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Design & Access Statement
48a Wicklow Street, London WC1X 9LJ

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Prepared for Camden Council on behalf of Jasper Walker &
Elise Hodent

Wicklow Street

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1.0 Introduction

- Executive Summary

1.0 Introduction

Executive Summary

This Design and Access Statement describes the proposed development of 48a Wicklow Street, London WC1X 9LJ, located within the Kings Cross Conservation Area.

Planning permission is sought for the extension of the existing single storey dwelling to create a two and a half storey dwelling house.

Pre-Planning Application advice has been previously sought for a scheme which proposed a new 4 storey dwelling on the site. Feedback from this application has been taken on board and used to reduce the scale of the proposal and develop the scheme in line with the councils comments.

The proposal re-uses as much as possible of the existing building fabric at ground floor level and extends upwards to accommodate two reduced footprint storeys on top.

The proposal draws inspiration from the immediate context, particularly the listed Victorian mansion block's cast iron metalwork to the west of the site, to inform the facade materials and detailing.

We believe the modest scale of the proposal along with the sympathetic and contextual material palette makes for an elegant and contemporary family dwelling which sits comfortably within its immediate surroundings and wider conservaiton area.

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2.0 Site

- Site Location
- Site Elevations
- Site Photographs
- Site Analysis
- Context Analysis

2.0 Site

Site Location

Address:
48a Wicklow Street, London WC1X 9LJ

Conservation Area:
King’s Cross St Pancras

The site at 48a Wicklow Street is currently occupied by a single storey dwelling that is flanked to the west by a six storey mansion block and to the east by a two storey contemporary house, separated by a pedestrian alleyway that runs to the rear of the site and the adjoining mansion block.

The site sits within the Kings Cross Conservation Area but the building itself is not mentioned individually as either a building of merit or a detractor. However, the adjacent 6 storey mansion block is Grade II listed, thus from a planning and conservation perspective our approach is respectful to the heritage asset and the wider conservation area and will enhance its setting.



2.0 Site

Site Elevations

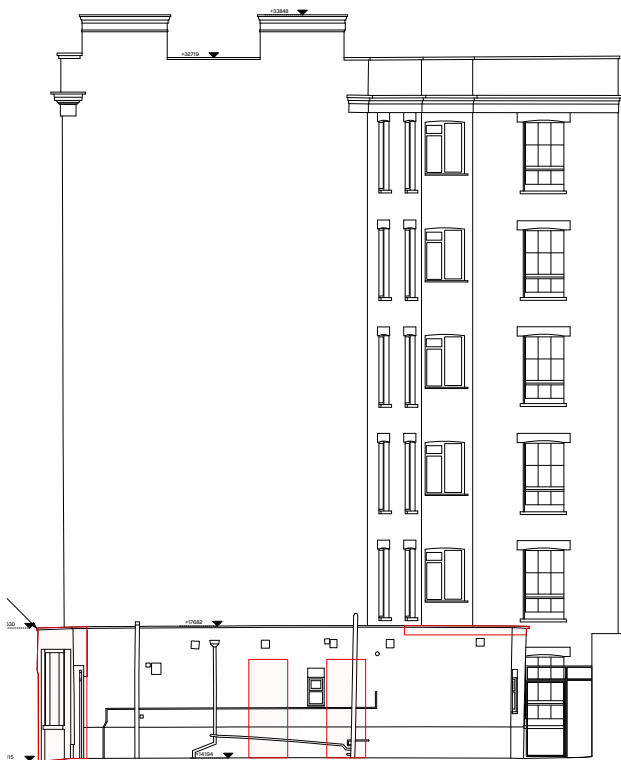
The drawings to the right show the existing elevations of the site in its context.



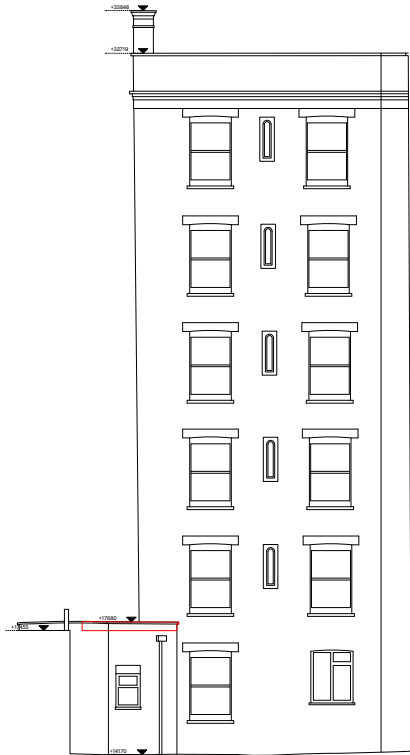
Existing Street Elevation @ 1:200 scale



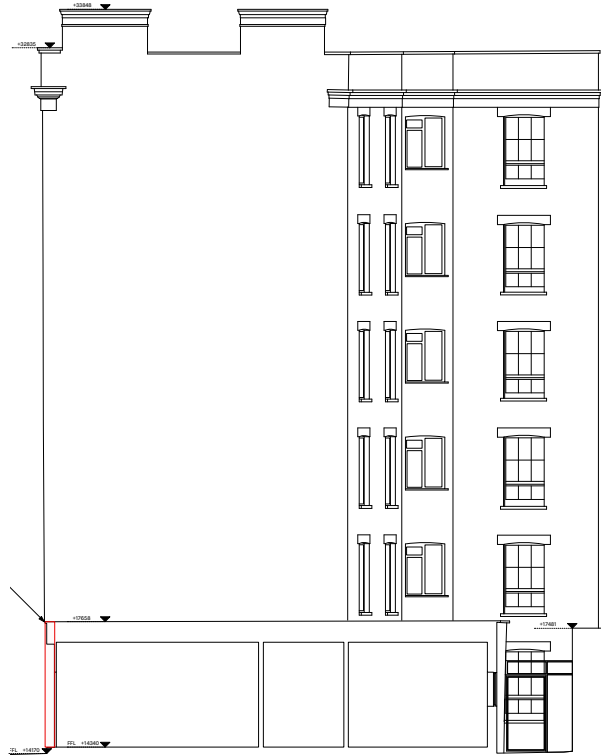
Existing Elevation of neighbouring Building to East @ 1:200 scale



Existing East Elevation @ 1:200 scale



Existing Rear Elevation @ 1:200 scale



Existing Long Section @ 1:200 scale

2.0 Site

Site Photographs

The images to the right show two aerial views and one key street view of the site.



Plan View of Site



Birds eye View of Site



Photograph demonstrating the uncomfortable relationship between the three buildings

2.0 Site

Site Photographs

The images to the right show the courtyard space at the rear of the site.



Panoramic View of rear of existing single storey dwelling and the adjacent 6 storey mansion block



Panoramic View looking north with rear section of existing single storey dwelling to the RHS

