

Planning Application Submission:

10 Maple St, Bloomsbury, London W1T 5HA
Design and Access Statement

15 August 2019



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Introduction

Application Overview	3
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Site and Context

Site : Location	4
Site : Aerial Views of Site	5
Site : Immediate Context	6
Site : Surrounding Buildings	7

Existing Plans

Existing Plans General	9
Existing Floor Plans	10-12
Existing Building Facade	13
Existing Elevations	14
Existing Maples St. Elevation	15

Proposed Plans

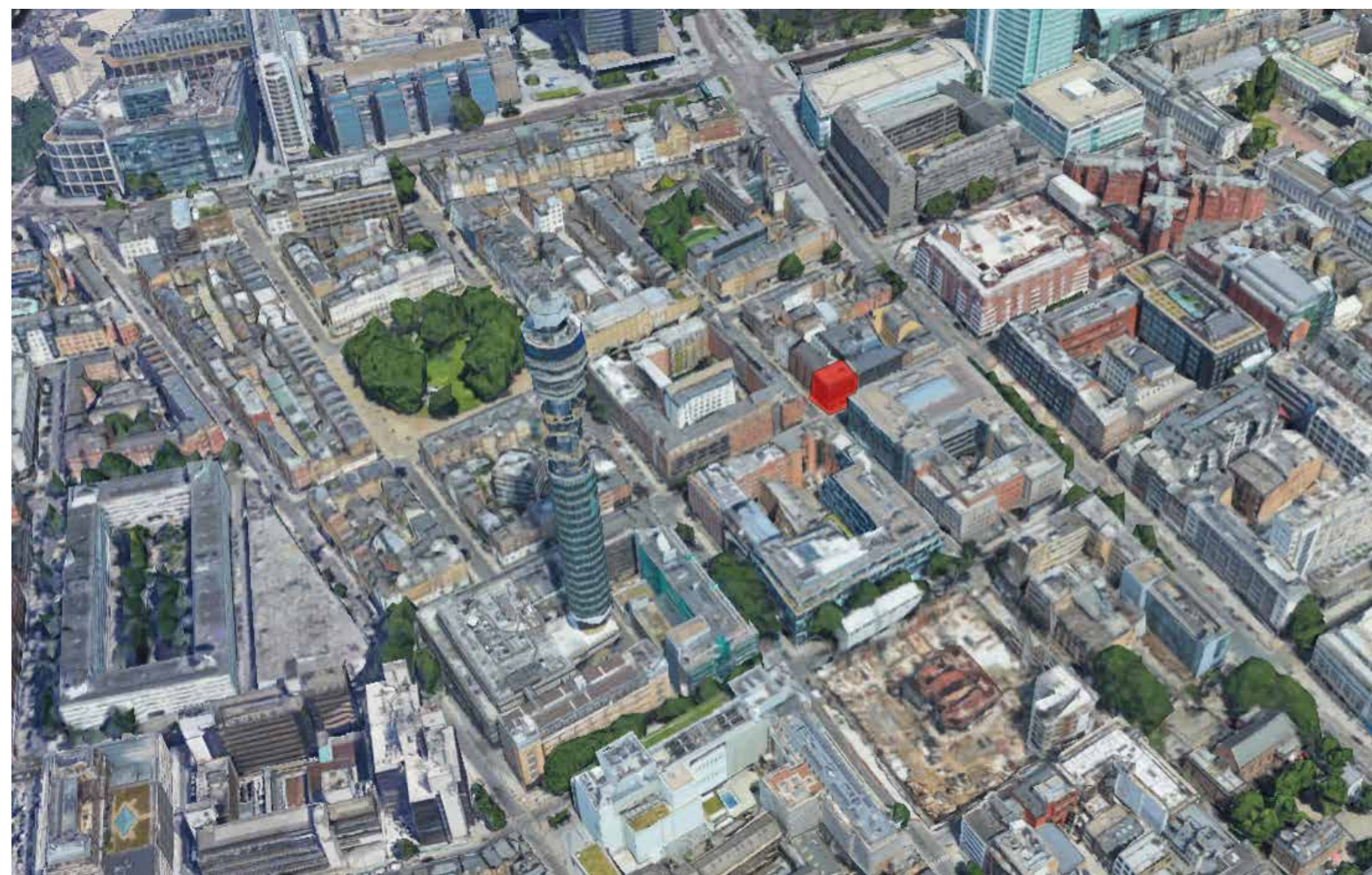
Architectural Design Vision	17
Proposed Ground Fl. and First Fl.	18
Second and Third Floors	19
Proposed Floor Addition	20
Proposed Elevations	21
Basic Material Specification	22
Proposed South-West View	23
Proposed South-East View	24
Sectional Diagram	25
3D Massing Perspective	26
3D Massing General	27
Proposed Maple Street Elevation	28
Street View at No.10 Corner	29
Street View of Facade	30
Concept Section	31

Area Schedule	32
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Application Overview



Yunus Emre centre, 10 Maple street



Aerial View

Current Site Use

10 Maple street is currently a D1 use class and utilizes all four floor levels for mixed office and learning related activities.

Activities include language classes, evening workshops and temporary exhibitions. With expanding activities and outreach the management of the centre has indicated a need to upgrade the existing building to make better use of the site and where feasible, extend the D1 permitted use space.

Proposal

The management committee have expressed the need for an event space. This has led to a design appraisal to consider a new floor level addition at roof level. This would allow the entirety of the floor space at the new proposed level 4 to be a dedicated venue space. The use class D1 is retained.

At the ground floor, to the rear of the building an open courtyard space has presented the opportunity to expand the centres activities into this area. It would allow the ground floor (day visitors) to use the courtyard space as an extension of the seating space at the ground floor gallery area.

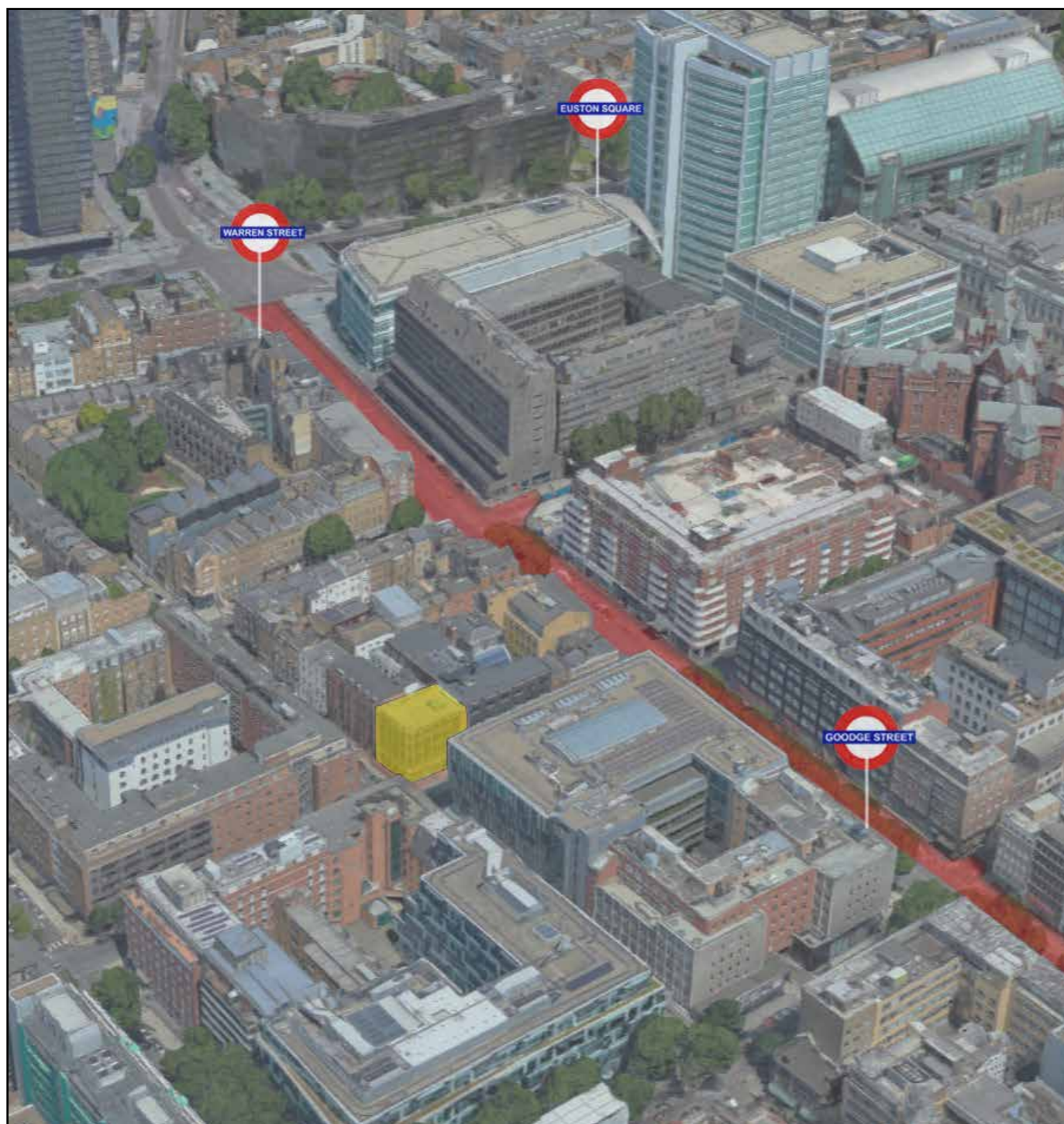
The courtyard area would serve as a temporary canopied seating area. No permanent structure is proposed in this area.

Summary

The application is made up of:-

- 1- Addition of new floor at roof level (approx. 150m²).
- 2- Use of courtyard space at ground floor level (approx. 15m²)

Site : Location



Maple Street is located in the north east of Fitzrovia and is within the London Borough of Camden. Fitzrovia is surrounded by Regent's park to its north side, Bloomsbury to the east and Soho to its south.

Ease of access has made this area evolve into a social hub with commercial spaces as well as educational and leisure areas.

10 Maple street lies on a corner plot on the north side of Maple street. The building offers two frontages, one facing the main Maple street and the other side facing the whitfield street

The site (highlighted in yellow below) is within London Borough of Camden's planning authority and does not lie within any of the conservation regions.

It is in proximity to the Bloomsbury Conservation Area to the north (highlights as blue) and the Fitzroy Square Conservation Area to the east (highlighted as green).



Site Plan

Site : Aerial Views

- 1- View above roof of 4-8 Maple street facing South
- 2- View of 10 Maple Street at junction between Whitfield Street and Maple Street, facing North
- 3- Birds eye view of 10 Maple street
- 4- View of 10 Maple Street from above with adjacent 100 Whitfield street

Notes:

Adjacent building height difference to no. 10 Maple Street

A 100 Whitfield Street : ~2.4 m ...

