

01 February 2019

# Pakenham Street

16 Pakenham Street, WC1X 0LG  
Planning Application

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# Design and access statement

Pakenham Street



## Site assessment

### Introduction

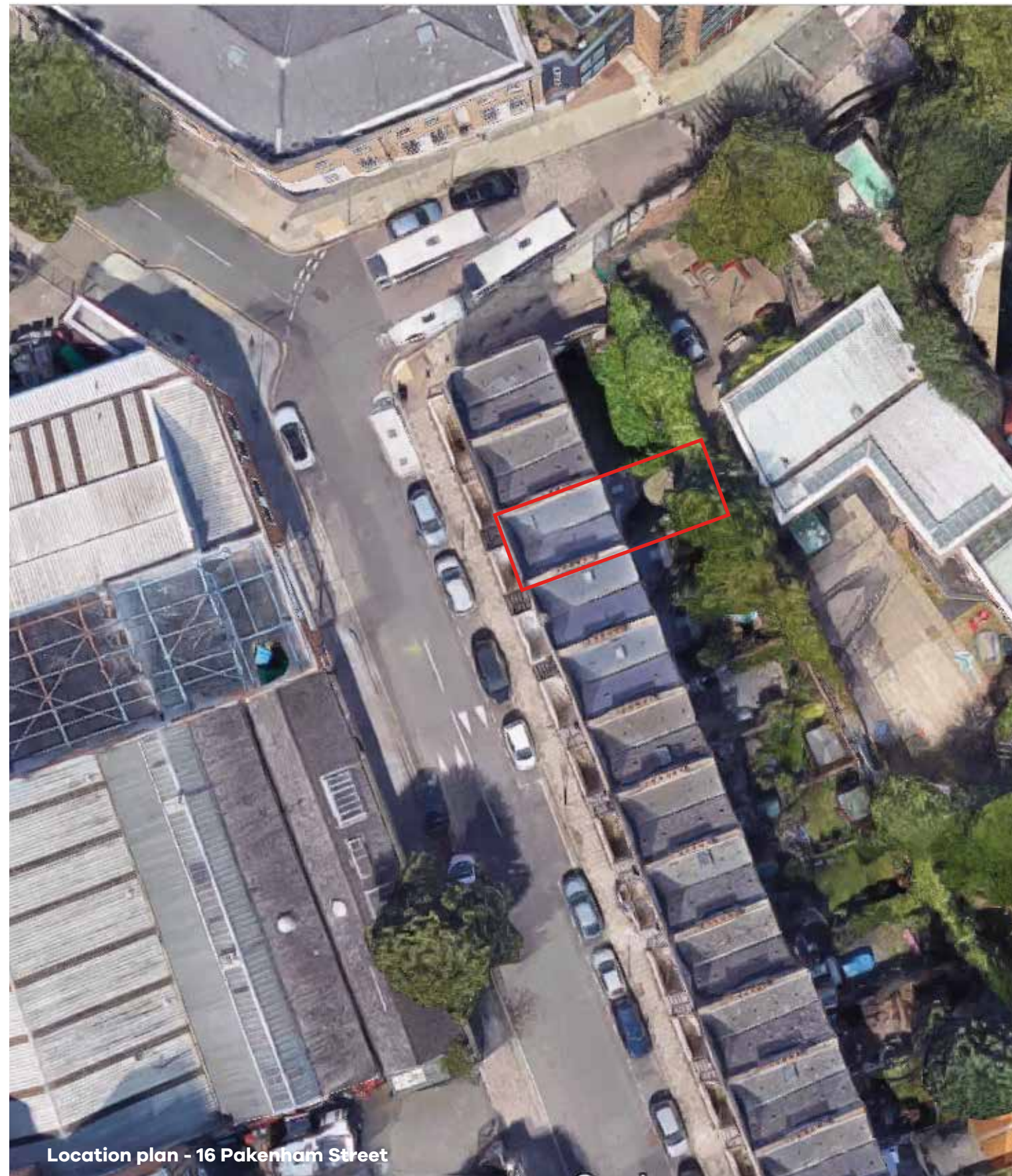
This section sets out the principles that have been incorporated into the proposal including an explanation of the amount, layout scale, indicative appearance, landscaping, and access.

### Existing Site

The application site is a not-listed single family middle terrace within Bloomsbury Conservation Area. The site has a regular boundary line and its comprises lower and upper ground floor and first floor, along with a small sunken foreyard in the front and a small patio at the rear, similar to the other properties of the terrace. The surrounding area is predominantly residential developments mixed with some offices and commercial high streets typical of Central London and conveniently located next to King's Cross St. Pancras and Russell Square tube stations as well as King's Cross Road and Gray's Inn Road.

### Existing Building

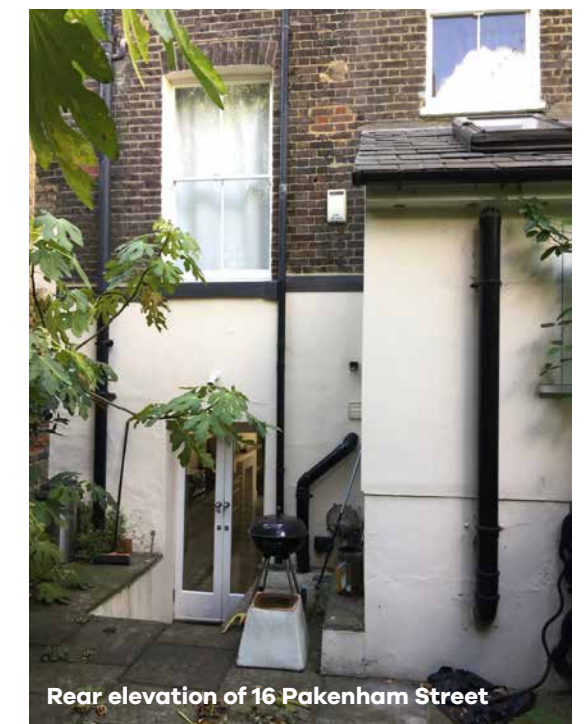
The frontage is a continuation of the terrace elevation typical of these Victorian buildings, divided into 3 storeys. It has a lower ground floor lightwell not accesible from street level, the property being accessible only from upper ground floor level, it comprises of 3 storeys and a rear garden. The current building is a 3 bedroom house with two bathrooms, one ensuite; a sitting room, a kitchen and dining room, along with utility room at lower ground floor level. Architecturally, the construction, a modest early Victorian mid terrace, has no relevant interest and is one of fourteen houses comprising the terrace, with the regular quality and features of this period.



Location plan - 16 Pakenham Street



Rear elevation of 16 Pakenham Street



Rear elevation of 16 Pakenham Street



## Design & access statement

### Amount

The proposal has a total GIA footprint of 13.2 SqM on its lower ground floor: 9.9 SqM from a rear extension projecting from the existing rear elevation of the house and 3.3 SqM on a new Guest toilet which sits right under the existing outrigger with the same footprint. All internal surfaces and rooms are well above the minimum requirements both in total and room sizes of the Greater London Authority Housing Space Standards.

With regard to the bulk, scale and size of the new outbuilding, particular consideration has been given to its urban surroundings and most importantly its relationship with the host house and neighbouring terrace buildings. The proposal seeks to extend the lower ground floor 3.6 metres along the rear elevation by 3.5 metres deep to integrate a Dining Area, with a new roof light, as well as adding a new level underneath the existing outrigger on the lower ground floor to accommodate a Guest Toilet. The existing upper ground floor outrigger will be kept as a Family Bathroom. New french doors and balcony are proposed for the Bedroom at Upper Ground Floor Level. The total amount and massing of the proposal is similar to the one approved for No. 14 Pakenham Street with the Ref. No. **PSX0005079** for a new rear extension at lower ground floor plan.

### Indicative Appearance

The proposal has been designed to respond to the scale and rhythm of the terrace by not proposing an overwhelming extension, just enough to accommodate some new uses for the space on its lower level. At lower ground floor, the proposal seeks to match the party wall fence height between Nos 15 and 16. Materiality is large glazing panels to bring light into this new Dining and Kitchen area, whereas the outrigger will keep its materiality on the proposed upper ground floor level with a mono pitch roof and render finish to walls. The proposal will tidy up openings and windows according to the existing. The mass and material treatment will wrap up the rear image of the mid terrace building and merge the proposal with its surrounding neighbours, producing any overlooking nor overshadowing any of the adjoining properties.

### Amenity Space and Landscaping

The proposal does not drastically modify the existing amenity space currently existing within the property, with the only exception of the 3.6 by 3.5 metres extension at lower ground floor level, which does not undermine the overall quality of the external spaces since it is currently a paved patio with very little use.