2.0 Site

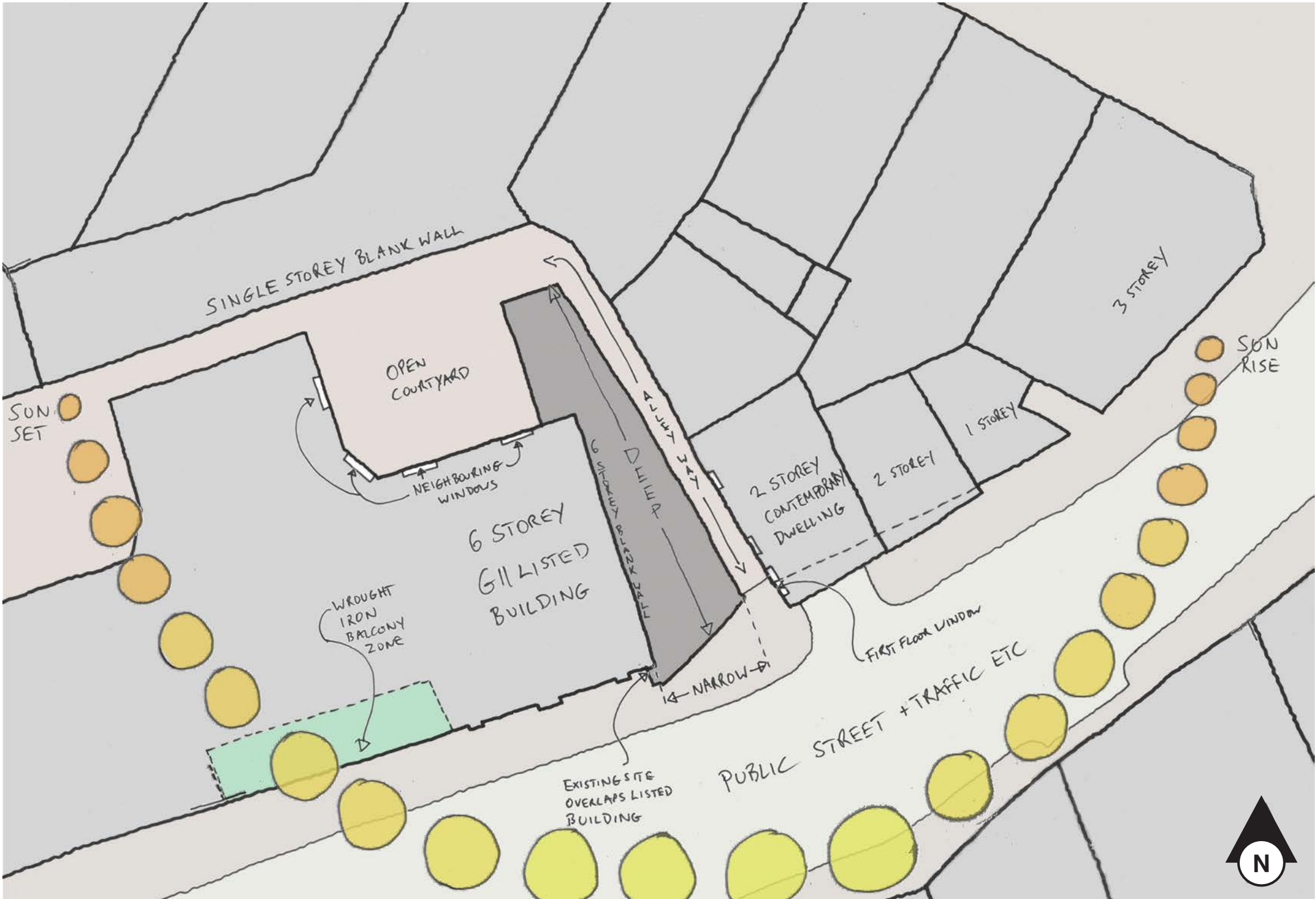
Site Analysis

The street facing front of the existing building faces south and is the widest part of the plot, which tapers towards the back. The existing building on the site was built after the adjoining listed building and sits forward of it on the street elevation. It thus has a strange and unsatisfactory relationship with the listed building where it projects at the front.

We believe that a proposal which pulls back the building to the line of the front elevation of the neighbouring listed building, creates an alignment with the height of the building to the east and has a set back upper volume to minimise street presence, will improve the street-scape, the setting of the listed heritage asset and the wider Conservation Area.

There is a first floor side window on the easterly building that needs to be considered. As such, we propose to maintain the existing front right corner position so the relationship with this building is maintained.

We like the rhythm of the facade of the adjoining listed building and the fine metalwork detailing of the balconies. We have drawn inspiration from this to inform the facade design of the new building with a contemporary interpretation that will sit comfortably in the Conservation Area.



Site analysis diagram

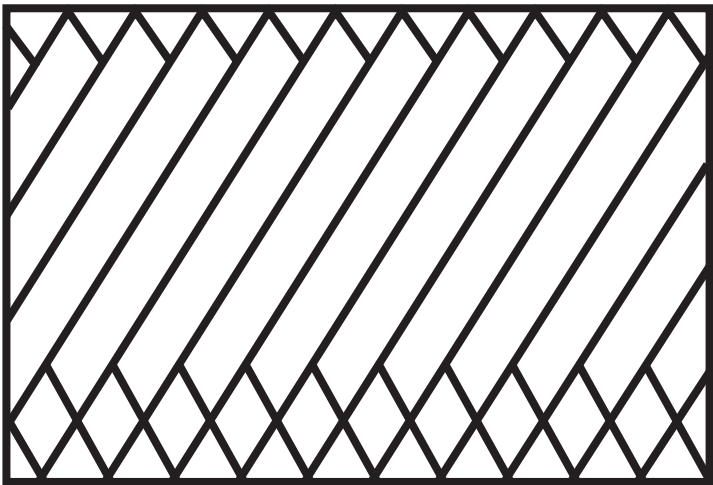
2.0 Site

Context Analysis - Character

The adjoining listed building has a strong rhythm of alternate masonry and open balcony bays with wrought iron railings that has influenced the massing, detailing and materials of our proposal.

The images to the right illustrate how we have analysed the traditional detailing of the listed building's railings and used it to inform a simplified and contemporary interpretation for use in the design and detailing of the facade.

The proposed scheme uses this pattern to create wrought iron panelling with ribbed surface texture, louvred screens and balustrades.



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3.0 Consultation

- Pre Application Scheme & Feedback
- Revised Scheme & Feedback

3.0 Pre-App

Pre-Application Scheme & Feedback

Pre-Planning Application advice has been previously sought for a scheme which proposed a new 4 storey dwelling on the site. Details of this scheme were submitted to the council in December 2019 (2019/6400/PRE).

Feedback from this application has been taken on board and used to reduce the scale of the proposal and develop the scheme in line with the councils comments.

A summary of the comments are outlined below along with responses and proposals to mitigate concern.

A follow up meeting was held on 22.04.20 where a reduced 2.5 storey scheme was discussed and the council were happy with the massing approach.

Design

- Possible harm to setting of listed building by partially concealed side elevation of listed building.
- Scale of proposal is too great.
- Contemporary approach acceptable in principle.

Response:

- Design improves street frontage for public benefit.
- Reduced height from 4 storeys to 2 and a half with upper floor set back from street elevation. This maximises visibility of the heritage asset.

Impact on neighbouring land uses

- Proposal not considered to create loss of daylight sunlight nor overshadowing.

Response:

- Reduction in scale and massing only serves to improve the condition

Transport

- Council would allow a new dwelling to be considered car-free for the existing occupier and provide mechanism for future occupiers.

Response:

- Development is now an extension of the existing structure and there is no change to the existing parking situation.

Construction Impact

- Site physically restrained
- Construction Management Plan required with application.

Response:

- Construction Management Plan outlined later in this document.

Highway improvements

- Council to assess if a contribution will need to be secured to repave existing footway outside property following submission of planning application.

Waste & Recycling

- Details of waste storage to be provided with application.

Response:

- Proposal is now an extension of the existing building and the waste and recycling strategy remains the same as the existing condition.

Energy & Sustainability

- Development should be resilient to climate change
- Development should meet highest feasible environmental standards financially viable.

Response:

- Proposal is no longer to demolish the existing, but to retain and extend the existing building which will greatly reduce waste.
- Replacing the facade will enhance the thermal performance of the building through insulated construction.
- Only a small area of existing facade will be removed to allow better alignment with neighbouring buildings.
- Proposal will be built to a high standard and meet all sustainability requirements.

Nature Conservation and Biodiversity

- Consider a green roof

Response:

- Access and maintenance issues as well as financial viability mean it is not possible to include this in proposal.

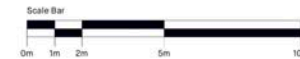
Extracts from the initial pre-planning application report are shown to the right.

05 Proposals Elevations

The design of our proposed building is inspired by the metalwork balconies of the neighbouring listed building. We have proposed a wrought iron clad volume that rises to four storeys acting as a stepping stone between the buildings on either side. The wrought iron cladding of the front facade is perforated by glazed openings in deep reveals and the combination of this and the ribbed nature of solid sections give the facade a strong articulated surface texture that sits comfortably within the immediate context of the street and the wider Kings Cross Conservation Area.

The front elevation is set back slightly from the neighbouring facade to the west, respecting the heritage asset. We have utilised this set back space to create a garden buffer zone from the street at ground floor and balconies on the first, second and third floors. This set back also respects the neighbouring 1st floor window on the side elevation of the building to the east.

The current proposal seeks to modify and extend the existing building, as noted in the introduction we would like to understand if the LPA has a preference between extension or new build on the same footprint and with the same massing.



Street Elevation @ 1:100 scale @ A3

19119_Wicklow street_December 19th 2019

05 Proposals Perspective View Looking West

This is a streetscape view of our proposed building viewed from the east.



19119_Wicklow street_December 19th 2019

Extracts of previous report

3.0 Pre-App Revised Scheme & Feedback

Taking on board all the comments from the initial pre-app feedback along with several subsequent discussions with the council, a revised scheme was produced and submitted to the council for comment.

A meeting with the planning department took place on 22.04.20 where a reduced scheme was discussed and a general approach to massing was agreed.

