

DESIGN & ACCESS STATEMENT

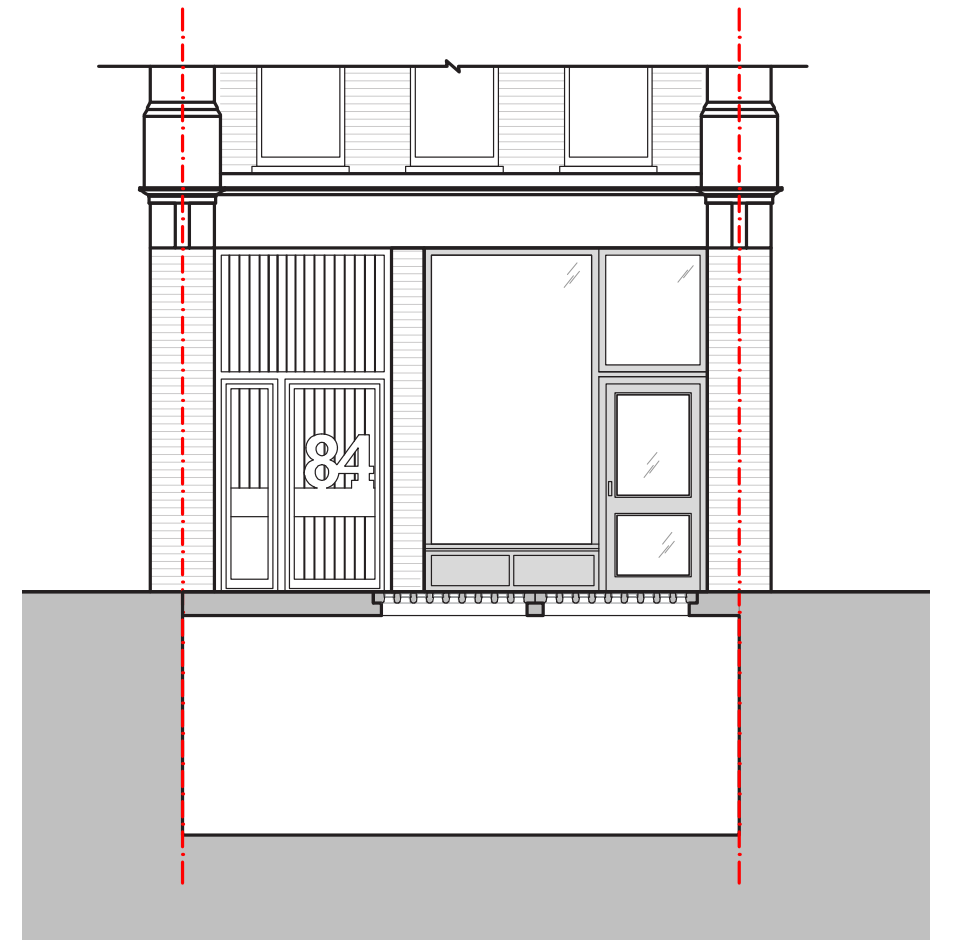
84 Marchmont Street, London, WC1N 1AG
December 2022_RevA

Full Planning Application for the proposed use at basement level as Office (Use Class E), Ground Floor Shop (Use Class E); associated internal and minor external alterations; including re-design of front shop facade, implementation of front pavement lights and glazed covering of rear courtyard.

TA

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Site location Plan



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1.0 INTRODUCTION

This statement is submitted to accompany the application for proposed internal and external alteration to a site located at 84 Marchmont Street, WC1N 1AG.

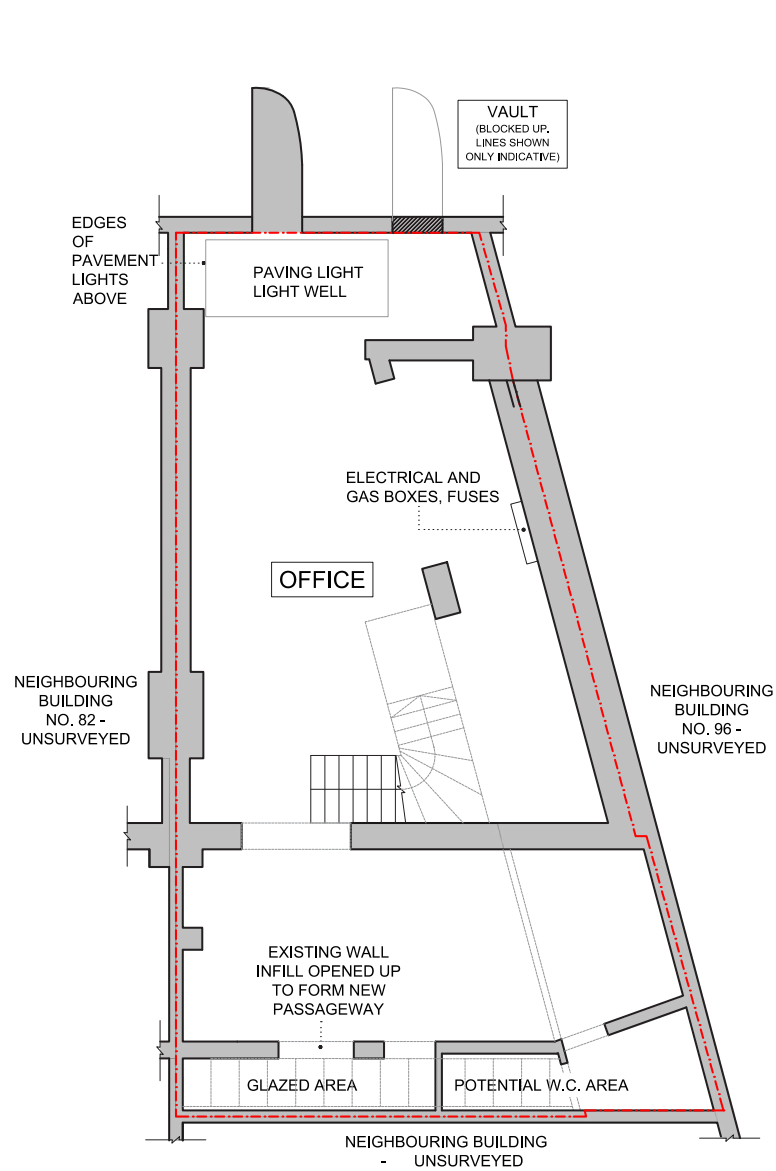
The statement has been composed in line with the CABE guidance document, ‘Design and Access Statements: How to write, read and use them.’ The statement will consider the impact of the proposed works and their immediate environment.

The proposal has been prepared in response to our clients brief and both the local and national guidelines and policies, respecting the social, economic, and environmental needs of the site and the wider context. We have made several site visits and observed the surrounding area when developing this proposal.

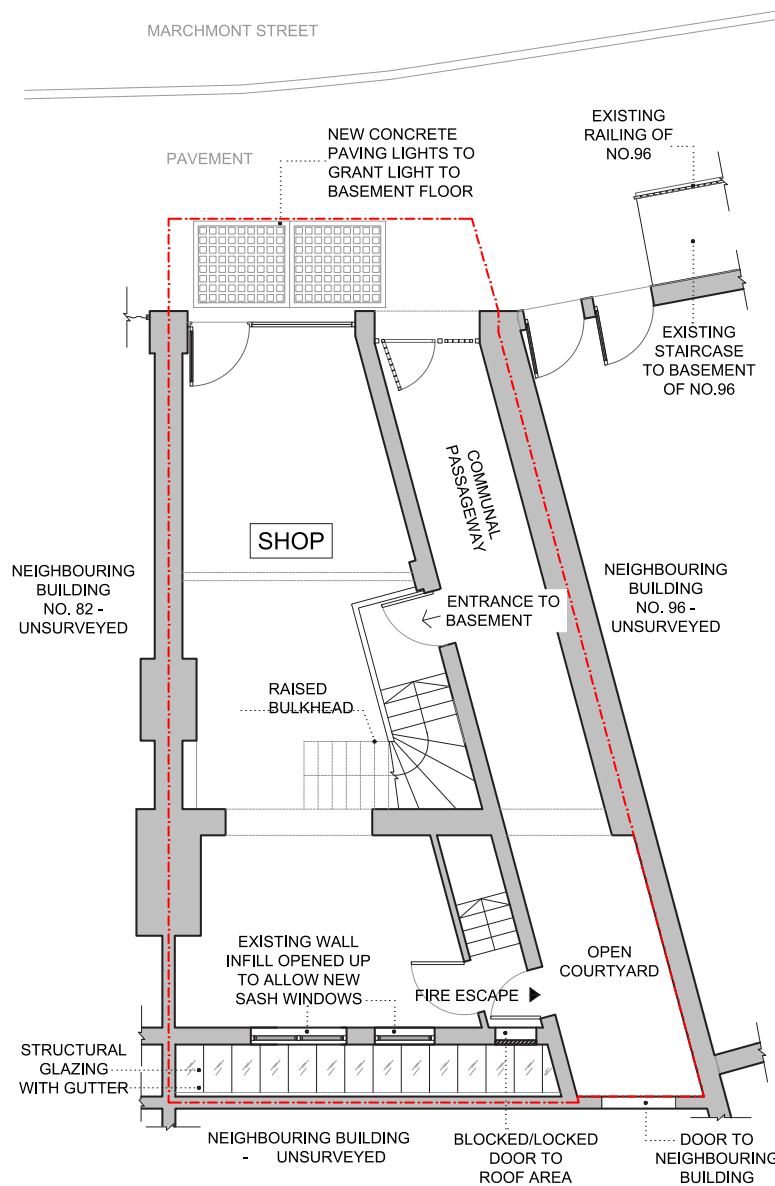
This document should be viewed alongside the drawings as listed below:

- 1838 – EX.00
- 1838 – EX.01
- 1838 – EX.02
- 1838 – EX.03
- 1838 – PR.01_RevB
- 1838 – PR.02_RevB
- 1838 – PR.03_RevB

ALL DRAWINGS AND DIAGRAMS INCLUDED IN THIS DOCUMENT/STATEMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE SCALED FROM OR USED FOR ANY OTHER PURPOSE.