### Circulation, Access and Parking

There are existing car park space on the street and the proposal does not create any additional needs. The property itself is well placed for public transport - Underground stations and buses - , walking and cycling.

### Refuse collection

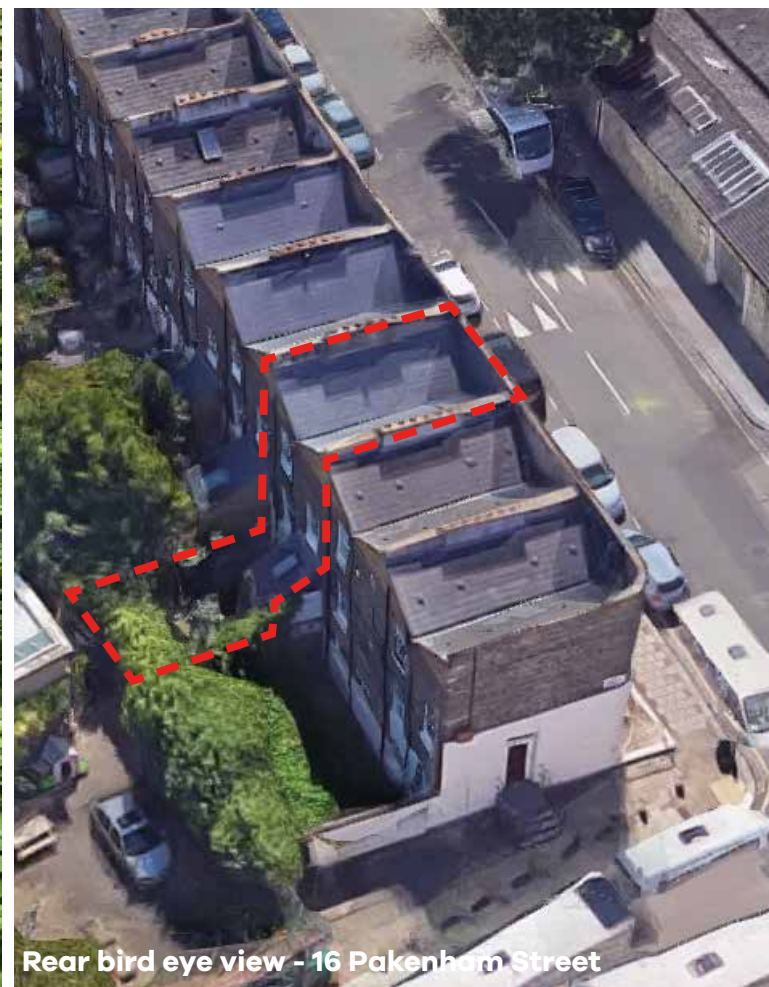
The house already has a collection service and the proposal will not alter it.



Street view - 16 Pakenham Street



Current lower ground floor outrigger



Rear bird eye view - 16 Pakenham Street



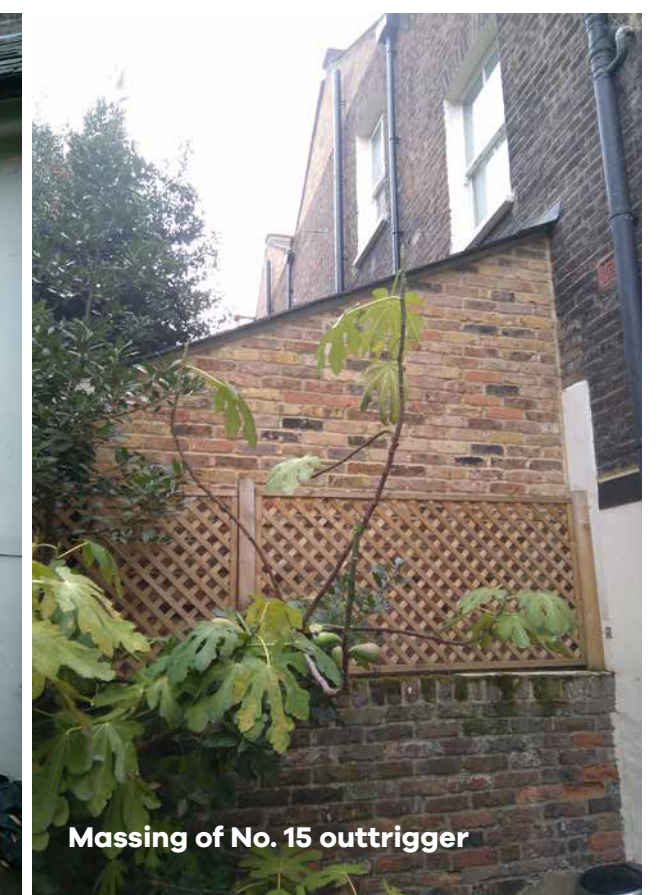
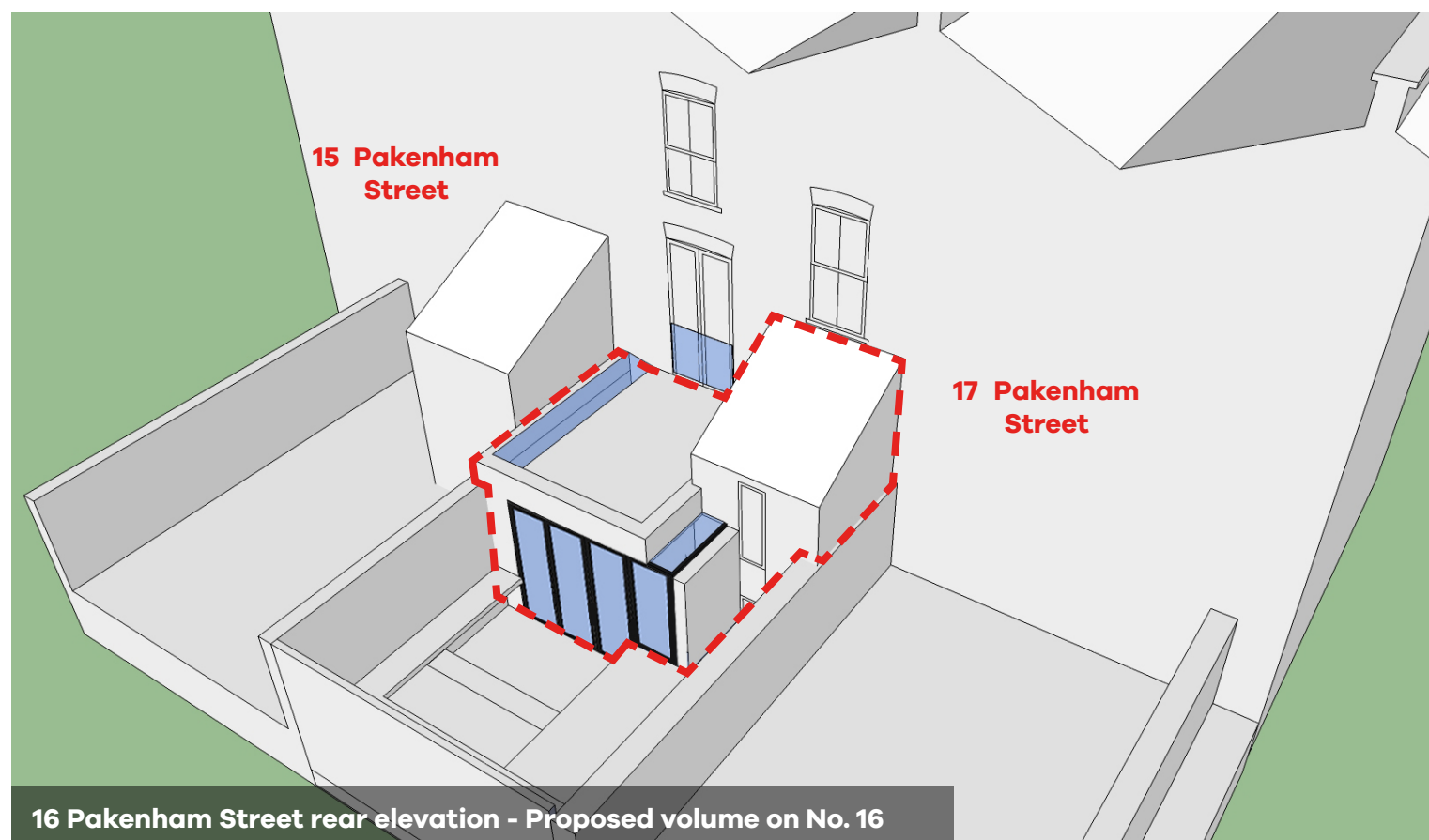
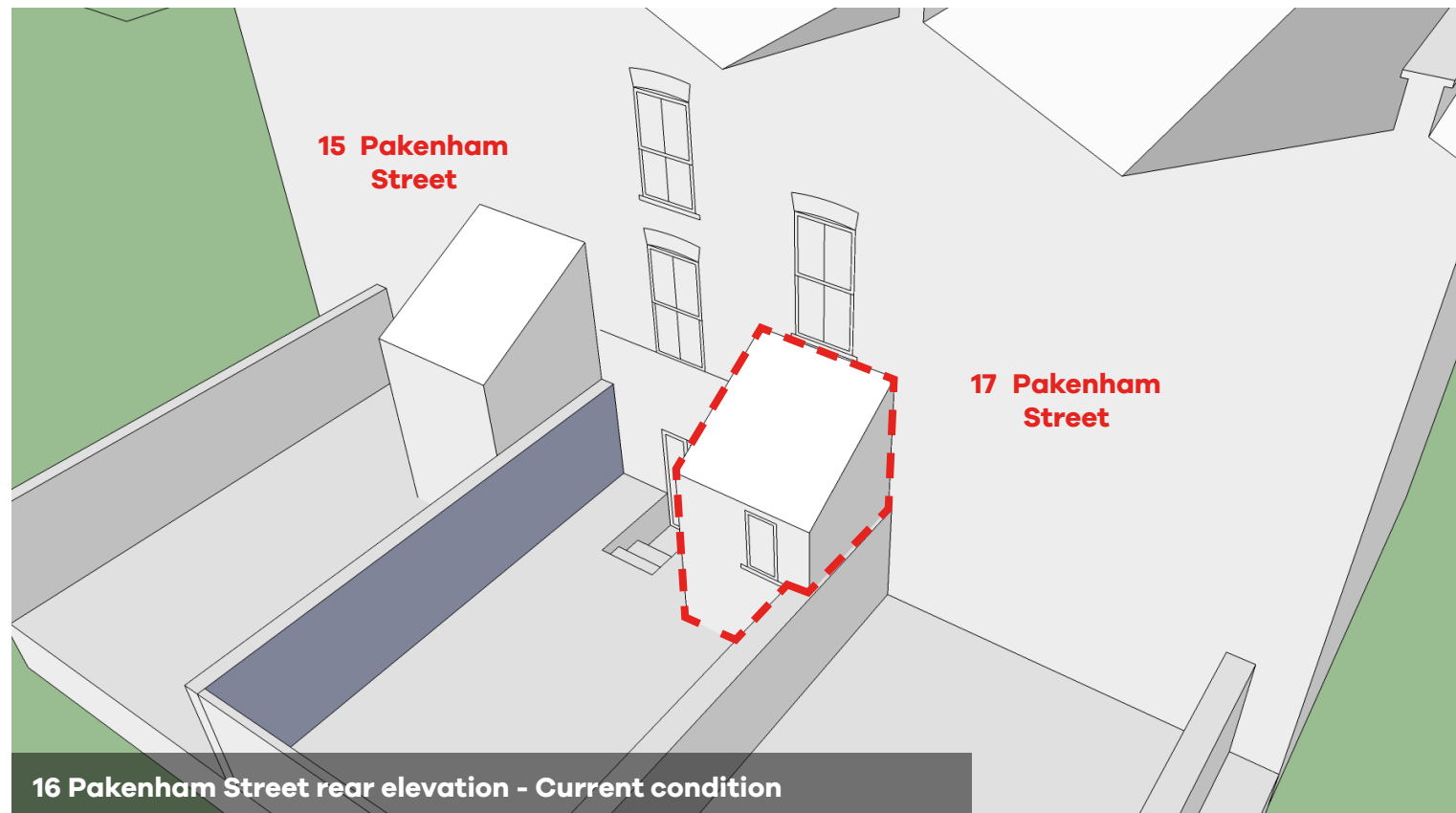
## Design & access statement