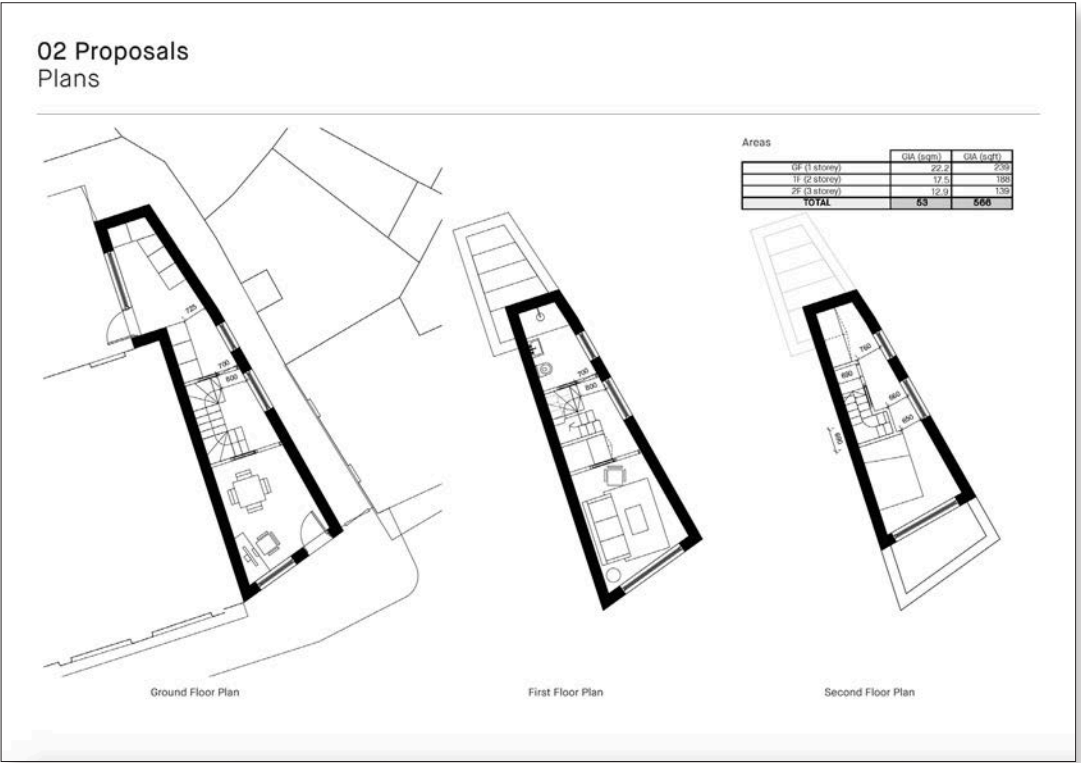
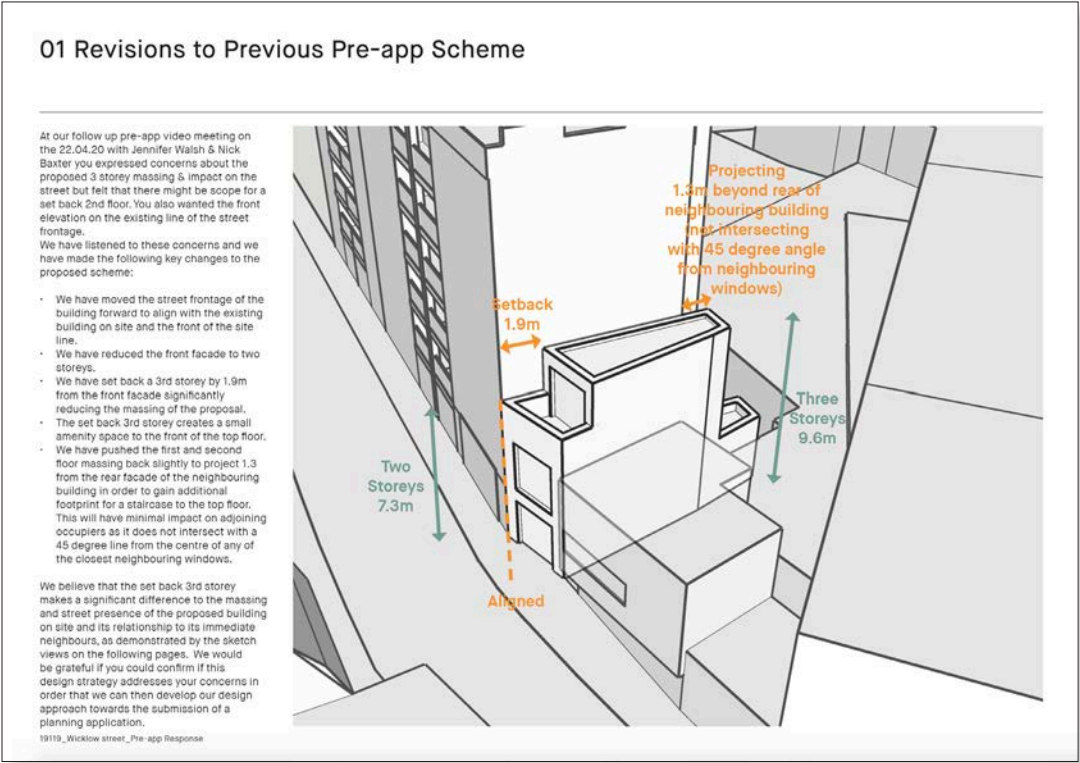
The revised massing sought approval of a two and a half storey volume on the site. Aligning the balustrade height at the front with the neighbouring building to the east and a set back volume to reduce the street presence and maximise the amount of visible flank wall of the listed building.

The response from the planners was positive and they felt that a scheme of this size should be acceptable.

Extracts from the submitted report are shown to the right. The diagrams and massing model clearly show the vast reduction in size from the previous scheme and form the basis of our proposed, modest scheme which sits comfortably in its context.

The following pages of this report explain the developed design of the scheme in more detail.

Note that the overall height of the planning scheme is around 0.5m less than the 9.6m agreed and discussed at pre-app.



Extracts of previous report

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4.0 Proposals

- Proposed Plans
- Section
- Elevations
- Materials
- Construction Management Plan
- Sustainability & Energy Statement

4.0 Proposal

Overview Massing

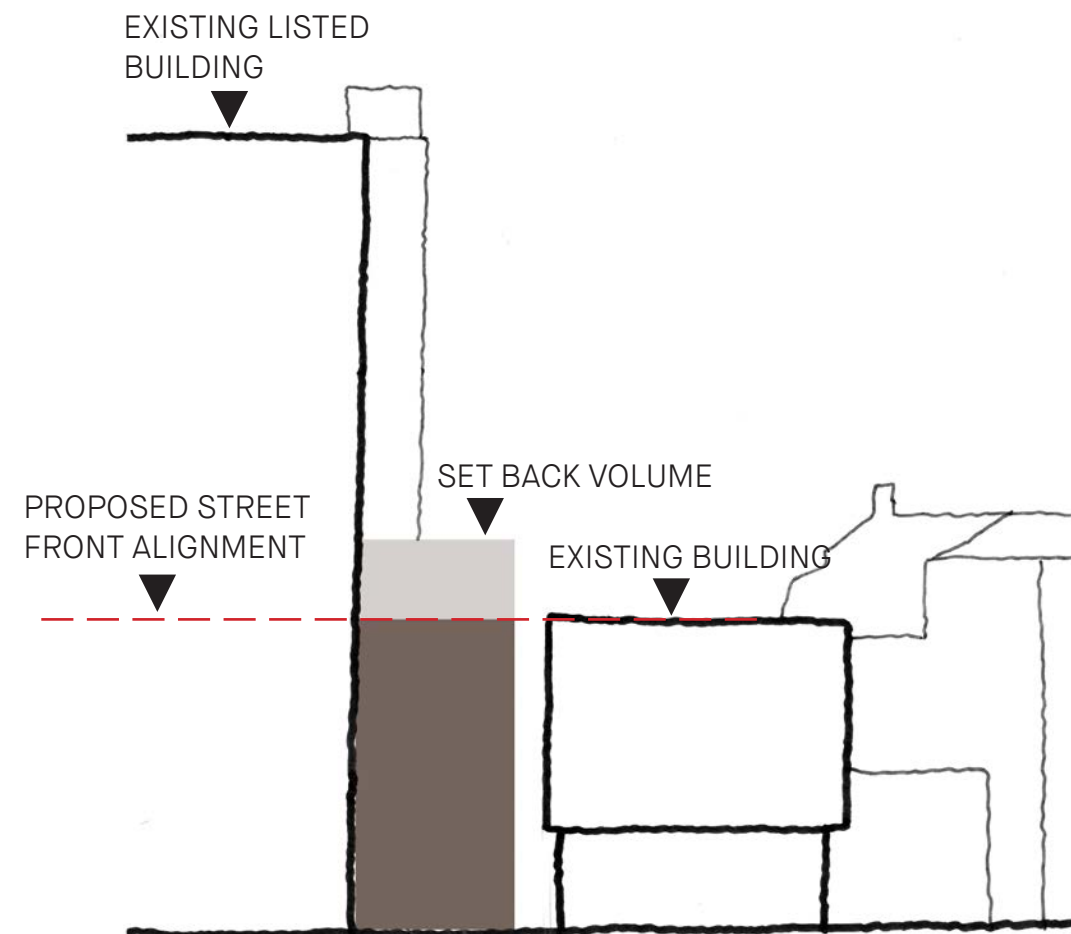
The diagram to the right illustrates the key alignments of the proposed massing.

