

# DESIGN & ACCESS STATEMENT

SITE: 4 Emerald Street, London, WC1N 3QA  
DATE: 6 April 2020  
REF: 587-102-001-B

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## 1.0 INTRODUCTION

- 1.1 This statement is submitted to provide support and detail for the proposed alterations at 4 Emerald Street, London, WC1N 3QA.
- 1.2 The proposed works include:
- (i) Replacement of existing storage at Basement level with office (use B1).
  - (ii) Replacement of existing self-contained flat Ground Floor level with Office (use B1).
  - (iii) Retention of 3no. self-contained flats at First, Second and Third Floor.
  - (iv) Addition of one storey above the roof level to create a one-bedroom flat at Fourth and Fifth Floor levels, with small terrace at the front.
  - (v) Replacement of windows and repair of the façade.

## 2.0 LOCATION AND CONTEXT

- 2.1 The property is in use as storage (use B8) at Basement level and residential (use C3) at Ground, First, Second and Third levels. This will change into office (use B1) at Basement and Ground Floor levels and retained as residential (use C3) at First, Second, Third Floor levels.
- 2.2 The property is located within the Bloomsbury Conservation Area (sub-area 11: Queen Square / Red Lion Square). The property is not a Listed Building nor is it mentioned as making a positive contribution to the wider conservation area.
- 2.3 Emerald Street is one of several small mews streets in the sub-area, which includes “19th and early 20th century warehouses, mostly of three storeys which have established a larger scale than in other mews in the neighbourhood, which are now home to a number of small businesses.” This is from The Bloomsbury Conservation Area Appraisal and Management Strategy (CAAMS). During the course of the time many buildings have been altered and they are higher than three storeys.
- 2.4 No.4 Emerald Street is the third building from the corner of Emerald Street with Theobald's Road. It consists in a red brick façade continuous with No.6-8, although the façade at No.6-8 is higher. It has white uPVC windows with white surroundings, while No.6-8 has dark grey steel windows with grey surroundings. Also No.10 has similar pattern with dark grey steel windows and grey surroundings, but it differs in the colour of the bricks which is yellow.
- 2.5 No.4 Emerald Street consists in five storeys, one underground at Basement level and four above ground. It has a pitched roof but this is not visible from the street due to both the height of the building compared to the width of the street and also the presence of a brick parapet wall and metal railings at roof level. No.6-8 has a similar pattern with four storeys above ground in the brick façade – although with higher ceilings – and an additional Fifth level set back from the main façade.

### 3.0 DESIGN AND IMPACT UPON CONSERVATION AREA

3.1 The exterior finishes and materials of proposed development include the following:

- (i) Replacement of existing entrance door and windows at Ground Floor level.
- (ii) Replacement of all windows at First, Second, Third, Fourth Floor levels.
- (iii) Addition of Fifth Floor level with set back from main façade.
- (iv) Alteration and making good of existing brick façade.

3.2 The existing Ground Floor level will be altered (i) to create a larger opening including the new entrance doors and new dark grey painted steel Crittall style windows. The larger opening will allow more light to come through the office spaces at Ground and Basement levels. The style will also be more consistent with the building at No.6-8, with dark grey colour.

3.3 The existing First, Second, Third, Fourth Floor levels will have their windows replaced (ii) keeping the overall openings but altering the width of the windows and their position in the façade. This will suit the internal layout, with the larger windows to the living areas and the smaller windows to the bathroom areas. The windows will be also dark grey painted steel Crittall style, consistent with the building at No.6-8.

3.4 The Fifth Floor level will be an addition (iii) to the existing building and it will have three main effects:

- a) It will allow to create a one-bedroom maisonette flat at the top, providing varied types accommodation in the building.
- b) It will be more consistent in height and style with No.6-8, which it shares a continuous brick façade with.
- c) It will create a small terrace, set back from the façade, with full-width glazed doors, consistent with the top floor at No.6-8.

3.5 The existing façade will be altered (iv) with minor interventions to tidy it up with the following:

- a) The rendered surroundings of the doors and window openings will be painted in dark grey.
- b) The uPVC white windows will be replaced to be dark grey painted steel Crittall style.
- c) The space between the new windows will be infilled with herringbone brick tiles in anthracite colour to match the windows. This will be a similar treatment to the building at No.10.
- d) The top floor terrace will have a new steel balustrade above the brick parapet wall.

All the above will create an harmonious façade in materials, colours and style to be consistent and continuous with No.6-8.

### 4.0 IMPACT UPON ADJOINING PROPERTIES

4.1 The front building line of Emerald Street is characterised by early 20th century warehouses of three or four storeys which now consist of both offices and residential spaces. They do not have consistency in terms of volume nor architectural style.

4.2 In particular the building adjacent to No.4 are very different:

- No.2 has a two-storeys red brick façade with white painted timber sash windows, soldier course arches above the openings and rendered cornices to mark the floors. It also has a slate cladded mansard roof with dormer windows and metal railing on top of it. This building

tries to echo the architectural features of one the corner with Theobald's Road, although with inconsistencies in its proportions.

