

MALTIN PROPERTY LTD,
23A GREAT QUEEN STREET,
LONDON,
WC2B 5BB

DESIGN & ACCESS STATEMENT

1.0 – PROPOSED CONVERSION FROM COMMERCIAL TO RESIDENTIAL USE, ADDITION OF A STOREY.

1.01 – Existing Usage

23a Great Queen Street is currently in Class E Commercial, Business and Service use and is owned by Maltin Property LTD.

1.02 – Reason for proposed conversion

At the time of purchase in 2019 the applicants proposed to use the building for their business but following changes in working practice arising from the ongoing pandemic the commercial property has stood unused for over 12 months. The applicants are seeking to convert the building to a single residential property to be used it as a home in London during the working week and as term time residence for the applicant's children who are at university nearby.

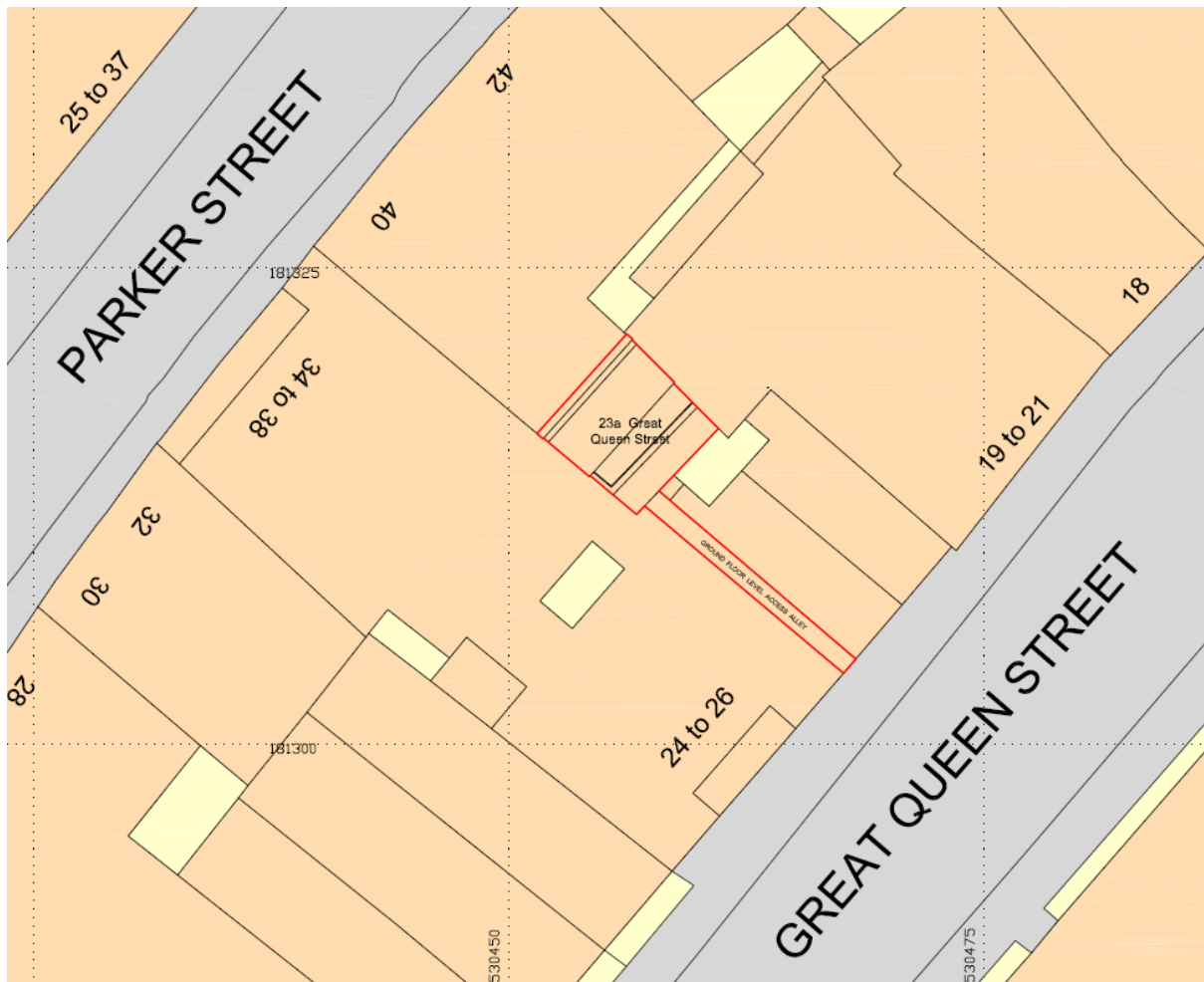


3rd Floor – existing Diocletian window – glazing to be replaced and the ceiling to be dropped.

2.0 – EXISTING BUILDING ARRANGEMENT

2.01 – POSITION WITHIN THE URBAN FABRIC

23a Great Queen Street is landlocked between properties to the SE on Great Queen Street and to the NW on Parker Street, has no roadside frontage and is accessed by way of a covered alley from Great Queen Street. The building backs onto No.40 Parker Street and faces across small inner courtyard, the rear of an office building on Great Queen Street.

