Design & Access Statement

Flat 14, 25 Shelton Street London WC2H 9HW

THEME2 Architects

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1.0 Introduction

This application represents some minor amendments to the existing approval granted for application 2019/3479/P.

Due to the noise coming from the open-air plant-room for the Red Bull offices, Seven Dials Warehouse, 27-29 & 31-33 Shelton Street we seek to remove the open timber louvre screens positioned along the party wall and to raise the brick party wall between the two properties up to the same level.

In order that maintenance work such as cleaning of windows can be undertaken safely whilst working at height a safety barrier is proposed to the rear of the property's roofs. These flat roof areas will remain non accessible to residents and the condition 4 from the original permission will otherwise remain in place.

To meet Part L regulations for the conservation of fuel and power and anticipation of the banning of the use of gas fired boilers two air source heat pumps are to be installed to the side of the roof top access pavilion. These will be ultra-quiet Mitsubishi Mini VRF PUMY-P200YKM2 units and in addition there will be screening panels to contain the noise to stop it projecting towards the rear courtyard.

RBA Acoustics where commissioned to undertake an ambient noise survey and advise the design team in the design and specifications, this report is submitted as part of this application and it confirms that the proposed installation will easily meet plant noise criteria set out by the London Borough of Camden and therefore should be considered acceptable in terms of noise.

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2.0 Site and context

25 Shelton Street sits between the Grade II-listed Seven Dials Warehouse [24-26 and 43 Shelton Street] on its eastern side and the Cambridge Theatre to its west. To the rear of the building is a courtyard which has access to Earlham Street via an alleyway under 36-38 Earlham Street.

The property sits within the Seven Dials Conservation Area, it is not a listed structure but is noted as 'a positive contribution to the area'.

The building houses 14 residential apartments on levels 1 – 6 with a commercial unit positioned on the Ground and basement floor, incorporating the courtyard space.

The flat concerned with this application occupies the top 2 floors of the building with bedrooms located on the 5th floor and the living accommodation on the 6th floor. The living accommodation on the 6th floor is housed in a double height gable roofed single volume.

To the side of this main volume there are single story spaces with flat roofs, the first of which, to the west encloses the stair core and lift and the second, to the east, encloses the kitchen.

View to the property from the North West

View to the property from the South West

View to the property from the opposite pavement on Shelton Street

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3.0 Planning History

2018/2870/P

Details required by condition 4 (metal framing sample) of planning permission ref: 2017/6997/P dated 08/03/2018 for the replacement of existing shopfront and associated external works

2018/0846/P

Removal of existing canopy and erection of glass pitched roof and steel structure to infill rear courtyard and installation of ramp in association with the ground and basement unit (Use Sui-generis/A1)

2017/6997/P

Replacement of existing shopfront and associated external works.

2017/4818/P

Removal of condition 3 of permission reference 2017/3487/P dated 14/08/2017 for use of basement and ground floor for and flexible use as either retail (A1) or health and beauty spa (sui generis), or a combination of the two.

2017/3487/P

Use of basement and ground floor for an flexible use, as either retail (A1) or health and beauty spa (sui generis), or a combination of the two.

2006/4876/P

Variation to previously approved schemes including alterations to the Shelton Street facade, residential mix (Class A3), a courtyard roof light, and the roof, as amendments to planning permission granted subject to a section 106 legal agreement dated 29th July 2005 (ref. 2005/1394/P) and as varied by planning permission dated 7th July 2006 (ref. 2006/2095/P) (for the refurbishment of fire damaged building).

2006/3691/P

Details pursuant to condition 2 (sample panels of facing brickwork) of planning permission (2005/1394/P) dated 29/7/05 for refurbishment of existing fire damaged building to accommodate office use (Class B1) and 14x self-contained flats (Class C3); together with external alterations including lead clad dormer addition to west roofslope, replacement windows and doors.

