

DESIGN and ACCESS STATEMENT

for two proposed flats at
6 STUKELEY STREET, LONDON, WC2B 5LQ

Prepared by Milan Babic Architects on behalf of Derek Savage

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Proposed Front Elevation



Satellite Map of the site for a proposed flats building at 6 Stukeley Street, WC2B 5LQ
Please also refer to Location and Site Plans attached with this pre-planning application

Existing Site Photos : Views of Stukeley Street with existing site building visible in white painted brick
Please refer to part 2. Design Proposals and Appearance pg. 8 and 9 to view the proposal in this context



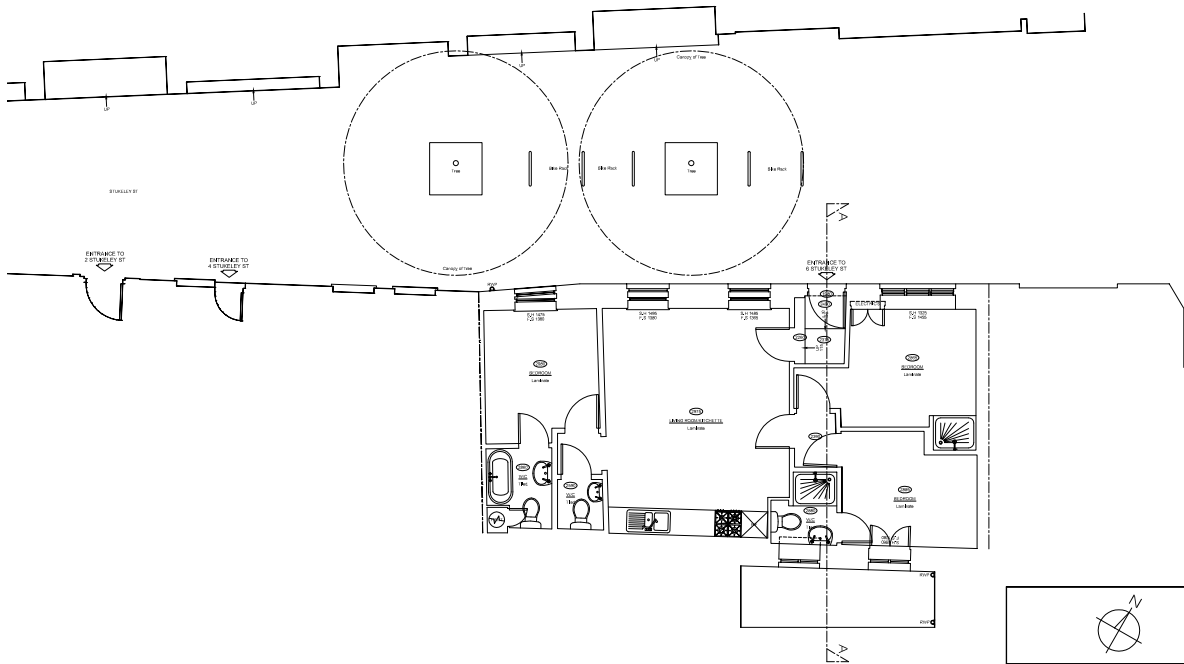
Existing Site Photos: view of existing rear windows and neighbouring light-well/ communal courtyard



Existing Site Photos : view of the existing roof and rear of the site




Existing Plans of the site:



SCALE 1:50 @ A2

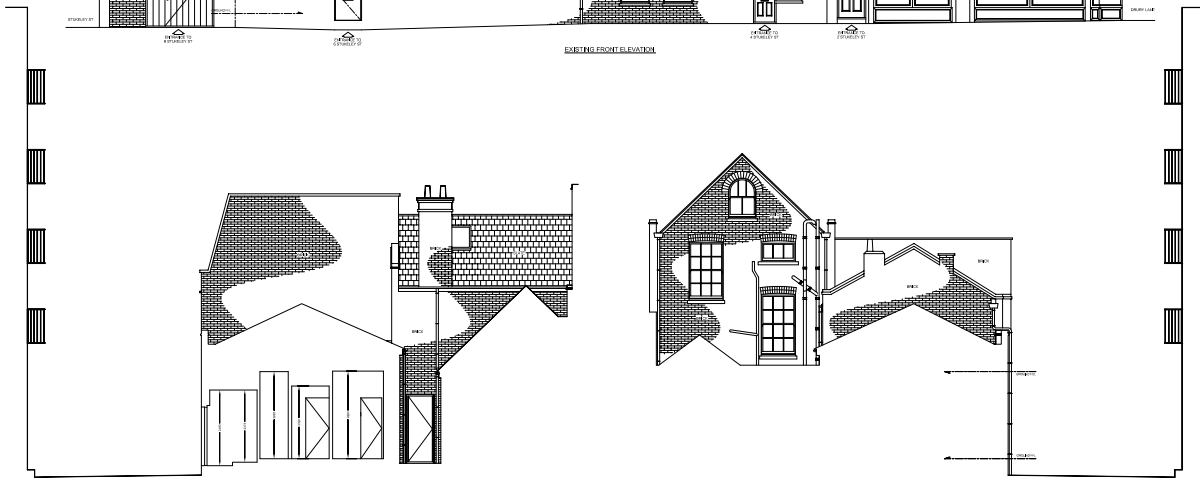


EXISTING GROUND FLOOR PLAN

 JENLEA DESIGN DEVELOPMENTS LTD Tel: 07861 198295 Email: jee@jenlea.net	
CLIENT:	PROJECT:
DESIGNER:	6 STANLEY ST LONGWAY WYBORNDEN
SCALE:	DATE:
1:50 @ A2	APRIL 2015
PROJECT NO:	JOB NO:
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EXISTING FRONT ELEVATION

