

DESIGN & ACCESS STATEMENT

Lupus House

Mixed-Use Development

13 Macklin Street, London WC2B 5NE



Prepared by BB Partnership Ltd.

March 2019

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CHARTERED ARCHITECTS

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1. INTRODUCTION

This design and access statement has been prepared by BB Partnership Ltd in support of the full planning application for works to Lupus House, 13 Macklin Street.

The purpose of this statement is to set out the concepts and principles that have been applied to the scheme design and it is to be read in conjunction with the following drawings, statements, reports, and appraisals.

- Existing and proposed drawings (prepared by BB Partnership)
- Heritage Statement (prepared by Landscape Collective)
- BRE Daylight and Sunlight report (prepared by Right of Light Consulting)
- Planning statement (prepared by DB9)

2. EXISTING SITE AND BUILDING

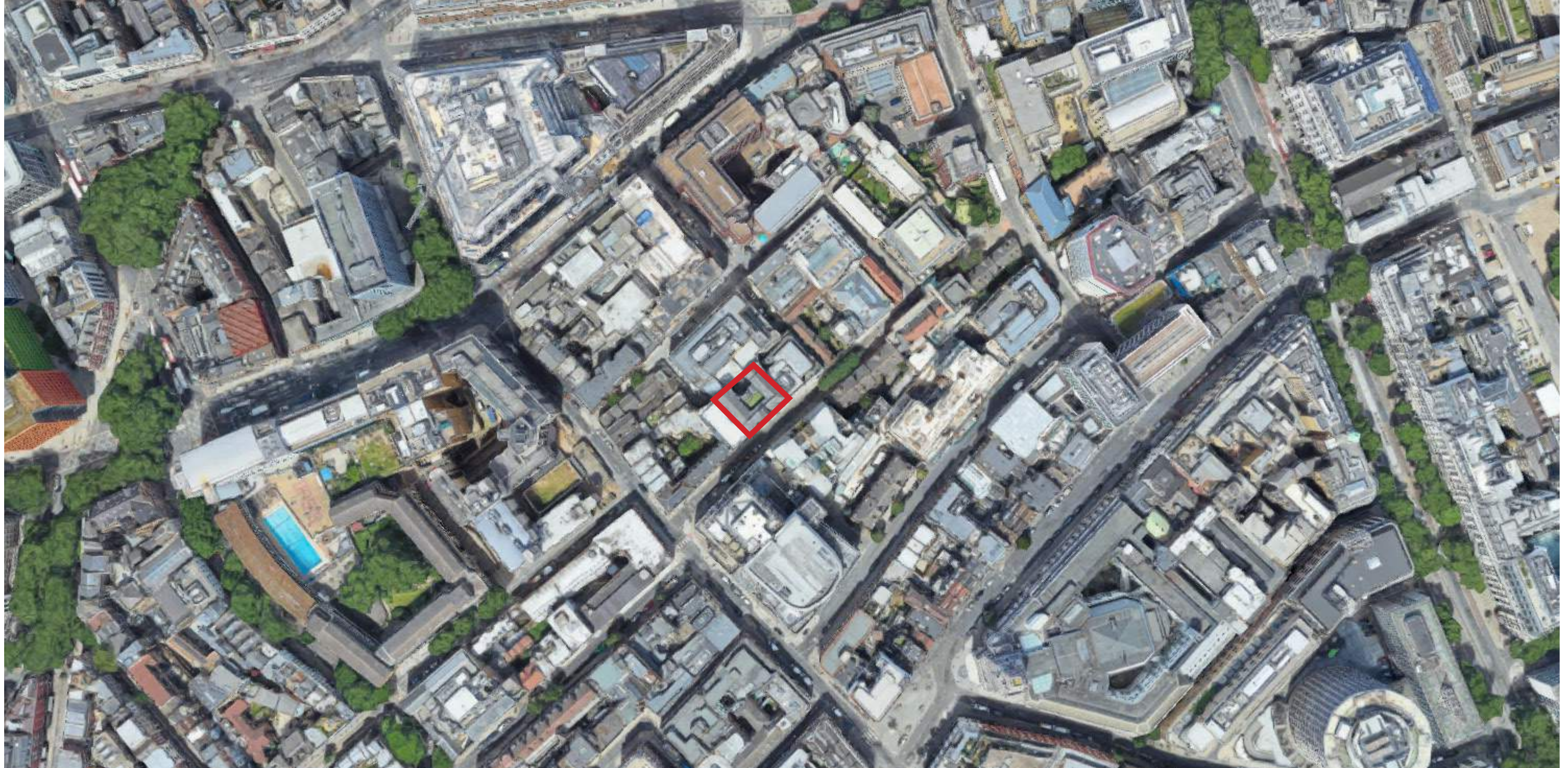


FIGURE.1: AERIAL SITE VIEW TAKEN FROM GOOGLE EARTH



Lupus House

2.1 Existing Building Context

The existing building is a 5 storey commercial property on the northern side of Macklin Street. At present, the property hosts a bike shop and printing shop at ground floor level, office accommodation between the 1st and 3rd floor levels, and a number of existing residential units at 4th floor level within the original roof structure. In plan form, the property is roughly square at ground floor level (occupying almost the totality of its plot), progressing to a U shaped plan form with two rear projecting wings and a main frontage onto Macklin St at upper levels.

Lupus House is located within the Seven Dials Conservation Area. The property is not statutorily listed, but the Seven Dials Conservation Area Statement (SDCAS) (adopted 1998) classifies the application property as making a positive contribution to the Conservation Area. The site is not immediately adjacent to any listed buildings, however at the north east end of Macklin Street properties including the St Giles Alms Houses, 23, and 24 and 25 Macklin Street are listed. There are no trees protected by tree preservation orders on or adjacent to the application site. The site is located within the ‘London Suburbs’ Archaeological Priority Area.

The application site is located within the Central London Activity Zone and within the Crossrail contribution zone. The Council’s records identify the site as being subject to a number of underground development constraints including ground water flows and slope stability. The site is also recorded as being at risk of land contamination.

The building fronts directly onto Macklin Street and is surrounded on all other sides by adjoining buildings. The rear courtyard area is overlooked by International House, formerly the City Literary Institute, completed in 1939. Both the front and rear of Lupus House have been extensively altered since the building’s construction in the late 1800s, as a result the public facing facade lacks architectural coherence, especially in comparison to the neighbouring buildings at 9 and 15 Macklin Street. Further detail is given in the accompanying heritage report.