2006/2095/P

Use of basement and ground floor for an alternative use, as either retail (A1) or health and beauty spa (sui generis), or a combination of the two.
3.0 Proposed Development

2005/4141/P

Amendments to planning permission granted 29 July 2005 (2005/1394) for office use (Class B1) at basement and ground floor levels and 14 self contained flats above, by the use of basement and ground floors for Class A3 (restaurant) instead of offices.

2005/3352/P

Submission of an assessment of the impact of noise and vibration generated by basement plant/machinery pursuant to condition 4 of planning permission granted subject to a section 106 legal agreement dated 29th July 2005 (Reg.no. 2005/1394/P) for the refurbishment of existing fire damaged building.

2005/3350/P

Submission of sample panels of all new facing materials, including external doors pursuant to condition 3 of planning permission granted subject to a section 106 legal agreement dated 29th July 2005 (Reg.no. 2005/1394/P) for the refurbishment of existing fire damaged building.

2005/3348/P

Submission of detail of double glazed window pursuant to condition 5 of planning permission granted subject to a section 106 legal agreement dated 29th July 2005 (Reg.no. 2005/1394/P) for the refurbishment of existing fire damaged building.

2005/1394/P

Refurbishment of existing fire damaged building to accommodate office use (Class B1) at basement and ground floor levels, and 14 self contained flats above (Class C3); together with external alterations including lead clad dormer addition to west roof slope, replacement windows and doors.

2005/1658/P

Sample panels of all new facing materials, including external doors (condition 4); a sample of new double glazed steel window (condition 6); and details of shopfronts to Earlham Street and Shelton Street (condition 11), pursuant to planning permission granted subject to a section 106 legal agreement dated 13th December 2004 (reg. 2004/3907/P) for the refurbishment of existing fire damaged building to create a restuarant (Class A3) at basement and ground floor, with associated plant, and 14 self contained flats (4 x one bed, 7 x 2 bed, 3 x 3 bed) above.

2005/1540/P

Submission of detailed assessment of the impacts of the noise and vibration from the basement plant/machinery pursuant to condition 5 of planning permission dated 13th December 2004 (Reg.no. 2004/3907/P).

2004/3907/P

Refurbishment of existing fire damaged building to create a restuarant (Class A3) at basement and ground floor, with associated plant, and 14 self contained flats (4 x one bed, 7 x 2 bed, 3 x 3 bed) above.

2004/2514/P

Refurbishment of existing fire damaged building to create an A3 use at basement, ground and first floor level, associated plant and 14 self contained flats (8 x one bed, 3 x 2 bed, 3 x 3+bed) above.

PSX0104783

Erection of building comprising 2461sq m of office (Class B1) floorspace following demolition of existing building, including pedestrian access at 40 Earlham Street, as shown on drawing numbers; Spiral Bound Planning and Design Statement, PL/7.102; PL/7.105; PL/7.106; PL/S/2.111; ALP/ShSt/PL/P/3.110; P/3.111; P/3.112; P/3.113; P/3.114; P/3.115; P/3.116; P/3.117; PL/S/2.110; ALP/ShST/PL/P/3.101; ALP/ShST/PL/P/3.103; ALP/ShST/PL/P/3.105; ALP/ShST/PL/S/3.101; ALP/ShST/PI/D/9.101; ALP/ShST/PL/7.101; ALP/ShST/PI/ E/2.102; ALP/ShST/P/E/2.101; ALP Schedule of Works 1.1; and Site Location Plan.

2019/3479/P

12 December 2019 Works at roof level to include erection of extended stair core; installation of 2x retractable roof lights and glass canopy to existing terraces; formation of terrace upon existing flat roof and replacement of existing roof-lights on pitched roof to fifth floor flat (Class C3)

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4.0 The Proposals

The proposal is to refurbish the 5th floor bedroom level and to replace dated bathrooms and fittings. The existing layout is very wasteful of space with a large hallway and ancillary fire corridors utilized in order that the spiral staircase could be left open to the main living volume on the floor above including the kitchen.

The existing layout is configured as 4 bedrooms and 3 bathrooms [2 en-suite] and therefore did not make good use of the space available. Given the relatively low celling heights the existing bedrooms feel too big and wasteful.