ELEVATION

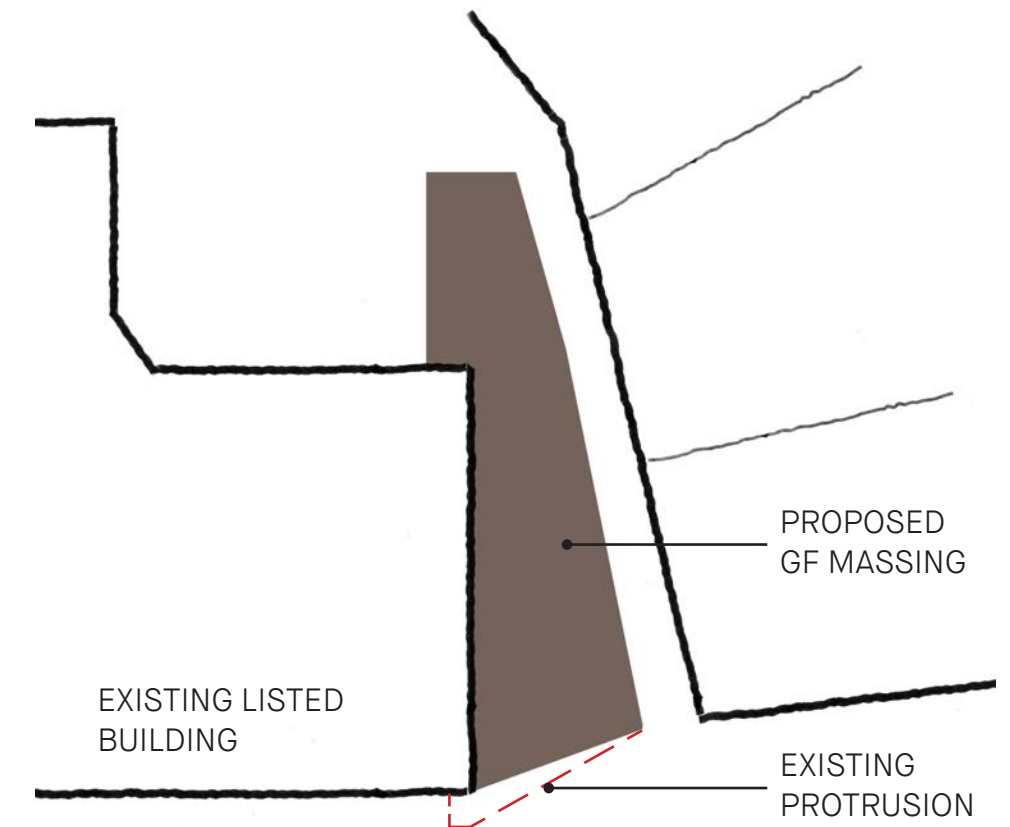
- The street facing facade balustrade height is aligned with the neighbouring building to the east.
- The second floor is set back from the street front as a subservient volume.

PLAN

- Ground floor structure is maintained to reduce waste and improve sustainability of the development.
- The existing front facade line is cut back to create more acceptable alignment with existing listed building.



1) Elevational Massing diagram



2) Plan massing diagram

4.0 Proposals

Proposed Plans

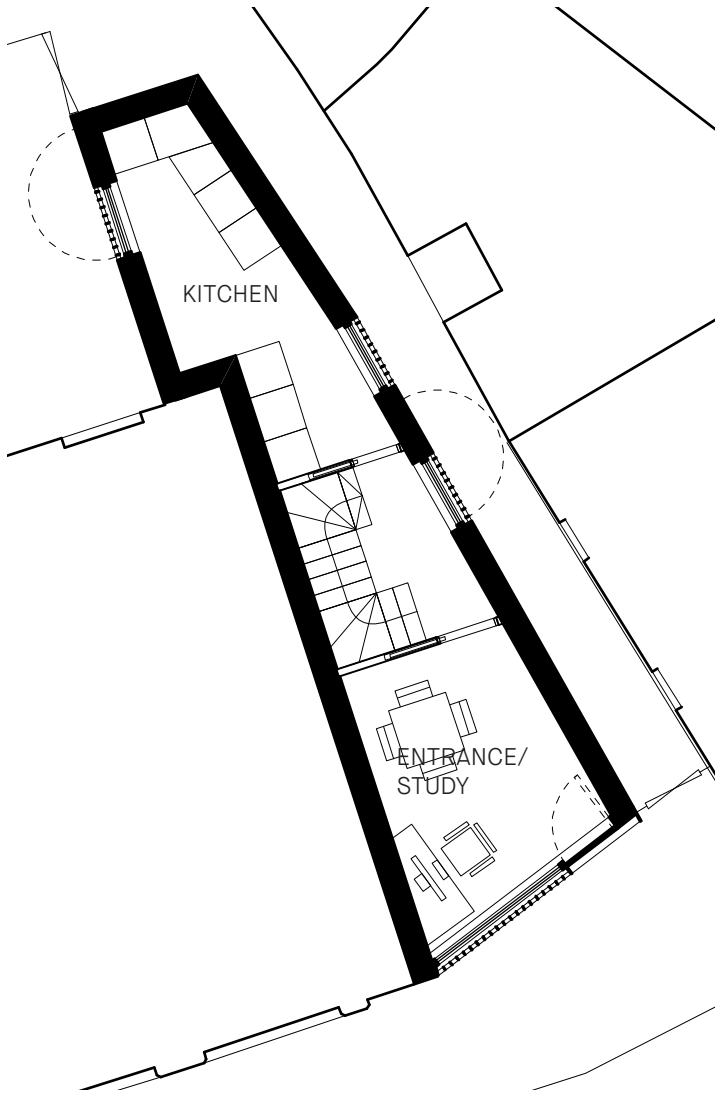
The proposal is to set the front facade of the building back from its existing position and align with the adjoining listed building so that it no longer protrudes and overlaps the front elevation.

On the second floor, a subservient volume is set back to reduce its street prescence and to also create a small roof terrace.

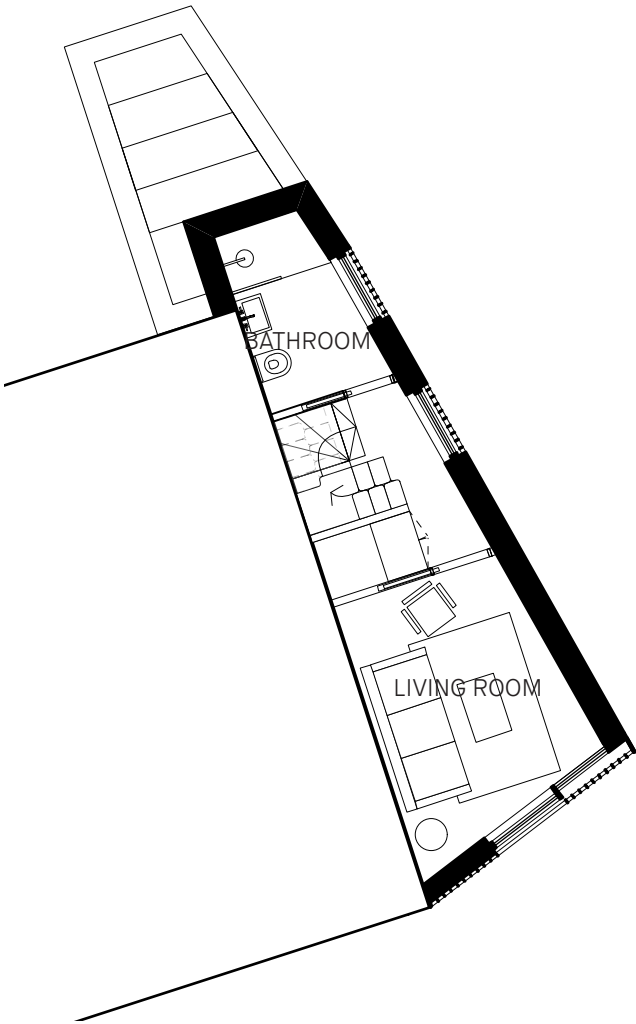
At the rear of the building we have proposed the same building line as

existing at ground floor with a reduced depth volume at first and second floors to maximise available light to the existing windows at the rear of the listed building.

