

The Wee House

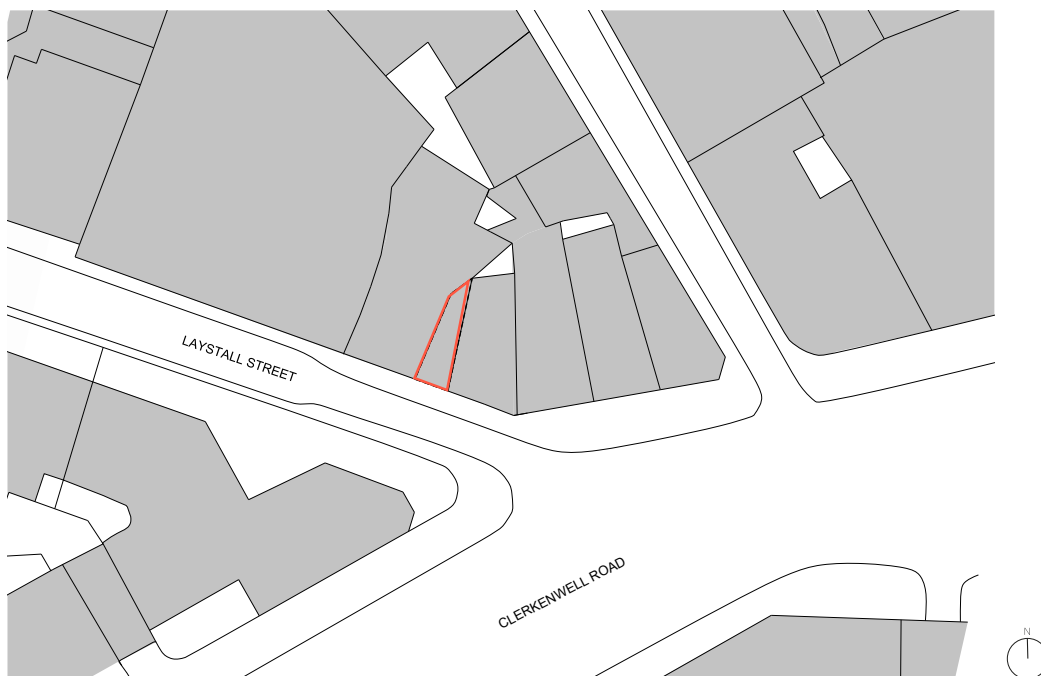
## Design and Access Statement

26.10.2021





Site plan



Block plan

## Introduction

This Design and Access Statement is submitted in conjunction with the design drawings for proposed works to the third floor at 8 Laystall Street, Clerkenwell (aka The Wee House).

The building works for the extension and refurbishment works at The Wee House, approved under planning consents 2015/3719/P, were implemented in December 2015 and completed in July 2016.

Since the completion of the works, the global Covid-19 pandemic and the related increase in home-working, our client now feels the need for some external amenity space.

Our proposal seeks to create an external terrace at third floor, in what was previously an internal 'winter garden'.

The proposed works are as follows:

- An external terrace created at existing third floor level - glazed roof to be removed, glazed sliding doors installed, upgrade of the floor to waterproof external finishes.
- Sash window installed to dormer of non-original front mansard replaced with a window with a pair of hinged casement opening into the room, with a glass guarding installed within the depth of the existing window reveal for safety.



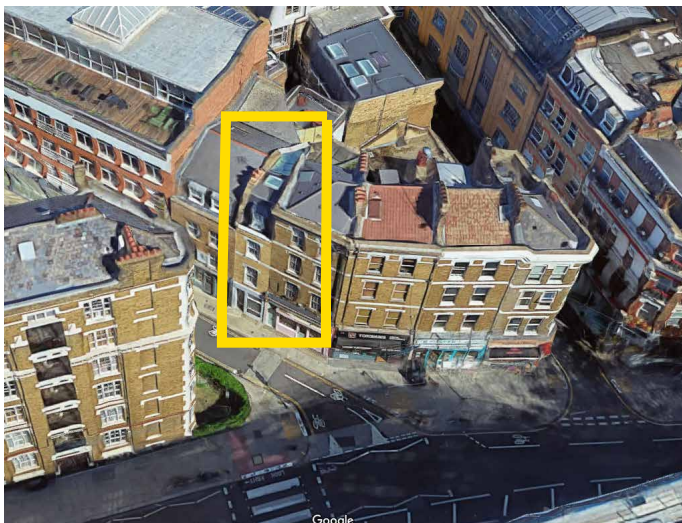
Front facade

**Site**

The Wee House is a small, brick-faced infill house, occupying a narrow plot triangular in Clerkenwell. It sits adjacent to Hatton Garden, historically known for its cluster of jewellery shops, clock and watch industries. The area was also notable for its Italian community which was centred around St Peter's Church. More recently, new uses have moved in, namely offices, residential conversions, bars and restaurants. The property itself was used as commercial premises before conversion to residential and some evidence of a shop front outline remains. The building is located on a narrow street with tall buildings that abut the highway, lending it an intimate character.

