

7-8 Midford Place W1T 5DG

Arta Architectural

51 Colney Hatch Lane
Muswell Hill
London



Design & Access Statement

Proposal

This application is for a rear side infill extension and raising of part of the roof of a three storey with basement office block within the Fitzroy Square conservation.

The building is undergoing extensive internal renovated that include installation of new lobby area on each floor that will house a new lift and stairs. Amenities such as cycle storage and showers will also be added to create a modern, disabled friendly, energy efficient working environment.

Site Description

The total area of the site is 220 Sq. M. The building covers the extent of the site.

The buildings on Midford Place are described in the Fitzroy Square conservation area statement as 'a collection of 19th Century simple brick warehouse buildings' and identifies as positive contribution



Photo 1

Current Elevation

Photo 2

Elevation 1904

Photographs North-West side of Midford Place.

to the conservation area. As can be seen from photographs 7-8 is the only building in this small road that has, by and large, retained its original elevation. The renovation will retain the historic elevation.

The roof is to be retained; however, it is not a butterfly construction as described in pre-application 2017/0325/PRE. The roof composition is in three parts. Each type spanning approximately 1/3rd of the roof each. One type is part hip part gable; another type is gable end the third type being a skillion roof. All roof types are behind parapet walls.





Photo 3

Circa 1980 photo on 7-8 Midford Place Ground Floor North West Elevation

7-8 Midford Place is on the North-West elevation of Midford Place. Photo 1 taken in 1904, photo 2 shows that by 1980 it was the only original building not replaced along the terrace. Photo 3 is of the ground floor taken in 1980.

Disable Access

Installation of the lift will allow ambulant access to all floors. This is currently impossible for a wheel chair user. Currently each of the upper floor plates have a 450mm step which is negotiated by small stairs. The proposal will remove this step in the floor plates enabling wheel chair users unimpeded access to all areas of the office.

Planning History

Planning history 2006/3892/P- Erection of railings around the rear flat roof at 2nd floor level in connection with its use as a roof terrace for the office building (Class B1). Refused, 01/11/2006.

2006/1909/P- Installation of 4 safety railings on windows on the front elevation, replacement of entrance doors and glazing at front ground floor level. Granted, 15/06/2006.

8703642- Alterations to elevation at ground floor to provide 3 glazed entrance bays and provision of 2 sphere lamps. Granted, 11/02/1988.

8700608- Formation of housing to take new stairwell at second floor level at the rear. Granted, 23/09/1987.

8700077- Installation of new front elevation at the ground floor. Granted, 25/03/1987.

8400521- Change of use of ground floor of No.8 Midford Place from light industrial use to restaurant use including external alterations to the ground floor elevations of Nos.7 & 8 Midford Place & 116 Tottenham Court Road. Refused, 15/05/1984.

2017/0325/PRE – Roof level extensions, rear three storey infill extension, basement extension and fenestration changes.

The Design

The building was last renovated in 1986/7. This proposed major renovation will bring the offices facilities into the twenty first century. The increasing numbers of employees using cycles to commute will be cater for by the installation of internal cycle storage space with shower facilities. The proposed three storey extension to the rear will allow toilet facilities to be clustered together with access from the lobby area. The lobby area will have a new lift. The very narrow wooden stairs in the north east of the building will be replaced by a modern fire escape compliant stair. The proposed lift will also be fire safety compliant. The proposed design only requires one stairwell. The rear staircase is therefore removed. This space is converted into additional office space.

	Office Space	
	Existing	Propose
<i>Basement</i>	<i>0.00 sq. ft.</i>	<i>0.00 sq. ft.</i>
<i>Ground</i>	<i>1506 sq. ft.</i>	<i>1716 sq. ft.</i>
<i>First</i>	<i>1380 sq. ft.</i>	<i>1493 sq. ft.</i>
<i>Second</i>	<i>1076 sq. ft.</i>	<i>1199 sq. ft.</i>
<i>Third</i>	<i>797 sq. ft.</i>	<i>1084 sq. ft.</i>

The lift will service all floors including the basement.

The basement floor will house dedicated cycle storage with associated shower and toilet facilities.

Dedicated runners will be built into the stair to facilitate cycle access to the basement. Toilet facilities on this floor will included disabled facilities. The lift will allow ambulant employees access to the disabled facilities on the basement floor.