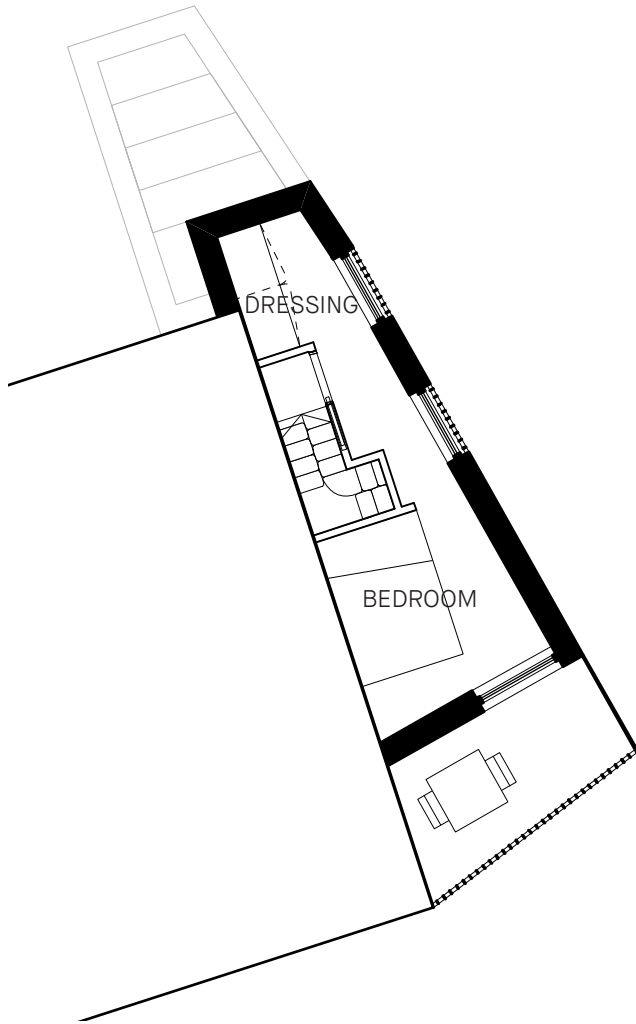
The eastern elevation follows the line of the existing building. All windows on this elevation have louvred, wrought iron screens to provide privacy and prevent overlooking.



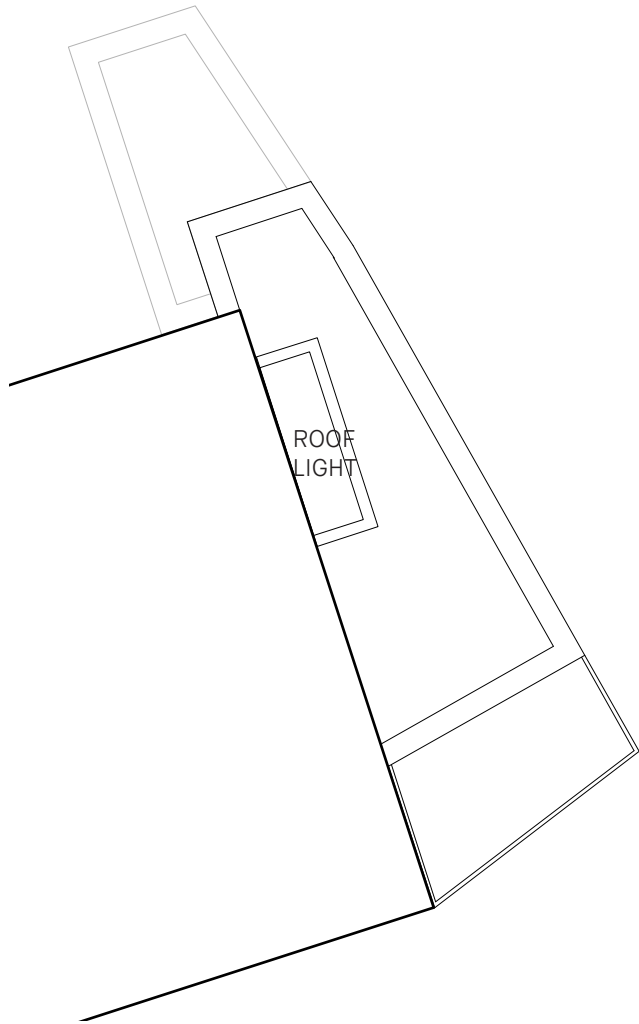
Ground Floor Plan @ 1:100 scale



First Floor Plan @ 1:100 scale



Second Floor Plan @ 1:100 scale



Roof Plan @ 1:100 scale



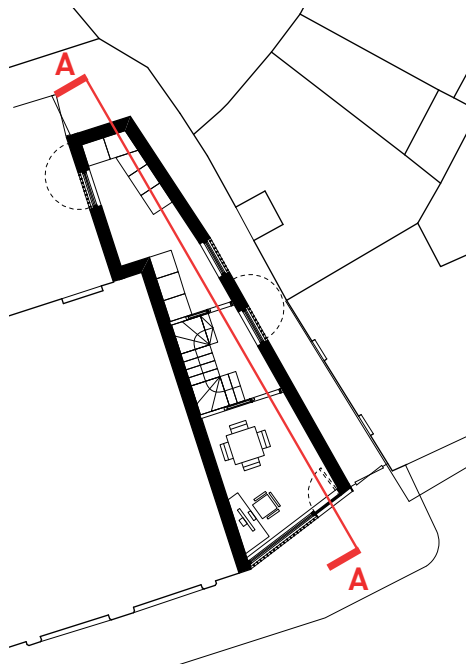
4.0 Proposals

Section

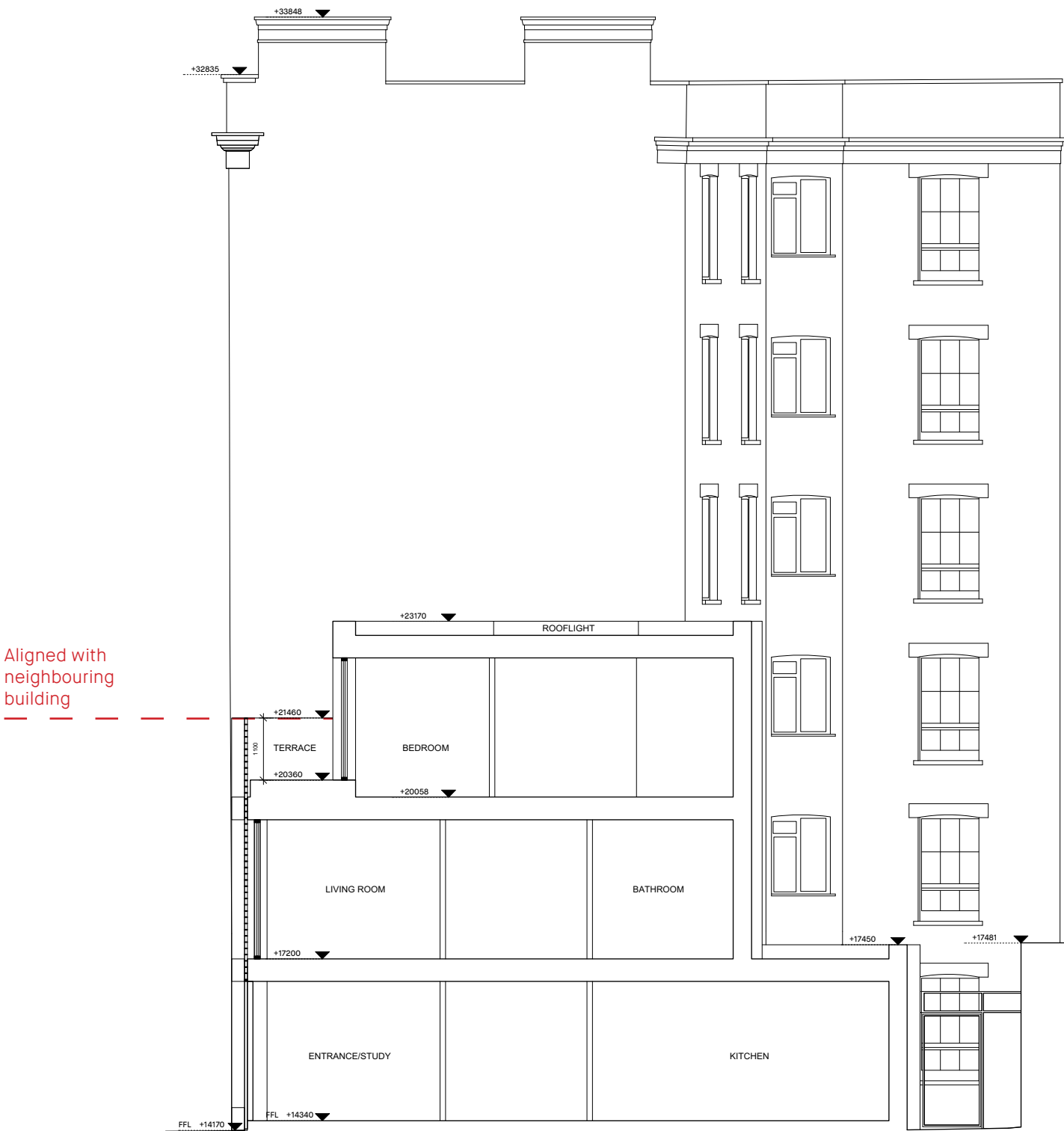
The drawing to the right shows a section through the proposal in context.