The property has a very narrow street frontage, with a comparatively deep plan. Extensive building works were carried out in 2015/2016. These works added an additional storey at third floor level and small multi-level extension which infilled the triangular space to the rear. The house now has four floors above ground, plus basement.

The house was also fully refurbished, including the replacement of the non-original fully glazed ground floor street façade with a more architectural frontage, finished in pre-cast concrete. The building retains the original London stock brick frontage at first and second floors.



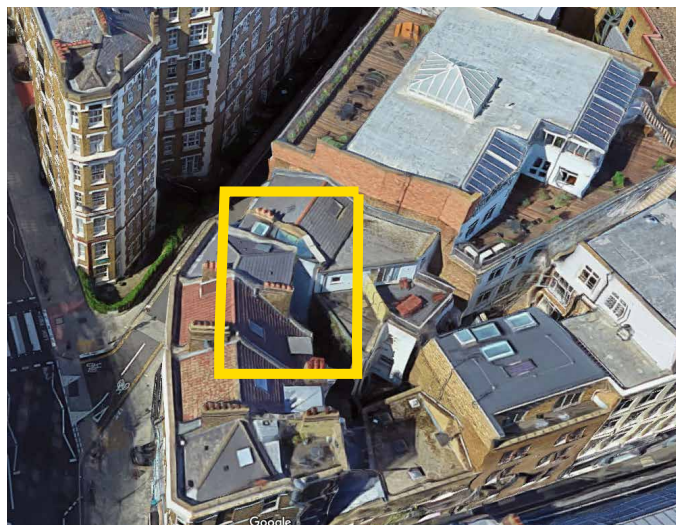
Aerial view from south-west



Aerial view from north-west



Aerial view from north-east.



Aerial view from south-east.



Aerial view

### Existing Building, Conservation and Heritage

8 Laystall Street is mentioned in the council's Hatton Garden Conservation Area Appraisal and Management Strategy 2017. The building is noted as an unlisted building that makes a positive contribution to the special character and appearance of the area.

### Planning and Development History

The following historic planning consents are associated with 8 Laystall Street:

P9600968R1, September 1996 – Change of use from retail to residential dwelling house

PSX0204383/R1, June 2002 - Mansard roof extension at 3rd floor with twin glazed doors and balcony to street, remodelling of the ground floor facade

PSX0204383/R3 August 2002 - Mansard roof extension at 3rd floor, remodelling of the ground floor facade

2014/5112/P Mansard roof extension and new roof terrace at 3rd floor, Juliet balcony and alterations to the front elevation at ground floor

2015/3719/P - Variation to the above permission to add a glazed roof extension, and other related works. This permission was implanted.

The current proposal in effect return to the principle of a roof terrace at 3rd floor, as approved under 2014/5112/P.



Views of the street frontage as existing

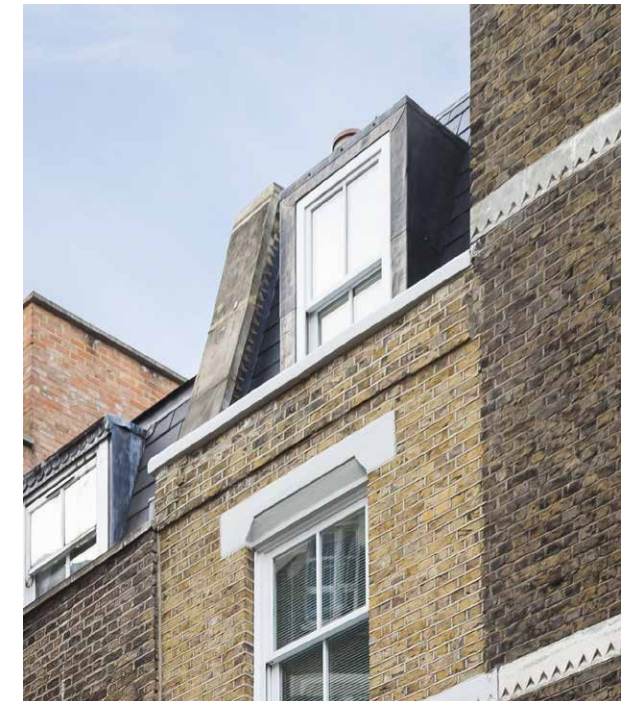


### The Proposals

The proposed terrace would be entirely within the volume of the existing winter garden at 3rd floor. The existing external walls to the rear of the floor plan would stay in place, so the removal of the glazed roof and conversion from external winter garden to external terrace would only be visible from the air, or distant views from very tall buildings. There would be no change to the existing views out from 3rd floor and therefore there would be no impact on the amenity of neighbours.