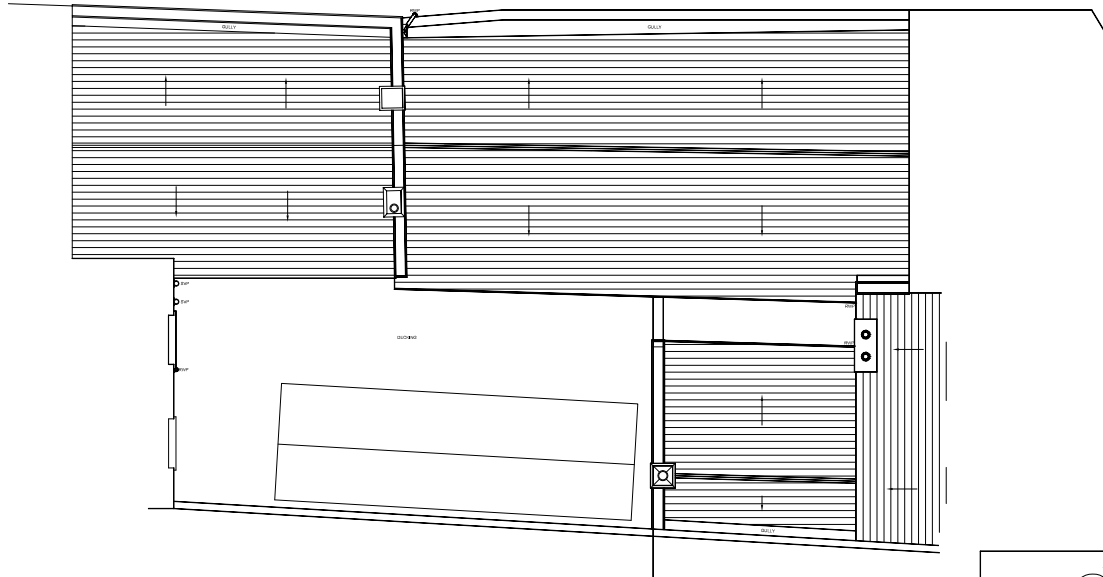


SCALE 1:50 @ A1



JENLEA DESIGN DEVELOPMENTS LTD Tel: 07861 198295 Email: jee@jenlea.net	
CLIENT:	PROJECT:
DESIGNER:	6 STANLEY ST LONGWAY WYBORNDEN
SCALE:	DATE:
1:50 @ A1	APRIL 2015
PROJECT NO:	JOB NO:
.....


Existing Plans of the site and context:



SCALE 1:50 @ A2



EXISTING ROOF PLAN

 JENLEA DESIGN DEVELOPMENTS LTD TEL: 07861 18626 EMAIL: j@jenlea.net	
CLIENT:	PROJECT:
4 BOURLEY ST	10 BOURLEY SQ
DISCIPLINE:	EXISTING ROOF PLAN
SCALE:	DATE:
1:50 @ A2	APRIL 2015
REVISION NO:	REVISION:
000002	REVISIONS



EXISTING ELEVATION OF 1-6 STUKELEY ST

elevation of north side of Stukeley Street

SCALE 1:30 @ A1



JENLEA DESIGN DEVELOPMENTS LTD TEL: 07861 18626 EMAIL: j@jenlea.net	
CLIENT:	PROJECT:
4 BOURLEY ST	10 BOURLEY SQ
DISCIPLINE:	EXISTING ELEVATION OF 1-6 STUKELEY ST
SCALE:	DATE:
1:30 @ A1	APRIL 2015
REVISION NO:	REVISION:
000002	REVISIONS

1. Location and Use

This planning application document describes the proposal for a refurbishment of the existing house at 6 Stukeley Street, London, WC2B 5 LQ into two flats and includes a proposed lower ground level as well as a roof extension. The proposal provides for two 2 bedroom flats; flat 1 occupies the ground and lower ground floors whilst flat 2 is accommodated on the first and second floors.

1.1 Location and Existing Site

The proposal site is situated at 6 Stukeley Street between Smart Place and Drury Lane on the southern side of the street. The property consists of a single storey house which takes up the entire site with the exception of a small portion of a communal courtyard at the rear of the property. Please see the photographs of the existing site on pages 2-5 of the Design Statement.

1.2 Site Context

The site is located within an area of quiet streets in Convent Garden shielded from the traffic noise and bustle of the main thoroughfares. The existing house is located within the Seven Dials (Covent Garden) Conservation Area. The part of Stukeley Street in which the site lies has a dual nature due to the difference in scale of the line of buildings on either side of the street. On the north side buildings are up to five stories high and in a post modern brick style. The south side has an ad hoc mews character with buildings of various heights up to two stories with a mix of 19th and 20th century elements. The street plan dates back to the 17th century and the CA statement speaks of narrow courtyards between buildings with views into them from the street being largely lost.

Mews can be described as alleyways without pavements that run parallel to streets lined by large terrace houses. The low residential buildings along the mews housed stables, carriage stores, small workshops and servants quarters were squeezed in amid the rafters. Stukeley Street was previously called Cole's Yard and the small scale buildings served as iron workshops and coal stores (see Heritage note attached with this Planning Application as well CA Statement) and so this street had a more light-industrial character. After World War II large numbers of mews in London were adopted by musicians, writers and other artists, who turned these humble dwellings into places in which to work and live. The surviving 'mews' on Stukeley Street continue to have a great variety of scale and architectural detail. Unpremeditated change has been an intrinsic characteristic of the site context since the 17th century.

6 Stukeley Street and neighbouring buildings are not statutory or locally listed buildings.

1.3 Use

The proposed residential building is a good fit in Stukeley Road which has a mixed use including a great variety of residential use.

Residential use (double the residential units) is also in line with Camden Core Strategy CS6 which seeks to maximise the supply of additional housing to meet Camden housing targets. Furthermore, we note that the proposed design retains the existing house from the streetscene supplementing it with a quiet yet distinguished roof extension, consistent with Camden CS14, DP24 and DP25 which outline good design principles as well as preserving and enhancing Camden's heritage.