New AC units will be provided throughout. The design of the AC units will not be allowed to compromise the exterior elevations.

The proposed rear extension will have a flat roof. This is to protect the existing roof structures attractive industrial historic roof trusses.

The skillion roof over part third floor will be raised by approximately one metre. This will allow the internal space in this area to be standard height for an office floor. The height of the parapet surrounding the skillion

roof will be increased in height to match the new roof height. The raised parapet will be constructed from bricks as near as possible in colours and texture to the original bricks. This will be achieved by rescuing and cleaning using existing bricks from parts of the structure that is demolished.



Existing Front Perspective



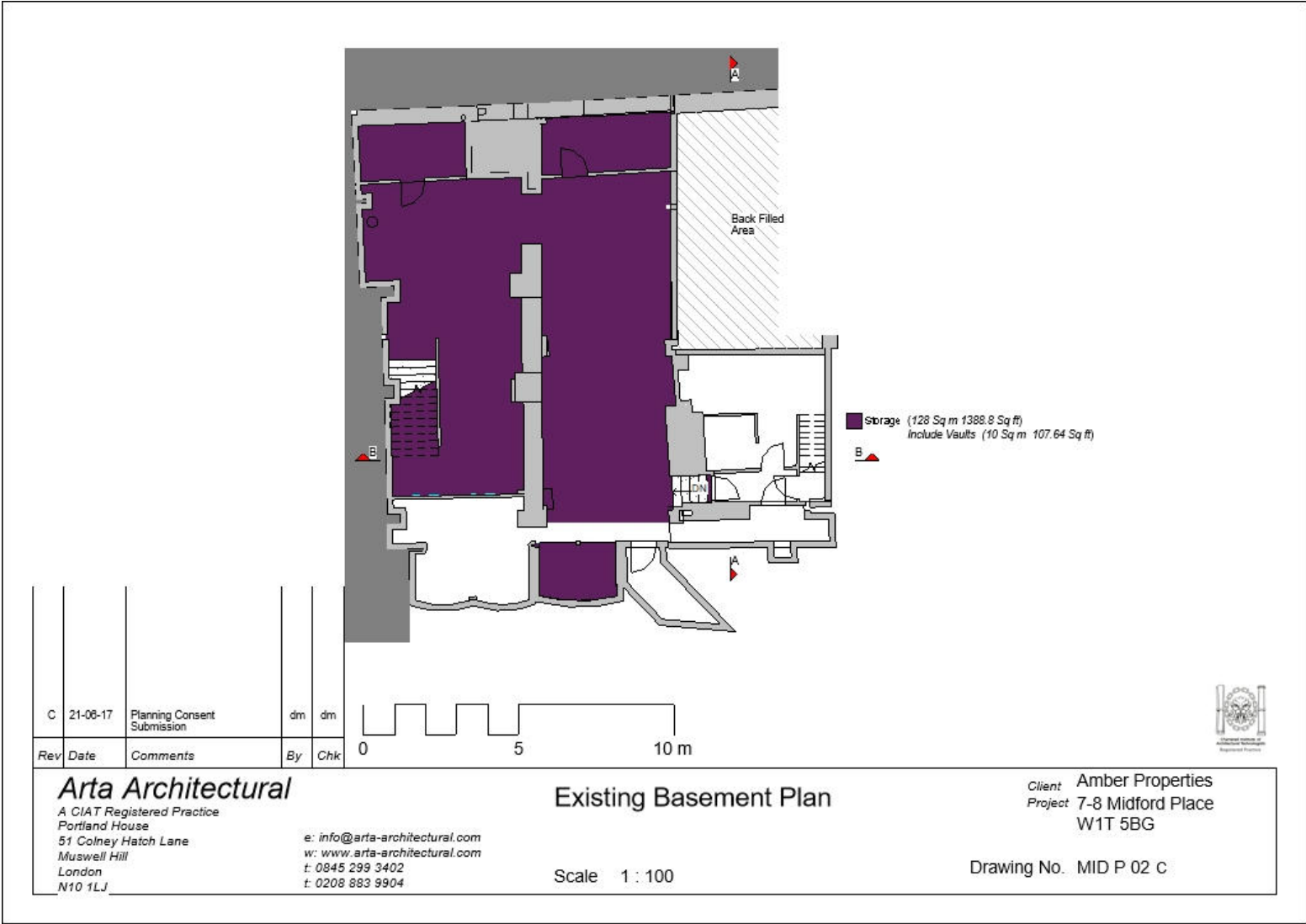
Proposed Front Perspective

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Planning Drawings Pages 9 – 20





