

18-002 Clerkenwell Road
Design and Access Statement, May 2018

25.05.2018

MATA ARCHITECTS

65 Alfred Road
Great Western Studios
W2 5EU

T 020 37948128

E info@mata-architects.co.uk





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1.0 PROJECT PARTICULARS/INTRODUCTION



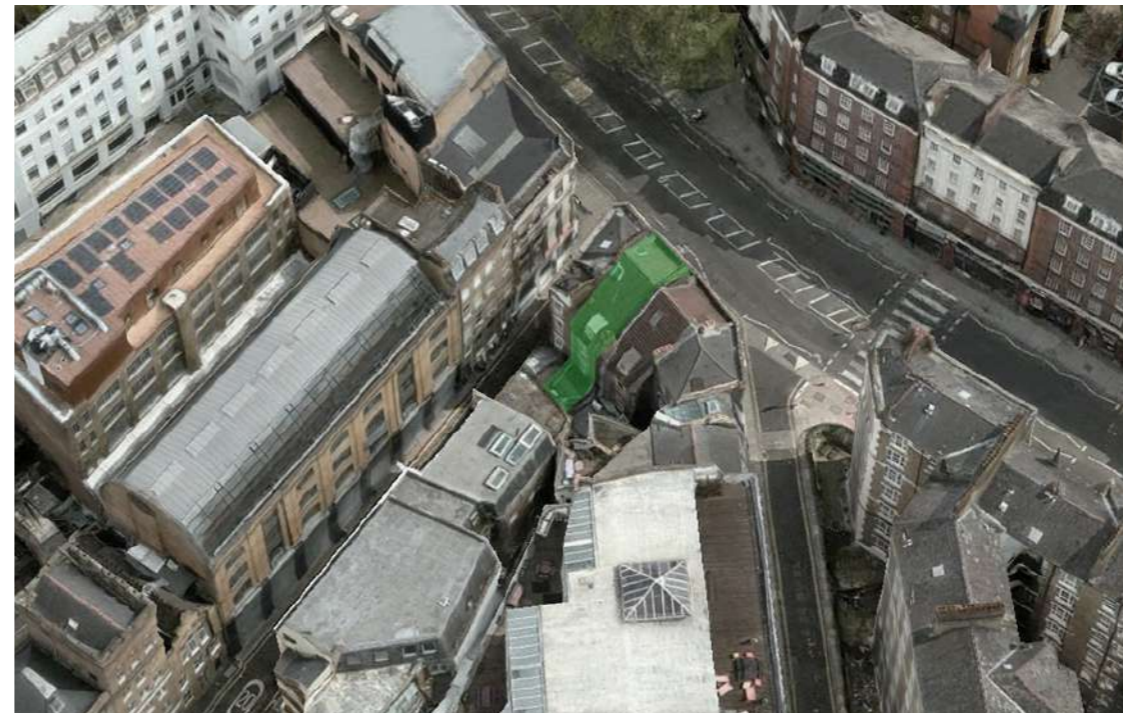
Aerial view looking North showing the site in green



Aerial view looking West showing the site in green



Aerial view looking South showing the site in green



Aerial view looking East showing the site in green

This Design & Access Statement has been prepared in respect of a Victorian era, mixed use mid terrace building located at 162 Clerkenwell Road, London, EC1R 5DU.

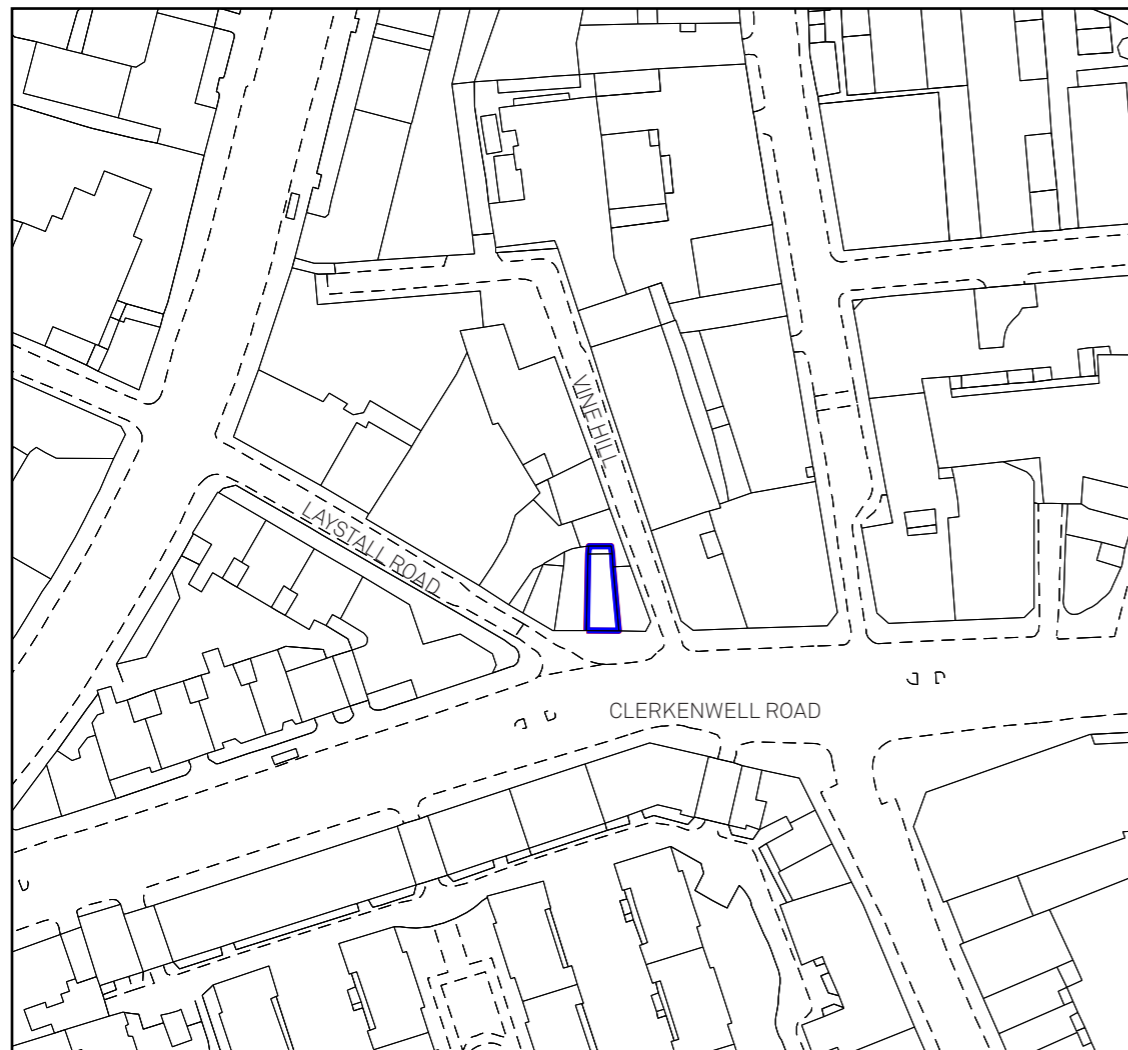
The document has been prepared by MATA Architects with input from Savills in respect of planning and on behalf of the site owner, Geemore Ltd.

This application seeks planning permission for the conversion of a single dwelling into three studio flats following a single storey rear extension at first and roof extension at third floor level.

The existing dwelling found on the upper floors of the property is currently vacant and is in need of refurbishment. There is an opportunity therefore to sensitively extend the building at the rear, which is largely hidden from view, and turn the property into three studio flats which is considered a more suitable use for this busy, central London location than the current large dwelling.