BASEMENT FLOOR PLAN 1:100 @ A3



GROUND FLOOR PLAN 1:100 @ A3



2.0 LOCATION

The site is 84 Marchmont Street, London, WC1N 1AG. The site is located within the Bloomsbury Conservation area of Camden Council.

5.223 - “The street block to the west is defined by Tavistock Place in the north, the Brunswick Centre in the south, Marchmont Street in the west and Hunter Street in the east. Development mainly dates from the late Victorian/Edwardian period.” - (Source: Bloomsbury Conservation Area Appraisal and Management Strategy (April 18th, 2011), <https://www.camden.gov.uk/>)

There are no trees onsite and non in any adjoining plots

The site, like much of the surrounding area, has a PTAL Rating of 6b – the highest possible PTAL rating. It is within 10 minute walking distance of both Euston Square and Kings Cross St Pancras.

- 1. Euston Station
- 2. Kings Cross St Pancras Station
- 3. St Pancras International
- 4. The British Library
- 5. Cartwright Gardens
- 6. Brunswick Square Gardens
- 7. Brunswick Centre
- 8. St. Georges Gardens
- 9. Tavistock Square Gardens
- 10. Gordon Square



Proposed site (Highlighted ) in context, Image from Google Maps.

2.1 LOCATION PHOTOGRAPHY



View north along Marchmont Street, with the site seen on the right



View south along Marchmont Street, with the site seen on the left



Brunswick Centre



Neighbouring property showing existing paving lights (highlighted RED)



Other instances of paving lights along Marchmont Street.



Cartwright Gardens

All images taken from Google Street view

2.2 CONSERVATION AREA

The site is 84 Marchmont Street, London, WC1N 1AG. The site is located within the Bloomsbury Conservation area of Camden Council.

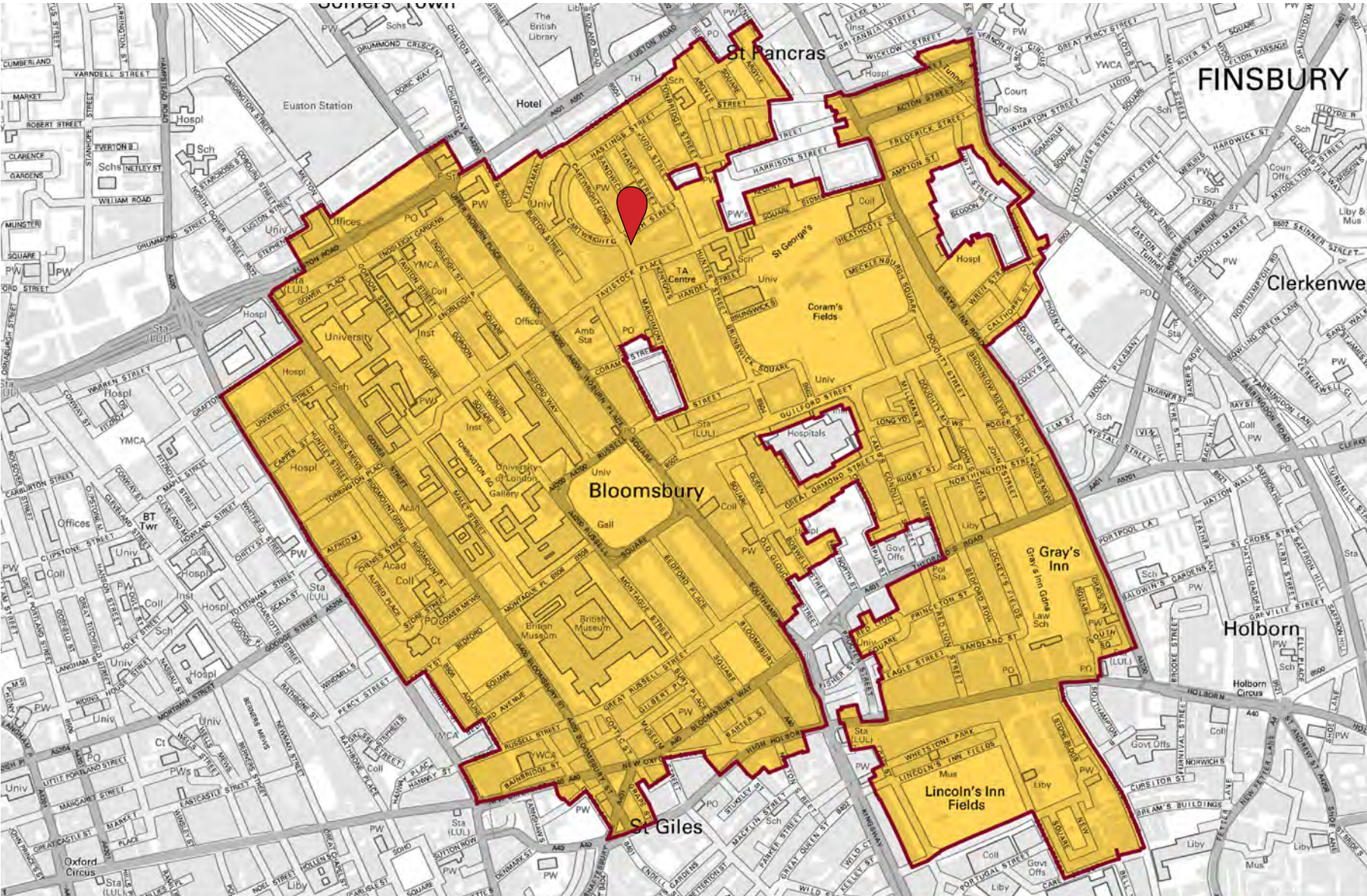
From the “Bloomsbury Conservation Area Appraisal and Management Strategy (April 18th, 2011)” –

5.237 - “Remnants of the early 19th century terraced streets, mainly designed and built by James Burton, also remain to the south and east of Cartwright Gardens. There are a notable number of listed buildings in these streets, with more widespread late 19th and 20th century development along the busier thoroughfare of Tavistock Place and in Marchmont Street.”

5.237 - “Marchmont Street, a predominantly residential neighbourhood in the early 1790s, had by 1840 developed into a typical early Victorian ‘High Street’. There are also a number of public houses with fine 19th century frontages including The Norfolk Arms at No 28 Leigh Street and The John Russell on Marchmont Street. Most buildings in this area are characterised by stuccoed ground floors with upper floors built from London stock brick. Nearly all the houses have traditional style sash windows, with rubbed brick window heads. In Marchmont Street window surrounds and heads are more elaborate, since they are characterised by a mix of stone and stucco pediments. Other recurring features in this area are cast-iron front boundary railings, and wrought iron window balconies at upper level.”

Although not specifically mentioned in these excerpts, the shop frontage at 84 Marchmont Street is considered as a frontage without merit (it is left out of the “Appendix 3: Built Heritage Audit, Sub Area 13: Cartwright Gardens/Argyle Square, Shopfronts of merit” sub-category)

(Sources: Bloomsbury Conservation Area Appraisal and Management Strategy (April 18th, 2011), <https://www.camden.gov.uk/>)



Conservation Area Map - Bloomsbury Conservation Area (edited) - Site location notated
(Source: Bloomsbury Conservation Area Map (2013), <https://www.camden.gov.uk/>)

3.0 EXISTING

The existing building consists of 5 floors, and a basement. The top 4 floors of the building are in use as residential Dwellings (Use Class C3), the ground and basement are (Use Class E -Shop). Up until recently the ground and basement floor was occupied by a “Unwins Wine Merchants” – a typical off-license style outfit. The front entrance/shop front is understood to be unremarkable and decidedly without merit – bar potentially the stone column/pier capitals either side of the Frieze/horizontal signage band – and shares the ground floor elevation with a communal passageway with associated gates forming the access to the upper floor dwellings, and 84a Marchmont street to the rear of the plot.

Although the shop front is not mentioned within the Conservation Area appraisal and currently isn't understood as having any particular merit it is understood that due to its inclusion within the Bloomsbury Conservation area it presents an opportunity for a betterment and a higher contribution to the wider area in its renovation and re-design.