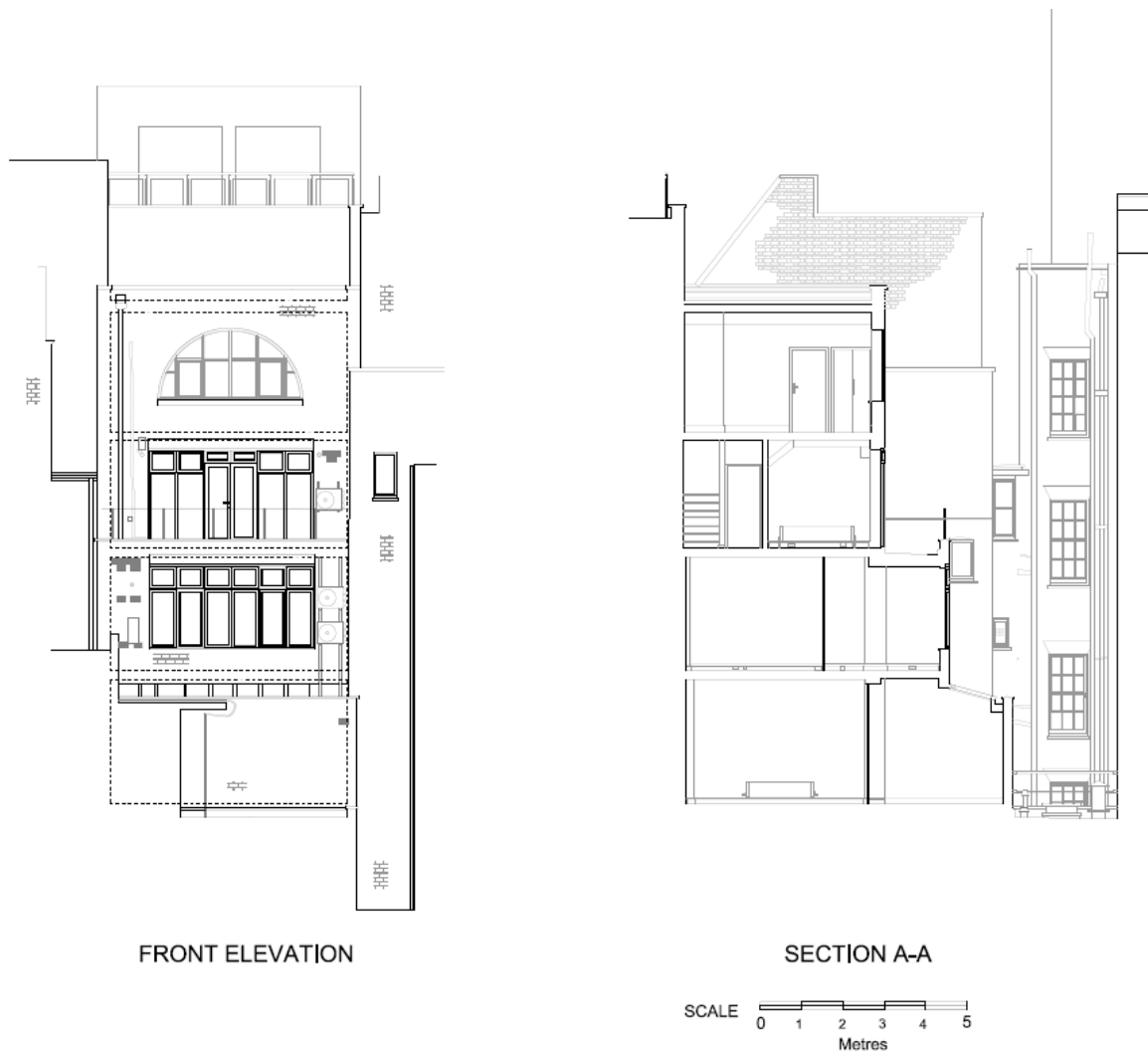




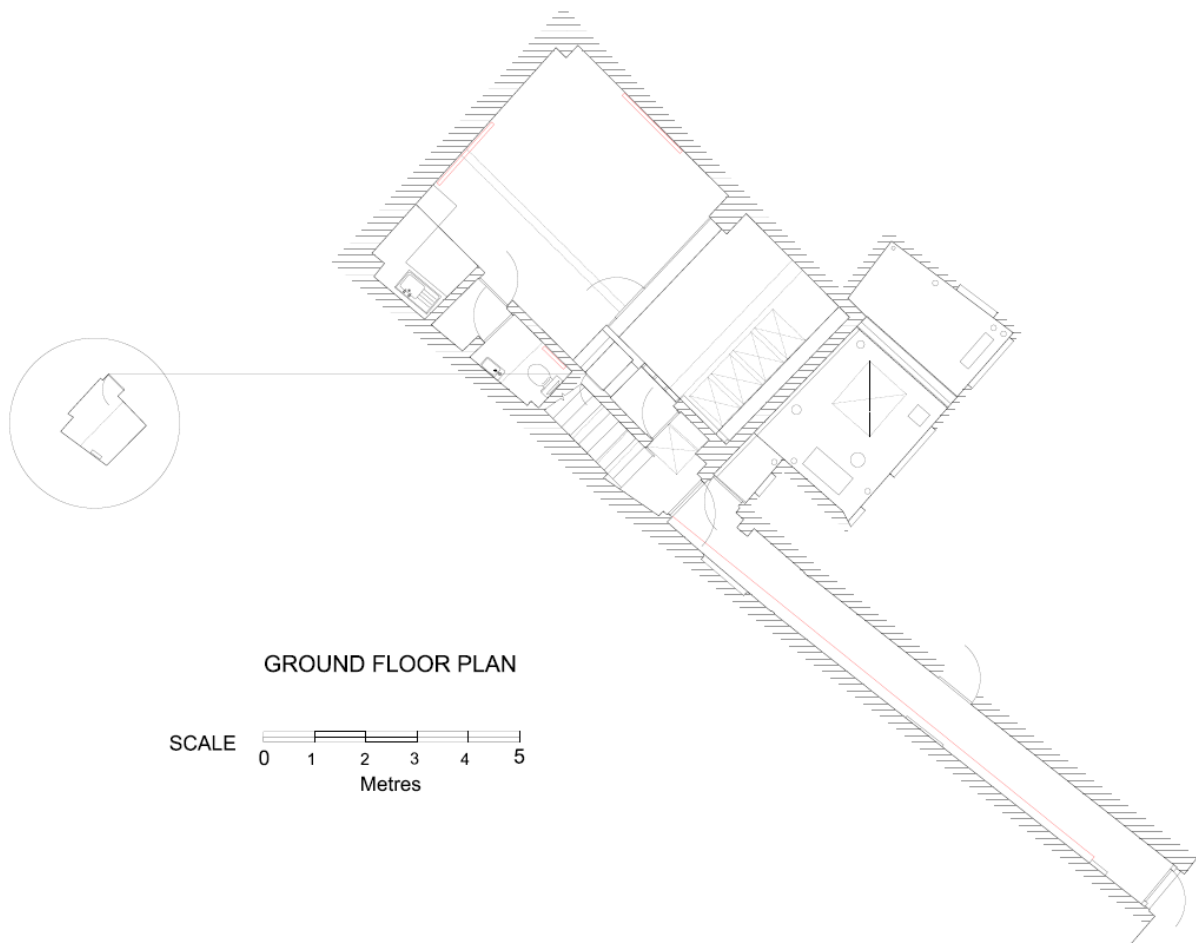
Access from Great Queen Street

2.02 – EXISTING BUILDING FORM

At present the building consists of 4 floors of commercial property space with a single, fire protected stairwell, the building steps back in terraces as it rises creating an external amenity space at 2nd Floor.



