



18 Hanway Street, London W1T 1UH

Design and Access Statement

August 2020



18 Hanway Street, London W1T 1UF



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Photograph - 18 Hanway Street

18 Hanway Street, London W1T 1UF

Executive Summary

This statement has been produced by C3M Studio, for and on behalf of, Soho Housing Limited. This is in support of the application for Planning Permission for the alterations to; 18 Hanway Street, W1T 1UF, in the London Borough of Camden.

18 Hanway Street is a 19th Century five storey brick faced building with modern mansard roof extension.

The building provides office space at ground and lower ground floor level, and residential apartment accommodation above. Separate dedicated access is provided to the office and residential.

The brief for the project is to upgrade the office accommodation to provide disabled access throughout the ground and lower ground floors.

The proposals described in this document demonstrate:

- Improved access into and out of the office accommodation.
- Provision of dedicated disabled WC near to entrance at ground floor.
- Provision of platform lift to allow disabled access to both floors of the office accommodation.
- Protection of the existing 'shop frontage' whilst delivering level threshold access to the office accommodation from Hanway Street.
- Minimal architectural alterations that have no detrimental effect of the principal elevation of the building.
- Upgrading of an existing building to improve access for all.

The application applies to the office component only, no changes to the residential accommodation are proposed, as such drawn and written information is provided for the office component only.

Section: 02 - Context



Aerial View - Hanway Street (Google Earth)

18 Hanway Street, London W1T 1UF

Context

Hanway Street is located within the Bloomsbury Ward of the London Borough of Camden, situated at the southern end of the Borough at the the boundary with Westminster.

Hanway Street runs east west on a curved route connecting Tottenham Court Road to the east and Oxford street to the south west. Coupled with Hanway Place, it forms a hinterland between the two principal streets.

Hanway Street and Hanway Place form the Hanway Street conservation area, a very small conservation area in London consisting of just two streets.

The street is curved in form and narrow (as is Hanway Place), a fragment reminiscent of Medieval London at a completely different scale to the surrounding area.

The street was originally developed in the 18th century as part of the growth of the west end. The earliest buildings reflect Georgian Domestic style and scale with many re-fronted in the 19th century.

The architectural styles vary along the street, with the overall scale of buildings significantly smaller than the prevailing scale of the the wider context.

Historically there were a number of residential, commercial and industrial uses within Hanway Street. Today offices, restaurants, bars and retail uses prevail with office and residential uses within upper floors.

The wider area is characterised by office and retail uses, with Oxford Street being an internationally renowned Shopping Street in the heart of Central London.

The site is located in very close proximity to Tottenham Court Underground (Crossrail under development) and multiple bus services via both Oxford Street and Tottenham Court Road.

Local amenity space is provided in both Soho Square and Bedford Square, both in close proximity to Hanway Street.



Section: 02 - Context



Map - Hanway Street Conservation Area (Camden Conservation Area Maps)



Map - Positive and Neutral Contributors (Camden Conservation Area Maps)

Heritage Context - Conservation Areas

Hanway Street lies within the Hanway Street conservation area, to the southern boundary of the London Borough of Camden. The conservation area sits directly above the adjacent Hanway Street conservation area in the London Borough of Westminster, the north side of the street lying in Camden, the south side, lying in Westminster.






The conservation area is additionally bounded by numerous other conservation areas, in both Camden and Westminster, namely, Bloomsbury, Denmark Street, Charlotte Street, in Camden, and Hanway Street, Charlotte Street West, Soho and East Marylebone in Westminster.

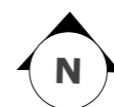
The area containing Hanway Street and Hanway Place is a section of hinterland behind Oxford Street and Tottenham Court Road characterised by a narrow curved streetscape and an intimate, quiet refuge from the surrounding bustling commercial area. Vestiges of pre-Georgian London are hinted at in curving layout of the streets, which reflect parish boundaries that pre-date the expansion of London in the 17th and 18th centuries. However its earliest buildings reflect Georgian domesticity, developed piecemeal and re-fronted and enlarged in the 19th century. Buildings were converted into small shops and businesses, retaining some residential use on the upper floors. The organic layout of the narrow streets and the footprint and scale of the buildings are unique to the area, and contrast with the surrounding urban grain which is of a larger scale and to a planned layout. The cul-de-sac nature of Hanway Place creates a surprisingly quiet enclave in the midst of this busy area.

Extract: Hanway Conservation Area Appraisal and Management Strategy March 2011.

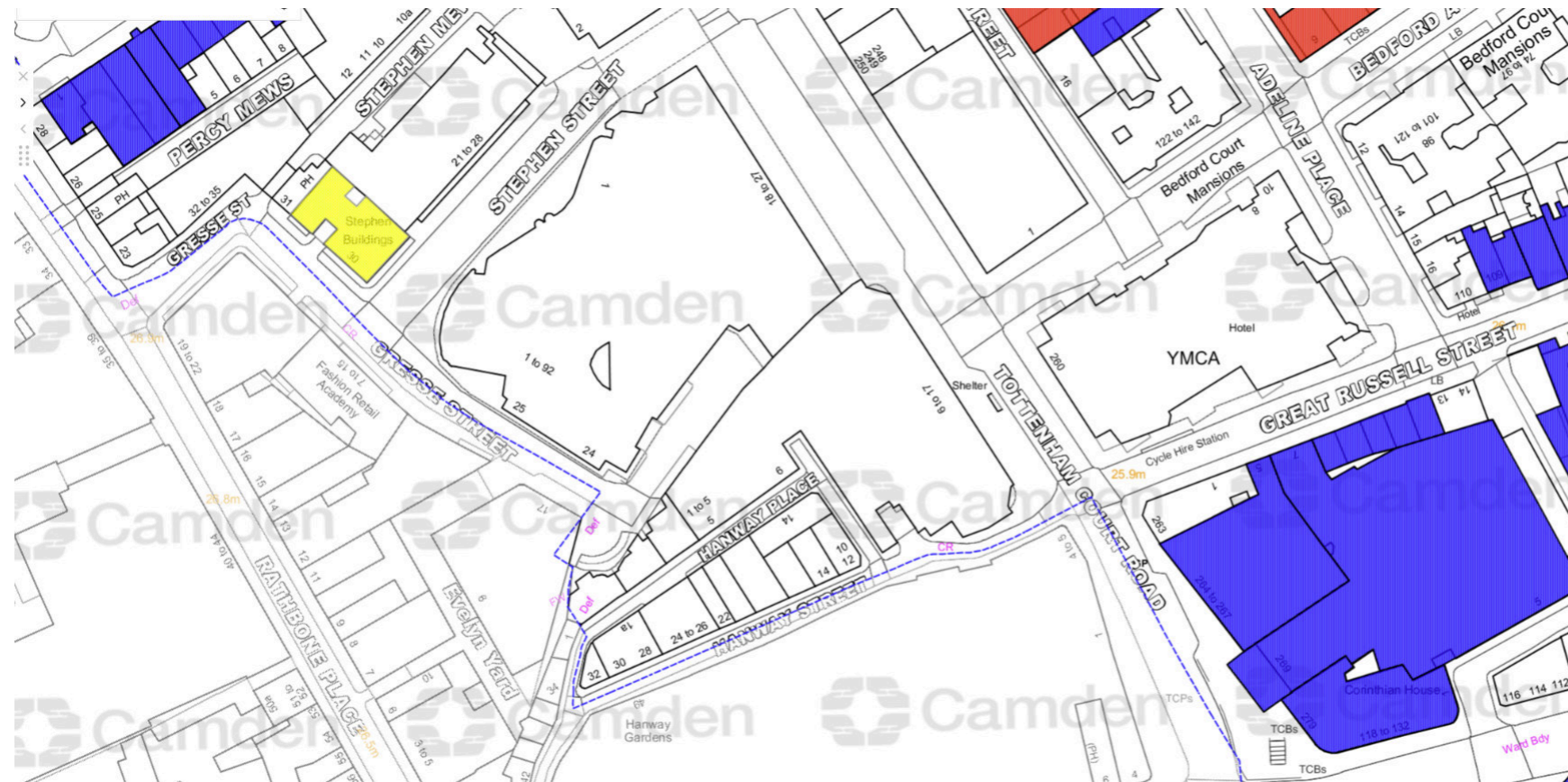
The conservation area identifies the contribution of individual buildings, 18 Hanway Place is identified as a positive contributor.

Key:

-  Site Boundary
-  Camden Borough Boundary
-  Hanway Street Conservation Area
-  Neutral Contributor Buildings
-  Positive Contributor Buildings



Section: 02 - Context



Map - Hanway Street Listed Buildings (Camden Listed Buildings Maps)

Heritage Context - Listed Buildings

The subject site, 18 Hanway Street is not a statutorily listed building. There are no listed buildings in the Camden Hanway Street conservation area.