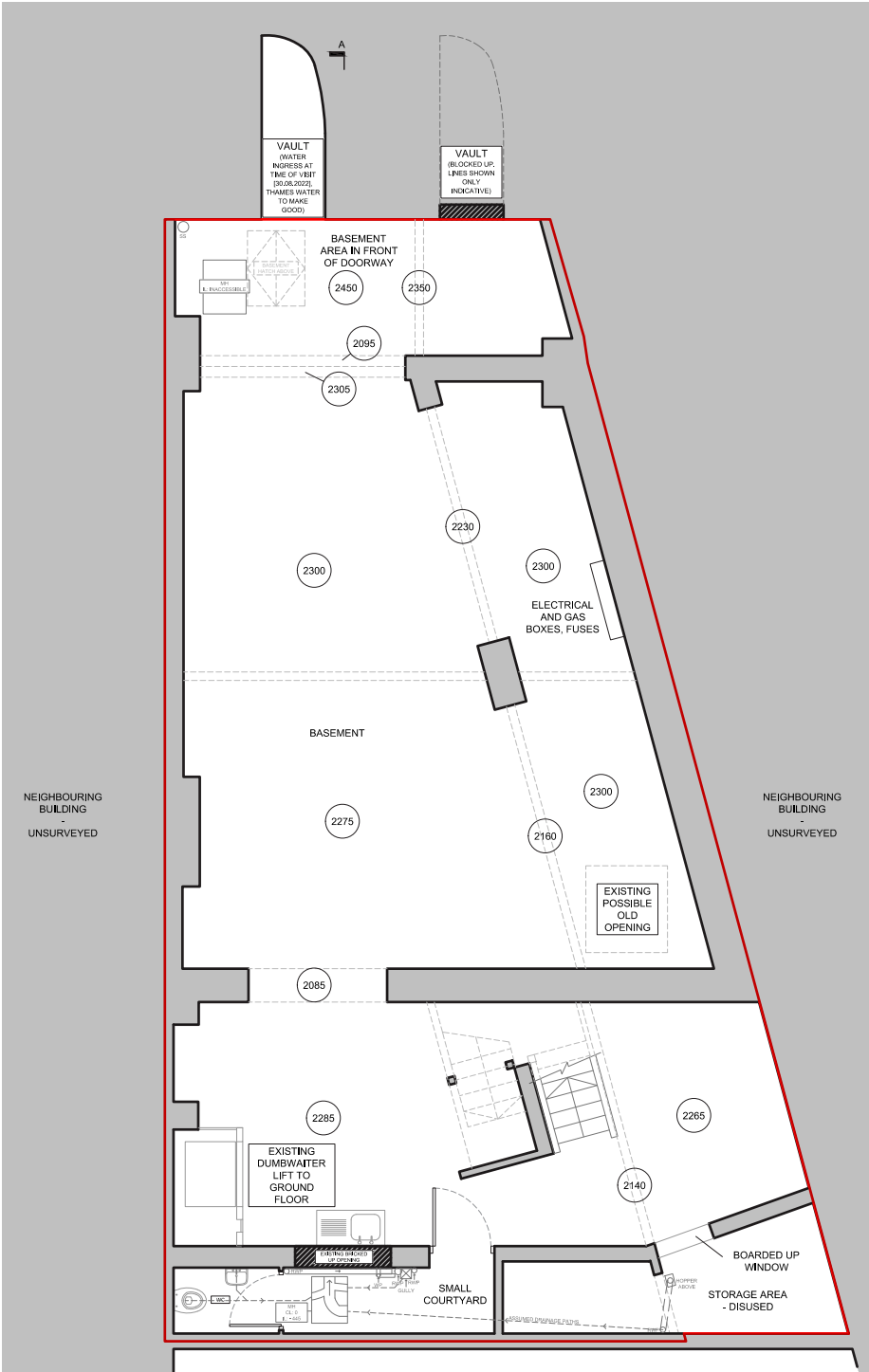
The floors above feature 3 rows of 3 generous sized evenly spaced sash windows with stone sills set within red brick, with wedge shaped brick Lintels. Between each row of windows there is a horizontal stone course, and this all sits within a bay delineated by two square stone columns. Above the roof is of mansard construction/form typical of the era, clad in slate tiles.

There is little internally understood as historically significant as at an earlier date it is likely the internals were stripped to allow for the open plan shop space.

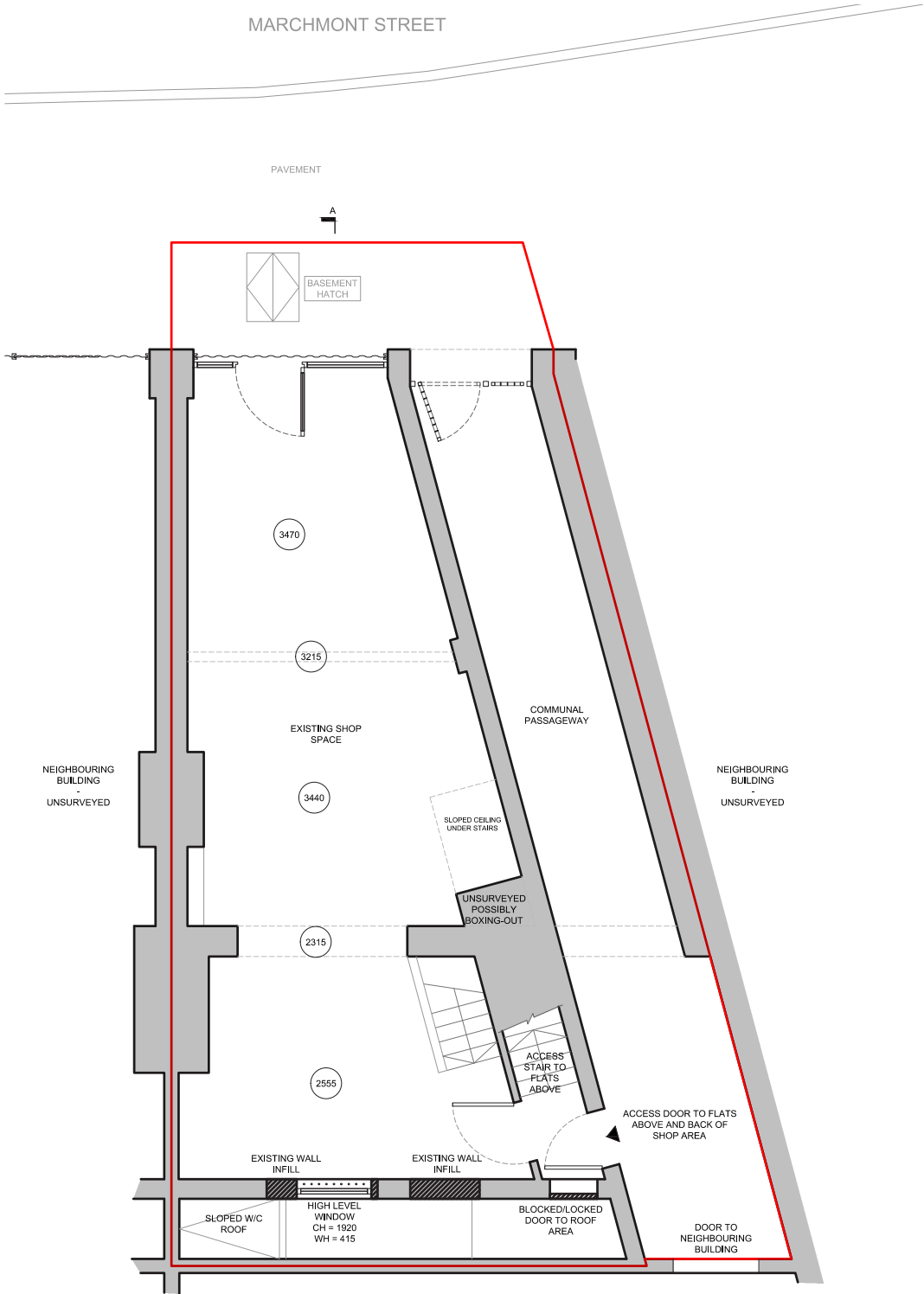
To the rear of the property 3 windows – 2 at ground floor level, and 1 at basement level – have been bricked up.