- No6-8 has a four-storeys red brick façade with an industrial style including continuous openings with dark grey steel windows and dark grey painted render surroundings. It also has an additional storey on top, set back from the façade and a terrace at the front. This building has a sense of continuity also with No.10, although the brick façade has a slight interruption, but the style and colour of the windows are consistent.

- 4.3 The proposed alterations and roof addition to No.4 will result in no negative impact upon the adjacent building at No.6-8 as the height of the roof will be no higher than the current chimney stack in between the two buildings. There will be no overlooking nor loss of light due to the chimney stack in between the properties, that function as a party wall.
- 4.4 The proposed alterations also will not result in a negative impact upon the adjacent building at No.2 as the current height of No.4 is already higher than the mansard roof at No.4. There will be no overlooking nor loss of light due to No.2 being already lower than No.4.
- 4.4 Finally, the proposed alterations also will not result in a negative impact upon the streetscape as the building at No.4 will become more consistent with No.6-8 and also No.10 further down the street. The current variety of treatments of the façades will be evened out in terms of materials and architectural features. Also, the proposed roof addition will not be visible from the street as it is not visible the one at No.6, due to the height of the buildings narrow street.

## 5.0 LAYOUT

- 5.1 The main intention of the proposal is to improve the quality of the accommodation of small self-contained flats.
- 5.2 The existing also need a major upgrading works in terms of services and damp, replacement of the existing drainage and electrics which are currently dysfunctional and need improving.
- 5.3 The roof addition allows to introduce a different type of accommodation which is a one-bedroom flat.
- 5.4 The alterations to the Ground and Basement Floor levels allow to create a more functional office space, providing light to the basement and improving the quality of the working spaces.

## 6.0 SUMMARY

- 6.1 The interior proposal improves the quality of both living and working spaces by creating more functional layouts.
- 6.2 The exterior proposal improves the front façade in terms of materials, architectural features and uniformity of the streetscape.
- 6.3 The exterior proposal also does not have any negative impact on the neighbouring properties nor the streetscape. This is because the proposed height will not cause any overlooking nor loss of light to Nos.2, 6-8 and it will not be visible from the street.

7.0 PHOTOS OF THE EXISTING

7.1 Exterior:



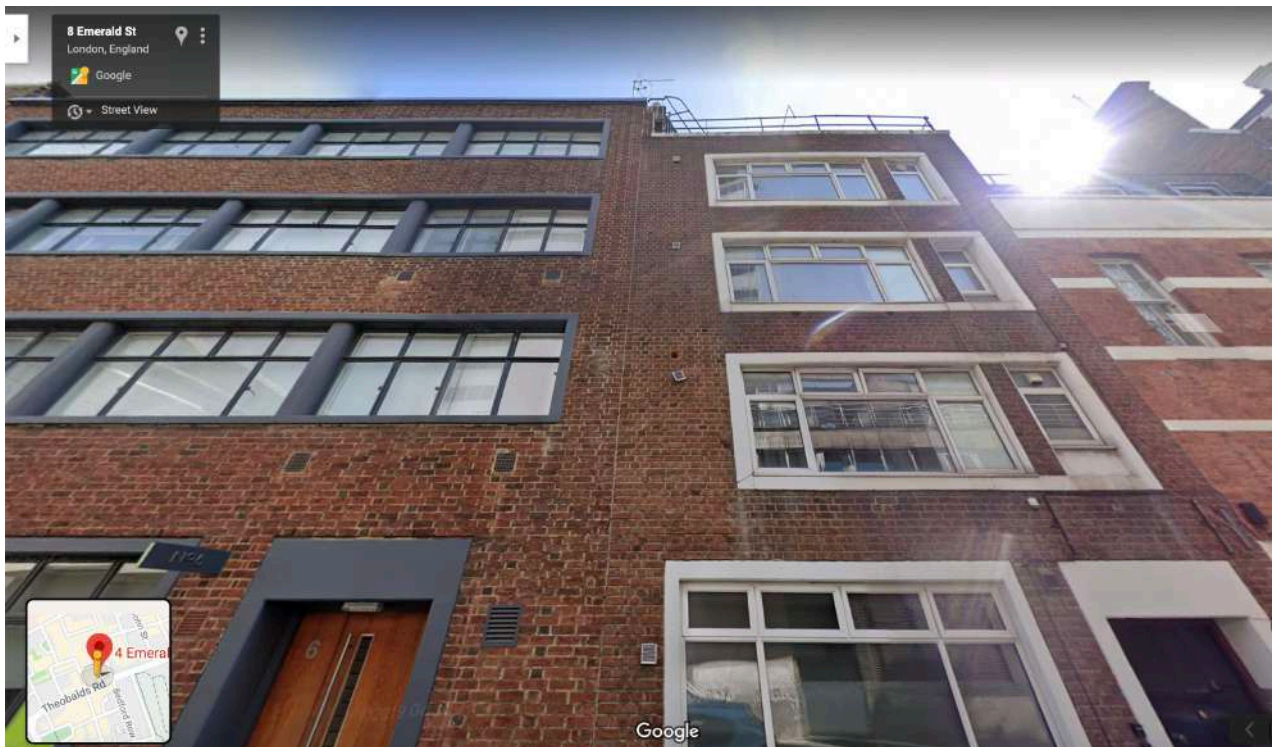
View of Emerald Street from corner with Theobald's Road.