B 4-8 Maple Street : ~1.8 m

Planning History

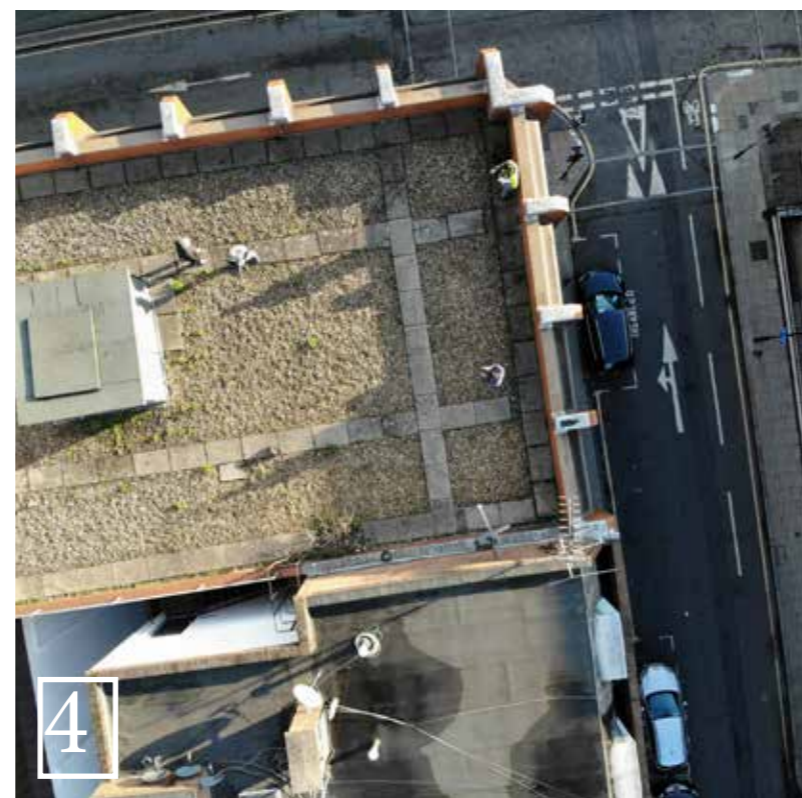
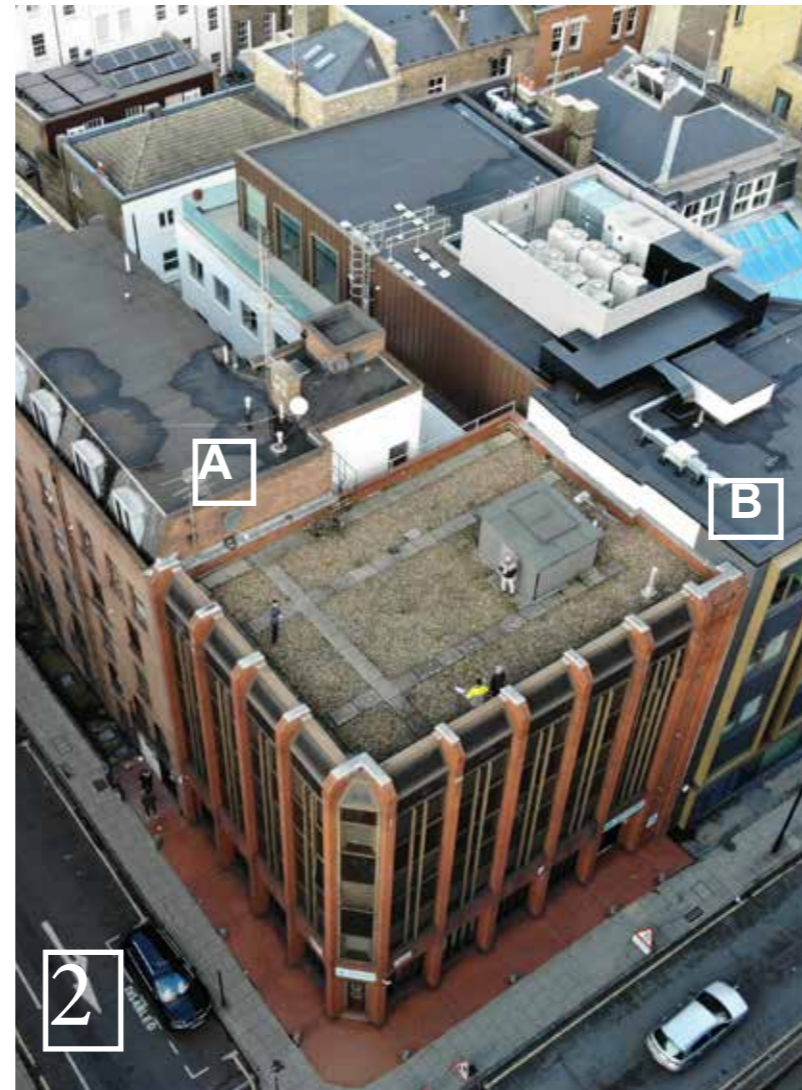
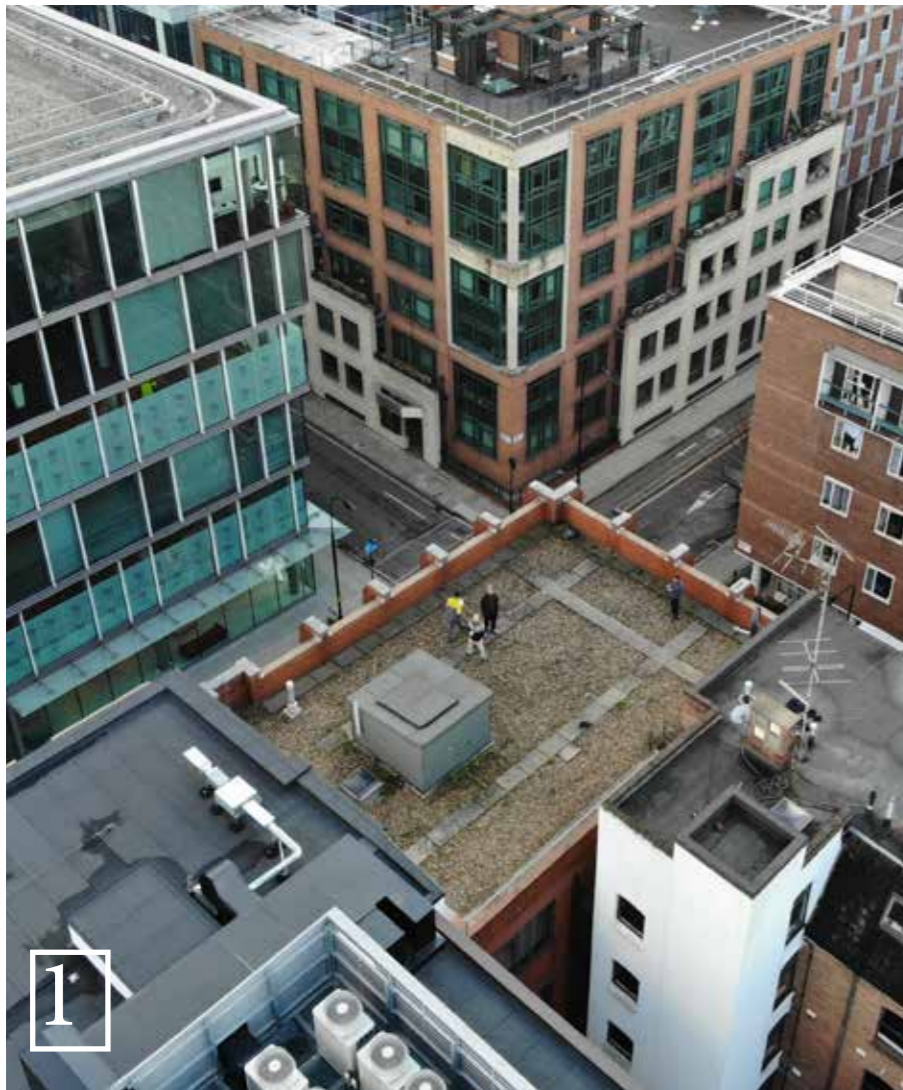
2010.01.11- PERMISSION Change of use from office (Class B1a) to cultural centre (Class D1)

1977.08.26 – REFUSAL An outline application for the erection of a building comprising 1,801 sq m of gross floor area for use as offices.

1978.07.06 – REFUSAL Redevelopment to provide offices and 18 self-contained 2 person flats.

1979.06.14 – CONDITIONAL Erection of a six storey building comprising offices and 15 flats (12 one bedroom unit, 2 two-bedroom units and 1 three bedroom). (No residential units currently.)

1992.06.23 – PERMISSION The change of use of ground floor from offices to banking hall within Class A2



Site : Immediate context



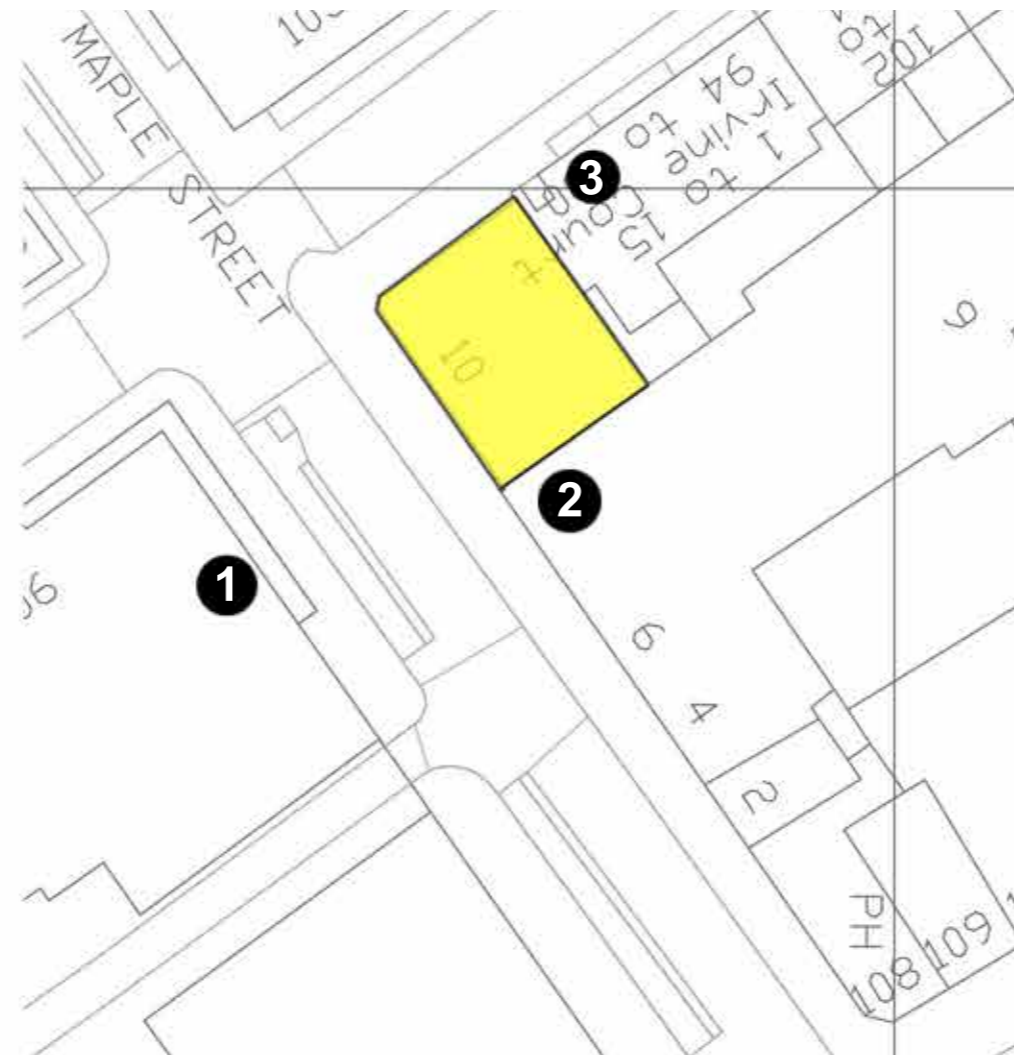
1 90 WHITFIELD STREET



2 8 MAPLE STREET



3 117 WHITFIELD STREET



Site Plan



Site Context

1 - 90 WHITFIELD STREET

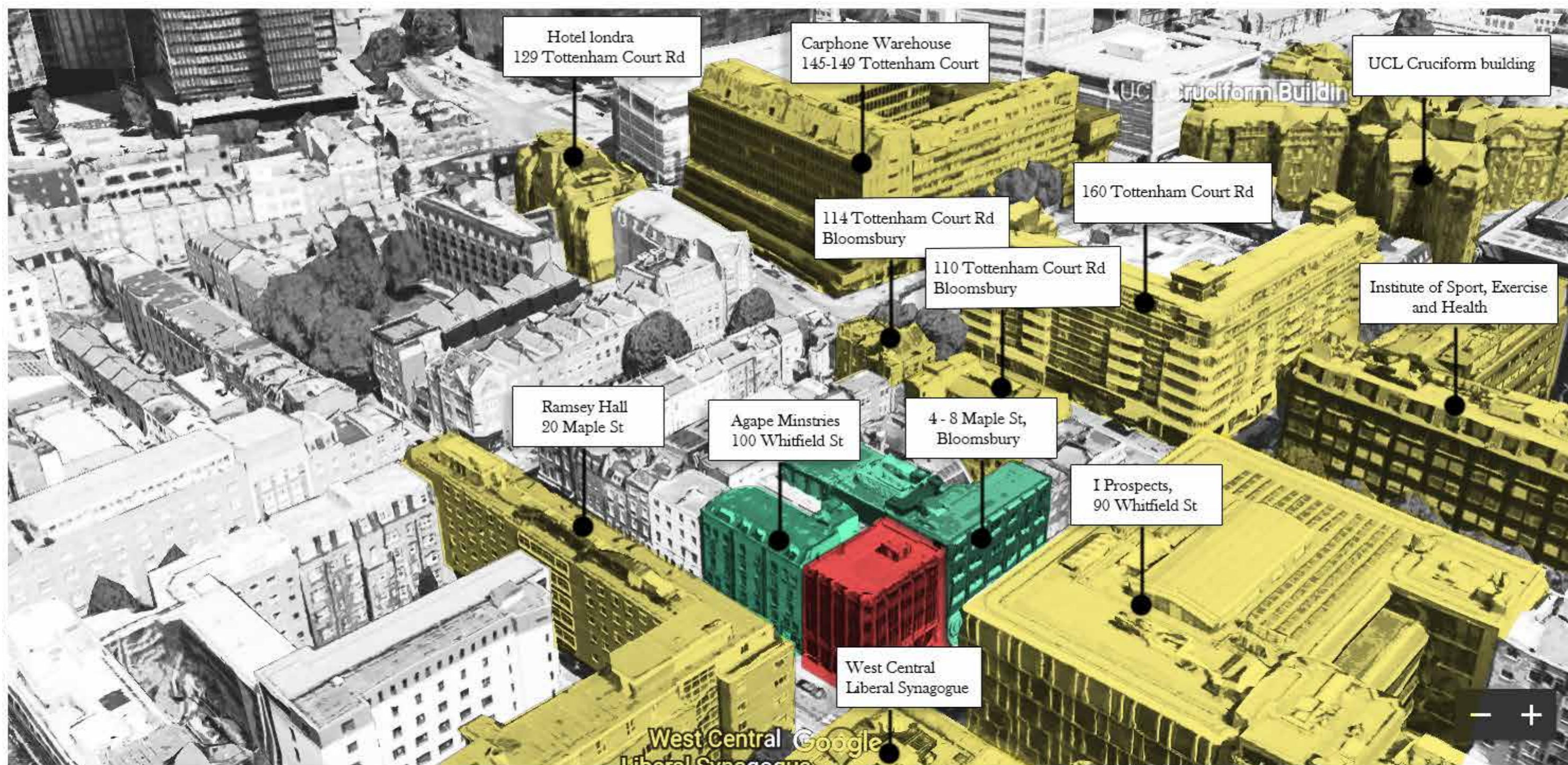
Opposite the site is 90 Whitfield Street. A glass facade building with a 100,000 sqft office building with an additional six retail units and six residential units on the Whitfield Street side

2 - 8 MAPLE STREET

Maple + Midford is a three story retail building with an area of 20,525 Sq ft utilising a folded metal architrave to frame the windows

3 - 117 IRVENE COURT

A four story residential building comprised of one bedroom apartments and external brick facade of approximate area of 477 sq ft