3.1 EXISTING DRAWINGS



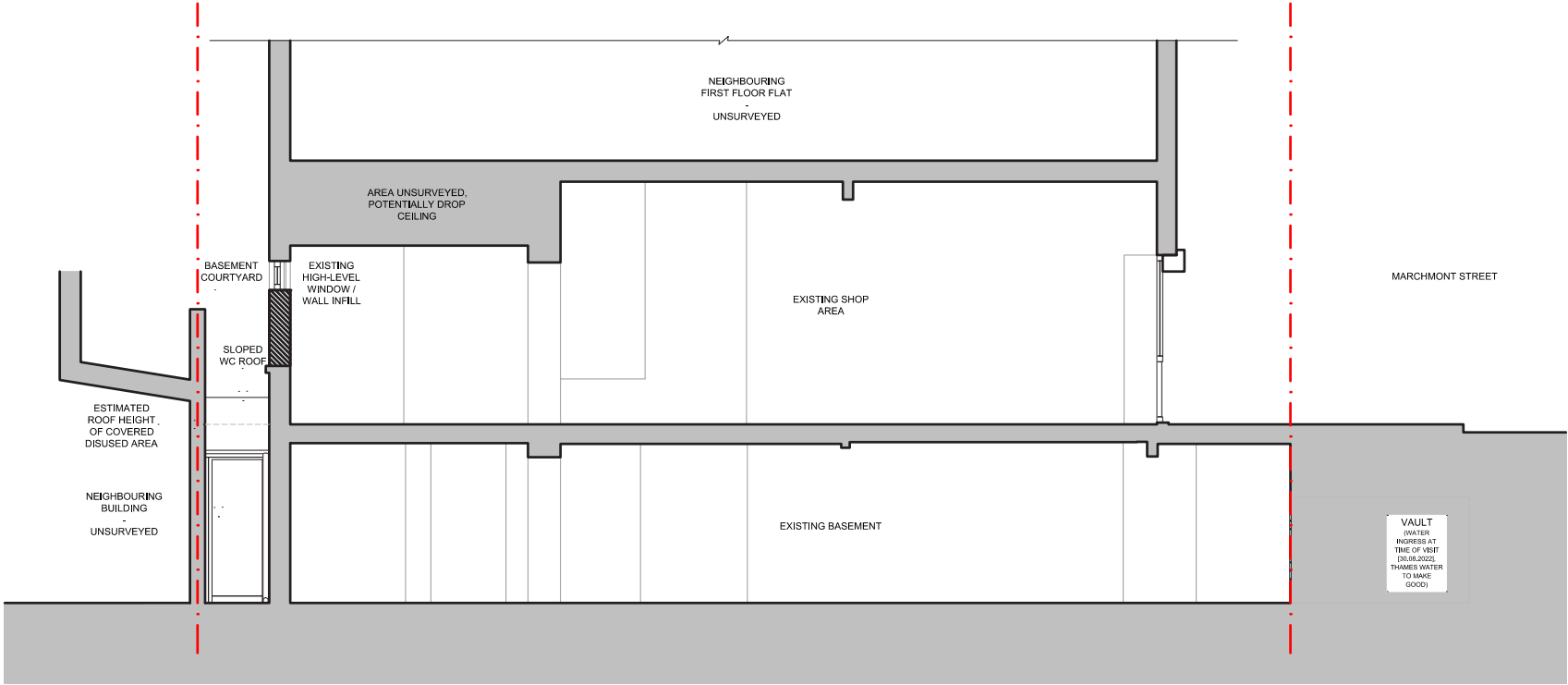
Existing basement floor plan



Existing ground floor plan



3.1 EXISTING DRAWINGS

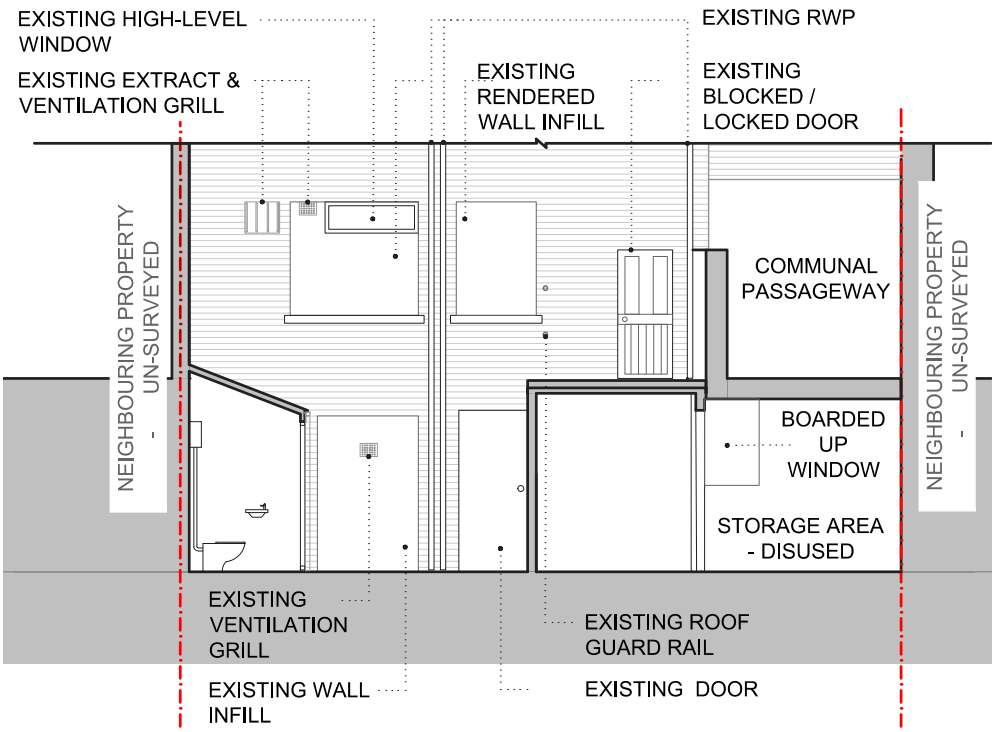


Existing section A-A

3.1 EXISTING DRAWINGS

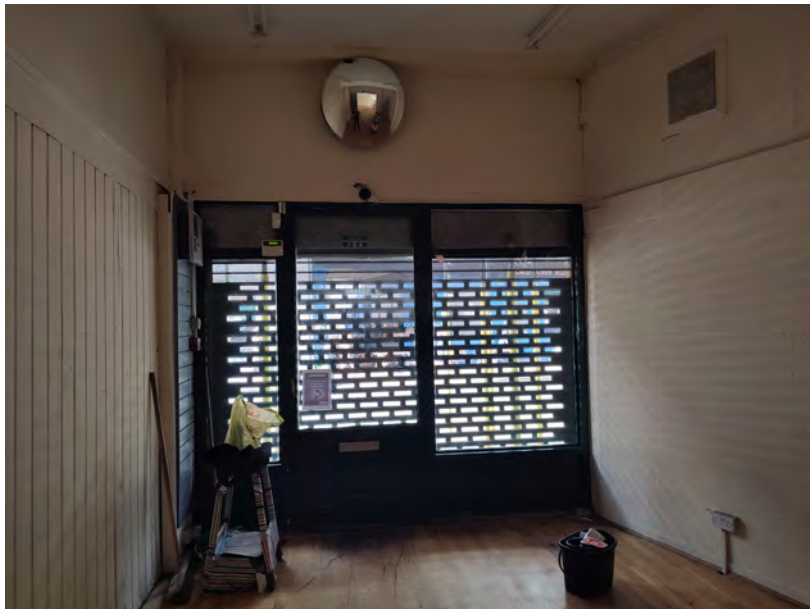


Existing front elevation



Existing rear elevation

3.2 EXISTING PHOTOGRAPHY



Shop front, from within the ground floor shop area



Blocked up ground floor window 1 (from basement courtyard)



Blocked up ground floor window 2 (from basement courtyard)



Blocked up basement window from basement courtyard



Basement keg/goods ramp, from pavements opening to basement



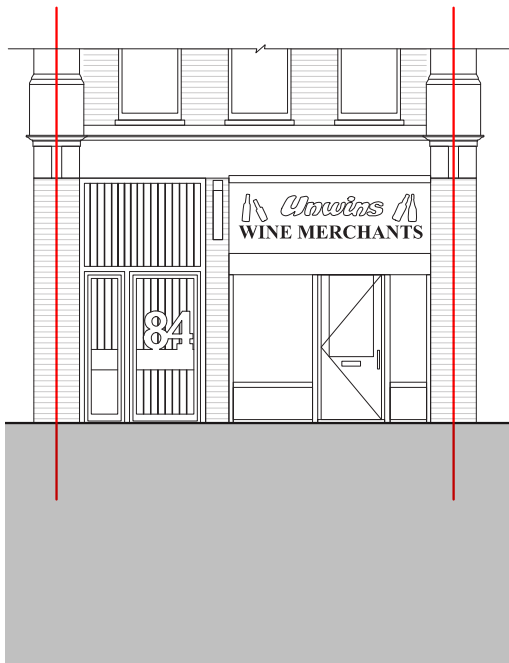
Front gate entrance to communal passageway

4.0 DESIGN PROPOSAL

The proposal consists of two distinct elements.

One element is to seek approval for the use of the basement floor as a separate office space, retaining the shop use at ground floor level.

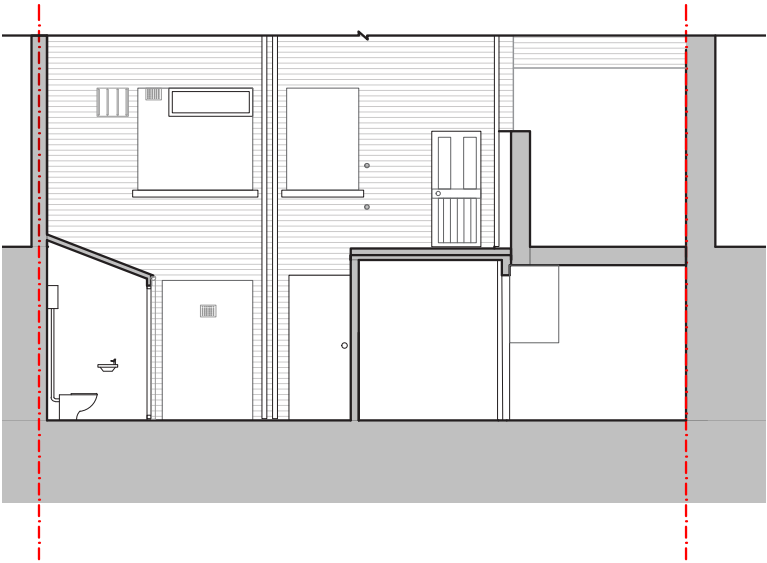
The other element/s is/are physical, comprising of a front pavement lights, re-designing of the shopfront, rear alterations including the re-instating of previously blocked up windows, addition of rear structural glazed roof over rear basement courtyard and associated internal changes for each proposed use.



