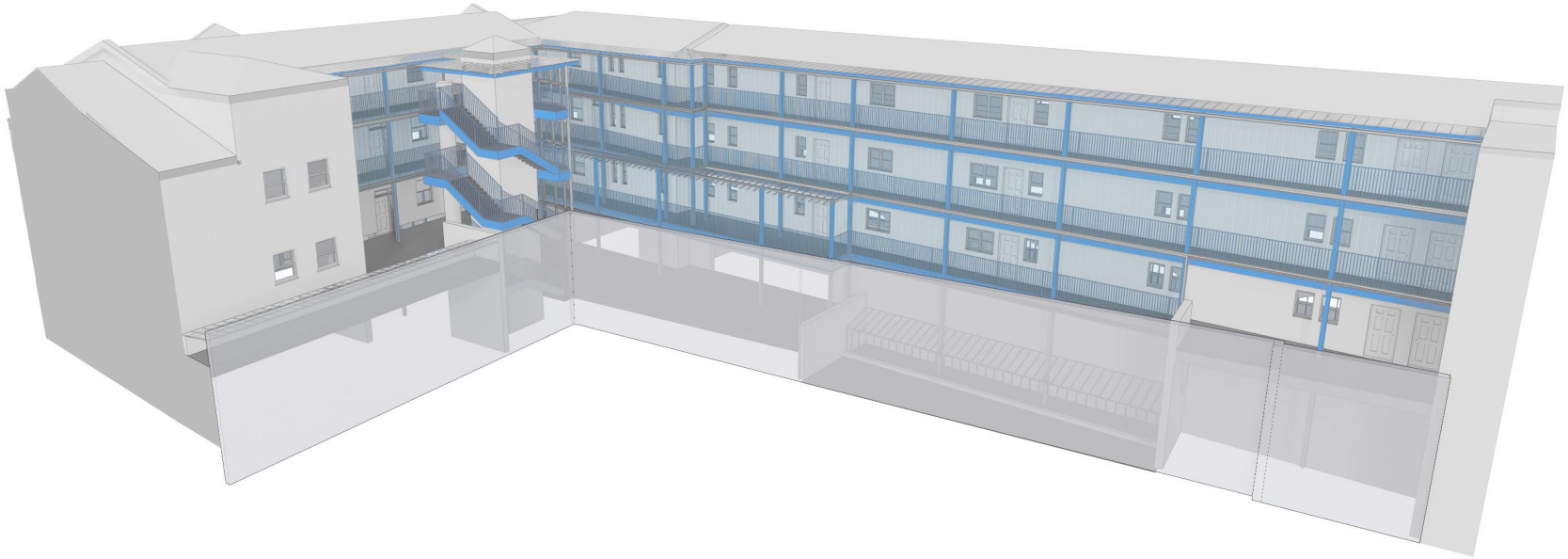
WWW.BPG.CO.UK | 01306 887070

BPG
ARCHITECTS +
SURVEYORS



Langdale House Exterior Walkways

Design & Access Statement

Flats 2-25, Langdale House. 4-12 Dorrington Street, EC1N 7TB

For **Origin Housing**
Prepared by **BPG Architects + Surveyors**

RIBA Chartered Practice
RICS Regulated by RICS

REF 4180 | NOV 2019

Contents

Introduction

This statement has been prepared in support of a planning application for the installation of glazed enclosure to the existing walkways to the rear elevation of Flats 2-25, Langdale House, 4-12 Dorrington Street, EC1N 7TB.

It should be read in conjunction with the following drawings:

4180-BPG-XX-XX-DR-A-1000-SITE LOCATION & BLOCK PLAN
4180-BPG-XX-00-DR-A-1001- EXISTING GROUND FLOOR PLAN
4180-BPG-XX-01-DR-A-1002-EXISTING FIRST FLOOR PLAN
4180-BPG-XX-02-DR-A-1003-EXISTING SECOND FLOOR PLAN
4180-BPG-XX-03-DR-A-1004 – EXISTING THIRD FLOOR PLAN
4180-BPG-XX-04-DR-A-1005 – EXISTING ROOF PLAN
4180-BPG-XX-00-DR-A-1010-PROPOSED GROUND FLOOR PLAN
4180-BPG-XX-01-DR-A-1011- PROPOSED FIRST FLOOR PLAN
4180-BPG-XX-02-DR-A-1012- PROPOSED SECOND FLOOR PLAN
4180-BPG-XX-03-DR-A-1013 – PROPOSED THIRD FLOOR PLAN
4180-BPG-XX-04-DR-A-1014-PROPOSED ROOF PLAN
4180-BPG-XX-XX-DR-A-2001-EXISTING ELEVATIONS 1
4180-BPG-XX-XX-DR-A-2002-EXISTING ELEVATIONS 2
4180-BPG-XX-XX-DR-A-2010-PROPOSED ELEVATION 1
4180-BPG-XX-XX-DR-A-2011-PROPOSED ELEVATIONS 2
4180-BPG-XX-XX-DR-A-8000 – EXISTING AND PROPOSED 3D VIEWS.