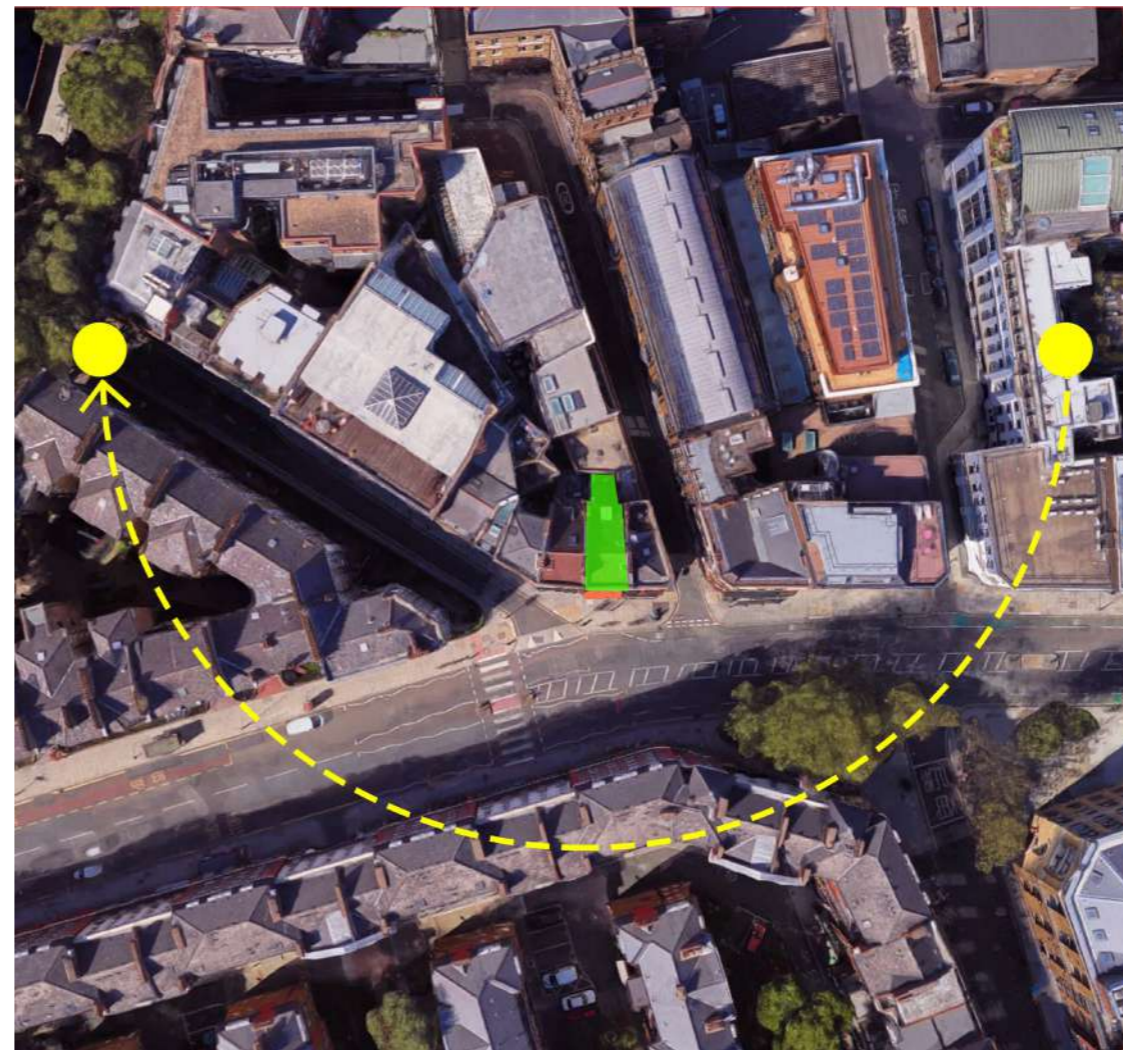
Welcome improvements to the front façade will also be undertaken, which will enhance the buildings contribution to the Conservation Area.

2.0 SITE ANALYSIS



Site Plan
1:1250

Development Boundary



Site in green with superimposed sunpath analysis

2.1 SITE LOCATION

The property is a mid terrace building facing onto Clerkenwell Road. It is part of a group of buildings located on the North side of Clerkenwell Road between the junctions of Clerkenwell Rd, Laystall Road and Vine Hill. The group is characterized by commercial ground floor premises with residential upper floors.

The site comprises a four storey mid-terrace building. The ground floor and basement retail unit trades as a café (use class A3) with a separate ground entrance to the existing three storey residential unit above.

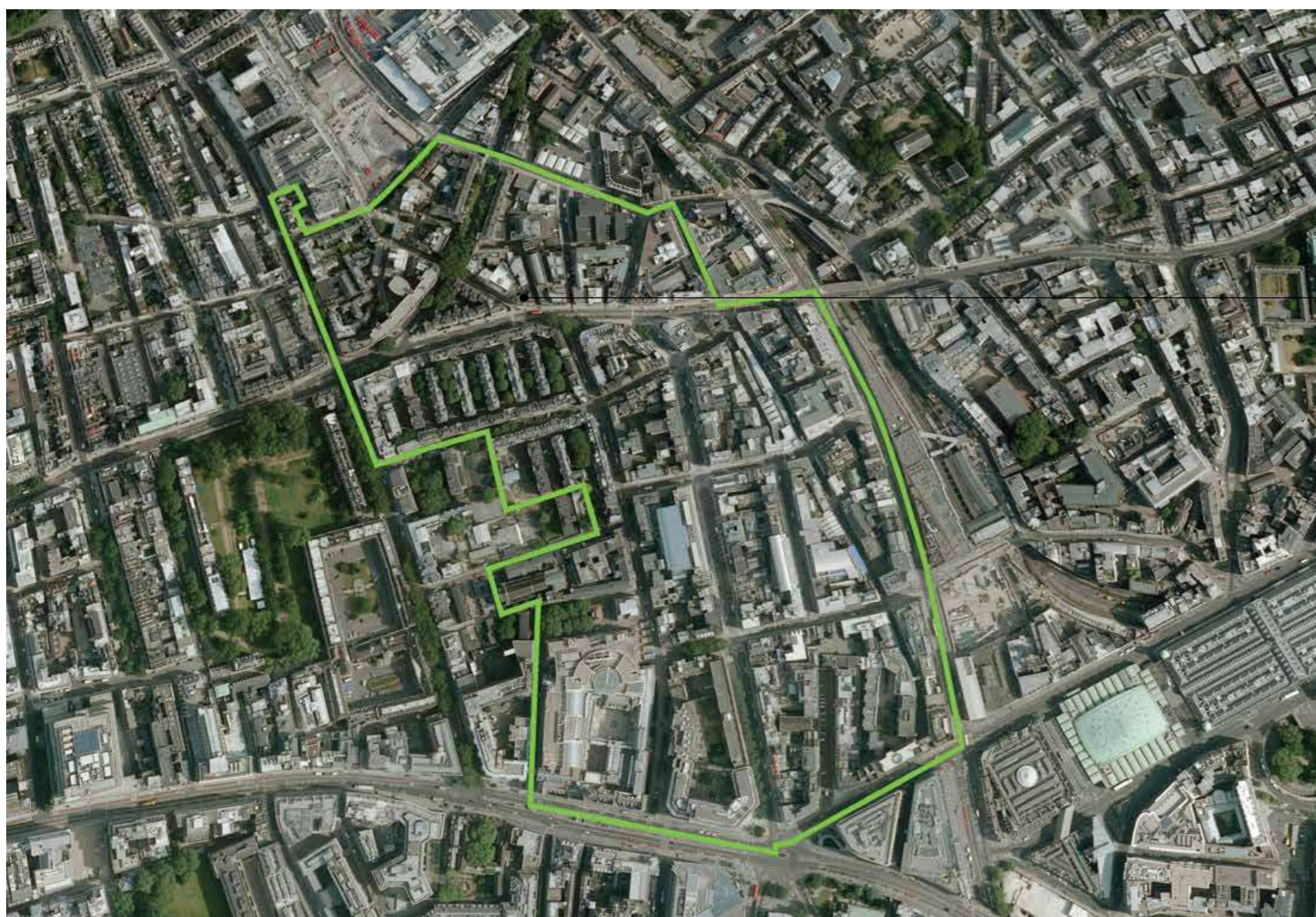
The property is not listed but is located within the Hatton Garden Conservation Area.

The property is identified in the Hatton Garden Conservation Area Appraisal as a 'building that makes a positive contribution'.

2.2 CONTEXT SURVEY

The property is located in the Hatton Garden conservation area, sub area 1 - Rosebery Avenue.

The complex medieval street plan, cut through by a number of 19th century roads (Clerkenwell Rd, Rosebery Ave, Gray's Inn Rd) has created many wedge shaped sites such as the subject of this application.



Site location

Hatton Garden Conservation Area Boundary in Green

2.3 LOCAL AREA & CHARACTER

The character of the surrounding area is varied, with no style or use predominating. There is a high proportion of Victorian former warehouses and twentieth-century commercial buildings. Clerkenwell Road comprises of a mix of uses, mainly commercial at first floor level and residential.

Red brick and London stock brick are the predominant materials in the Hatton Garden Conservation Area.

The property forms part of a group of four buildings which all exhibit similar architectural character on their front elevations at upper levels but are varied at the rear and roof. The fenestration on the front elevation of the application property is currently poor quality UPVC in a form that is jarring and detrimental to the character of the building and the Conservation Area. The brickwork on the front elevation has also been painted.



Rear views out of the property reveal a dense and varied urban grain with neighbouring buildings in close proximity.



Buildings in London Stock brick (application site in painted brick).



1



2



3

Site first becomes visible

2.4 ANALYSIS OF KEY VIEW

The view up Vine Hill toward Clerkenwell Road has been identified as an important one in the Hatton Garden Conservation Area Appraisal.

We took a series of photographs at regular 2m intervals starting at the lower end of Vine Hill facing toward Clerkenwell Road.

A selection of photographs from this series are presented to the left and located on the site plan below.