There is one listed building on Westminster Hanway Street conservation area, the Former Oxford Corner House, 14-16 Oxford Street (rear elevation onto Hanway Place).

It can be seen from the diagrams opposite that further listed buildings are located within the wider context but not the immediate vicinity.



Map - Positive and Neutral Contributors (Westminster Listed Buildings Maps)

Key:

- Buildings
- Locally listed building (Camden)
- Grade II listed building (Camden)
- Grade I Listed building (Camden)
- Listed building (Westminster)



Section: 02 - Context

Proposed Works

The proposed works are to an existing building within a conservation area. There is no gain in floor space, only minimal changes to the entrance door on Hanway Street and the inclusion internally of accessible ramp, platform lift and disabled WC.

There is no change of use proposed, the current office and residential accommodation remain.

Relevant Planning Policy

The proposals put forward in this planning application have been considered in relation to the following local and national planning policy:

Local Policy:

Camden Local Plan; Policies, C6 Access for all, D1 Design, D2 Heritage, D3 Shopfronts.

CPG - Design

CPG - Access for all

Hanway Street Conservation Area Appraisal and Management Strategy

Fitzrovia Area Action Plan

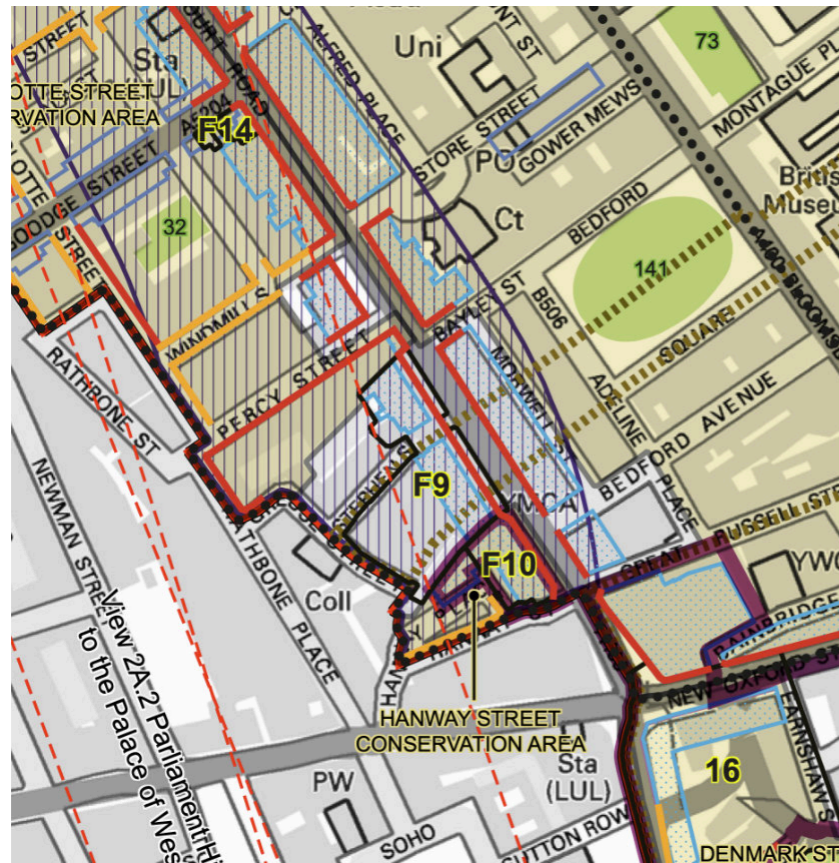
National Policy:

London Plan

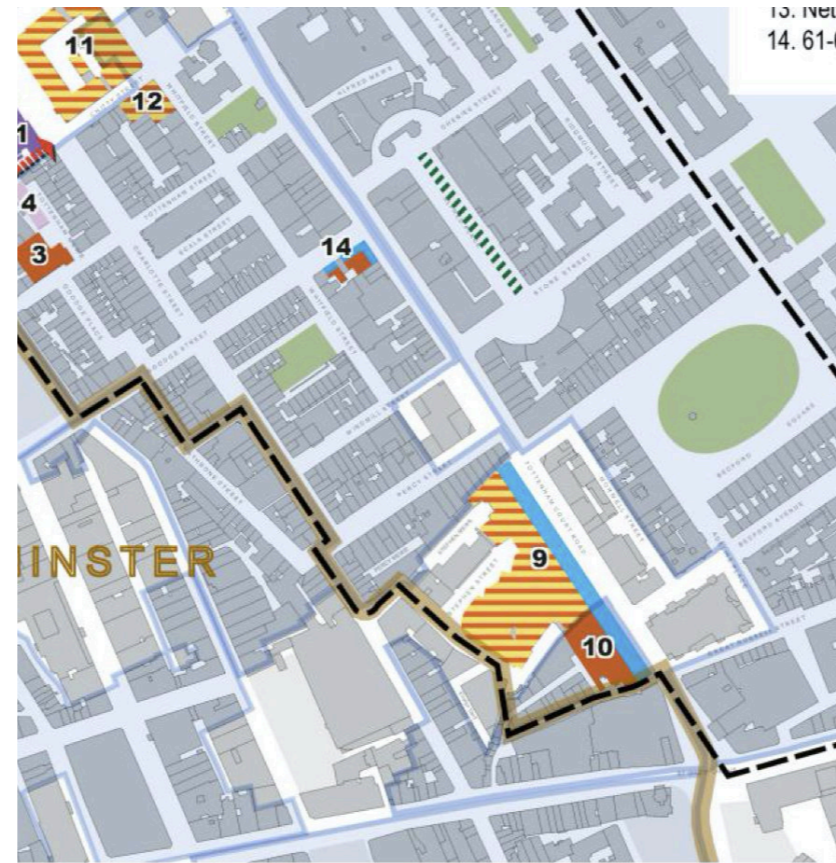
National Planning Policy

Camden Policy Plans

Hanway Street is identified within the Camden Policies Plan, both as a conservation area and the north side of the street as a protected secondary frontage. The site is outside the Tottenham Court Road Growth Area, but buildings to the rear and at the west end of Hanway Street are considered for retail and residential growth. The site also lies within the the Fitzrovia Area Action Plan but there are no designations for the site itself. 18 Hanway Street is identified as a positive contributor within the Hanway Street conservation area and its shopfront identified as being a 'shopfront of merit'.



Map - Extract Camden Policies Plan (Camden)



Map - Extract Fitzrovia Area Action Plan (Camden)



Map - Extract Tottenham Court Road Growth Area (Camden)

Section: 03 - Hanway Street



Photograph - Hanway Street looking east



Photograph - Hanway Street Looking west



Photograph - Hanway Place looking west



Photograph - Hanway Place looking east

Hanway Street Conservation Area

The Hanway Street conservation area encompasses just two streets, Hanway Street and Hanway Place.

Hanway Street is characterised by varying architectural styles, predominantly from the 19th century but with c. 1950's insertion and much later c. 2000's building to the east end. The street is narrow and enclosed.

The buildings are predominantly brick faced with varying levels of architectural detail and numerous mansard roof editions. Contrasting brickwork, string courses and expressed panels and lintels add variety and quality to the overall composition of the street.

The majority of buildings on the north side of Hanway Street (Camden) span through to Hanway Place, having secondary elevations facing onto Hanway Place. The same relationship can be seen on the south side of Hanway Street (Westminster) with the buildings principal elevations facing onto Oxford street with secondary elevations onto Hanway Street.

Shop frontages are a key feature of the the north side of Hanway Street. Both the quality and condition of such shopfronts vary considerably along the street. Some shopfronts are specifically identified within the Conservation Area Appraisal. There are no shop fronts to the south side and activation of the street is minimal.

Hanway Place is noticeably less activated than Hanway Street, there are no shopfronts running parallel to Hanway Street (although some to the west end of the street) and building entrances, both residential and commercial are less pronounced.

Again the buildings are brick faced with contrasting brick colours, expressed panels and stucco window surrounds expressing varying architectural detail, with building heights typically three storey.

Section: 03 - Hanway Street



Photograph - Hanway Street looking east



Photograph - Hanway Street Looking west

Hanway Street - North Side

The buildings to the north side of Hanway Street are typically three to four storeys in height with setback mansard roofs. 18 Hanway Street steps up to five storeys (four masonry with set back mansard) in the central part of the street.

Ground floor frontages are characterised by a series of shopfronts, that vary both the quality and condition along the street.

There are no shop fronts to the south side of the street where activation of the street is minimal.

Section: 04 - Existing Condition



Photograph - 18 Hanway Street



Photograph - 18 Hanway Street

18 Hanway Street - Existing Condition

18 Hanway Street is a mixed use building, providing open plan office accommodation at ground floor and lower ground floor, and six residential apartments at first floor level and above.

