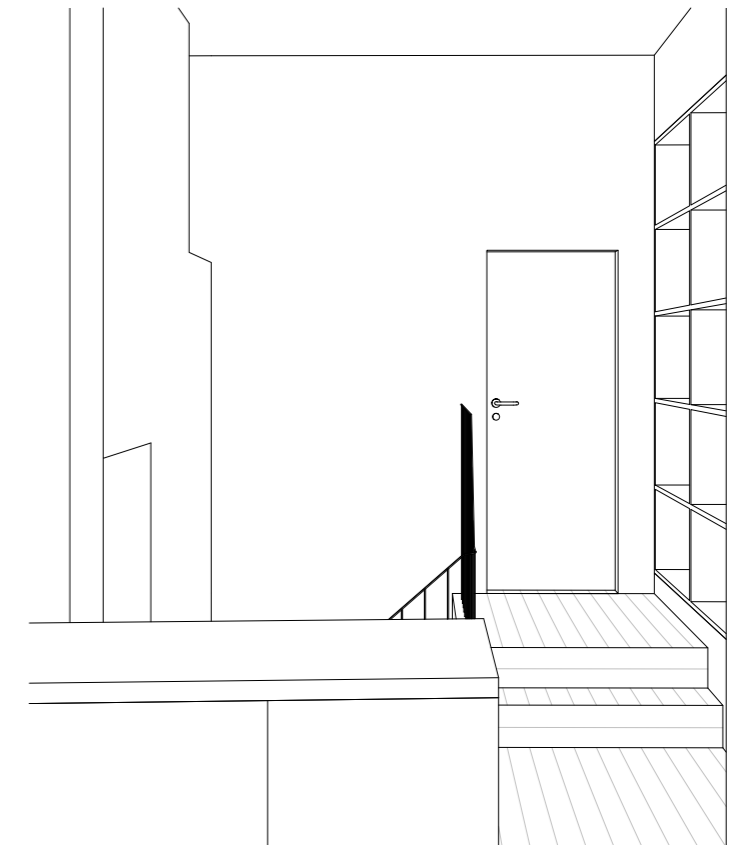
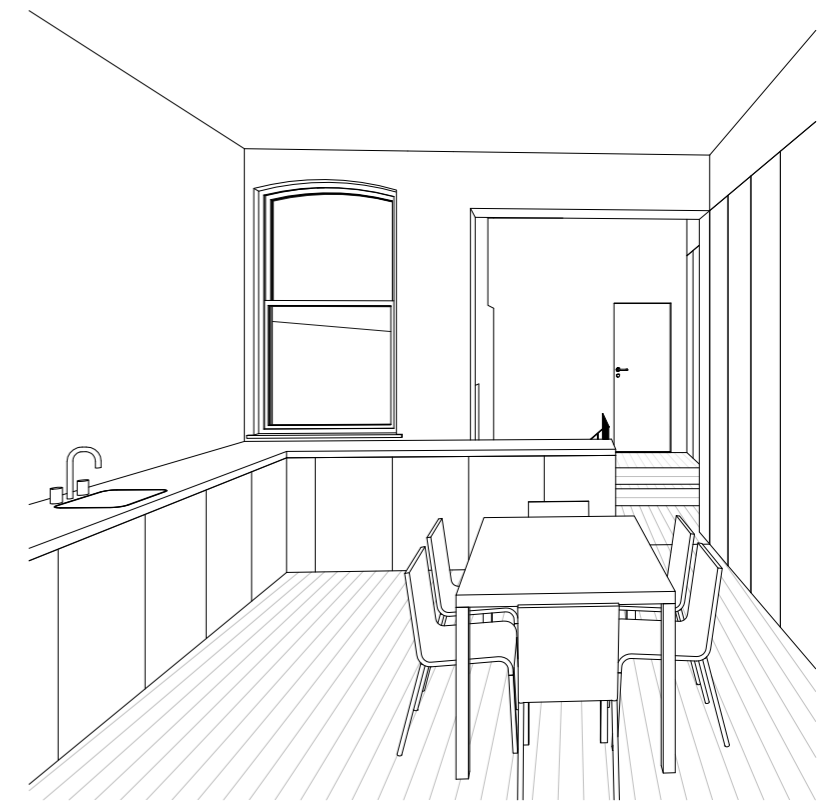
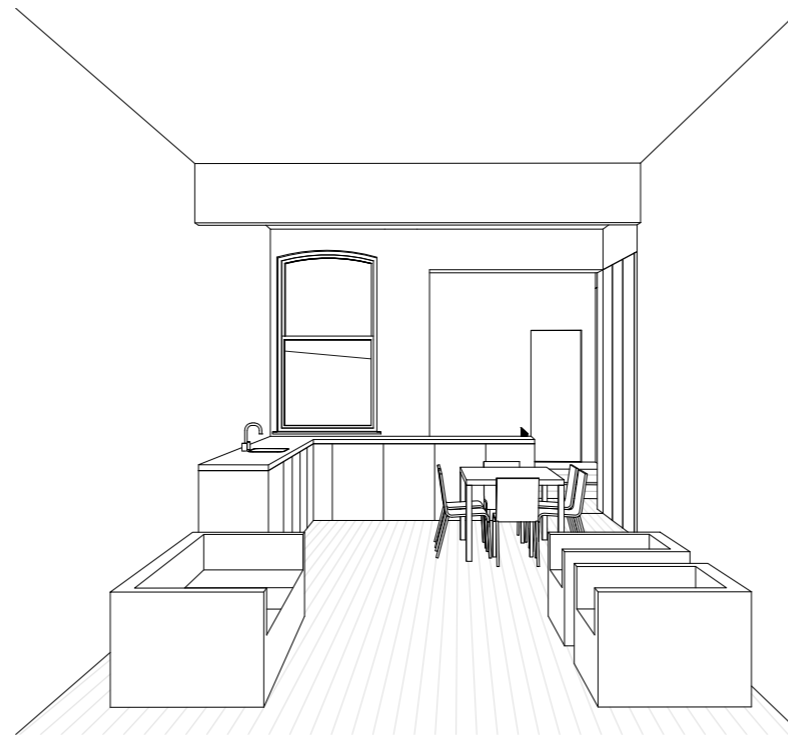
The internal scope can be summarised as follows -