### Environmental Sustainability

The proposal has been designed with environmental considerations in mind by adopting a sustainable approach that ensures a positive contribution to the quality of life. The scheme will aim to achieve the principles of passivhaus.

The roof lights will be used to naturally cool spaces at night-time with secure trickle vents to obviate the need for any active cooling requirements. Reduction of Waste and use of Sustainable materials: Recycled materials will be used in the construction process where possible, such as bricks and timber for structural elements. Natural materials will be used in the construction where possible, e.g. such as external walls will have timber boarding with all timber to be obtained from FSC sources.

Building Design: The use of natural materials in construction will allow for efficiency of material production, transportation and application on site. Timber frame construction will be used in combination with steel frame internally and externally. Walls, doors and roofs will be insulated to the levels required under Building Regulations Approved Document L2A, conservation of fuel and power.

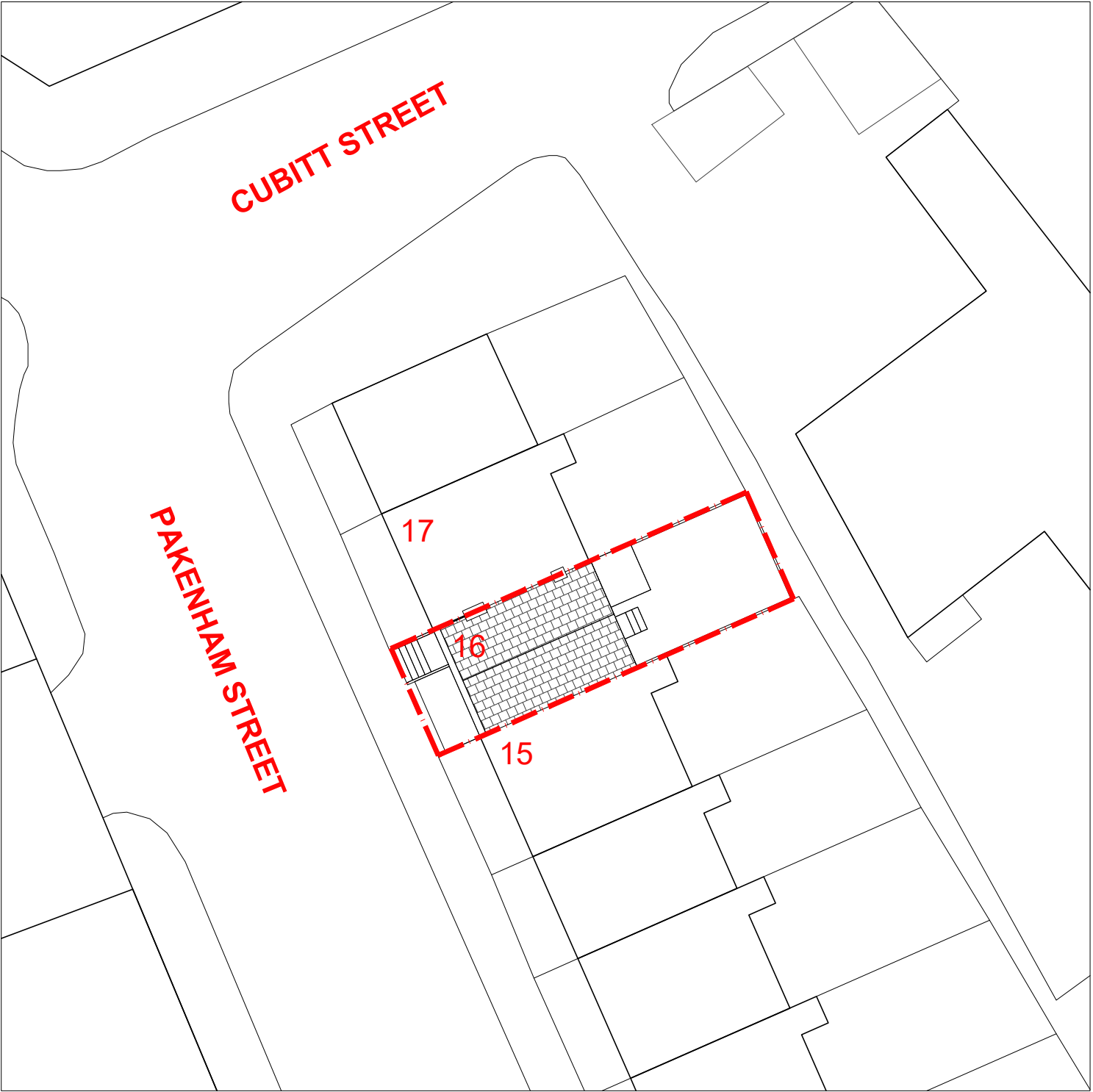
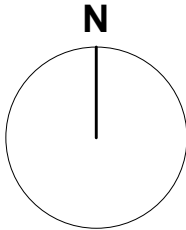


The modest proposal has taken careful consideration of all relevant issues of layout, amount, scale, and access in combination with the physical and legislative constraints of the site. In summary the proposed development is responsive to these issues with a sensitive contextual approach to the host building.

