

DESIGN AND ACCESS STATEMENT
For a proposed development at
24-26 Hanway Street
London W1T 1UH

Prepared by
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INTRODUCTION

This planning application is for the adaptation with an additional storey at fourth floor level.

24-26 Hanway street is an office building in the centre of Fitzrovia designed by Col Richard Seifert and constructed in the late 1950's. In recent years it has been occupied by Hanway Films and The Recorded Picture Company. Due to new technology these film production companies need less space than before.

The building has a concrete frame in sound condition and a certain functional elegance but is in need of repairs and modernisation. The opportunity therefore exists to create well serviced offices.

The Seifert design will be respected and enhanced by the introduction of new windows.

TEAM

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THE PROPOSALS - GENERAL ARRANGEMENT

The building, built in the late 1950s, was designed by Richard Seifert.

In recent years it has been occupied by film companies. It is proposed to increase the net internal floor area by adding a new floor above the existing third floor.

Basement will be maintained as well as ground floor existing garage. The space would be ideally suited for a creative studio.

The first, second and third floors will be maintained as office space, accessed from the existing entrance on Hanway Street.

The new storey at fourth floor level will make excellent additional office space, accessed from the existing entrance on Hanway Street.

The building has a sound concrete frame, fine terrazzo stair and good working lift, all to be retained and refurbished

The new fourth floor will have a minimal slope zinc pitch roof, set back to maintain adequate light to the buildings opposite.

The south elevation to Hanway Street will have new critical windows within existing openings.

The north elevation to Hanway Place will have new critical windows within existing openings. On the second floor and third floor, the existing open terrace will be maintained. The screen of translucent glass will be implemented to mitigate the degree of overlooking from the open terrace into the properties on the opposite side of Hanway Place.

AMOUNT - EXISTING

Existing (Commercial)

	GEA SqM	GIA SqM	NIA SqM	NIA SqFt
Third floor	126	108	89	958
Second floor	153	133	112	1,206
First floor	174	154	132	1,421
Ground floor	174	144	117	1,259
Basement (under 2M excluded)	110	102	74	797
	737	641	524	5,640

Summary

	GEA SqM	GIA SqM	NIA SqM	NIA SqFt
Existing	737	641	524	5,640

AMOUNT - PROPOSED

Commercial Proposed

	GEA SqM	GIA SqM	NIA SqM	NIA SqFt	Cycle provision
Fourth Floor	69	60	50	538	1
Third Floor	126	108	90	969	1
Second floor	153	133	116	1,249	2
First floor	174	154	134	1,442	2
Ground floor	174	144	121	1,302	2
Basement	110	102	74	797	
	806	701	585	6,297	8

Summary

	GEA SqM	GIA SqM	NIA SqM	NIA SqFt
Existing	737	641	524	5,640
Proposed B1	806	701	585	6,297