Closer view of Emerald Street from corner with buildings at No.2, No.4 and No.6-8.



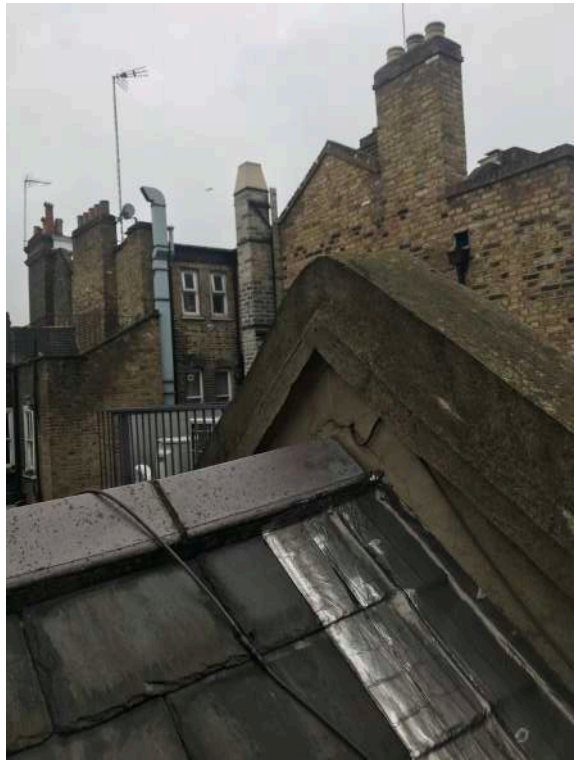
Front view of entrance doors at No.4 Emerald Street with adjacent No.6-8.



View of the upper floors and parapets of No.4 Emerald Street with adjacent No.6-8 and No.2.

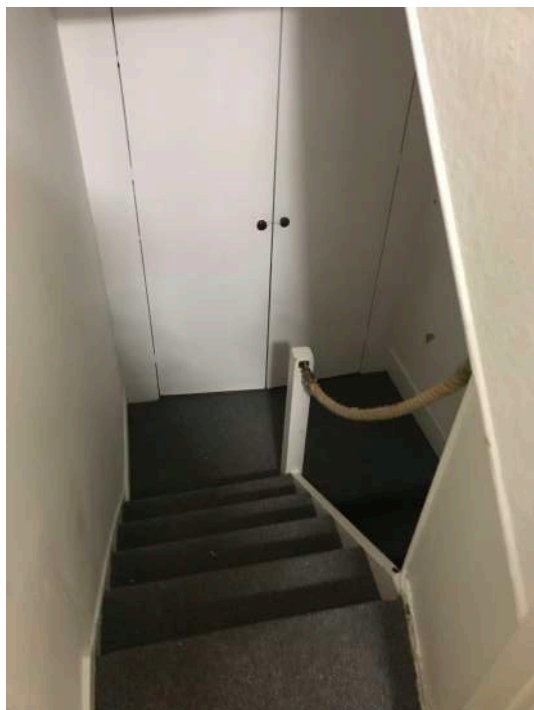


Views of No.6-8 front and rear top floor from No.4 roof space, with chimney stack in between.



Views of No.2 top floor from No.4 roof space, with metal railings on top of mansard roof.

7.2 Interiors:



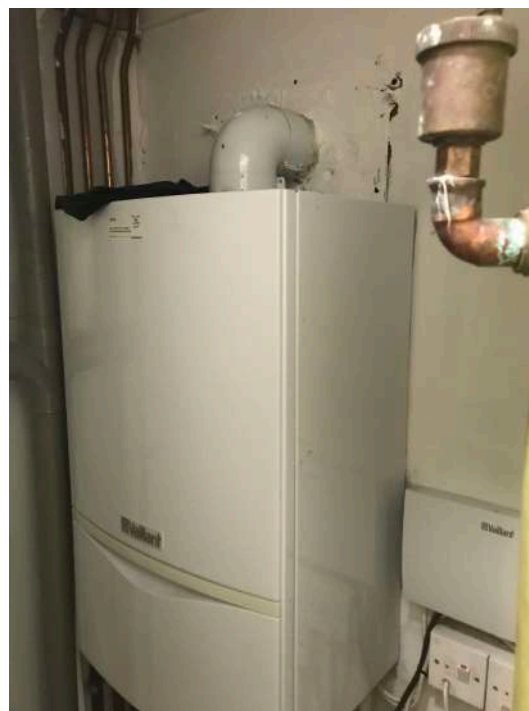
Staircase showing need of improvements



Ceiling showing signs of dump



One of the flat bathrooms signs of dump



Services showing need of repairs