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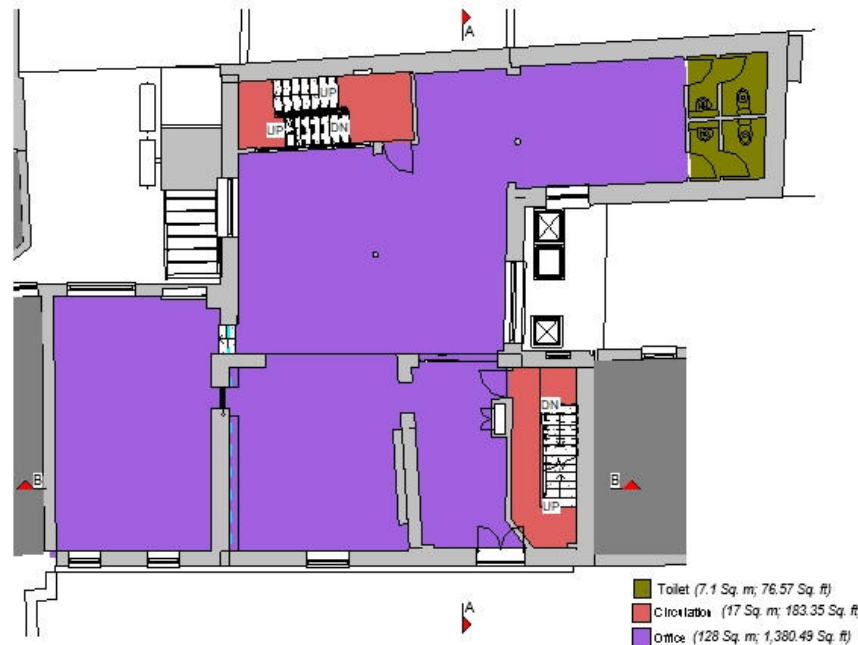
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Existing Ground Floor

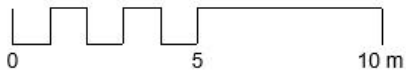
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Drawing No. MID P 03 c



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Existing First Floor Plan

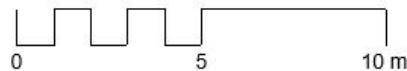
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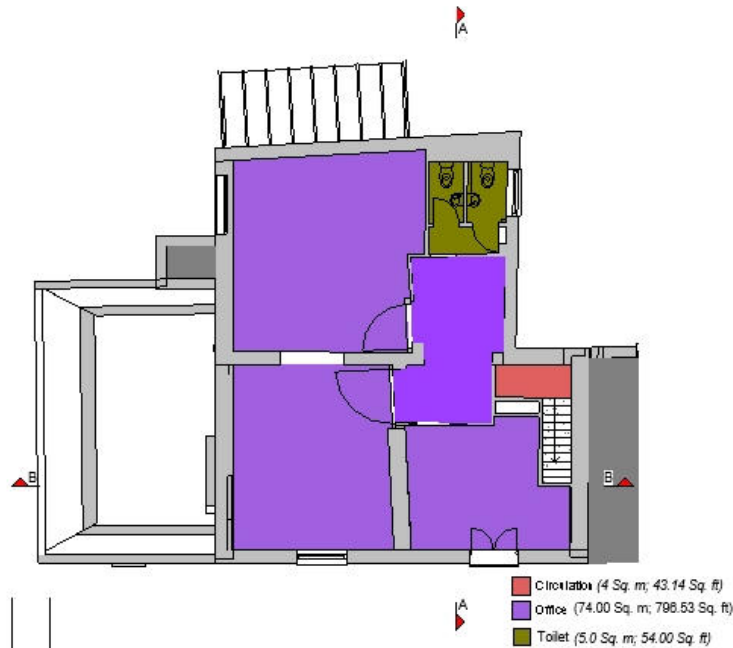
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Existing Second Floor Plan

