

12 - 16 LAYSTALL STREET

DESIGN AND ACCESS STATEMENT

MAY 2019

d m f k

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PROJECT TEAM

dmfK Architect:
de Metz Forbes Knight Ltd

NORTH_{HILL} Client:
NorthHill

1.0 INTRODUCTION

1.1 INTRODUCTION

DE METZ FORBES KNIGHT ARCHITECTS

dMFK Architects are a RIBA award winning team of 30 young architects, established in 2000 and led by Julian deMetz, Paul Forbes and Ben Knight. dMFK are experienced in designing buildings which work in complex, historic and constrained contexts, for both new and existing buildings.

They have a particular interest in creating new schemes that harmonise with the surrounding context, both architecturally and socially. Working predominantly in London, they have a strong understanding and proven track record in the city.

Notable recent projects include extensions and refurbishment of the Salters Hall, the extensions and commercial refurbishment of York House and the residential redevelopments of the national Institute of Medical Research and the former Nestle Factory in Hayes.



Guest Street - Manchester



Golden Road - West London



Salters Hall - City of London



York House - Pentonville Road



Former Nestle Factory - Hayes



National Medical Research - Mill Hill

1.2 INTRODUCTION

EXECUTIVE SUMMARY & PROPOSAL

Located on a secondary route, running North West between Clerkenwell Road and Roseberry Avenue, the building has a reasonably dominant frontage onto Laystall Street, in an area dominated by Georgian and Post War architecture.

The proposed development sits within Camdens Hatton Garden Conservation Area, and forms part of the area included within their appraisal and management strategy report (August 2017). The Lightwell is a post war 5 storey office building, not identified in the statement as being of historic significant.

The buildings refurbishment reflects Camdens appraisal and management strategy report and the boroughs Local Plan (formally the Local Development Framework), by aiming to transform the building to one that 'makes a positive contribution' to the area, which at present it does not. As well as providing a 'shopfront of merit', which two of the neighbouring buildings (10 & 22 Laystall Street) are highlighted as having.

The proposed seeks to improve the front elevation of the building, in line with these initiatives. The existing building currently;

- Has poor visibility from surrounding streets and the ground floor obscured glazing is uninviting.
- Is of little design merit, with poor quality render to the ground floor facade.
- Has unattractive, heavy galvanised steel windows to the ground floor and poor quality painted timber units to the upper floor.
- Needs an upgrade to the existing railings and lighting.

In line with these comments, the application being submitted seeks full planning permission for;

- The creation of a new ground floor architectural 'shopfront', clad in coloured glazed brick.
- Refurbishment of existing painted cills, lintels and parapet.
- The replacement of the glazing and entrance doors to the front facade, with quality slimline aluminium crittall style glazing.
- New quality building signage.
- New decorative signage and building lighting.



View from Clerkenwell Road down Laystall Street



Uninviting entrance and off centered entry doors

1.2 INTRODUCTION

EXECUTIVE SUMMARY & PROPOSAL



Existing site photos

2.0 SITE

2.1 SITE

LOCATION

Laystall Street is a secondary route crossing from Clerkenwell Road to the East and Roseberry Avenue to the West. The building site occupies the largest building on the street, bordered by narrow Georgian buildings and looking onto the Cavendish Mansion block to the South.

The narrow, predominately pedestrian street provides a much used link between surrounding streets, highlighted in Camden's conservation strategy plan as being key routes of high traffic and footfall. With close proximity to Farringdon Station and Chancery Lane tube.

Laystall Street forms part of Camden's Hatton Garden conservation area, and is highlighted to have a number of buildings of positive impact and two shopfronts of merit (10 & 22 Laystall Street). However, the building itself is not identified as having particular architectural merit.

The proposal looks to improve and enhance the existing building, while positively adding to it to provide Farringdon with another building of notable value.



Site Location



10 Laystall Street



22 Laystall Street

2.2 SITE

SURROUNDING CONTEXT

The prevailing architectural style within the area is of Georgian and Post War form, with a primary material aesthetic of red brick and London stock brick under slate roofs with timber sash or metal casement windows, a characteristic that Camden is keen to maintain through the refurbishment and redevelopment of the area.

12-16 Laystall Street is primarily of red brick with painted timber windows to the upper floors and steel windows to the ground floor.

