

10-12 BOURLET CLOSE,  
LONDON  
DESIGN AND ACCESS  
STATEMENT  
NOVEMBER 2023



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Date	Issue	Revision	Reviewed	Approved
October 2023	01	First Draft		
November 2023	02	Planning Issue	CW	CW

# 10-12 BOURLET CLOSE, LONDON: DESIGN AND ACCESS STATEMENT

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## SECTION 1.0: INTRODUCTION

Nos.10-12 Bourlet Close is a group of three buildings ('the site'), which at their core are historic mews buildings, although they have been significantly altered internally and externally. The site is located within the East Marylebone Conservation Area within the City of Westminster. The buildings are not listed. However, the site is in the proximity of listed buildings.

Nos. 10 and 11 Bourlet Close are four storeys above street level with a mansard roof providing accommodation and lower ground floor and basement levels. No.12 is three-storeys above ground with a mansard top, lower ground floor and basement.

The proposals include adding a fourth-storey to No.12 with a new mansard roof above to continue the elevational and roofline from Nos. 10 and 11. A further rear extension to the first and second floors of Nos. 11 and 12, and the third floor of No.11, is proposed to bring the rear elevations in line with that of No.10.

This document sets out the design reasoning behind the proposals. It should be read in conjunction with the following documentation:

- Purcell drawings prefix 242579-PUR-00-XX-DR-A: 0001, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1100, 1101, 1200, 1201, 2004, 2005, 2006, 2007, 2008, 2100, 2101, 2200 and 2201
- Purcell Heritage Impact Assessment dated November 2023.



## SECTION 2.0: THE SITE

Bourlet Close is a Mews-style cobbled cul-de-sac, accessed from Riding House Street in Westminster. The street contains 9 properties and is roughly configured in a linear, north-south direction. Bourlet Close is in Westminster City Council's East Marylebone Conservation Area. Designated in 1982, the area is characterised by its diverse townscape and the range and interest of its buildings and uses.

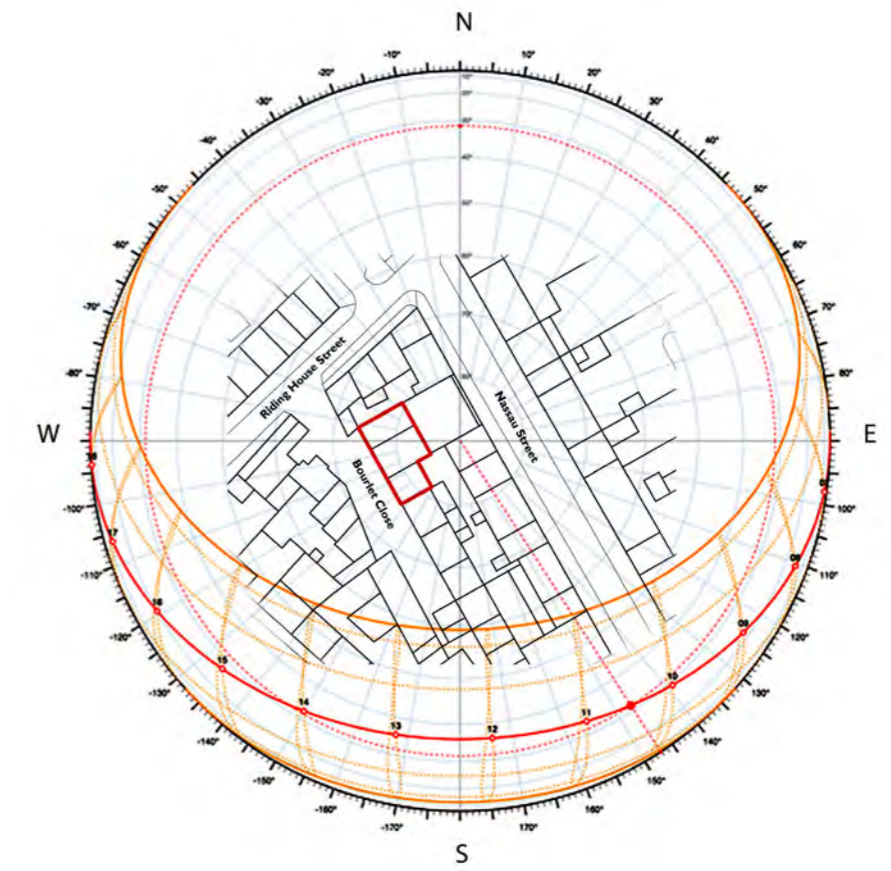
The plain brickwork properties mainly consist of three and four-storeys with a mixture of mansard and parapet roofs. Parking is restricted, and there are both intact and converted garages present.