Glazed sliding doors would give access to the terrace from the remaining internal section 3rd floor.

The replacement window to the front dormer would form a pair of side-hung casements which would open inwards. This would enable the full area of the window to be opened, providing improved ventilation.



Dormer window as built 2016

Planning history - front elevation

## Design, Scale and Materials

The existing walls around the terrace are currently plastered, where the substrate was brickwork this would be exposed, the bricks clean and repointed. The more recent timber framed walls would be re-finished in an external waterproof render.

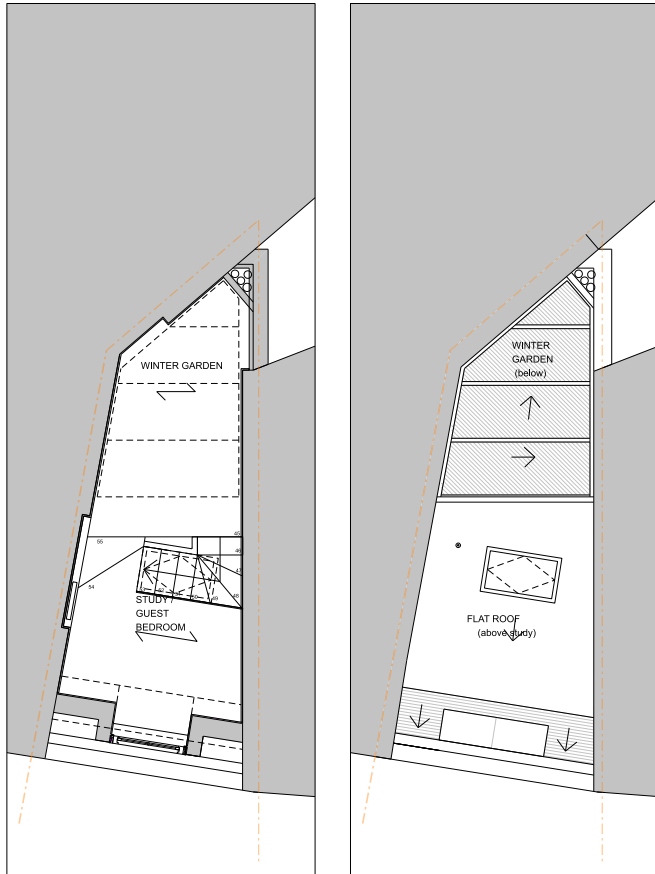
The proposed glazed sliding doors would be installed on the line of the existing flat roof over 3rd floor. They would incorporate double-glazed panes and have metal frames, opening to provide access to the terrace and additional ventilation to the house.

The floor of the terrace would be finished in porcelain tiles.

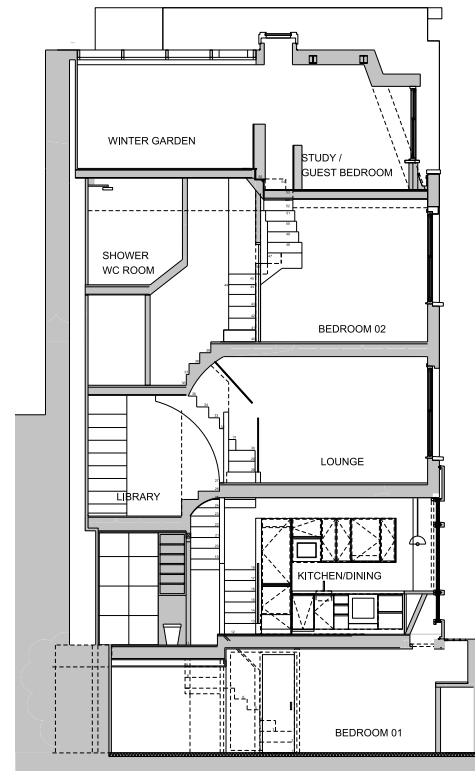
The replacement front window to the 3rd floor dormer would be double-glazed and timber framed. It has been designed to look like the traditional-style sash sliding window it replaces, with the addition of a central vertical glazing bar where the pair of casements would open. A discrete strip of glass would fix between the window reveals to provide a safety guarding to satisfy Building Regulations.

## Access

Apart from the improved private external amenity space there will be no change to or effect on current public or private access provisions.