The building height has been minimised by aligning the top of the street facing elevation balustrade with the neighbouring building to the east.

The second floor volume has been set back so that it is less visible from the street and maximises the visibility of the flank wall of the listed building.



Key plan



Section AA

4.0 Proposals

Elevations

The proposal is a wrought iron clad volume which draws inspiration from the balustrades of the listed building.

The wrought iron cladding of the facade plays with density using ribs, fins and depressions to provide a number of simple and refined surface textures to articulate the facade and allow it to sit comfortably within the immediate context of the street and the wider Kings Cross Conservation Area.



4.0 Proposals

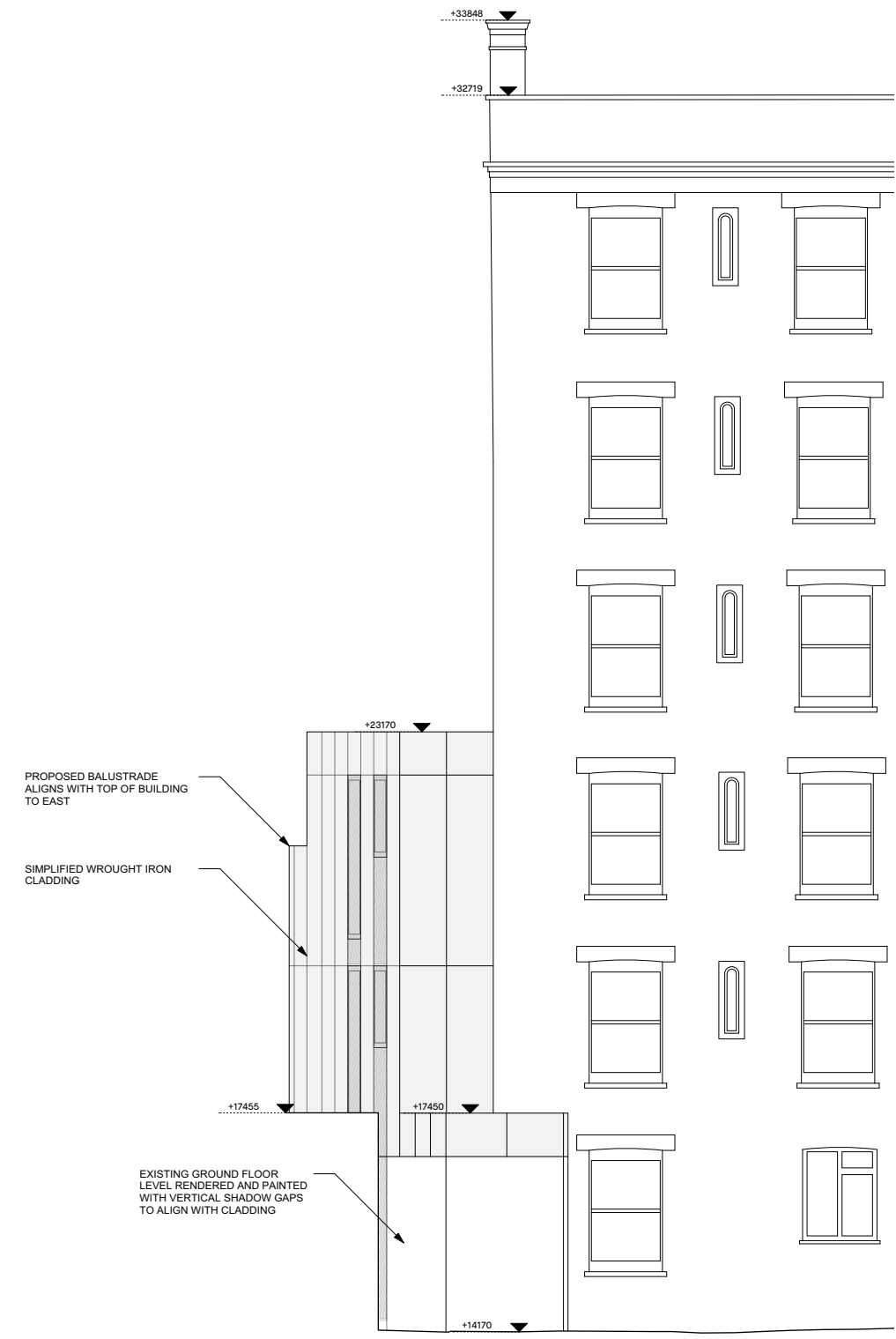
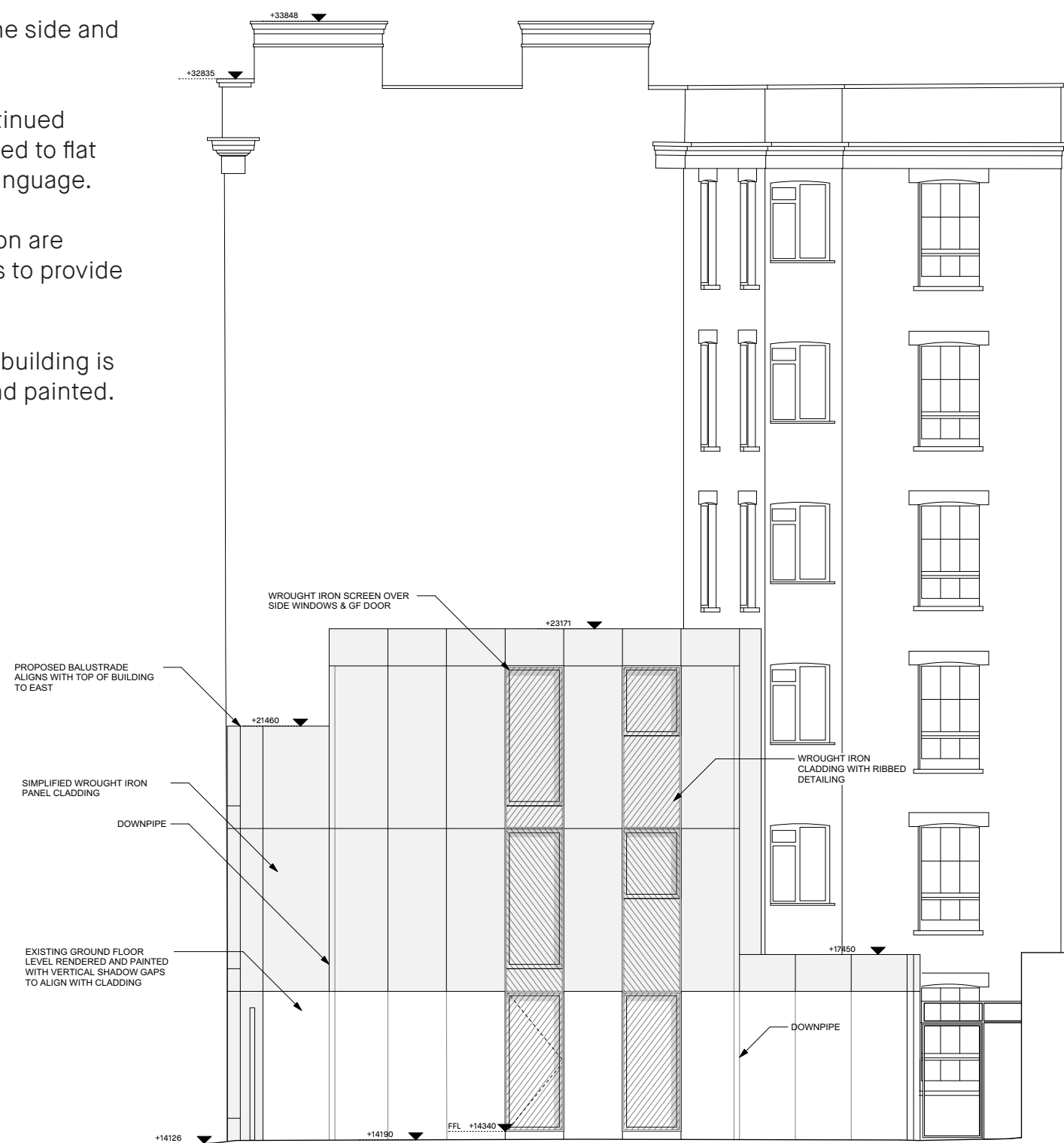
Elevations

The drawing to the right shows the side and rear elevations of the proposal.

