

MACKLIN STREET

DESIGN & ACCESS STATEMENT, AUGUST 2020

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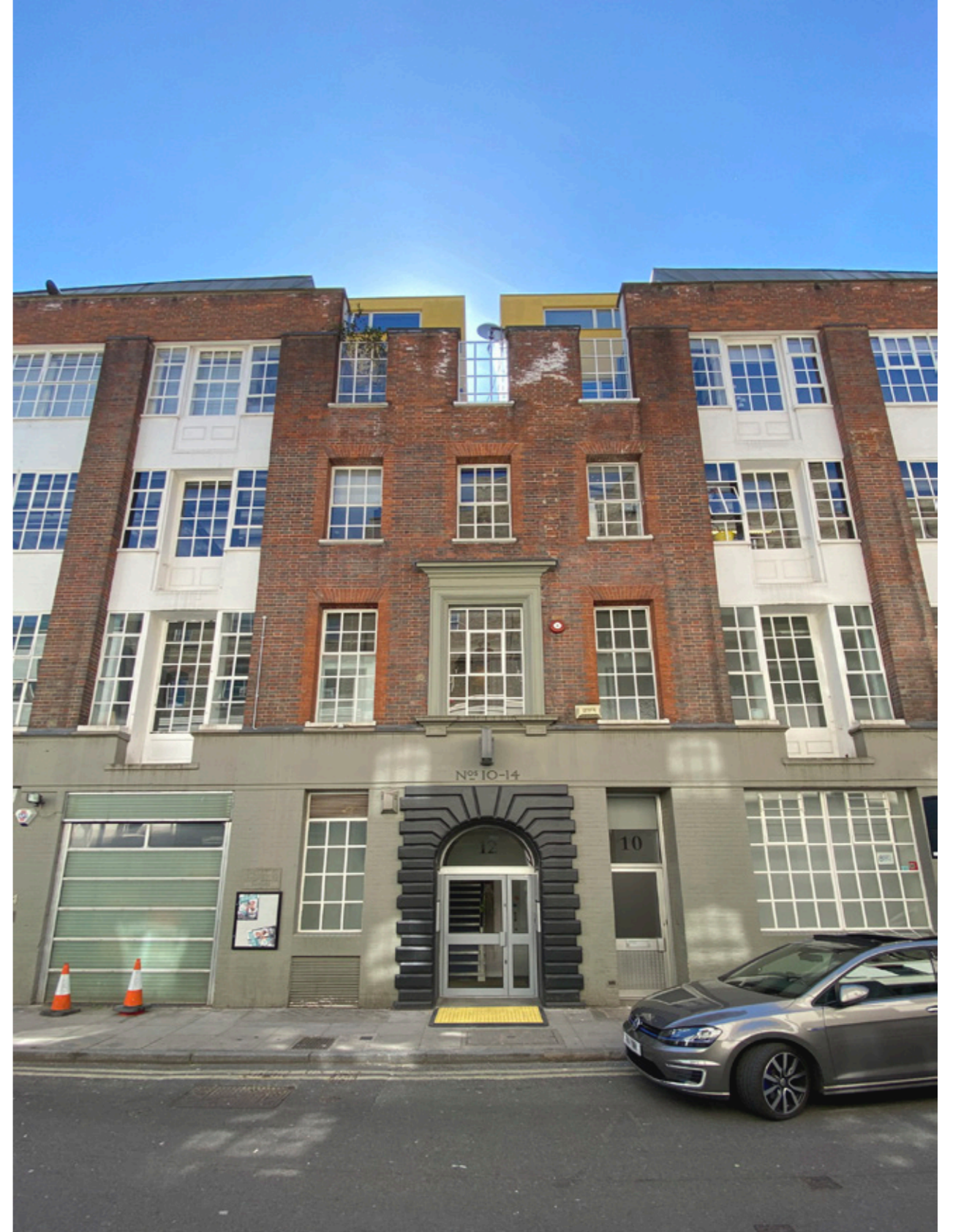
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INTRODUCTION

This document has been produced by Spratley & Partners to explain the proposed front façade refurbishment of 8-14 Macklin Street building in Covent Garden, London.