Existing plans to 3rd floor and roof level



Section: the 'winter garden' at 3rd floor as existing

## Planning Policy

We have considered the following policy / guidance documents in the design and development of these proposals:

National Planning Policy Framework 2021

National Design Guide 2021

The London Plan March 2021

Camden Local Plan July 2017

7.23 p230 "Private outdoor amenity space including gardens, balconies and roof terraces, can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space".

CPG Amenity Jan 2021

2.11 "Balconies and roof terraces should therefore be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings. Conversely, residential buildings should also be designed so that new balconies and roof terraces do not suffer from an unacceptable degree of overlooking from existing developments."

CPG Design Jan 2021

CPG Home Improvements Jan 2021

The Hatton Garden Conservation Area Appraisal and Management Strategy 2017

9.10 "Roof terraces or gardens provides valuable amenity and can have a positive effect. However, care should be given to locating terraces so that they are not unduly prominent and do not create problems of overlooking".



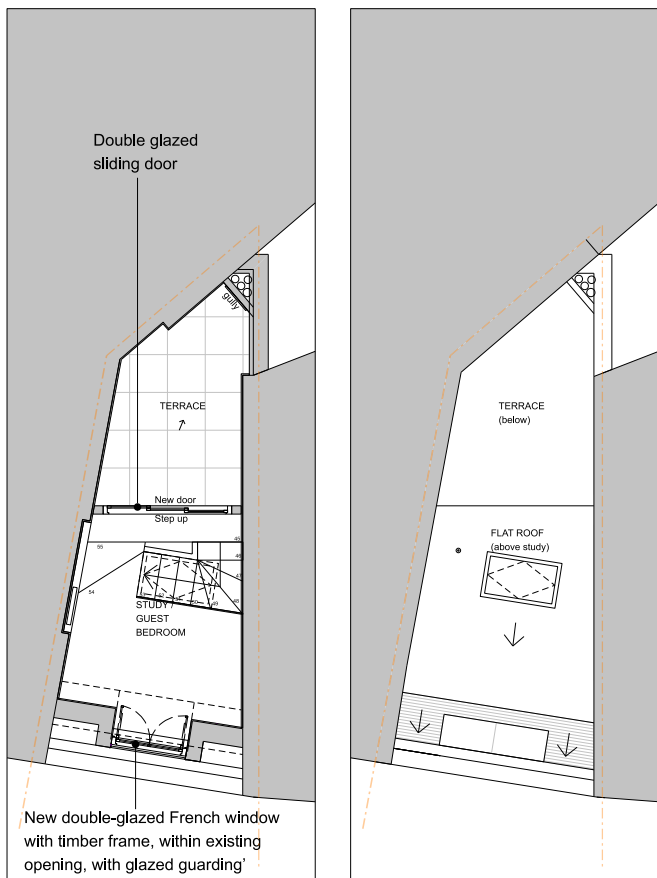
The 'winter garden' at 3rd floor as existing

**Conclusion**

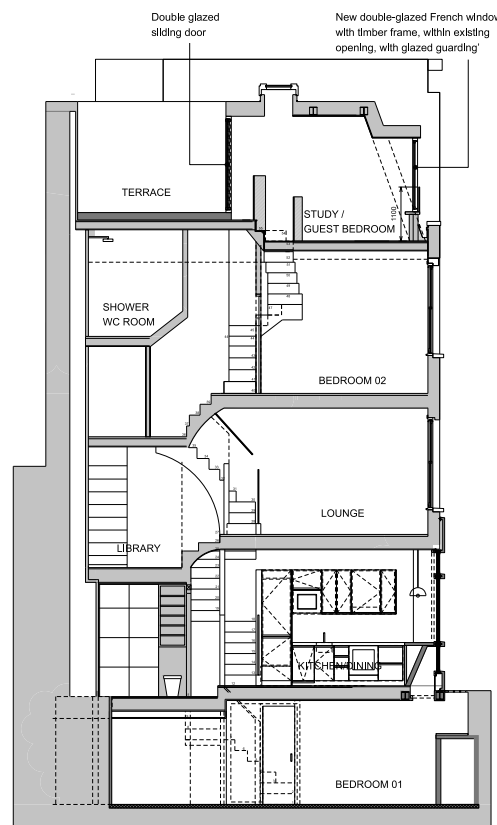
These proposals to alter The Wee House at 8 Laystall Street, to provide an external amenity space and improved ventilation, have been carefully designed to minimise visual impact externally whilst improving comfort and amenity for the occupiers.

There would be no change from the existing situation in terms of overlooking or impact on the amenity of neighbouring properties.

This scheme would improve the living accommodation of the house without detracting from the character of the building, the street or wider area.



Proposed plans to 3rd floor and roof level



Section: the proposed terrace at 3rd floor