The building was converted from a dedicated office building under planning permission Ref: 2011/5439/P. In addition to the change of use, the permission also granted an additional set back top floor.

Dedicated entrances are provided for both uses, the office component accessed off Hanway Street and the residential off Hanway place.

The proposed changes within this application affect the accessibility of office space only, no changes are proposed to the residential apartments.



Photograph - 18 Hanway Street shopfront



Photograph - 18 Hanway Street shopfront

Section: 04 - Existing Condition



Photograph - Office accommodation ground floor (at completion c.2014)



Photograph - Office accommodation ground floor (at completion c.2014)



Photograph - Office accommodation lower ground floor (at completion c.2014)



Photograph - Office accommodation lower ground floor (at completion c.2014)

18 Hanway Street - Existing Condition

The building provides office accommodation at ground and lower ground floor with residential accommodation above. Only the office accommodation is the subject of this application. No changes are proposed to the residential flatted accommodation above.

The photographs opposite date from the works undertaken under planning permission Ref:2011/5439/P in 2012 and are shown only to demonstrate the spatial configuration of the office space.

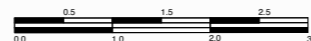
Two small light wells were created internally to the Hanway street elevation and one light well to the Hanway Place elevation at ground floor level. One of the light wells to Hanway Street also incorporates a staircase to connect the ground and lower ground floor open plan office accommodation.

The office space is not currently disabled accessible, with stepped access into the building and only staircase access to the lower ground floor.

Section: 04 - Existing Condition



Elevation - Existing elevation to Hanway Street (NTS)



18 Hanway Street - Existing Condition Elevation

18 Hanway Street is a brick faced building of four storey masonry construction with modern mansard addition creating a five storey building. Both contrasting brick colours and expressed brick panels, and pilasters provide visual interest

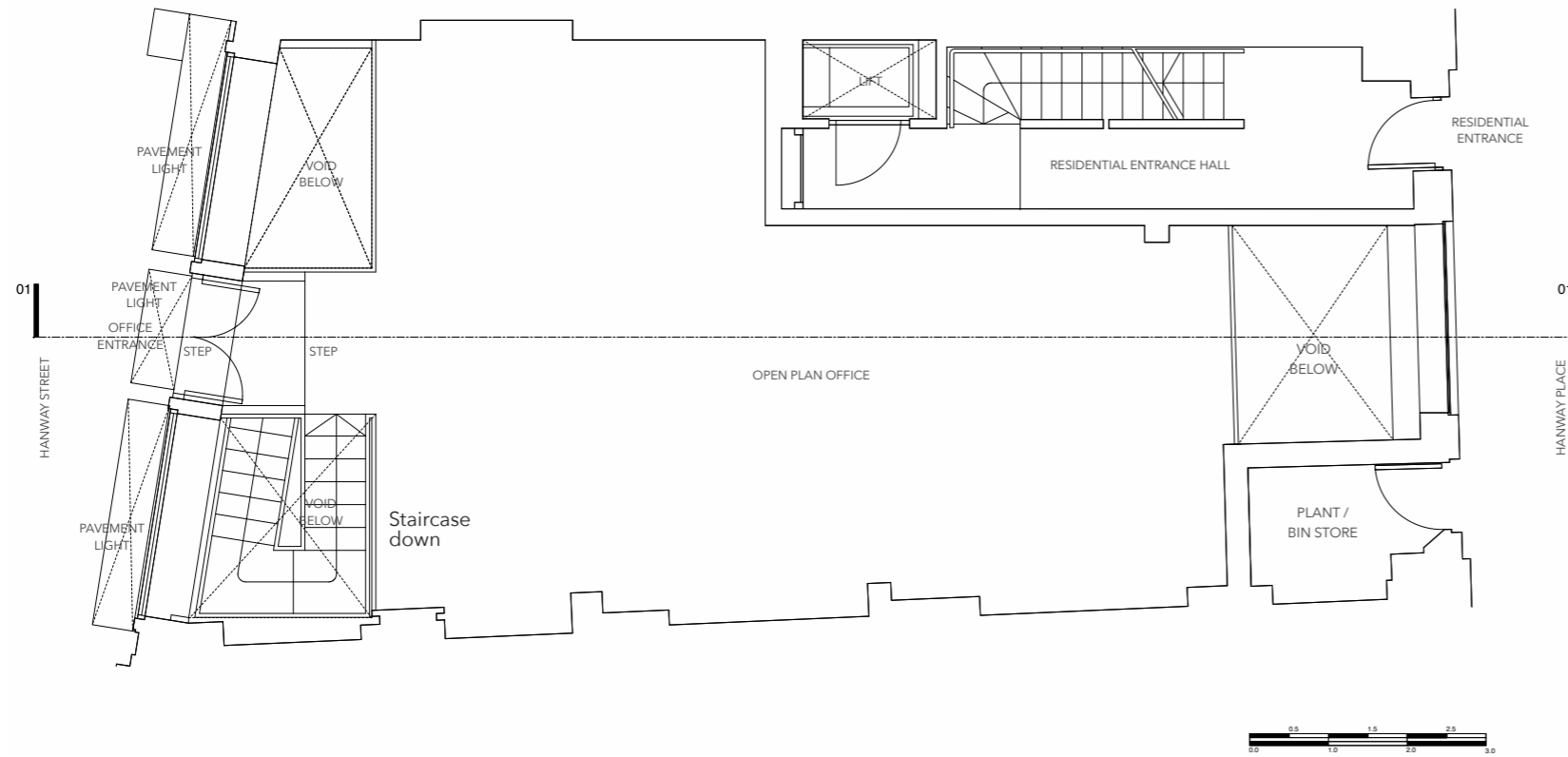
The building is of symmetrical composition with four repetitive window bays framed by shallow brick pilasters sat on top of a predominantly glazed 'shop front' with central solid entrance door.

The 'shop front' is elegantly proportioned with decorative metal screens at low level, and moulded timber pilasters framing both the overall shop front and the central entrance. The shopfront is identified as a 'shopfront of merit' within the Conservation Area Appraisal and Management Strategy.

The building sits within a terrace of buildings and is one of the more prominent buildings on the north side of the street.

No changes are proposed to the Hanway Place elevation.

Section: 04 - Existing Condition



18 Hanway Street - Existing Condition Plans

The office accommodation is of self contained open plan configuration with dedicated access and egress.

The accommodation is accessed off Hanway Street at ground floor level, with integral staircase providing access down to the lower ground floor.

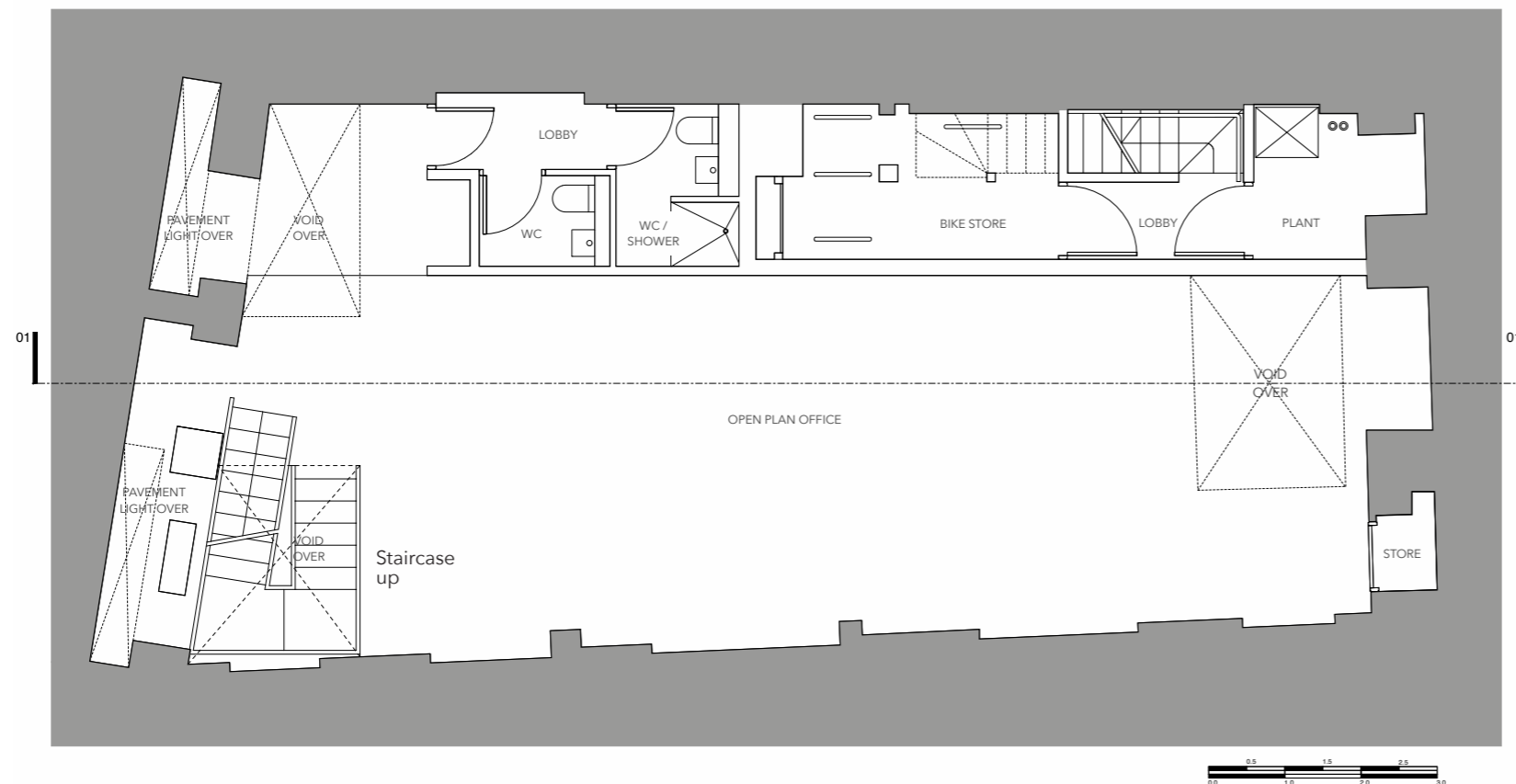
Three small light wells are provided to the ground floor to bring borrowed light down into the lower ground floor. Additionally, to the Hanway Street frontage, pavement lights provide further daylighting.