Yunus Emre Enstitüsü, 10 Maple street



Buildings higher than YECC more than 1 story



Buildings higher than YECC less than a story

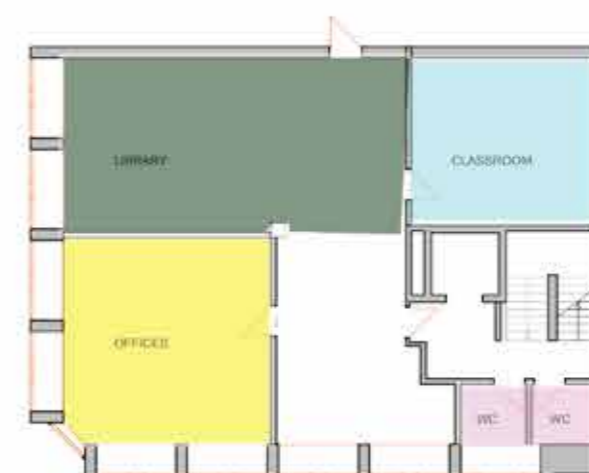
EXISTING PLANS

Ground Floor



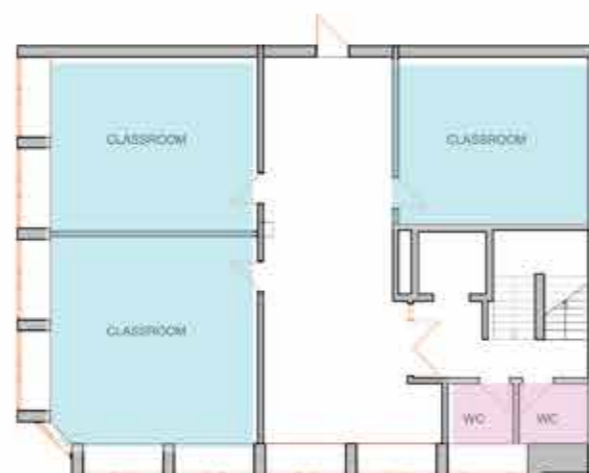
- GALLERY
- WC
- RECEPTION
- KITCHEN/ CAFE
- ADMIN

First Floor



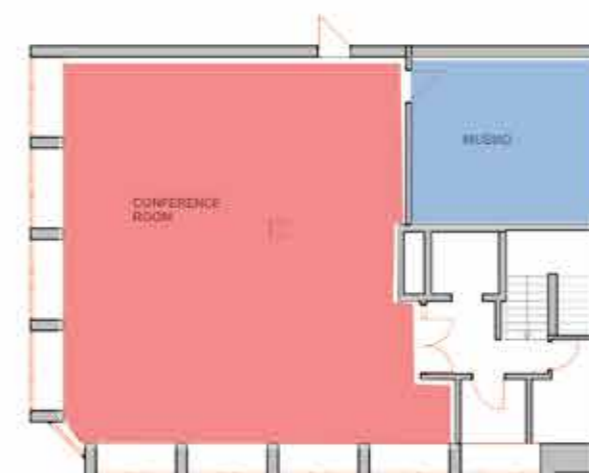
- CLASSROOMS
- LIBRARY
- OFFICE
- WC

Second Floor



- CLASSROOMS
- WC

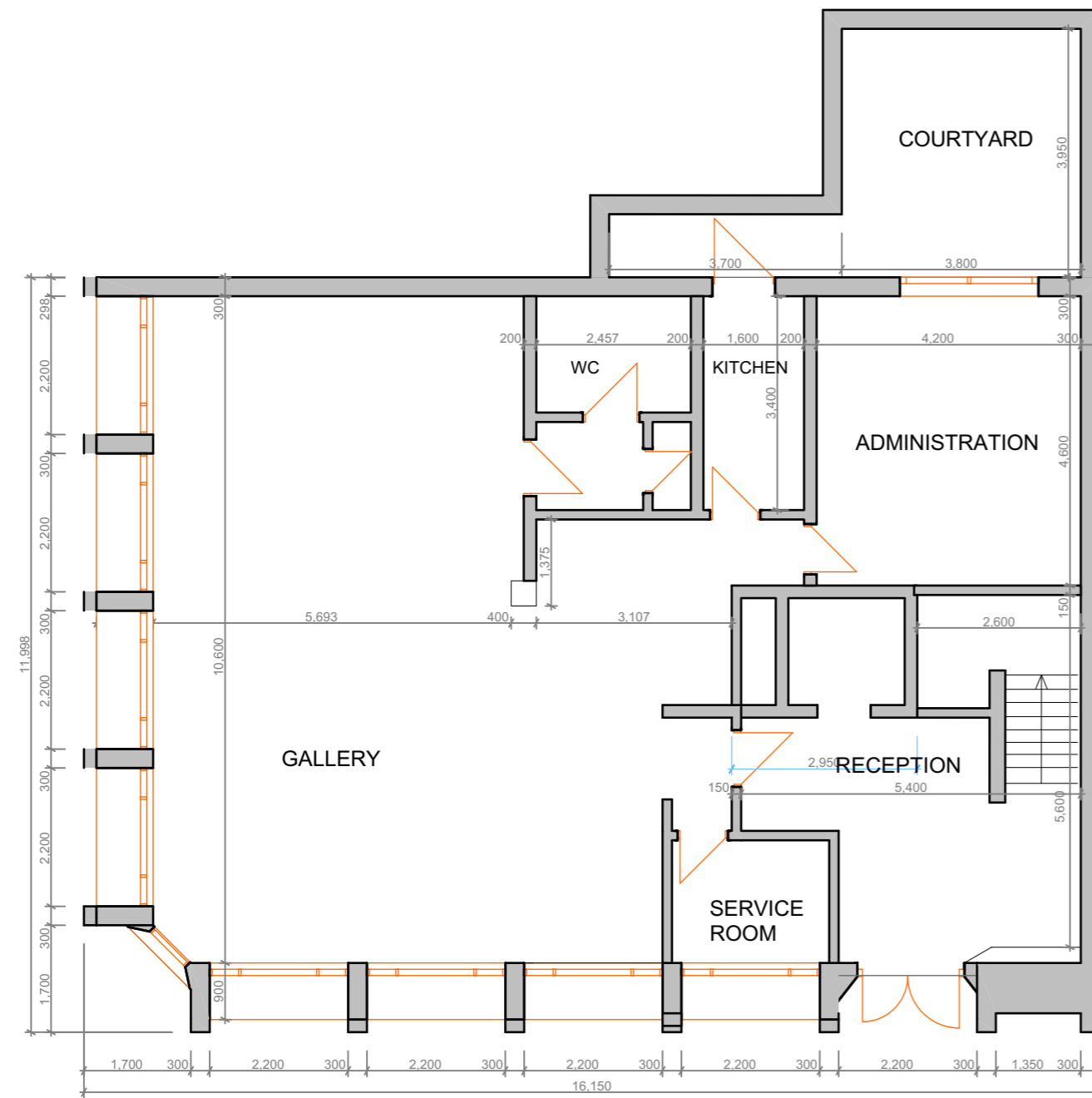
Third Floor



- MULTIFUNCTIONAL ROOM
- SPARE ROOM



Existing Floor Plans



Existing Ground Floor

1:100

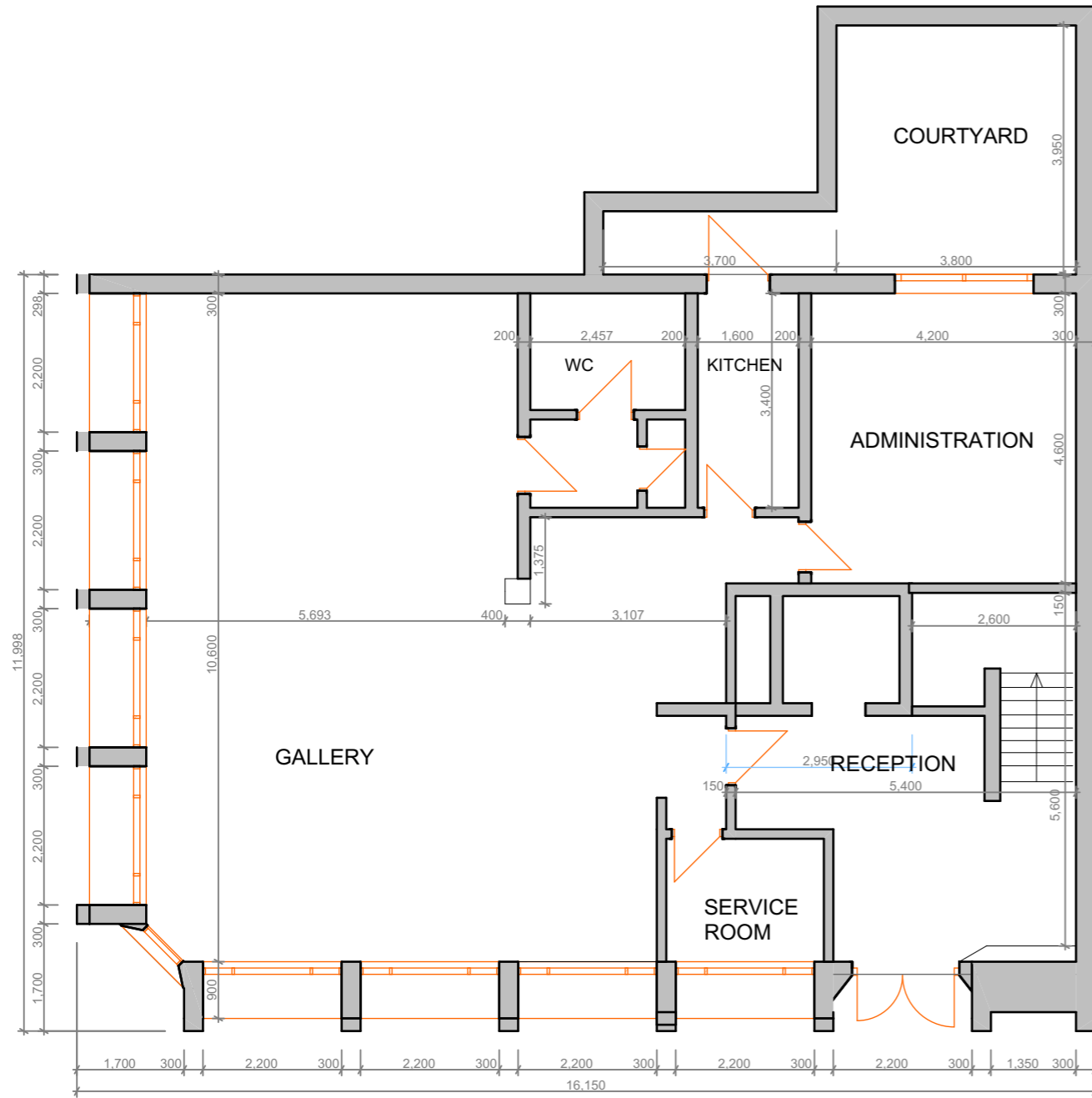
The Existing building arrangement consists of a reception area along with an administration unit of approx. 30m².

It also has a gallery space approx. 83m² with temporary exhibition spaces. However, due to a predominantly compartmentalised layout, large amounts of space is lost to circulation spaces and services.

An external courtyard space of area (18m²) is attached to the rear of the building, adjacent to the fire escape passage leading to Whitfield Street.

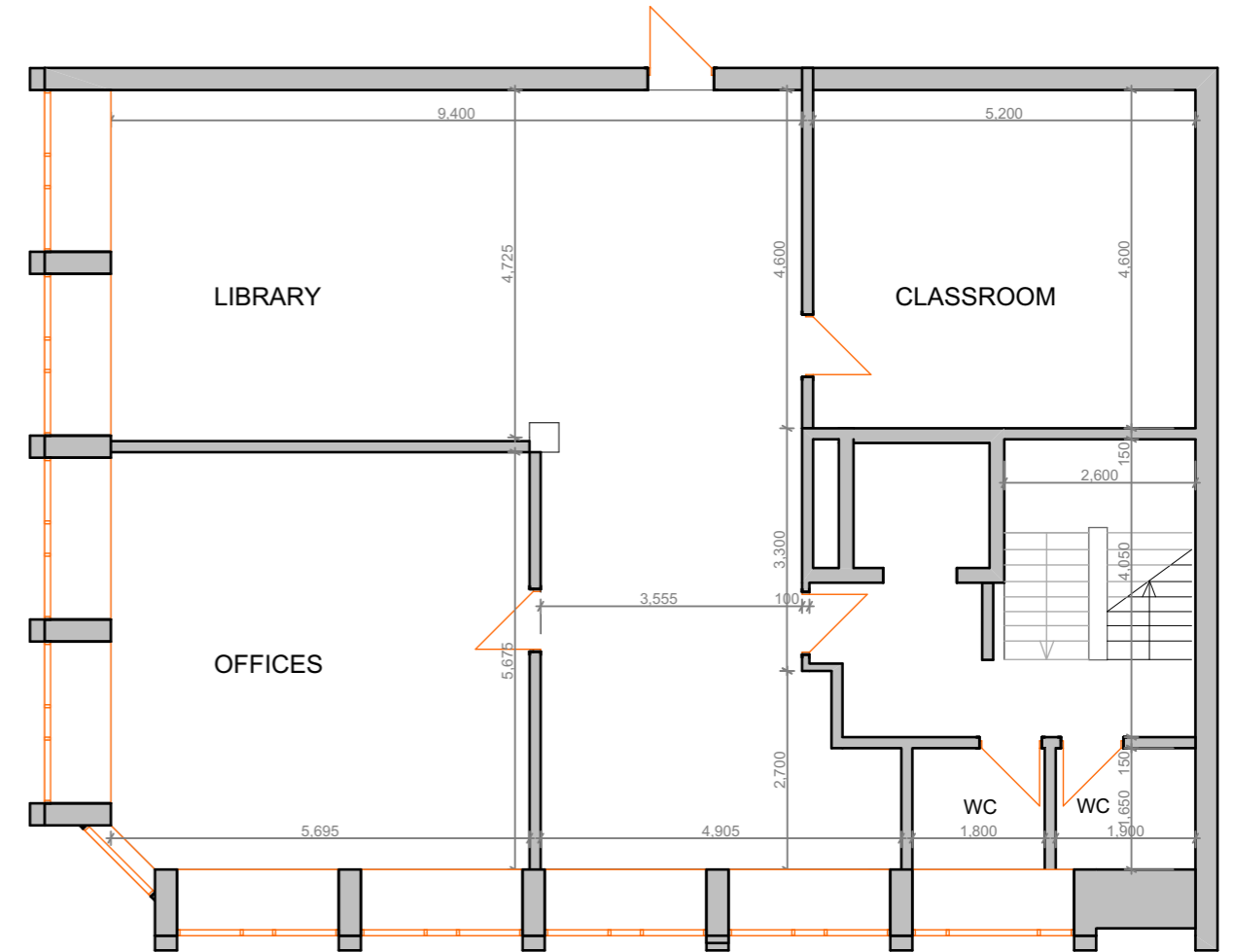
One single access is used from Maple street side.

Recycle and refuge collection is retained to street collection with Camden Borough Council.