SCALE MASSING IMPACT

Daylight and Sunlight

Hanway Place

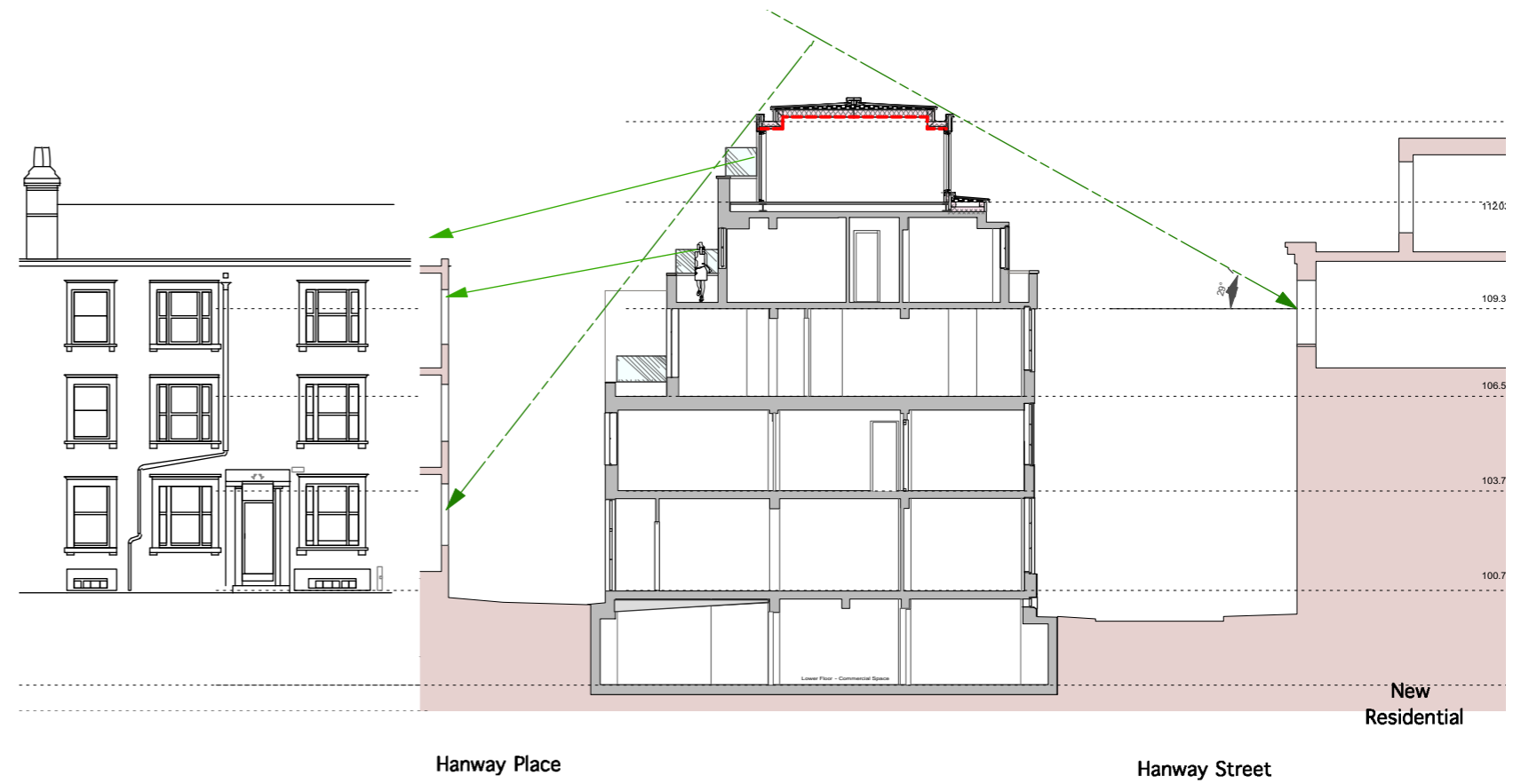
This narrow street has flats on the north side. The proposed extension is set back to minimise its impact.

Hanway Street

The redevelopment of the opposite building 55 Hanway Street consists of retail on the ground and first floors with duplex apartments on the second floor. The proposed extension will not adversely affect these.

Townscape

The existing roofline of the building has been interrupted by a large tank housing. This will be raised slightly to allow lift car to reach new additional floor.