WC and shower facilities are provided at lower ground floor level.

Please also refer to existing and proposed elevations submitted in support of this application.

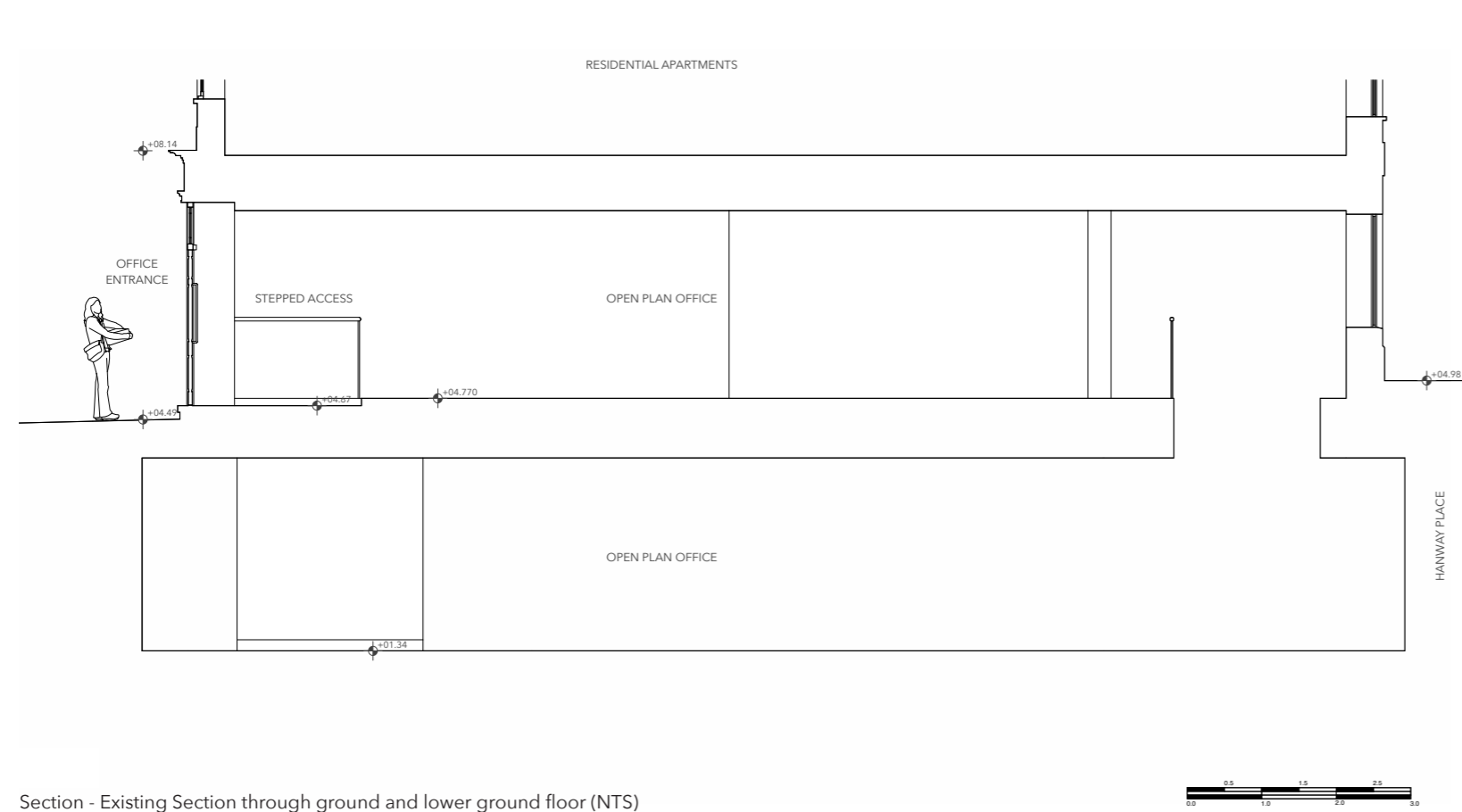
Please also refer to existing and proposed plans submitted in support of this application.

Plan - Existing ground floor plan



Plan - Existing lower ground floor plan (NTS)

Section: 04 - Existing Condition



Section - Existing Section through ground and lower ground floor (NTS)

18 Hanway Street - Existing Condition Section

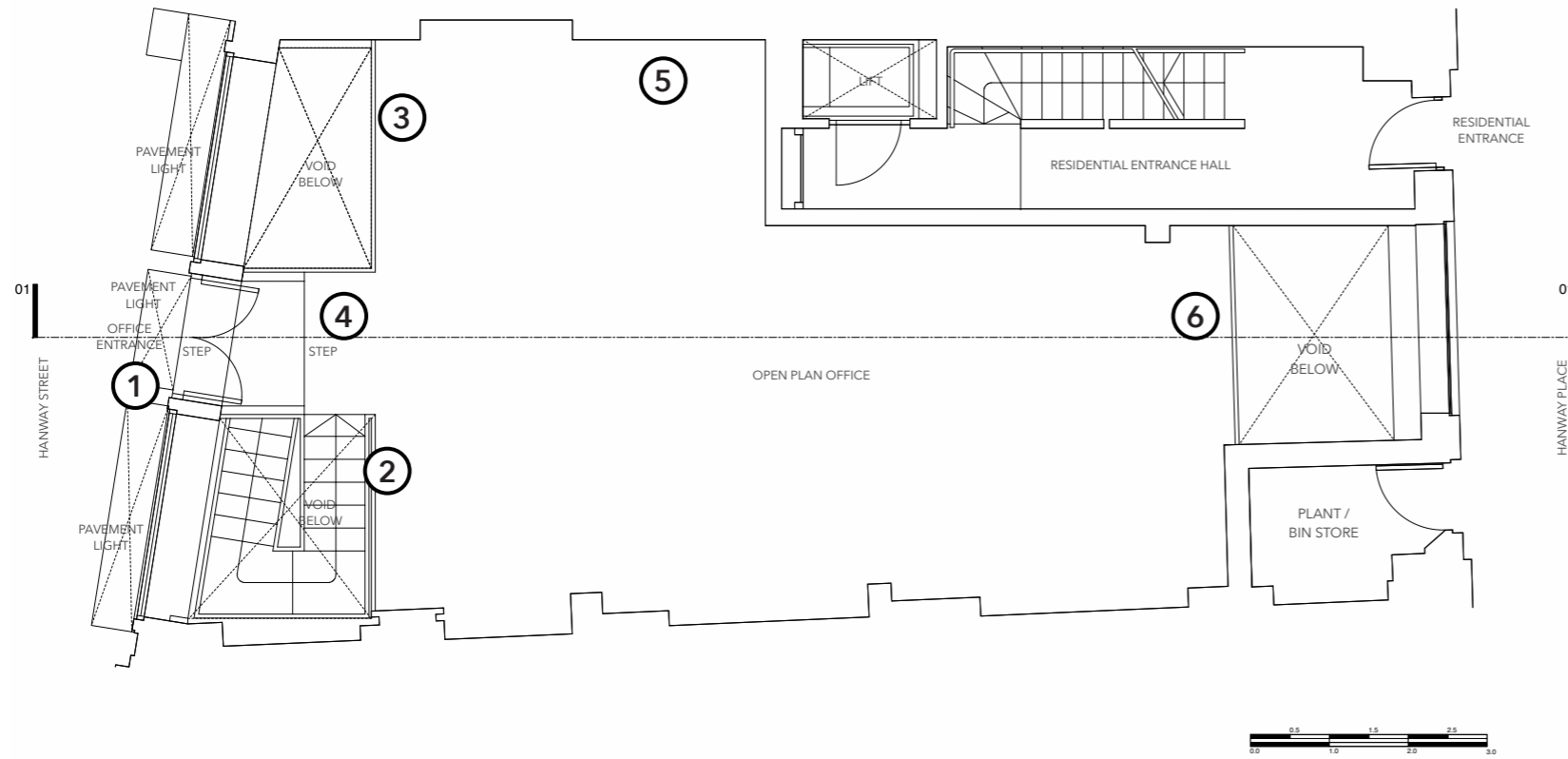
The current access arrangements for the office accommodation are not wheelchair accessible.