This study illustrates that the rear part of the application site is only ever partially visible at 3rd floor level. It first becomes visible at point 3 and is visible up to point 5; a distance of approximately 27.7 m



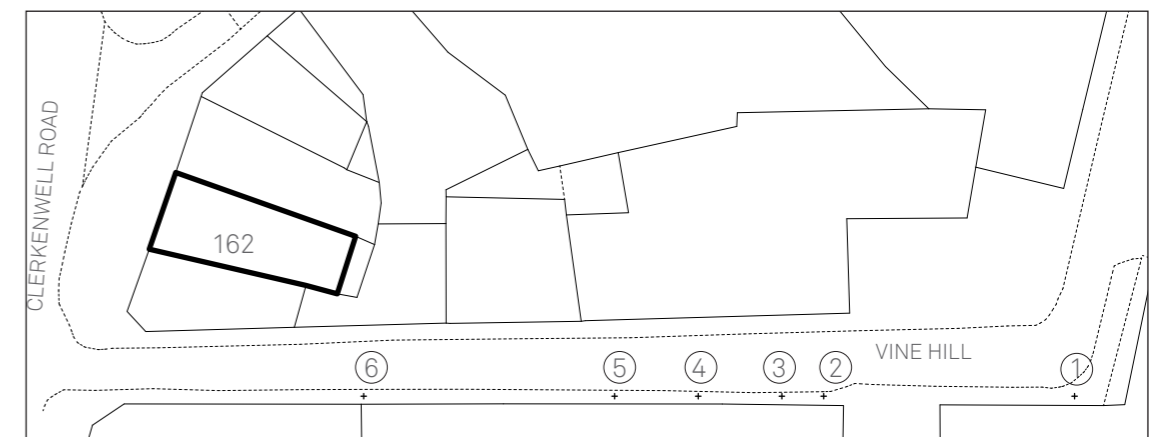
4



5



6



Site Plan
Scale 1:500

3.0 EXISTING BUILDING



View from front on Clerkenwell Road



Kitchen

3.1 SITE PHOTOGRAPHS

- The commercial premises at ground floor benefits from a dedicated entrance at No. 160 Clerkenwell Road. This space is currently operated by 'Fast Break', an Italian cafe.
- The residential single dwelling located on the upper floors is accessed via No. 162 Clerkenwell Road. This space has been vacant for some time and is in need of substantial upgrading of the internal building fabric which is in poor condition.

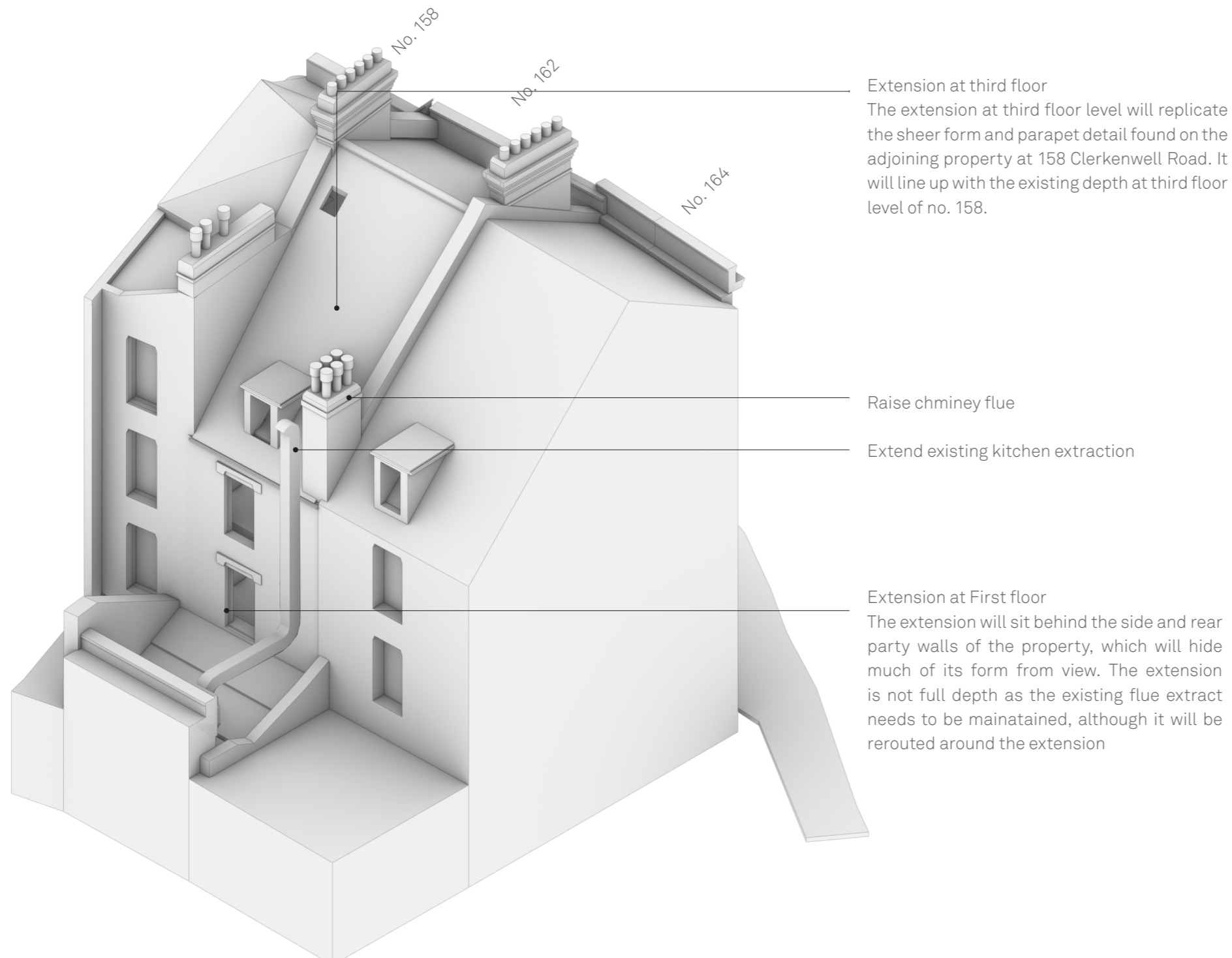


View of Interior



View looking out of rear window

4.0 THE PROPOSED REDEVELOPMENT



Extension at third floor
The extension at third floor level will replicate the sheer form and parapet detail found on the adjoining property at 158 Clerkenwell Road. It will line up with the existing depth at third floor level of no. 158.

Raise chimney flue
Extend existing kitchen extraction

Extension at First floor
The extension will sit behind the side and rear party walls of the property, which will hide much of its form from view. The extension is not full depth as the existing flue extract needs to be maintained, although it will be rerouted around the extension

Existing Building

Proposed Extensions

18-002 Clerkenwell Road

4.1 OVERVIEW

The proposals seek planning permission for the conversion of a single dwelling into three studio flats following a single storey rear extension at first and third floor level.

Planning permission is sought for the following development:

- Rear extension at first floor level by 10m to accommodate a 43m² studio flat;
- Conversion at second floor level to accommodate a 37m² studio flat;
- Conversion at third floor level following a rear extension of 4m² to accommodate a studio flat of 39m²;
- Frameless face fixed glazing to third floor extension facing Vine Hill;

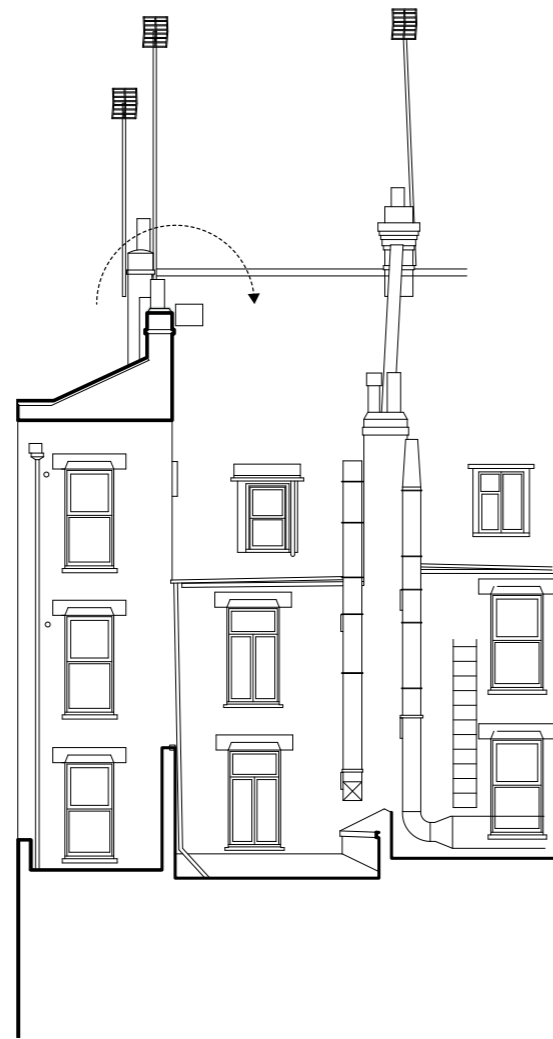
External alterations include the following:

- Raising of the chimney flue and kitchen extractor duct above the third floor extension;
- All existing PVC windows to be replaced with timber frame double glazed sash windows;
- All paint to brickwork to be removed to expose original brickwork.

