

Design and Access Statement

18 Whitfield Place, Fitzrovia, London W1T 5JX



This report is written

For

Mr C Pattinson and Ms R Trehan

of

18 Whitfield Place, Fitzrovia, London W1T 5JX

Designs and Documents are prepared by

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1.0 Introduction

Ian Wylie Architects have been engaged by Mr C Pattinson and Ms R Trehan to submit this Householder Planning Application for their property at 18 Whitfield Place. This application has been prepared following the formal Pre-Application feedback received from the London Borough of Camden.

Following the Client's purchase of the property, Ian Wylie Architects was consulted. Discussion on site with the owner took place and consideration was given to the potential of the property.

The property is not listed.

The property is within Fitzroy Square Conservation Area.

The property forms part of a Terrace described in the Conservation Area Appraisal as:
'and the three-storey terrace of well mannered, modern stock brick townhouses with classical overtones to the north'.

The proposal includes the following key aspects:

- Converting the garage into living space.
- Open up the rear elevation at Ground Floor to maximise the light as well as to enhance the relationship between the interior and the communal garden.
- Changing the existing windows at front and rear elevation for new timber sash windows to match the existing with double glazing.
- Adding 3 windows to the side facade to get natural light into the staircase.
- Add a window to the side facade at Ground Floor to get natural light and ventilation to the proposed Guest WC.
- New two low profile conservation roof lights.
- Install Air conditioning throughout the property.
- Install the condenser units in the attic/storage space, with acoustic louvers to the side facade.

All the items mentioned above are shown in the drawing package submitted for this proposal. Further detail on the design is explained in Section 3 of the present document.

2.0 Planning Context

A Planning Consultant was appointed by the Client's at the initial stages to assess if the proposal was viable.

Planning History:

From a review of the historic planning applications associated with the site it seems that 18 Whitfield Place was included within a wider redevelopment of the block granted outline planning permission in 1985 (Ref: PL/8401899). This was for development described as: *'Refurbishment of 9-12 Warren Street to provide shops offices and residential uses the redevelopment of 13-15 Warren Street 118-122 Whitfield Street and land at the rear on Whitfield Place to provide retail and residential uses.*

No other planning Applications have been found in relation to this property on the Council's website.

Planning policy framework:

The Statutory Development Plan for the site comprises the London Plan (2016), the Camden Local Plan (July 2017), the Policies Map adopted. Relevant guidance is included within the:

- The National Planning Policy Framework (2018);
- The National Planning Practice Guidance; and
- Technical housing standards – Nationally described space standard (2015)
- The London Plan March 2016

Further guidance at the regional level is provided in the London Plan SPG Sustainable Design and Construction (April 2014), London Plan SPG Housing (2016) and the Mayoral Community Infrastructure Levy.

Further guidance is provided at the local level with Supplementary Planning Documents (SPDs). These currently include the:

- CPG Housing (interim);
- CPG Design;
- CPG Amenity; and
- Fitzroy Square Conservation Area Appraisal and Management Plan and Boundary and Built Heritage Audit Map

Camden Local Plan 2017:

- Policy A1 Managing the impact of development
- Policy A4 Noise and vibration
- Policy D1 Design
- Policy T2 Parking and car-free development

Camden Planning Guidance:

- CPG 1 Design
- CPG 6 Amenity
- CPG 6 Transport

Fitzrovia Area Action Plan

Site designations:

The site is located within:

- Fitzroy Square Conservation Area;
- PTAL rating 6b; and
- Very low / Low risk from Surface Water Flooding

Conservation area assessment:

From a review of the council's audit map the terrace (nos 18 – 21) in which the site is located does not seem to be identified as either a positive or negative contributor, as such we would define the terrace as having a neutral contribution.

Paying particular attention to the neutral elements of the Conservation Area, paragraph 7.8 of the appraisal states *'Whilst there are a number of buildings that are not in keeping with the character of the Conservation Area, they are generally of an appropriate scale or are not so prominently located that they detract. Where this is the case they have been defined as neutral elements'*.