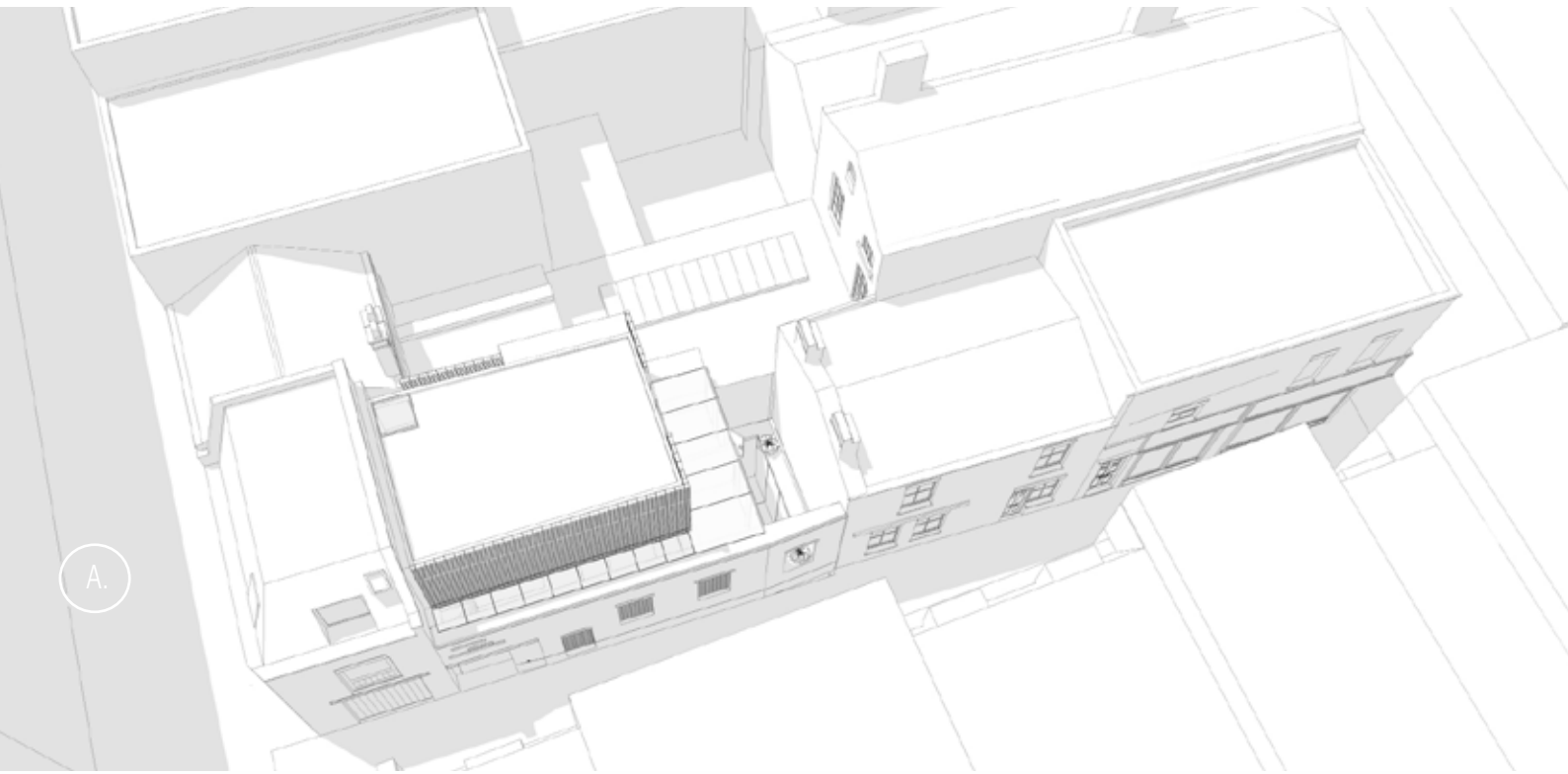




Perspective of view from Drury Lane

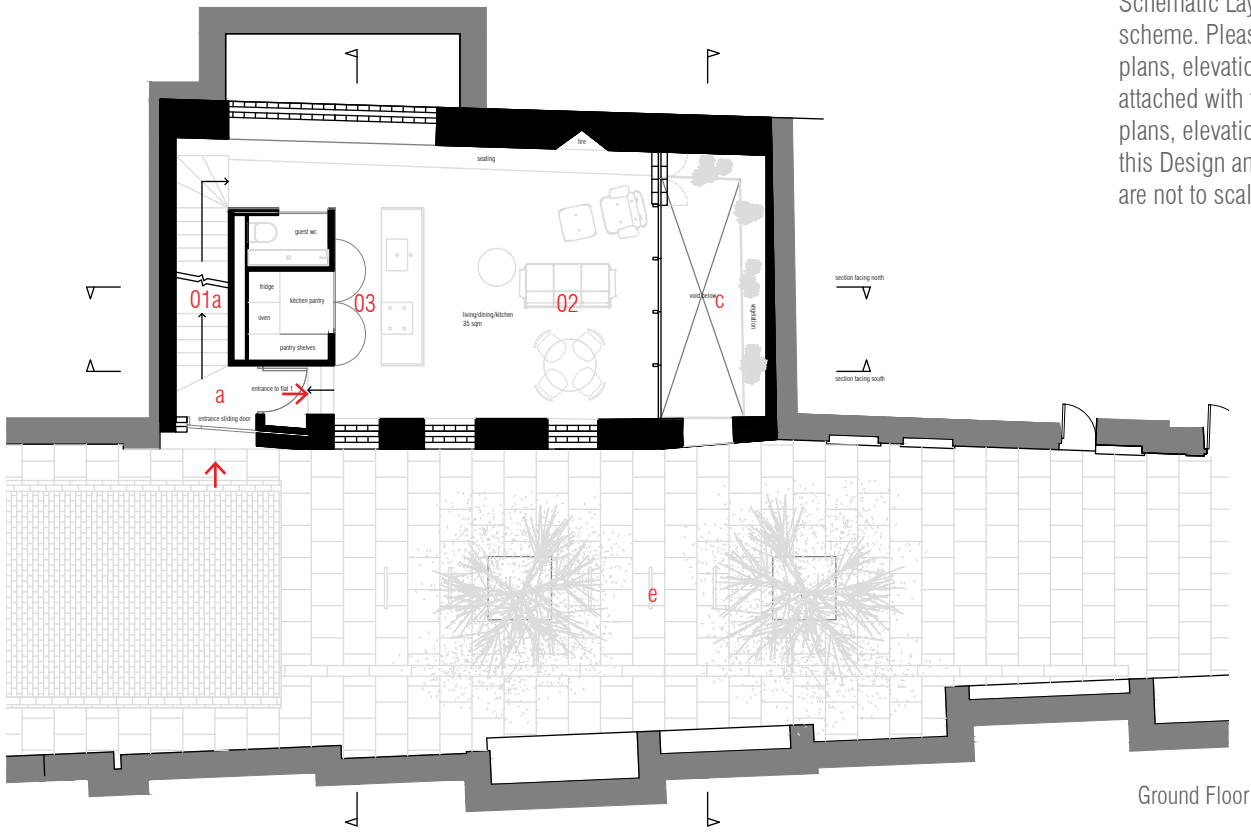


Perspective of the retained front elevation of the proposal viewed from Stukeley Street.

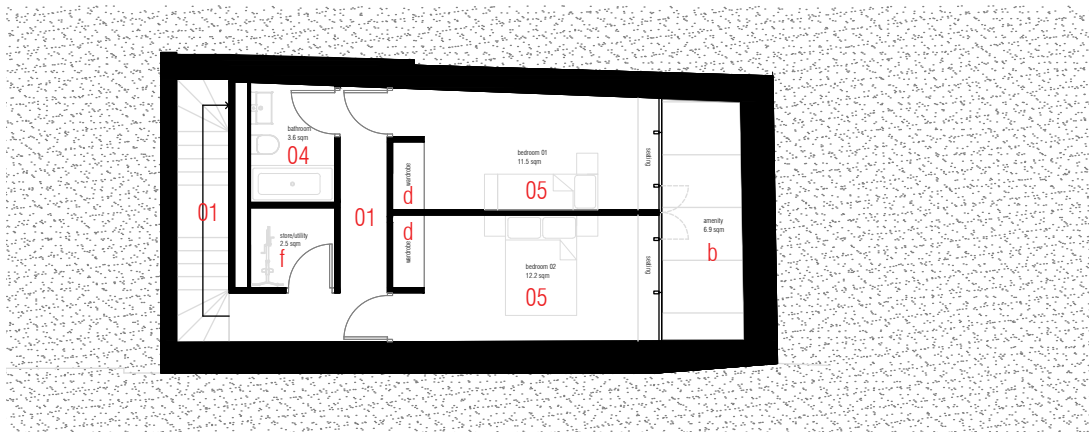


B
A. The proposal viewed from above (massing) and B. close up elevation from Stukeley Street

Schematic Layout of the proposed scheme. Please also refer to all plans, elevations and sections attached with this application. All plans, elevations and sections in this Design and Access Statement are not to scale.



Ground Floor