4.2 DESIGN (REAR ELEV)



1. Existing North Elevation.



2. Existing roof line of 158 Clerkenwell Road identified and mirrored.



3. Mirrored roof extended together with chimney and commercial extraction duct.



4. New glazing installed.



5. Proposed North Elevation.

Not To Scale



Existing South Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100

4.3 FRONT ELEVATION

The front elevation facing onto Clerkenwell Road will be upgraded as follows:

- All existing PVC windows to be replaced with timber frame sash windows.
- All paint to brickwork to be removed so as to expose original brickwork.

The above measures will make a positive contribution to the group of buildings and to the conservation area as a whole.



Existing



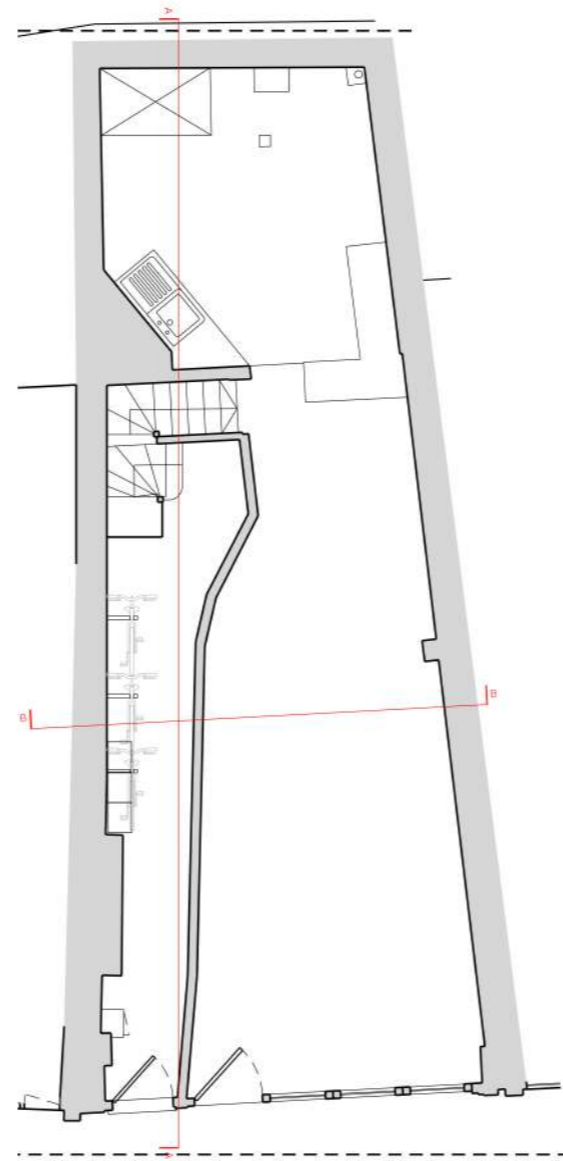
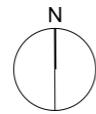
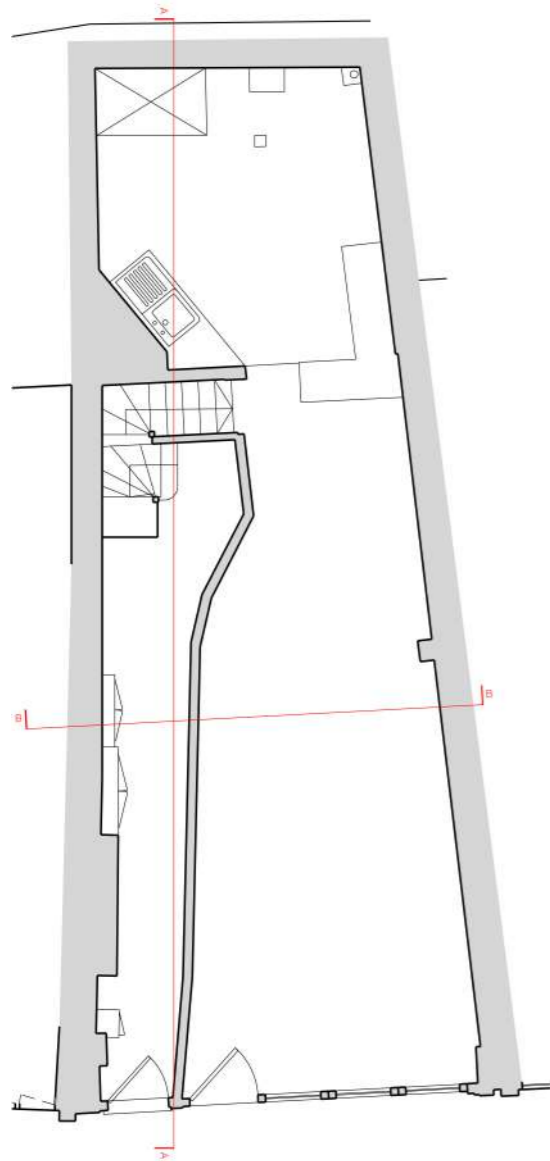
Proposed

4.4 REAR STREET VIEW

- Extended Chimney
- Mirrored Roof line
- Extended Extraction Duct
- Face Fixed Glazing

The extension at third floor level will replicate the sheer form and parapet detail found on the adjoining property at 158 Clerkenwell Road. It will line up with the existing depth at third floor level of no. 158. The third floor extension is also proposed in London stock brick to match the existing. The proposals seek to add a frameless fixed glazing to maximise the daylight to the third floor flat and incorporate a contemporary design to the property.

5.0 DRAWINGS - EXISTING VS PROPOSED

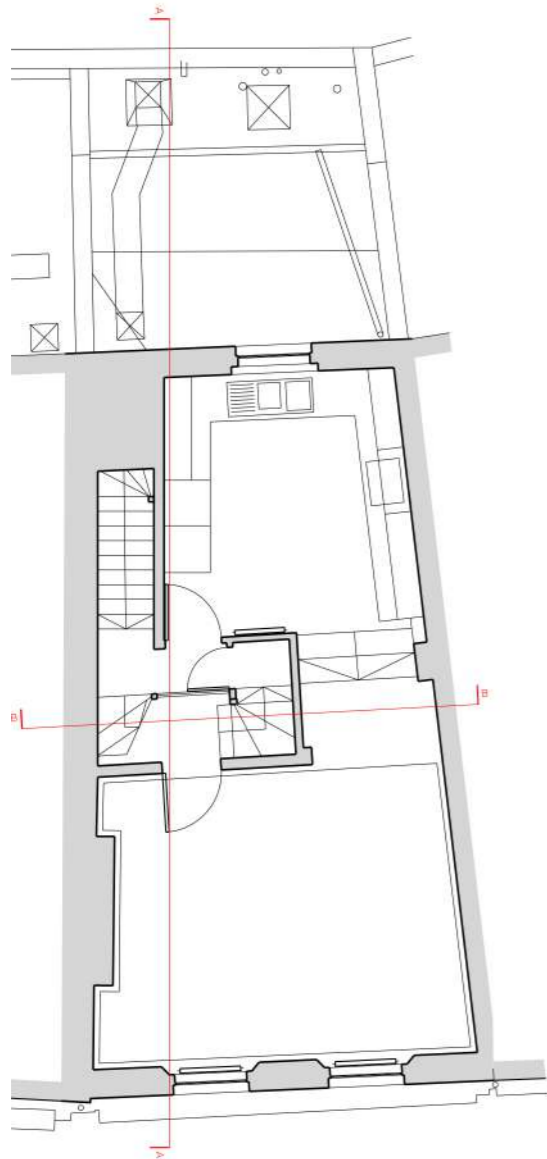


Existing Ground Floor Plan
Scale 1:100

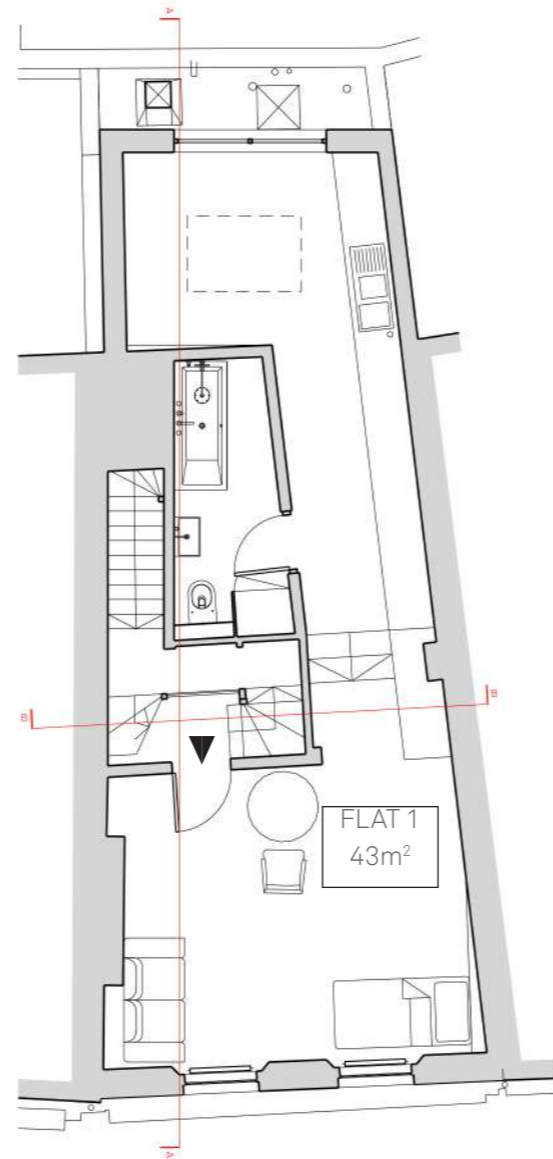
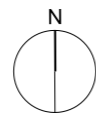
Proposed Ground Floor Plan
Scale 1:100

5.1 PLANS

The ground floor plan remains unchanged, save for the provision of secure cycle storage for no. 3 bicycles in the hall and kitchen waste storage.