Due to the neutral contribution of the site to the conservation area there is little mention of the terrace within the appraisal, paragraph 6.29 does however make a reference to the terrace, it states *'and the three-storey terrace of well mannered, modern stock brick townhouses with classical overtones to the north'*.

3.0 The proposal

Ian Wylie Architects was consulted and advised the Client that following the Pre-Application feedback, a Householder Planning Application submission was appropriate. The aim of the proposal under this Application is to gain permission for the works as described below.

As mentioned in Section 1 of this document, the key aspects of the proposal are as follows:

- ***Converting the garage into living accommodation:***

It is proposed to change the use of the garage at Ground Floor to be able to increase the living space of the property.

The proposal includes a kitchen and a Sitting/Dining area at Ground Floor, opening up the floor plan and increasing the relationship between Ground Floor and the rear patio.

In relation to the proposal for the existing garage door, IWA as designers, having had further thoughts and having taken into account the planner's comments, have considered that the design should follow the same aesthetics as the rest of the terrace, keeping the garage door look as per the rest of the adjacent properties. Therefore the proposal for the front facade is a natural oak timber clad partition to maintain the existing garage door appearance and also maintain the existing door opening dimensions.

A new double glazed timber frame window will be introduced at high level of the 'garage door' to provide natural light to the interior. The window will follow the existing 3 panes of

glass design from the above bay windows, to keep with the existing design parameters. New planter or privacy screens are proposed to provide privacy and security from the street.

This proposal follows the precedent from existing refurbished mews in the area as shown in the images in the drawing '372-P-150'.

The design of the main door is more contemporary. Careful attention has been paid to the front doors of the adjacent properties, having found that contemporary designs have been implemented in the rest of the terrace as can be seen in section 5.0 Existing Photos. For this reason, we believe that the new design of the front door is in keeping with the rest of the terrace.

We believe that the design is respectful with the existing aesthetics of the property and follows the design criteria of the rest of the terrace.

A new wall light is proposed so that the entrance area is properly lightened which also adds security to the property.

Given the nature of the existing entrance, being recessed, the new wall light will have no flooding effect to any neighbouring property. The access to the house remains as existing.

- ***Open up the rear elevation at Ground Floor to maximise the light as well as to enhance the relationship between the interior and the communal garden:***

The proposal aims to enhance the entrance of light to the Ground Floor as well as the relationship between the internal spaces and the rear patio.

In order to achieve that it is proposed to open up the rear façade at Ground Floor.

A metal frame, more contemporary opening has been designed. Please see reference image in Section 6 of the present document.

We believe that the design of the new opening enhances the relationship with the patio and gives a more contemporary look to the Ground Floor.

The glass will be toughened to increase the security as well as double glazed.

Two wall lights are proposed to each side of the opening at the rear elevation.

Currently there is a single wall light.

Being at the end of the terrace, no impact to the neighbouring properties will be caused by the new wall lights.

Given the nature of the rear patio as well as the conditions of the existing rear façade, we believe that the proposal will not be detrimental to the existing terrace.

- ***Changing the existing windows at front and rear elevations for new timber sash windows to match the existing with double glazing:***

It is proposed that all the existing windows are to be replaced with new windows to match existing but double glazed.

The proposal seeks to improve the living conditions and achieve a better energy rating for the property.

- ***Adding 3 windows to the side façade to get natural light into the staircase:***

In the visit to the property it was found that the current staircase was very dark.

It is proposed to create 3 new openings to the side façade in order to bring light into the staircase.

The existing side façade faces a hotel, but the area in front of the property is for services and a services entrance, no hotel rooms are in that area.

We believe that the new openings will enhance and give interest to the side façade, being now plain.

The opening have been designed both in style and dimensions, following the criteria of the rest of the property and terrace.

The new non-opening sash windows will have frosted glass in order to maintain the privacy, and toughened glass at Ground Floor to ensure that the security level of the property is maintained.

- ***Add a window to the side façade at Ground Floor to get natural light and ventilation to the proposed Guest WC***

It is proposed to have a small window to the Guest WC at Ground floor.

The new window will have frosted and toughened glass as explained above.

We believe that the new design for the side elevation is not only not detrimental but also follows the design criteria of the terrace.