Lower Ground Floor

General Layout

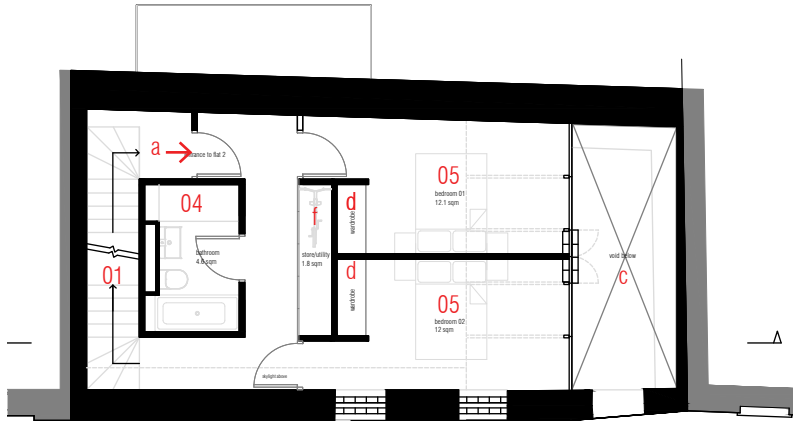
- 01 circulation 01a communal circulation
- 02 living/dining
- 03 kitchen
- 04 ablution
- 05 sleep

- a communal hall
- b sunken garden
- c void over garden
- d storage
- e bicycles on Stukeley Street
- f bicycle storage in flat

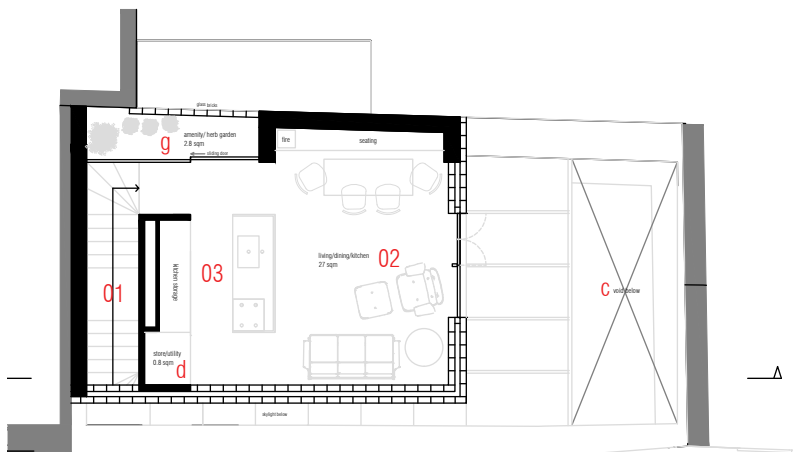


0 1 5 metres

Schematic Layout of the proposed scheme. Please also refer to all plans, elevations and sections attached with this application. All plans, elevations and section in this Design Statement are not drawn to scale.