Ground floor level -

- Removal of internal subdividing walls to form larger kitchen / dining
- Where structural walls to be removed - replacement structure to be designed by structural engineer
- Replacement internal staircase in timber
- Replastering / Redecoration
- Full new electrical system / lighting
- New underfloor heating linked to replacement boiler
- New external rear garden access door to replace existing (subject to planning consent)
- New small external rear window (subject to planning consent)
- New fitted kitchen and appliances
- New internal storage cupboards

Lower ground floor level -

- Reconfiguration of internal layout
- Existing bathroom refurbishment
- New ensuite shower room / WC
- New dressing room
- Replacement internal staircase in timber
- Replastering / Redecoration
- Full new electrical system / lighting
- New radiators and replacement boiler
- New internal storage cupboards



1.5 The Design Team

MATHESON WHITELEY is a London based architecture practice led by Donald Matheson and Jason Whiteley.

The studio was established in 2012 following a number of years working with leading architects such as Tony Fretton Architects and Herzog & de Meuron.

The practice has significant experience in designing in sensitive historical settings and has recently completed projects for alterations to existing residential and commercial buildings within conservation areas in the boroughs of Islington, Southwark, Hackney and Westminster.

The practice has been recognised in the 2015 RIBA Awards for its conversion of a dilapidated industrial building within the St Lukes Conservation Area, London EC1 and is currently working on designs for the extension to a Grade 2 listed Manor house in the Suffolk town of Woodbridge.

The architects are supported on this project by the structural engineers DAVIES MACQUIRE

DAVIES MACQUIRE bring significant technical experience in the design and delivery of both basement and above ground work to historic buildings within conservation area zones.