There are two steps to gain access to the ground floor office accommodation, one at the entrance door threshold and one within the open plan lobby space (as shown opposite).

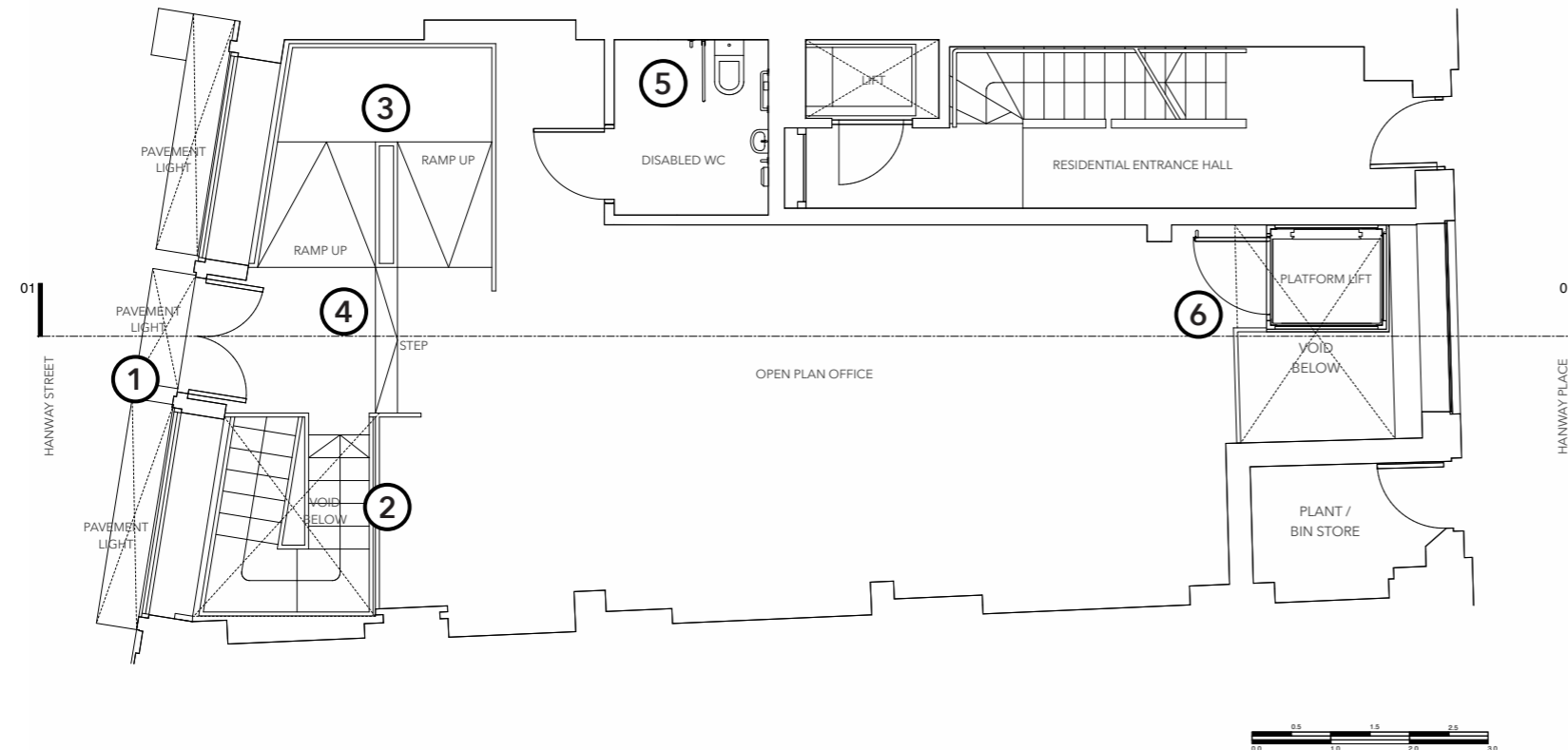
Access to the lower ground floor is by means of the staircase in the front light well only (as shown opposite).

Please also refer to existing and proposed sections submitted in support of this application.

Section: 05 - Design Proposals



Plan - Existing ground floor plan (NTS)



Plan - Proposed ground floor plan (NTS)

18 Hanway Street - Design Proposals Plans

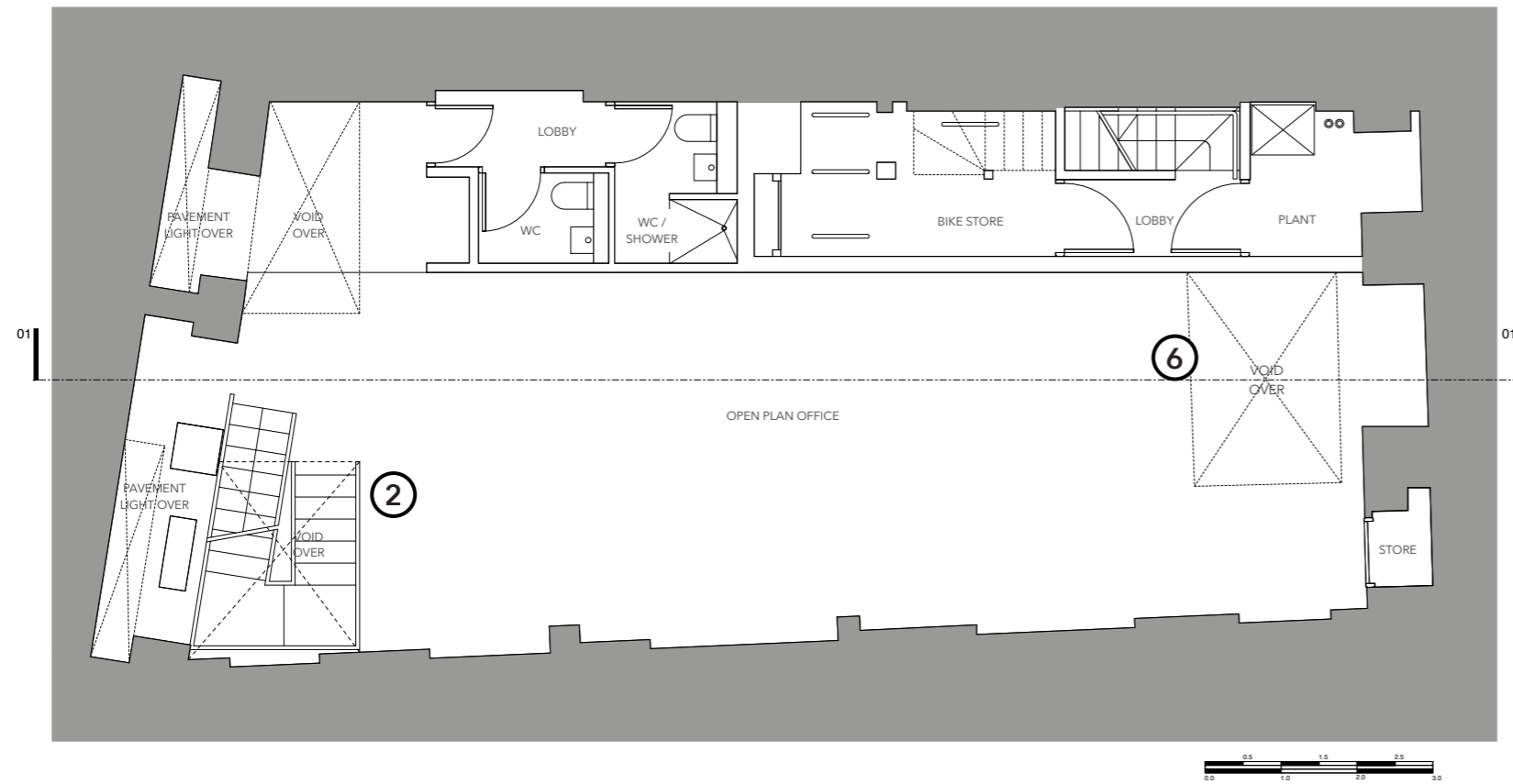
The office accommodation at ground and lower ground floor remains self contained and accessed from Hanway Street.