The wrought iron cladding is continued around these facades but simplified to flat panels to continue the material language.

The windows on this side elevation are veiled by wrought iron fin screens to provide privacy and prevent overlooking.

At ground floor level, the existing building is maintained and is re-rendered and painted.



4.0 Proposals

Materials

A simple palette of robust and high quality materials have been carefully selected for the project to ensure the integrity of the design and the durability and longevity of the scheme.

Clad in wrought iron, the facade plays with density to provide a simple yet refined palette of textures.

At ground floor, the entrance door is to the right of a large square area of glazing. To provide privacy and some seperation from the street, a screen of metal fins shroud the glazing.

On the first floor, there is a sliding double glazed door, one pane of which is clear and the other is screened with metal fins. The solid metal panel on the left hand side picks up the grid of the diagonal fins and continues this with ribs across its surface.

On the second floor, the bedroom has a glazed door onto the terrace. The terrace balustrade uses the diagonal grid of metal work to form the balustrade and 'zig-zag' top edge detail.

PRECEDENT PROJECTS



Granary Square Pavilion
- Bell Phillips Architects

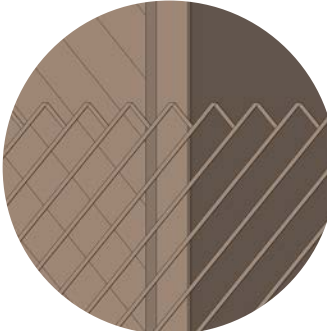


Paul Smith Cast Iron
Facade - 6a Architects

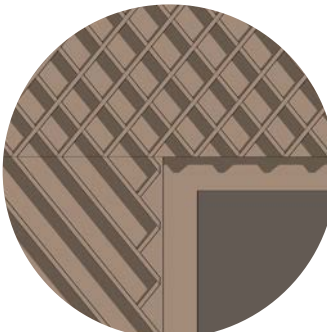


Chimney House
- Atelier DAU

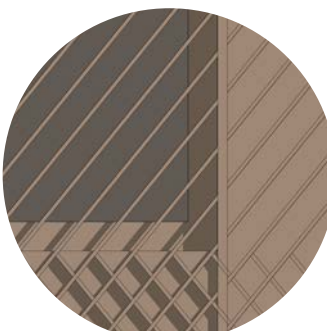
PROPOSED DETAILS



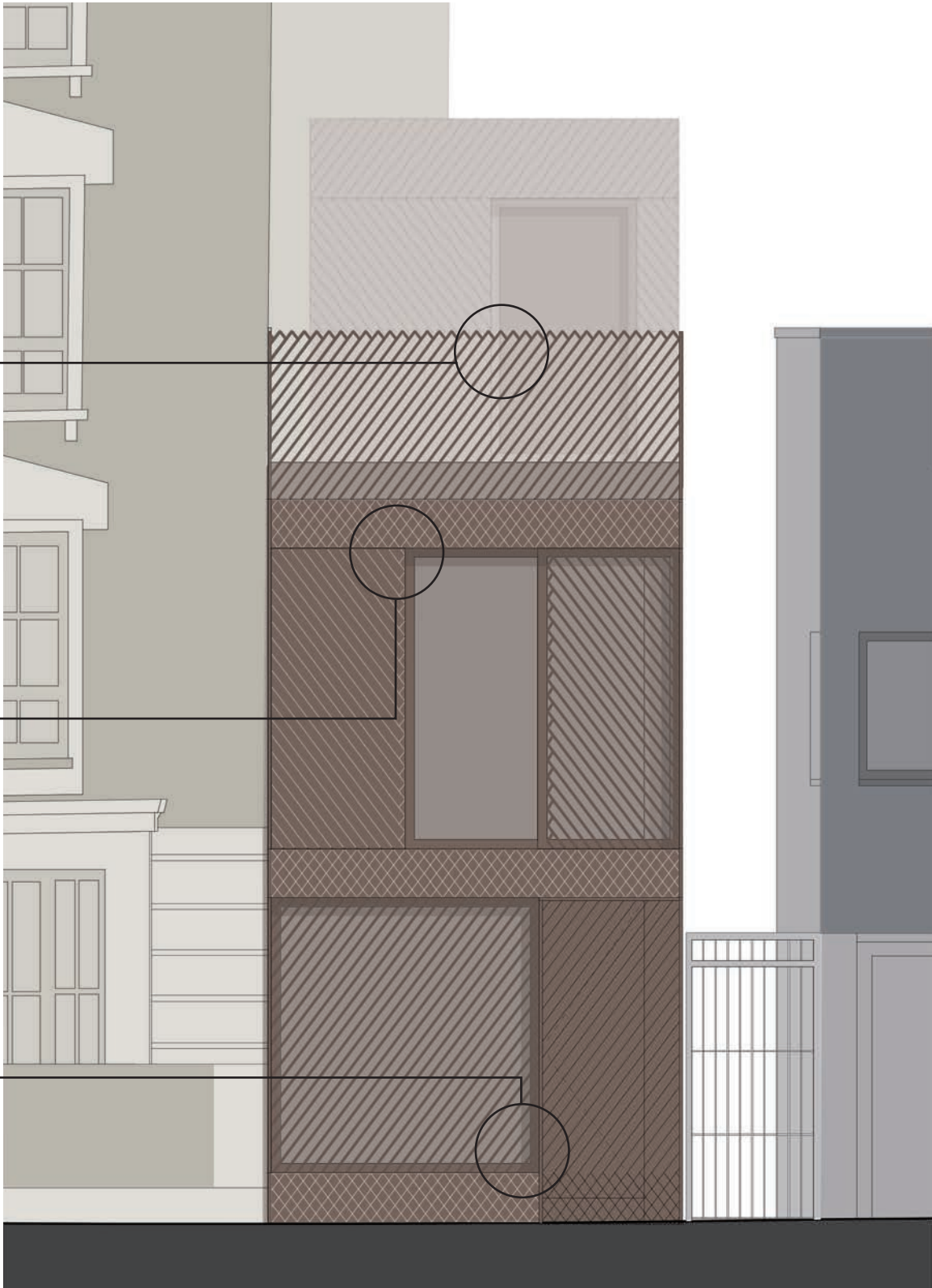
Fin balustrade



Ribbed detail



Screening



FRONT ELEVATION

4.0 Proposals

Construction Management Plan

48a Wicklow Street fronts the pavement and has a pavement width of between 1.5-3m.

There is a pathway of ~1m wide which runs the full length of the side of the property but this is not in the buildings curtilage.

Wicklow Street is one-way and has a combination of single yellow and double lines as shown on the diagram to the right. There are parking restrictions which begin outside 48a Wicklow Street and extend the length of the street on one side only.

Hoarding is proposed across the front of the site as shown on the diagram.

It is proposed that one parking bay would be used for storage of site materials and another for a skip at certain times of the project (set out overleaf).

Due to the fact that we are keeping the existing structure at ground floor level, there will be minimal waste generated. However, any waste created will be carried by hand from the site to the skip. Wherever possible, the contractor will be urged to use construction waste materials generated during the works elsewhere in the project.

Vehicles will access the site from the North-East via Kings Cross Road. On arrival, site vehicles shall pull up directly outside the site where a banksman will be waiting to direct the vehicle. On departure, vehicles shall continue in the same direction.