FIGURE.2: EXISTING SOUTH ELEVATION



FIGURE.3: VIEW ACROSS MACKLIN STREET



FIGURE.4: NEIGHBOURING PROPERTY: 9 MACKLIN STREET



FIGURE.5: NEIGHBOURING PROPERTY: 15 MACKLIN STREET



FIGURE.6: NEARBY PROPERTY: WIMBLEDON HOUSE



FIGURE.7: NEARBY PROPERTY: 19 AND 21 MACKLIN STREET



FIGURE.8: AERIAL VIEW LOOKING EAST



FIGURE.9: AERIAL VIEW LOOKING SOUTH



FIGURE.10: AERIAL VIEW LOOKING WEST

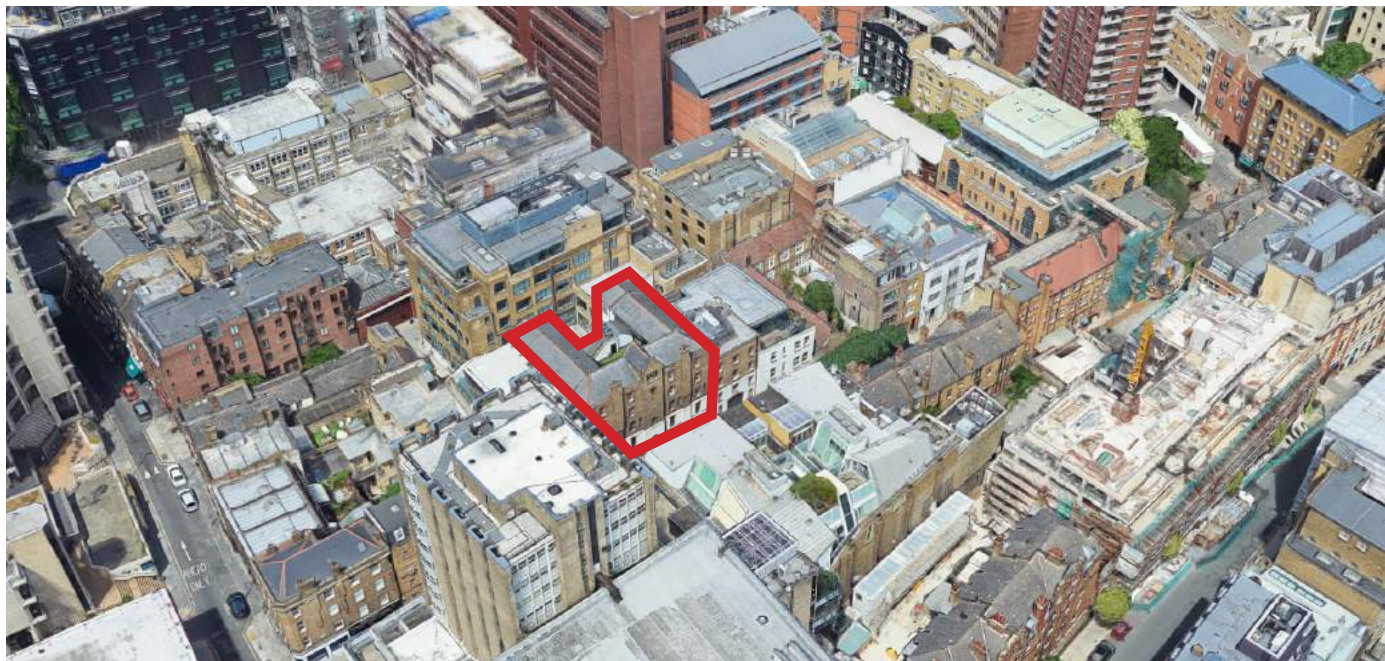
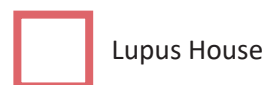
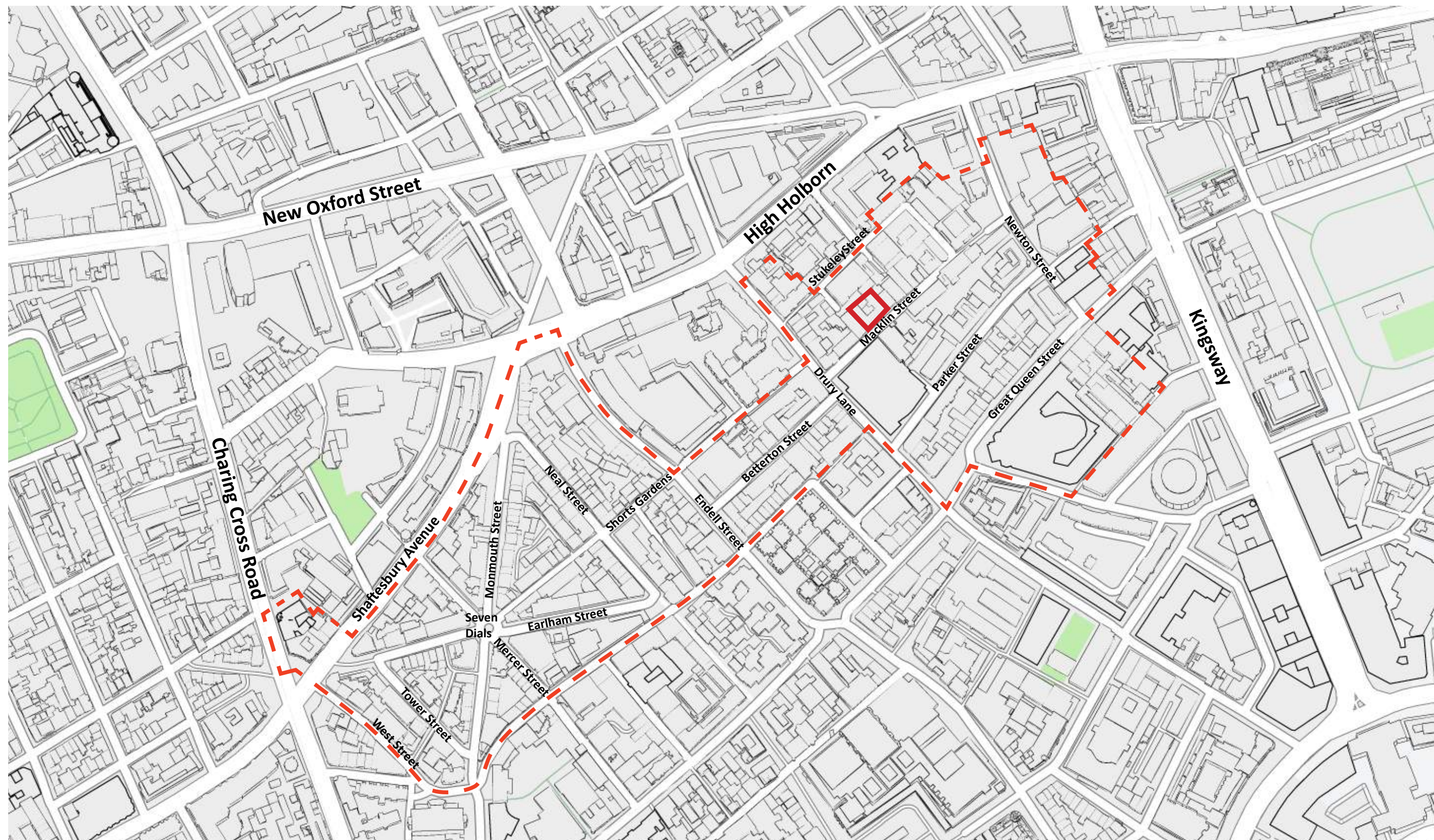


FIGURE.11: AERIAL VIEW LOOKING NORTH

2.2 Seven Dials Conservation Area



2.3 Listed Buildings



- Grade II Listed Building
- Building making a positive contribution to the appearance and character of the conservation area
- Lupus House

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FIGURE.12: LUPUS HOUSE BUILDING CONTEXT

2.5 Building Heights

The majority of the buildings around the site are between four and six storeys high. This grain continues to the west towards the centre of Seven Dials while taller buildings are more common in other directions. The proposed alteration to the roof of Lupus House will not create a full extra floor, and the new ridge height will be lower than the existing highest point on the building. Both adjoining buildings on Macklin street have been extended at roof level to bring them more in line with the height of Lupus House; with the proposed extension Lupus House will continue to be the focal point within the elevation.

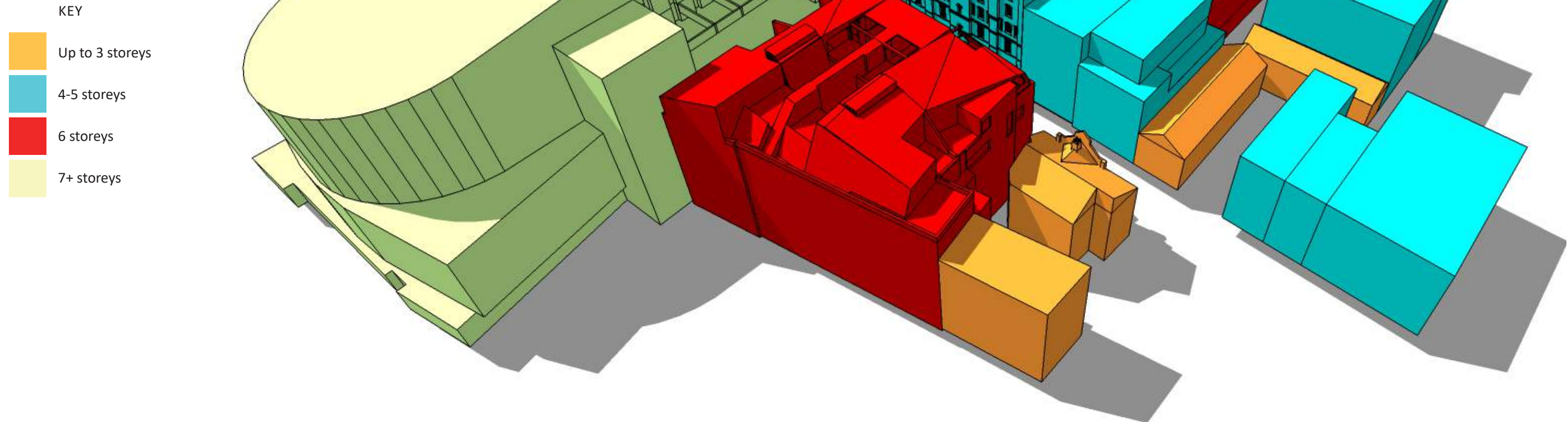


FIGURE.13: MACKLIN STREET HEIGHTS

2.6 Relevant Planning History

The following planning history is relevant to the site. They document the continued changes to the building, in particular to the south elevation, from the original appearance visible in figure 8.

11-13 Macklin Street

TP44819/10149: Planning permission was granted on the 24/08/1960 for the 'The erection of a reinforced concrete staircase enclosure'

36224: Planning permission was refused on the 04/08/1983 for the 'Conversion of three residential units at 4th floor level into five bedsitting units and alterations to the front elevation including the formation of a new entrance door'

Reason for refusal:

(1) The proposed development would involve an excessive sub-division of the premise and result in units of accommodation of an unsatisfactory standard in view of their size and layout, contrary to the aims of the Area Action Plan

8400284: Planning permission was granted on the 11/04/1984 for 'Alterations to the ground floor frontage'

PS9904243: Planning permission was granted on the 29/04/1999 for the 'The continued use of part ground floor (formerly office use (Class B1)) as a combined cycle park and shop use (sui generis)'

9-11 Macklin St

25631(R): Planning permission was granted on the 08/08/1978 for the 'Change of use from warehouse to light industry'

13 Macklin St

32393: Planning permission was granted on the 07/07/1981 for the 'Change of use of the ground, first, second and third floors from warehousing to light industry''



FIGURE.14: ORIGINAL SOUTH ELEVATION

3. DEVELOPMENT PROPOSAL SUMMARY

The proposal will alter the existing roof structure to allow for the creation of four new, larger apartments to replace the existing ones. The rear courtyard space formed by the U-shaped floor plan will be filled in up to fourth-floor level and the internal layout will be altered to increase usable office space.

The approach of the proposal is centred around two key elements:

The reinstatement of historical fabric on the primary facade. Lupus house is considered to make a positive contribution to the character of the conservation area, and serves as a roughly central focal point within Macklin street. At present the facade is incongruous with its surroundings due to various alterations which have drawn it away from its original symmetrical appearance.

The current use of the property is becoming untenable for modern use. The residential units are of unusual shapes and poor size in comparison to present space standards, while a significant proportion of the fourth floor is given over to an external terrace of no discernible use. The commercial units lack acceptable levels of service facilities, in particular WCs are not located on each floor and there is no dedicated cycle or bin store, while each floor is presently subdivided into spaces that do not provide for the needs of modern businesses. In addition, there is no dedicated access to the residential units, requiring both residential and commercial tenants to use a shared stairwell or lift. However, the lift does not serve the fourth floor, making it impossible to reach the residential units without using a stairwell.

The construction of an altered roof structure, which will be created in such a way that no noticeable change is visible from the public realm, will allow for the creation of four new apartments of generous size to meet space standards. The rear extension and removal of internal partitions will allow for more flexible office space to increase the viability of the building as a commercial property. Of particular note with regards to the approach of this proposal is paragraph 197 of the National Planning Policy Framework, which states that “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.” At present it is clearly apparent that the existing layout of the building is not the optimum option, and this proposal seeks to remedy this in as harmless a manner as possible.