The proposal is to draw on the surrounding context and create a building of high quality design and architectural form to preserve and enhance the area further. The decorative glazed brick and formation of a 'shopfront' aesthetic will upgrade the buildings entrance and look to create intrigue and interest when viewed from surrounding streets.

Former industrial buildings, townhouses and other buildings in the conservation area are characterised by a robust strip of contrasting material at their base. This ranges from darker or engineering brick treatments to more decorative glazed bricks and ceramics. Within the immediate context neighbouring Laystall Street there is evidence of more decorative facades, including the use of glazed tiles and brick paired with the more industrial London stock brick and metal crittall windows.

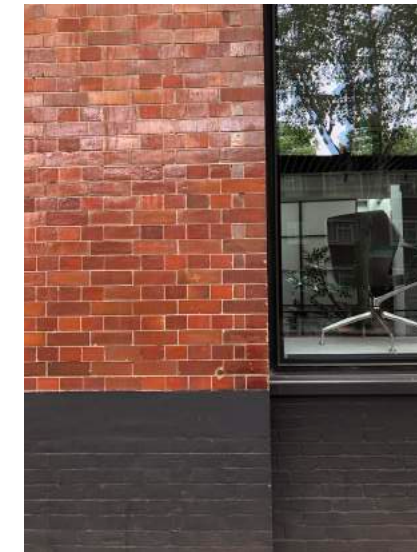
The proposal draws on the neighbouring buildings as precedent and incorporate an architectural shopfront in glazed tiles to the ground floor, refurbishment of the red brick upper floors and the installation of new slimline metal casement windows, using an aluminium system, which will have significant visual and thermal benefits.



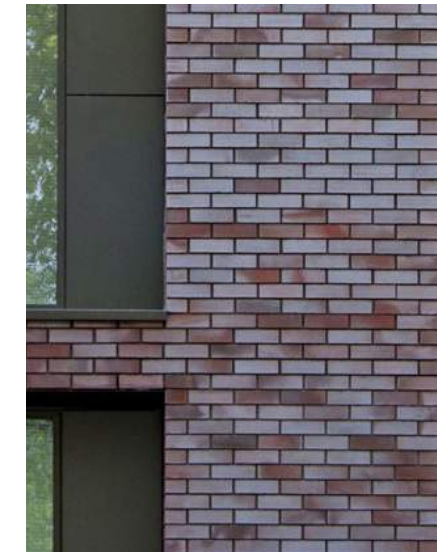
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03



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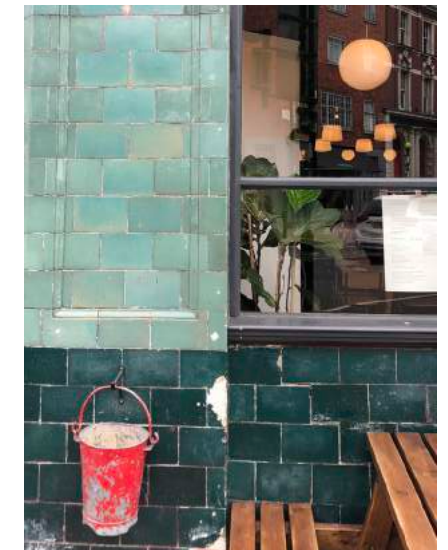
05



06



07



08

- 01. Herbal House, Back Hill
- 02. 154 Clerkenwell Road
- 03. 62 - 68 Roseberry Avenue
- 04. 63 Compton Street. Clerkenwell
- 05. The Roseberry, Roseberry Avenue
- 06. 27 - 31 Clerkenwell Close, Farringdon
- 07. The Exmouth Arms, Exmouth Market
- 08. 70 Exmouth Market

3.0 THE PROPOSAL

3.1 THE PROPOSAL

SUMMARY

Architecture

- The creation of a new architectural glazed ceramic shopfront, referencing those of neighbouring properties of merit.
- Introduction of a decorative aesthetic to the ground floor with the use of coloured glazed brick tiles.
- Light refurbishment of the existing brick work, painted cils, lintels and parapet
- Replacement high quality slimline aluminium, crittall style glazing to all window.
- Realigned entrance doors in slimline aluminium crittall style. Level access remains and internal level change dealt with proposed platform lift (replacing current internal ramp).
- Improved quality building signage.
- New decorative signage and building lighting.