The document will explain the proposed works and will cover the intentions behind the refurbishment.

The proposal includes the renovation of the front façade to provide an improved contemporary design and to enhance the presence of the building on the street. Works will also be carried out internally focusing on the ground, first and second floors.



SITE LOCATION

8-14 Macklin Street is located near Holborn and Covent Garden tube stations, comprising a mixed use property, spread over Ground and Five Upper Floors. Office accommodation is on Ground, First and Second Floor levels, with Third – Fifth Floor levels comprising eight residential apartments.

The building is situated on a narrow, one-way street and lies between Gillian Lynne Theatre and Powis House Accommodation.

The central commercial entrance is located on the north elevation of the building with doors to either side.

THE SITE

1 14 Macklin Street

NEIGHBOURING BUILDINGS

2 Powis House Accommodation

3 Gillian Lynne Theatre

ADDITIONAL

4 Freemasons Hall

5 No1 New Oxford Street

6 The Post Building



ACCESS

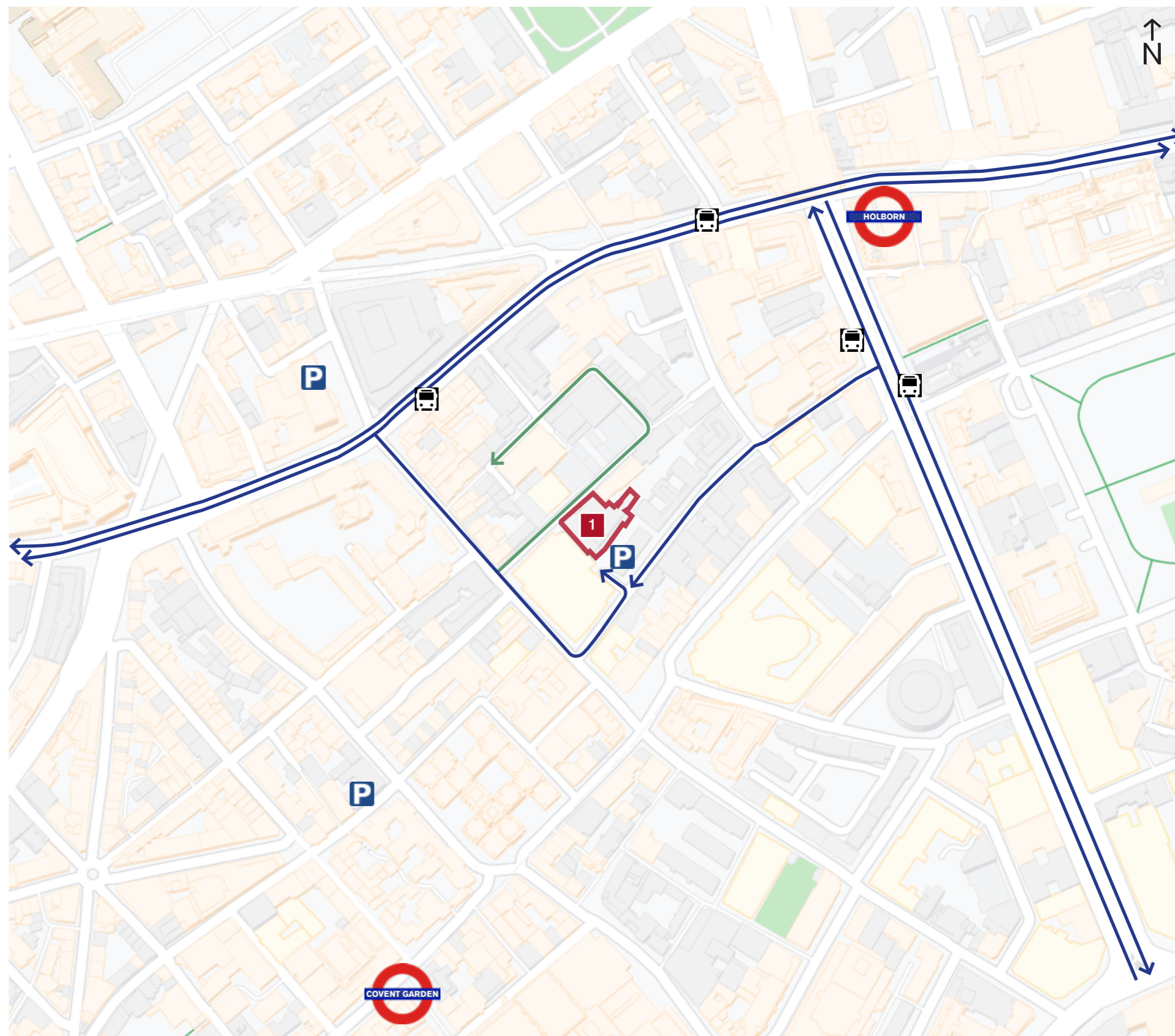
The building is located in central London, with public transport links and car parking facilities nearby. The nearest underground stations are Covent Garden and Holborn, within a 450m radius from the site.