Hanway Place

Hanway Street

New Residential



Hanway Place



Hanway Street

SCALE MASSING IMPACT

Hanway Street



Hanway Place



Existing

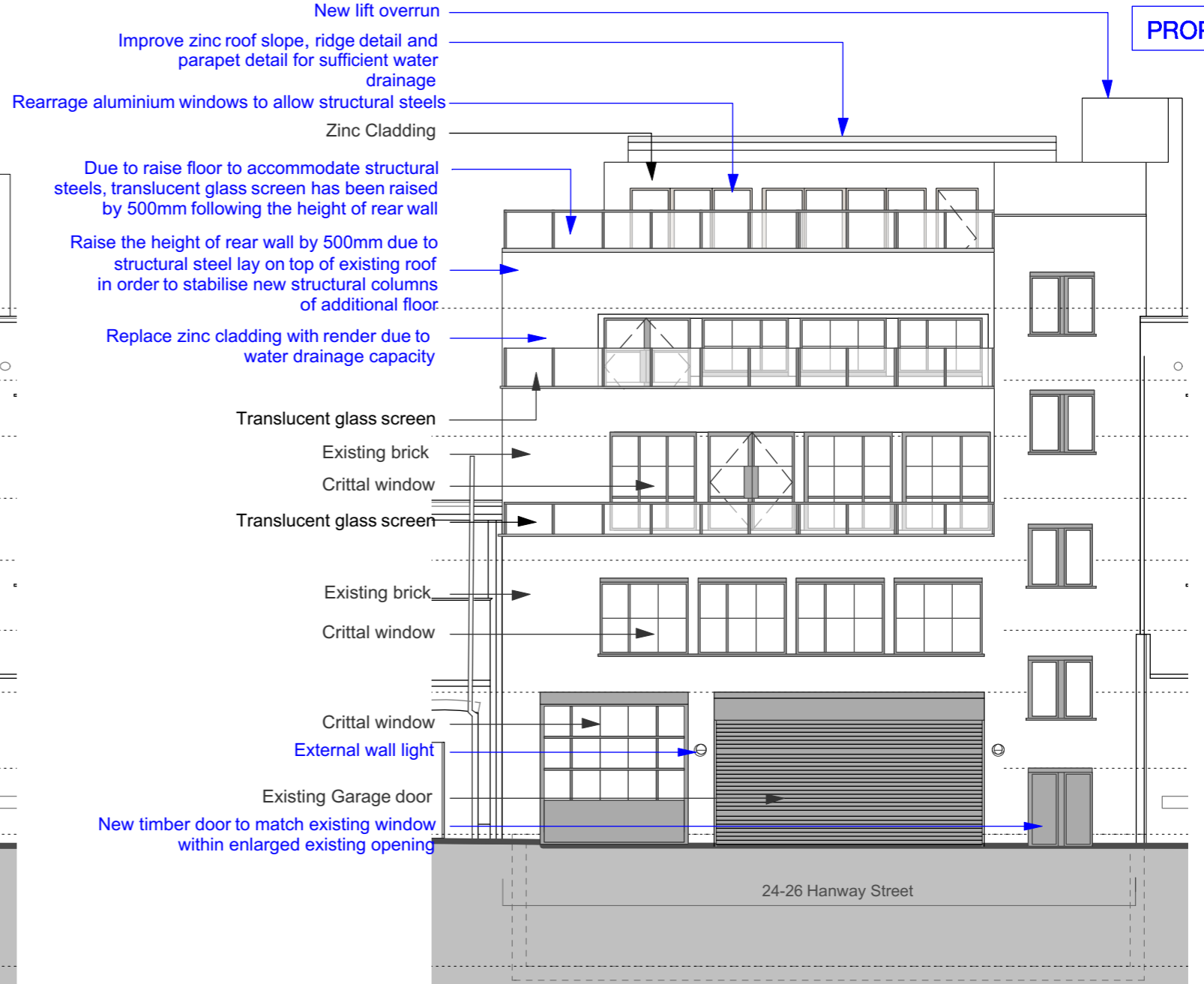
Proposed

AS APPROVED

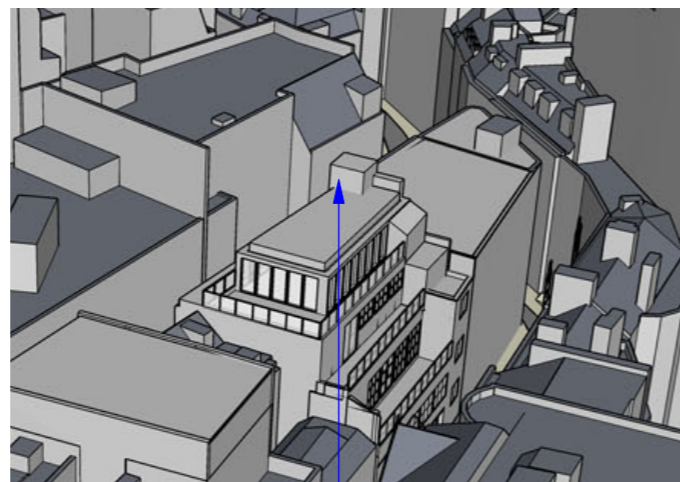
PREVIOUSLY APPROVED SCHEME



PROPOSED



AS APPROVED



PROPOSED

Extended lift overrun to serve new additional floor

The following lists are proposed amendment from previously approved planning application in March 2019

1. Replace window with door to provide access to refuse store on Hanway Place
2. Retain garage but reduce the area and rearrange bicycle parking spaces
3. Convert new additional 4th floor to office space
4. Replace existing lift with new car within existing shaft and extend to serve new additional floor
5. New lift overrun
6. Raise the height of rear wall by 500mm due to structural steel lay on top of existing roof in order to stabilise new structural columns of additional floor
7. Following the raise height of the rear wall, the height of translucent glass screen on 4th floor has been raised by 500mm
7. Omit zinc cladding on 3rd floor both front and rear as the facade build-up become bulky and decrease capacity of water drainage. These portions are to be substituted with render finish
8. Improve roof slope, ridge detail and parapet detail on new extension to have sufficient drainage capacity
9. External light on both front and rear elevations
10. Rearrange windows on new extension to allow structural steels

ACCESS

The retention of the existing building makes it impossible to provide level access at ground floor.
The existing access arrangements remain unchanged

COMMERCIAL

All floors are accessible from Hanway street entrance.
The passenger lift reaches all floors as well as new additional fourth floor

REFUSE

Two refuse stores are provided within the building.
One access from Hanway Street and another from Hanway Place.