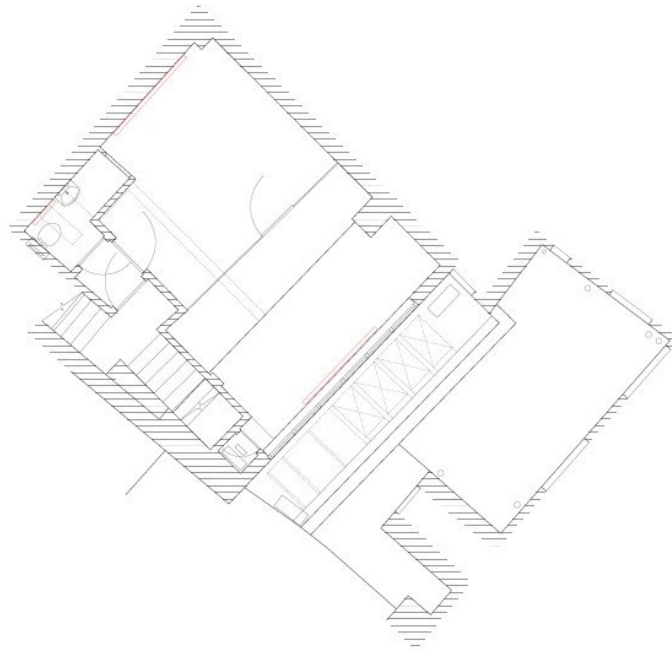
EXISTING S.E. ELEVATION AND SECTION



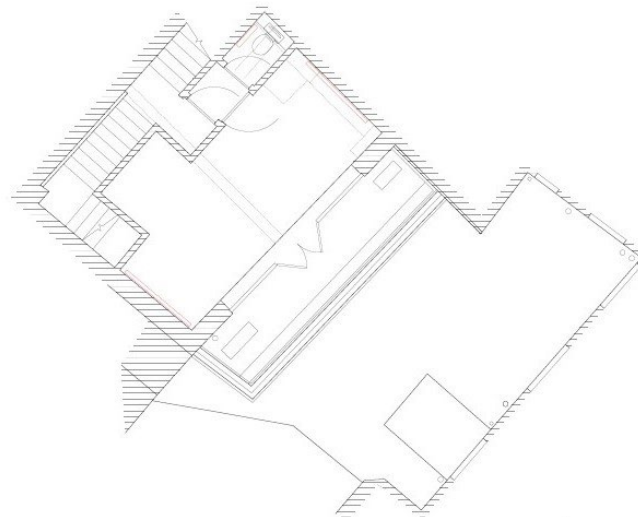
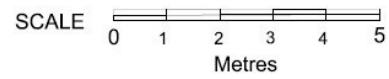
GROUND FLOOR PLAN

SCALE 0 1 2 3 4 5
Metres

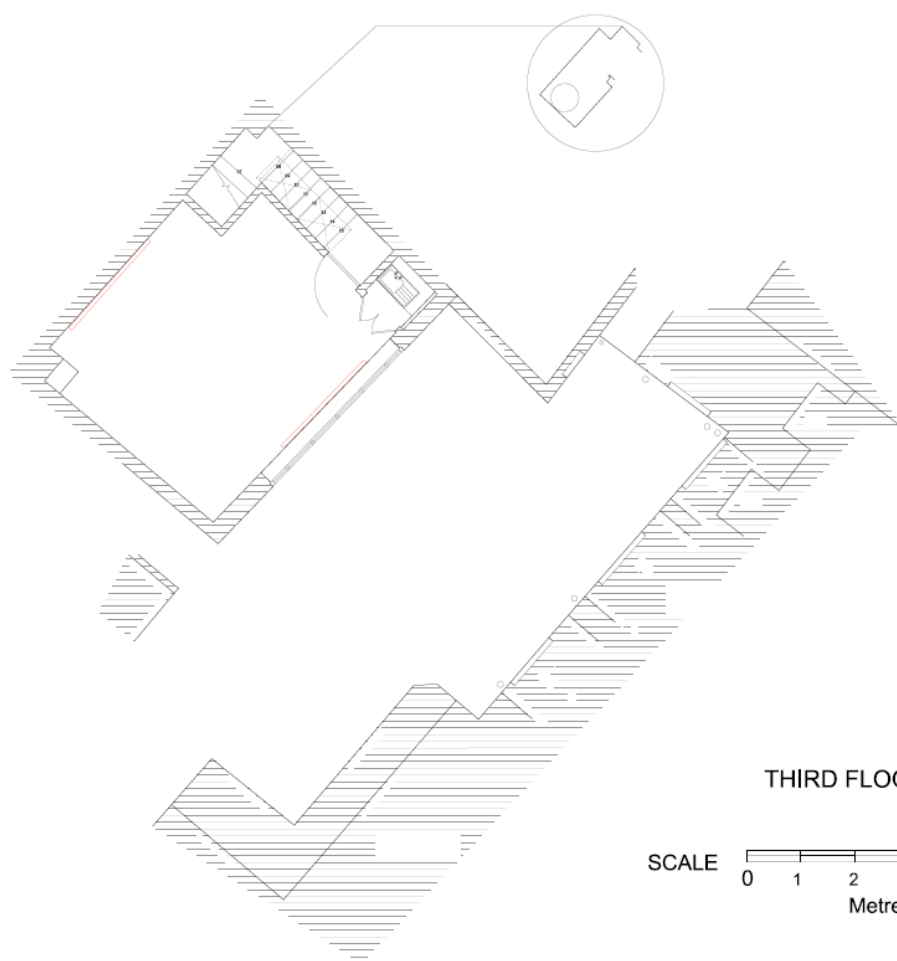
EXISTING GROUND FLOOR



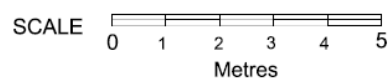
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