Existing First Floor Plan
Scale 1:100



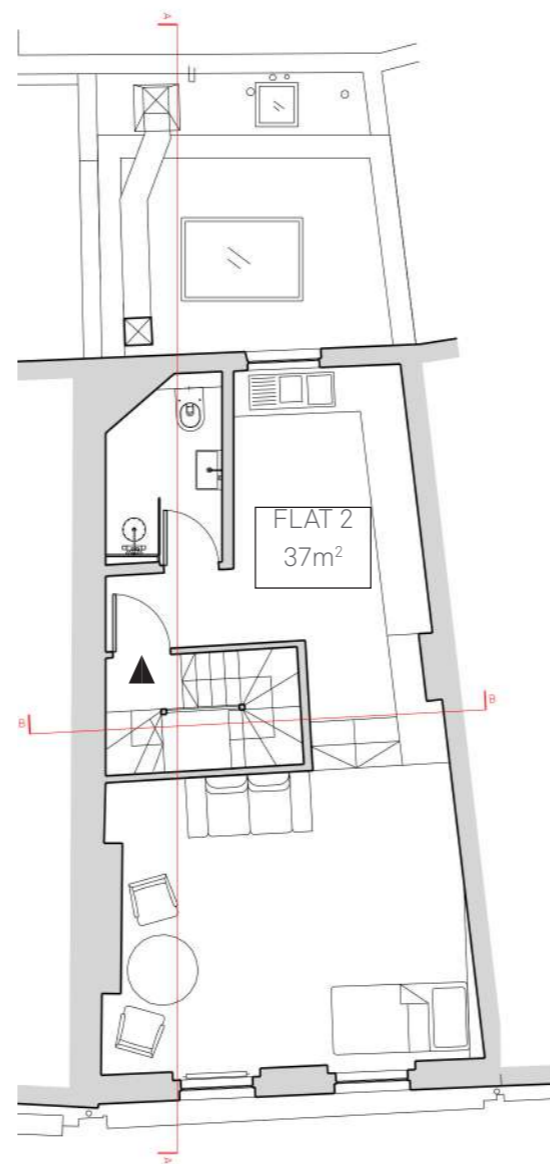
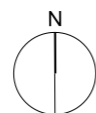
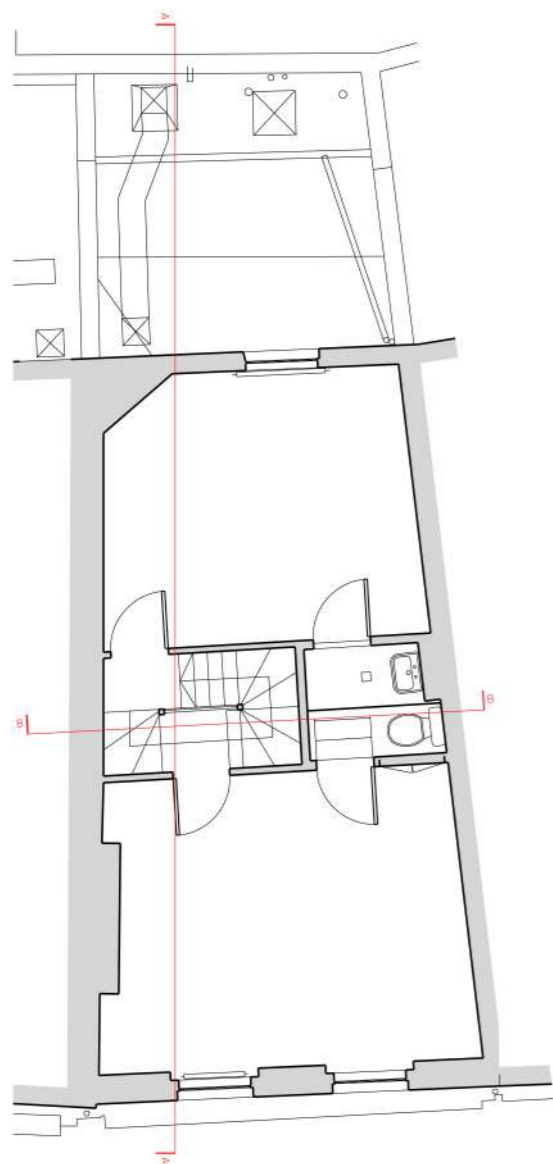
Proposed First Floor Plan
Scale 1:100

5.1 PLANS CONT.

- The proposal is to extend the first floor to the rear and gain 10m² so as to provide a comfortable 43m² studio flat.
- The rear extension includes new openable clerestory windows in addition to a rooflight.

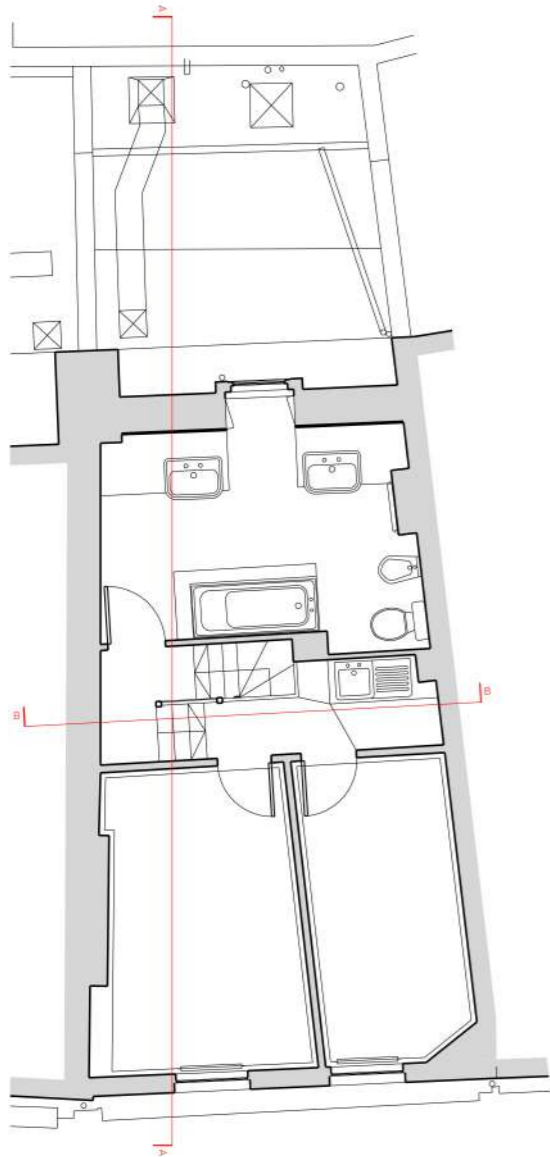
5.1 PLANS CONT.

- The second floor is converted to a 37m² studio flat.