Site Plan



Access Plan - access path shown in blue



Sun path diagram

## SECTION 2.0: THE SITE

The original purpose of the street was in Art; frame making workshops and packing warehouses run by the Bourlet family from the 18th Century and commercial activity remains in the present day. There have been some planning applications made since 2003, mainly minor alterations to the fenestration. Conservation Area controls now apply to any new development in the street.

The building stock in the wider setting comprises a similar blend of historic and modern, with mostly nineteenth- and early twentieth-century buildings interspersed with or redeveloped to incorporate more modern buildings with residential, commercial and, occasionally, institutional uses.

Nos.10-12 are, at their core, historic mews buildings, a function shared with many of the other properties on Bourlet Close.

The site comprises Nos.10, 11 and 12 Bourlet Close, part of a row of historic mews buildings, but with modern internal and external alterations. No. 12 has three storeys, while

Nos.11 and 10 are set over four storeys. All are built in stock brick, with a more yellow brick to Nos.10 and 11, and a red brick to No. 12. Vertical strips of modern timber sash windows span across the site, with shallow round-arched window heads built from three layers of brick.



No.12



No.11



No.10

## SECTION 2.0: THE SITE

The proposed building height is lower than its surroundings does not intrude on the site remaining respectful and blending in with the adjacent structures.



## SECTION 3.0: PROJECT BRIEFS AND OBJECTIVES

The project brief and objectives can be summarised as outlined below:

- The addition of a fourth storey to no. 12 with a new mansard roof above, to continue the elevational and roof line from no.'s 10 and 11.
- A further rear extension to the first and second floors of no.'s 11 and 12, and the also the third floor of no. 11, is proposed to bring the rear elevations in line with that of no. 10.
- Maintaining the character and feel of the area.





## SECTION 4.0: DESIGN PROPOSAL

### 4.1 USE

Nos.10-12 Bourlet Close is currently used as commercial offices. The proposals maintain that use and seek to increase the floor area to allow the growth of the occupants. A small area of the first-floor roof is currently given over to a low-level plant enclosure containing condenser units required to service the building's air conditioning. The proposals will see this relocated to the same position on the third-floor extension's roof.



## SECTION 4.0: DESIGN PROPOSAL

### 4.2 AMOUNT

See the adjacent table indicating the existing and proposed internal areas of 10-12 Bourlet Close.

Floor	Office Space, sqm	Circulation, sqm	Other (WCs, Storage, Plant, etc), sqm	Total, sqm
Basement	-	28.1	117.8	145.9
Lower Ground Floor	35.4	33.4	117.9	186.7
Ground Floor	162.6	34.2	4.0	200.8
First Floor	110.2	18.5	1.7	130.4
Second Floor	103.8	22.1	5.6	131.5
Third Floor	89.3	22.2	5.7	117.2
Fourth Floor	26.0	14.3	29.4	69.7
<b>Total sqm</b>	<b>527.3</b>	<b>172.8</b>	<b>282.1</b>	<b>982.2</b>

Existing Internal Area

Floor	Office Space, sqm	Circulation, sqm	Other (WCs, Storage, Plant, etc), sqm	Total, sqm	Increase on existing sqm
Basement	-	28.1	117.8	145.9	-
Lower Ground Floor	35.4	33.4	117.9	186.7	-
Ground Floor	162.6	34.2	4.0	200.8	-
First Floor	132.1	18.5	1.7	153.3	21.9
Second Floor	125.6	22.1	5.6	153.3	21.8
Third Floor	114.9	22.2	5.7	142.8	25.6
Fourth Floor	51.5	14.3	44.8	110.6	40.9
<b>Total sqm</b>	<b>622.1</b>	<b>172.8</b>	<b>297.5</b>	<b>1092.4</b>	<b>110.2</b>