Existing front elevation
(not showing basement void)



Proposed front elevation
(showing basement void/pavement lights)

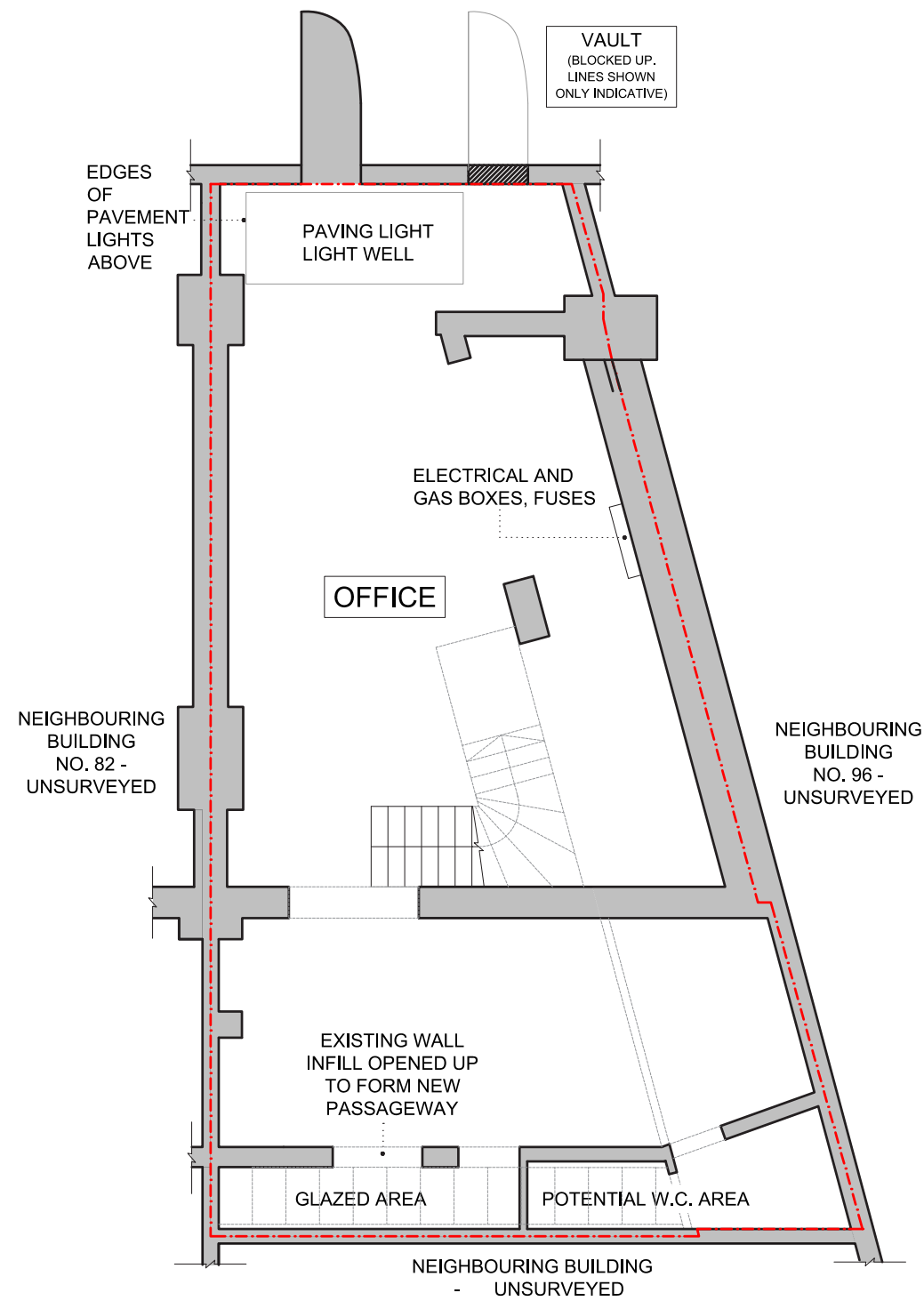


Existing rear elevation

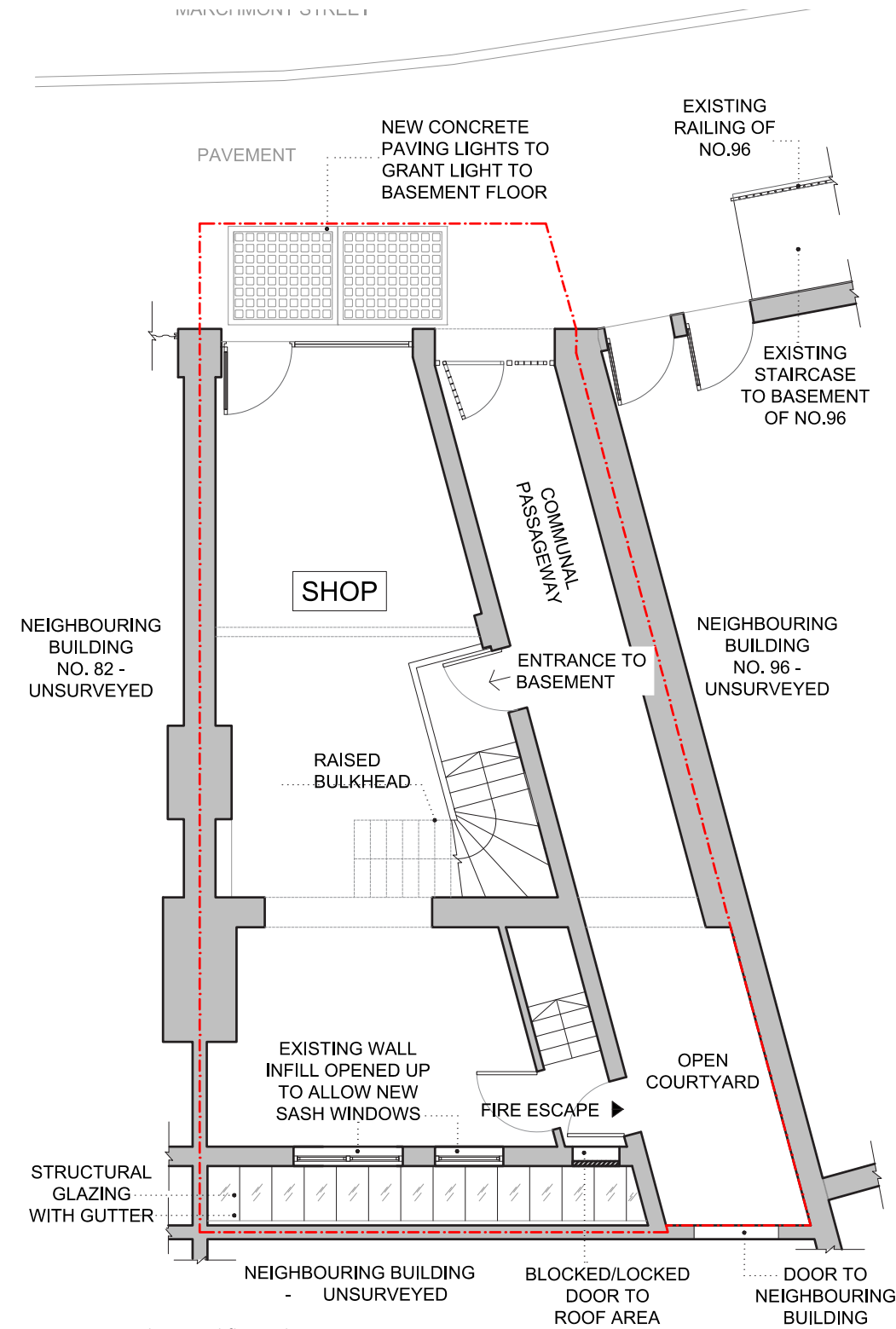


Proposed rear elevation

4.1 PROPOSED DRAWINGS



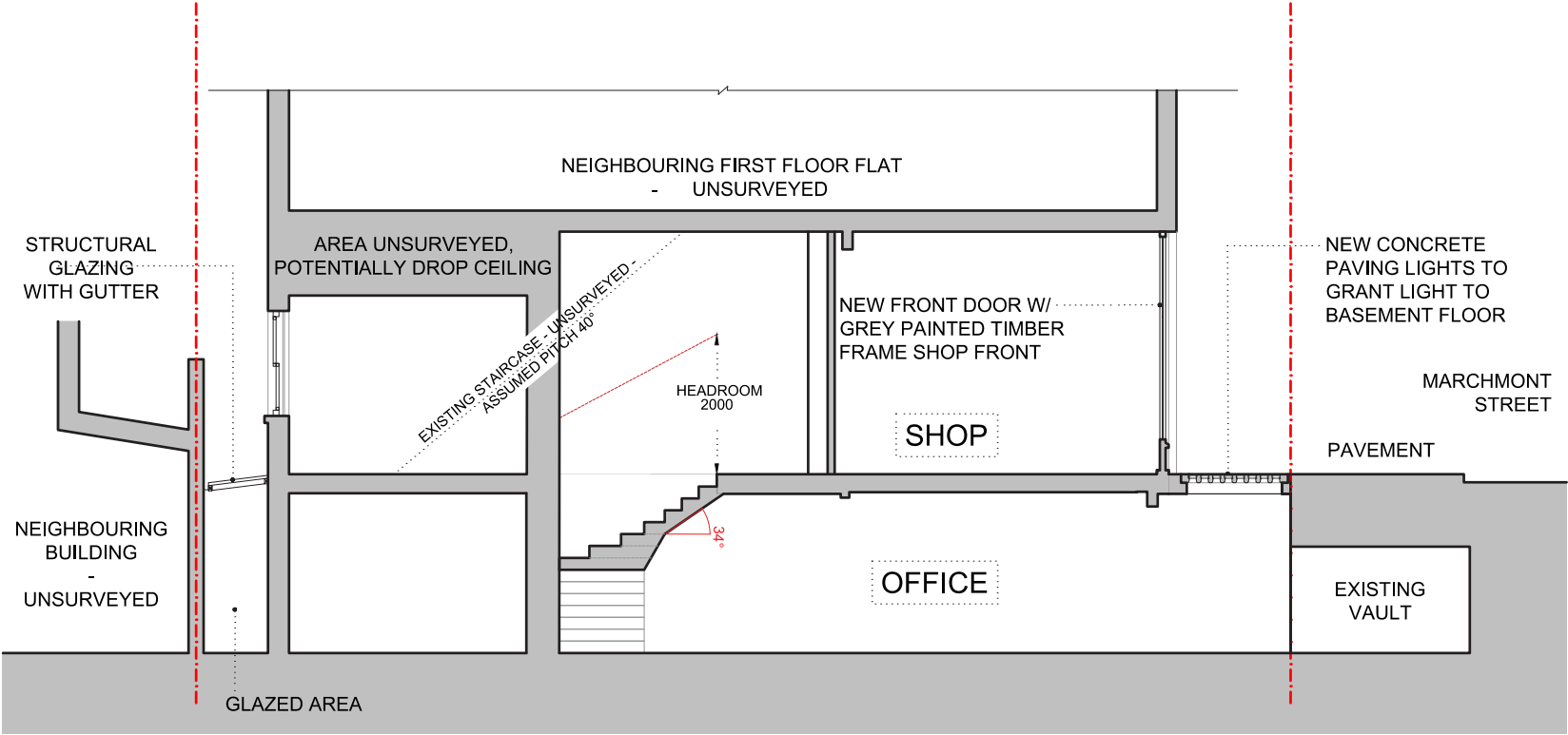
Proposed basement floor plan