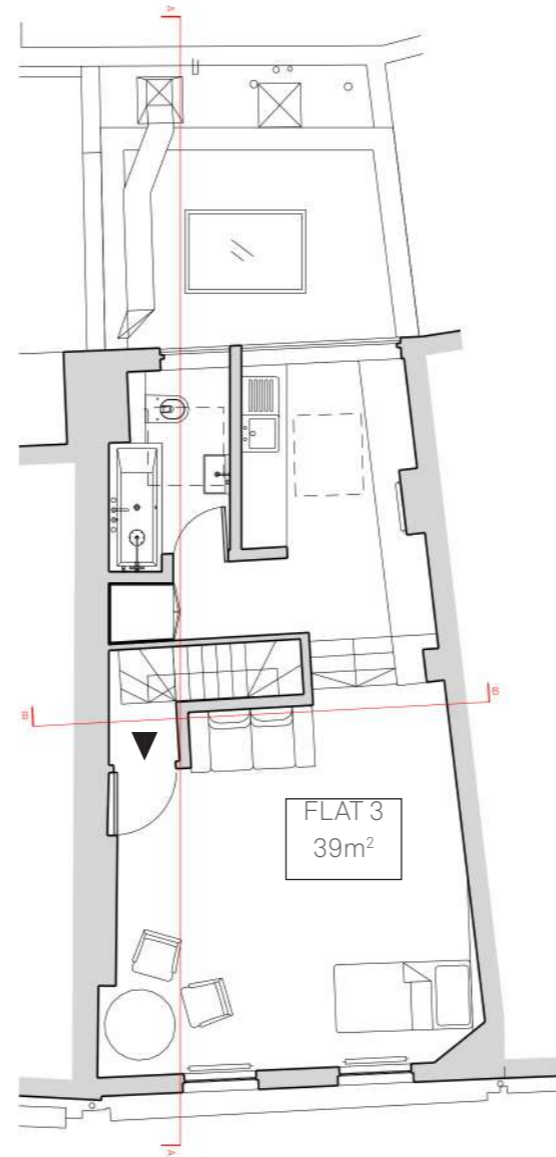
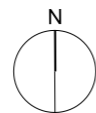


Existing Second Floor Plan
Scale 1:100

Proposed ~Second Floor Plan
Scale 1:100



Existing Third Floor Plan
Scale 1:100

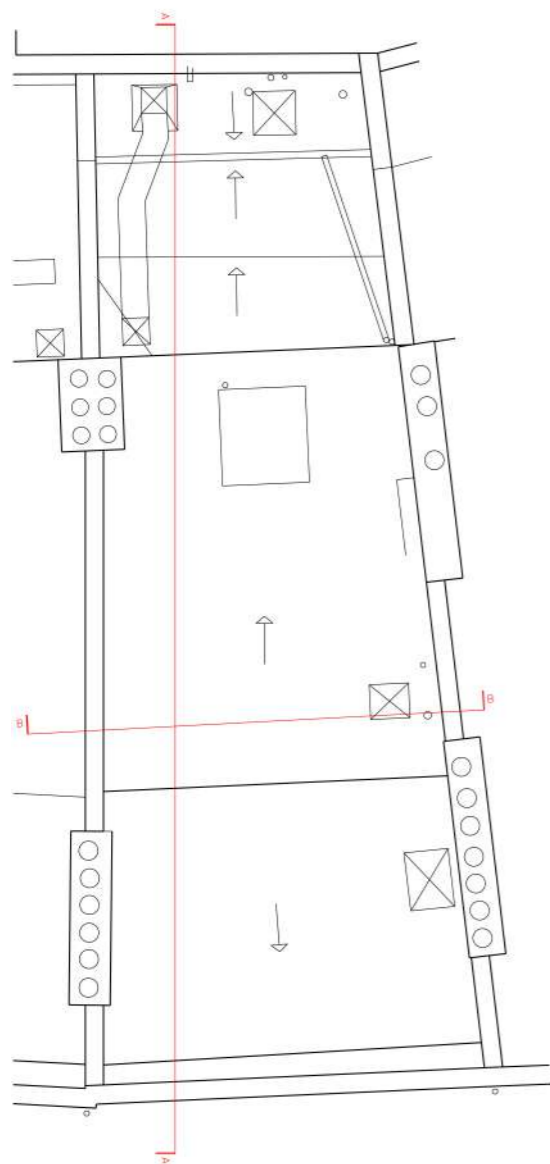


Proposed Third Floor Plan
Scale 1:100

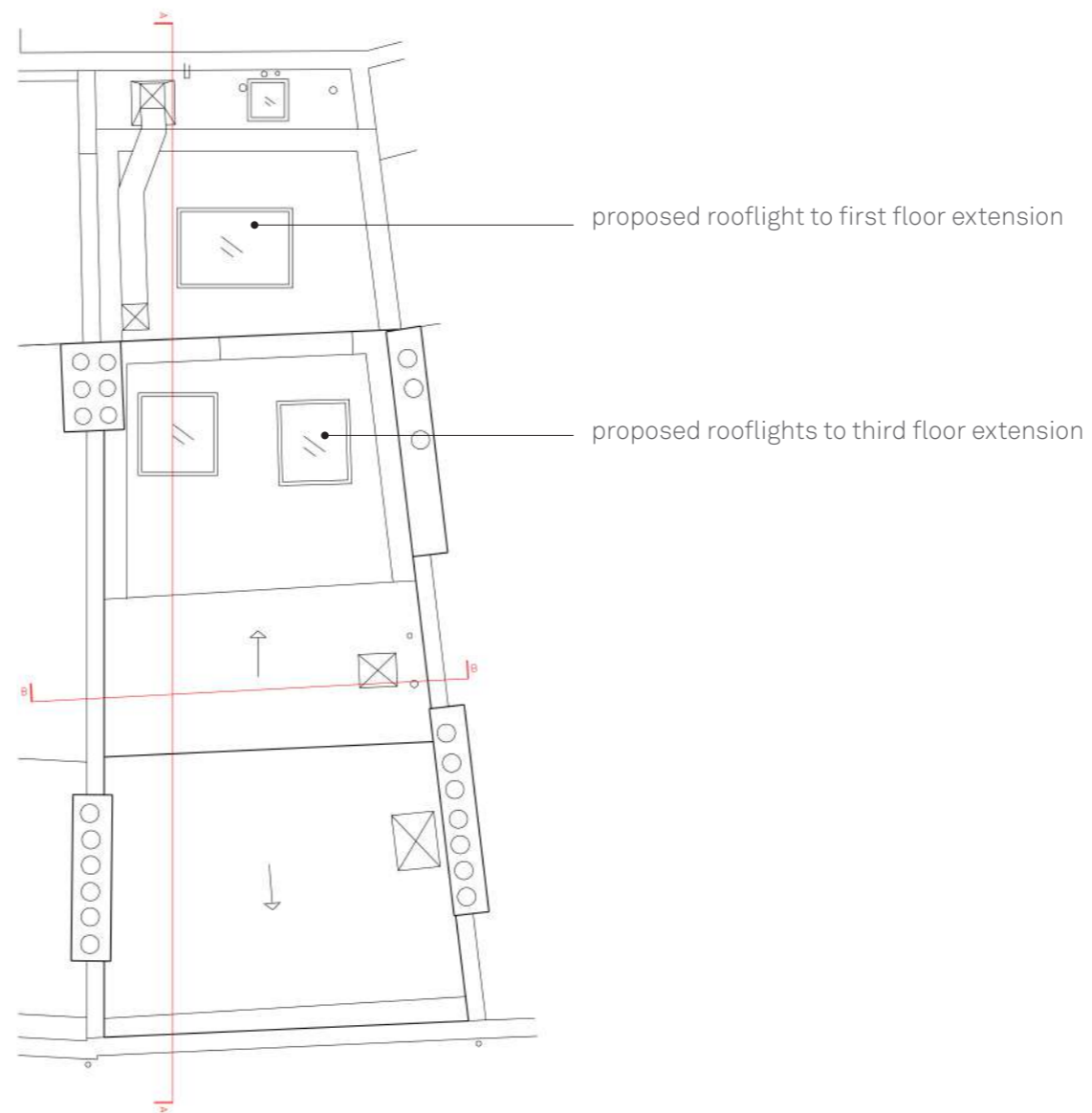
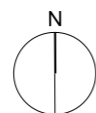
5.1 PLANS CONT.

- The proposed extension at third floor increases the third floor area by 4m² to provide a studio flat of 39m².
- The rear extension at third floor includes No.2 frameless face fixed windows in the facade in addition to No.2 openable rooflights.