Proposed Facade

*Computer generated image, exact tile colour can be seen on page 16

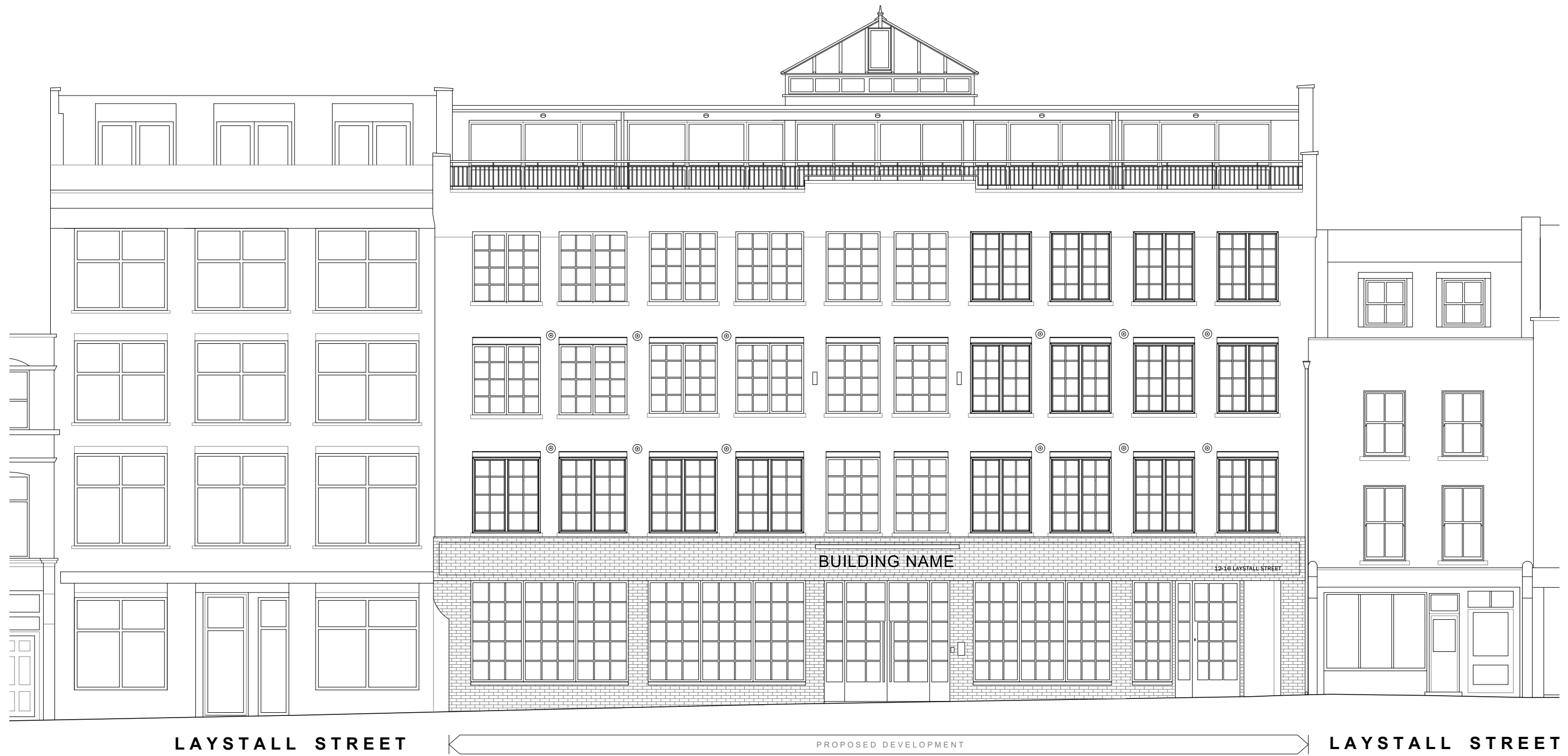
3.2 THE PROPOSAL

EXISTING FACADE



3.3 THE PROPOSAL

PROPOSED FACADE



3.4 THE PROPOSAL

PROPOSED FACADE VISUAL