By removing the spiral staircase and introducing a conventional one with a fire door between the 5th & 6th floor, the space given over to hallway and fire corridors can be properly utilized for storage and provide greater amenity for this growing family.

This new staircase will continue to flat roof level to provide access to the upper roof terrace area.

The two rear corner terraces which are to be enclosed with roofs as part of the existing permission will remain as approved. It is prohibited by existing planning condition that these two rear flat roofs are classed as non-useable. However intermittent maintenance access will be required for cleaning windows and for this reason it is proposed that a discrete safety barrier is installed at the edge of the roof in line with the Working at height Regulations 2005.

Due to the cluttered nature of the roofs and the number of service projections with smoke-vents, lift over-runs and existing equipment for the ground floor commercial unit it is not practical to utilise a man-safe cable system for the safe working at height.

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4.1 The Proposal: Design

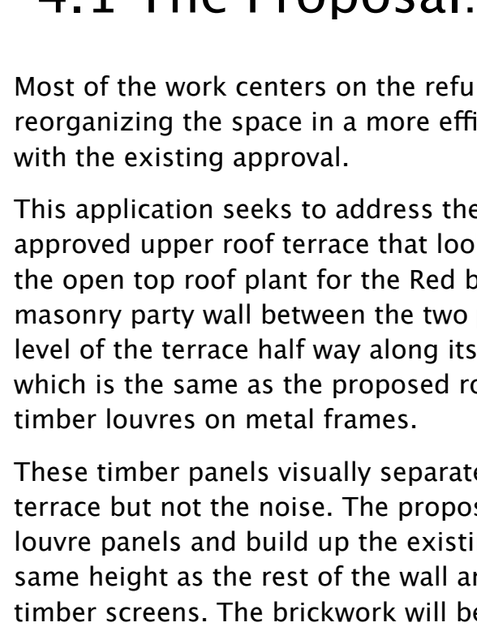
Most of the work centers on the refurbishment of the property and reorganizing the space in a more efficient manner and is in line with the existing approval.

This application seeks to address the relationship between the approved upper roof terrace that looks towards Shelton Street and the open top roof plant for the Red bull offices next door. The masonry party wall between the two properties steps down to the level of the terrace half way along its length and for this length which is the same as the proposed roof terrace there are open timber louvres on metal frames.

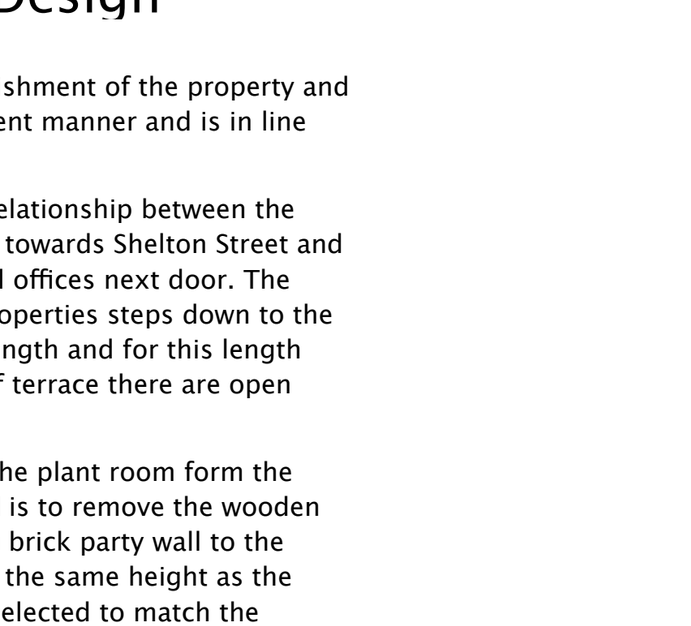
These timber panels visually separate the plant room form the terrace but not the noise. The proposal is to remove the wooden louvre panels and build up the existing brick party wall to the same height as the rest of the wall and the same height as the timber screens. The brickwork will be selected to match the existing.

