RIBA
Chartered Practice

q|R
ARCHITECTS
LONDON

Design and Access Statement
for 29 Old Gloucester street, London WC1N 3AS

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1. Introduction

qR Architects RIBA Chartered practice was appointed to re-design the previous granted applications in order to accommodate six studio flats in the building.

This design and access statement therefore provides information regarding the new proposal, explaining the project and its integration within the local context.

2. Location

The building is located in the Old Gloucester Street, incredibly close to the Syracuse University, the Kensington College and the British Study Center London.

The two nearest tube stations are Holborn Station and Russel Square Station which make the site location very convenient for students.

Site location

3. The Process

The proposal is for six studio flats.

The proposal aims to address the client wishes to provide to students who study in the nearby universities, modern studio flats with an amazing quality and near the university.

4. Site Analysis

The building is a typical 19th century house however, it was totally rebuilt internally. Since it's totally abandoned, and in a very poor condition, the internal floors, the roof structure and the dormer windows at the third floor are all reinforced concrete construction.
Also, the building's current condition definitely does not contribute positively to the prevailing architectural character of the surrounding area.
The rear elevations of the house are barely visible by the neighbours.

5. Planning Applications History

There have been several planning applications for this site.

The last application submitted was granted subject to a section 106 Legal Agreement planning application reference number 2016/4103/P march 23 2017, full planning application, conversion of dwelling house to 2x2 bedroom flat and 1x1bedroom flat to include erection storey rear extension and formation of fifth floor level to be mansard roof extension.

After being granted, it was submitted a variation of condition that was also grated subject to a section 106 Legal Agreement planning application number 2019/3644/P, variation of condition 3 of 2016/4103/P for 'the conversion of dwelling house to 2x2 bedroom flat and 1x1 bedroom flat to include erection of single storey extension and formation of fifth floor level be mansard roof extension, namely formation of roof terrace' namely for the formation of a roof terrace and associated access at 5th floor level.

That roof terrace was granted with 95 square meters, constructed on the flat roof over the fourth floor. On our proposal we are keeping this roof terrace with the same square meters and position as the previously granted one, since it avoids being seen by neighbouring properties.

6. Consulted Documents and Policies

This application has been designed in the context of Camden's Residential Design Guidance and Development Management Policies and also other relevant national policies.

Also the Technical housing standards – nationally described space standard (Department for communities and local Government)

7. Design Process - Summary/Use/Layout

Summary

The proposal aims, as per the previously granted application, to remove the existing concrete roof and unsympathetic dormer windows, to raise the brickwork at the front and rear of the property to form an extra floor with a natural grey mansard roof.

Use

The site use will remain as residential.

Layout

The major difference between this application and the previously granted one is a small rear extension around the courtyard. This small extension will allow the building to have enough area for six small student studios.
All the windows in that courtyard are sash windows with white laminated glass, where only the window panel above 1.7 meters from the finish floor level opens.

The building remains in scale with the neighbouring and nearby properties.

The location and the size of the site doesn't allow space for private car parking, nevertheless a communal space for bicycle storage is provided inside the building at the basement level.

As per the previous planning application grant this application also aims to incorporate:

- Mechanical heat recovery extract ventilation system for bathrooms and kitchen extracts
- High performance gas fired condensation boilers for space and water heating
- Restricted flow showers and aerating taps
- Dual flush wc
- Energy saving led lighting installations
- Low energy and water use appliances

8. Design Process - Appearance Materials and Sustainability

Materials

All the windows and brick work match the existing building and the neighbours which positively contributes for the surrounding.

Proposed Appearance Materials and Sustainability

Sustainability has been a key driver for the proposed scheme, not only because of the client's preference but as social responsibility.

Our proposal is allowing for the building's U-values to be significantly above building regulations requirements, making it more energetically efficient while at the same time reducing the amount of energy required for heating/cooling the building.

09. Conclusion

Taking into consideration all the above and for the fact that the proposed quality studio flats are more suitable for this location instead of two and one bedroom flats that it would be problematic for a small family where the parking is reduced in a congestion central area, we believe that this proposal will enhance the character of the area while also providing a high quality residential design.

The chosen materials and design not only resemble the materials that characterises this area but fully match the surrounding neighbours.

10. Drawings List

No.	Drawing Title
1-	29OGS-PP-01 – Existing Plans and Elevations
2-	29OGS-PP-01 – Proposed Plans and Elevations