Proposed ground floor plan

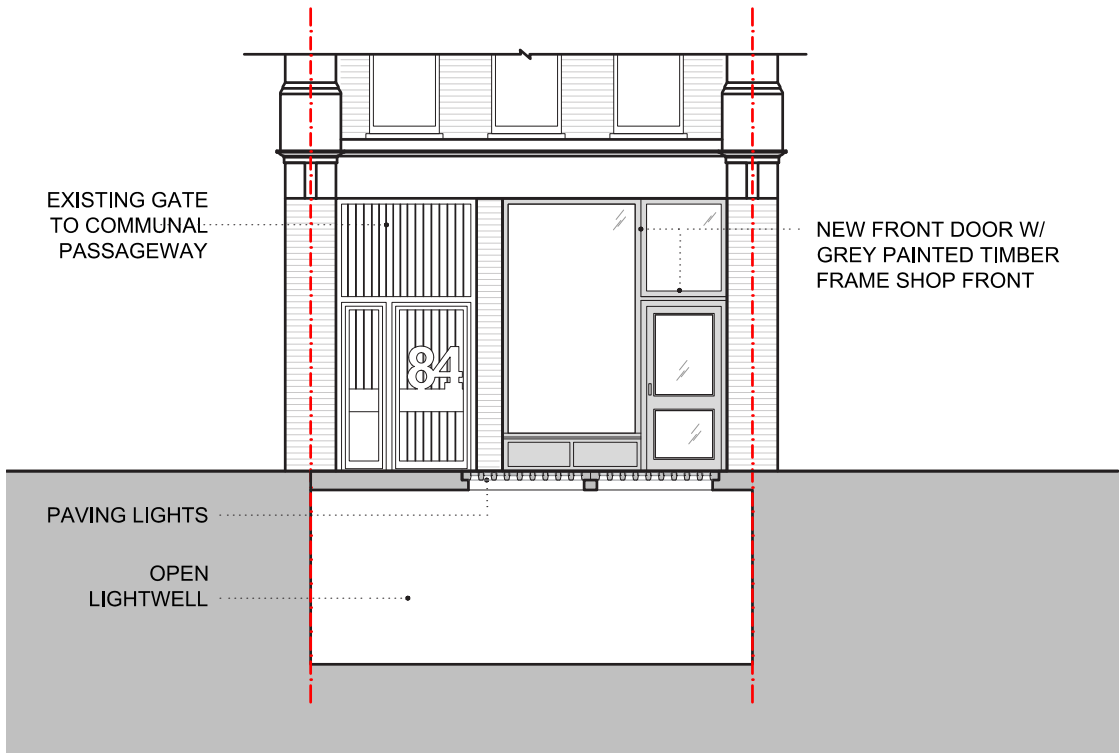


4.1 PROPOSED DRAWINGS

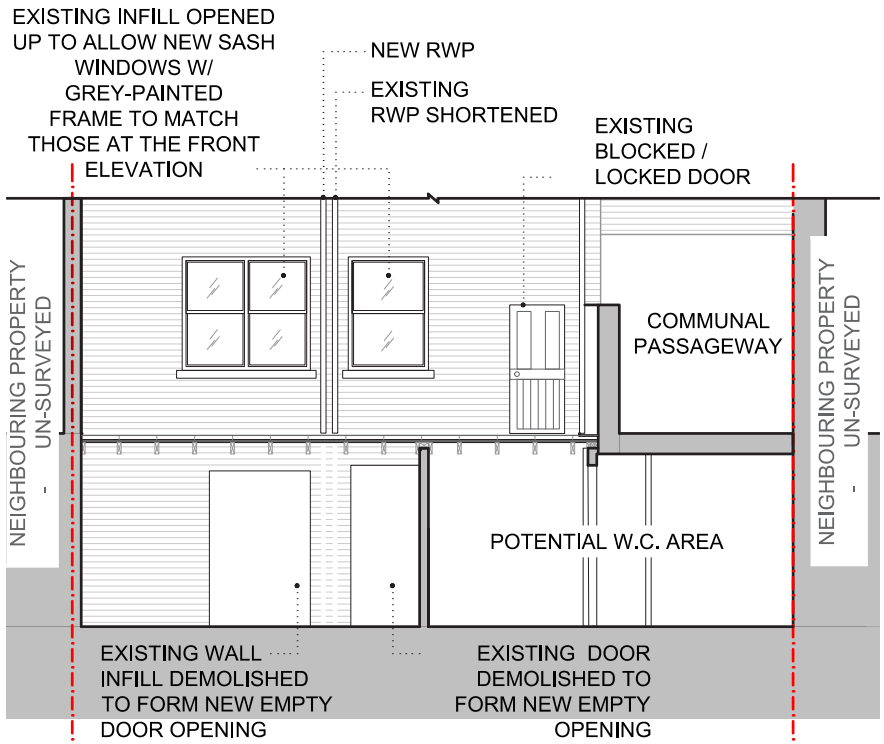


Proposed section A-A

4.1 PROPOSED DRAWINGS



Proposed front elevation



Proposed rear elevation

Key:

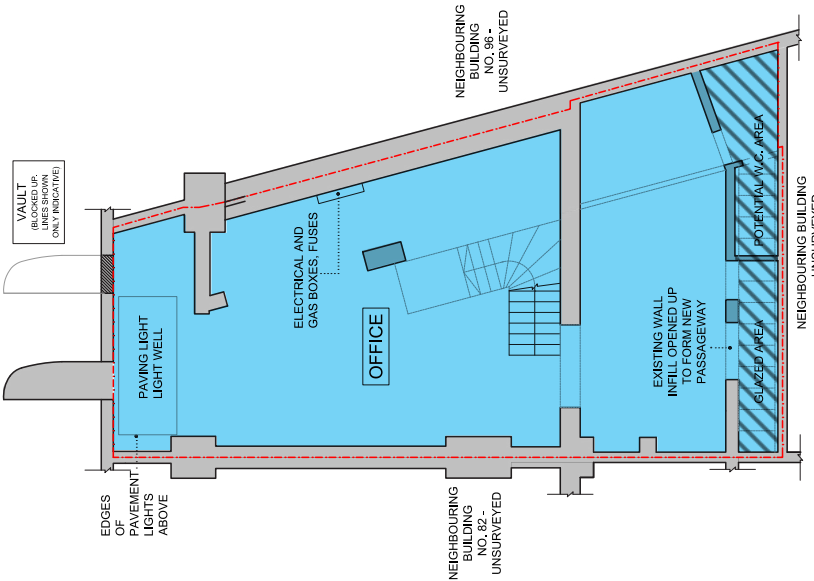
Shop Use (Class E)

Office Use (Class E)