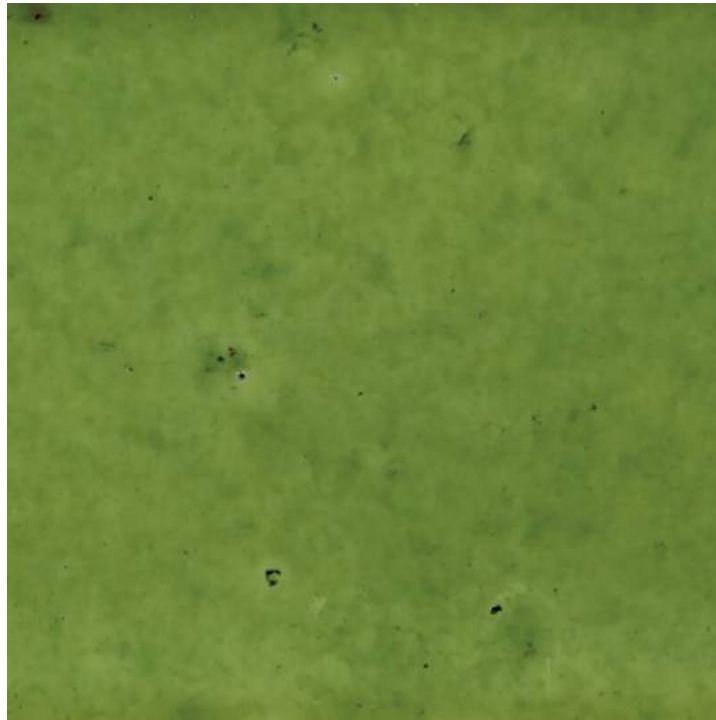
*Computer generated image, exact tile colour can be seen on page 16



3.5 THE PROPOSAL

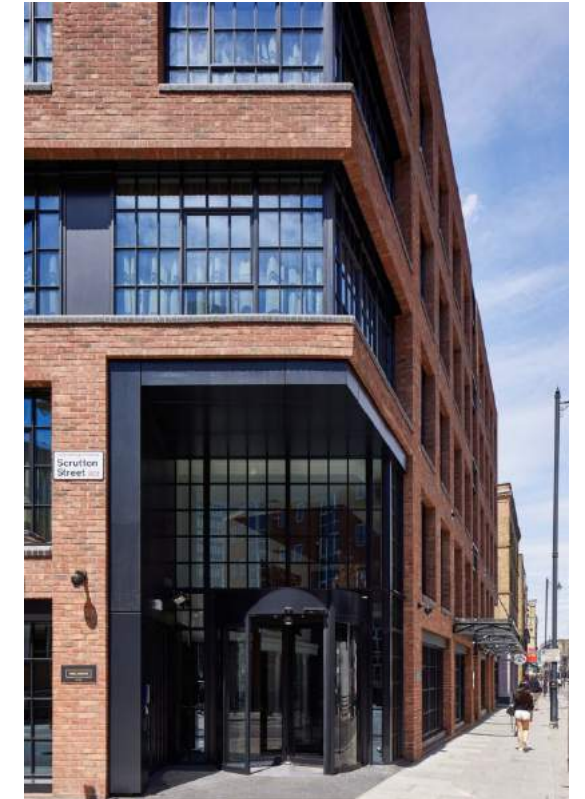
PROPOSED MATERIALITY

The client has opted for a glazed brick tile in colour 'Cut Grass', shown below;