First Floor



Second Floor

General Layout

- 01 circulation
- 02 living/dining
- 03 kitchen
- 04 abluition
- 05 sleep

- a communal hall/ staircase
- b sunken garden
- c void over garden
- d storage
- f bicycles in flat
- g amenity



0 1 5 metres

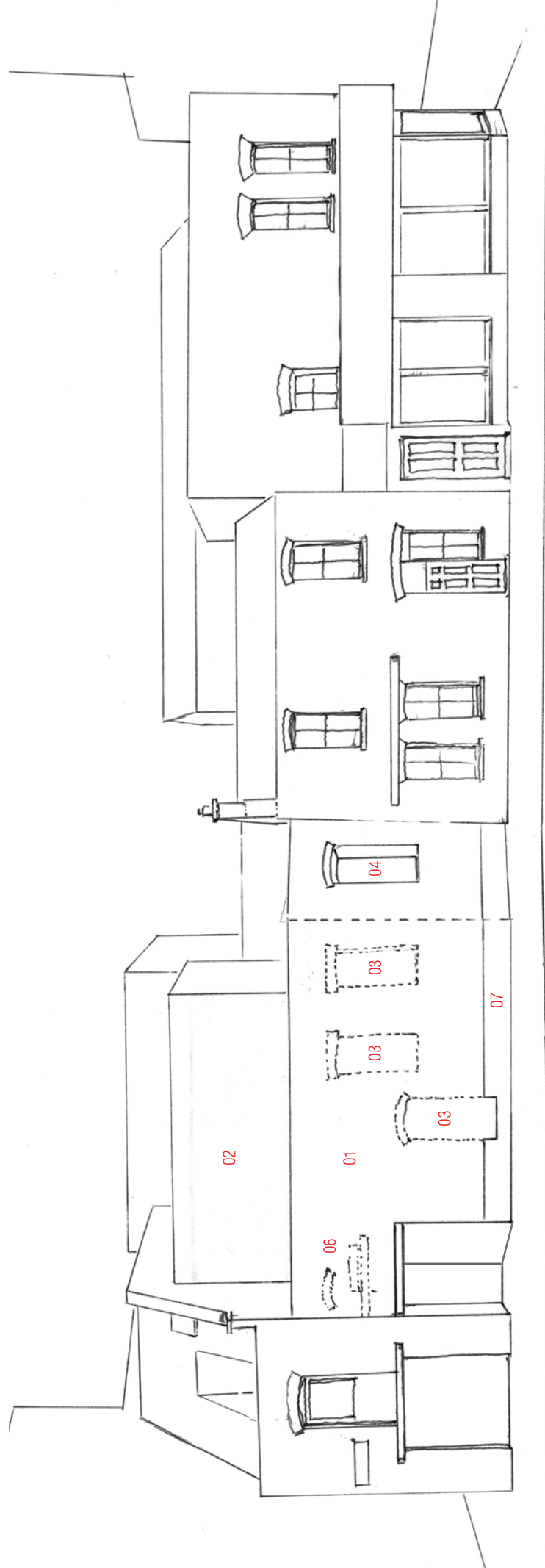


Section - afternoon light

General Layout Section

- 01 circulation 02 living/dining 03 kitchen 04 ablution 05 sleep
 a. glass brick wall - translucent b. translucent glass with automated roller blinds
 c. clear glass with automated roller blinds d. reflective metal - bounces light into lower ground

0 1 5 metres



Proposed Materiality

01 Perseved wall - paint removed and brickwork to be limewashed 02 translucent glazed brick extension, recessed from 'shoulder' of existing front elevation 03 glazed brick infill of existing openings 04 opening to new courtyard garden behind 05 metal door and lintel 06 existing lintels preserved 07 stone plinth-travertine 08 interior behind glazed brick wall 09 example of a glazed brick wall

2. Design Proposals and Appearance

2.1 External Appearance

2.1.1 Materials

The proposed design has been directly influenced by the materiality and scale of the surrounding context and arguably its contemporary nature enhances the conservation area. Materials have been selected to be 'quiet' and simple and yet contrast with the existing materiality of Stukeley street. This strategy aims to highlight difference between old and new and simultaneously create a new equilibrium in the street appropriate to the context. Section 2.1 of the Design and Access statement should be read together with the Heritage Note submitted with this planning application as well SD2 of the Conservation Area Statement and Section 7 point 60 of the NPPF quoted below.

Masonry

It is proposed that the existing front wall of the house is retained, stripped of paint, cleaned and then limewashed to create the effect of a gently weathered wall exposing the distinctiveness of the brick beneath the existing layers of paint. The limewash will however disguise inconsistencies in brick type and colour, contributing to a homogeneous appearance. The limewash treatment will also age better and require less maintenance as it's very nature highlights 'imperfections' or characterful texture.

Glass Brick

The proposed house sits in a context of primarily brick buildings hence it is fitting that glass brick has been selected for the roof extension of the upper flat reinterpreting the bond pattern and grain of the existing materiality. Glass brick also aids in visually reducing the massing of the extension due to it's translucent and light nature creating the perception of an architecture that dissolves into the sky/light. The proposed glass brick is from Poesia code:GLA093. This brick has been used at the glass brick Chanel shop in Amsterdam as well as at the Deidre Dyson Gallery in Chelsea, London. The wall build up for the roof extension is shown in the photographs below and includes a translucent insulation Timax GL as well as Aerogel to meet Approved Document Part L2B u-values.

Sedum Roof and vegetation

The proposed sedum roof is to be concealed at street level behind a parapet wall. Vegetation on the roof will provide a pleasant 'fifth elevation'. A sunken green garden is designated in the proposed west courtyard with vegetation in planters. This sunken space will provide sufficient daylight to the bedrooms adjacent to it.