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# Existing Drawings

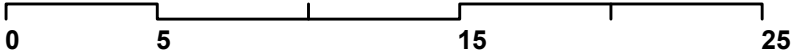
Pakenham Street



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EXISTING SITE PLAN

Scale 1:250 @ A3 / 1:125 @ A1



1. DO NOT SCALE DRAWINGS. All dimensions to be checked on site. Errors to be reported immediately to architect. To be read in conjunction with all relevant architects services and engineers drawings.

2. Contractors, sub - contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.

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London W8 9HG

Wilcox Residence

Project 16 Pakenham Street, London WC1X 0LG, UK

Title Existing Site Plan

Job No. 7608

Status: Planning

Job No. ES

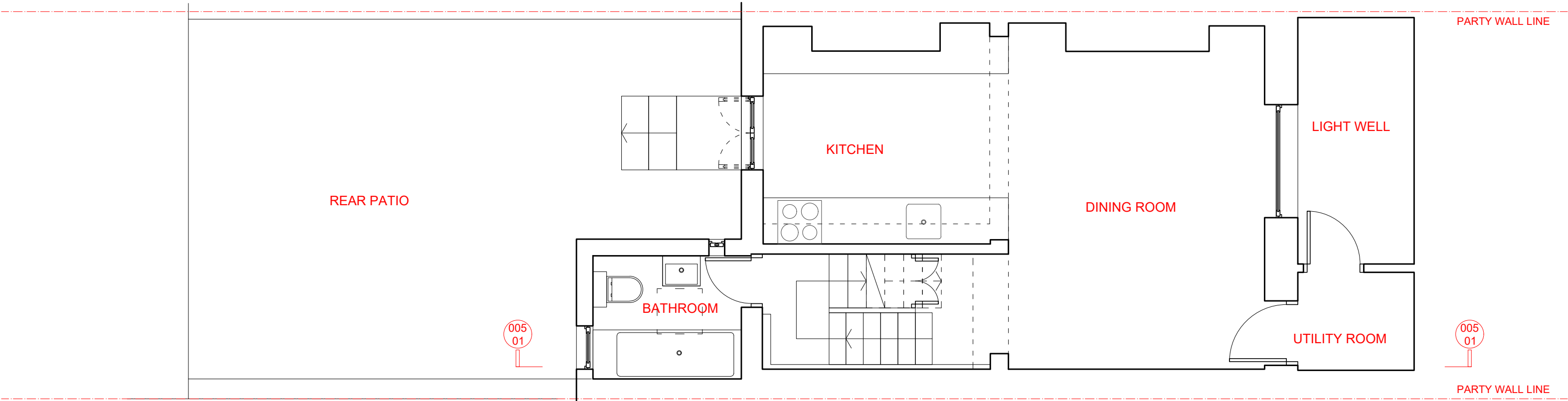
Date 12/2018

Scale 1/250 @ A3  
1/125 @ A1

Drawing No. 7608\_000

Rev.

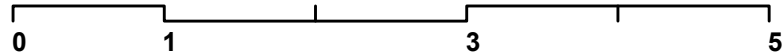




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EXISTING LOWER GROUND FLOOR PLAN

Scale 1:50 @ A3 / 1:25 @ A1



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Wilcox Residence

Project 16 Pakenham Street, London WC1X 0LG, UK

Title Existing Lower Ground Floor Plan

Job No. 7608

Status: Planning

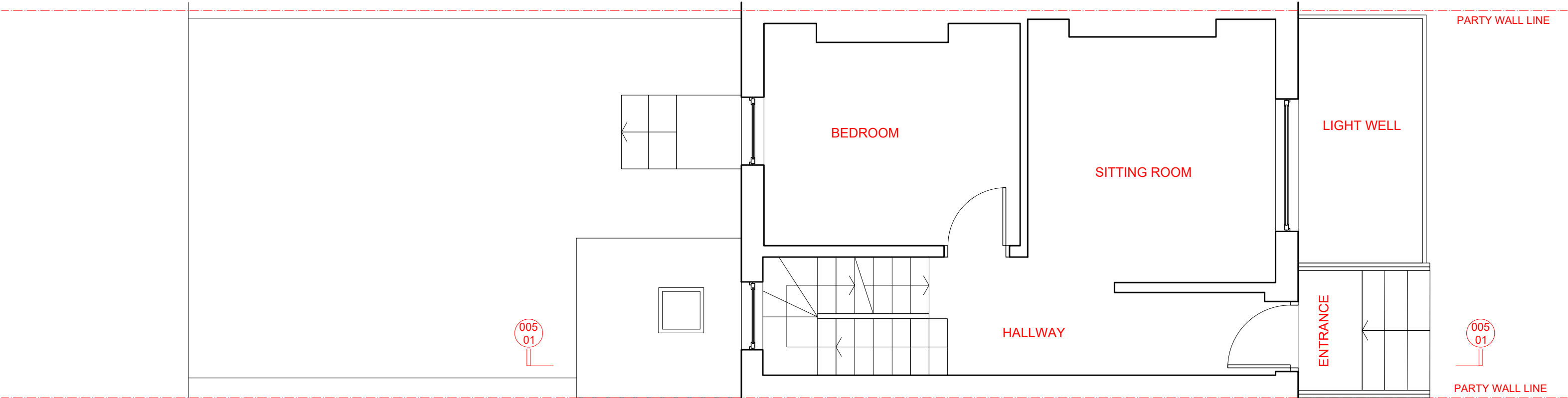
Job No. ES

Date 12/2018

Scale 1/50 @ A3  
1/25 @ A1

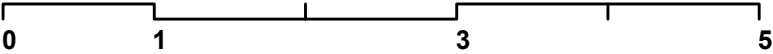
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Rev.



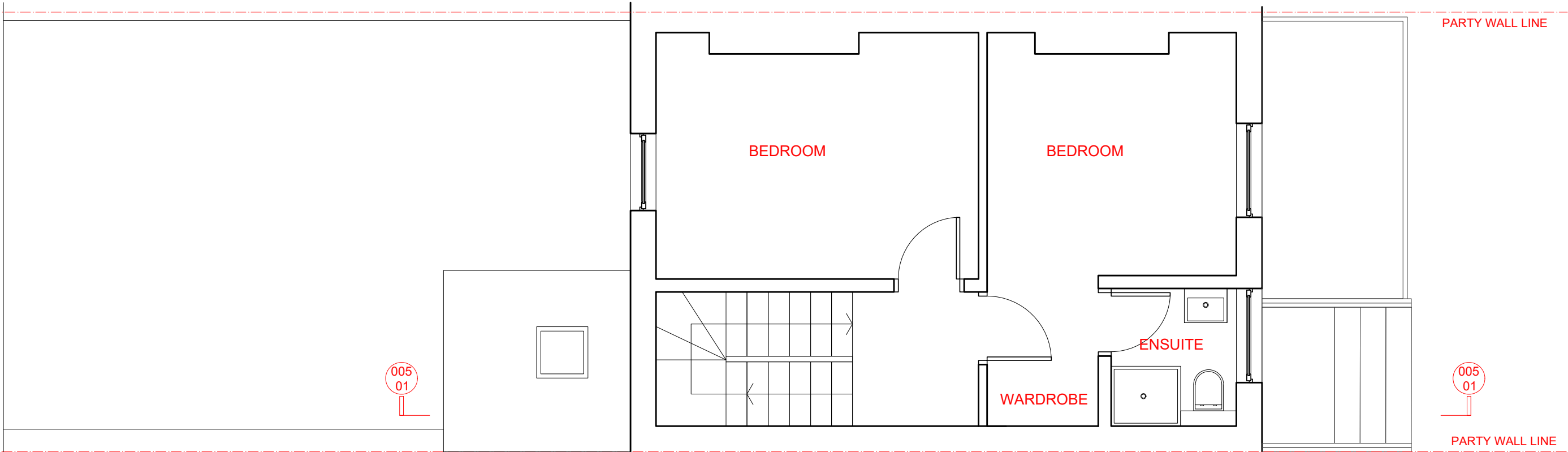
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**EXISTING UPPER GROUND FLOOR PLAN**  
Scale 1:50 @ A3 / 1:25 @ A1