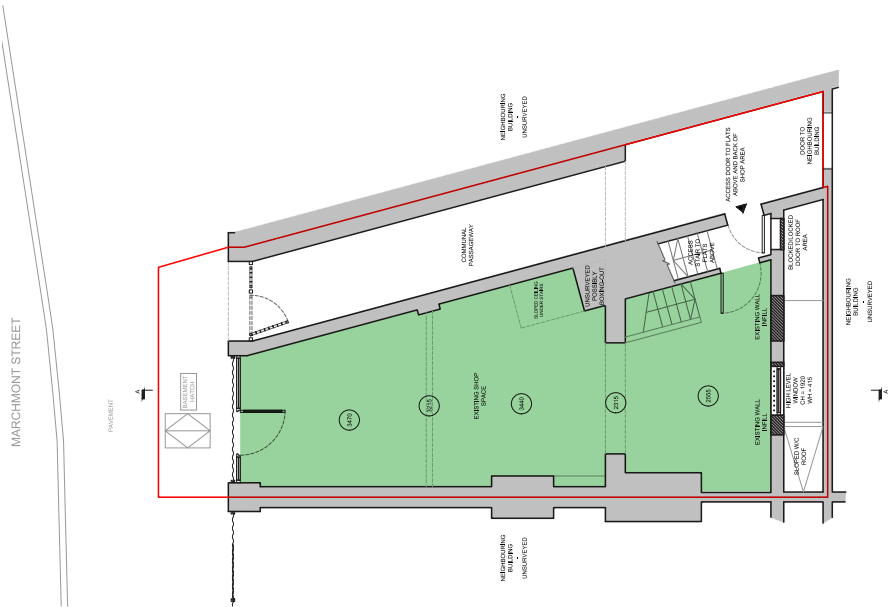
Internal Area Gained



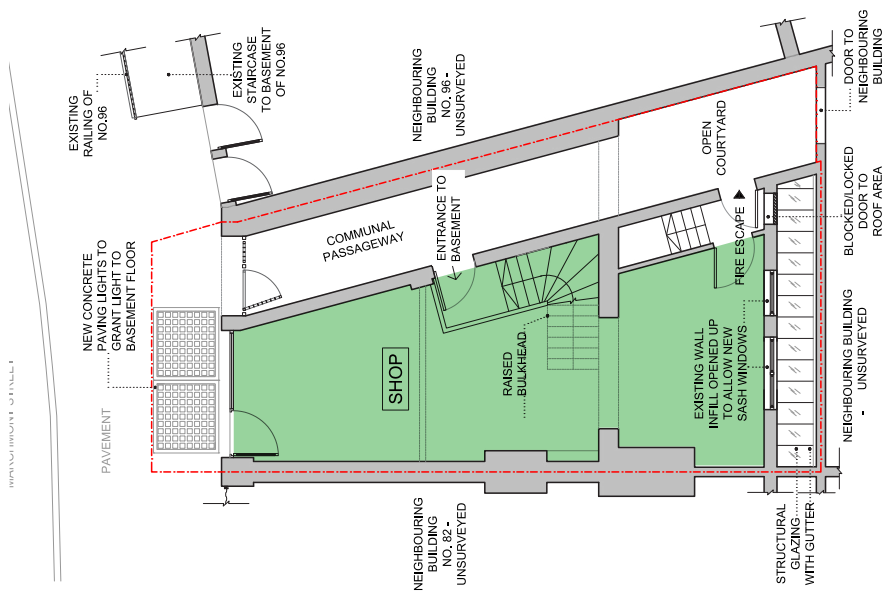
Existing basement



Proposed basement



Existing ground floor



Proposed ground floor

4.2 PROPOSED AMOUNT

As it currently stands, the existing area of floor which is Use Class E (shop) totals 142.1m2 across the ground floor and basement. This does not account for the 4.1m2 basement courtyard exterior area, or the boarded/inaccessible area of 6.7m2. The entire usable site area totaling 152.9m2.

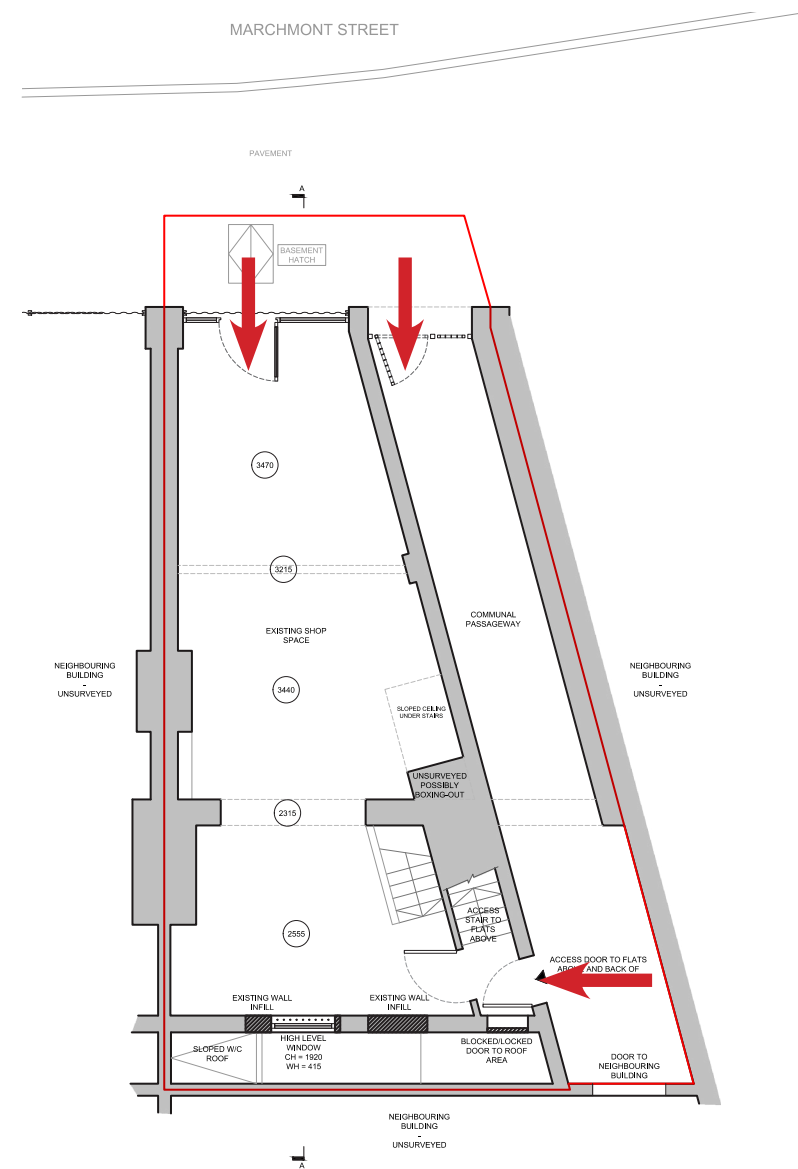
The proposal aims cover the basement courtyard with structural glass and open the boarded/inaccessible area of the basement. Once this is done the proposal then splits the total area between Use Class E (shop) and Use Class E (office). The amounts are as follows:

- Shop at Ground Floor level – 46.9m2
- Office at basement level (including area on ground floor for stairs, covered basement courtyard area, and opened up area) – 106m2.

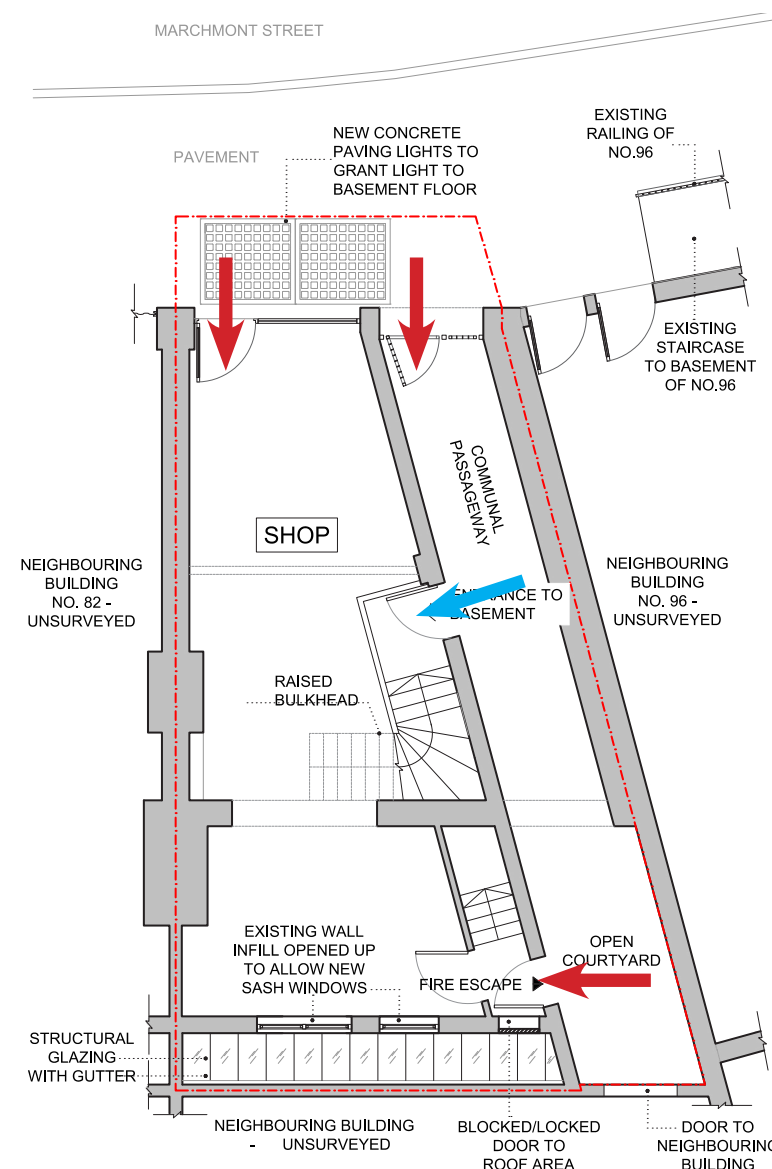
	Existing	Proposed	Difference
Shop	142.1m ²	46.9m ²	-95.2m ²
Office	0m ²	106m ²	+106m ²
Total	142.1m ²	152.9m ²	+10.8m ²

Key:

- ➔ - Existing access
- ➔ - Proposed access



Existing ground floor



Proposed ground floor

4.3 PROPOSED ACCESSIBILITY

The accessibility of the site has remained unchanged for the other tenants/ owners currently utilizing the communal passageway to the side of the shop area.

The accessibility for the basement has increased in quality as a new staircase is proposed which meets Approved document K. The access to the basement now located at the side of the shop area through the proposed access door opening.

The accessibility for the shop is all but identical, as the shop is still accessed from the front of the building – albeit the door slightly shifted right on the façade – and the rear/side entrance from the communal passageway as existing.

4.4 AMENITY & OUTLOOK

The amenity and outlook of the proposed is improved thoroughly through:

The implementation of the pavement lights at the front of the building serving the basement.

The re-instatement of the 3 existing windows/openings at the rear of the building (2 at ground floor level, 1 at basement) help to increase light in both floors and transform the ground floor into a double aspect shop unit.

The removal of the rear door and infill in the basement openings also compliment the covering of the basement courtyard, with structural glass, so as let further light flood into the previously dark basement.