1.a - Existing outward facing elevation

1.b - Existing outward facing elevation

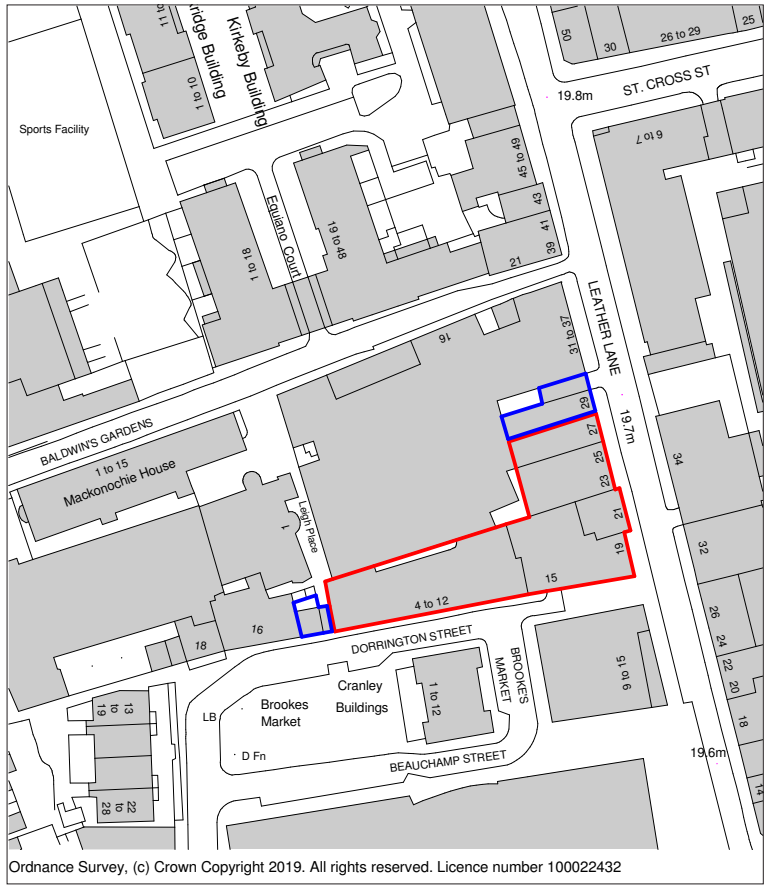
1.c - Existing inward facing elevation

RIBA Chartered Practice
RICS Regulated by RICS
WWW.BPG.CO.UK | 01306 887070
STUDIOS 1&2, OLD KINGS HEAD COURT
11 HIGH STREET, DORKING, SURREY, RH4 1AR
BPG ARCHITECTS + SURVEYORS

Existing Site

Site Analysis and Evaluation

The site, as shown by the red line on the plan, fronts onto both Dorrington Street and Leather Lane and is owned by Origin Housing (a housing association). The block is comprised of 24 flats located at first to third floor level, with access from the ground floor level. On the ground floor is a mixture of commercial units including retail and workshop space, which will remain unchanged.



Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432

Access and Transport

The works will have no impact on the existing access arrangements. The site currently has very good public transport links being situated approximately 0.3 miles from Farringdon Railway Station, 0.2 miles from Chancery Lane Underground Station and in close proximity to several bus stops.

Planning Considerations

The properties are currently designated as residential and therefore no issues of change of use arise as this is to remain as existing.

The Site is located within flood zone 1 and therefore has a low probability for flood risk.

Heritage Considerations

The site does not contain any listed buildings, however is located within the Hatton Garden conservation area. Therefore consideration has been given to the impact of the proposals on heritage assets and the conservation area.

The primary frontage to both Dorrington Street and Leather Lane will remain unchanged, with the proposals affecting the internal courtyard elevations only and therefore the impact of the proposals outlined within this application are considered to have minimal effect on the character and appearance of the conservation area.

RIBA Chartered Practice
RICS Regulated by RICS
WWW.BPG.CO.UK | 01306 887070
STUDIOS 1&2, OLD KINGS HEAD COURT
11 HIGH STREET, DORKING, SURREY, RH4 1AR
BPG ARCHITECTS + SURVEYORS

Proposals

Both the outward and inward facing elevations comprise of brick façade and timber casement windows. The inward facing elevation also has open external metal deck walkways complete with vertical bar railings providing access to the flats. The existing walkways are prone to problems with standing water, owing to poor drainage.

