

# Design and Access Statement

April 2021

An aerial photograph of a city grid, heavily tinted with a green color. The image shows a dense network of streets and buildings. In the upper left, there are several large, rectangular buildings, possibly institutional or commercial. The rest of the image is filled with a complex pattern of smaller buildings and streets, creating a textured urban landscape. The text '1.0 Purpose of this Report' is overlaid in white, centered horizontally and slightly above the vertical center. A white horizontal line is positioned directly below the text.

# 1.0 Purpose of this Report

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## 1.1 Design and Access Statement & Conservation Area Appraisal

<b>Amount and Use</b>	<p>The proposal consists of two parts:</p> <ol style="list-style-type: none"> <li>1. Redecorating the communal areas to the pedestrian and vehicular courtyard shared by 1 and 5 Cobb Street. Consisting of re-painting both buildings and the eastern boundary of the courtyard, as well as painting both the pedestrian and vehicular gates that face onto Cobb Street</li> <li>2. Replacing the front door to 5 Cobb Street, while removing existing signage currently on the building. Approval to replace 3no. windows on the first floor garden terrace with French doors to match the existing timber framed doors leading onto the terrace</li> </ol>	<b>Access</b>	<p>There are no proposed changes to the site in terms of vehicular or pedestrian access. The proposed additional doors leading onto the garden terrace looks to improve the inclusive access between indoor habitable spaces and the outdoor terrace.</p>
<b>Layout</b>	<p>The majority of the works are purely decorative, with the exception of the replacement of the front door and the replacement of 3no. garden terrace windows for French doors - all of which retain their existing position.</p>	<b>Conservation Area</b>	<p>The site is contained within the Wentworth Street Conservation Area. As set out in the Wentworth Street Conservation Area Appraisal, the area has a mixed use residential and commercial character, known for its association with the clothing industry. It is an area of particular special architectural and historic interest.</p> <p>The site itself is located centrally along Cobb Street and is the only prominent step-back in the building line across the entire street. This step-back forms the vehicular and pedestrian entrance leading up to 5 and 1 Cobb Street (a two and one-storey building respectively).</p> <p>The courtyard on approach is flanked by a four-storey building to the west and two-storey building to the east, both of which are residential/commercial. The residential outdoor terrace of 5 Cobb Street is flanked by a five-storey building to the north and a four-storey residential/commercial building to the east.</p> <p>The proposed colours for the courtyard and former warehouse building are seeking to offer more authentic contributions to the heritage of the area - with the anthracite grey and Victorian greens drawing direct inspiration from Fournier Street. Introducing black for the pedestrian and vehicular gates are changes to differentiate the courtyard and spaces behind it as being partly residential in nature and to match the Victorian railings and bollards of the area.</p>
<b>Scale</b>	<p>The front door being replaced is approximately 1200mm (w) x 2240mm (h), including a fixed leaf.</p> <p>The 3no. windows to be enlarged are currently 1660 (w) x 1800mm (h) and will be increased to 2400mm in height to match the existing door leading onto the terrace.</p>		
<b>Appearance</b>	<p>The proposed colours for the communal courtyard consist of a dark green on 5 Cobb Street with a dark grey on 1 Cobb Street and the eastern boundary wall (currently all light-grey) - both colours are inspired by the character and appearance of the Spitalfields and Wentworth Street Conservation Area and are attempts to give the residential and commercial unit separate identities when being approached.</p> <p>The proposed front door draws on the experience of Whittle Carpentry Ltd (Heritage and Restoration Carpentry and Woodwork), who have proposed a panelled timber door and fixed leaf to echo the commercial heritage of the area. The colour of this door will be dark-green to match the rest of the building. The existing window on the first floor facing out onto Cobb Street will also be painted dark green to match.</p> <p>The proposed French doors leading onto the garden terrace will match the existing timber-framed doors currently used for access. All doors on the terrace will be painted dark-green to match the rest of the building.</p>		

An aerial photograph of a city grid, overlaid with a semi-transparent green filter. The image shows a dense network of streets and buildings. In the upper left, there is a large, circular stadium-like structure. The text '2.0 Courtyard Treatments' is centered in the upper half of the image, underlined.