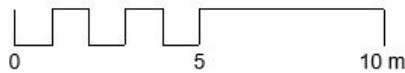
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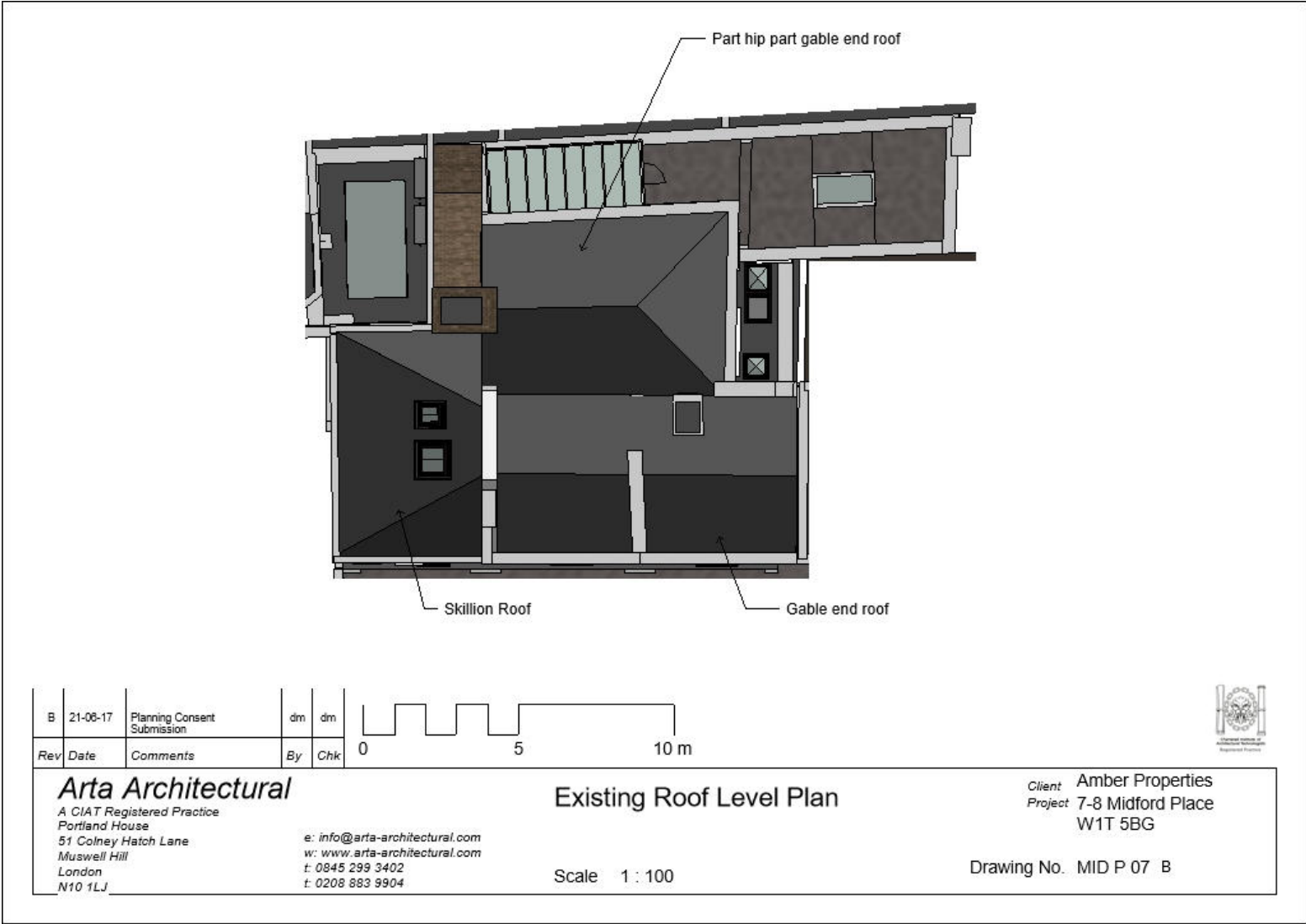
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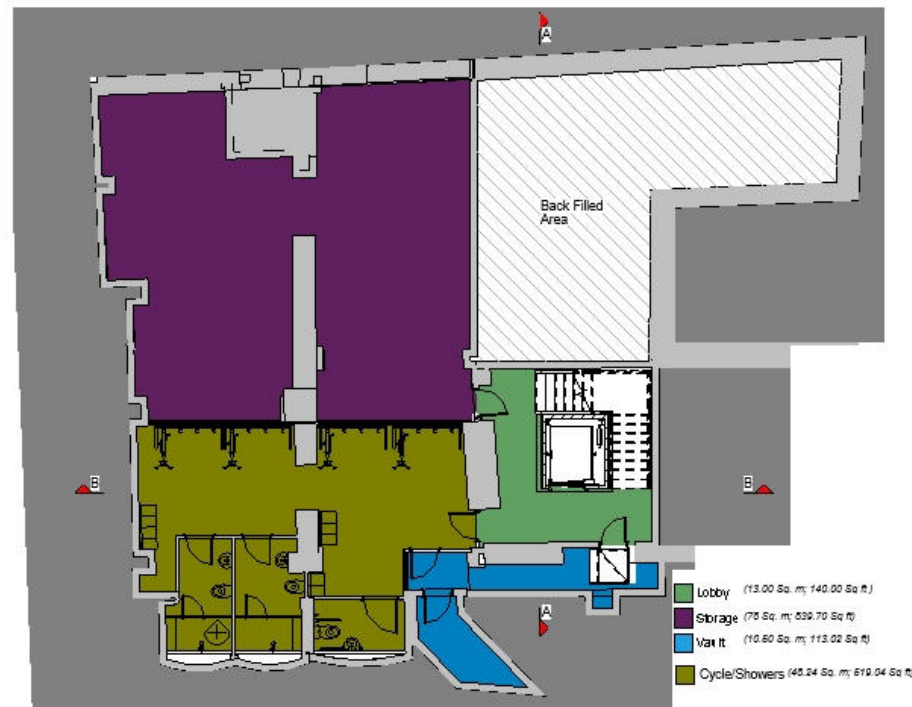
Existing Third Floor Plan