- ***Bring the staircase to the Attic space, used as storage to have a better access:***

Although the internal alterations are not relevant for Planning as the building is not listed, we would like to point out that it is proposed to elongate the staircase to create a better access to the Attic.

We believe this is relevant as one of the windows in the side façade is to bring light to this new flight of the stairs.

- ***New low profile Conservation Roof Lights:***

Two new roof lights are proposed to gain light into the property.

The roof lights have been position at the rear roof slope to avoid its view from the street, making sure that there is no impact to the aesthetics of the terrace.

A low profile conservation roof light with central glazing bar will be chosen to minimise the visibility.

- ***Install Air conditioning throughout the property***

It is proposed to have Air Conditioning installed throughout the property in order to enhance it.

A specialist has been appointed to do a preliminary design that has enabled to establish the parameters relevant for planning i.e. number of condenser units required, all pipework to be ducted internally, number and approximate dimensions of louvers.

The Client wants to ensure that no impact is caused to the neighbouring properties in terms of noise and design.

- ***Install the condenser unit in the attic/storage space, with louvers to the side façade:***

Careful attention has been paid to the area when deciding the position of the condenser unit.

It has been found that in the area condenser units have been placed in the roof as at the rear facades.

We believe that having space in the attic the best option is to have the condenser unit within the property having no aesthetic impact to the roof.

Also, by having the condenser units in the attic space, always used as storage, the proposal wants to ensure that a proper insulated enclosure is designed as well as sound attenuation. The sound attenuation has been developed following the appointed specialist acoustic engineer noise assessment, concluding that the proposed installation would comply with the requirements. To do so, two acoustic aluminium louvers of a total approx. of 3 sqm will be installed on the side elevation as shown in the elevation plans, to provide fresh air to the units.

As mentioned above, the Client wants to ensure that no impact is caused by the Air conditioning by making sure that all required sound tests are done and the best design is implemented as per the annexed Acoustic Report (annex A)

4.0 Conclusion

We believe that the proposed design included in the drawings package seeks to preserve and enhance the character of the property as well as the character of the area.

Converting the ground floor garage to leaving space will provide a better use of the rear terrace, enhanced by the new Ground Floor opening designed at the rear elevation, which will not be detrimental to the Terrace and it will benefit the usage of the property greatly.

5.0 Existing Photos



Figure 1 Replace existing windows by timber sash windows to match existing with double glazing
Proposed new garage design to kitchen enclosure as garage door with top window
New main door

Photo 1

Existing Front façade – 18 Whitfield Place



Figure 2 Proposed new garage design to kitchen enclosure as garage door with top window
New main door

Photo 2

Existing garage door and main door – 18 Whitfield Place



Figure 3 Three new timber sash windows are proposed with fronted glass
A small sash window at Ground Floor is proposed – frosted glass

Photo 3

Existing Side Elevation – 18 Whitfield Place



Figure 4 Replace existing windows by timber sash windows to match existing with double glazing
It is proposed to create a bigger opening at GF to enhance the interior relationship with the rear patio

Photo 4

Existing Rear façade – 18 Whitfield Place



Figure 5 Replace existing windows by timber sash windows to match existing with double glazing

Photo 5

Existing Rear facade – 18 Whitfield Place



Figure 1 Services entrance to adjacent building attached to side facade

Photo 6

Existing view of adjacent building– 18 Whitfield Place



Figure 8 Services entrance to adjacent building attached to side facade

Photo 7

Existing view of adjacent building– 18 Whitfield Place



Figures 1 new contemporary main door have been already installed in the Terrace.
The proposals to the front façade are believed not to be detrimental to the existing conditions of the terrace.

Photo 11

Garage doors and entrances to other properties in the Terrace – 18 Whitfield Place

6.0 Reference images



Figure 1 - 2 New opening at rear façade – reference images

Photo 1 - 2

New opening to rear facade – 18 Whitfield Place

7.0 Material reference images



Figure 1 - 2 – Material reference images for the existing opening at front façade

Photo 1 - 2

Existing opening at front facade – 18 Whitfield Place