4.5 SCALE & MASS

1. The overall scale and mass of the proposed is virtually identical to the existing.
2. Very little, if anything, is added to the volume already present – with the exception of the rear glass roof covering over the basement courtyard.
3. The removal of the bricks blocking up the existing windows at the rear will, in a sense, decrease the perceived scale and mass of the building from inside by opening it up and removing heavy/ unnecessary visual bulk, in its place supplementing additional natural light.



Existing front elevation facade (Marchmont Street)



Shop front design example from 72 Marchmont Street



Concrete pavement lights example



Concrete pavement lights example

4.6 APPEARANCE & MATERIALITY

Regarding the changes to the front façade:

The existing communal passageway gate will remain as existing.

A new shop front is proposed, containing a timber frame front shop window and door with signage board. The timber frame is to be a grey painted matching the existing sash windows above.

The new pavement lights will cover the front area of the shop granting maximum light to the basement level without disturbing pedestrian traffic and retaining the contextual aesthetic of the terrace..

4.7 SUSTAINABILITY

The proposal will be built in line with the new Part L building regulations, which have come into effect as of June 1st 2022. These changes are part of a larger push to deliver higher quality, more energy efficient developments.

The proposal will offer the following characteristics of a sustainable and contemporary design

- Designed to be energy efficient
- Designed to be long life, with particular regard to use of quality building materials and finishes
- Designed to provide flexibility in the use of floor space
- Designed to maximise daylight and preventing overheating
- Creating links between external and internal spaces
- Dual aspect to promote natural cross ventilation

Building with ecological and conservation concerns in mind does not mean you have to sacrifice aesthetics; in fact the two can and should go hand in hand.

The elements that make a building green also serve to maximise the quality of life - good natural light and air, comfortable heating and a sense of being in touch with the outside world that creates a pleasant, optimistic built environment.

4.8 CYCLE & BIN STORAGE

Bin and Cycle storage will remain unchanged on site. The site falls into an area which receives daily waste and recycling collection.

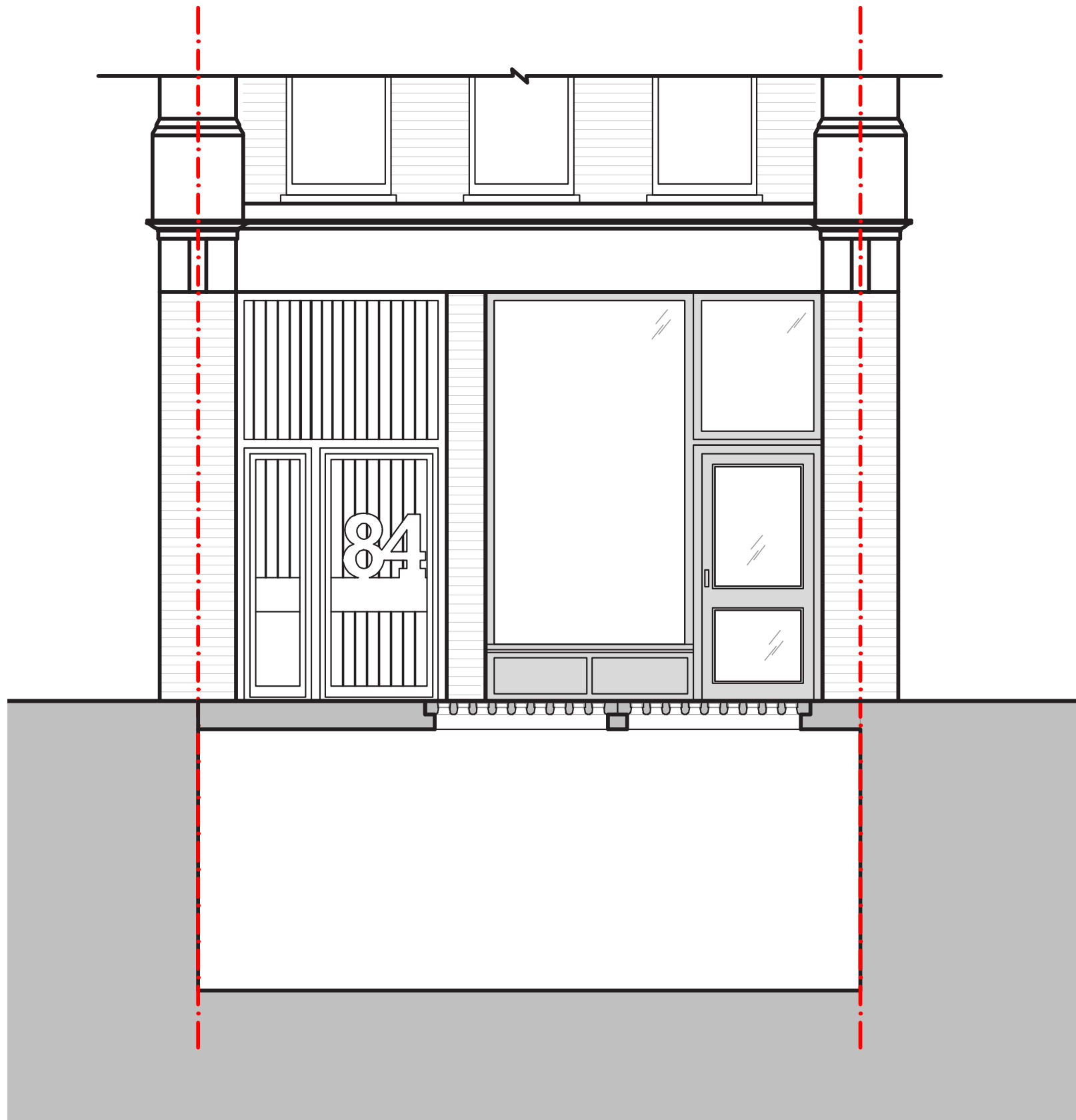
The cycle storage of the site is currently shared by residents, employees at 84 Marchmont Street, and employees at 84a Marchmont Street – accessed via vertical bike hangers – along the communal entrance passageway. The cycle storage provision is proposed to remain as existing.

5.0 CONCLUSION

Our proposal provides an opportunity to create a quality new Office unit and revitalized street frontage with renovated shop at ground floor, increasing the quality of existing building stock in the street which is along such a vital and well-connected artery in central London.

The scheme looks to provide a new Office space and a renovated shop space, both of which focus on quality of space with consideration for the criteria set out by both the London Plan and Camden Council's own guidance.

We believe the proposal provides a positive impact to the Borough and the surrounding area, and the team is excited by the prospect of delivering high quality Office and Shop space in Camden Council.



6.0 TASOU ASSOCIATES

ARCHITECTS AND STRUCTURAL ENGINEERS, EST. 1988

Tasou Associates is an RIBA chartered practice, committed to delivering projects with an emphasis on detail, space and quality of light. Our Islington office has been designing in North and North West London for over 25 years.

We ensure that every project we undertake is treated with the same design consideration, whether for a private client, property developer or housing association.

We have significant experience in Listed Building and Conservation Area projects and take great pride in designing within these parameters to achieve outstanding results. Our extensive portfolio of unique homes exhibits our understanding of the delicate balance between historical restoration and contemporary intervention.

Tasou Associates have a commendable history of creating beautiful yet functional designs within difficult urban sites. We work closely with individuals, planners and developers alike to create outstanding buildings that are tailored to both the client's brief and the inherent context. Our portfolio spans from bespoke houses to one-off developments, all of which are tackled with an emphasis on design and attention to detail.



6.1 TA PRECEDENTS

CHADWELL ST MEWS, EC1R

7 New-Build Mews Houses

Formally a brownfield site tucked away behind a block of Georgian terraces, Tasou Associates’ Chadwell Mews re imagines this forgotten space as a lush refuge from the surrounding city. The scheme is deceptive in its use of space, cleverly hiding private sunken courtyards for each house to avoid overlooking issues and creating unique homes split over three levels. Attention to detail in design and materiality has been prioritised at every scale, with subtle elements such as carefully chamfered concrete joint lines softening the gently curved concrete planters.



1



2



3

- 1 | Photograph of stairway to basement living area
- 2 | Photograph over courtyard light-well
- 3 | Photograph basement living area

6.1 TASOU ASSOCIATES PRECEDENTS

JEFFREY'S PLACE

Commercial Office

This project involved transformation of a mid-19th century warehouse in the Jeffrey's Street Conservation Area into a modern, uncluttered office space. The design rationalises internal spaces and opens up the building to daylight by connecting the three floors with a folded steel staircase.

The project was shortlisted for the AJ Retrofit Awards 2019.



1



2



3

- 1 | Photograph of Front Elevation
- 2 | Photograph of stairway and office space
- 3 | Photograph of metal detail

6.1 TASOU ASSOCIATES PRECEDENTS

SWAINS LANE, N6

Mixed Use Scheme

Situated on a prominent intersection in Highgate, this scheme aims to engage locals as well as encourage visitors to support local businesses.

Eight street level shops reinterpret the timber fronted stores that are traditionally found in the area. With large windows and generous awnings, these stores are designed to rejuvenate the formally neglected street.

Above, 12 flats are accommodated behind a modern façade. Neighbouring brick structures informed the design of the first floor, which comprises of a continuous band of red brick. The mass of the second floor is set back from the building edge, minimising the impact of the height. The external walls are clad in a bronze that is obscured by timber slats which help to ground the building in its lush urban environment. Deep bronze window frames reach through the timber slatting, tying the material ensemble together.



1



2



3

- 1 | Photograph of Shop corner
- 2 | Photograph of rounded corner elevation and street scene
- 3 | Photograph of planting and courtyard