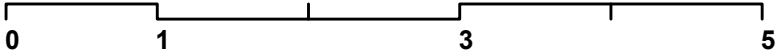


<div>1. DO NOT SCALE DRAWINGS. All dimensions to be checked on site. Errors to be reported immediately to architect. To be read in conjunction with all relevant architects services and engineers drawings.</div> <div>2. Contractors, sub - contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.</div> <div>3. This drawing to be read in conjunction with all relevant specifications. Engineers and specialist consultant information and any discrepancies reported prior to installation.</div> <div>Copyright of JaK Studio</div>	Revisions	Key - Plans/Sections	<div><div><div>Ja</div><div>K</div></div><div>JaK Studio LLP info@jakstudio.co.uk jakstudio.co.uk  T 00 44 0 208 746 0088 F 00 44 0 208 746 0022  Studio 38 39-40 Worple Way London W8 9HG</div></div>	Wilcox Residence						
				Project 16 Pakenham Street, London WC1X 0LG, UK						
				Title Existing Ground Floor Plan						
				Job No. 7608		Status: Planning		Scale 1/50 @ A3 1/25 @ A1	Drawing No. 7608_002	Rev.
				Job No. ES		Date 12/2018				





**003**  
**01** **EXISTING FIRST FLOOR PLAN**  
Scale 1:50 @ A3 / 1:25 @ A1



1. DO NOT SCALE DRAWINGS. All dimensions to be checked on site. Errors to be reported immediately to architect. To be read in conjunction with all relevant architects services and engineers drawings.

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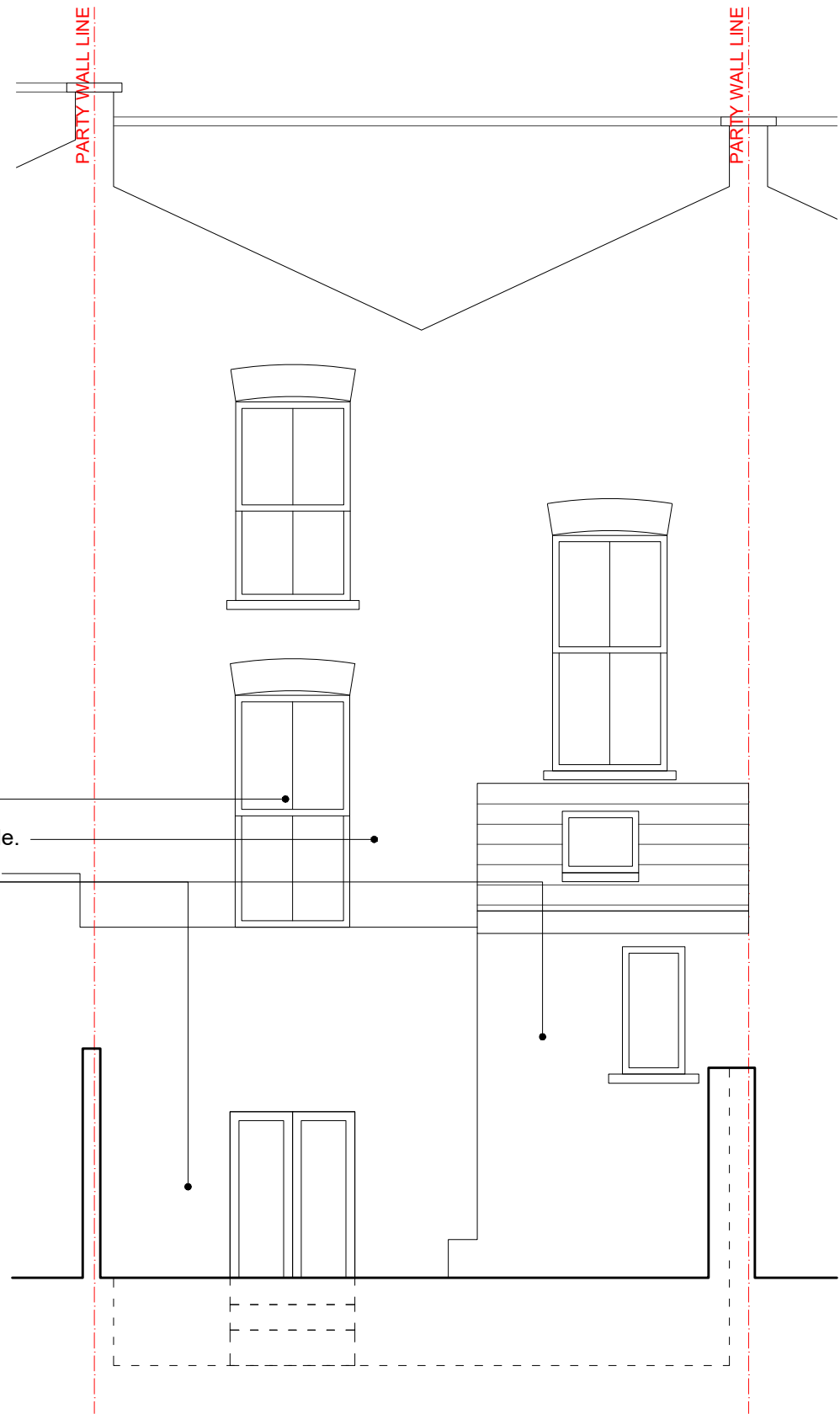
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		Project 16 Pakenham Street, London WC1X 0LG, UK		
Job No. 7608	Status: Planning	Title Existing First Floor Plan		
Job No. ES	Date 12/2018	Scale 1/50 @ A3 1/25 @ A1	Drawing No. 7608_003	Rev.



Existing brickwork facade.  
Existing windows.  
White render.

CEILING + 5,908  
FIRST FL + 3,138  
UPPER GR FL + 0,00  
LOWER GR FL - 2,570



Existing windows.  
Existing brickwork facade.  
White render.

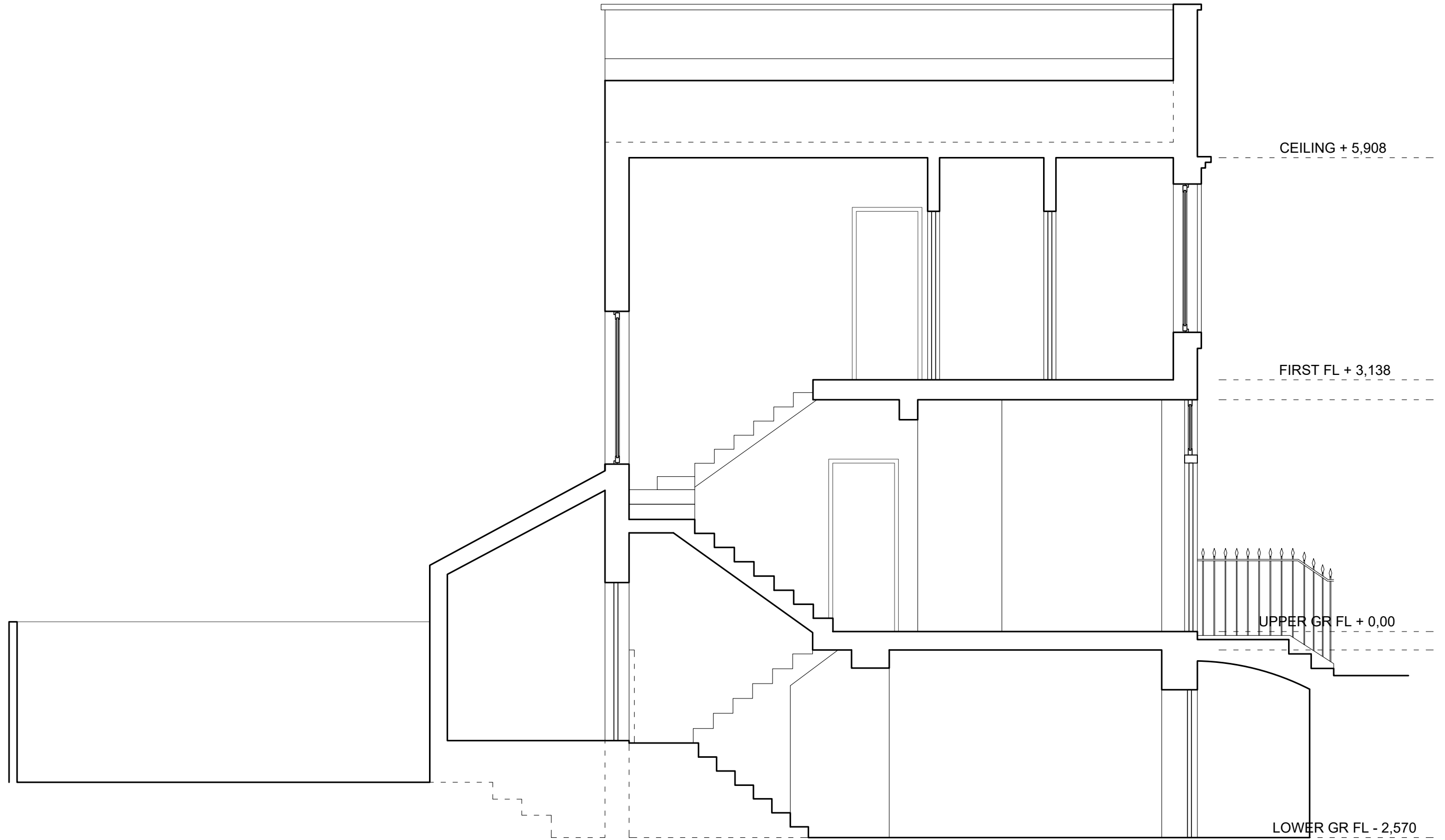
**004 01** EXISTING FRONT ELEVATION  
Scale 1:50 @ A3 / 1:25 @ A1