Proposed Internal Area

## SECTION 4.0: DESIGN PROPOSAL

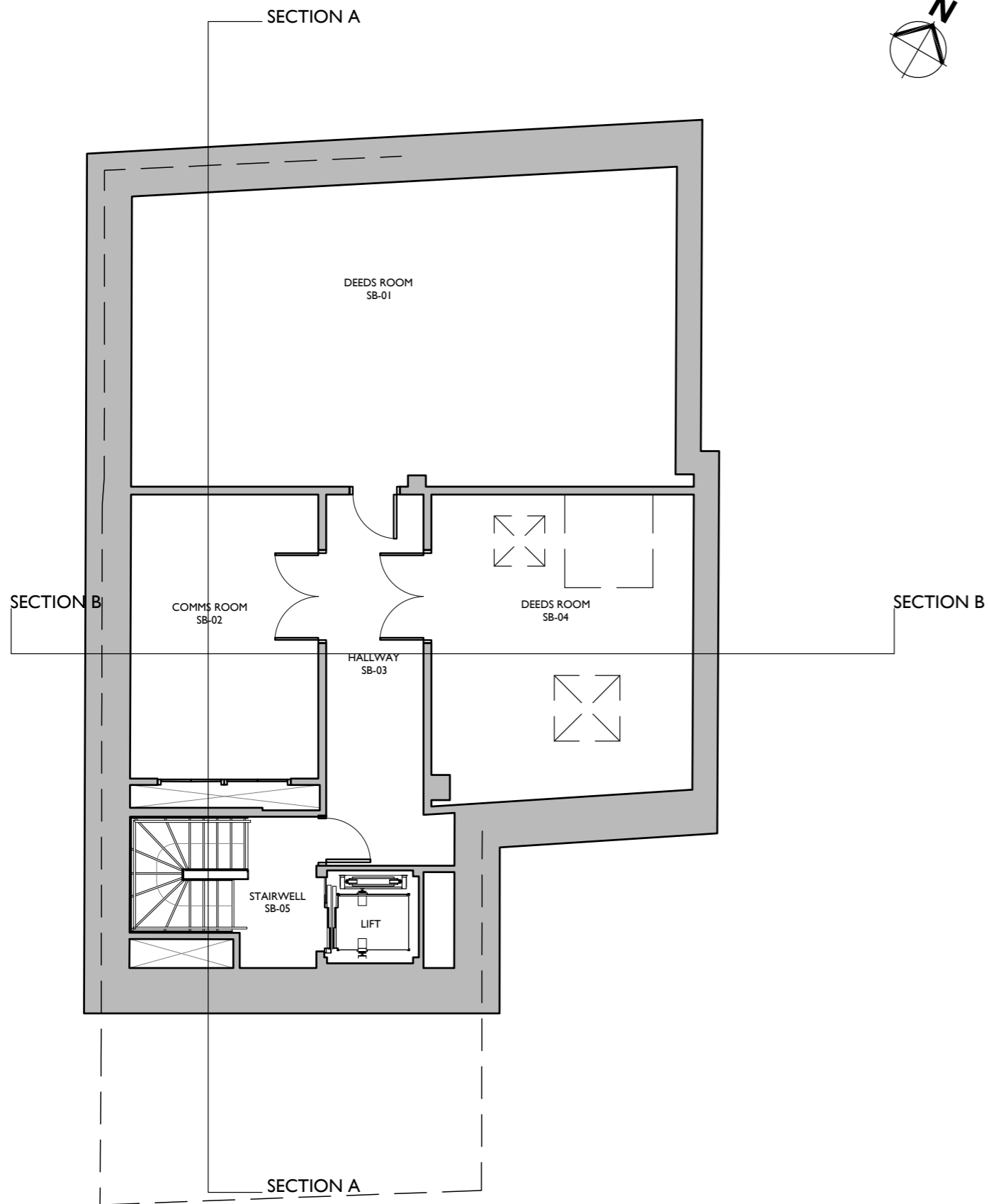
### 4.3 LAYOUT

The proposed extensions are located above parts of the building that have already been built out at lower levels. The rear extension continues an external wall line that is already present at No.10, across the first, second and third floors at No.11 and the first and second floors at No.12. This extension will be knocked through to increase the size of the existing adjacent rooms at first, second and third floors.