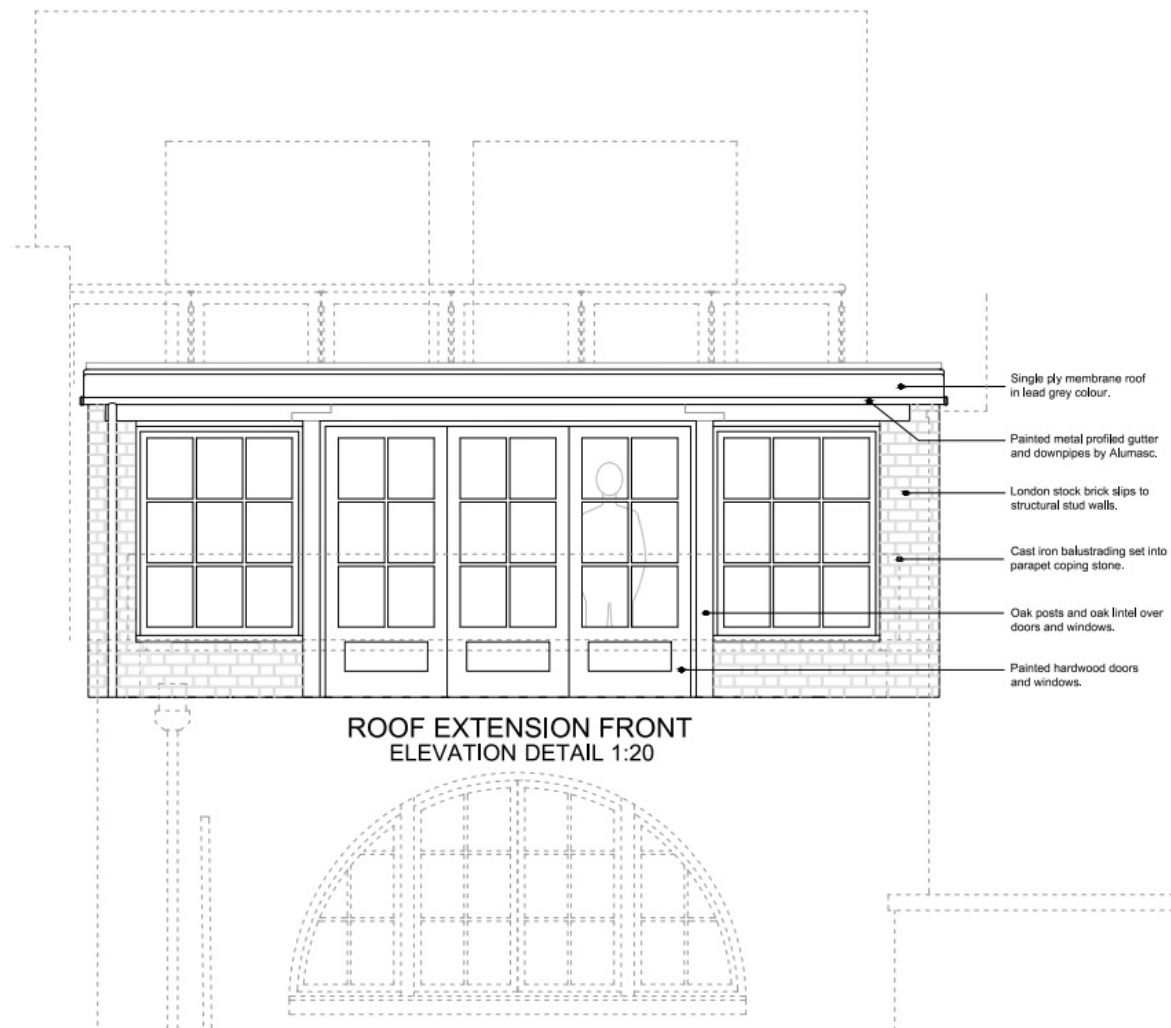


EXISTING 3rd FLOOR

3.0 – PROPOSED ALTERATIONS, DESIGN AND MATERIALS

3.01 – 4th Floor Addition

The proposed alterations continue the established principle of terracing, adding an additional floor to the building, again with a small, external amenity space built over the floor below. The new addition is built up off the rear wall and side walls of 23a and backs against the party wall of 40 Parker Street which itself has a residential unit at the upper level.



The new upper floor will house a rising section of staircase, a stair lobby, a terrace sitting room and a small external terrace with cast iron balustrading accessed by sliding, folding doors.

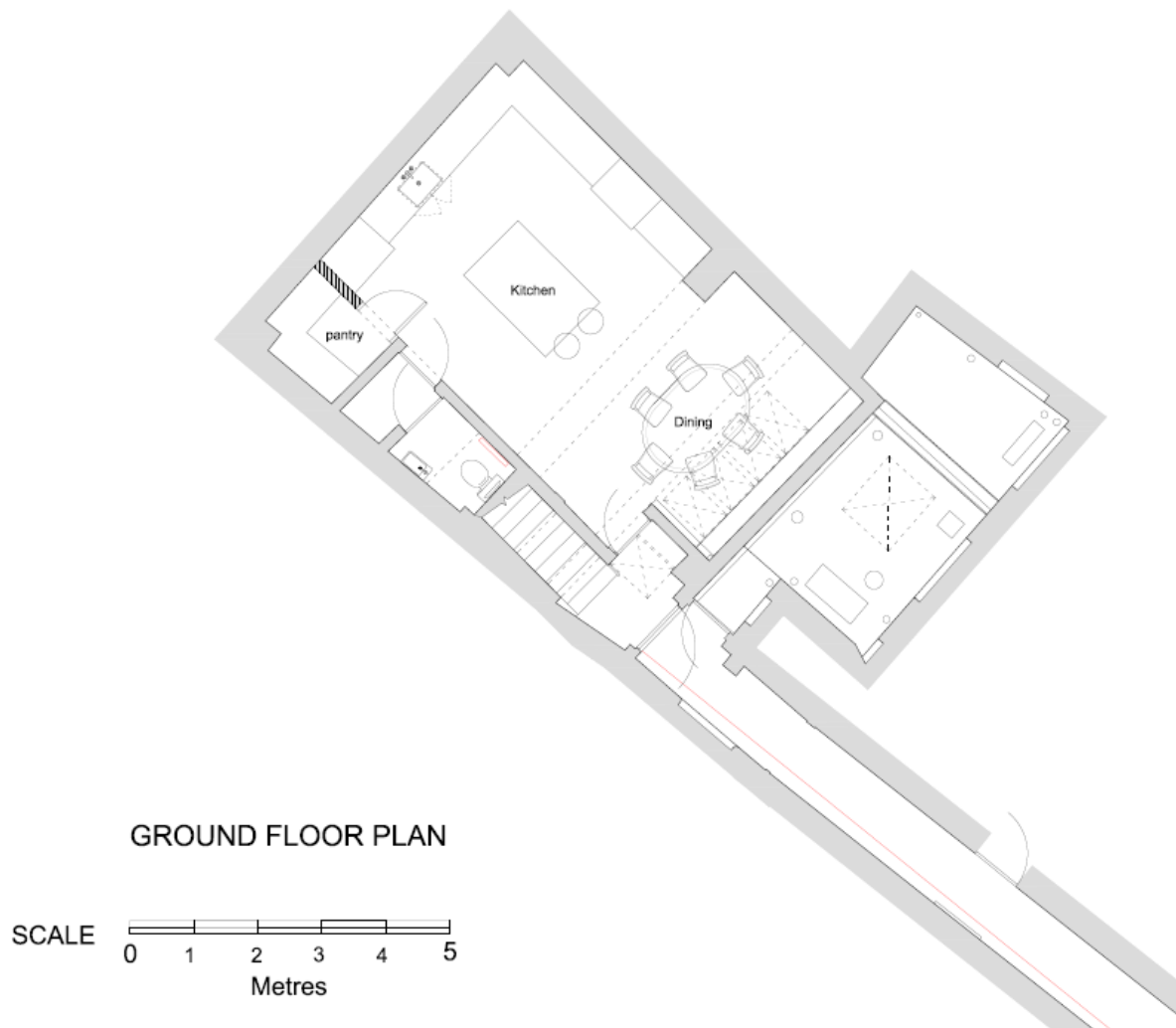
The existing roof structure would be removed and a new roof set at a lower level, above the head of the existing Diocletian window but allowing for a pedestal roof finish over a new single ply membrane roof laid to falls. At present the existing roof has little insulation and no means of access to allow for maintenance and the proposed alterations allow for these deficiencies to be addressed.