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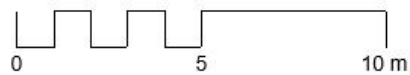
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H	27-08-17	Lobby Amended	dm	dm
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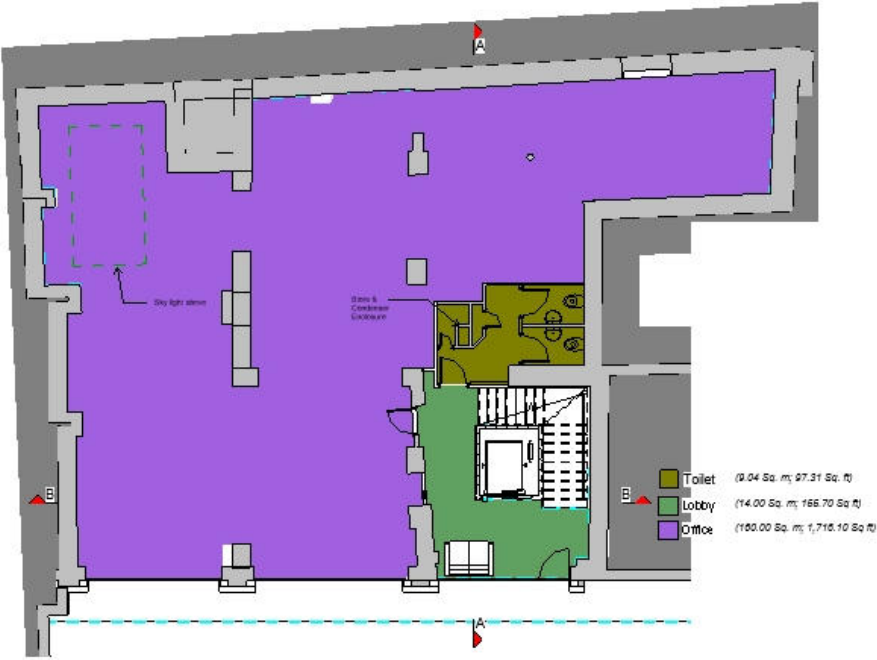
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Proposed Basement Plan

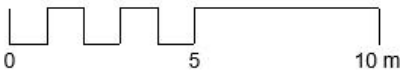
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Drawing No. MID P 08 H



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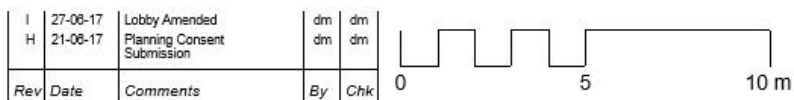
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Proposed Ground Floor