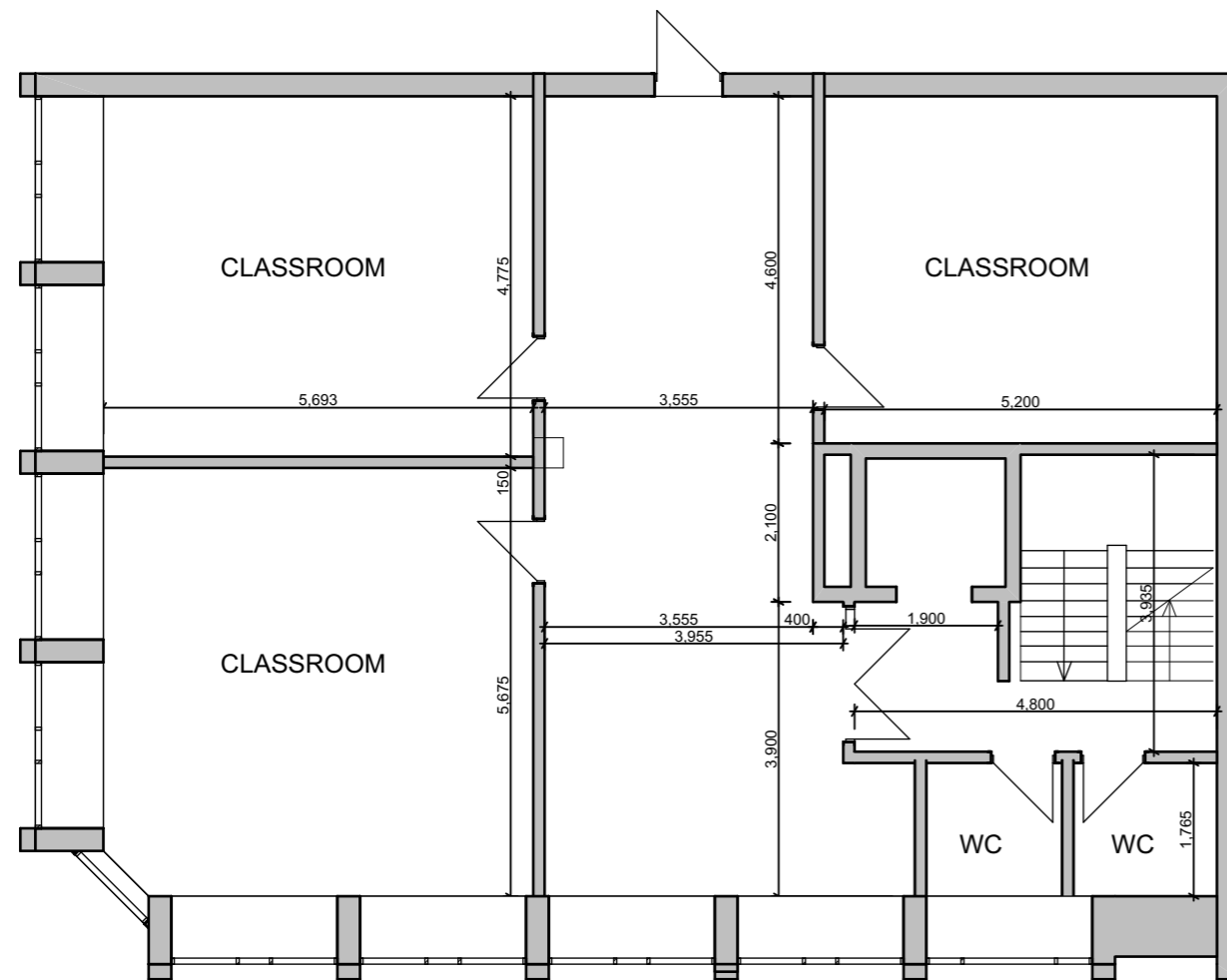
Existing Ground Floor

1:100



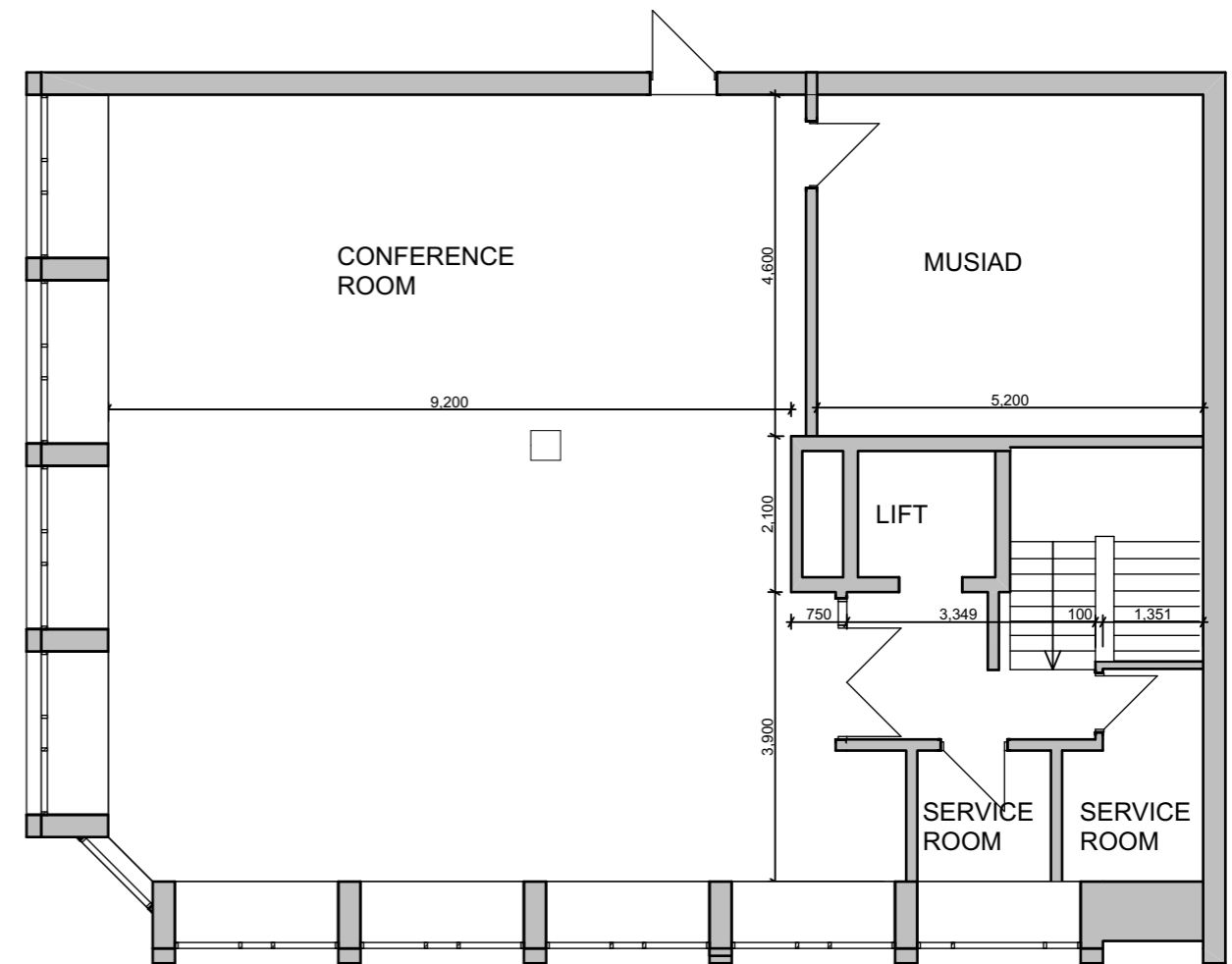
Existing First Floor

1:100



Existing Second Floor

1:100



Existing Third Floor

1:100

Existing Building and Facade



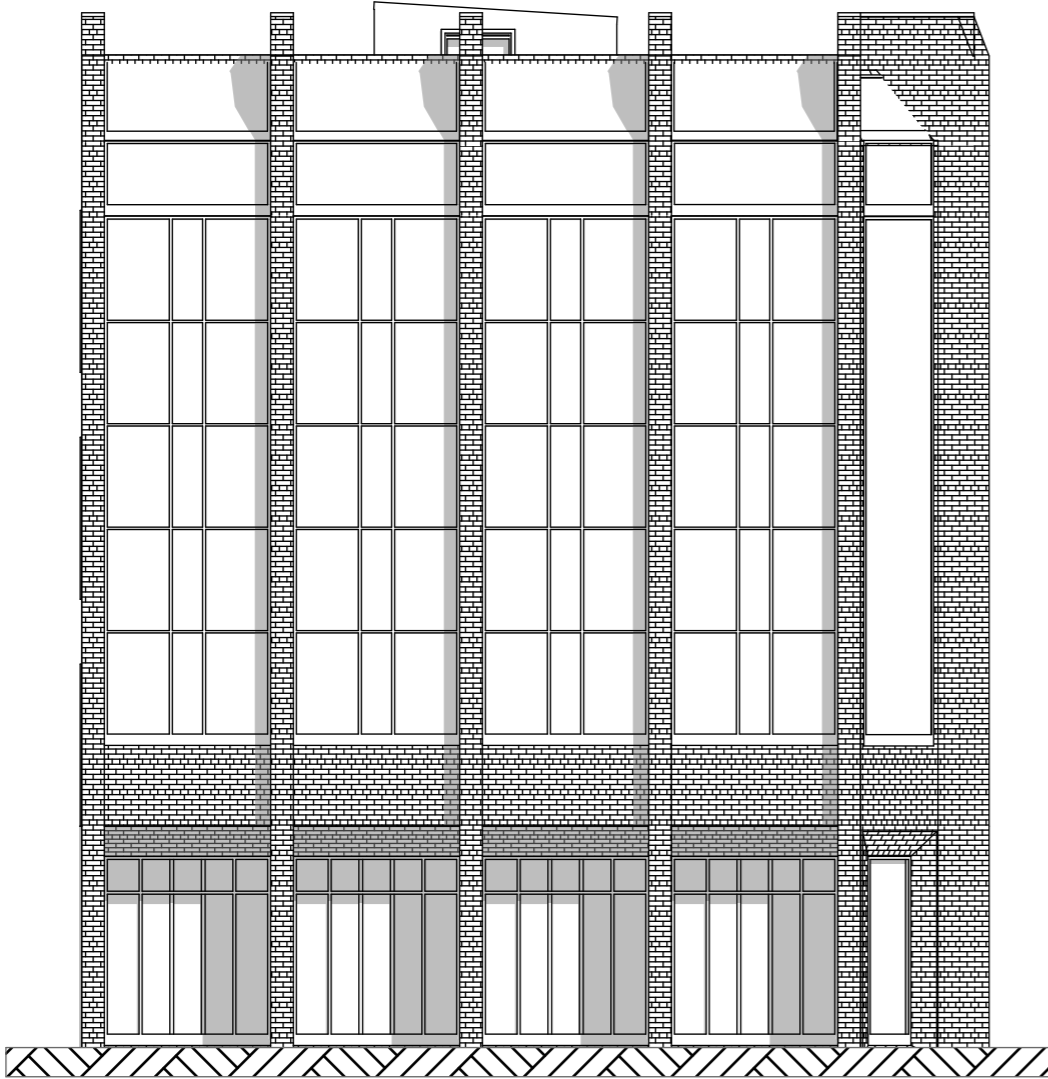
The existing building at 10 Maple street is made from a predominantly brick facade with clear vertical elements extending from the ground floor to the roof level.

Tinted windows are used between the brick piers, however these have not provided adequate insulation from the elements and are not user-friendly to occupants internally. Ventilation and air exchange rate is not satisfactory and concerns are raised over moisture related issues on the interior.

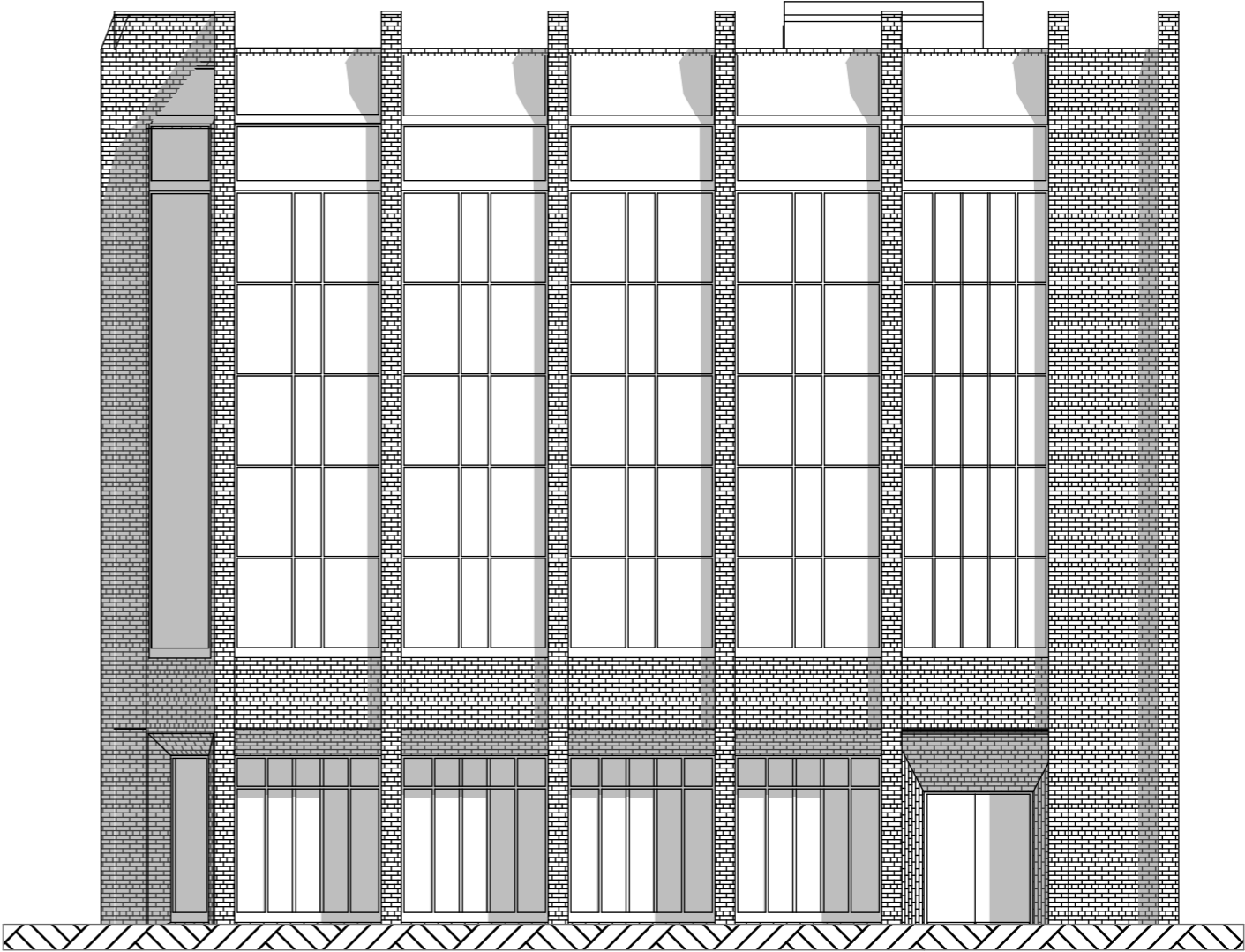
An overall sustainable design strategy is required that optimises the building facade in accordance to the buildings needs.