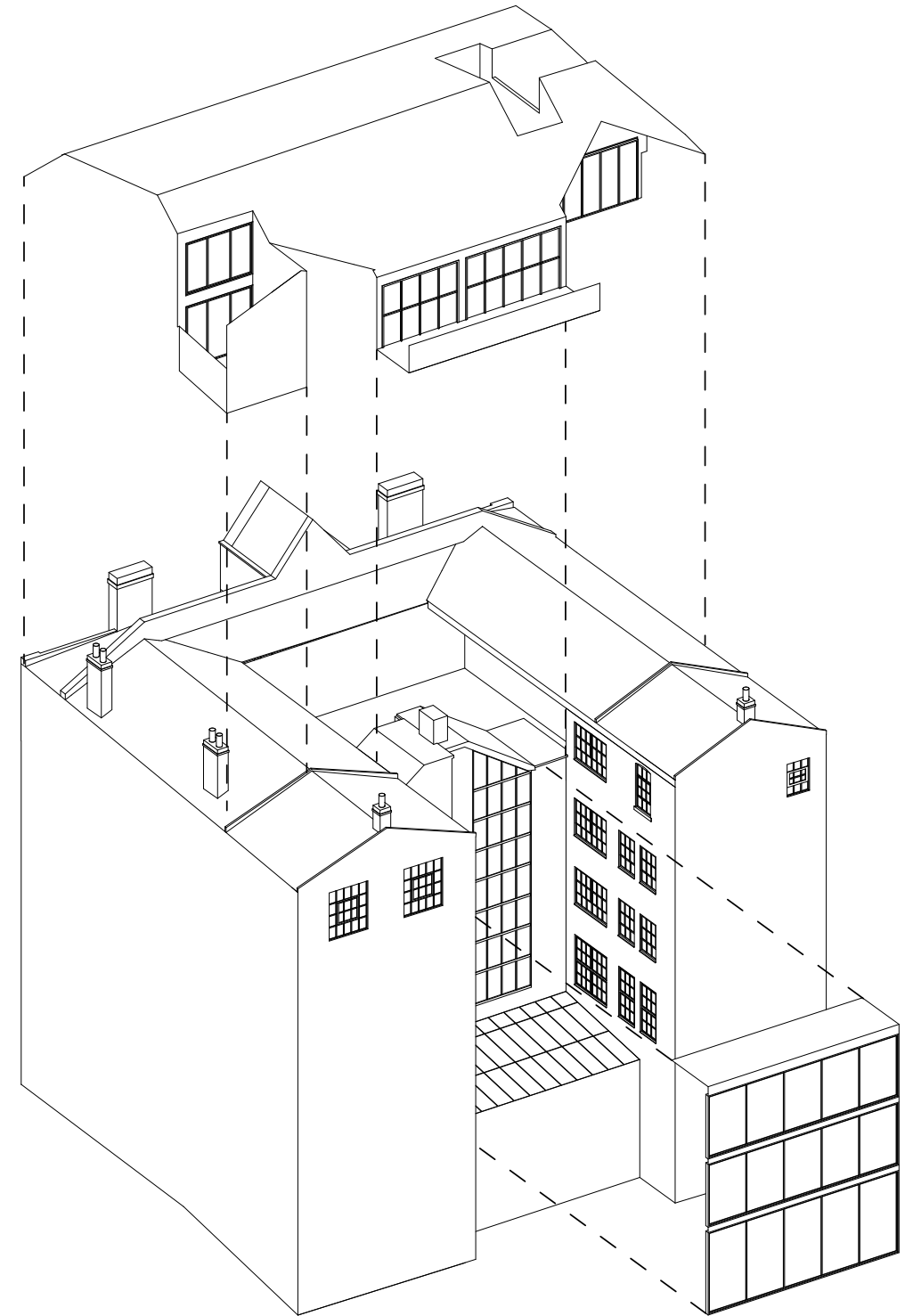


FIGURE.15: PROPOSED EXTENSIONS

4. SCHEME DESIGN PROPOSAL

The primary driver for the form of the proposed extensions has been the envelope set forth by a Daylight/Sunlight and Right of Light study and the wish to present a sympathetic alteration to the building. It is clearly apparent that the extension to 10-14 Macklin street directly opposite Lupus House has similarly been informed by a Right of Light envelope. However, this proposal intends a modest extension in similar materials to the existing fabric with the aim of having little to no impact on the public appearance of the building.

The secondary aim of this proposal is to reinstate parts of the original fabric to enhance the appearance of the south facade, in particular at street level. The re-creation of the symmetrical arches and the inclusion of new glazed screens similar to those in the adjoining buildings will create a more permeable, active facade compared to the existing facade which lacks hierarchy and presents an unwelcoming front to the public realm.