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Drawing No. MID P 09 I

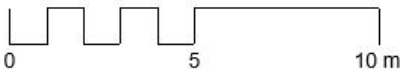


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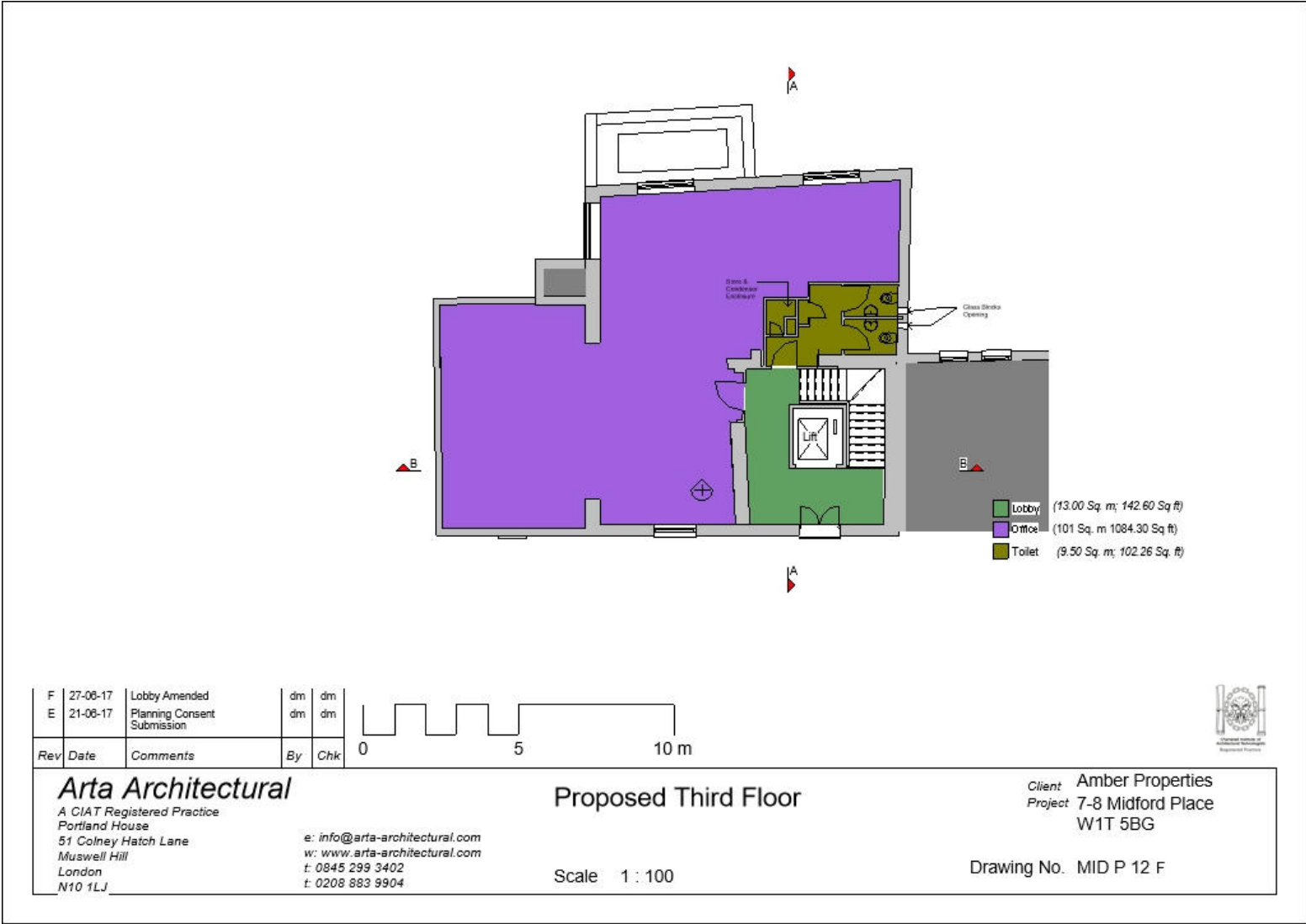
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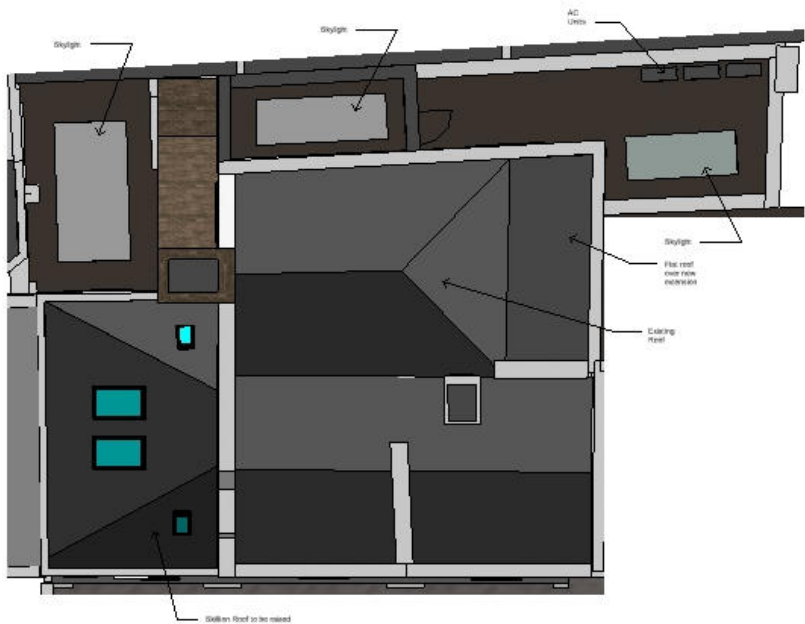
Proposed Second Floor Plan