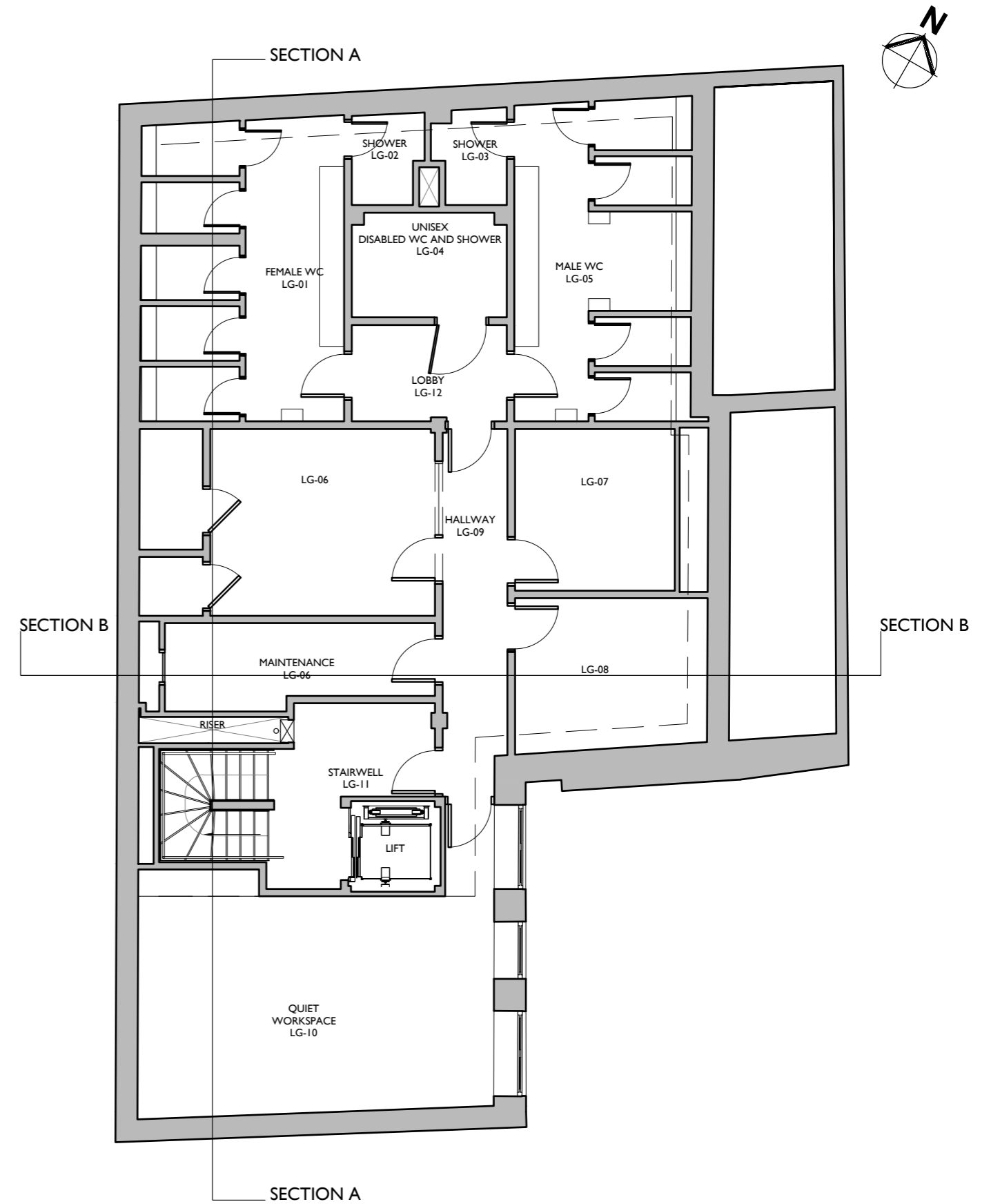
To accommodate the relocation of the plant enclosure to the fourth floor (to the roof of the proposed rear extension of No.11), a service riser will also be incorporated into the rear extension.

