

Design & Access Statement



Proposal: Extension of existing mezzanine floor, alteration to internal layout, and insertion of new second floor mezzanine level containing new bedroom. and bathroom.

Site Address: 1 Pump House Close, London SE16 7HS

1. Introduction

1.1. General information

The proposal consists of internal alterations to the dwelling at 1 Pump House Close, a converted apartment at southern end of the Gateway building which is part of the London Hydraulic Power Company Pumping Station development, which is a Grade II Listed Building.

The original works were completed in 1902 and the conversion into dwellings was completed in 2001 and no substantial alterations have been made ever since.

More information about the historical feature and the listing of the building is provided with the enclosed **Heritage Statement**.



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The unit is an open space with a 4 x 8 footprint and the ceiling at 8 meters from ground level. An open galley mezzanine hosts the bed space and the bathroom. The boiler is situated on the roof of the bathroom which is only accessible by a ladder.

The project aims at improving the living condition of the flat by changing the layout and extending the existing mezzanine and creating an additional mezzanine floor to enclose a new bedroom, adding an en-suite bathroom, and adding storage/wardrobe space.

1.1. Planning History

There is no planning history for the property except for the conversion of the listed building into multiple flats (S/94/559 and S/94/560 and following).

However, there is a significant precedent with substantially the same proposal (extension of existing mezzanine, second floor mezzanine, new bedroom, and bathroom) at 3 Pump House Close (see LBS Registered Number 14/AP/0560), which was approved on the 29/04/2014.

2. The Design for the proposed development

2.1. The Concept

The actual flat consist of a big open space with an open gallery mezzanine as a bed space. There is no storage whatsoever except for the roof of the bathroom which is accessible just with a ladder.

The acoustic insulation between the units is very poor and the heating system consisting of two traditional radiators is highly inefficient considering the volume of air to be heated.

The actual owners are a couple of professionals who work mainly from home so, the need of accommodating suitable space for working and storage, improving the sound insulation for the bedroom, and increasing the heating efficiency, led to the current proposal.



2.2.The Design and Layout

The design proposal has been developed to minimise the impact over the existing building without affecting its historical features. All alterations and removals regard studwork and partitions added to the original building with the conversion in 2001.

2.3.The use

The existing open mezzanine layout will be changed to create a flexible space (toilette and separate shower room, changing room, and multifunctional space as study/Yoga deck to be also occasionally an extra bed space). This mezzanine will be connected by a bridge to a small mezzanine at the same level next to the window.

This half-mezzanine will be strategic to have access to the opening pane at the top of the arched window improving the ventilation of the flat, allowing the use of thermal curtains to avoid heat loss during the night, facilitating cleaning of the glass and maintenance of the wooden frame.

The second-floor mezzanine will host the enclosed master bedroom (which will be completely enclosed, and sound insulated) and the en-suite bathroom.

2.4.Structure and services

The open gallery with wardrobe/storage running for most of the party-wall length will be strategic to create a further barrier to the noise as it is from the top of this wall that most of the sounds transmission between the units happens.

All the additional mezzanines will be suspended to the existing top roof 'I' beams using clamps without need for drilling to preserve the integrity of the original beams and avoiding further intervention to the brick walls. Rubber will be used between the clamps and the beams to contrast the passage of vibrations from the deck to the beams and contrasting sound transmission.



The heating system will be replaced at ground floor with Under Floor Heating and integrated with infrared radiant panels (100% efficient) where necessary. Infrared panels will heat the open mezzanines at first level when required, and the master bedroom will be served by a traditional radiator as it suitable for this enclosed space.

2.5. Materials and finishes

The choice of materials and finishes aims at emphasising the industrial character of the building.

The half-mezzanine next to the window and the wardrobe mezzanine will have perforated metal floor as much the new staircase steps, preserving the sense of openness of the original building.

The suspended deck of the second mezzanine will have the steel frame exposed underneath and wooden floor on top.

The wood floor at ground floor level will be replaced with Microcement (more efficient with UFH) and the rest of the floor, including the bathrooms, will be wood.

2.6. The Amount

The proposed alterations have no impact on the external dimension of the property. The internal floor space will increase from the actual 47² m to 75 m², an increase of 27 m².

2.1. Access

1 Pump House Close is one of the five units in the Gateway Building and it is the closest to the south-east yard.

The development has two pedestrian access from Albatross way and Renforth street and one vehicular access (Renforth street) which is a couple of meters lower than the yard and the access to the single units.



The access to the units is through an open gallery running parallel to the roadway. Here all the 5.3 meters arched opening are situated with a single access door to each of the five units in the Gateway building.

The property is just a few minutes' walk from both Rotherhithe and Canada Water tube station with access to train and busses.

The proposed works will have no impact upon the existing access arrangements.

3. Impact /Justification

The proposed alterations will be exclusively internal and not visible from the outside. No neighbouring property will be affected.

There will be no loss of or alteration to any of the original and historical features and the development will have no impact upon the overall appearance, the setting, or the character of the property.

The proposed alterations will considerably improve the usability of the property bringing the level of comfort to contemporary standard (acoustically and thermally), enhancing the use of the space with a flexible layout (which will make the unit potentially suitable for family living as well), and at the same time, emphasising the industrial vibe of the building.

Great attention has been given to develop the design aiming at leaving totally unaltered the historical features of the building.

Keeping the proposal at 3 Pump House Close mentioned above (LBC 14/AP/0560) as a reference, it is possible to conclude that there will be no impact upon the architectural and historical significance of the property and its listing should be unaffected.

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