5.1 PLANS CONT.

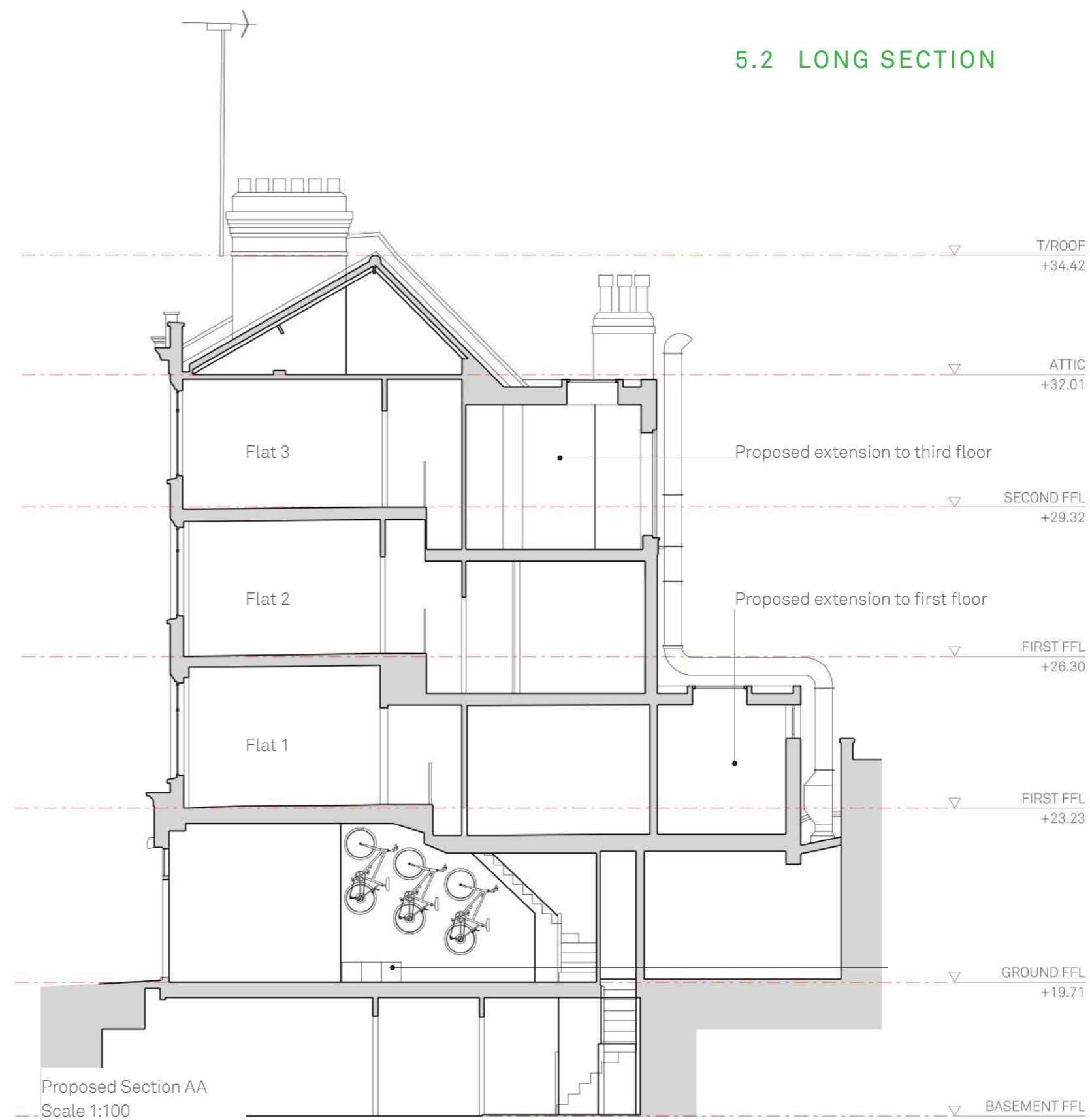
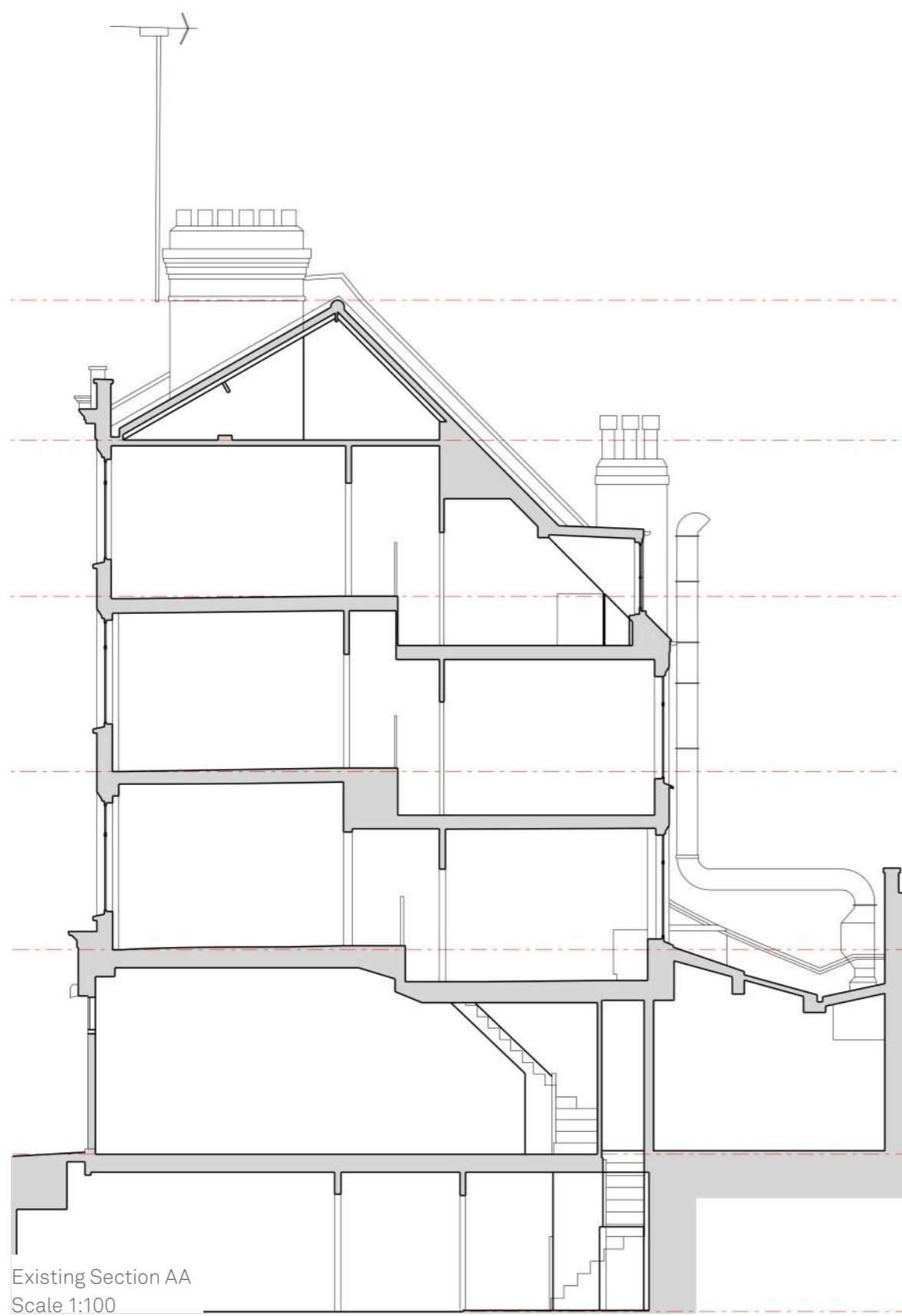