The additional storey to No.12 extrudes the existing exterior walls by a further storey to create a larger office space where this is currently provided within a mansard roof at third floor level. The mansard roof is re-provided at fourth floor level and will be knocked through to the existing adjacent space, again creating a larger open-plan office space.

# SECTION 4.0: DESIGN PROPOSAL

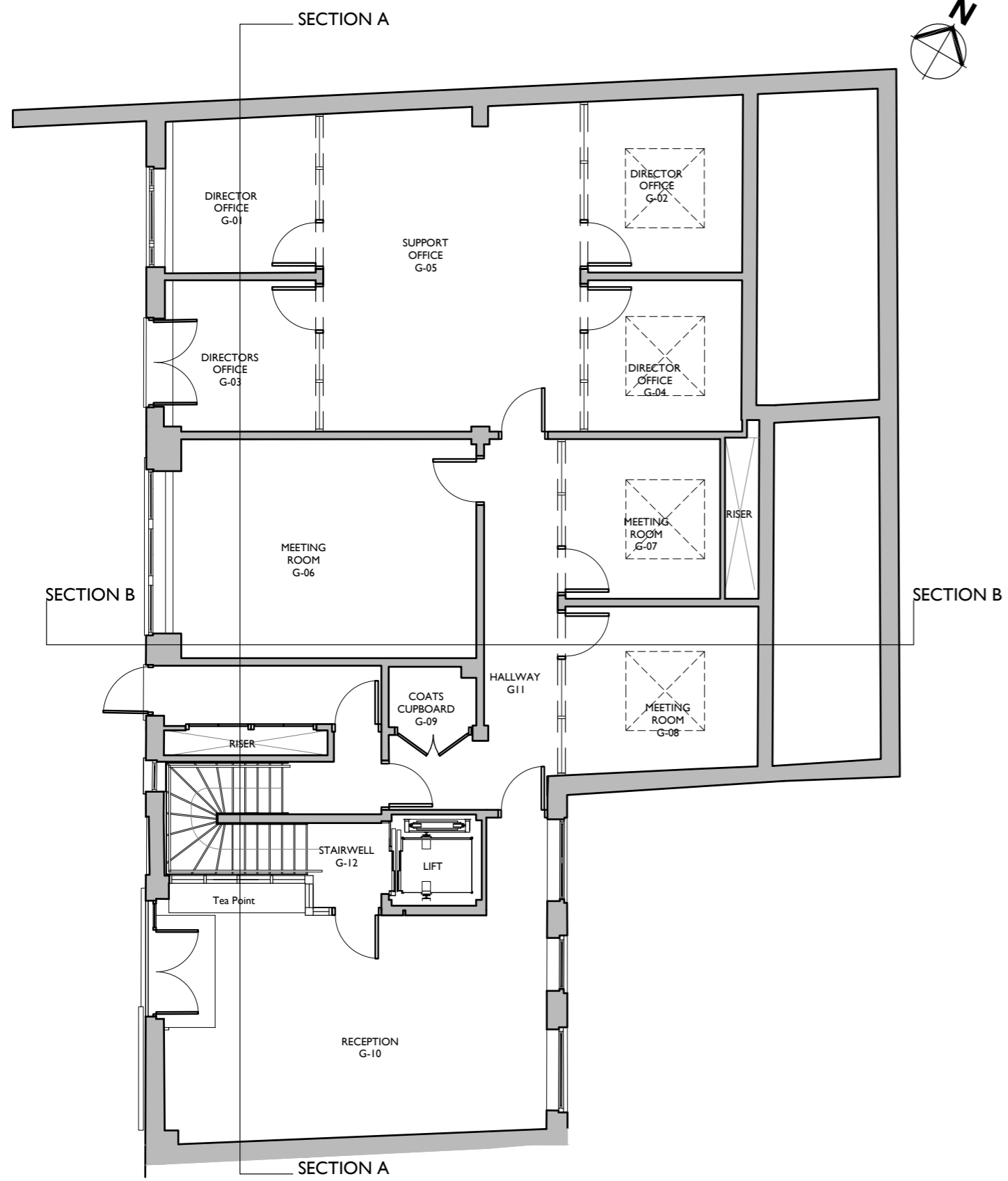


Basement floor plan - Proposed

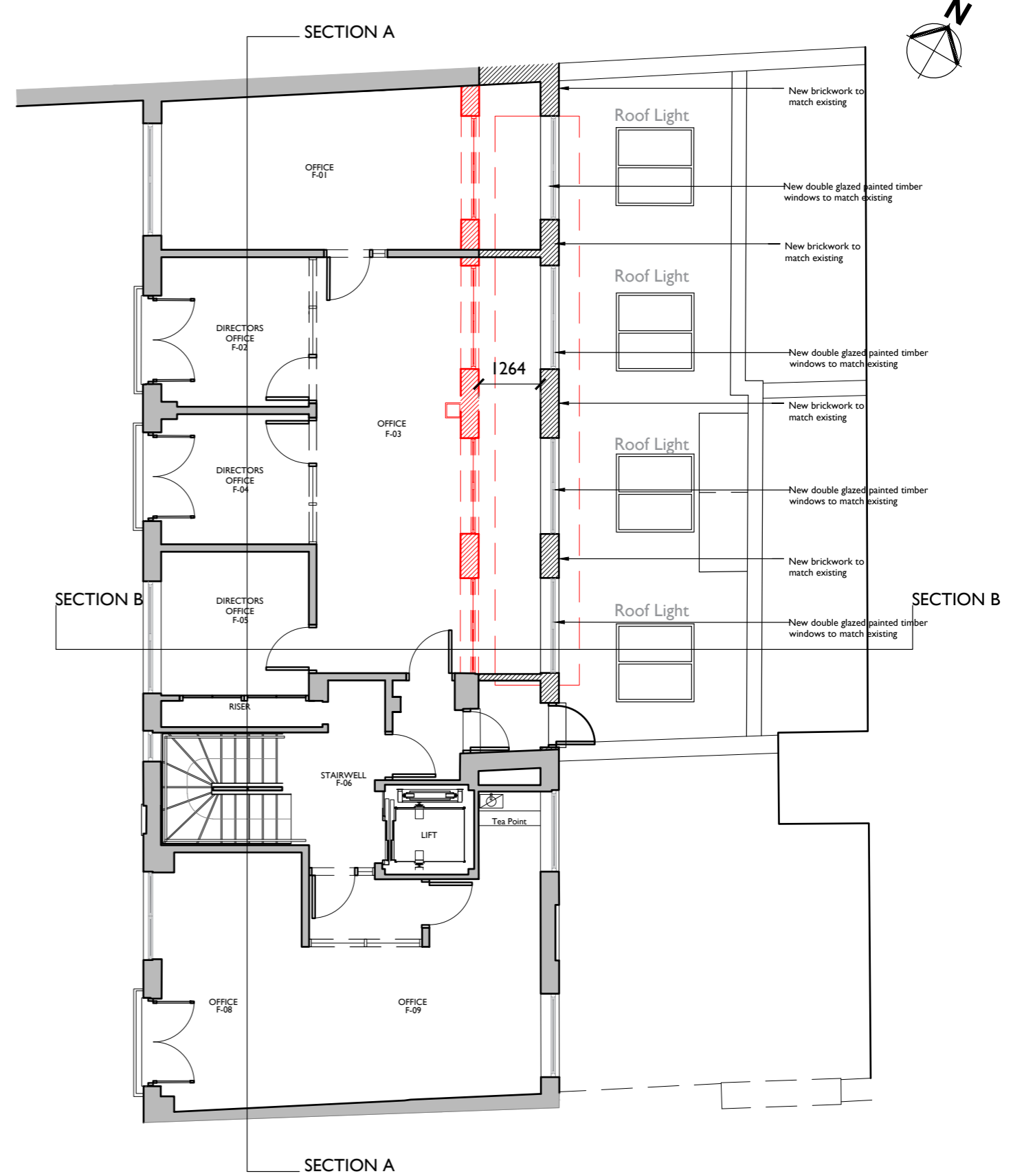


Lower Ground floor plan - Proposed