3.02 – Breakdown of new residential provision

SCHEDULE OF PRINCIPAL ROOM (circulation space excluded)

GROUND FLOOR

Kitchen and Dining area	7.4 x 4.4m
w/c	2.5 x 1.2m
kitchen store	1.6 x 1.3m

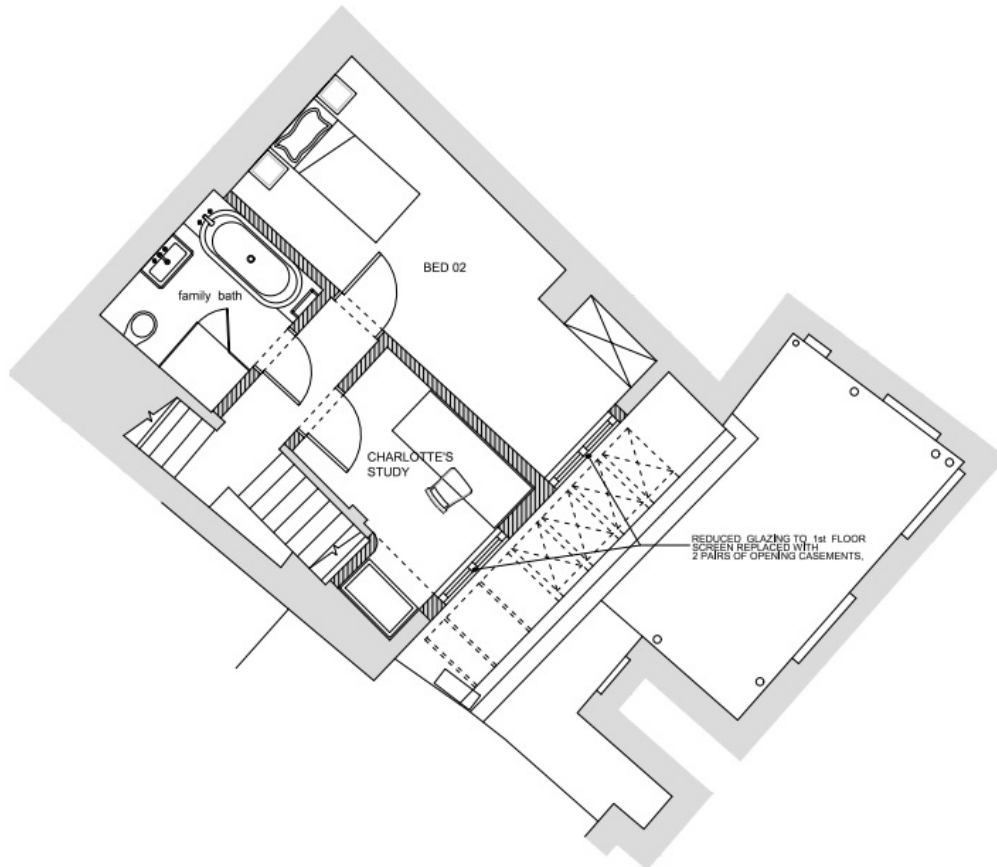


1st FLOOR

Bed 02 5.8 x 2.4m

Bath 02 2.3 x 2.1m

Study 2.8 x 2.1m



FIRST FLOOR PLAN