Existing Roof Plan
Scale 1:100



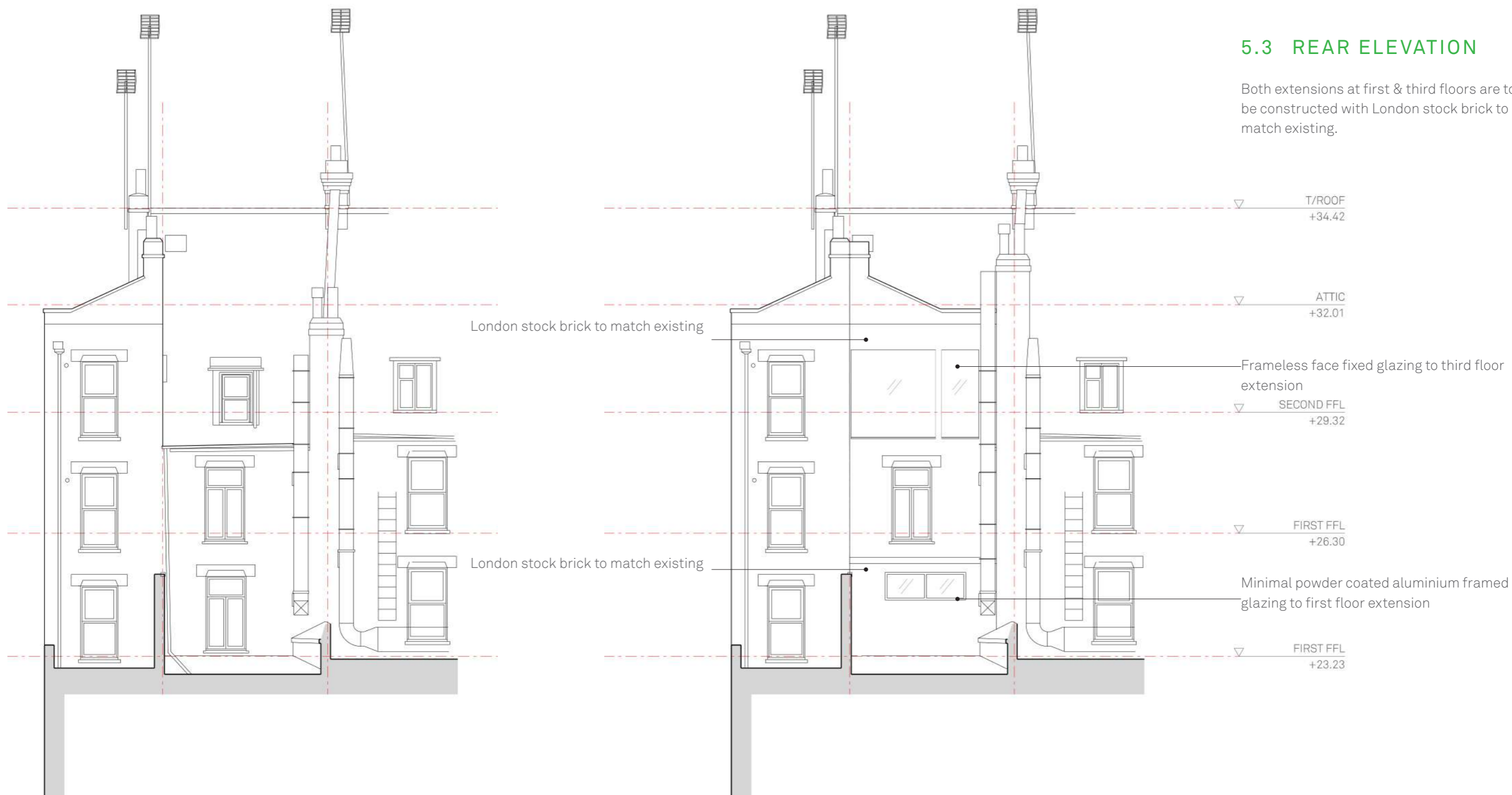
Proposed Roof Plan
Scale 1:100

5.2 LONG SECTION



5.3 REAR ELEVATION

Both extensions at first & third floors are to be constructed with London stock brick to match existing.



Existing North Elevation
Scale 1:100

Proposed North Elevation
Scale 1:100

6.0 MATERIALS

- The proposed rear extensions are to be constructed with London stock brick to match existing.
- The front elevation facing onto Clerkenwell Road will be upgraded as follows:
 - PVC windows to be replaced with high quality timber frame sash windows.
 - All brickwork currently painted over in off white to be stripped back and exposed.

7.0 SUSTAINABILITY

BUILDING FABRIC:

- The proposed works will provide an opportunity to upgrade the existing building fabric to comply with Part L of the Building Regulations, Energy and Fuel Efficiency.
- Upgrading all of the glazing facing onto Clerkenwell Road (also to comply with Part L) will not only contribute visually to the Conservation Area but will have a considerable impact on CO2 emissions from the building.

VENTILATION

- All flats benefit from dual aspect. Flats 1 & 2 also benefit from openable rooflights. This will facilitate good through air so that the flats can be naturally ventilated.

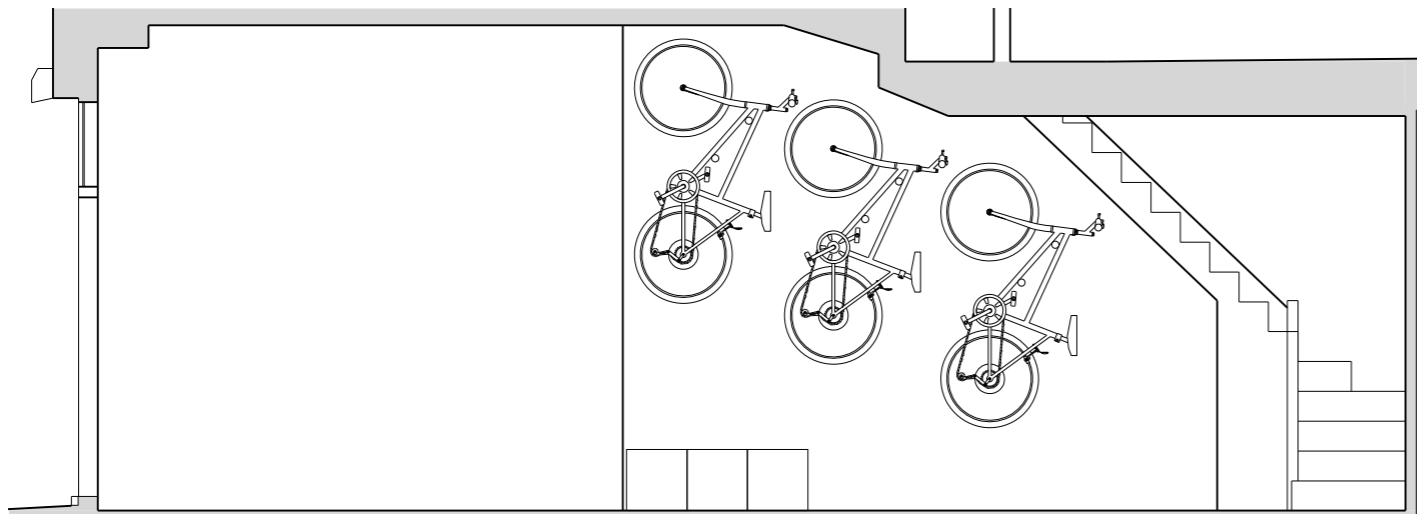
OTHER MEASURES

- The proposal will aim to install low flush toilets, efficient showers and taps that can reduce the consumption of mains water by close to 50%.
- Hot water to the properties may be supplied via highly efficient class A gas fired combi boilers.

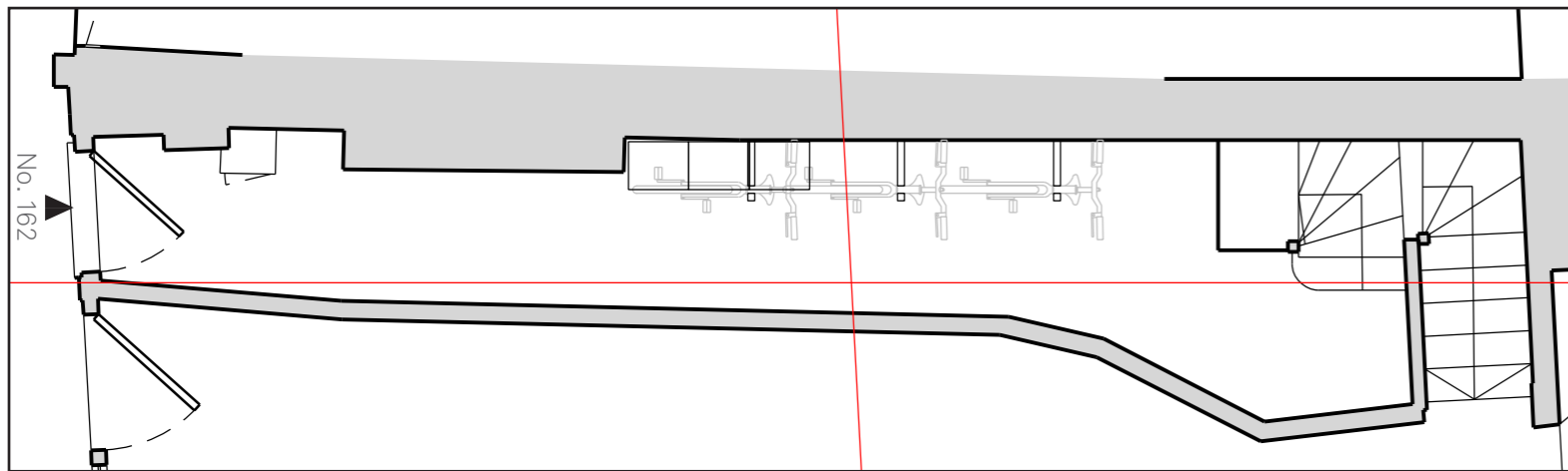
8.0 TRANSPORT

The property benefits from the highest PTAL rating 6B.

Safe cycle provision for no.3 bicycles is allowed for at ground floor in the entrance hall.



Internal Elevation
Scale 1:50



Partial Ground floor plan
Scale 1:50

9.0 ACCESS

Access to the flats is via the residential entrance (unchanged) at No. 162 Clerkenwell Road.

Access to the commercial ground floor premises remains unchanged via No. 160 Clerkenwell Road.

10.0 AREAS

Level	Existing GIA		Proposed GIA		Area Gained/Lost	
	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
Total	128	1,381	142	1,526	14	145
Ground Floor	10.4	112	10.4	112	0	0
First Floor	39.9	429	50.0	538	10	109
Second Floor	41.0	441	40.4	435	0	0
Third Floor	37.0	398	41.0	441	4	0

Flat No.	Total GIA	
	Sq.m	Sq.ft
Flat 1 (studio)	43.0	463
Flat 2 (studio)	37.0	398
Flat 3 (studio)	39.0	420
Total	80.0	861

NOTES:

All areas have been measured from plans produced at the feasibility stage of the design and are approximate and illustrative only.

Further development of the design, construction tolerances and/or further client/tenant requests will inevitable result in changes to these areas, including possible reductions.

11.0 MATA QUALITY MANAGEMENT SYSTEM

Revision No.

-

Revision Date

25.05.2018

Revision Description

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File Location

D:\DMS\PROJECTS\2018\18-002 Clerkenwell
Road\05 Documents\10 Reports\DAS

Filename

18-002 - DAS

Client Name

Geemore Limited

Client Contact

Neil Prosser

Project Co-ordinator

Dan Marks

Editor

Dan Marks