SUSTAINABILITY

The energy consumption of the whole building will be greatly reduced with the new high performance glazing. Heat recovery from the offices will be used to provide background heating to the flats in the winter months.

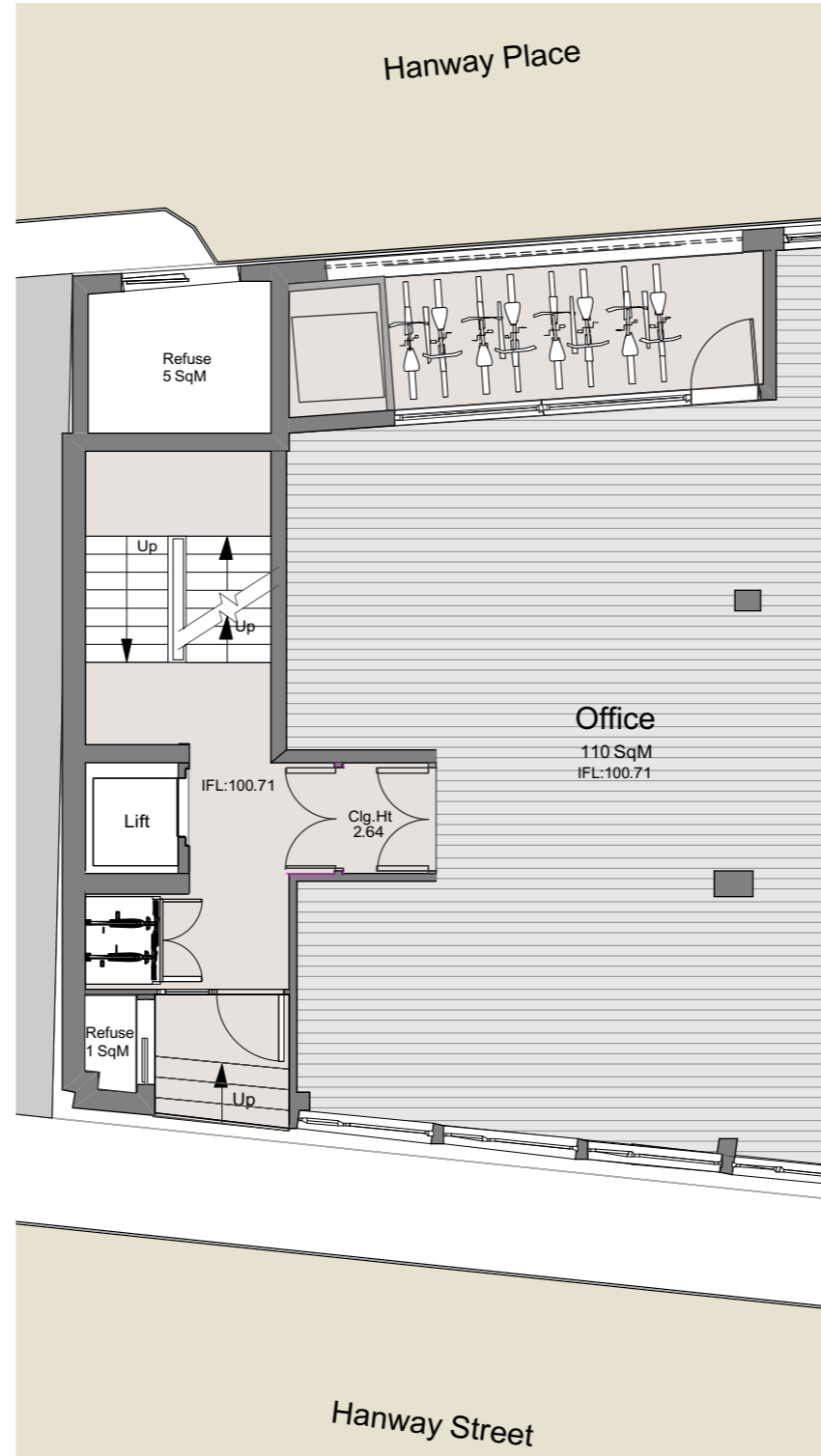
BICYCLE PROVISION

Sheffield stands parking are provided on-site.