Macklin Street, on which the building stands, is a one-way street. The building is also accessible from the back via Parker Street. The latter serves as the entrance for delivery drop-offs and as a route to the flats' car park. Although this facility is part of the building, the car park is only accessible by the residents of the apartments above. Off-street parking is available in a public car park in Parker Mews.

The scheme proposes 24 cycle parking spaces as well as shower facilities, actively encouraging occupants to cycle to work.

LEGEND

- 14 Macklin Street
- Site Boundary
- Main Roads leading to the site
- One-way Street
- Underground Station
- Bus Stop
- Car Park



EXISTING APPRAISAL

The building currently lacks a clear street presence, defined entrance and identity at street level. The ground floor facade looks tired and in need of refurbishment.

The modernisation of the existing windows, entrance doors and refurbishment to the facade will create a more inviting street presence & arrival for current and future tenants thus enhancing the existing character of the building, whilst being sympathetic to the buildings style.

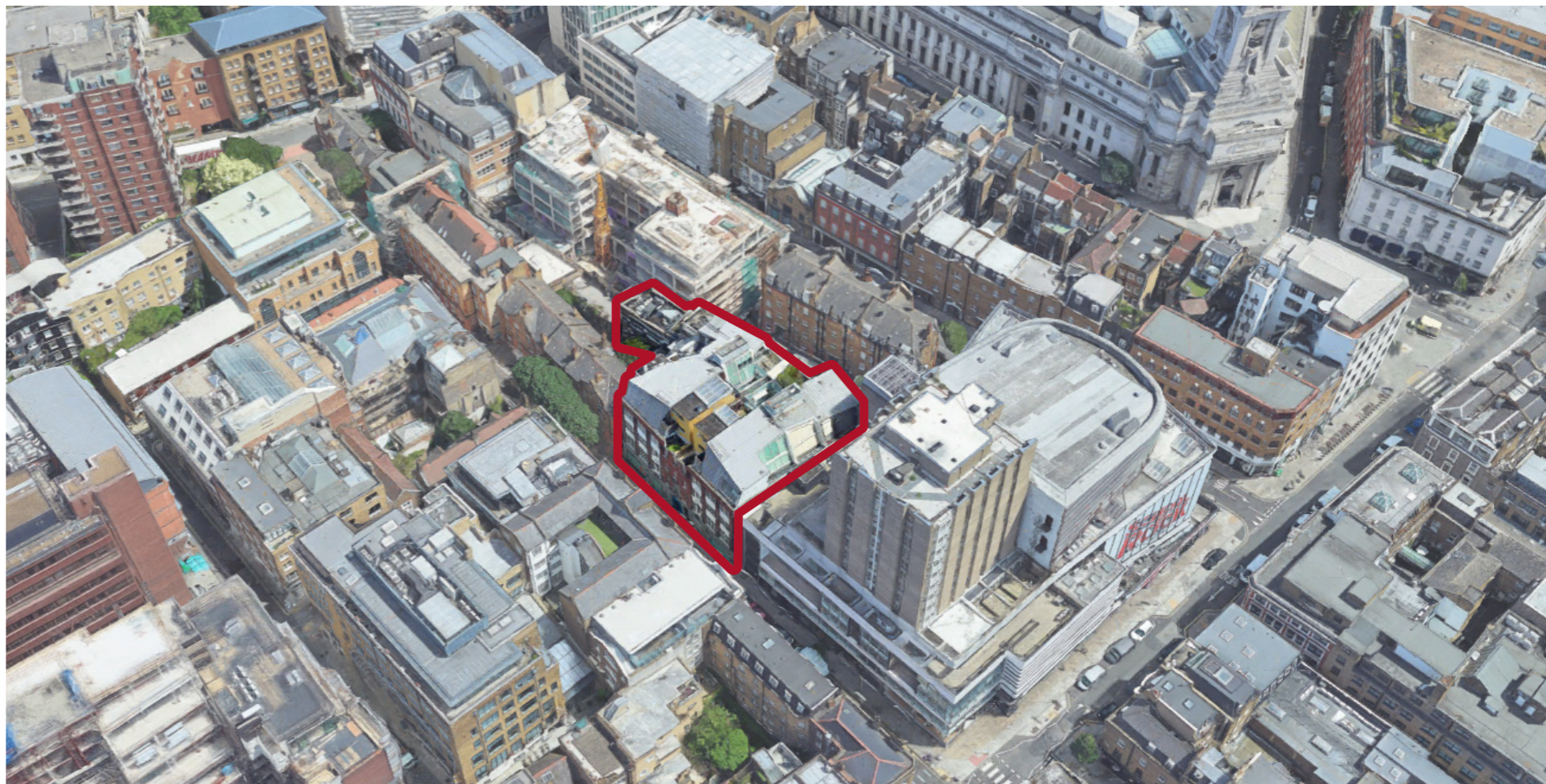


Figure 1. Existing front façade

EXISTING ENTRANCE PLAN

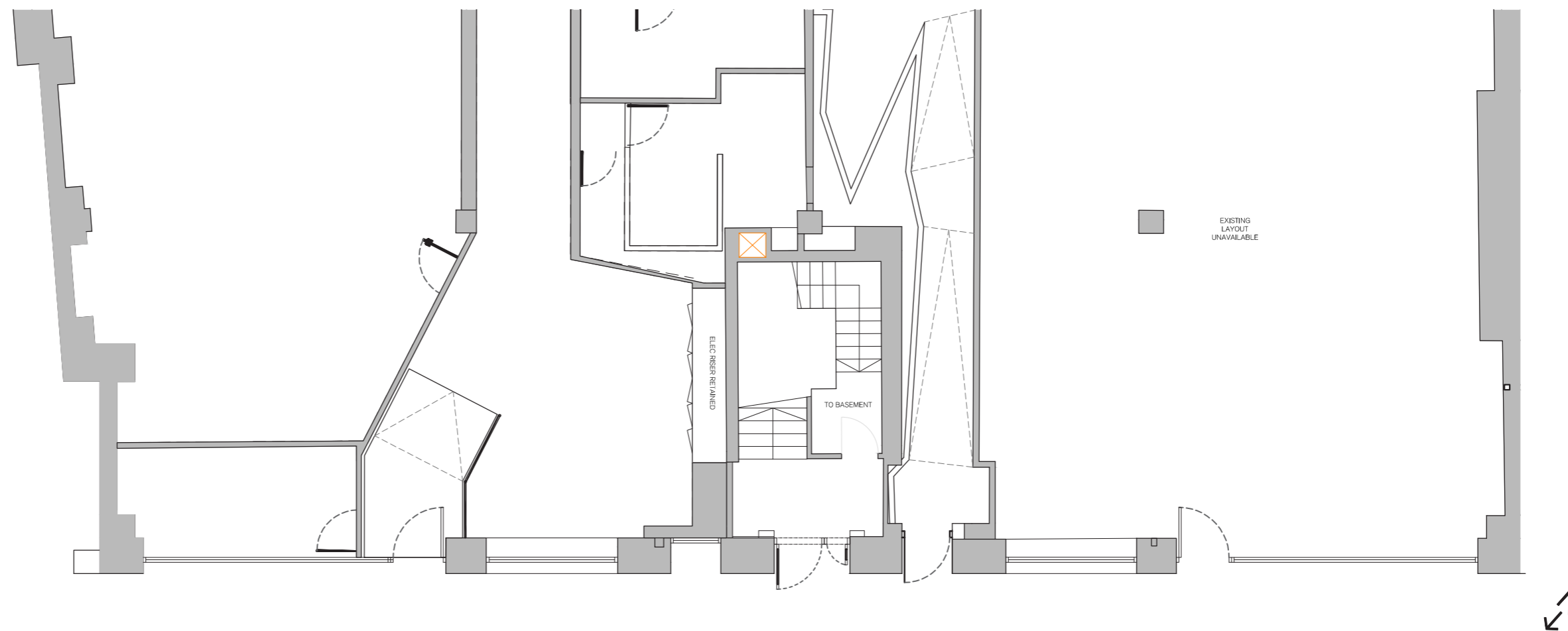


Figure 2. Existing Entrance Plan, Scale 1:100



Figure 3. Existing site photos

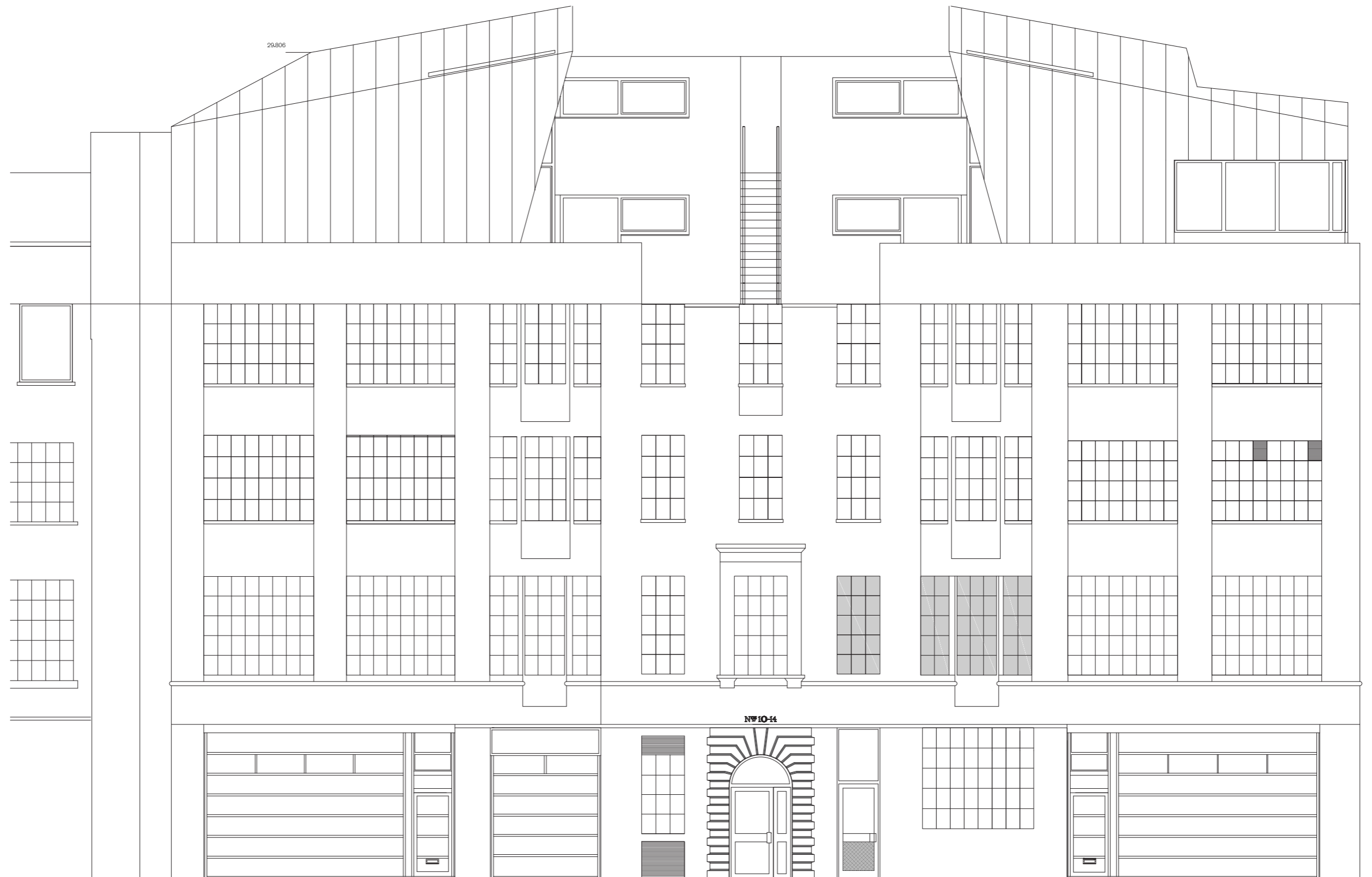


Figure 4. Existing Front Elevation, Scale 1:100

DESIGN INTENT

The design renovates the front façade to offer a new, improved contemporary look and to enhance the main arrival to the front