Scale 1 : 100

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Proposed Roof Level

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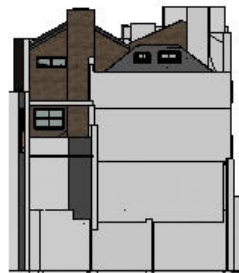
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Scale 1:200



Existing North Elevation
Scale 1:200

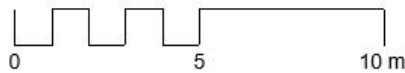


Existing South Elevation
Scale 1:200



Existing West Elevation
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Existing Elevations

Scale 1 : 200

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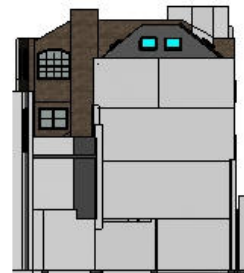
Proposed East Elevation
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Proposed North Elevation
Scale 1:200

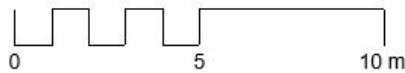


Proposed South Elevation
Scale 1:200



Proposed West Elevation
Scale 1:200

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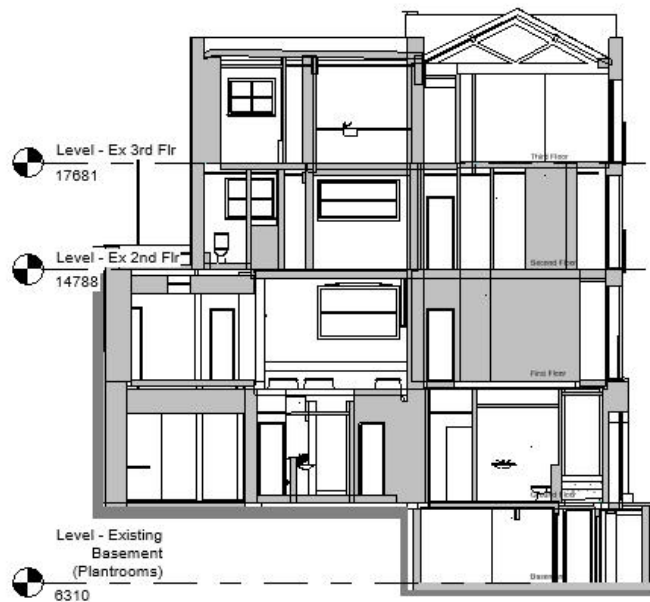
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Proposed Elevations