- ① The step at the entrance door threshold has been removed and internal lobby space lowered to external grade level.
- ② The staircase down to lower ground floor level is maintained with one step removed to align to the at grade entrance level.
- ③ A new wheel chair ramp is inserted to provide access from (at grade) street level up to floor level within the ground floor office space. The smaller of the two light wells to Hanway Street is removed to accommodate the ramp. All the pavement lights are retained to maximise daylight into the lower ground floor.
- ④ The single step is removed from the lobby space and two new steps are provided to co-ordinate with the new ramp configuration.
- ⑤ A fully accessible WC is provided at ground floor near to the building entrance.
- ⑥ A platform lift is inserted into the existing light well to the Hanway Place elevation. The lift enclosure is c.1100mm high at ground floor level, as such the rear window still provides substantial daylight into the rear of the office at ground floor and down into the lower ground floor. The lift provides disabled access down to the lower ground floor level.

The interventions provide disabled access in accordance with Part M (Access to and Use of Buildings) of the Building regulations, to both the ground and lower ground floor of the office accommodation.

Please also refer to existing and proposed plans submitted in support of this application.

Section: 05 - Design Proposals



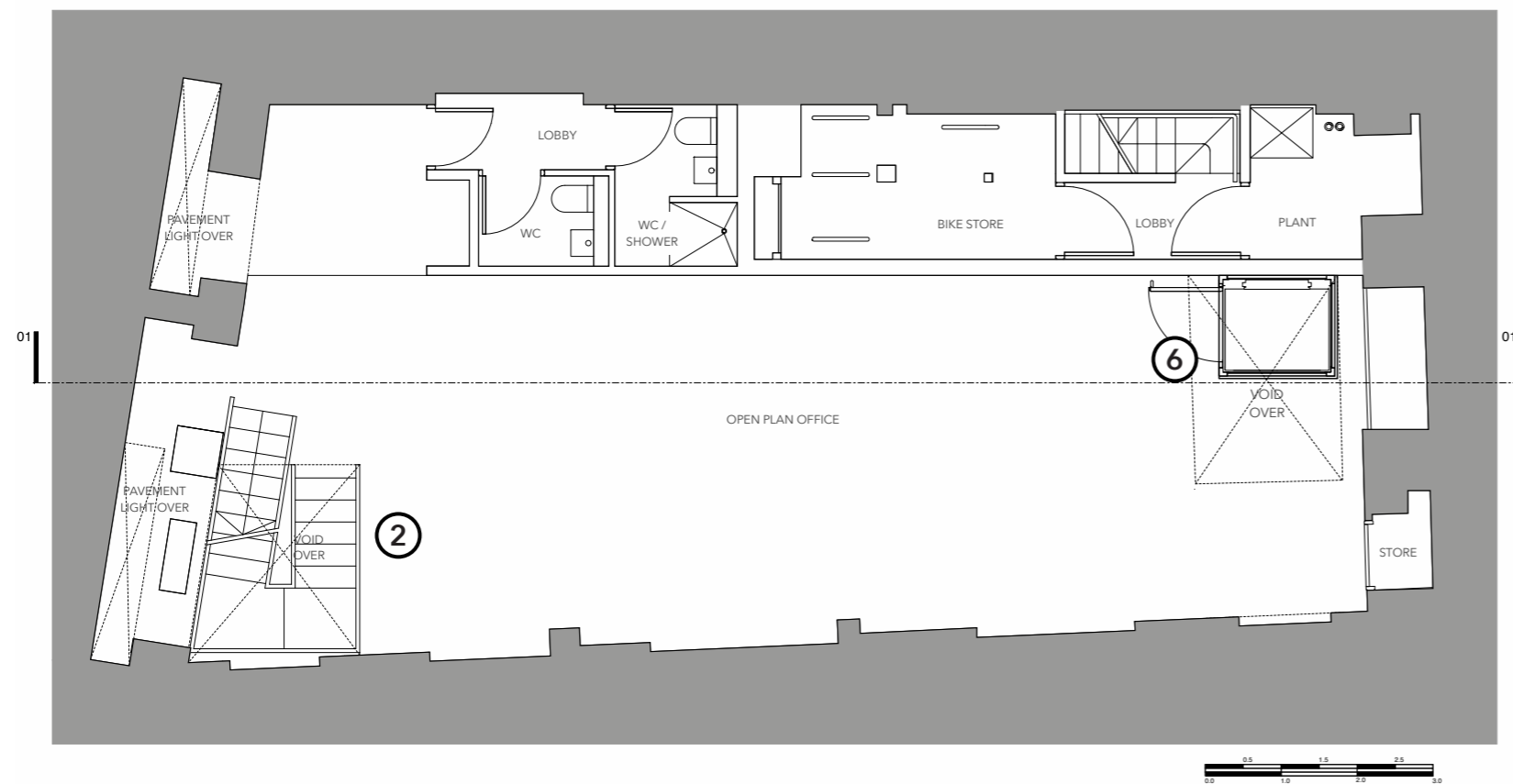
18 Hanway Street - Design Proposals Plans

The office accommodation at ground and lower ground floor remains self contained and accessed from Hanway Street.

- ② The existing staircase is retained and provides access from ground floor down to lower ground floor.
- ⑥ A platform lift is inserted into the existing light well to the Hanway Place elevation. The lift provides access down to the lower ground floor level.

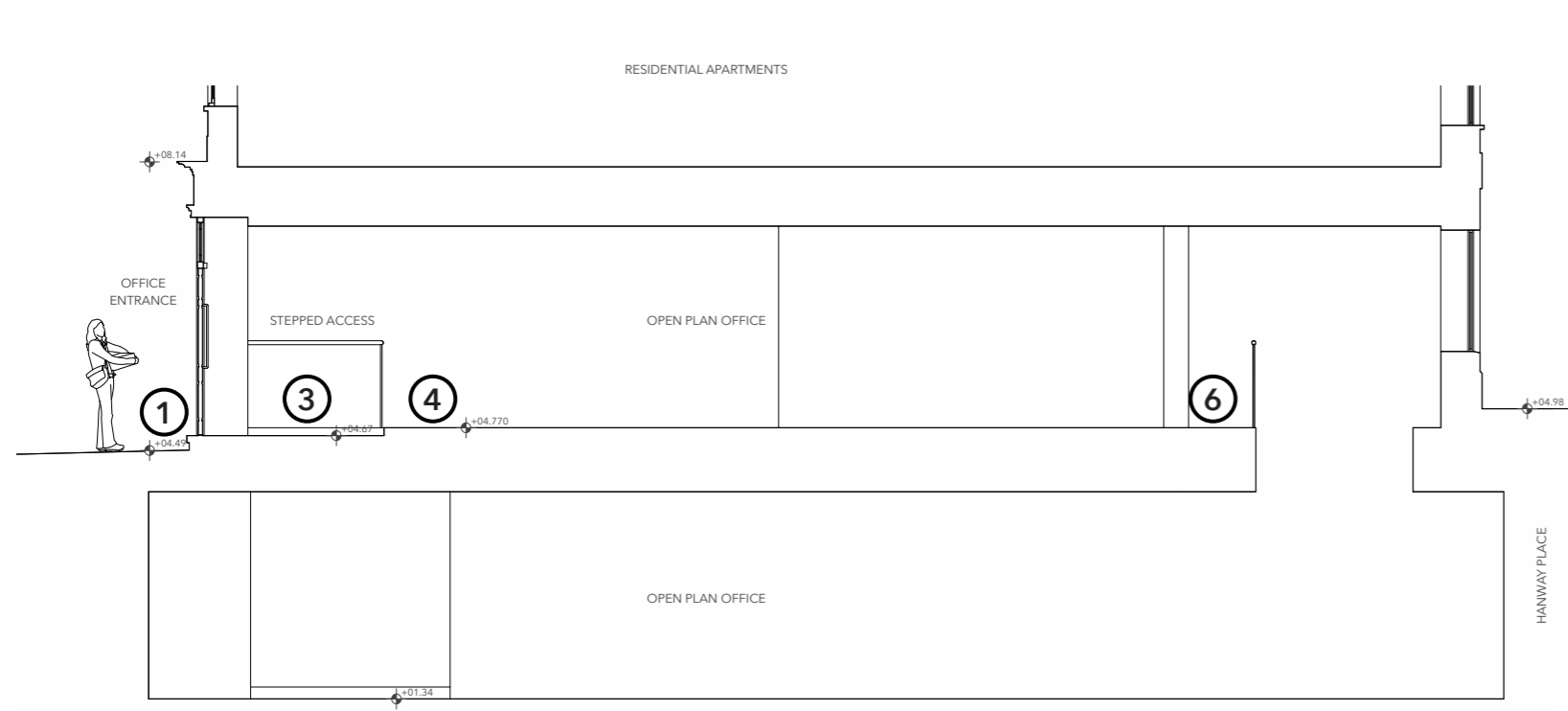
Please also refer to existing and proposed plans submitted in support of this application.