Internal spaces are utilised throughout the year. Whilst the building caters to classroom based activities, its internal spaces are still compartmentalised and therefore not ideal for social events or day-visitors . There is a need for more social and mixed use spaces, such as a open seating reception area or a mixed used auditorium space.

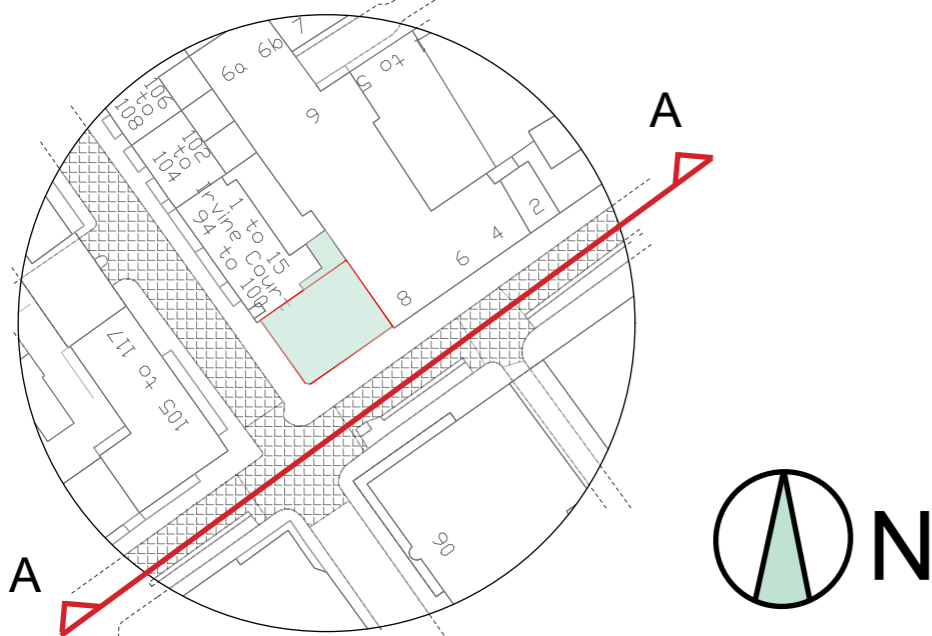


South West Elevation 1:100



South East Elevation 1:100

Existing Maple Street Elevation



PROPOSED PLANS




The facade at 10 Maple street is made up of a large brick volume split up by regularised fenestration showing a clear vertical language. The buildings corner location means it is prominent in the streetscape.

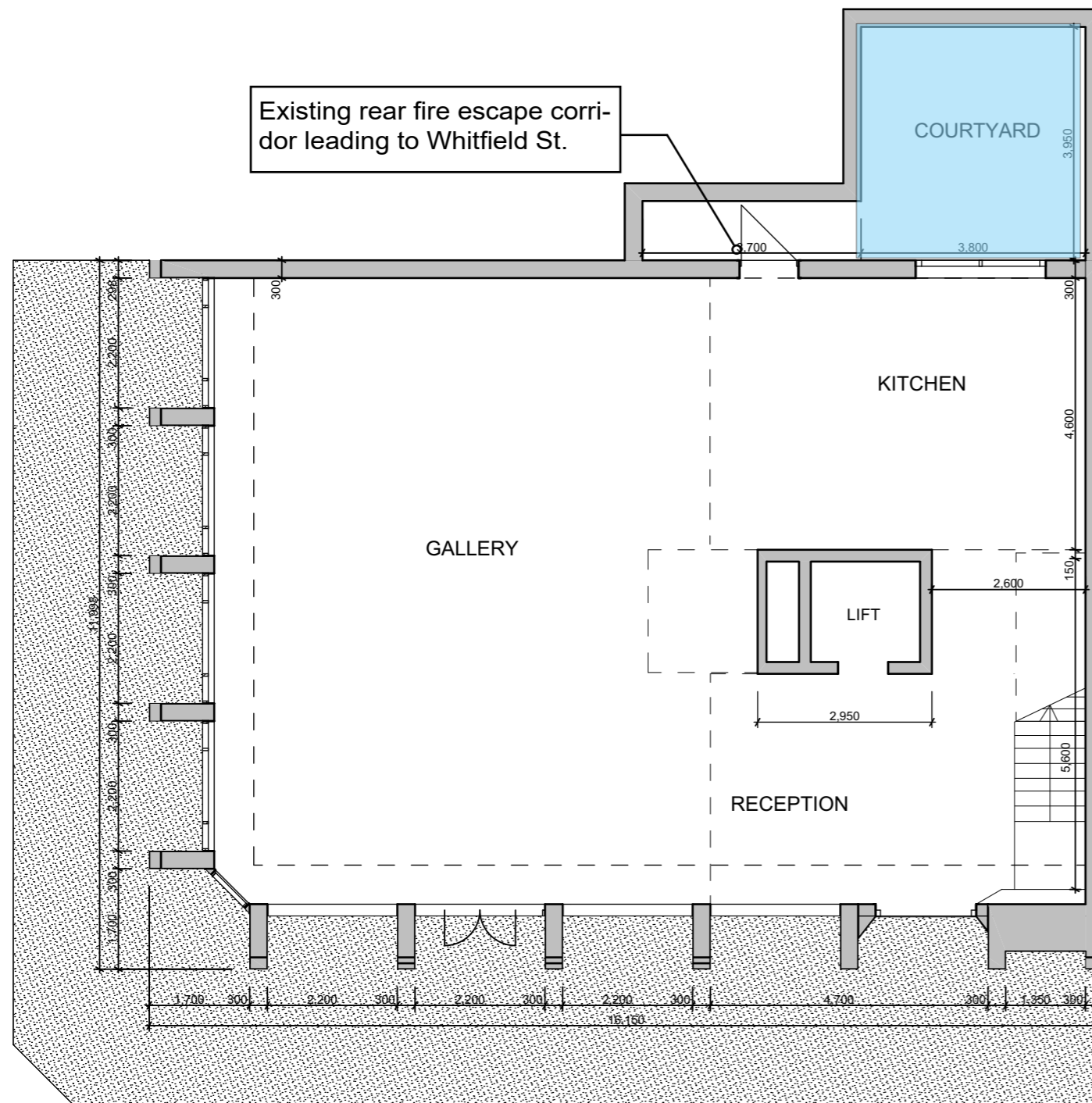
From early concept stage (see left), the proposal has considered a new floor level at fourth floor (current terrace) to continue a strong geometric arrangement. The result is a facade built on structural integrity by maintaining a connection to the vertical elements of the building.

The new fourth floor level is designed with same clear structural expression as the existing building and while utilising new upgraded solar glass will bolster a more contemporary and open feel to the building. Alongside, the useability implications the new glass installation will promote natural lighting and increase air exchange rate to the interiors. An overall design specification that considers solar gain and energy consumption in heating and cooling will seek to reduce the carbon footprint of the building.

Furthermore, a new proposal which considers an open plan arrangement on the ground floor would be more responsive to the centres needs whilst also allowing visitors to navigate the spaces more easily.

Proposed Ground and First Floor

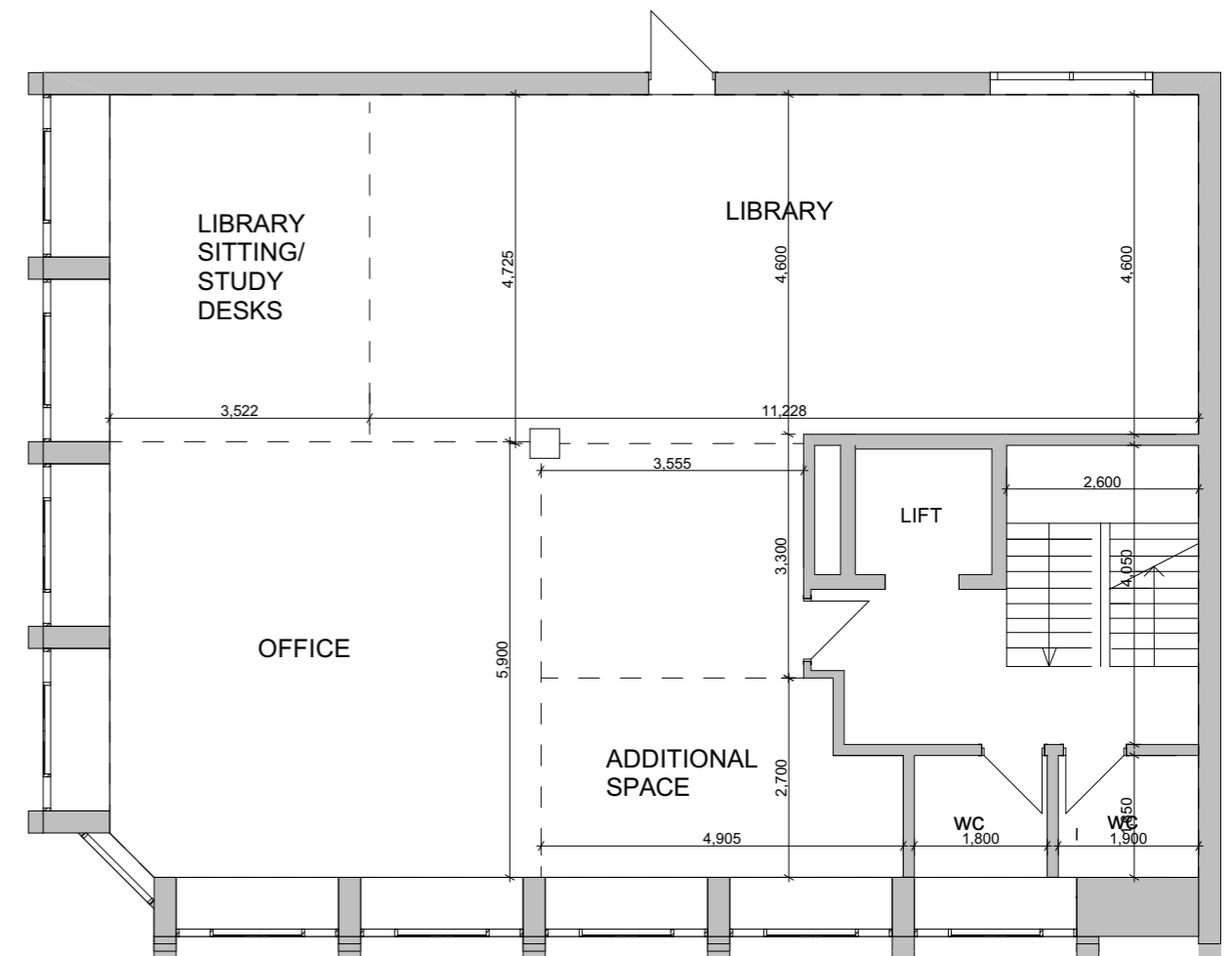
 Ground floor additional space to be used as outdoor seating area (15m2)