FIGURE.16: PROPOSED SOUTH ELEVATION

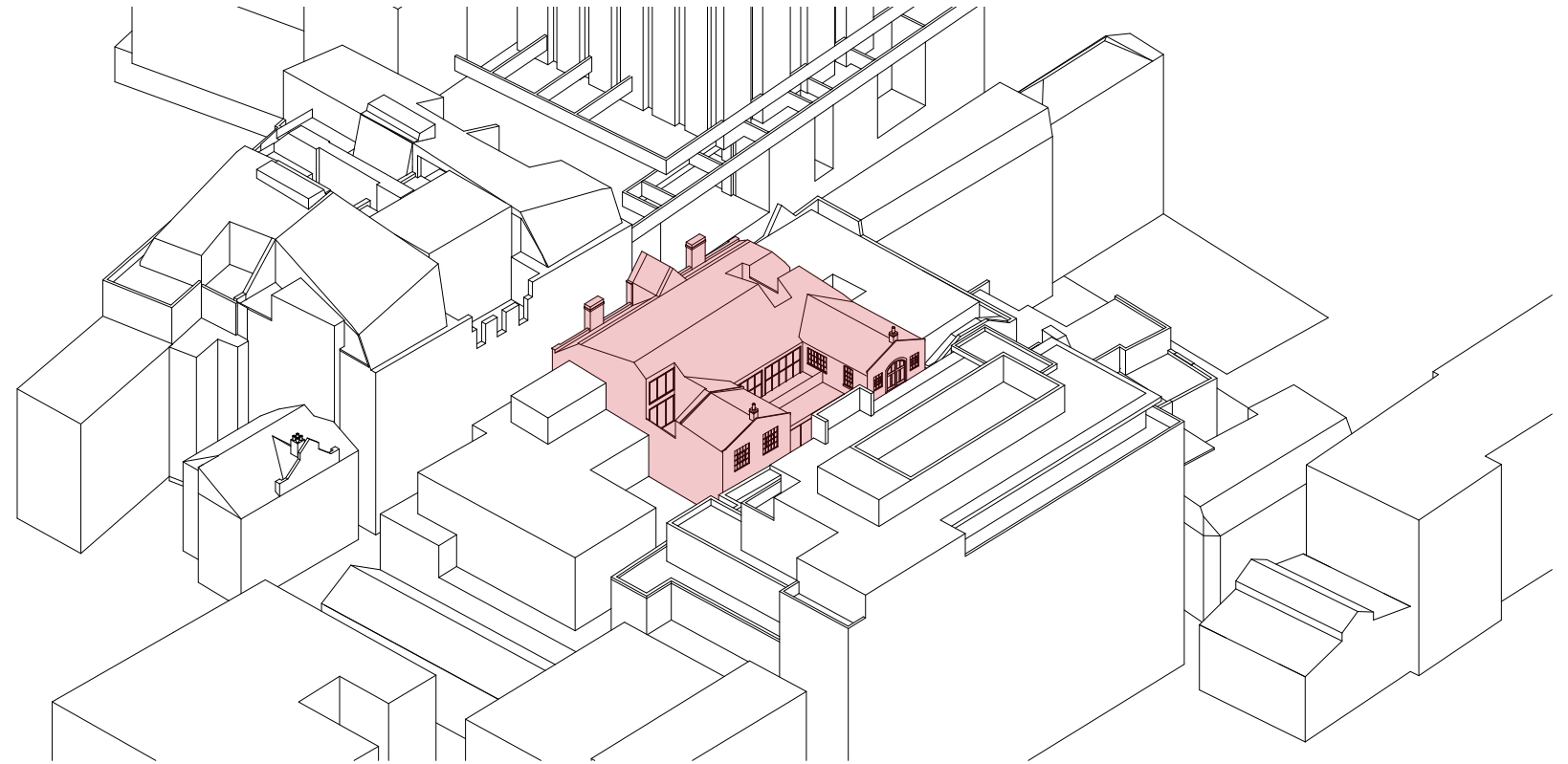


FIGURE.17: PROPOSED NORTH EAST AXO

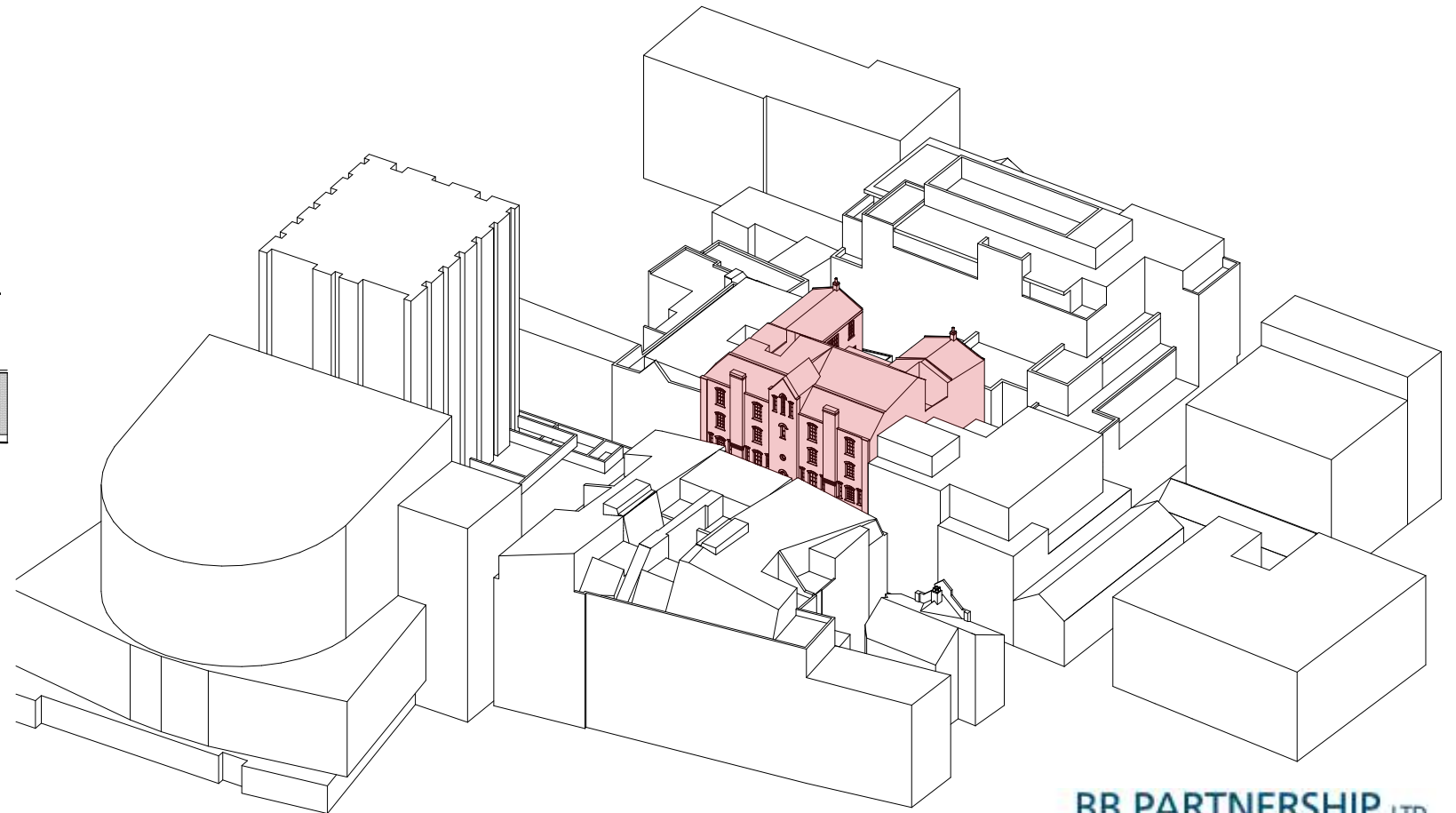
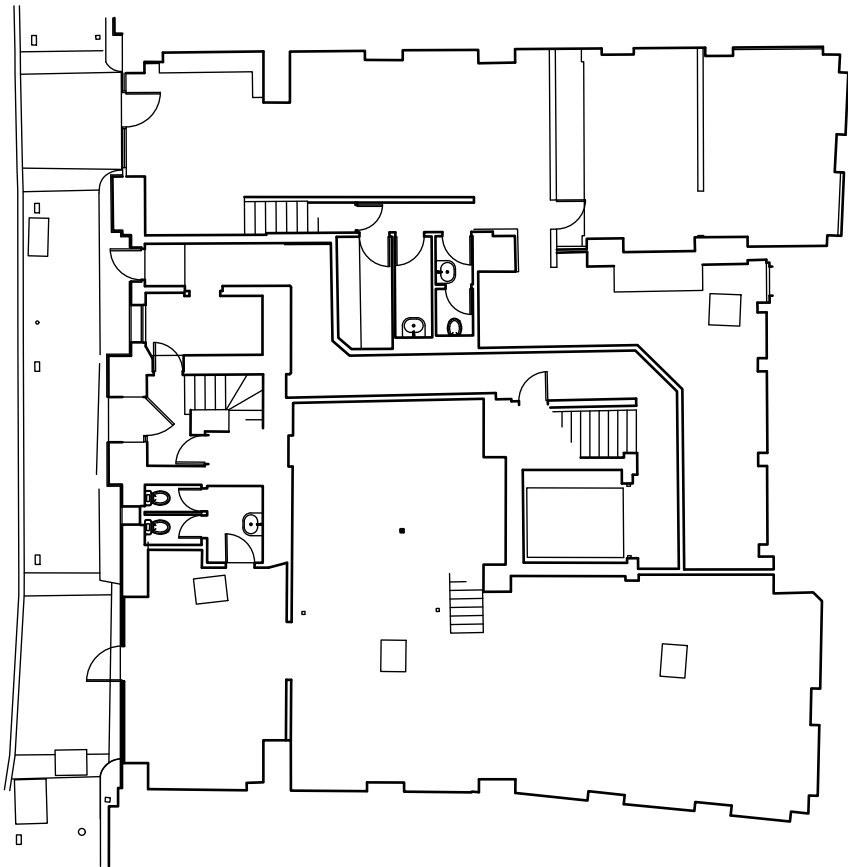


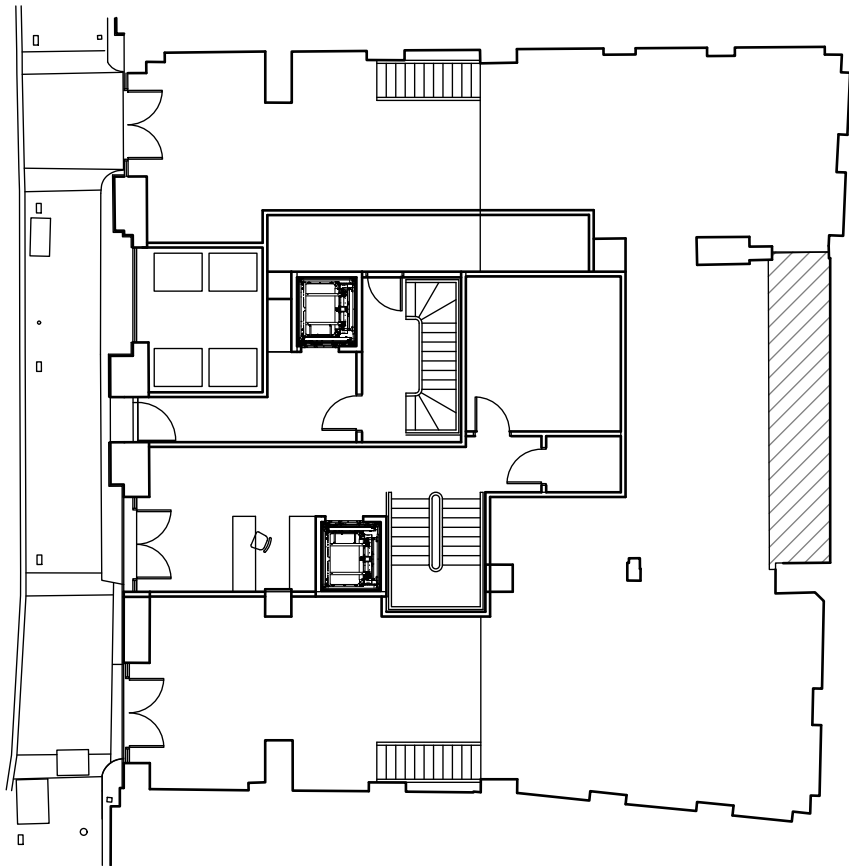
FIGURE.18: PROPOSED SOUTHEAST AXO

4.1 Ground Floor Proposal

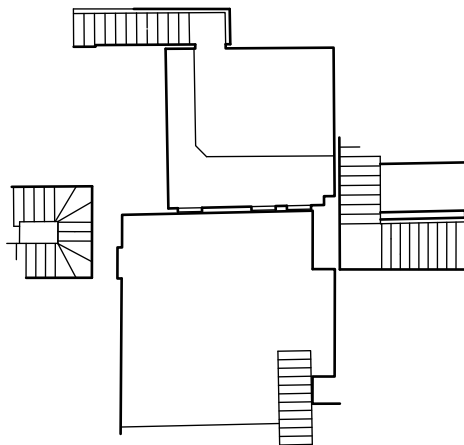
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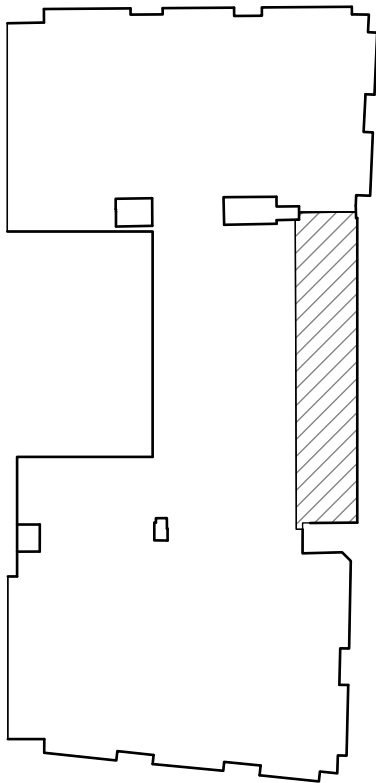
PROPOSED
EXTENSION SHOWN HATCHED