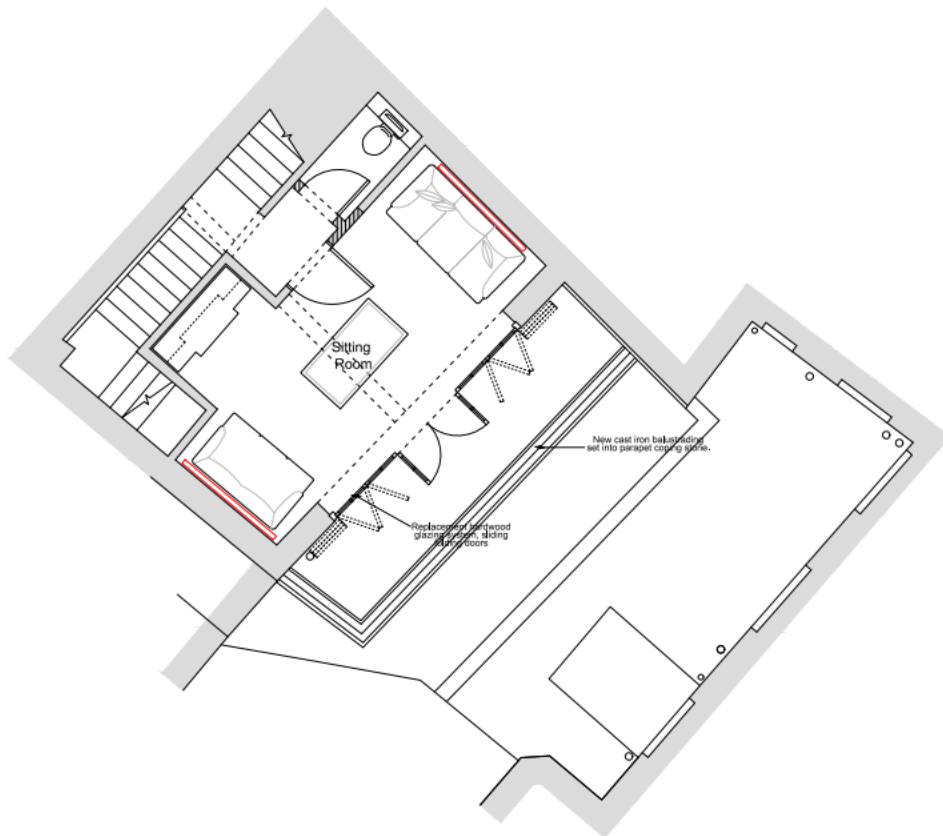


2nd FLOOR

Sitting Room 5.8 x 2.5m

w/c 1.7 x 0.9m

External Terrace 5.7 x 1.2m



SECOND FLOOR PLAN



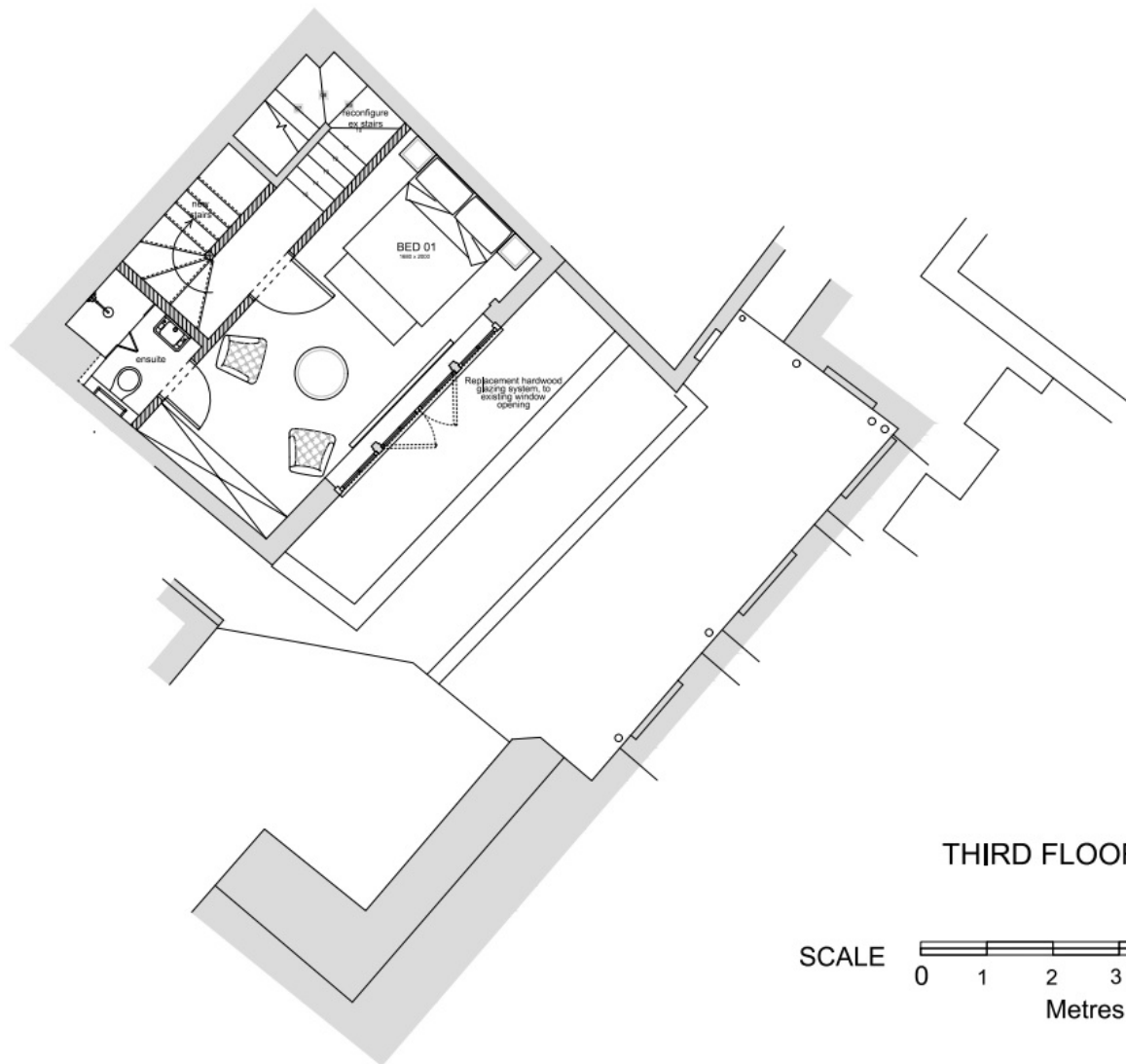
3rd FLOOR

Bed 01

2.78 x 6.0m

Bath 01

1.7 x 1.6m



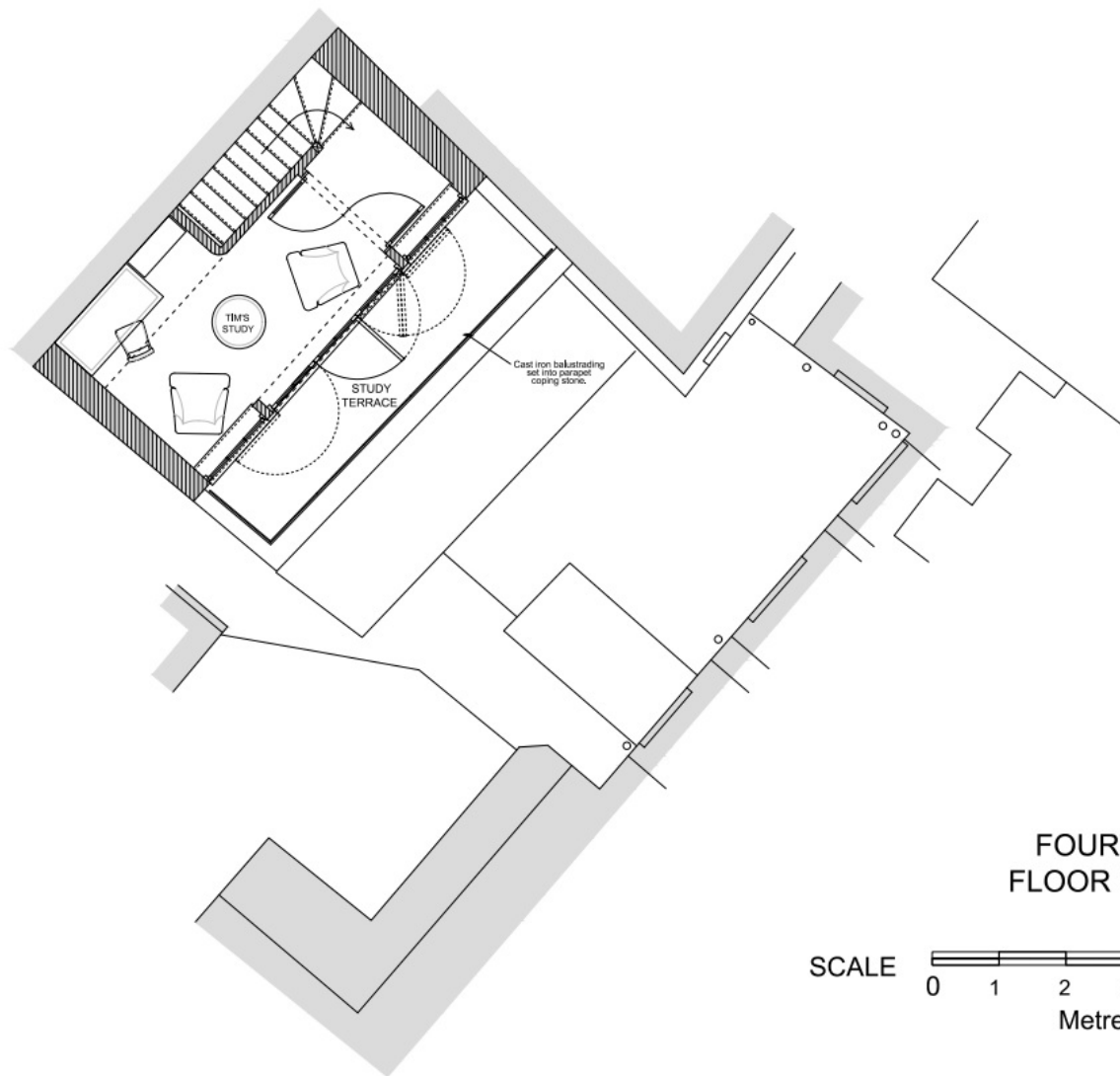
THIRD FLOOR PLAN




4th FLOOR