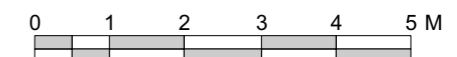
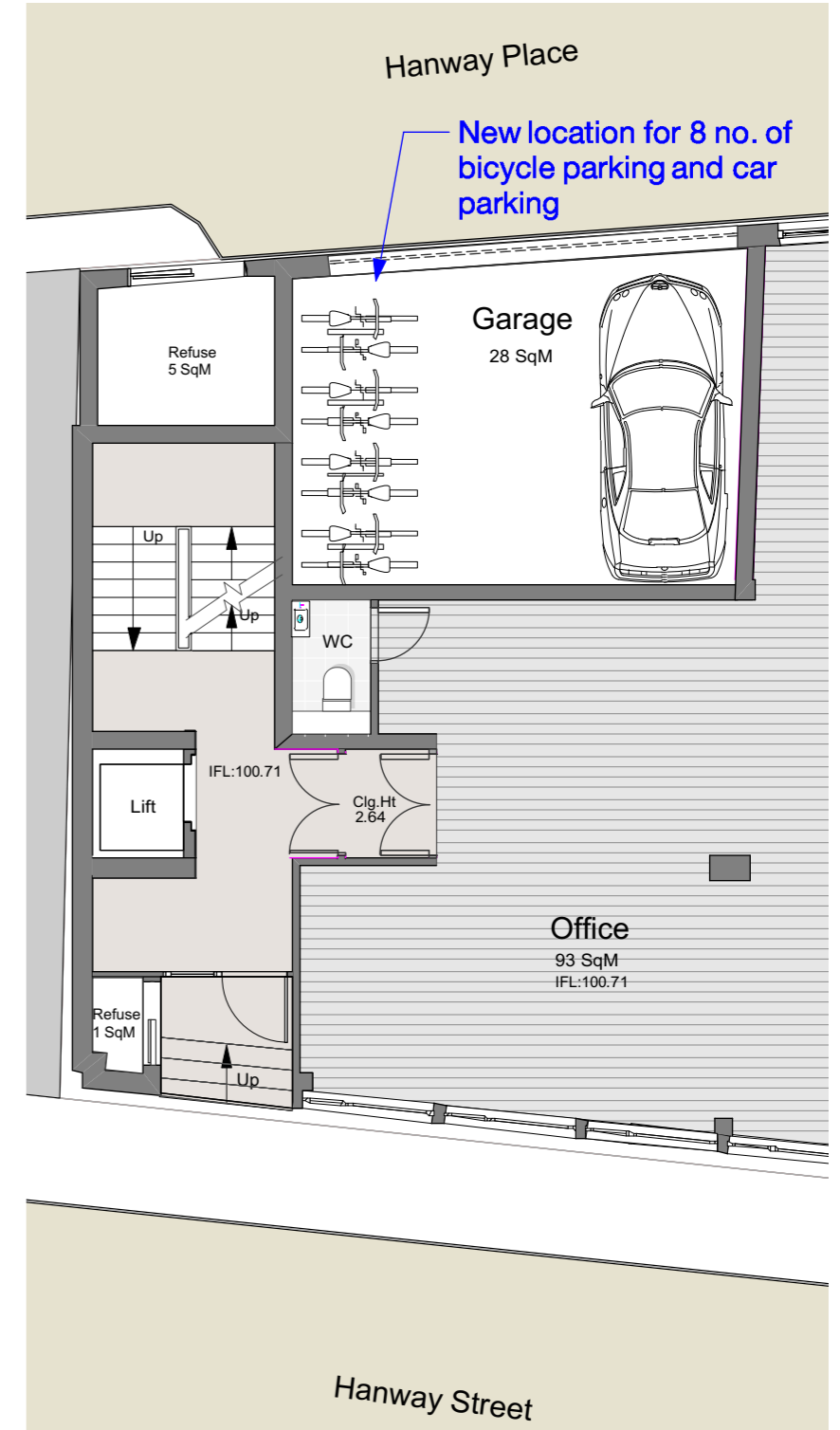


Sheffield stand

AS APPROVED



PROPOSED



CONCLUSION

In summary, this planning application consists of:

- Revise elevational treatment with new critical windows and screen of translucent glasses
- Spacious bicycle parkings in the existing garage
- Zinc roof extension to accommodate office space on 4th floor
- Lift access on all floors