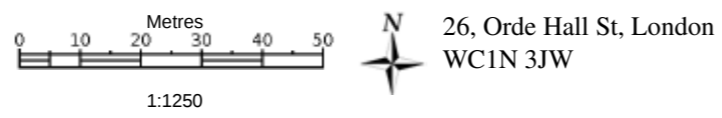
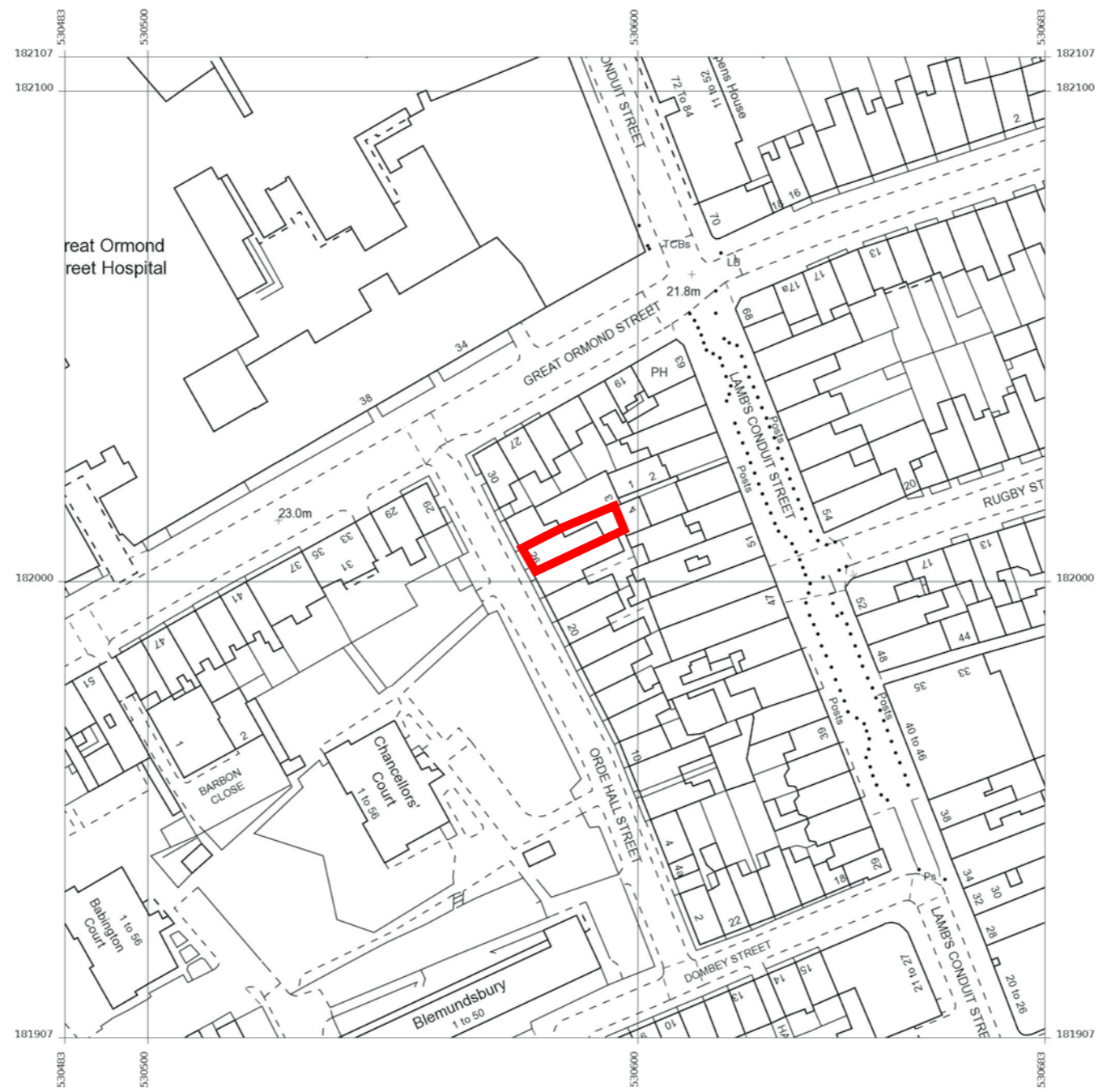
Stuart Shave / Modern Art Gallery by MATHESON WHITELEY
Project completed in 2014 in St Lukes Conservation Area, Islington EC1



Thomas Dane St James (Grade 2 Listed) by MATHESON WHITELEY
Project completed in 2015 in St James Conservation Area, Westminster W1

A3 Document Register

Document Number	Document Title	Size	Size
000 Series	Site Plans		
090/P/001	Location Plan	1.1250	A3
100 Series	Plans		
090/P/101	Existing Lower Ground Plan	1.100	A3
090/P/102	Existing Ground Plan	1.100	A3
090/P/301	Existing Front Elevation	1.100	A3
090/P/302	Existing Rear Elevation	1.100	A3
090/P/303	Existing Side Elevation	1.100	A3
090/P/111	Proposed Lower Ground Plan	1.100	A3
090/P/112	Proposed Ground Plan	1.100	A3
090/P/311	Proposed Front Elevation	1.100	A3
090/P/312	Proposed Rear Elevation	1.100	A3
090/P/313	Proposed Side Elevation	1.100	A3



NOTES

All dimensions are from structure-to-structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes. For full structural and services layouts refer to Structural and Services Engineer's drawings.

Do not scale directly from drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to architect for clarification prior to commencing work.

For legend see cover sheet.

© Copyright reserved.

REV	DATE	COMMENTS
A	YY.MM.DD	Various updates - * changes bubbled

Design Lead:

MATHESON WHITELEY
38-50 Pritchards Road
London E2 9AP
studio@mathesonwhiteley.com
www.mathesonwhiteley.com

Project No.	093
Project	Orde Hall
Drawing Title	Location Plan
Scale (A3)	1.1250
Origination Date	170522
Status	CONCEPT
Drawing No.	100
Rev	