Proposed Ground Floor

1:100

Note: No additional space added to first floor. Internal modifications only

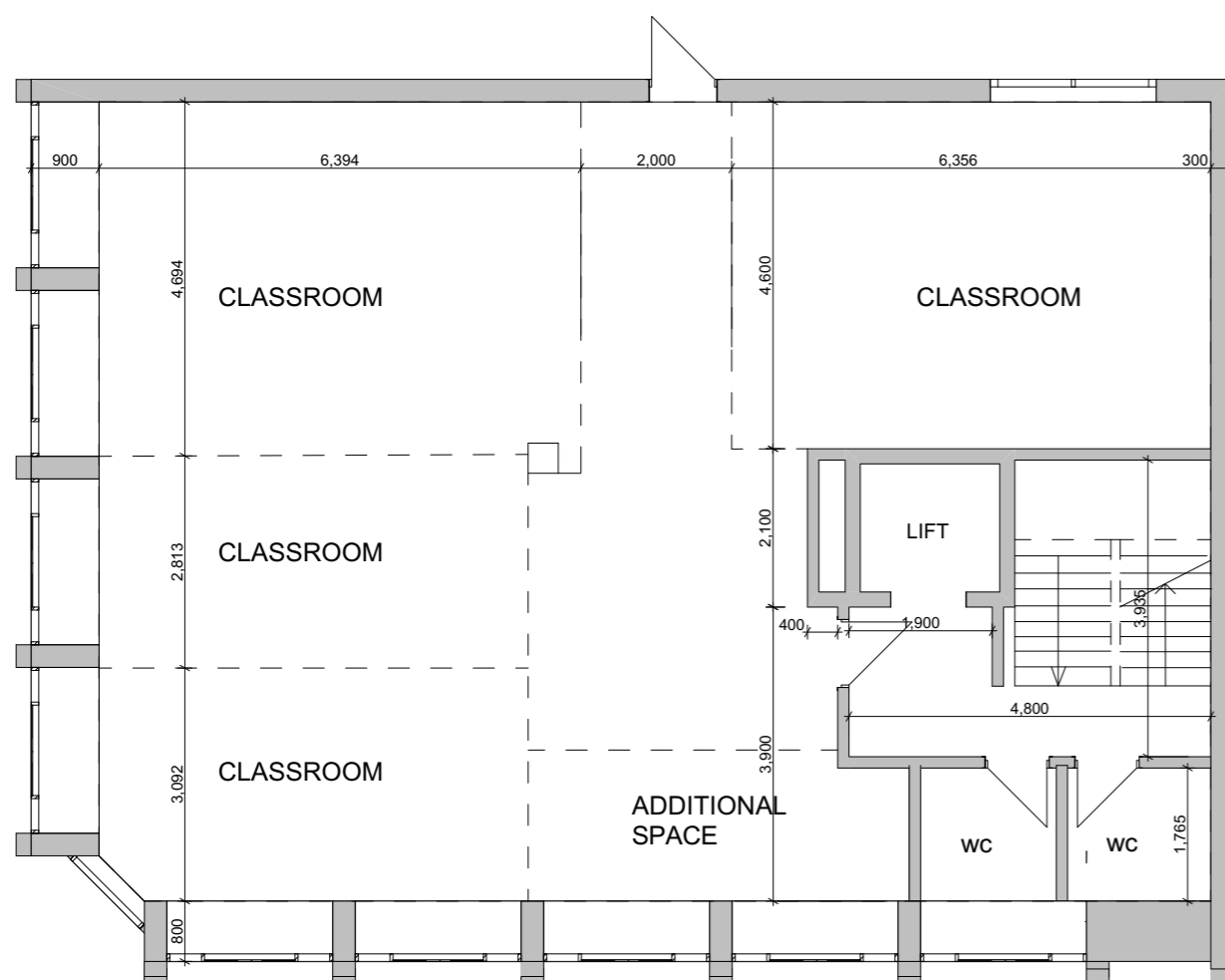


Proposed First Floor

1:100

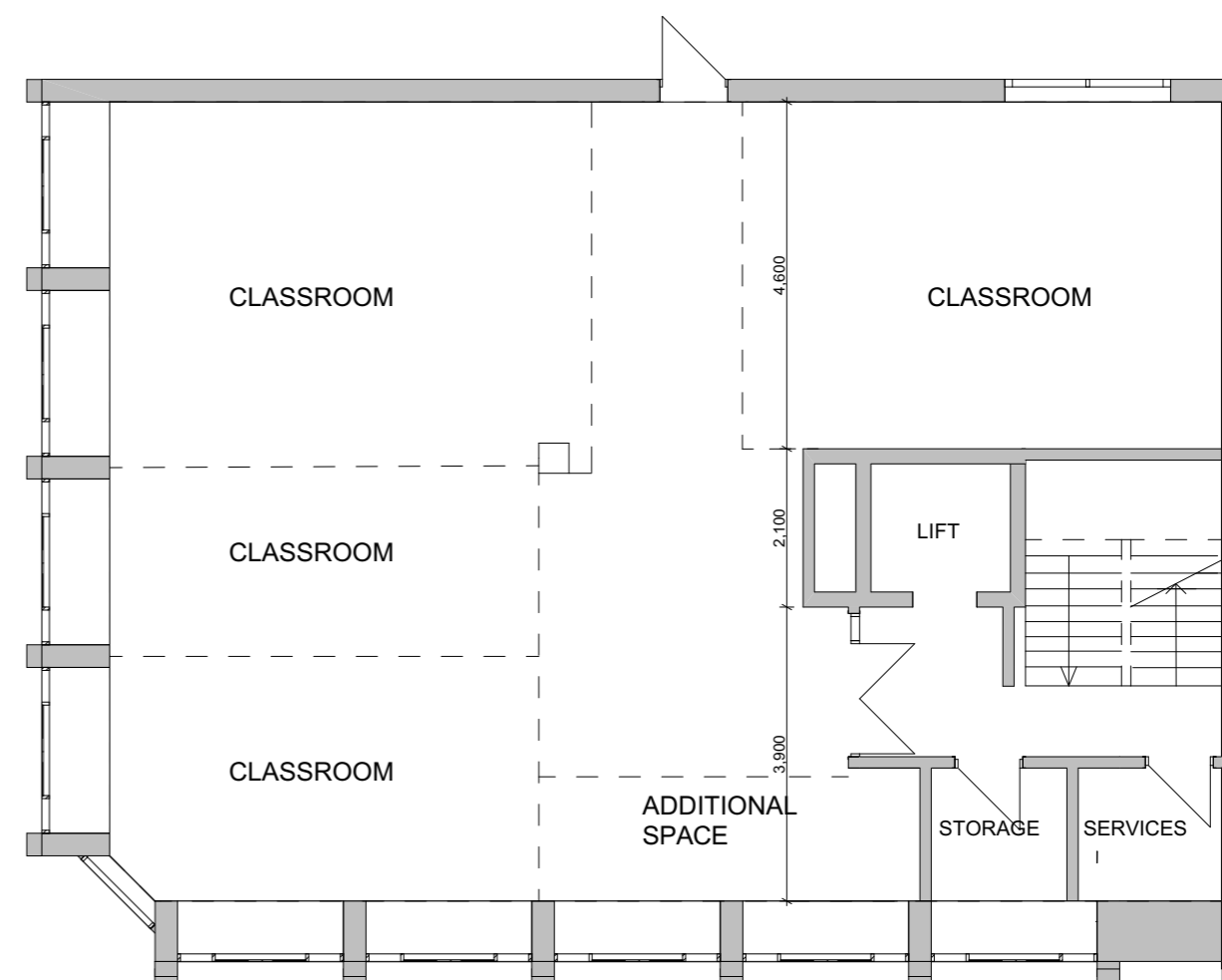
Note: No additional space added to second floor. Internal modifications only

Note: No additional space added to third floor. Internal modifications only



Proposed Second Floor

1:100

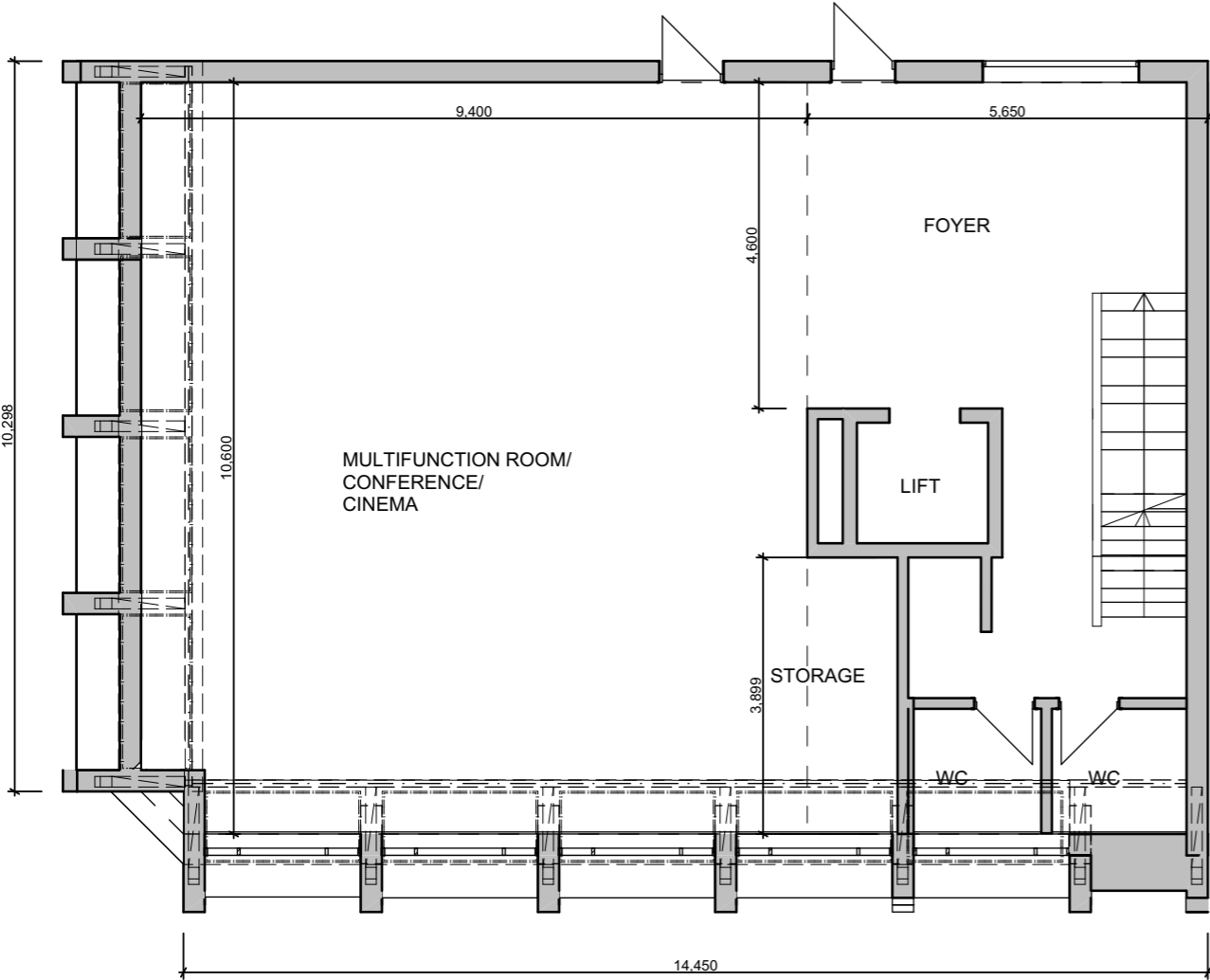


Proposed Third Floor

1:100

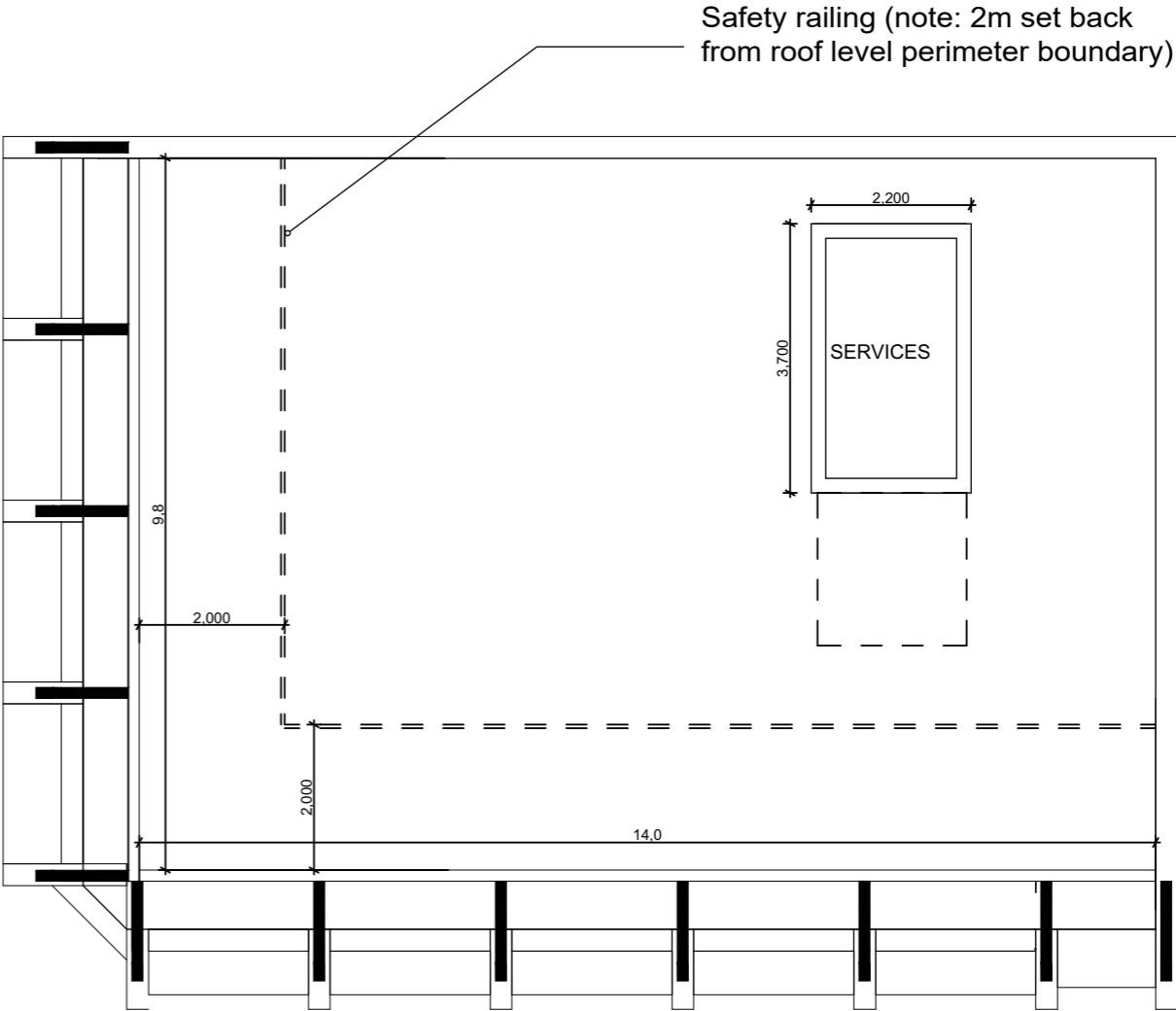
Proposed Floor Addition (4th Floor)