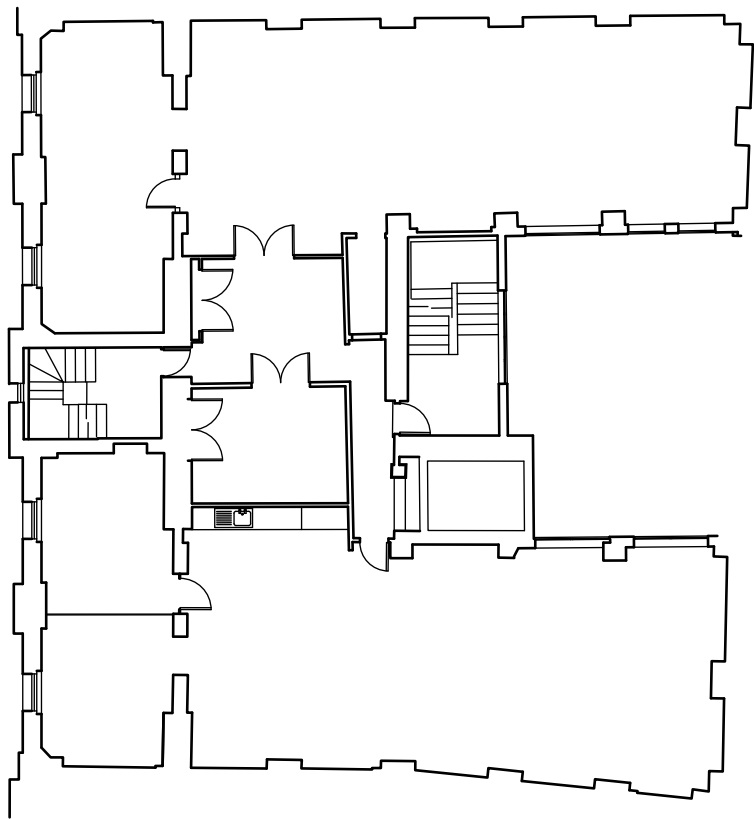


EXISTING MEZZANINE

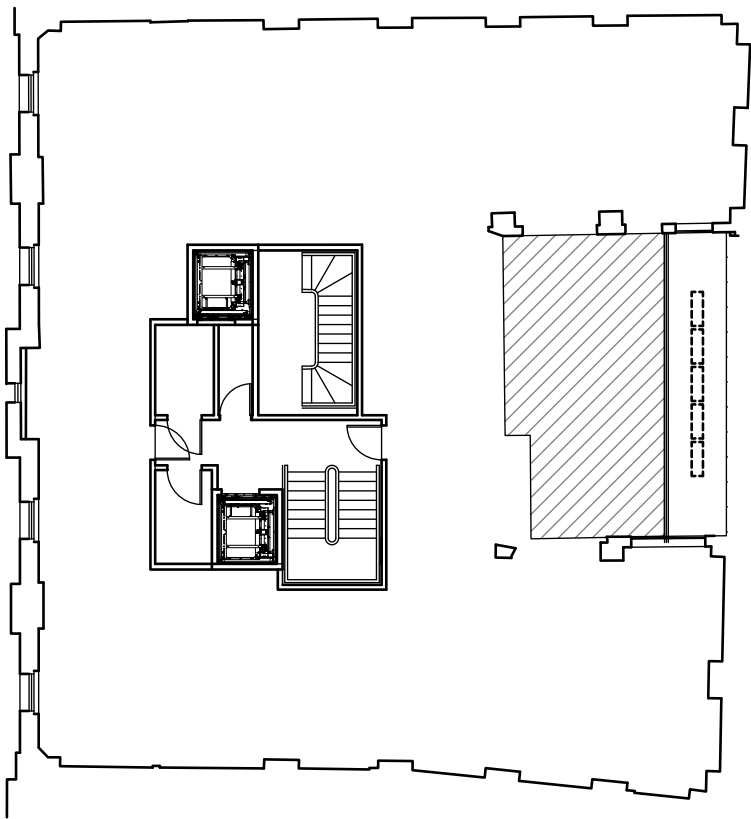


PROPOSED MEZZANINE



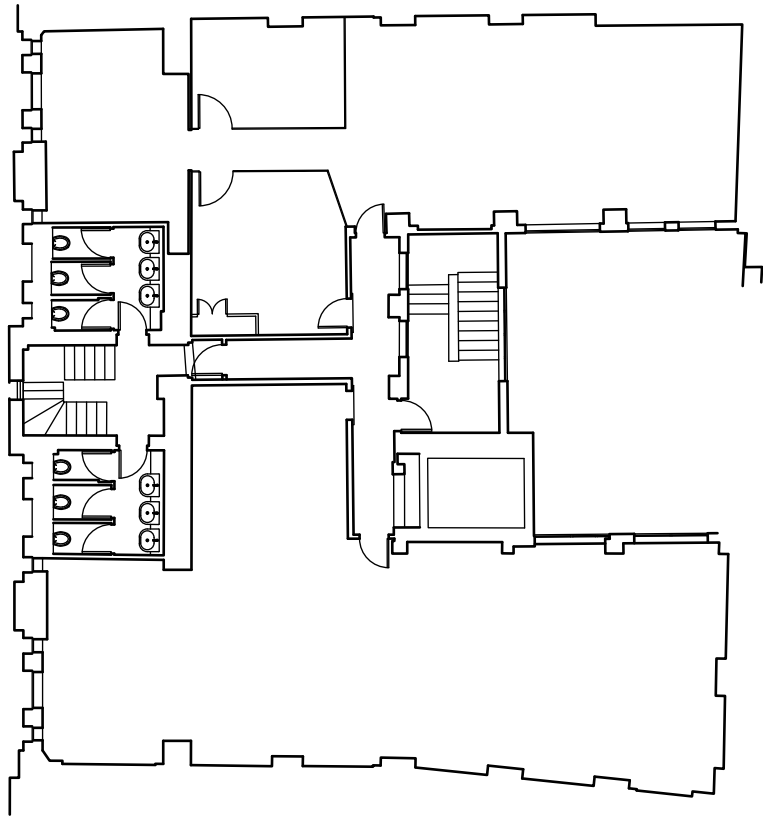


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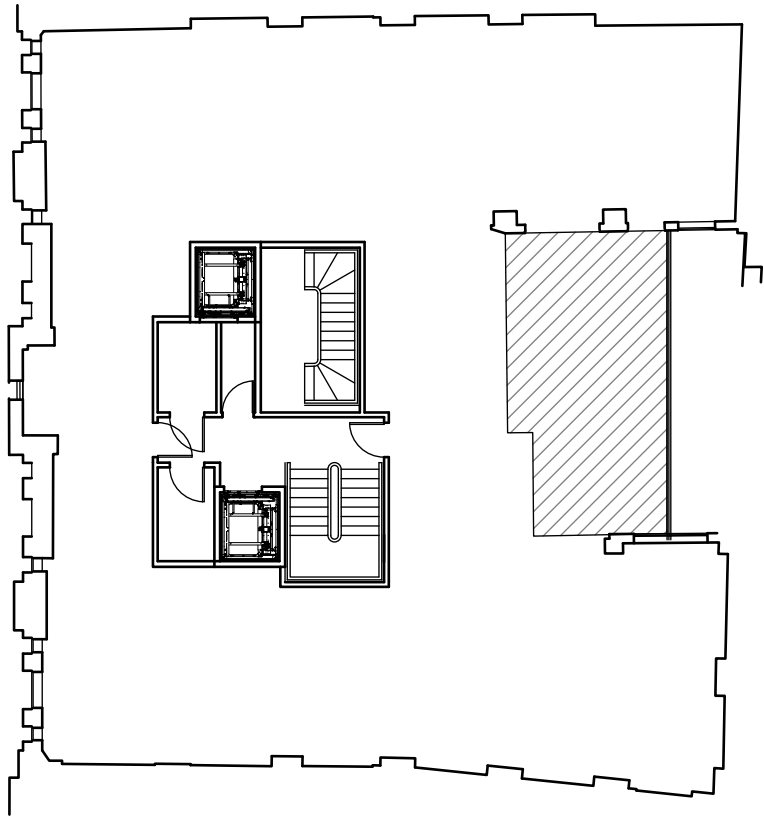


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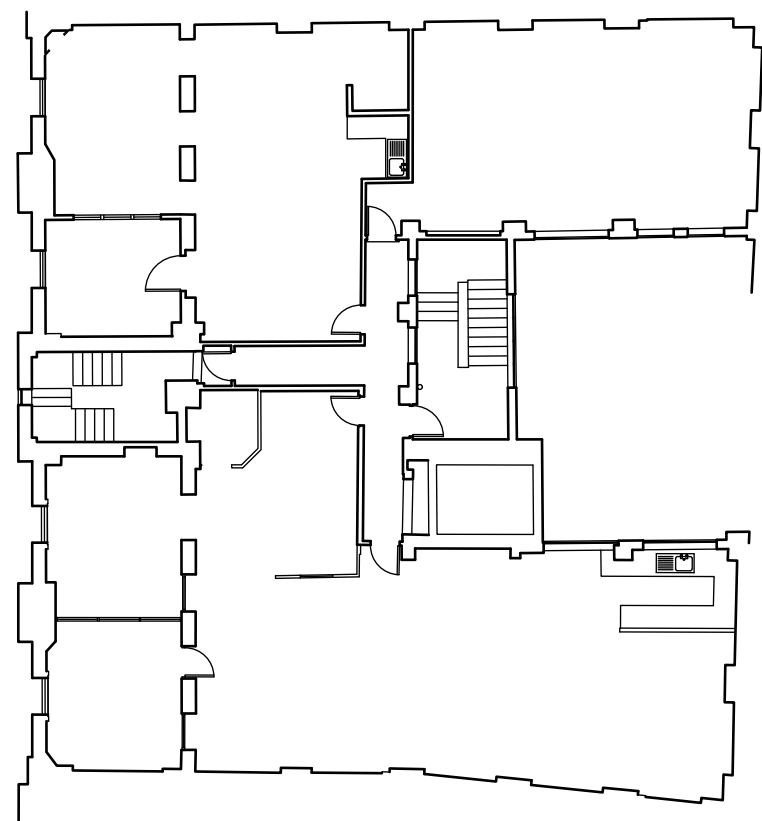


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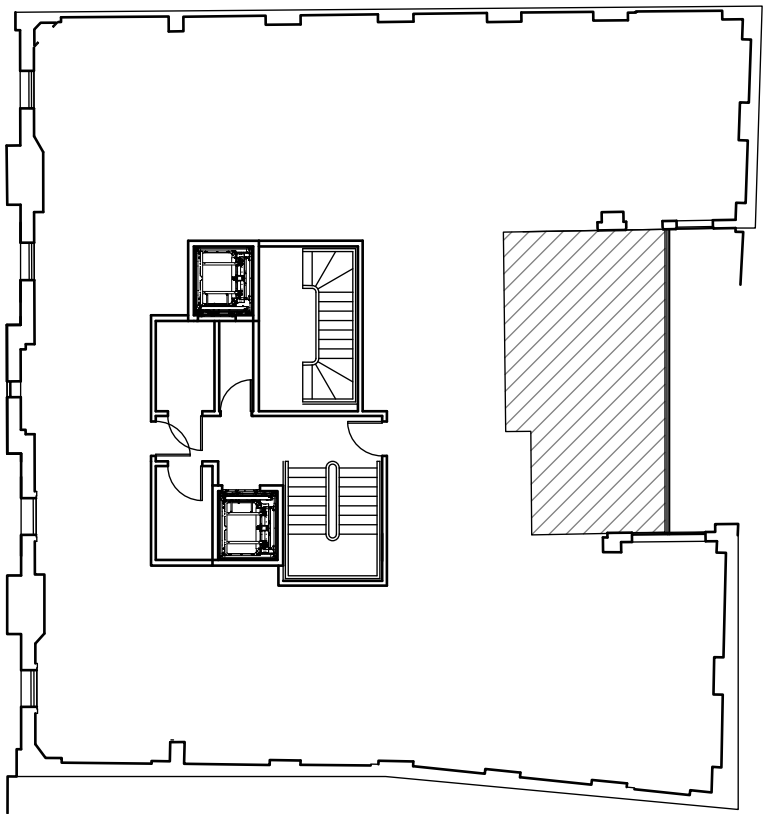