**004 02** EXISTING REAR ELEVATION  
Scale 1:50 @ A3 / 1:25 @ A1

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				<div>Project16 Pakenham Street, London WC1X 0LG, UK</div>				
				<div>TitleExisting Elevations</div>				
				<div>Job No. 7608</div>		<div>Status: Planning</div>		
				<div>Job No. ES</div>		<div>Date 12/2018</div>		
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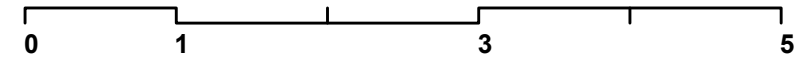




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## EXISTING SECTION

Scale 1:50 @ A3 / 1:25 @ A1



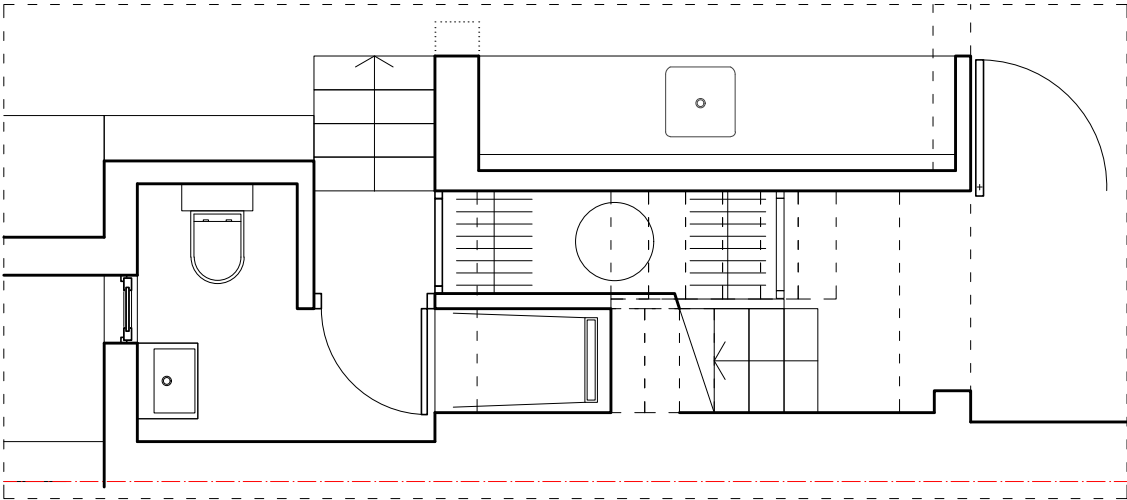
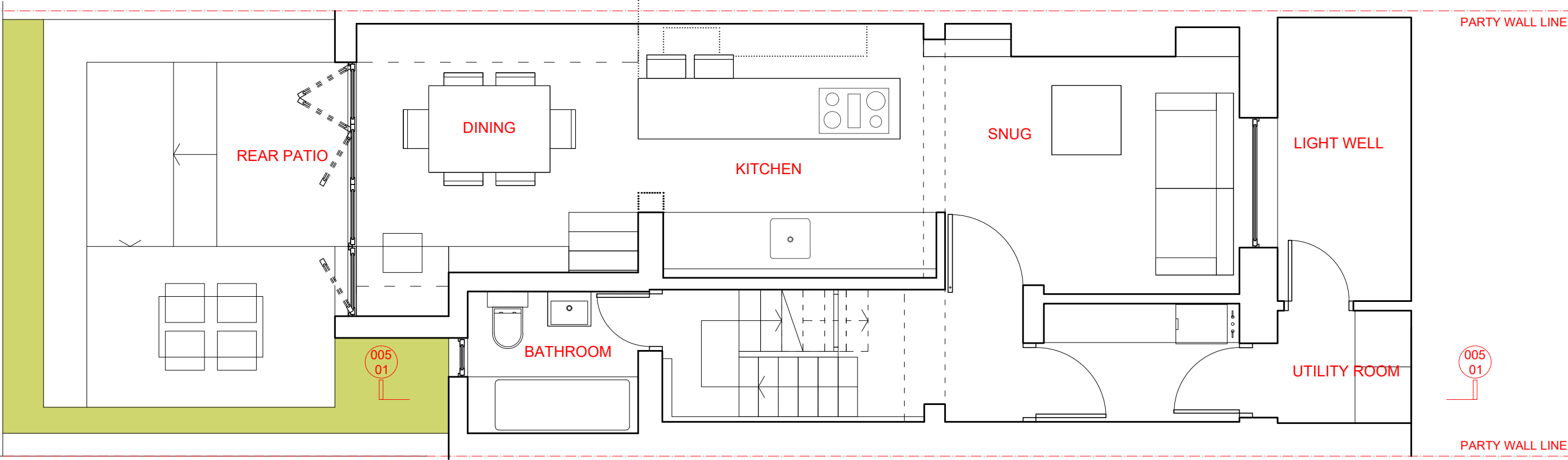
<div>1. DO NOT SCALE DRAWINGS. All dimensions to be checked on site. Errors to be reported immediately to architect. To be read in conjunction with all relevant architects services and engineers drawings.</div> <div>2. Contractors, sub - contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.</div> <div>3. This drawing to be read in conjunction with all relevant specifications. Engineers and specialist consultant information and any discrepancies reported prior to installation.</div> <div>Copyright of JaK Studio</div>	Revisions	Key - Plans/Sections	<div><div><div>Ja</div><div>K</div></div><div>JaK Studio LLP info@jakstudio.co.uk jakstudio.co.uk T 00 44 0 208 746 0088 F 00 44 0 208 746 0022 Studio 38 39-40 Warple Way London W8 9BW</div></div>	Wilcox Residence				
				Project 16 Pakenham Street, London WC1X 0LG, UK				
				Title Existing Section				
				Scale 1/50 @ A3 1/25 @ A1		Drawing No. 7608_005		Rev.

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# Proposed Drawings

Pakenham Street





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**PROPOSED LOWER GR FL BATHROOM PLAN**  
Scale 1:50 @ A3 / 1:25 @ A1

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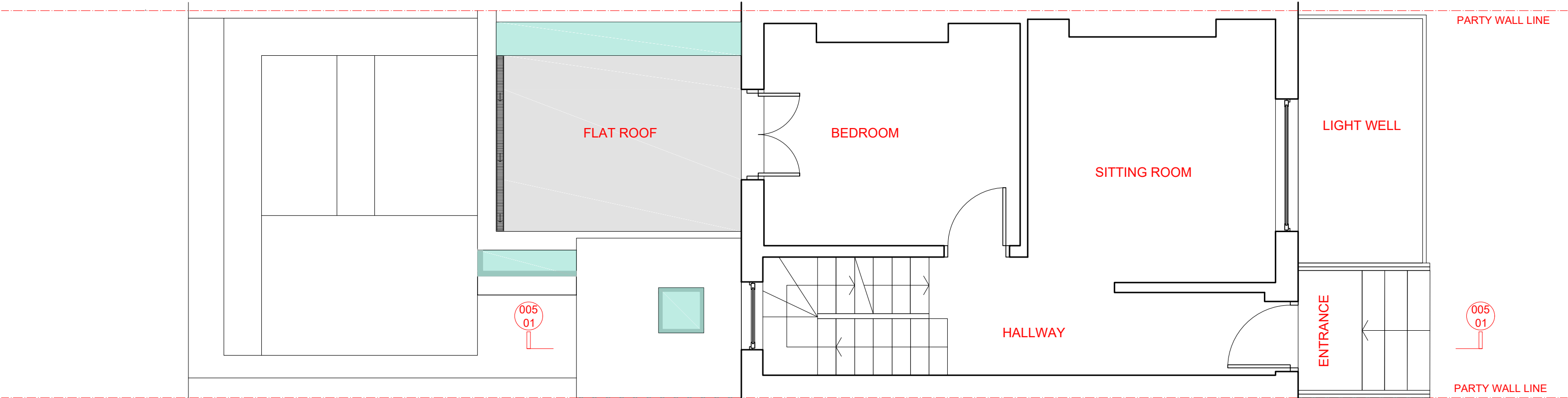
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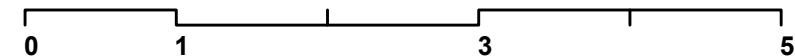
Key - Plans/Sections

<div>JaK</div>	JaK Studio LLP info@jakstudio.co.uk jakstudio.co.uk T 00 44 0 208 746 0088 F 00 44 0 208 746 0022 Studio 38 39-40 Worple Way London W8 0RG	Wilcox Residence		
		Project 16 Pakenham Street, London WC1X 0LG, UK		
Job No. 7608	Status: Planning	Title Proposed Lower Ground Floor Plan		
Job No. ES	Date 12/2018	Scale 1/50 @ A3 1/25 @ A1	Drawing No. 7608_006	Rev.