Plan - Existing lower ground floor (NTS)

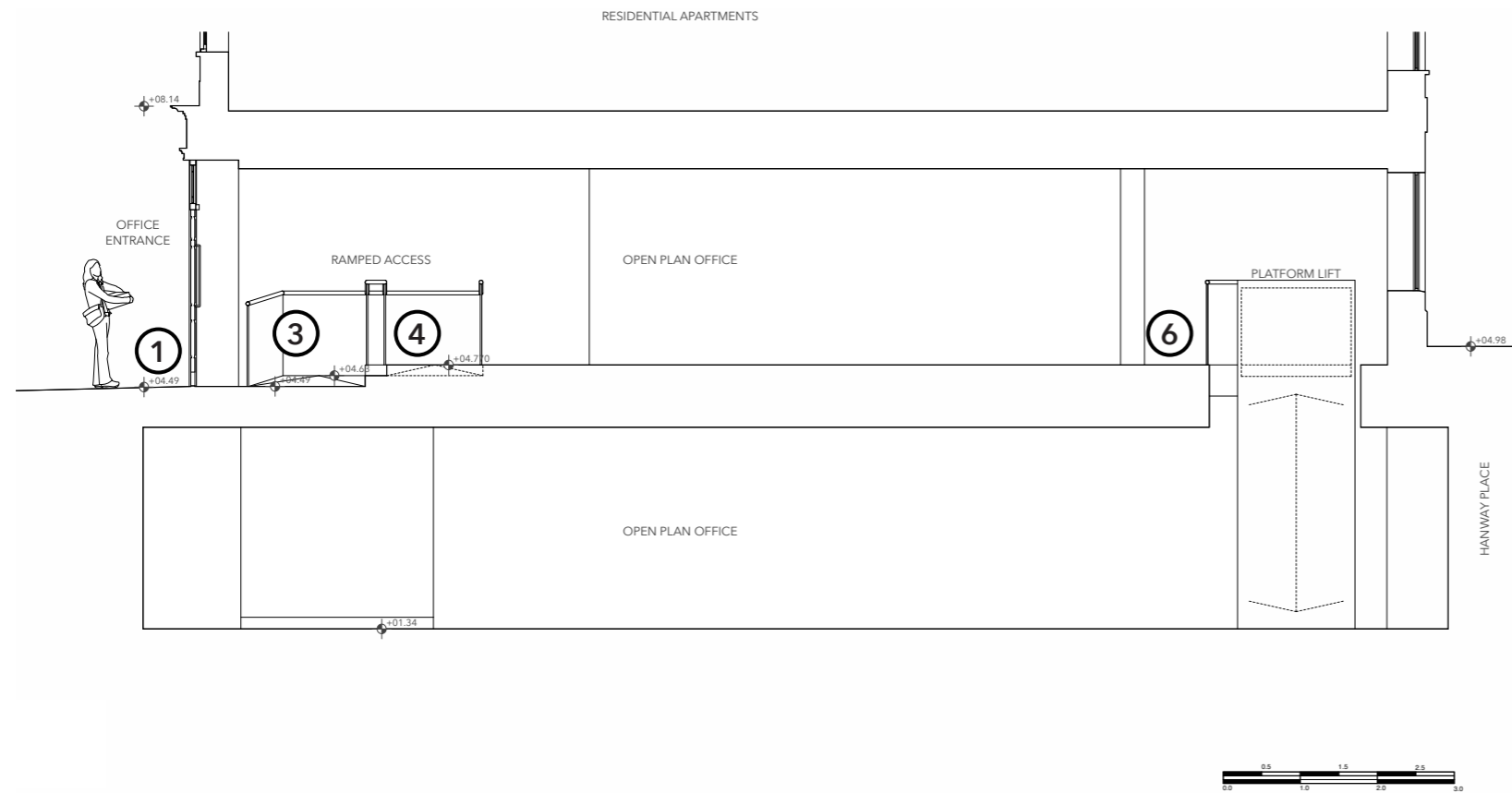


Plan - Proposed lower ground floor (NTS)

Section: 05 - Design Proposals



10 Spot Level
Section - Existing section through ground and lower ground floor (NTS)



Section - Existing section through ground and lower ground floor (NTS)

18 Hanway Street - Design Proposals Section

The office accommodation at ground and lower ground floor remains self contained and accessed from Hanway Street.

- ① The step at the entrance door threshold has been removed and internal lobby space lowered to external grade level.
- ③ A new wheel chair ramp is inserted to provide access from (at grade) street level up to floor level within the ground floor office space. The smaller of the two light wells to Hanway Street is removed to accommodate the ramp. All the pavement lights are retained to maximise daylight into the lower ground floor.
- ④ The single step is removed from the lobby space and two new steps are provided to co-ordinate with the new ramp configuration providing access to the ground floor level of the office accommodation.
- ⑥ A platform lift is inserted into the existing light well to the Hanway Place elevation. The lift is c.1100mm high at ground floor level, as such the rear window still provides substantial daylight into the rear of the office at ground floor and down into the lower ground floor. The lift provides disabled access down to the lower ground floor level.

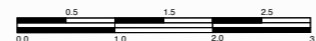
The interventions provide disabled access to both the ground and lower ground floor of the office accommodation.

Please also refer to existing and proposed section drawings submitted in support of this application.

Section: 05 - Design Proposals



Elevation - Existing elevation to Hanway Street (NTS)

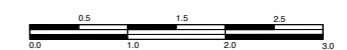


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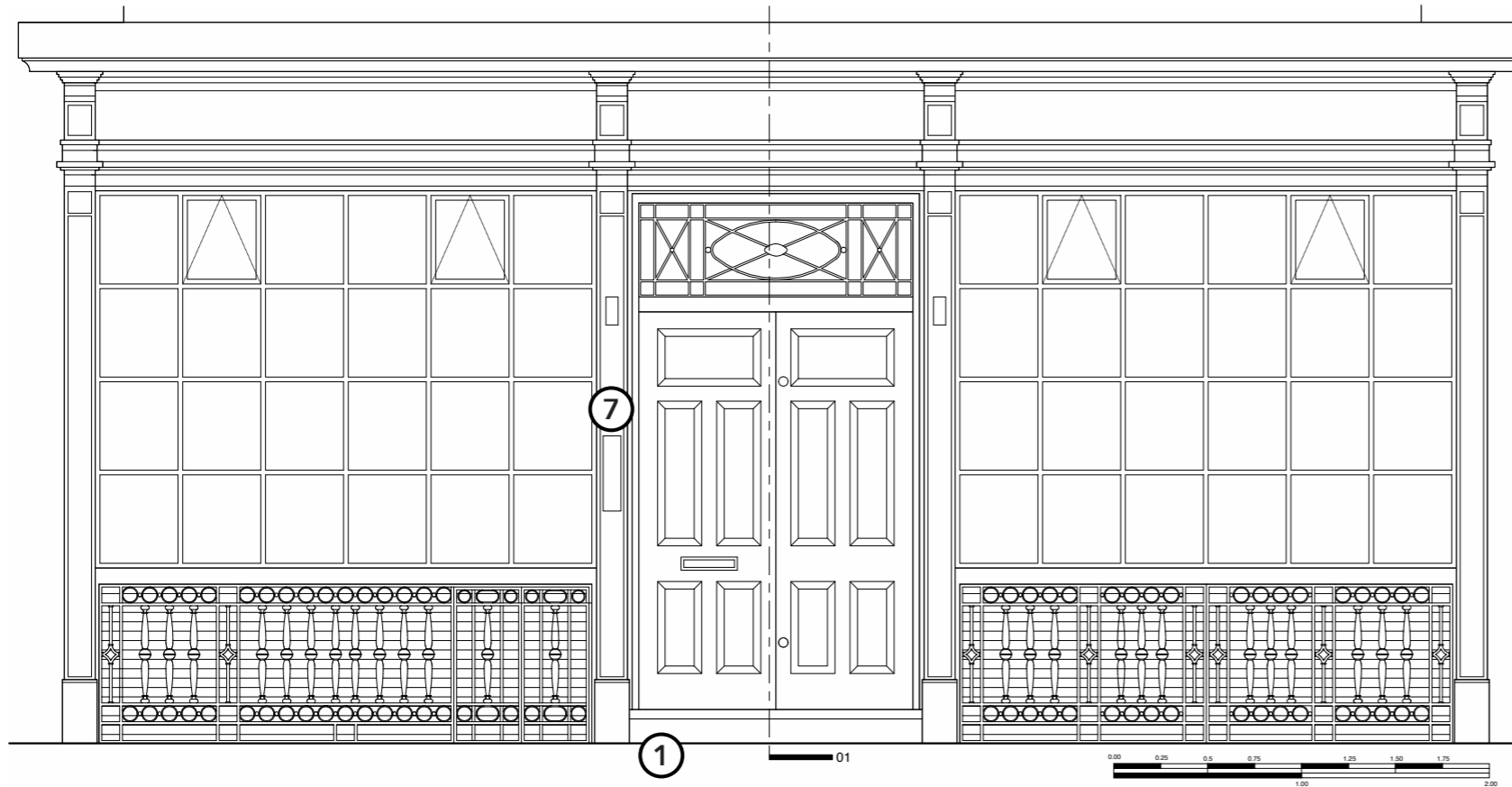
18 Hanway Street - Design Proposals Elevation