elevation. Yellow travertine will clad the walls surrounding the retained central entrance door.

The painted elements of the first, second and third floors including window frames, all currently white, will be painted dark blue to match the proposed ground floor facade. The window to the West and the roller shutter doors to the East of the central entrance door will be replaced with Crittall style windows to match the existing.

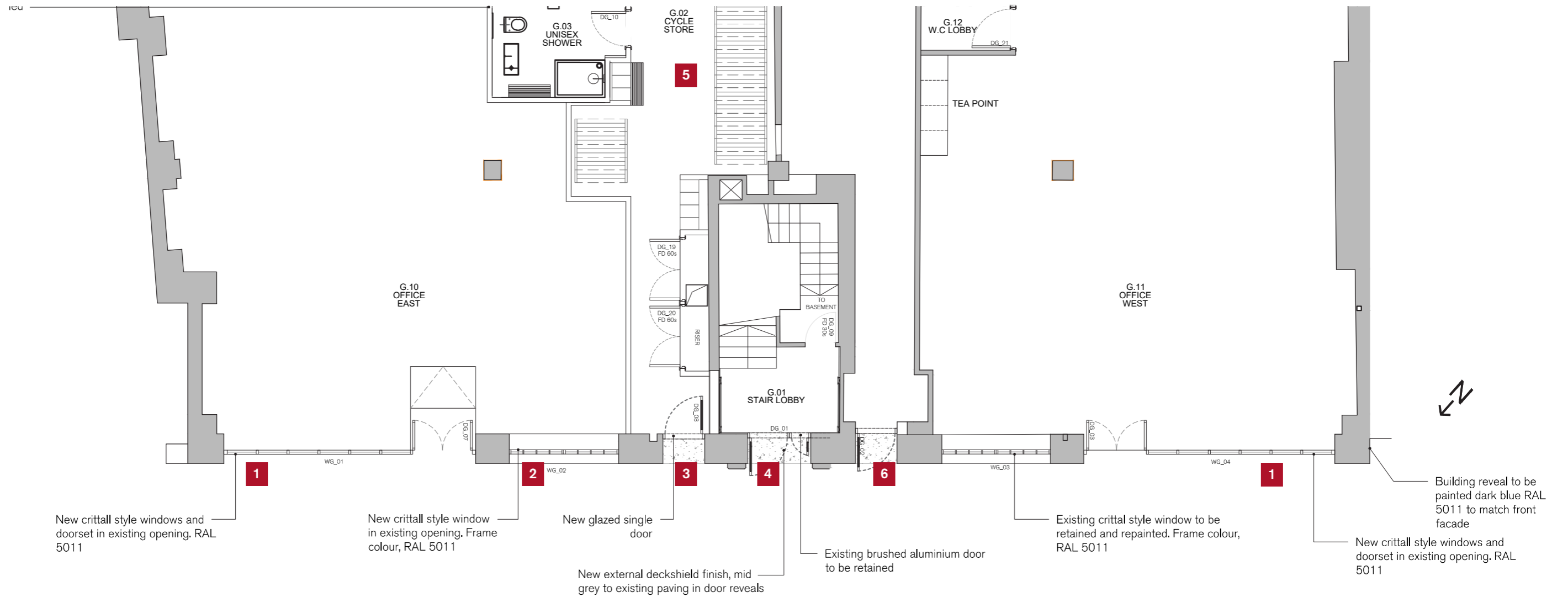
New recessed post boxes will be added to the East of the main entrance.