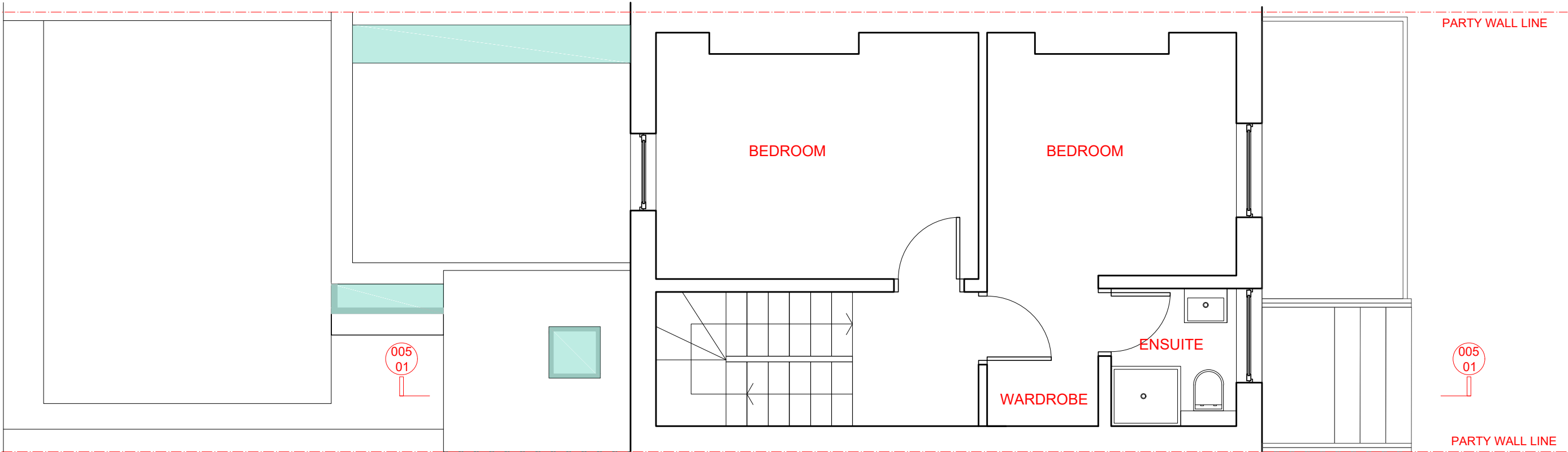
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**PROPOSED UPPER GROUND FLOOR PLAN**  
Scale 1:50 @ A3 / 1:25 @ A1



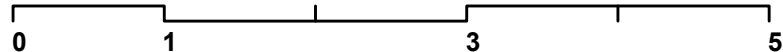
<div>1. DO NOT SCALE DRAWINGS. All dimensions to be checked on site. Errors to be reported immediately to architect. To be read in conjunction with all relevant architects services and engineers drawings.</div> <div>2. Contractors, sub - contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.</div> <div>3. This drawing to be read in conjunction with all relevant specifications. Engineers and specialist consultant information and any discrepancies reported prior to installation.</div> <div>Copyright of JaK Studio</div>	Revisions	Key - Plans/Sections	<div>JaK Studio LLP info@jakstudio.co.uk jakstudio.co.uk</div> <div>T 00 44 0 208 746 0088 F 00 44 0 208 746 0022 Studio 3B 39-40 Worple Way London W8 9BG</div>	Wilcox Residence		
				Project 16 Pakenham Street, London WC1X 0LG, UK		
				Title Proposed Ground Floor Plan		
Job No. 7608	Status: Planning	Date 12/2018	Scale 1/50 @ A3 1/25 @ A1	Drawing No. 7608_007	Rev.	
Job No. ES						





008  
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**PROPOSED FIRST FLOOR PLAN**  
Scale 1:50 @ A3 / 1:25 @ A1



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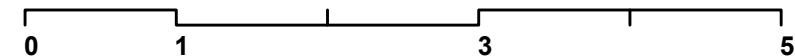
Key - Plans/Sections

<div><div>Ja</div><div>K</div></div>	JaK Studio LLP info@jakstudio.co.uk jakstudio.co.uk T 00 44 0 208 746 0088 F 00 44 0 208 746 0022 Studio 3B 29-40 Worple Way London W8 9HG	Wilcox Residence		
		Project 16 Pakenham Street, London WC1X 0LG, UK		
Job No. 7608	Status: Planning	Title Proposed First Floor Plan		
Job No. ES	Date 12/2018	Scale 1/50 @ A3 1/25 @ A1	Drawing No. 7608_008	Rev.



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01

**PROPOSED ROOF PLAN**  
Scale 1:50 @ A3 / 1:25 @ A1



<div>1. DO NOT SCALE DRAWINGS. All dimensions to be checked on site. Errors to be reported immediately to architect. To be read in conjunction with all relevant architects services and engineers drawings.</div> <div>2. Contractors, sub - contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.</div> <div>3. This drawing to be read in conjunction with all relevant specifications. Engineers and specialist consultant information and any discrepancies reported prior to installation.</div> <div>Copyright of JaK Studio</div>	Revisions	Key - Plans/Sections	<div><div><div>Ja</div><div>K</div></div><div>JaK Studio LLP info@jakstudio.co.uk jakstudio.co.uk T 00 44 0 208 746 0088 F 00 44 0 208 746 0022 Studio 3B 39-40 Warple Way London W8 9BG</div></div>	Wilcox Residence							
				Project 16 Pakenham Street, London WC1X 0LG, UK							
				Title Proposed First Floor Plan							
				Job No. 7608	Status: Planning		Job No. ES	Date 12/2018	Scale 1/50 @ A3	Drawing No. 7608_009	Rev.
									1/25 @ A1		



Existing brickwork facade.  
Existing windows.  
White render.

CEILING + 5,908

FIRST FL + 3,138

UPPER GR FL + 0,00

LOWER GR FL - 2,570

BATHROOM - 3,590



Existing windows.  
Existing brickwork facade.  
Landscaped stepped patio.  
White render.  
Garden bifoldded doors.  
Pigmented render.

010  
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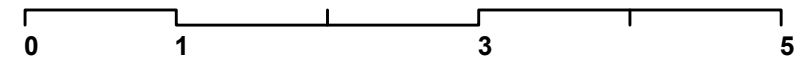
## PROPOSED FRONT ELEVATION