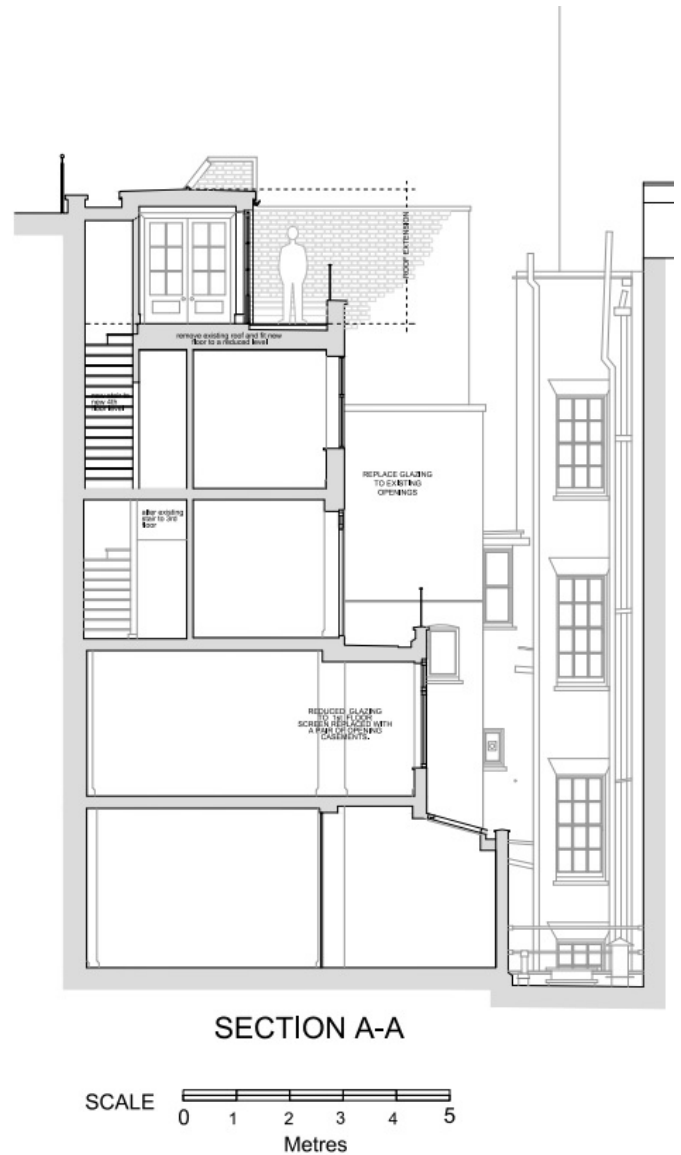
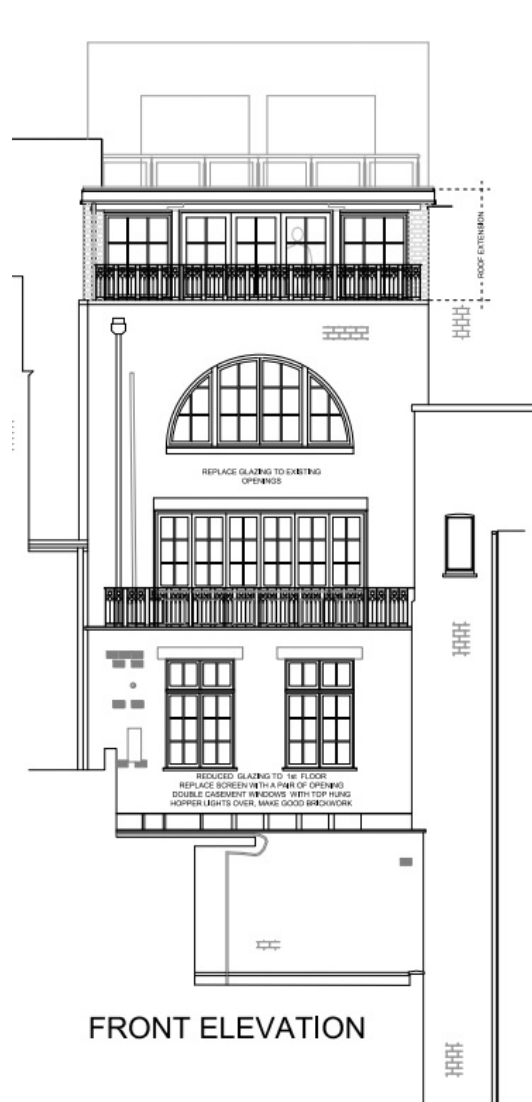
Terrace Sitting Room 2.3 x 4.3m

External Terrace 5.8 x 1.2m



FOURTH
FLOOR PLAN

SCALE 
0 1 2 3 4 5
Metres



PROPOSED S.E. ELEVATION AND SECTION

A head height of 2.3m is exceeded for 89% of the Gross Internal Area of the building.