The existing roller shutter doors will be replaced with new Crittall style windows and doors.

In this way, the scheme aims to strengthen the character of the façade, placing particular attention on the entrance doors and glazing. The front facade will be refurbished and improved, providing new entrance signage and creating a better sense of arrival.

PROPOSED ENTRANCE PLAN

- 1** New Crittall style window and doorset in existing opening
- 2** Windows to be painted dark blue to ground, first, second and third floors
- 3** New glazed door into cycle store to match existing residential door as item 6
- 4** Existing brushed aluminium door to be retained
- 5** New Cycle Store and Showers
- 6** Existing brushed aluminium door to residential apartments to be retained



New crittall style windows and doorset in existing opening. RAL 5011

New crittall style window in existing opening. Frame colour, RAL 5011

New glazed single door

New external deckshield finish, mid grey to existing paving in door reveals

Existing brushed aluminium door to be retained

Existing crittall style window to be retained and repainted. Frame colour, RAL 5011

New crittall style windows and doorset in existing opening. RAL 5011

Building reveal to be painted dark blue RAL 5011 to match front facade

PROPOSED FRONT ELEVATION



Figure 6. Proposed Front Elevation, Scale 1:100

PROPOSED FACADE - MATERIALS

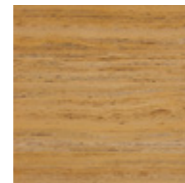
- 1** New crittall style windows and doors in existing opening and to replace roller shutter doors
- 2** Existing window frames, window sills and render to be painted dark blue to ground, first, second and third floors
- 3** Recessed post boxes
- 4** Yellow coloured cladding to reveal
- 5** Ground floor painted brick to be repainted dark blue - RAL 5011
- 6** Aluminium Louvres
- 7** Proposed up lights
- 8** Yellow Travertine



Yellow Cladding Panel



RAL 5011 External Paint



Yellow Travertine



Figure 7. Proposed Entrance - View 01

PROPOSED ENTRANCE

- 1** New aluminium glazed door to match the residential door
- 2** Existing front door to be retained
- 3** Building name fixed into yellow travertine - see separate signage application



Figure 8. Proposed Entrance - View 02



Figure 9. Proposed Shower Room



Figure 10. Proposed Cycle Store

CONCLUSION

By renovating the appearance of the building, the scheme will promote a stronger street presence and a clearer, more inviting arrival for current and future tenants.

The scheme will offer the highest quality and most up to date business requirements, bringing a new contemporary look to the current design while incorporating and enhancing the existing character of the building.



Figure 11. Proposed Entrance - View 01