Scale 1:50 @ A3 / 1:25 @ A1

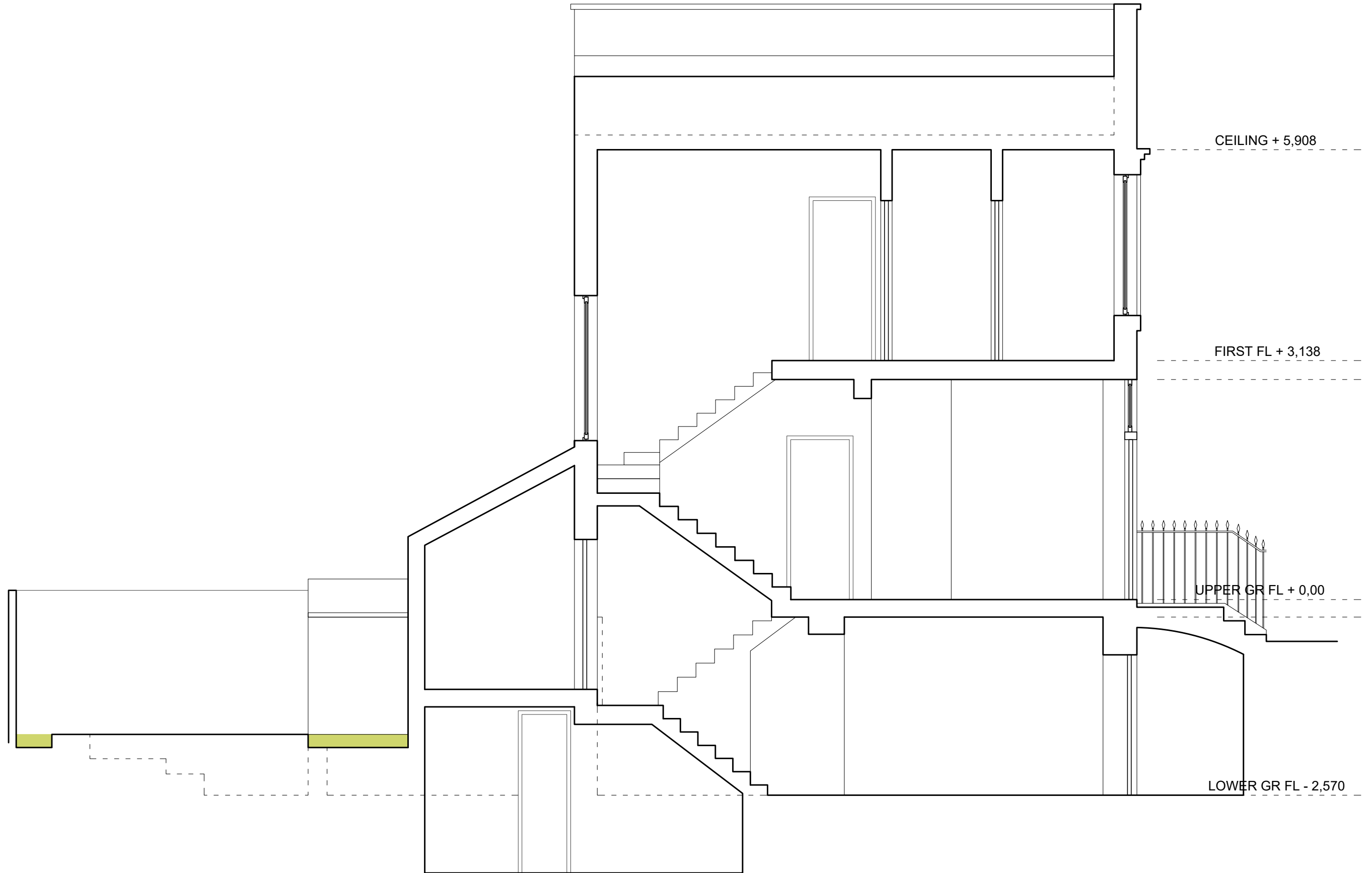
010  
02

## PROPOSED REAR ELEVATION

Scale 1:50 @ A3 / 1:25 @ A1

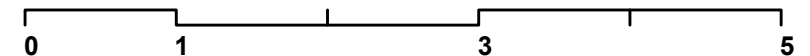


<div>1. DO NOT SCALE DRAWINGS. All dimensions to be checked on site. Errors to be reported immediately to architect. To be read in conjunction with all relevant architects services and engineers drawings.</div> <div>2. Contractors, sub - contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.</div> <div>3. This drawing to be read in conjunction with all relevant specifications. Engineers and specialist consultant information and any discrepancies reported prior to installation.</div> <div>Copyright of JaK Studio</div>	Revisions	Key - Plans/Sections	<div><div><div>Ja</div><div>K</div></div></div>	<div>JaK Studio LLP info@jakstudio.co.uk jakstudio.co.uk  T 00 44 0 208 746 0088 F 00 44 0 208 746 0022 Studio 38 39-40 Warple Way London W3 0RG</div>	Wilcox Residence				
				Project 16 Pakenham Street, London WC1X 0LG, UK					
				Title Proposed Elevations					
				Job No. 7608	Status: Planning		Scale 1/50 @ A3 1/25 @ A1	Drawing No. 7608_010	Rev.
				Job No. ES	Date 12/2018				



011  
01

**PROPOSED SECTION**  
Scale 1:50 @ A3 / 1:25 @ A1



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				Project 16 Pakenham Street, London WC1X 0LG, UK							
				Title Proposed Section							
				Job No. 7608	Status: Planning		Job No. ES	Date 12/2018	Scale 1/50 @ A3	Drawing No. 7608_011	Rev.
									1/25 @ A1		



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# Material Moodboard

Pakenham Street

Pigmented render



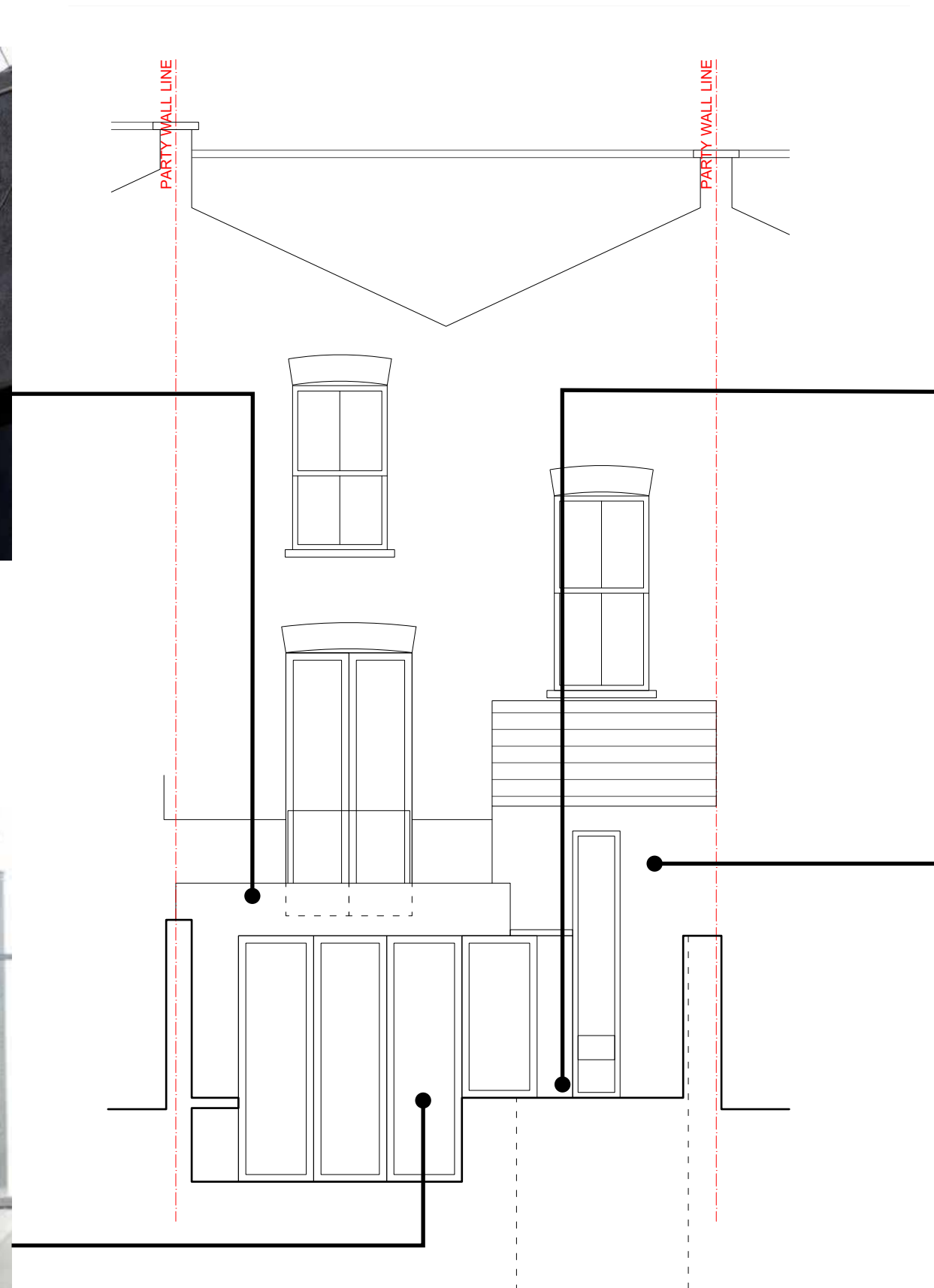
Landscaped stepped patio



Garden bifolded door



White render



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3D View

Pakenham Street







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**JaK Studio LLP**

RIBA Registered 'Architects + Designers'

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