3.6 THE PROPOSAL

GLAZING PRECEDENT



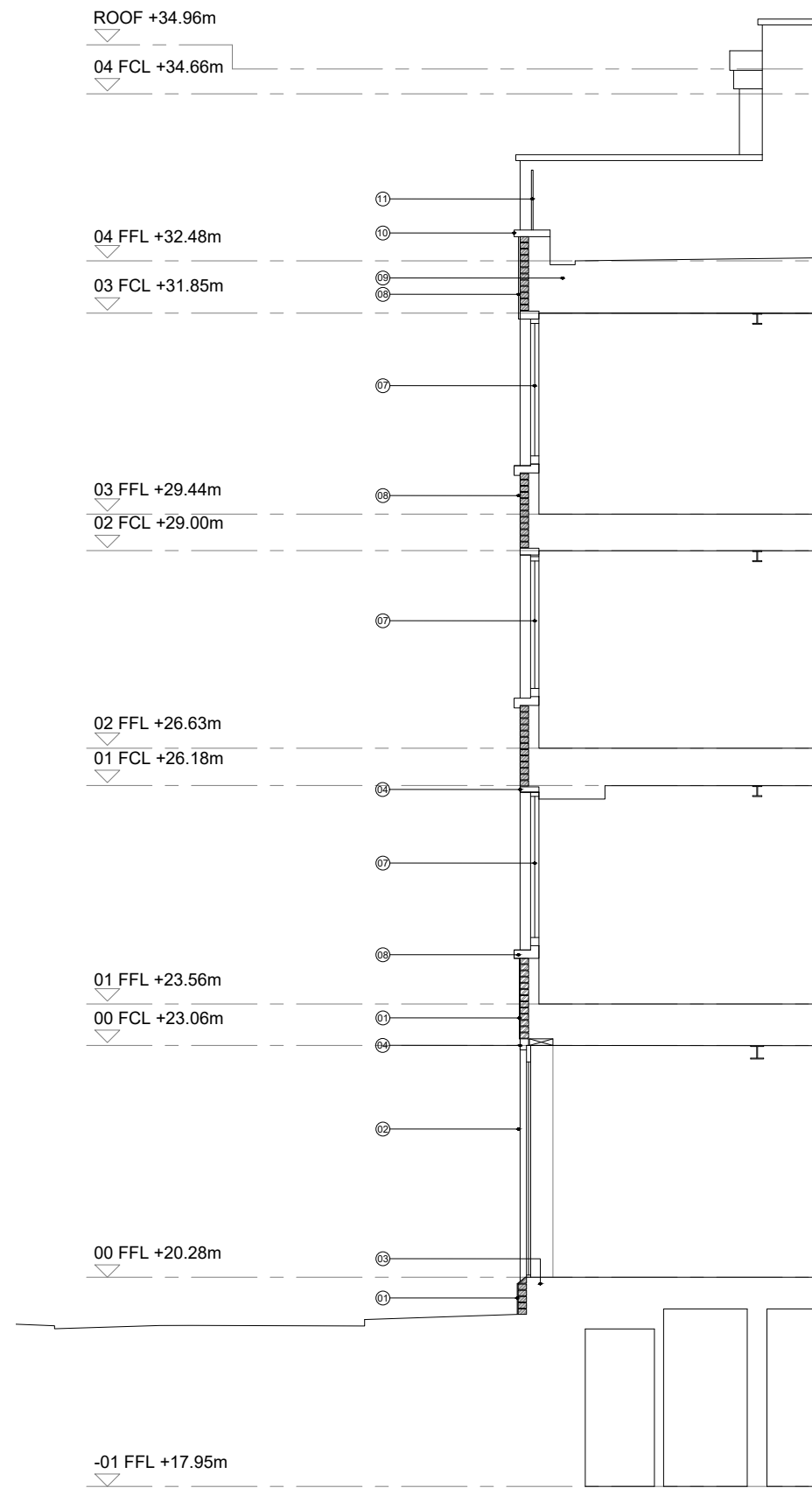
The Curtain Hotel & Members Club, Shoreditch

The System:

- Highly insulated aluminium design, respecting the original design but offering a thermally improved solution.
- Durable and minimalist design for inward and outward opening windows.
- Complements the industrial aesthetic, giving it a unique character and identity of its own.