The proposed changes to the party wall will not change the envelope of the roof top plant room and given the nature of the site with narrow streets and relatively tall buildings it will remain invisible at street level.

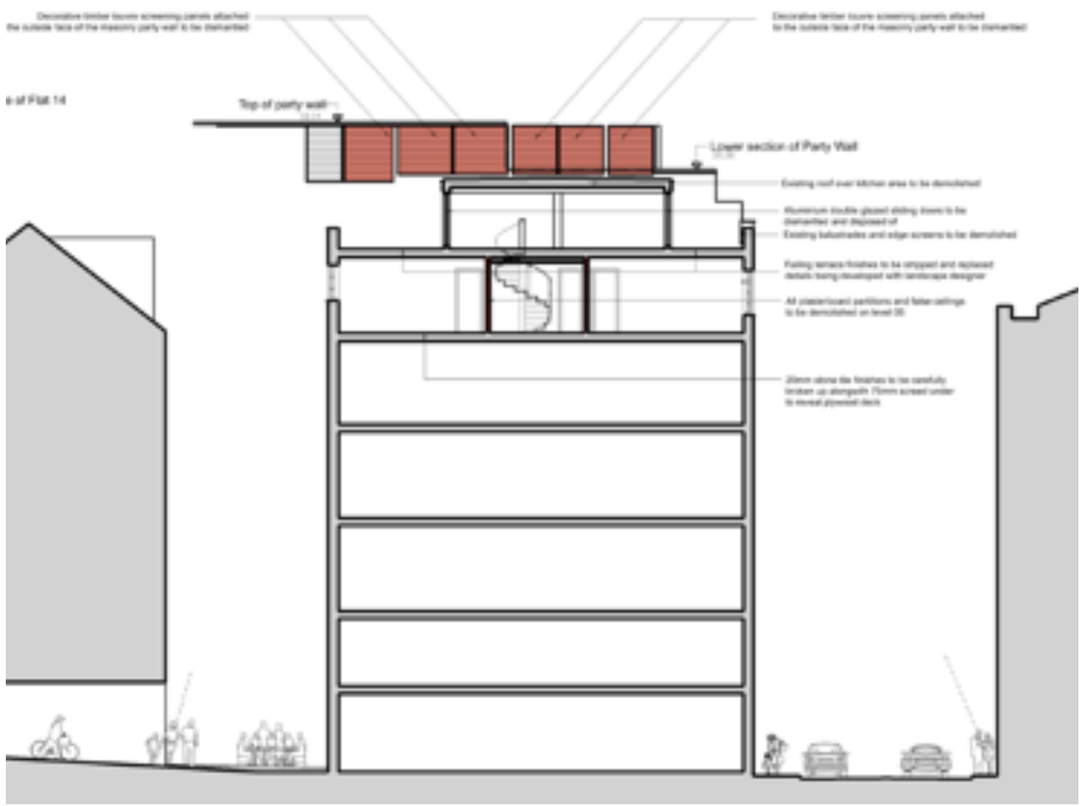
The safety barrier to the non accessible rear roofs will be painted black