Note: New level floor plan



Proposed 4th Floor

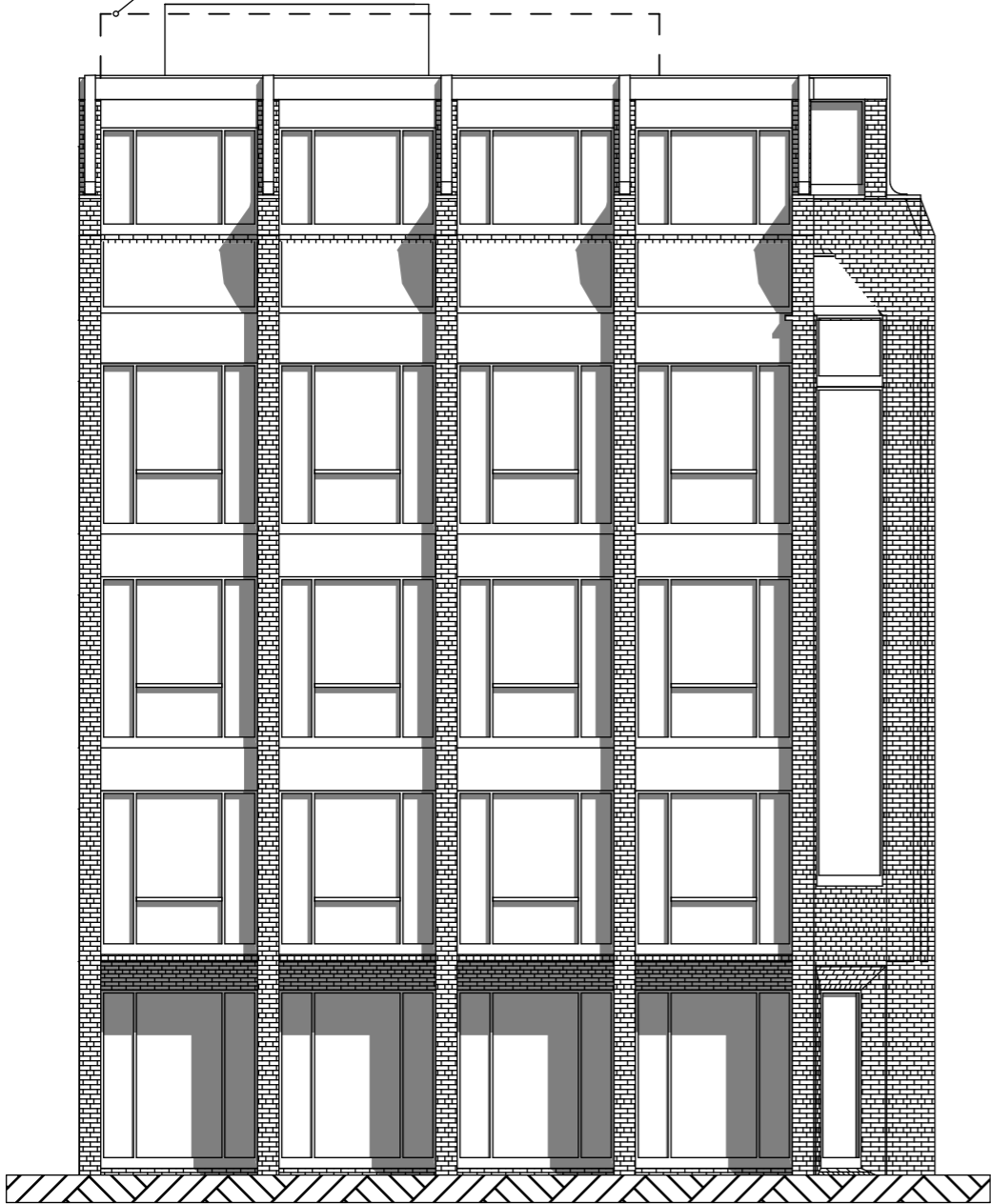
1:100



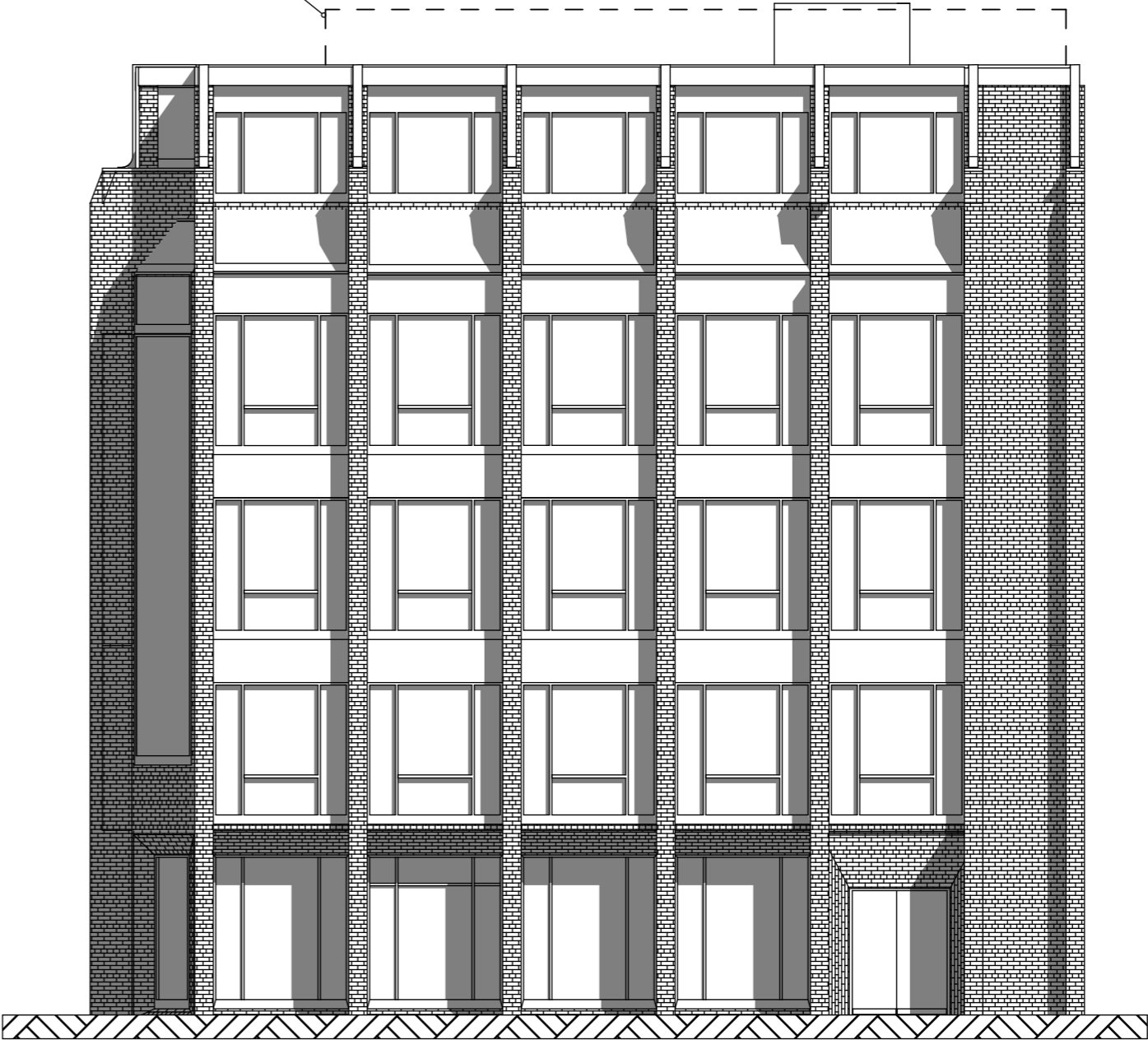
Proposed Terrace Floor

1:100

Safety railing (note: 2m set back
from roof level perimeter boundary)

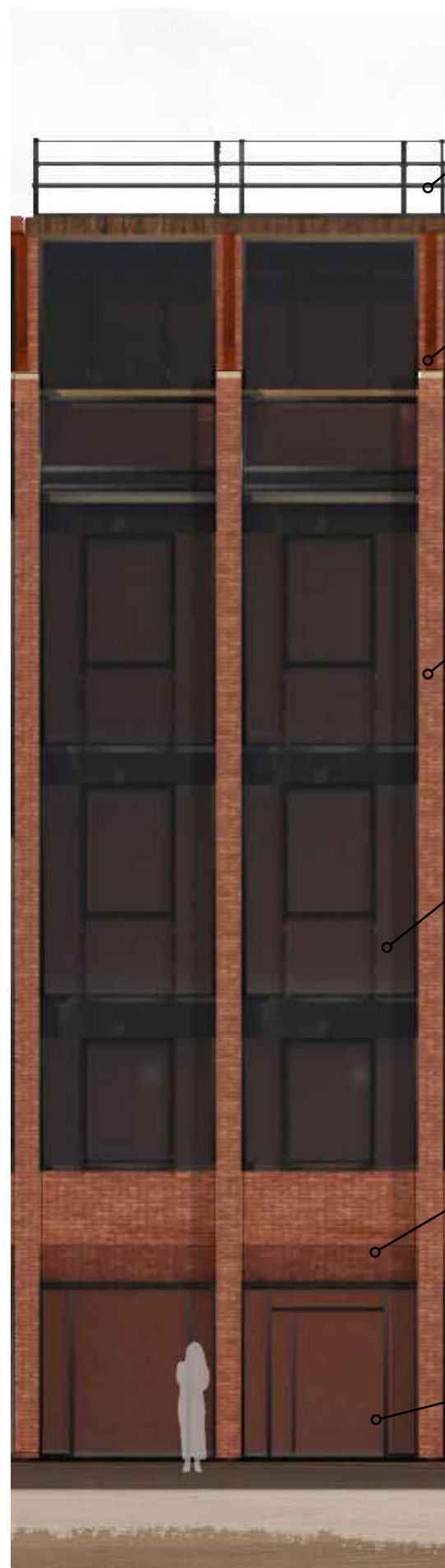


Proposed South West Elevation 1:100



Proposed South East Elevation 1:100

Basic Material Spec.



Safety railing to be specified as required
(note: minimal design proposed, set back by 2m
from top floor boundary)

New floor level made of structural steel cladded with distressed copper
of mid-brown to bronze colour (see right). Upper storey glass to match
proposed new facade windows below for language continuity

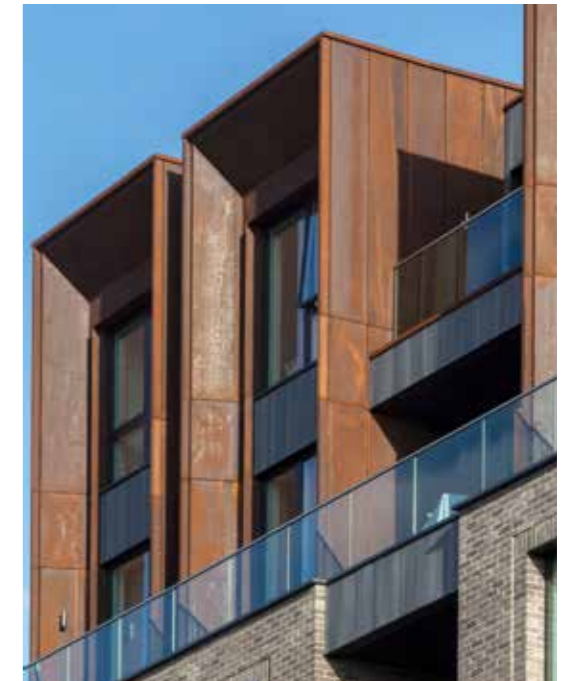
Existing vertical brick structure of facade to be retained. Top level of
raised brick parapet to be capped with neutral tone brass capping

Tinted solar control glass windows with warm black coating. Low-e
glass with neutral dark colour appearance. Dark tone aluminium
framing for clean and contemporary look. Window openings are sin-
gle opening top hung and appear minimal from street level view.

Existing brick surface to be cleaned and repointing of brick where
necessary

Ground floor level glass to allow wider unobstructed views into ground
floor exhibition space

1.



2.

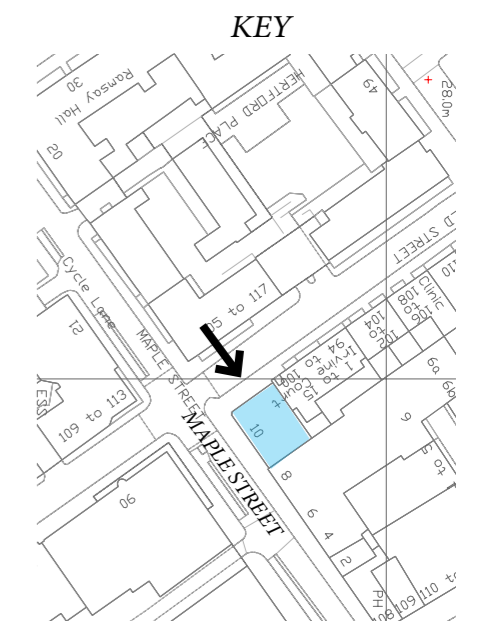


Sample Board Images

1. Similar distressed copper cladding used at
Camden Courtyards by Proteaus Facades.

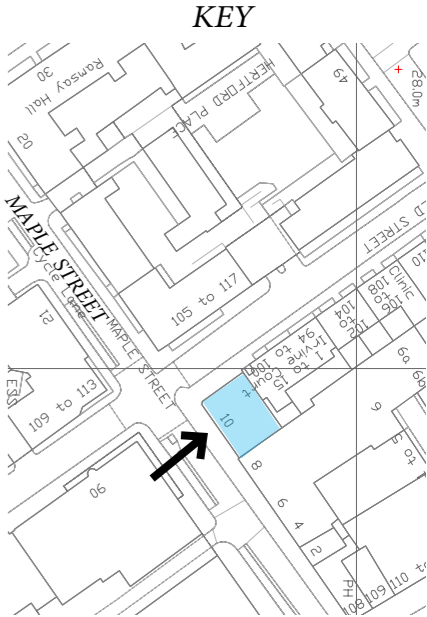
2. Tinted solar coated low-e glass finish .