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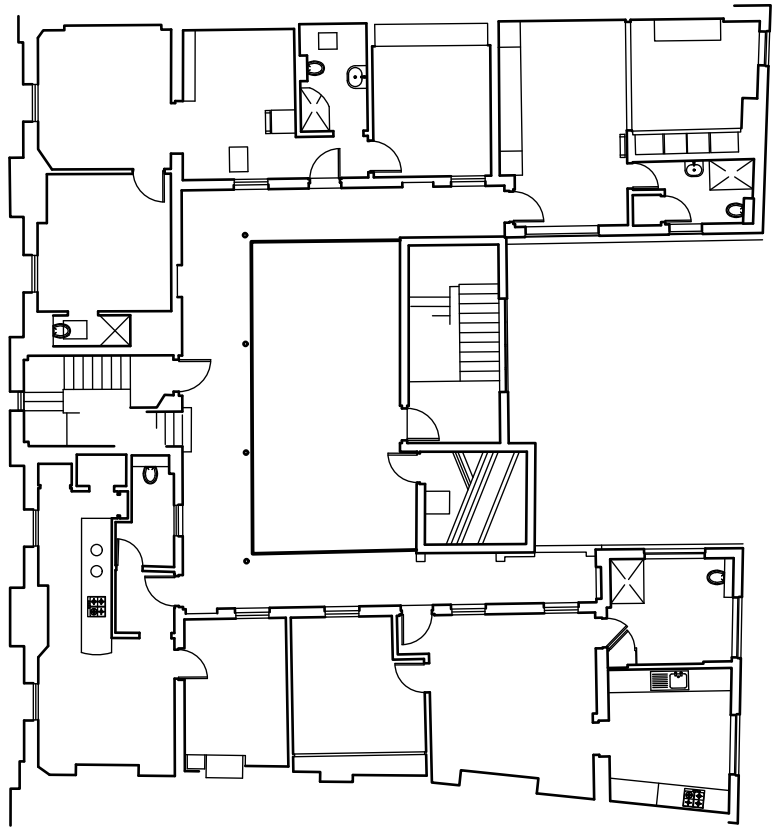


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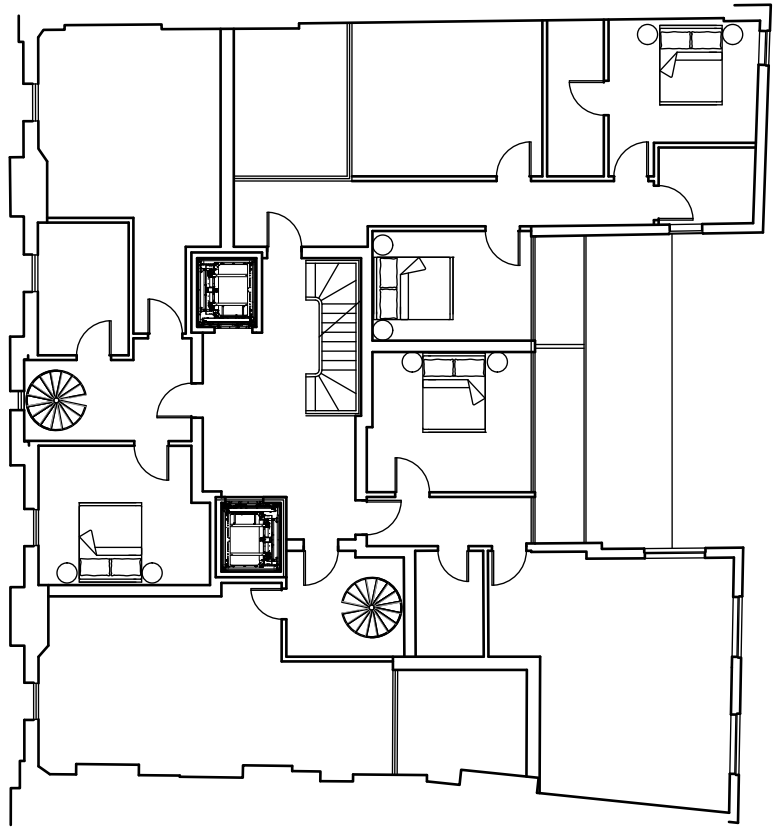
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4.5 Fourth & Fifth Floor Proposal

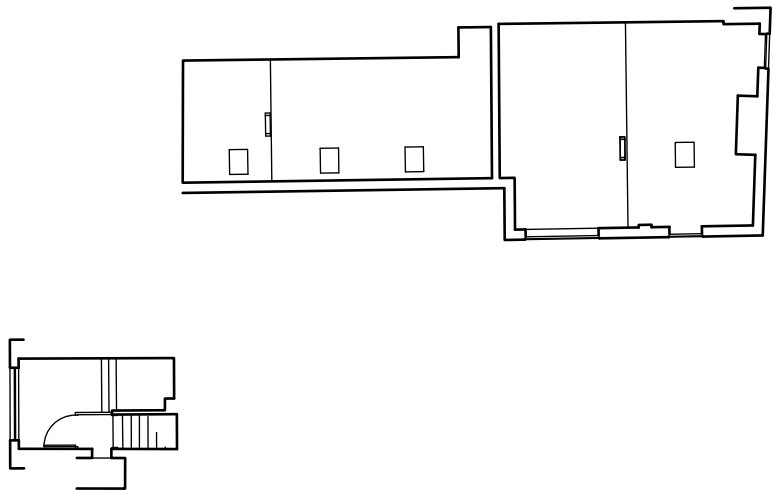
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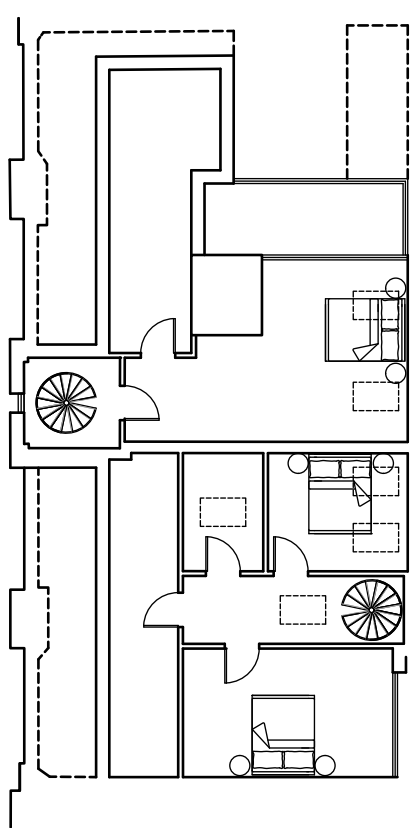
PROPOSED FOURTH FLOOR

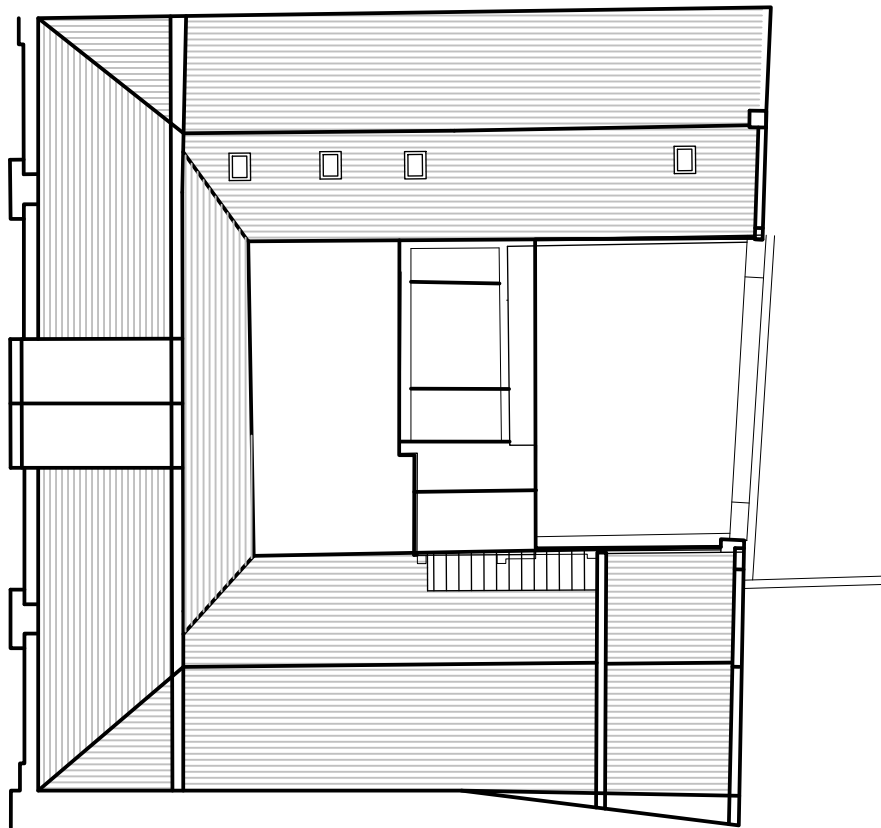


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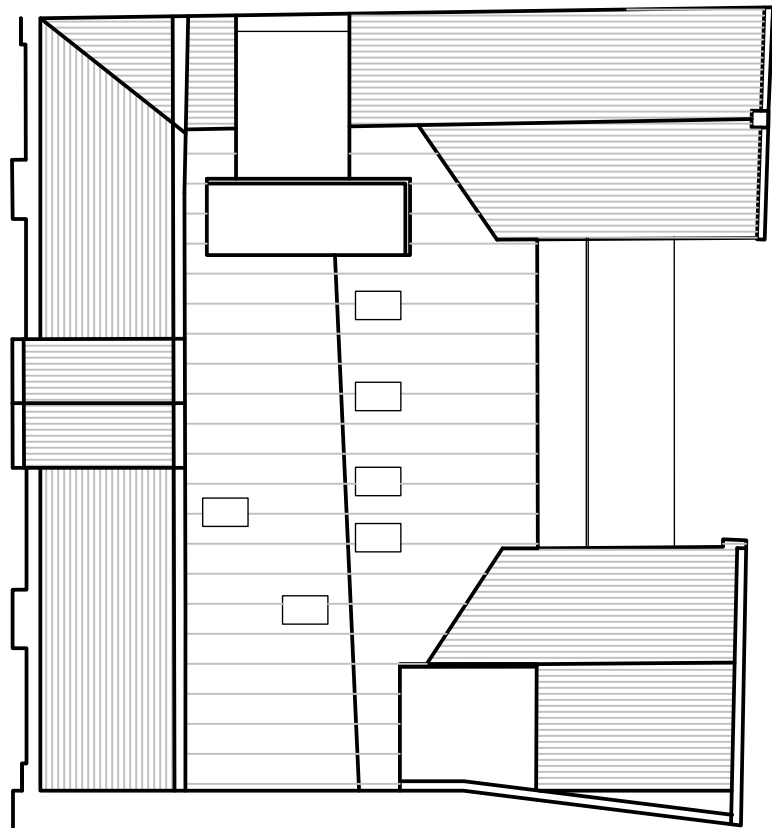