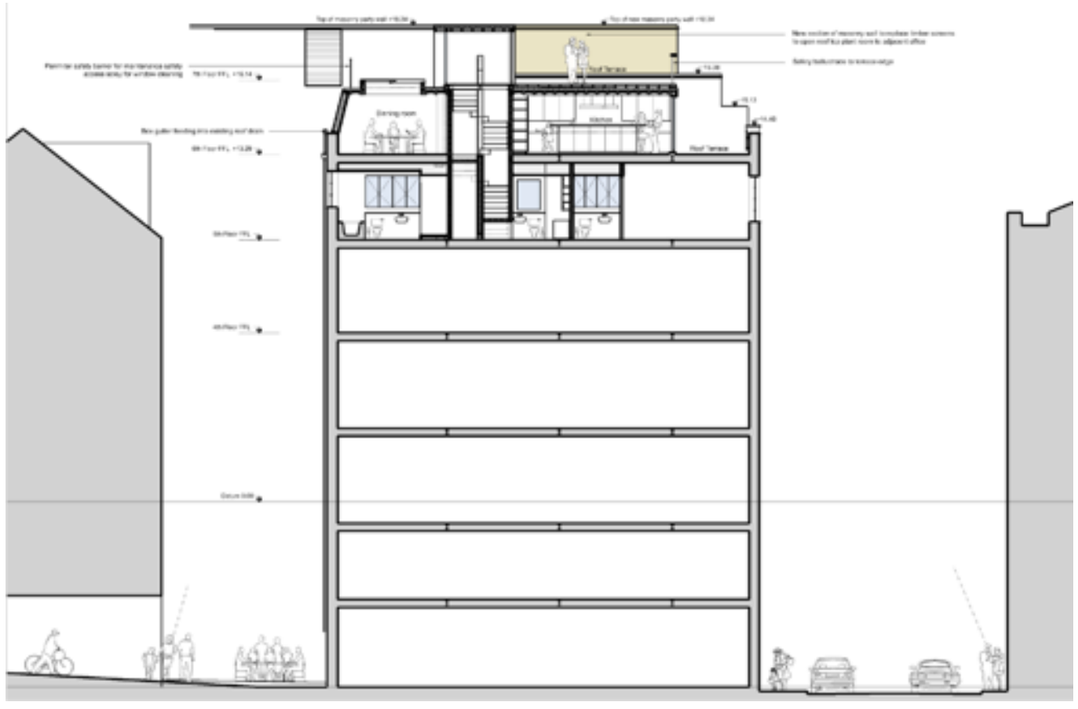
View from Red Bull Plant-room towards property



View from Red Bull Plant-room of open louvres



Existing section



Proposed section

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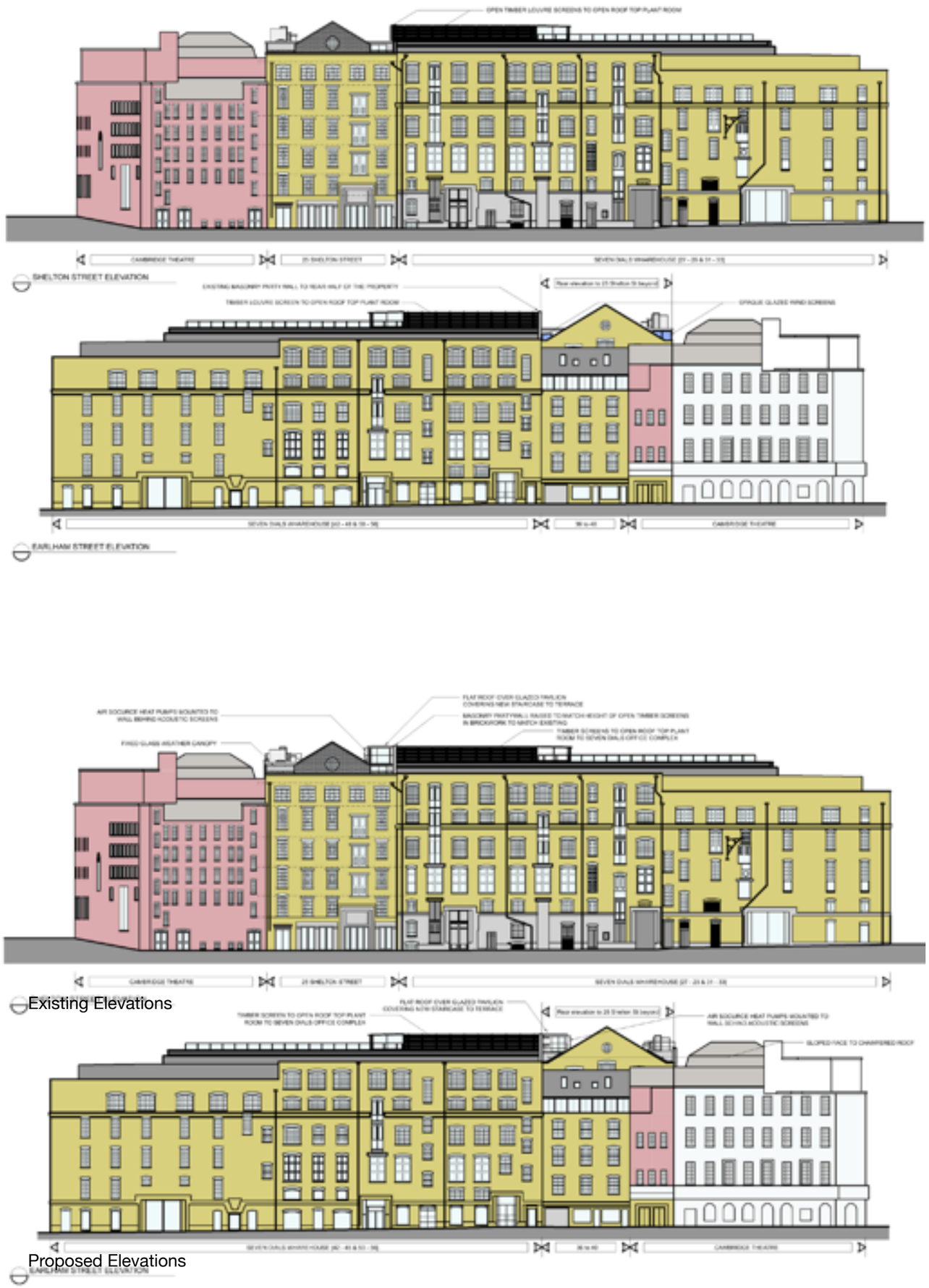
View from property towards Red Bull open roof top plant room where the upper level of the masonry party wall can be seen