Windows, Doors and Glazing

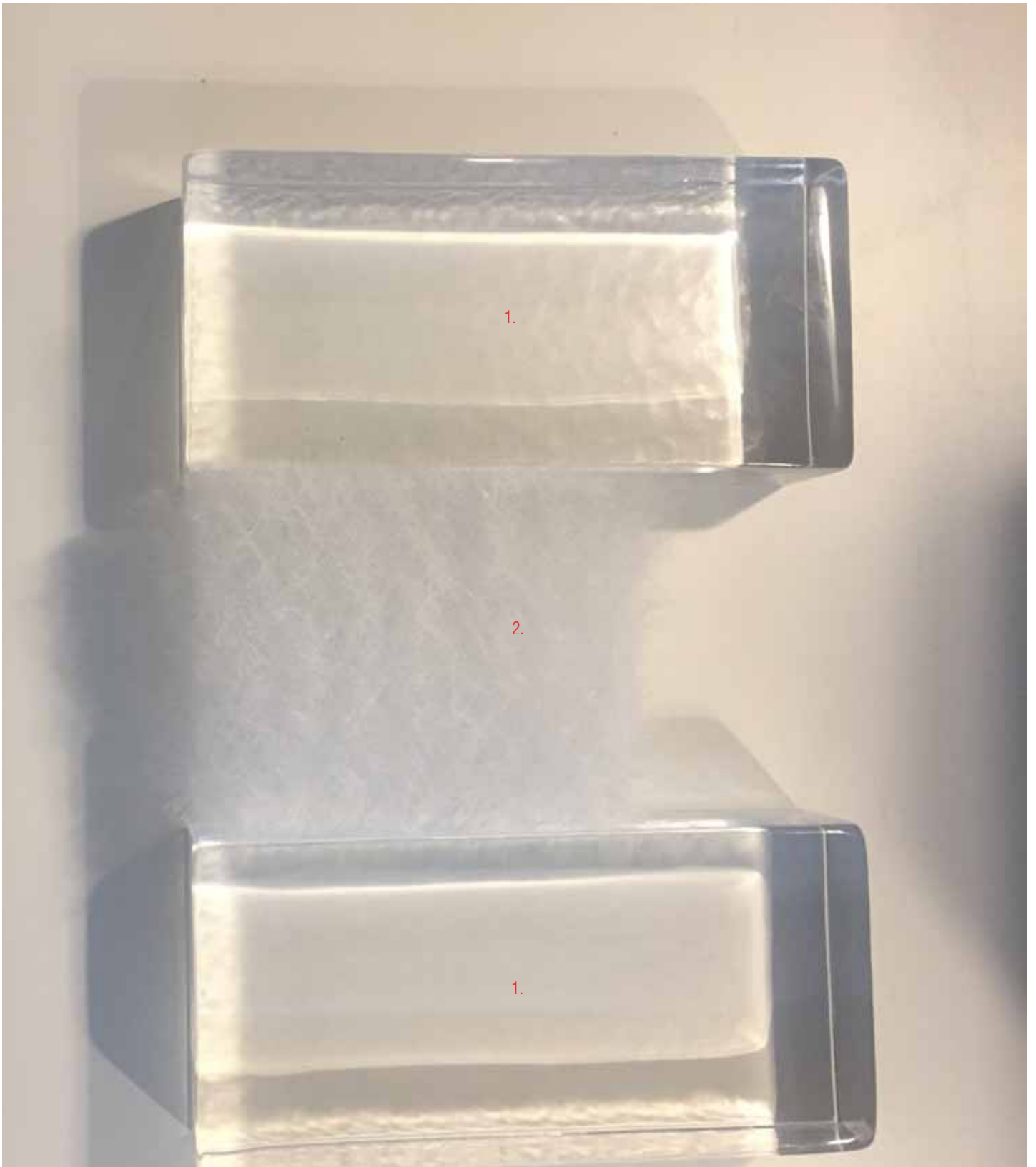
The proposed windows are designed to be contemporary, unobtrusive, visually attractive and well proportioned. It is also proposed that the minimal frame metal architectural elements be powder coated or anodised in white to compliment the windows and doors of the buildings in the context. Most glazing is fixed with solid timber panels opening out for ventilation. Glazing facing the small courtyard is all double glazed and fixed. Solid panels open up to provide natural ventilation to the internal spaces and comply with Approved Document F and are further supplemented by mechanical ventilation in bathrooms kitchen spaces and bedrooms at lower ground level.

Reflective panels in courtyard

Brushed metallic panels are proposed in the courtyard to articulate the new basement level and reflect light into the interiors of the proposed building on this very small city centre site.

Please see the submitted images of proposed materials with this planning application. We contend that the selection of materials for the proposed building is consistent with Camden CS14, DP24 and DP25 as well as principles set out in the Seven Dials CA SD2 which states, " The Conservation Area has a long history of development which is demonstrated in the variety of styles which are juxtaposed within it. The last twenty years has seen the development of a successful combination of refurbishment and modern design, reflecting the dynamic changing character of the area, located in a unique historic context. Appropriate design for the Conservation Area can reflect both the historic and the modern context and both traditional and contemporary materials may be appropriate."

2. Design Proposals and Appearance



1. Poesia Glass Brick, code:GLA 093 materia.nl translucency from 0-50% with10mm mortar joints
2. Trimax GL translucent insulation combined with Aerogel insulation to achieve Part L2B u-values

2. Design Proposals and Appearance

Height and width of Proposal

“An offering of diversity and differing heights” is underlined as being characteristic of the townscape for Stukeley Street on page 18 of the CA Statement. The proposal can be read as a combination of two volumes namely the brick mass of the existing house which is retained and the setback glass brick roof extension appropriately situated closer to no.8 Stukeley Street which is the higher of the two neighbouring buildings. The glass brick roof extension is set back from the front wall by 1 metre which lessens its impact in the street scene - refer to page 8 of this D&A. It may be perceived as a mass behind the existing low rise perimeter wall of the house facing Stukeley Street. The glass brick form's height does not exceed the height of its highest neighbour. Its width has a relationship with no.4 and 2 Stukeley Street as can be seen in diagram 02 below.

The only increase in height in this proposal would be recessed from the front shoulder of the existing facade and would be of a height which would correspond to the rest of the group in this part of Stukeley Street. We contend that the proposal addresses concerns raised at pre-application stage relating to mass and bulk within the streetscene, the general openness of the street, views to the sky and retention of contrast in heights because of the setback, low height and translucent/ light materiality of the roof extension.