PROPOSED FIFTH FLOOR





EXISTING



PROPOSED

4.7 Form Changes

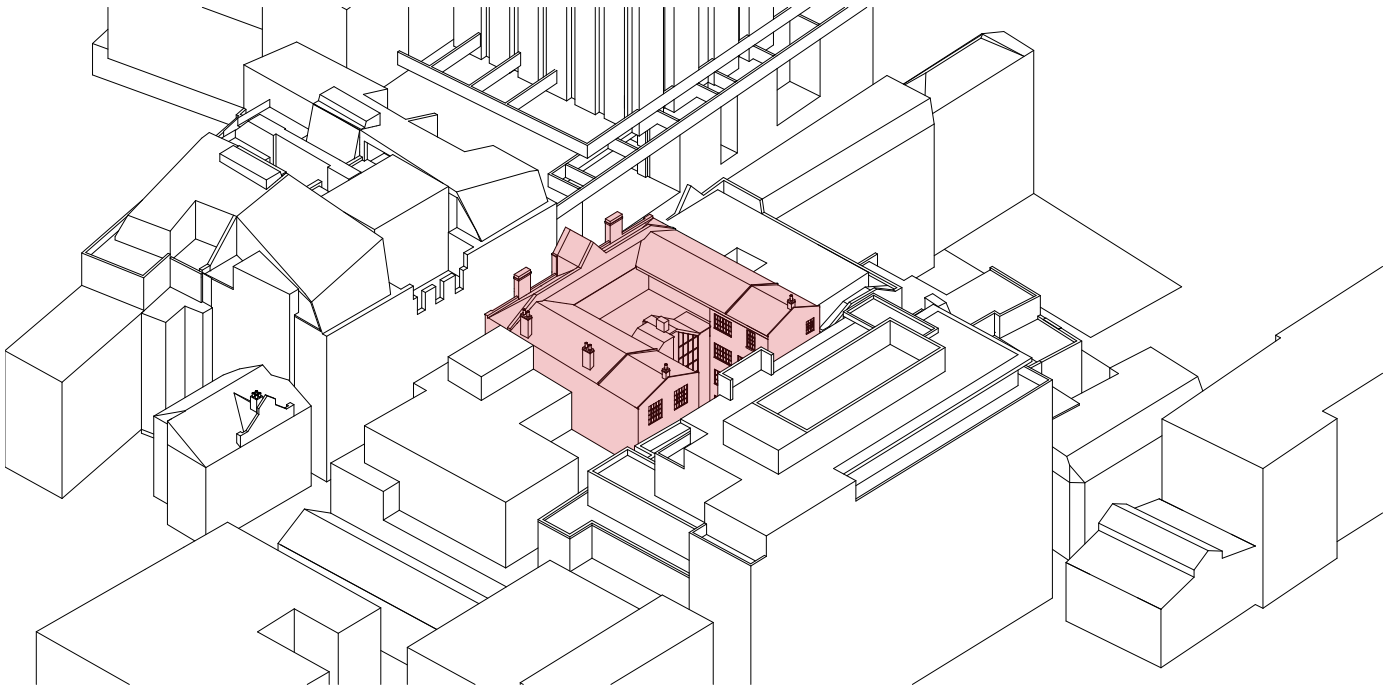


FIGURE.19: EXISTING NORTH EAST AXO

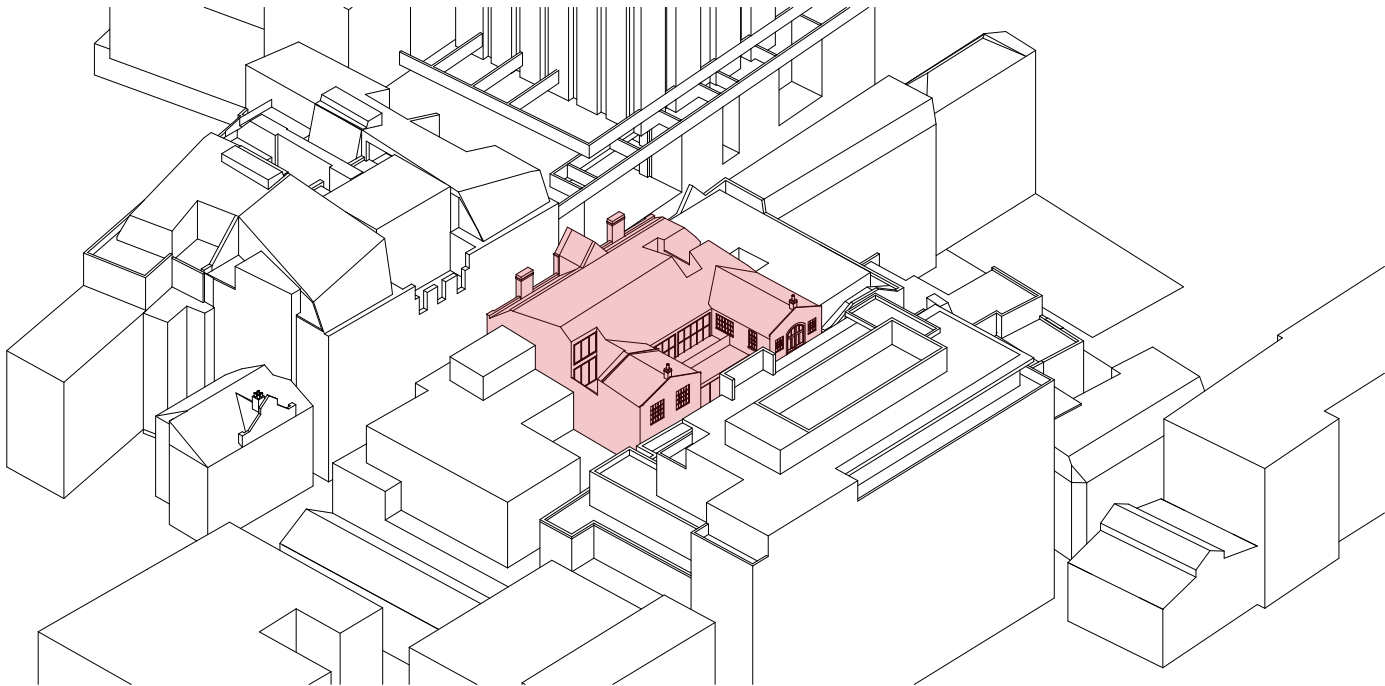


FIGURE.21: PROPOSED NORTH EAST AXO

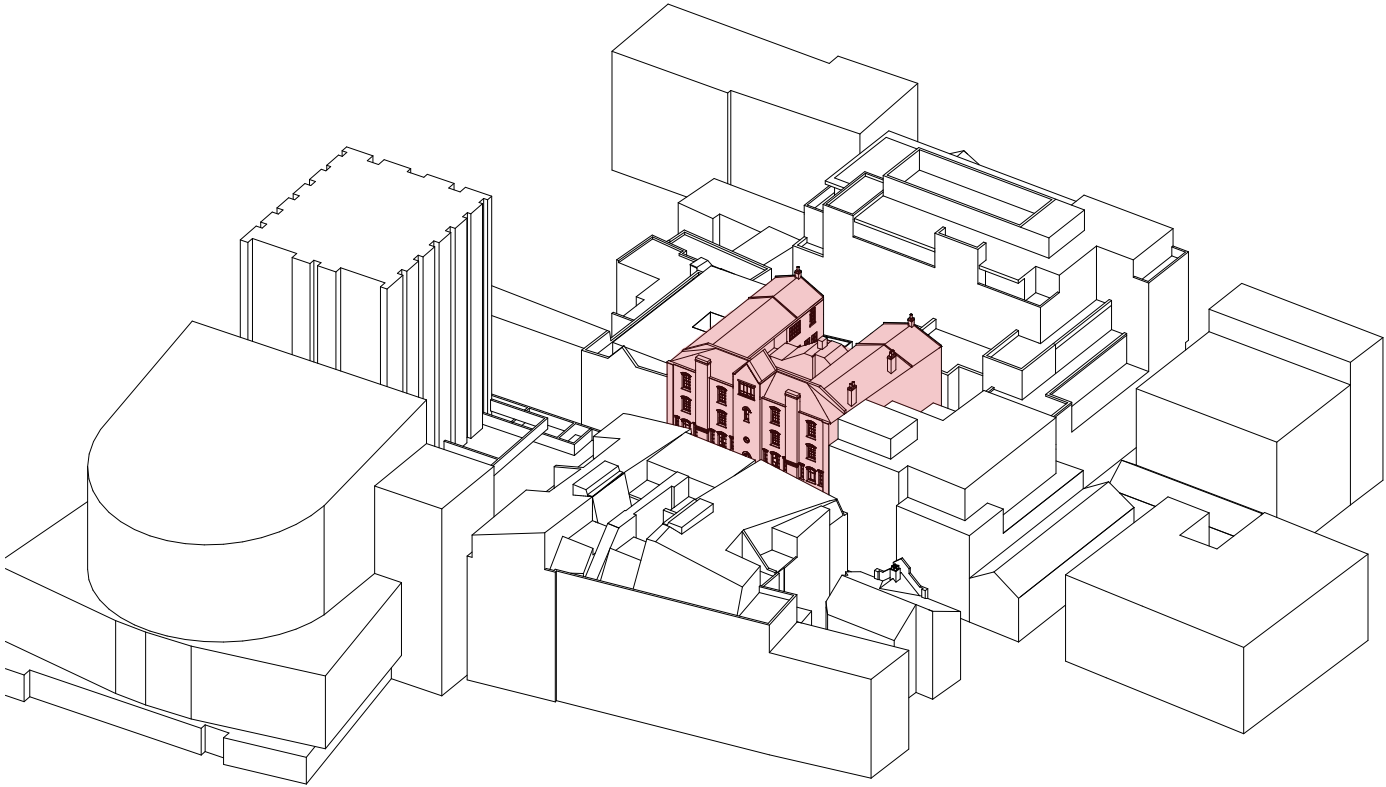


FIGURE.20: EXISTING SOUTHEAST AXO

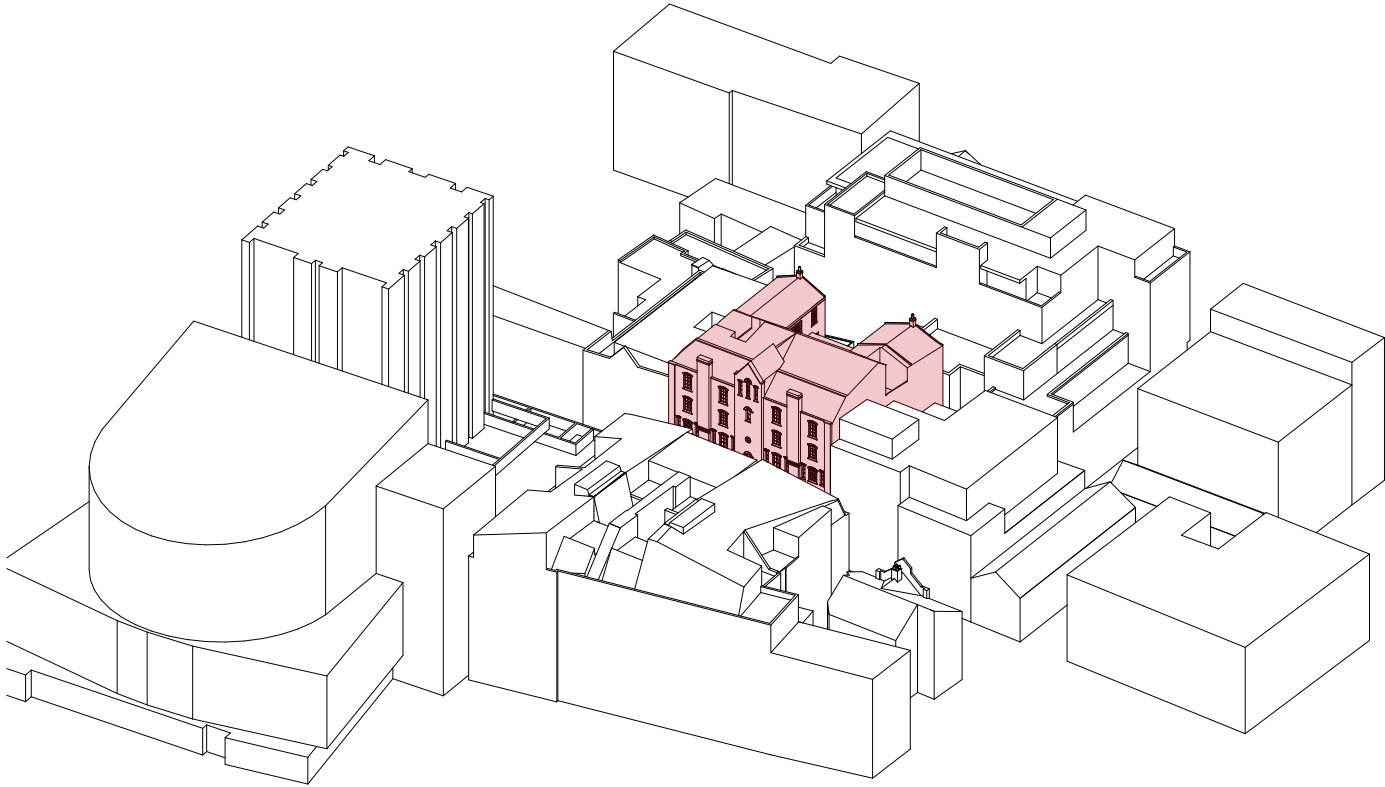


FIGURE.22: PROPOSED SOUTHEAST AXO

5. ACCOMMODATION AREAS

The majority of the proposal is dedicated to commercial use to maintain a similar proportion of use as is currently present. These units will all be apportioned as class B1 use, and the total GIA will be approximatently 1318m2.

The residential units are designed to meet or exceed the requirements of the New London Plan housing standards, both in area and minimum widths for bedroom and storage spaces. Each unit is designed to incorporate private open space and benefit from dual aspect. This is primarily achieved through the inclusion of terraces slotted within the new roofscape.

The residential use will comprise four units of which two are duplexes, as follows:

- Flat 1 - two bed four person unit GIA - 78m2
- Flat 2 - two bed four person unit GIA - 122m2
- Flat 3 - one bed two person unit GIA - 66m2
- Flat 4 - two bed four person unit GIA - 117m2

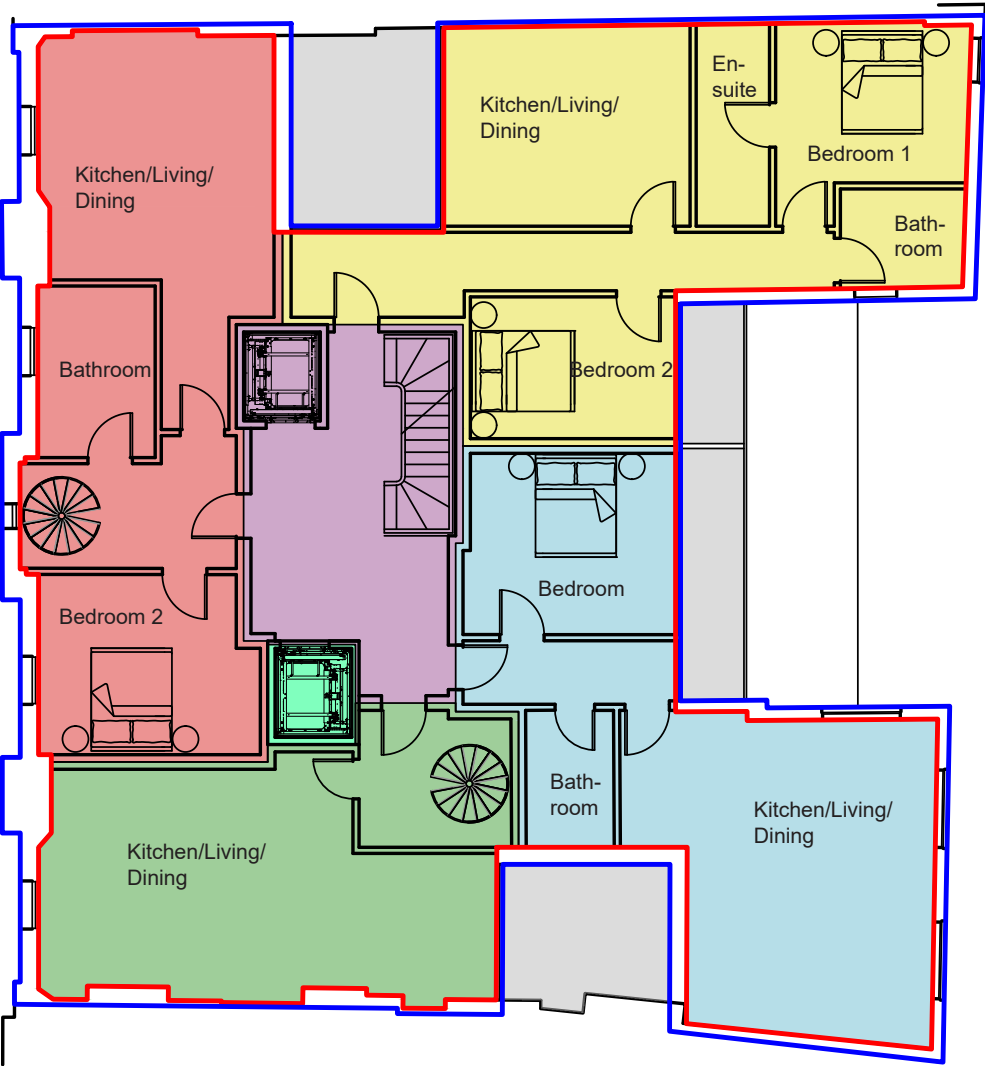


FIGURE.23: PROPOSED FOURTH FLOOR

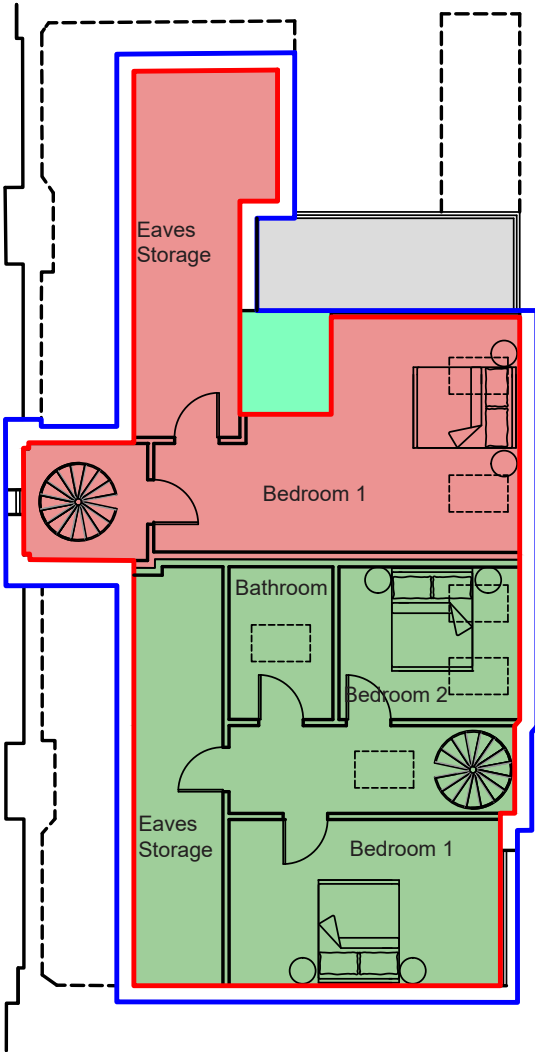


FIGURE.24: PROPOSED FIFTH FLOOR

- Circulation & communal facilities - 31m²