www.iqglassuk.com



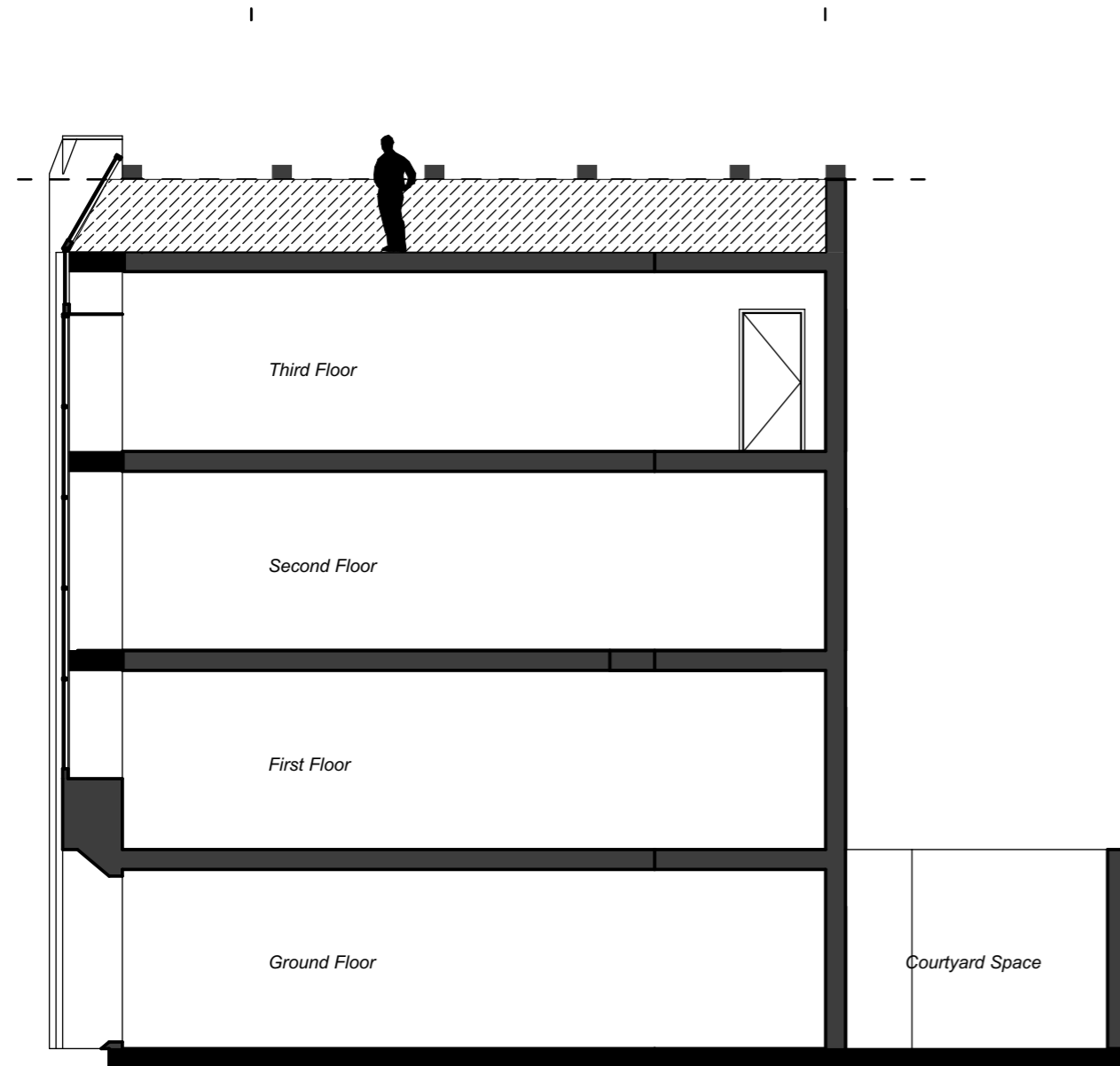
Note: Safety railing for illustration purposes only.

Proposed South East View

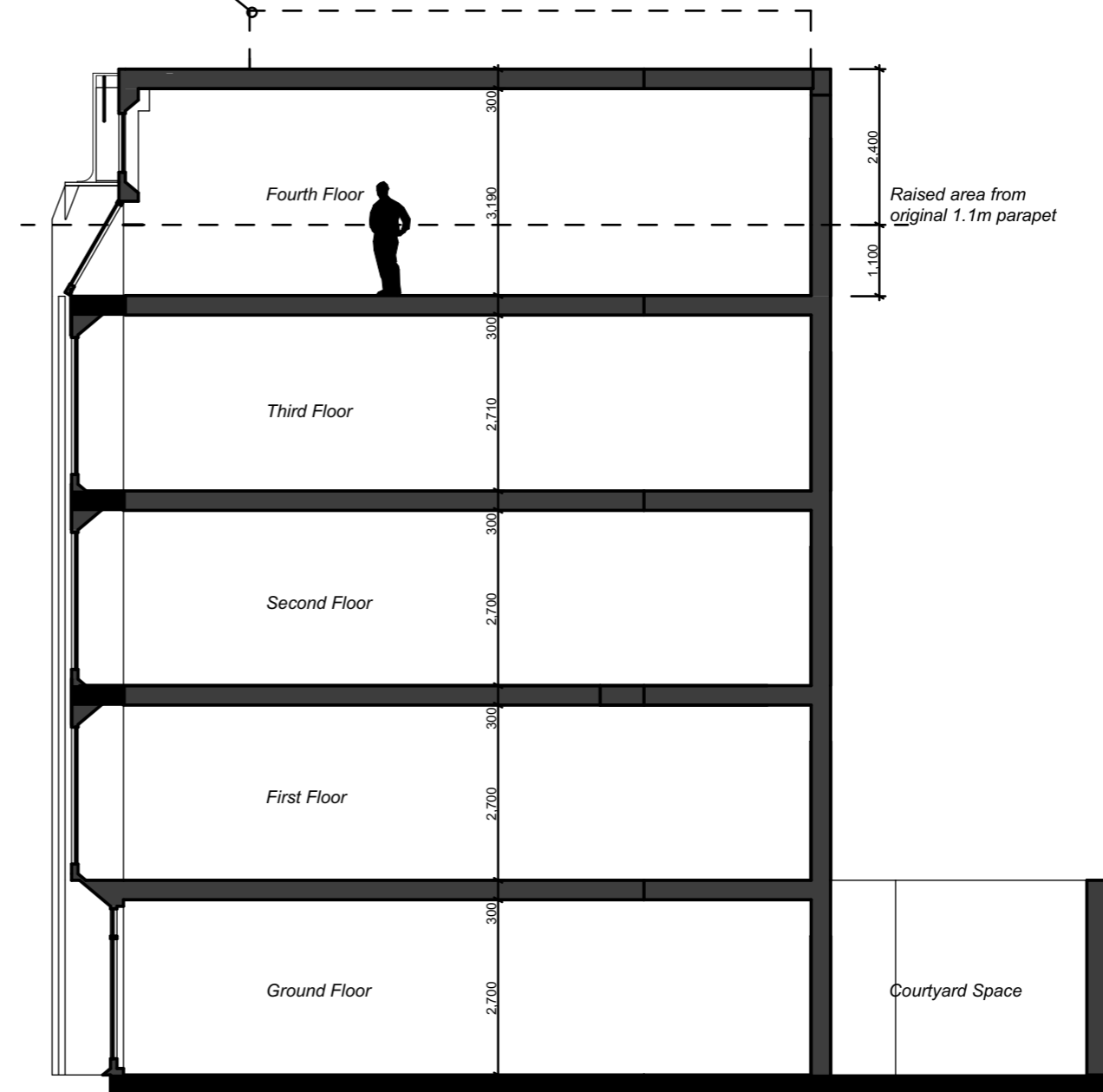


Sectional Diagram

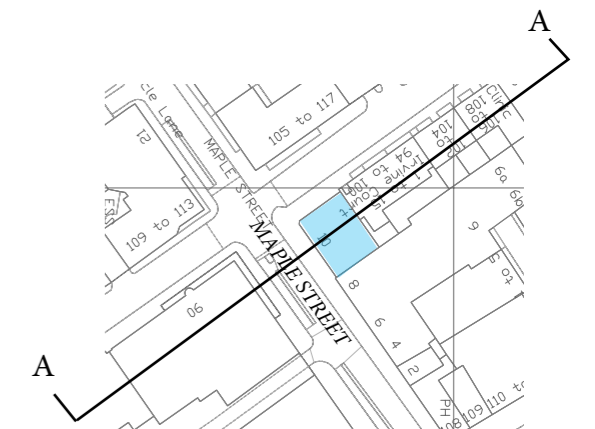
Safety railing (note: 2m set back from roof level perimeter boundary)



Existing Building Section A-A 1:100

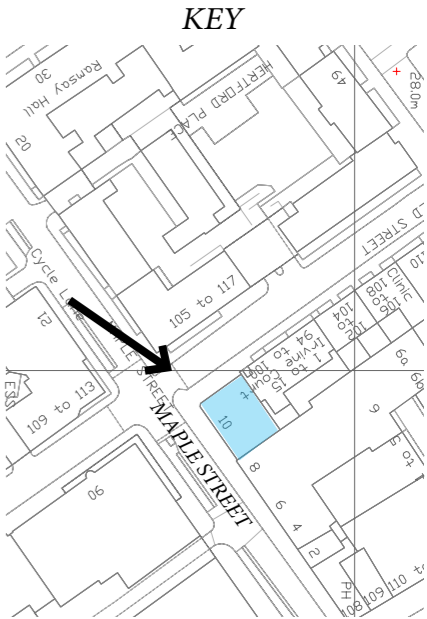


Proposed Building Section A-A 1:100



Note: Safety railing for illustration purposes only.

3D Massing Perspective View

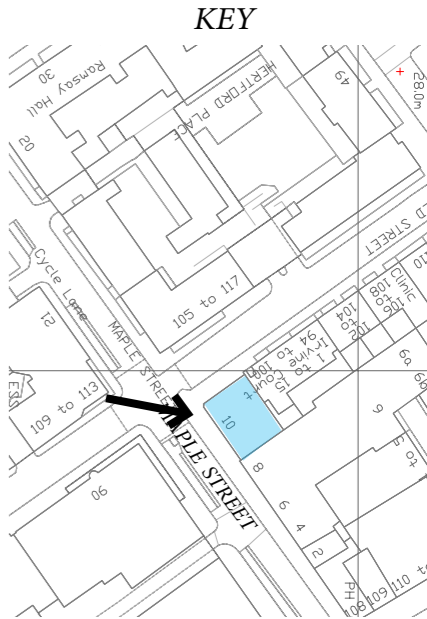


Note: Safety railing for illustration purposes only.

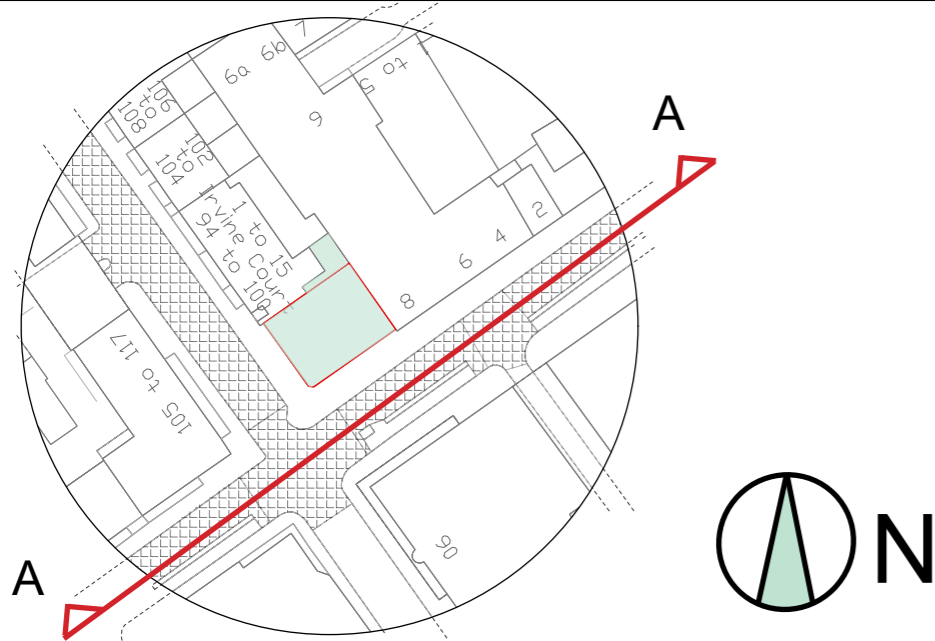
Massing General View

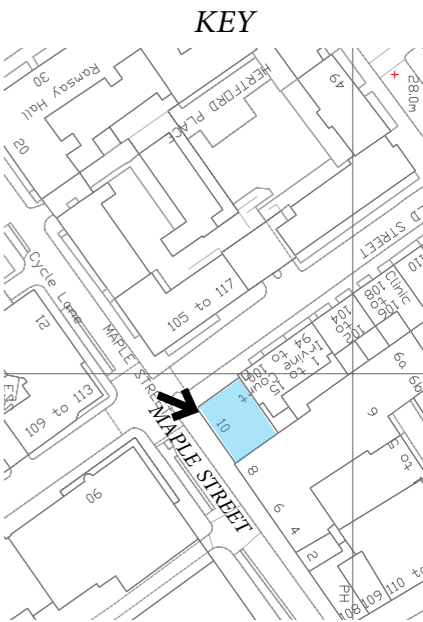


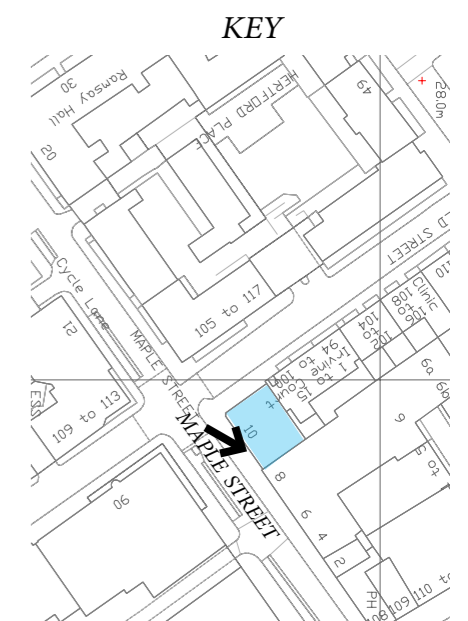
Above: Existing view of corner of 10 Maple St



Proposed Maple Street Elevation









Note: For Imaging purposes only

Area Schedule

FLOOR	AREA (GIA) M²
GROUND FLOOR	154
FIRST FLOOR	156
SECOND FLOOR	156
THIRD FLOOR	156
PROPOSED	
FOURTH FLOOR	156
COURTYARD G.FLOOR	15
TOTAL	172



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