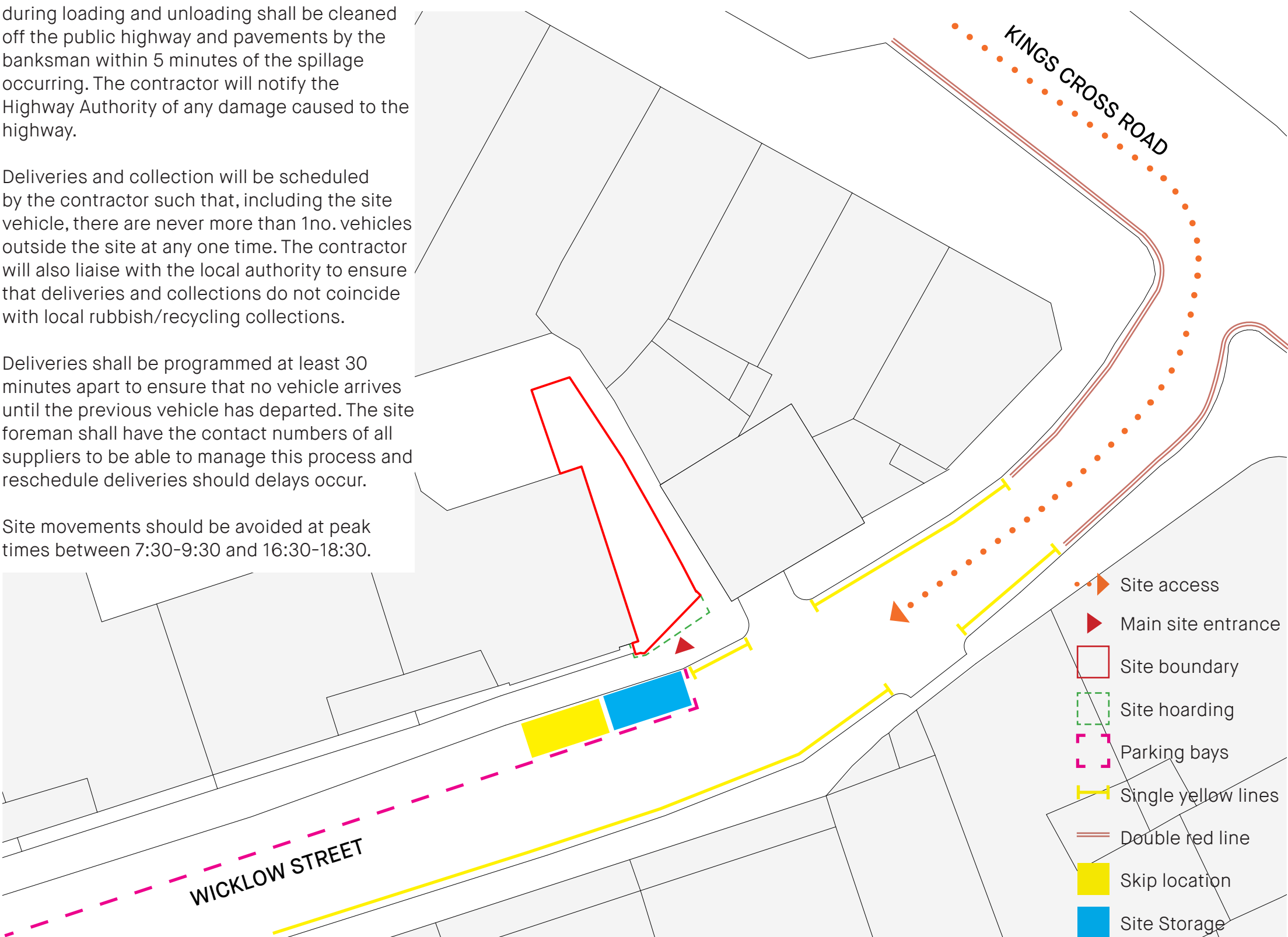
Site spoil will be confined to a skip located in a suspended parking bay. Any spillages

during loading and unloading shall be cleaned off the public highway and pavements by the banksman within 5 minutes of the spillage occurring. The contractor will notify the Highway Authority of any damage caused to the highway.

Deliveries and collection will be scheduled by the contractor such that, including the site vehicle, there are never more than 1no. vehicles outside the site at any one time. The contractor will also liaise with the local authority to ensure that deliveries and collections do not coincide with local rubbish/recycling collections.

Deliveries shall be programmed at least 30 minutes apart to ensure that no vehicle arrives until the previous vehicle has departed. The site foreman shall have the contact numbers of all suppliers to be able to manage this process and reschedule deliveries should delays occur.

Site movements should be avoided at peak times between 7:30-9:30 and 16:30-18:30.



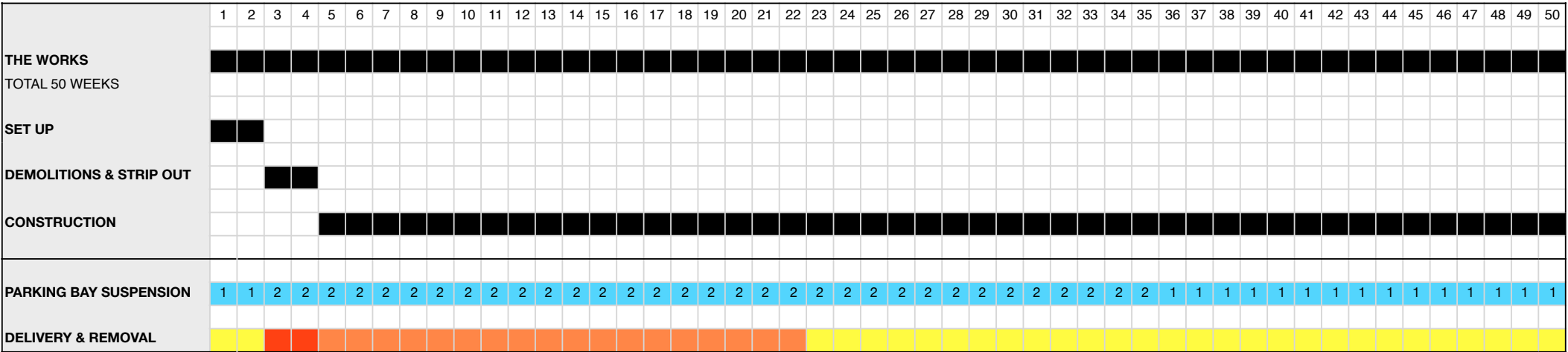
4.0 Proposals

Construction Management Plan Program

At this stage of the project, the planning for demolition and construction is at outline stage and may be subject to modification during future detailed planning of the demolition and construction methodology. This statement is therefore based on reasonable assumptions in both the programme and method of work, which uses the experience of the Applicant and Design Team on similar projects.

The works are expected to be completed within a 50 week program. Suspension of 2 parking bays on Wicklow Street may be required at particularly busy points of the works. One bay for a skip and one for storage of materials.

The frequency and duration of deliveries and collections is expected to be greatest during the demolition process.



FREQUENCY KEY	
Site vehicle + 3 weekly deliveries/ collections	All deliveries to have a maximum duration of 20 minutes and take place only between the hours of 10AM and 4PM Mon-Fri
Site vehicle + 5 weekly deliveries/ collections	
Site vehicle + 8 weekly deliveries/ collections	
	Site vehicle = Small or large van
	Delivery & Removal = Large van or 8-wheel grab lorry

4.0 Proposals

Sustainability & Energy Statement

We have taken measures to ensure the development is sustainable, minimises CO2 emissions, has a minimal effect on climate change and meets the requirements set out in the London Plan.

In order to reduce waste, we have proposed to re-use as much of the existing structure as possible and extended on top of this. By doing so, we can minimise the waste produced.

In order to achieve a more acceptable alignment with the listed building, we have proposed to cut back the existing front facade. However, the amount of material is minimal and the contractor will be encouraged to re-use material wherever possible elsewhere in the project.

The sustainability of construction materials and techniques has been considered in the following ways:

- All windows will be upgraded to double glazed units.
- New construction will be insulated to perform in excess of current regulations.
- The existing boiler will be replaced with a newer more efficient boiler to make heating the space more energy efficient.
- Screening of south facing windows used to help reduce solar gain in the summer.
- Openable windows and rooflight which provide good passive ventilation.

The use of cars for occupants has been discouraged and parking provision has not been provided (as per the existing condition). The central location of the property means that

travelling by public transport or bike is easy and efficient and therefore encouraged.

In summary, we have taken as many measures as possible to develop a sustainable design which minimise it's impact on the environment.

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5.0 Scheme Overview

- Perspective View Looking East
- Perspective View Looking West

5.0 Scheme Overview

Perspective View Looking East



5.0 Scheme Overview

Perspective View Looking West



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