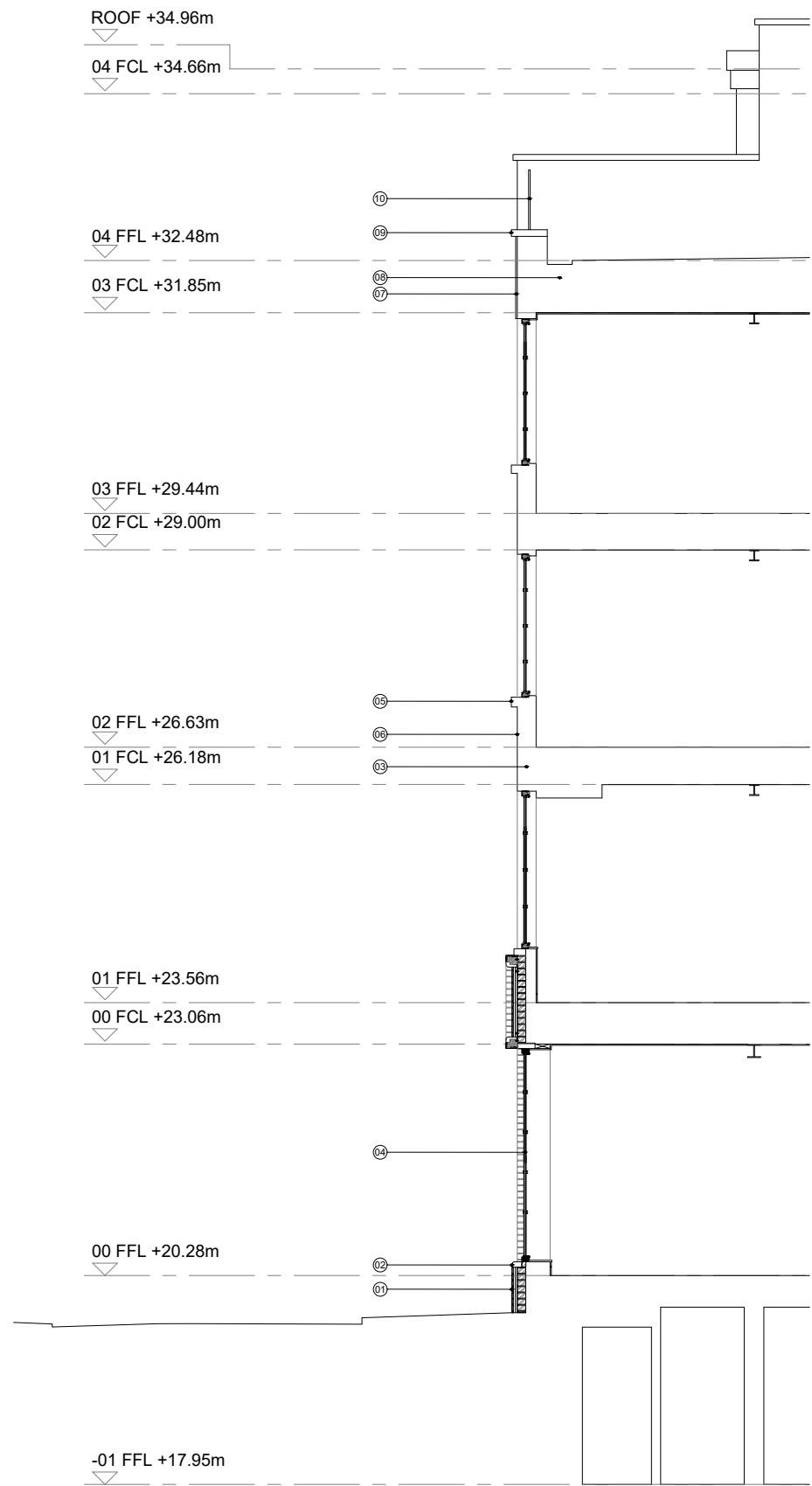
3.7 THE PROPOSAL

EXISTING & PROPOSED BUILDING SECTION A-A



LEGEND

- 01. Rendered shopfront
- 02. Existing aluminium glazing system
- 03. Existing structure
- 04. Steel lintel
- 05. Rendered brick cil
- 06. Existing brick facade
- 07. Existing timber window system
- 08. Rendered parapet
- 09. Existing roof structure
- 10. Coping stone
- 11. Metal balustrade