## 2.0 Courtyard Treatments

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### 2.1 Existing Treatments (5 and 1 Cobb Street)



View of no. 5 and no.1 Cobb Street from the street



View of no. 5 and no.1 Cobb Street from the courtyard

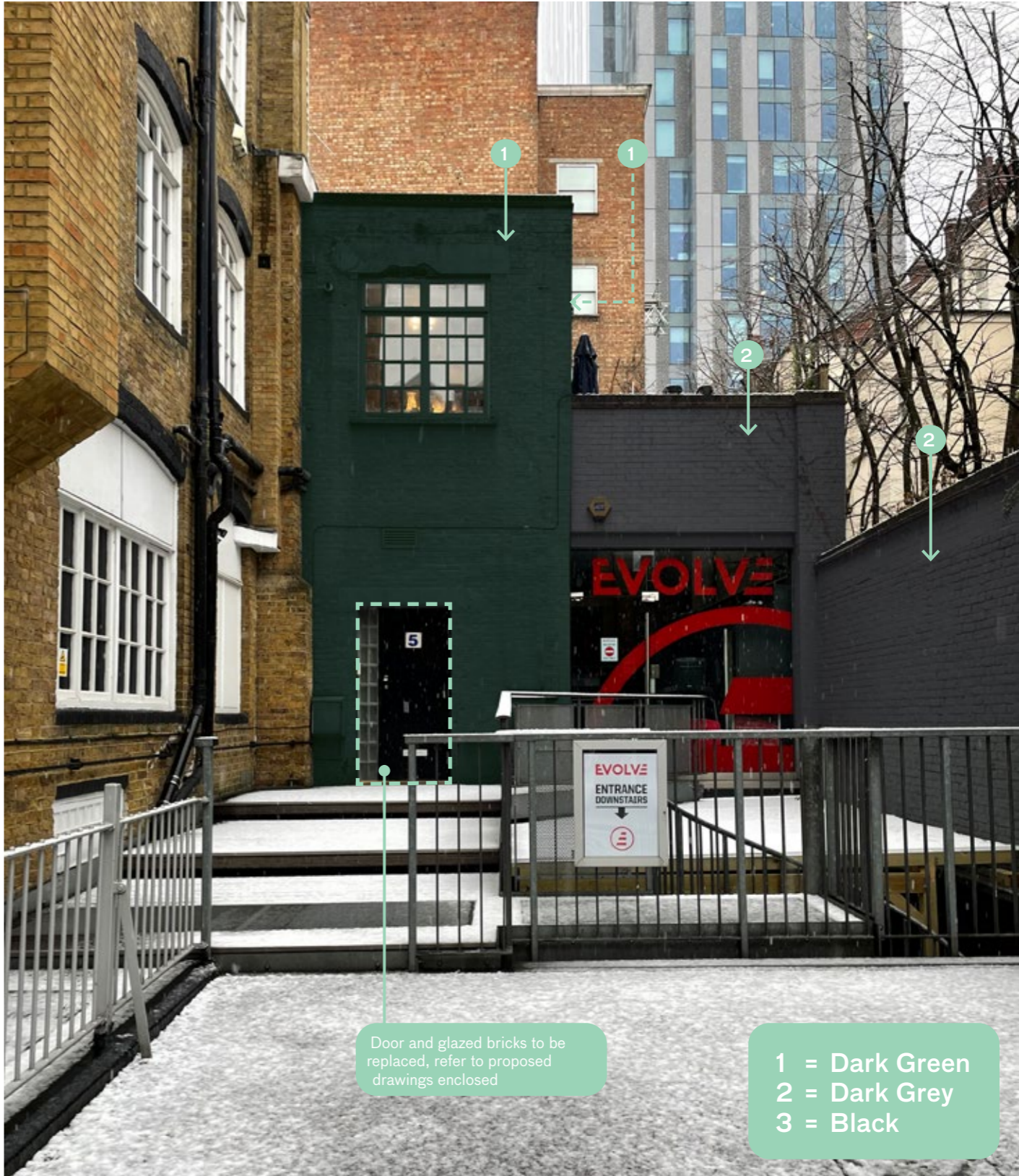
## 2.0 Courtyard Treatments

### 2.2 Proposed Treatments (5 and 1 Cobb Street)



View of no. 5 and no.1 Cobb Street from the street

Door and glazed bricks to be replaced, refer to proposed drawings enclosed



View of no. 5 and no.1 Cobb Street from the courtyard

Door and glazed bricks to be replaced, refer to proposed drawings enclosed

- 1 = Dark Green
- 2 = Dark Grey
- 3 = Black

## 2.0 Courtyard Treatments

### 2.3 References

The proposed colours draw inspiration from Fournier Street and Cobb Street in an attempt to draw a distinction between the residential and commercial building within the courtyard.

The use of colour along Fournier Street is one of accents and are muted against the lively variation of tones of brickwork. In contrast to these examples, 5 and 1 Cobb Street propose painting the buildings in their entirety to replace the existing light-grey that is discordant with its surroundings.



Mute colour variations accenting brickwork along Fournier Street



Dark grey lintels and ledges opposite the site at 10 Cobb Street (Chris Dyson Architects)



Greens, blues and glossy blacks along Fournier Street

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