1.d - Existing inward facing elevation

1.e - Existing second floor walkway

1.f - Existing inward facing elevation

1.g - Existing walkway

2.a - Typical threshold

The current problems with drainage to the walkways primarily arises from the lack of sufficient fall to the existing walkway deck, leading to standing water in times of rainfall, impacting on safe access to the flats and inconveniencing the residents.

Origin Housing undertook a study in November 2019 to look at the options for alleviating the problems outlined above including:

1. Installation of the new coverings to existing deck to provide sufficient fall to allow the walkways to drain.
2. Replacement of walkways.
3. Enclosing the walkway to stop excess water accumulating on the existing walkway deck.

The installation of new coverings was unfeasible given there are ramps within the existing walkway deck, which would mean that it would not be possible to create the required falls within these areas to enable the deck to drain effectively. In addition this would mean that low threshold access to flats could no longer be achieved.

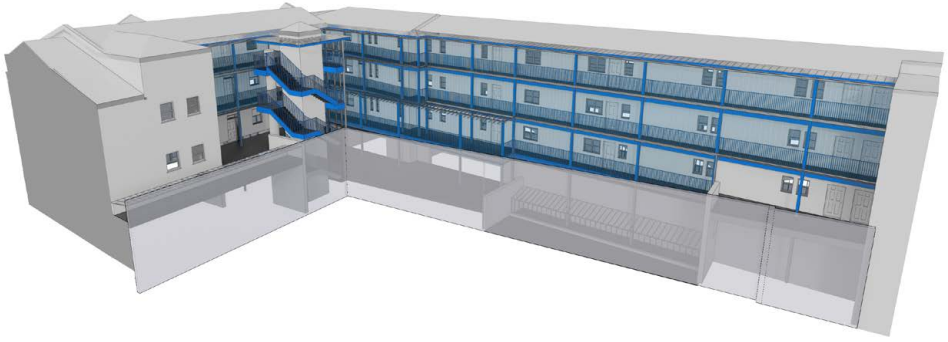
The replacement of walkways was also found to be unfeasible without causing significant disruption to access to flats and found to be an expensive and impractical option.

Therefore the outcome of this study was that enclosure of the walkways was the most viable solution, given that the alternative solutions would either be unfeasible or cause significant disruption to access.

The proposals illustrate the enclosure of the walkways to the inward facing elevations with a u-glazing system comprising of u-shaped glazing modules which are fitted top and bottom in a vertical configuration within an aluminium framework.

3D view of existing site

3D view of proposed site



This will alleviate the current standing water issues, improving the living conditions for residents, whilst at the same time providing an attractive solution, sympathetic to the existing building fabric.

The use of glazing to enclose the walkways will ensure that access to light is not restricted to the existing flats. Furthermore the use of this particular system comprising of modular vertical glazing panes with ventilation gaps, will maintain continuity of ventilation within the newly enclosed walkways.

The proposed system can also be fixed to the external face of the existing walkway and therefore this will enable the installation of the system whilst the flats are occupied. As access can be maintained this means there will be minimal disruption to residents whilst the works are carried out.

U-Glazing Examples

RIBA Chartered Practice
RICS Regulated by RICS
WWW.BPG.CO.UK | 01306 887070
STUDIOS 1&2, OLD KINGS HEAD COURT
11 HIGH STREET, DORKING, SURREY, RH4 1AR
BPG ARCHITECTS + SURVEYORS

Sustainability

Materials

The new works will use materials and construction types which complement the existing building construction.

Waste

During construction the Contractor will be required to implement a plan for the effective re-use or recycling of construction waste.

Management

The contractor selected to carry out construction will be required to adopt a Considerate Constructors scheme.

Noise Impact Assessment

A noise impact assessment has not been carried out for this application, as it is not deemed necessary. The use of noisy equipment will be limited during the construction phase. The appointed contractor will ensure that the works are carried out with due respect and sensitivity to the surrounding areas. Furthermore, the installation of single glazed units will provide enhanced acoustic insulation for the occupants.

Impact Statement/Conclusion

This improvement in the living conditions and safety of the occupants is an important contribution to this application. The enclosure of the existing walkways will alleviate the current standing water issues, and enhance the appearance of the existing walkways in a manner sympathetic to the existing building fabric.

We hope that these improvements and benefits will be considered sufficiently valuable to grant approval to this project.

RIBA Chartered Practice
RICS Regulated by RICS
WWW.BPG.CO.UK | 01306 887070
STUDIOS 1&2, OLD KINGS HEAD COURT
11 HIGH STREET, DORKING, SURREY, RH4 1AR
BPG ARCHITECTS + SURVEYORS

BPG

ARCHITECTS + SURVEYORS

STUDIOS 1&2
OLD KINGS
HEAD COURT
11 HIGH STREET
DORKING
SURREY, RH4 1AR

01306 887070
ADMIN@BPG.CO.UK
WWW.BPG.CO.UK

RICS®

RIBA
Chartered Practice