- Flat One - Two Bedroom - 78m²
- Flat Two - Two Bedroom - 122m²
- Flat Three - One Bedroom - 66m²
- Flat Four - Two Bedroom - 117m²
- Void above lift - 3m²
- Gross Internal Area - 419m² (298m² + 121m²)
- Gross External Area - 471m² (326m² + 145m²)

6. AMENITY

Each unit has a terrace that complies with the minimum standards of 5m2 per unit as set out in the London Plan

7. ACCESSIBILITY AND DISABILITY

As part of the works to the existing building level thresholds will be introduced and lifts will be be installed serving all floors. Dedicated bike stores will be provided for the residential, commercial, and office areas, providing space for 10 bikes for the residential and 20 bikes for the commercial and office areas. These are located within the building and accessed via the corresponding entry halls and will be fixed two-tier bike racks.

8. REFUSE

A new bin store will be provided with space for bins for both the commercial and residential parts of the building as indicated on proposed plans. The store will be accessed via an existing doorway retained in order to keep existing historic arches.

9. SUSTAINABILITY AND ENERGY

As part of the alterations to the facades, the existing windows will be replaced with modern double-glazed units of a similar style.

10. DAYLIGHT, SUNLIGHT, AND OVERSHADOWING

A BRE Daylight and Sunlight assessment prepared by Right of Light Consulting accompanies this application.