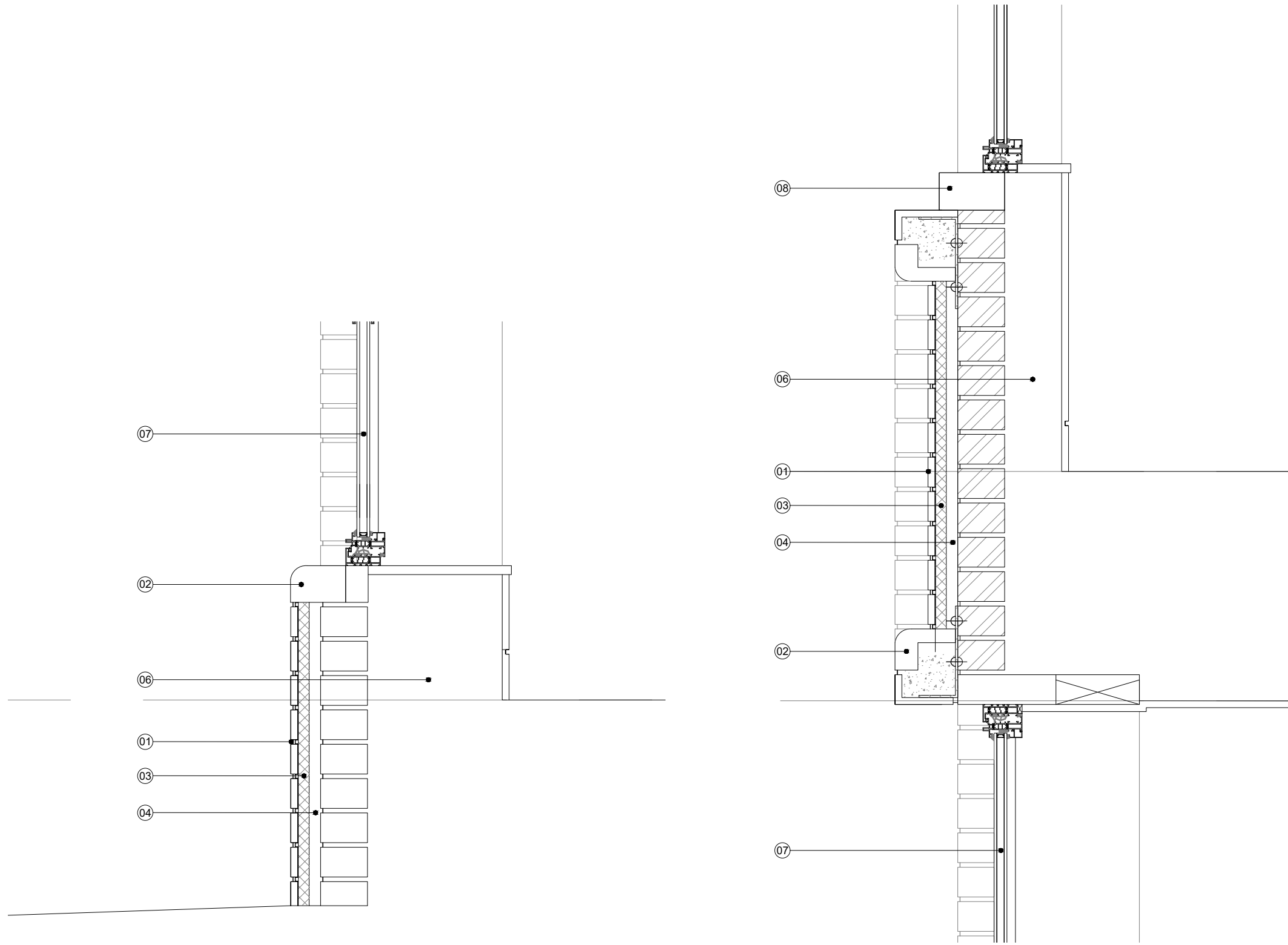


LEGEND

- 01. 15mm Glazed brick slips
- 02. Glazed bullnose brick
- 03. Existing structure
- 04. Slimline aluminium glazing system
- 05. Rendered brick cil
- 06. Existing brick facade
- 07. Rendered parapet
- 08. Existing roof structure
- 09. Coping stone
- 10. Metal balustrade

3.8 THE PROPOSAL

PROPOSED GROUND FLOOR FACADE DETAIL



LEGEND	
01.	15mm Glazed brick slips
02.	Glazed bullnose brick
03.	25mm backing board
04.	Batton fixings to existing building
05.	Angled brick fixing
06.	Existing structure
07.	Slimline aluminium glazing system
08.	Rendered brick cill

3.9 THE PROPOSAL

ACCESSIBILITY

New fully automated doors will be installed, giving unobstructed level access into the building.