Arguably in this way the ad hoc Mews character of this part of the street is retained and enhanced. The height and width of the proposed extension is sympathetic and subservient to the context.

Proportions and Architectural Details

Architectural details such as sliding doors and exposed steel lintels have been deliberately included in the design to underline the former light industrial character of Stukeley Street. The proportions of these are domestic in scale and sit favourably with the doors and exposed steel lintel at no. 8 Stukeley. The main brick facade is maintained as a quiet wall punctuated only by existing 19th century openings infilled with glass bricks and new sliding entrance door that aligns with the door on the front elevation of 8 Stukeley. Glass brick infill details are minimal and visually as simple as possible in order not to compete with the existing context. Rainwater pipes are to be concealed within the exterior envelope of the proposal to further enhance the quiet nature of the design.

The simple treatment of the facade both existing and new acknowledges the building's link to the history of the site as light industrial and domestic and we contend it sits comfortably with its neighbours in terms of detail, proportion and scale. Indeed restoration and limewash treatment of the existing elevation combined with a quiet and calm roof extension enhance the character of the site that has been lost by unsympathetic 20th century additions and layers of paint. The glass brick roof extension on the proposed street elevation also underlines the proposal's modern nature and rejection of historical pastiche. This is in keeping with Section 7 of the National Planning policy framework (NPPF) point 60 which says, “Planning Policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness” as well as Seven Dials CA Statement, “Appropriate design for the Conservation Area can reflect both the historic and the modern context and both traditional and contemporary materials may be appropriate.”

2.2 Internal Appearance

Layout

The internal layout has been efficiently laid out to provide circulation to east of the site around a service core. The proposal is for two duplex apartments. The Ground Floor Apartment consists of kitchen next to service core, living and dining spaces at ground level, circulation stairs down to lower ground level which contains wc and bathroom at service core and two bedrooms with access to the sunk garden in the proposed courtyard. The Upper Apartment has a bathroom adjacent to service core and two bedrooms at first floor and circulation space leading to kitchen, living, dining and study space on the top floor. The plan allowed for the creation of a logically and architecturally visually considered elevation whilst maximising space internally. Windows face out onto the blank wall of 4 Stukeley in the proposed courtyard. The roof of 4 Stukeley and the distance from neighbouring properties ensures no overlooking and a satisfactory degree of privacy within the apartments which can be further enhanced by use of automated roller blinds and curtains.

The design is largely open plan and incorporates technology by Plumis mist systems to mitigate fire concerns. The spaces provided exceed the minimum space standards for residential developments, using the *London Plan - Housing Guidelines Space Standards* as a benchmark and therefore each of the rooms has generous proportions.

2. Design Proposals and Appearance

Sunlight, Daylight, Overlooking, Enclosure and Airiness

Whilst any new addition to the urban landscape will inevitably result in some loss of daylight to neighbours and a greater sense of enclosure, we contend that on balance the proposal will be acceptable in planning terms. A Sunlight and Daylight Report for a previous refused application with a larger building mass on the site indicates that loss of daylight to neighbours will be negligible. Arguably the taller glass brick volume only fills a portion of the site that is already so densely built up that any addition is unlikely to create a sense of greater enclosure. From the inside the proposed glazing towards the courtyard would also mitigate a sense of enclosure as it provides greater transparency and a sense of airiness. Arguably, the floor to ceiling windows onto a private courtyard improve the existing situation where curtains are drawn at the windows facing Stukeley Street as a resultant sense of overlooking from nearby Goldsmith Court and passersby in busy Covent Garden. The proposed glazing offers occupants in both flats glimpses of sky unlike the constrained existing views towards Goldsmith Court.

The southern elevation is designed with no windows (infilled with glass brick) whilst the windows in the proposed courtyard face the wall of 4 Stukeley lined in an attractive and gentle composition of reflective panels and planters with vegetation at the top of the thick foundation walls. None of the windows overlook neighbours with habitable rooms onto the courtyard at the rear of the house in planning terms using the 45 and 60 degree rule of thumb.

The glass brick used in both flats allows a diffuse light to penetrate the internal spaces simultaneously providing privacy and preventing overlooking onto neighbouring properties.

Amenity

Considering the approximately 70sqm footprint of the site, with thick existing walls to be retained, a generous amenity space is provided in the 7 sqm sunken garden. Amenity space of 3 sqm is provided for the second floor flat at the upper level.



Front Elevation - Variety and difference in roof-line, 'shoulder' of the existing wall retained, roof extension set back