3.02 – Materials and design

The new upper floor would be formed in insulated, structural studwork, clad in London stock brick slips with fixed, multi-pane windows and sliding, folding doors onto the terrace.

The roof covering would be lead coloured single-ply membrane. The external frame of the principle opening would be clad in oak and the rainwater goods would be in powder coated aluminium.

The materials and the design of the upper storey extension, and the internal alterations have all been carefully chosen with the restricted access to the site in mind.



Brick slips to match existing. All glazing to be replaced with upgraded double glazing, argon filled with a low-E inner coating. Standard, non-reflecting glass will be used.

3.03 – Energy and carbon

The proposed alterations provide the opportunity to increase the insulation to the roof and to further improve the thermal efficiency of the envelope by replacing the existing glazing. The new glazing will be argon filled; low-E coated double glazing with thermally broken frames.

The building will be rewired and replumbed allowing for the installation of new, energy efficient lighting throughout and an efficient, a new electric heating system will be installed. The new bathrooms would feature low water usage sanitaryware throughout.

The rooftop extension features a structural timber stud frame clad in brick slips rather than using wet laid full bricks. This allows the extension to blend into its environment without extensive reliance on either steel or cement.

Providing the building owners with a residence in London will result in a considerable reduction in daily, cross-country car journeys.

3.04 – Alterations to the internal circulation

Internally the staircase that runs from the 2nd to 3rd floors would need to be altered. At present this part of the staircase begins along the party wall but turns through 90 degrees and then runs along the NE wall of 23a to a lobby on the 3rd floor. The proposed alterations rationalise the stairs and return the upper section of the flight through a pair of ¼ landings, running it parallel with the lower, first leg. This in turn allows the new flight to the new 4th floor to run above the existing rising staircase. The principle of stacking the stairs simplifies and makes more robust the detailing of the fire protection of the entire staircase.

3.05 – Impact of additional storey to neighbouring properties

The impact of the addition of another tier of structure to the neighbouring buildings is minimal. On the two flanking sides there is no impact and to the rear the addition of a floor has the effect of visually screening the external amenity spaces of the two residential units from one another. At roof top level a wide lead coloured gutter would run between the terrace of No. 40 and the roof of 23a with rainwater draining into the existing rainwater drainage system within the small courtyard. The privacy of the two units would be preserved and the views from No.40 would not be affected negatively since the only restriction of view would be down into the courtyard. Existing views from the rear of the neighbouring offices on Great Queen Street towards No.40 would also be reduced, enhancing the privacy of the roof terrace of No.40.

3.06 – External alterations

The conversion proposes the sub-division of the 1st floor to create a bedroom, study and bathroom and this results in the need to reduce the extent of glazing to this floor. Rather than a glazed screen running across the majority of the SE Elevation there will be 2 pairs of double, opening casement windows. The external window joinery is to be replaced for all openings to improve thermal efficiency and enhance the appearance of the building.

3.07 – Increase in area.

The proposed alterations result in an increase in the Gross Internal Area (GIA).

- The existing GIA is 131 sqm.
- The addition of the proposed 4th floor adds 16 sqm.
- The proposed total GIA would therefore be 147 sqm.

4.0 – ACCESS

Access into the building will be unaffected by the proposed alterations.



View of 23a from inner courtyard – S.E. Elevation



View along 2nd floor balcony



View East from existing rooftop



View of the rear elevations of the offices fronting Great Queen St seen from 23a.



View of 23a from offices fronting Great Queen St.



View N.W. from the rooftop of the rear of the adjoining building on Parker Street.

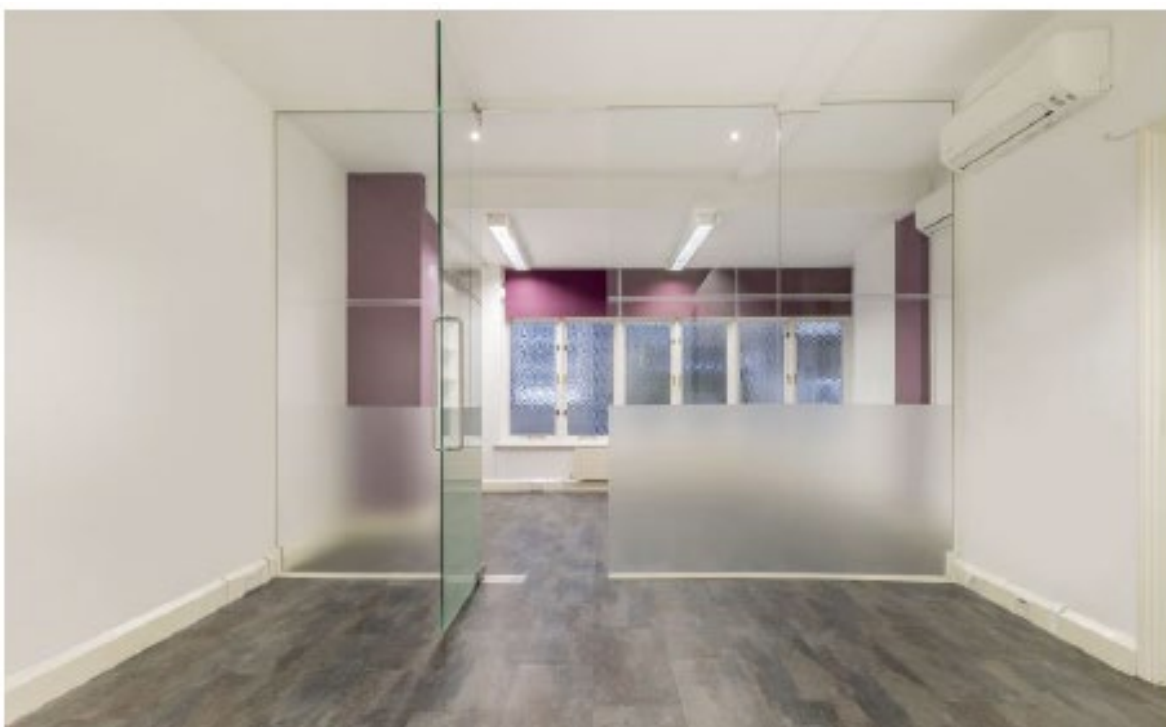


View N.E. from the rooftop of the adjoining, flanking building on Great Queen Street.



Existing 2nd floor internal view.

Existing glazed screen to 2nd floor to be replaced with upgraded double-glazing



Existing 1st floor internal view.

Existing glass partitions to be removed and the floor to be subdivided with stud partitions.
Glazed screen to 1st floor to be replaced a pair of opening casement windows.