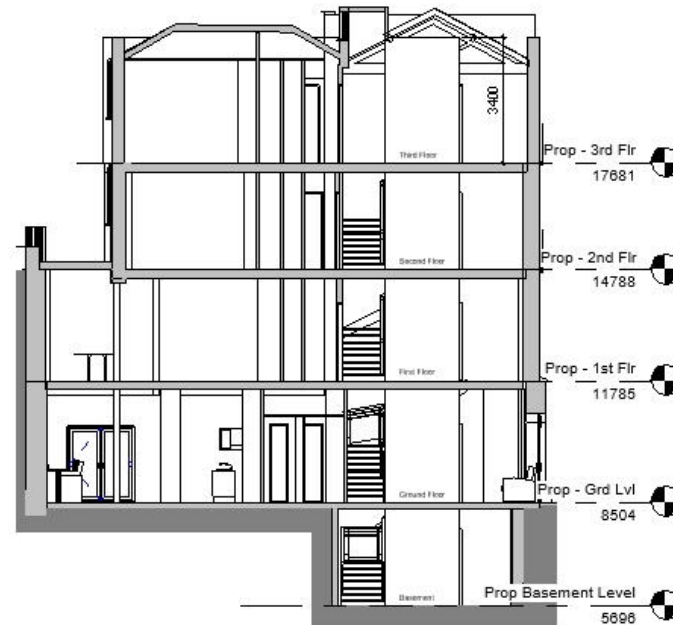
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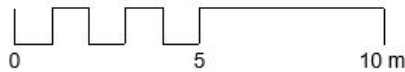


Existing Section A-A



Proposed Section A-A

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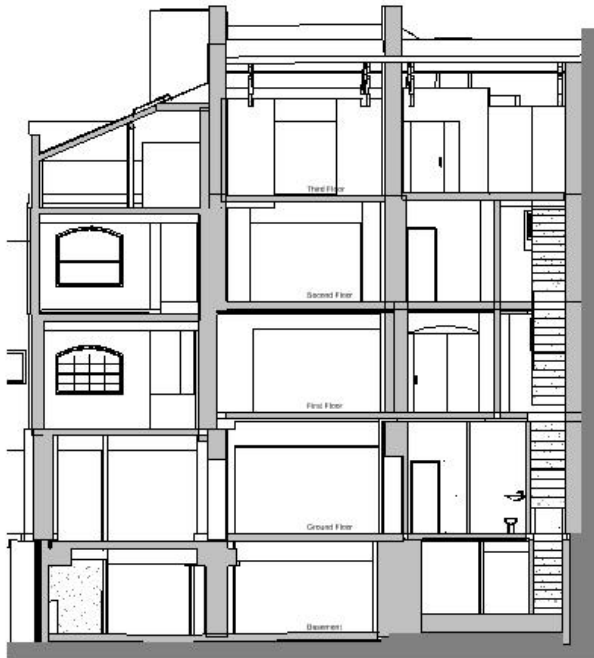
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Existing & Proposed Sections A-A

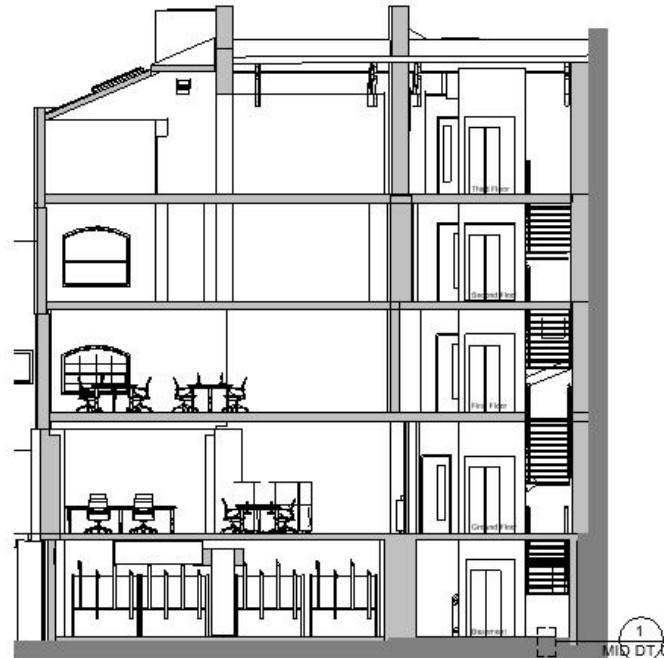
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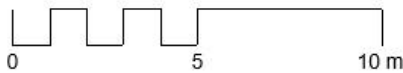


Existing Section B-B



Proposed Section B-B

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Existing & Proposed Sections B-B

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