View from property the Cambridge Theatre to illustrate why a man-safe cable system is not practical as a solution to ensure safe maintenance working on the roof



Existing Elevations

Proposed Elevations

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5.0 Sustainability

Specification & Design

It is intended that, as is integral to our design process, a sustainable approach will be adopted in the refurbishment proposals, the design of the external element and selection of materials.

At more detailed design stage, environmental assessments will be undertaken to measure the overall performance of the building against sustainable design principles.

In broader terms the following will be considered in relation to the proposals:

Construction

Methods of construction to minimise disturbance to local amenity and residents and achieve a credible environmental performance are to be considered at an early design stage.

Daylight and Sunlight

Double Glazing and the doors to the new pavilion will provide lots of natural light. Specification of Low e glass and high-quality glazing units will help exceed the required U-value of 2.0. Reductions on the electrical loading will be considered through the installation of energy efficient lighting.

Ventilation

Provision of a healthy living environment with generous natural ventilation in the summer.

Water Management

Proposals will consider reductions in water usage through water efficient fittings and appliances.

6.0 Materials and Appearance

The external finish of the proposed timber framed walls to the rear terraces will be clad in dark grey zinc which will be supplied by VM Zinc. It has an exceptionally long-life span and is a fully recyclable ultra low maintenance material. The energy required in its production is ¼ of that used for aluminium and the zinc is smelted with 17% recycled aluminium to begin with.

7.0 Access

There is a lift serving all floors of the building with level access into each floor of the apartment. There are currently steps onto the terraces but due to the construction of these and the age of the work completed under different regulations this will remain.

08. Refuse and bicycle storage

There is an existing communal bin store at basement level, this is accessed at ground floor via its own entrance door separated from the main residential entrance. There is a separate room here with cycle hooks for the storage of bicycles.

9.0 Conclusion

The proposed work updates the existing flat to ensure it suits best the growing family that has lived in it for the last 5 years. The proposals are of a high-quality design with discreet and environmentally responsible selection of materials suitable for roof top construction.

This application represents minor amendments to the existing approval and the amendments driven by safety and environmental regulations.

The form and scale of the interventions is low key and subservient to the surrounding features of the roofscape. Being set back from the buildings edge to both the front and the rear it will have a negligible impact and to all intents and purposes will remain unseen.

This

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