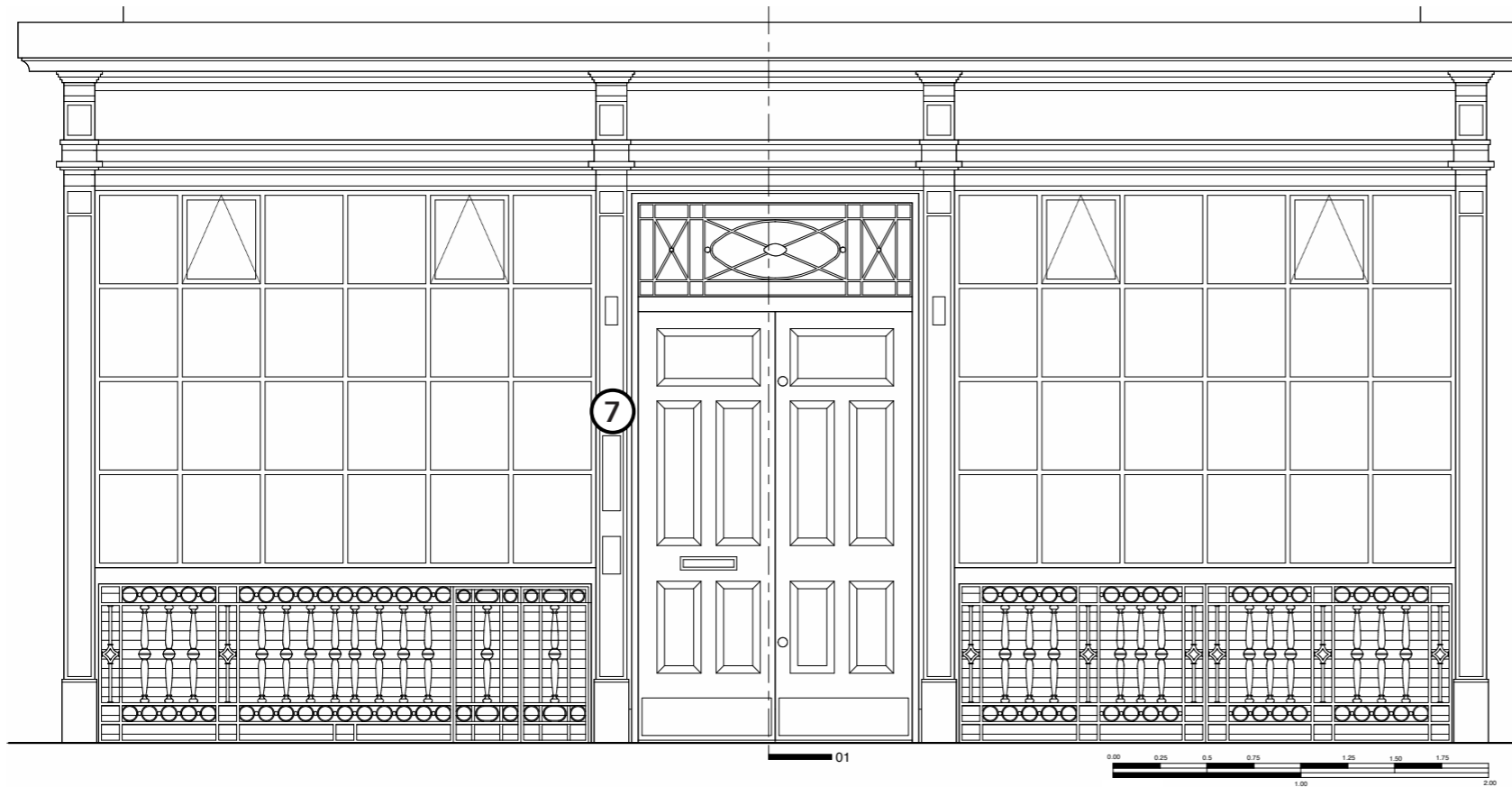
Elevation - Proposed elevation to Hanway Street (NTS)



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Elevation - Existing shopfront elevation to Hanway Street (NTS)



Elevation - Proposed shopfront elevation to Hanway street (NTS)

18 Hanway Street - Design Proposals Section

The shopfront is retained intact, with a minor amendment to the existing entrance door to provide disabled access.

- ① The step at the entrance door threshold has been removed and internal lobby space lowered to external grade level. The existing entrance door has been extended 180mm and provided with additional steel kick plate to meet lowered threshold and maintain door proportions.
- ⑦ An additional door entry device is provided to a lower level for wheelchair users to contact building staff and gain access to the building.

These subtle interventions provide disabled access to the building and protect the existing shopfront. All other elements, details and finishes remain as currently built.

Please also refer to existing and proposed elevation drawings submitted in support of this application.

Section: 06 - Appearance and Materials



Elevation - Proposed materials to shopfront elevation of Hanway street (NTS)

Appearance and Materials

The only external material change is to the entrance door set. The existing entrance doors are extended 180mm to meet the pavement level, and an additional access control device is provided for wheel chair users.

Please also refer to existing and proposed elevations submitted in support of this application.

Materials Key:

- | | | | |
|---------------------------------------------------------|-----------------------------------------|-------------------------------------------------|------------------------------------------------------------|
| 01 Existing Clay Tiles | 07 Existing Cast Stone Urn | 13 Existing Painted Timber Facia | 19 Existing Decorative Metal screen with Louvre behind |
| 02 Existing lead ridge Flashing | 08 Existing Lead Clad Dormers | 14 Existing Solid Panelled Timber Entrance Door | 20 Existing Cast Stone Step |
| 03 Existing Brickwork | 09 Existing Cast Stone Sill | 15 Existing Decorative Glazed Light above Door | 21 Existing Clay Chimney Pot |
| 04 Existing Expressed Brick Panels | 10 Lead Clad Coping | 16 Existing Decorative Painted Timber Moulding | 22 Existing Access Control Panel |
| 05 Existing Window Type 01 - Timber Framed Sash Windows | 11 Existing Contrasting Flush Brickwork | 17 Existing Decorative Painted Timber Pillaster | 23 Existing Door Enlarged Vertically with Steel Kick Plate |
| 06 Existing Window Type 02 - Timber framed windows | 12 Lead Flashing | 18 Existing Steel Balustrade | 24 New Access Control Panel Mounted at Lower Level |



Photograph - 18 Hanway Street

18 Hanway Street, London W1T 1UF

Conclusion

The planning application has been prepared to provide an analysis and understanding of the existing building, 18 Hanway Street, and the surrounding context. From this analysis a carefully formulated approach has considered an appropriate number of minor alterations to both protect and enhance the property and provide much needed disabled access to the office accommodation provided at ground and lower ground floors.

The proposals described in this design and access statement will:

- Improve access into, and out of, the office accommodation.
- Provide dedicated disabled WC near to entrance at ground floor.
- Provide a platform lift to allow disabled access to both floors of the office accommodation.
- Protect the existing 'shopfront of merit' whilst delivering level threshold access to the office accommodation from Hanway Street.
- Introduce minimal architectural alterations that have no detrimental effect of the principal elevation of the building.
- Upgrade the existing building office accommodation, to improve access for all in accordance with part M of the building regulations
- Protect and enhance an existing building for the long term future, within a conservation area in Central London.

Section: 08 - Appendices

Appendix 01 - Existing Drawings

Refer to separately submitted documentation

Appendix 02 - Proposed Drawings

Refer to separately submitted documentation



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