Diagram 01



Front Elevation - an array of a mixture of small scale building forms

Diagram 02



North Elevation

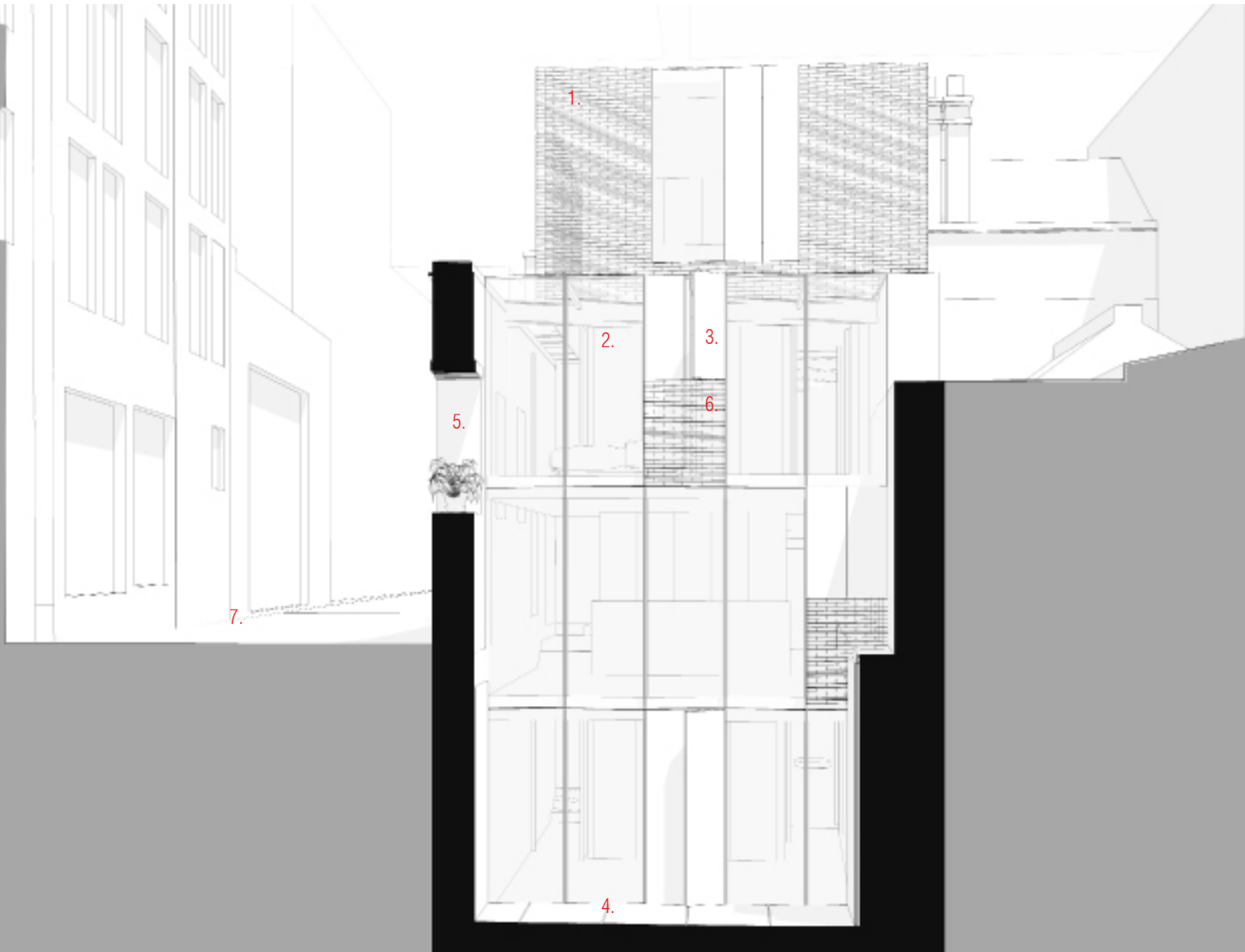


South Elevation



Elevation towards 4 Stukeley

1. Glass brick set back roof extension
2. fixed double glazed unit
3. openable solid panel
4. courtyard space lined in reflective metallic panels
5. existing opening
6. glass brick railing / juliette balcony
7. Stukeley shown without existing trees



East Elevation

3. Facilities and Sustainability Strategy

3.1 Refuse

It is proposed that refuse collection be made from the front of the proposed house on Stukeley Street. Refuse is to remain as existing.

3.2 Secured by Design

- a. All flats doors set to be BS Pas 24.
- b. All windows to be fitted with opening restrictors.
- c. External lighting shall be incorporated for the new residential entrance.
- d. The communal access door set to flats will be BS PAS 24 rated and fitted with an audio and video control access panel and fob control. Twin electro magnets rated to a minimum of 2000 lbs total holding force will be used within the new door entrance.

3.3 Sustainable Building Design

At this current stage in design, we have allowed for the following measures to be considered:

Sustainable Water management

Water efficient WC's, taps and showers can be installed within the proposed flats. These include shower and tap systems which restrict the amount of water flow thus enabling users to decrease the amount of water required.

Green roof

A sedum green roof (approx. 400mm build up) has been incorporated into the design. The green roof meets the principles outlined in Camden DP24 as well the London Plan which promotes green urban spaces including green roofs.

4. Access

4.1 Car Parking

The proposed development will be car free and residents / users will not be offered access to the controlled parking zones. Furthermore the site lies within an area that is excellent in terms of accessibility to public transport.

The site is situated in the highest PTAL (Public Transport Accessibility Level) rating of Level 6a, as indicated via TFL Planning Information Database.

The applicant is prepared to sign a legal agreement/ undertaking with the council to secure the development as car-free.

4.2 Public Transport

The site is located within minutes walking distance from Holborn Underground station and slightly further to Covent Garden underground Station. Furthermore, local roads are serviced regularly by bus routes connecting with other areas in Central London and the surrounding town centres.

As noted above, the site lies within the highest PTAL rating of Level 6a meaning that access to public transport is high.

Other alternative means of public transport include black cabs, which are commonly found along the surrounding roads.

4.3 Bicycle Storage

There is ample space to store a bicycle at the bicycle parking in front of the building on Stukeley Street. Alternatively bicycles can be stored within the units in generous storage spaces as indicated on the plans on page 10 and 11.

4.4 Accessibility

The 70 sqm site has a small footprint and the thick existing perimeter walls that are retained in the proposal further reduce the net internal area. NIA on the largest floor minus the area taken up by communal circulation is less than 37 sqm meaning all the proposed flats have to be on more than one level to achieve London Space Standards. The long narrow shape of the site is another constraint in terms of internal space planning as is providing stairs. A lift or stair lift in the confines of the existing building would entirely compromise the internal layouts of the flats in terms of meeting space standards. The proposal nevertheless meets the standards set out in Approved document M(4)1 Visitable Dwellings. All doors shown have structural openings of min.926mm and clear width openings of 910mm. Both flats have wcs at entry level that meet the requirements of Part M(4)1. The design complies with conditions providing for ambulant access and mobility.

5. Conclusion

We contend that the proposed alterations to the existing building have been designed with reference to its setting and the broader context of the conservation area and Camden. The selection of materials has been considered to add a contemporary element to the street scape simultaneously referencing details and accents present in the vicinity of the site. The scale and mass has been developed to ensure the proposal does not dominate the street scene but instead contributes to the conservation area whilst providing essential residential accommodation.