# SECTION 4.0: DESIGN PROPOSAL

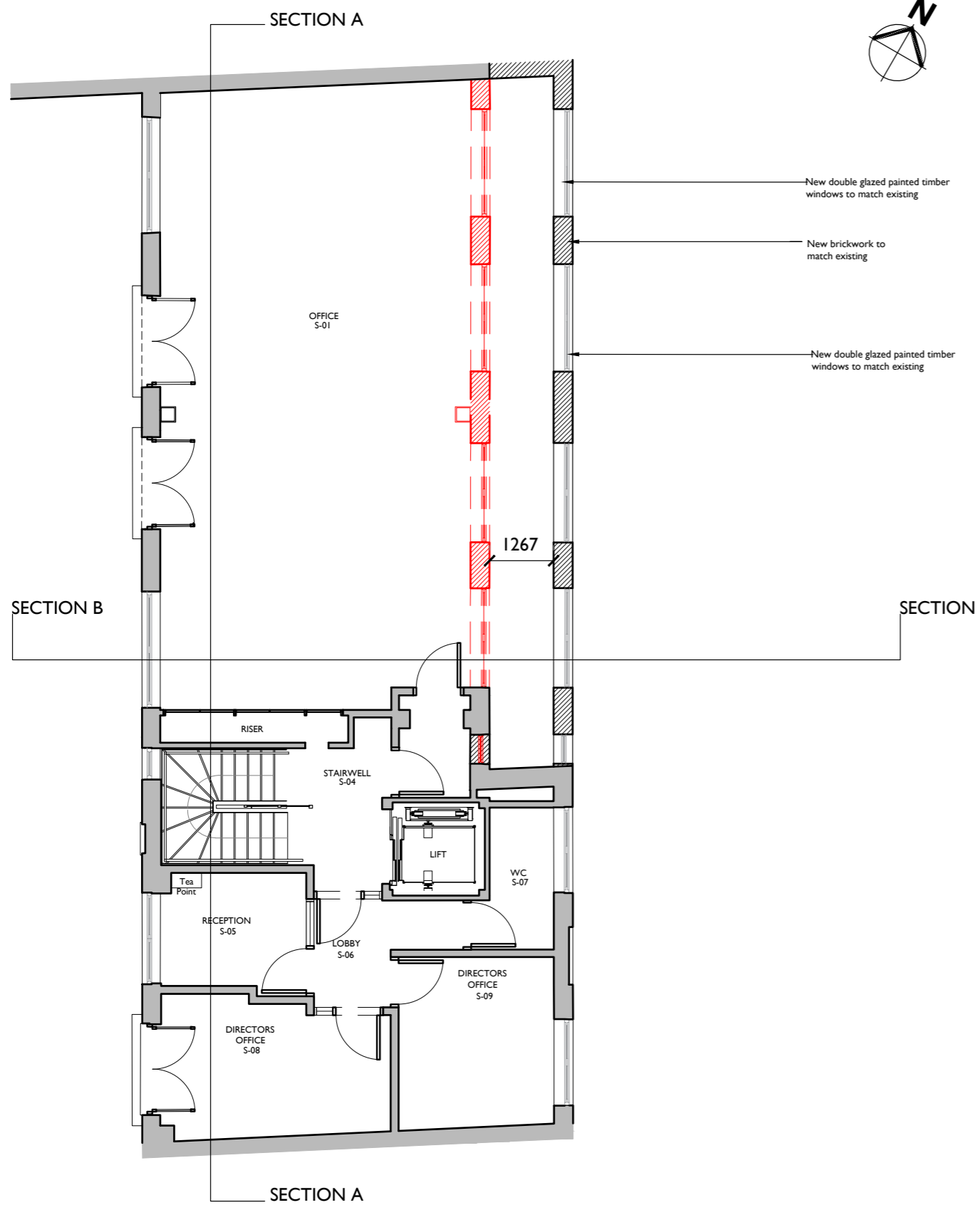


Ground floor plan - Proposed

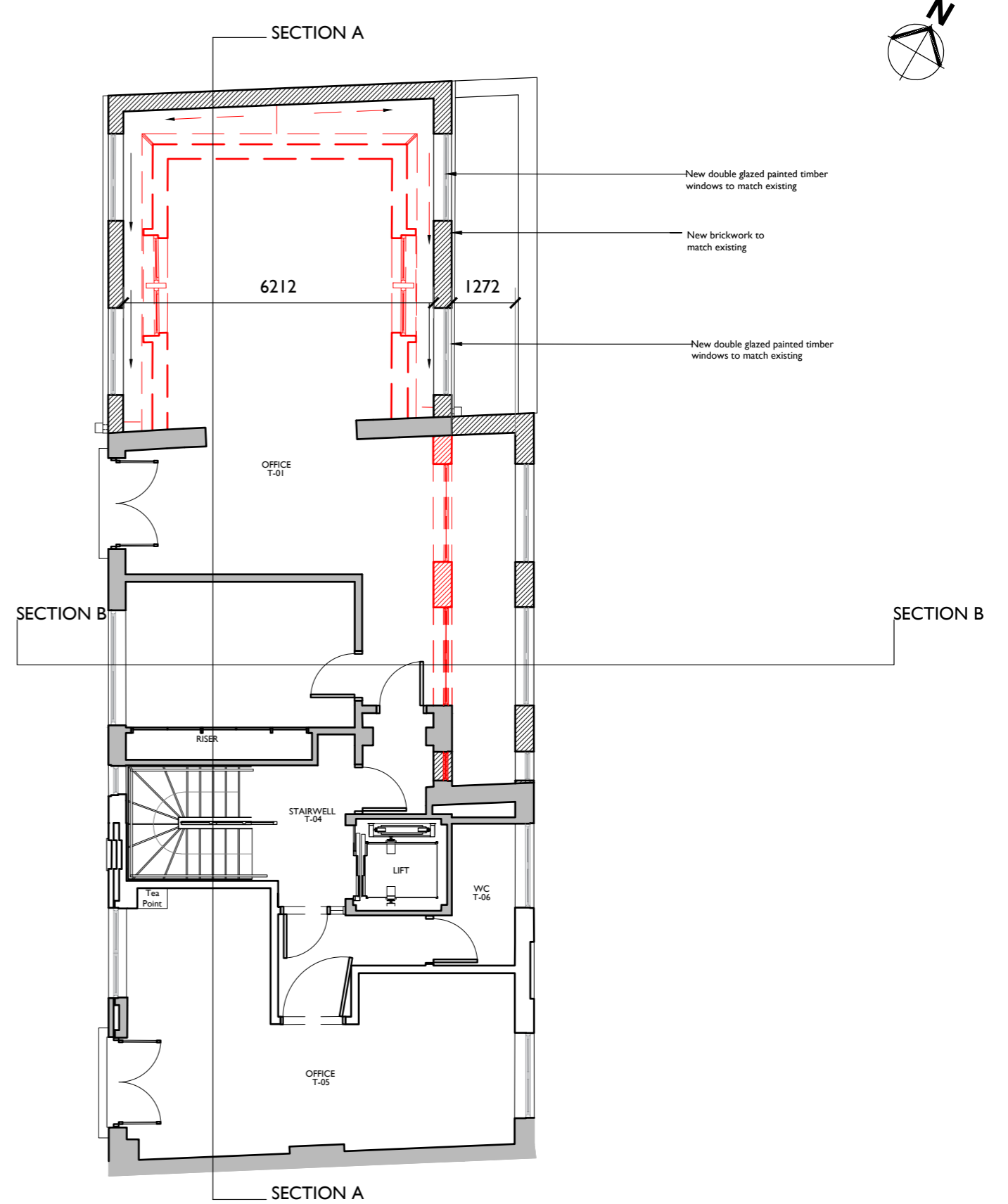


First floor plan - Proposed

# SECTION 4.0: DESIGN PROPOSAL

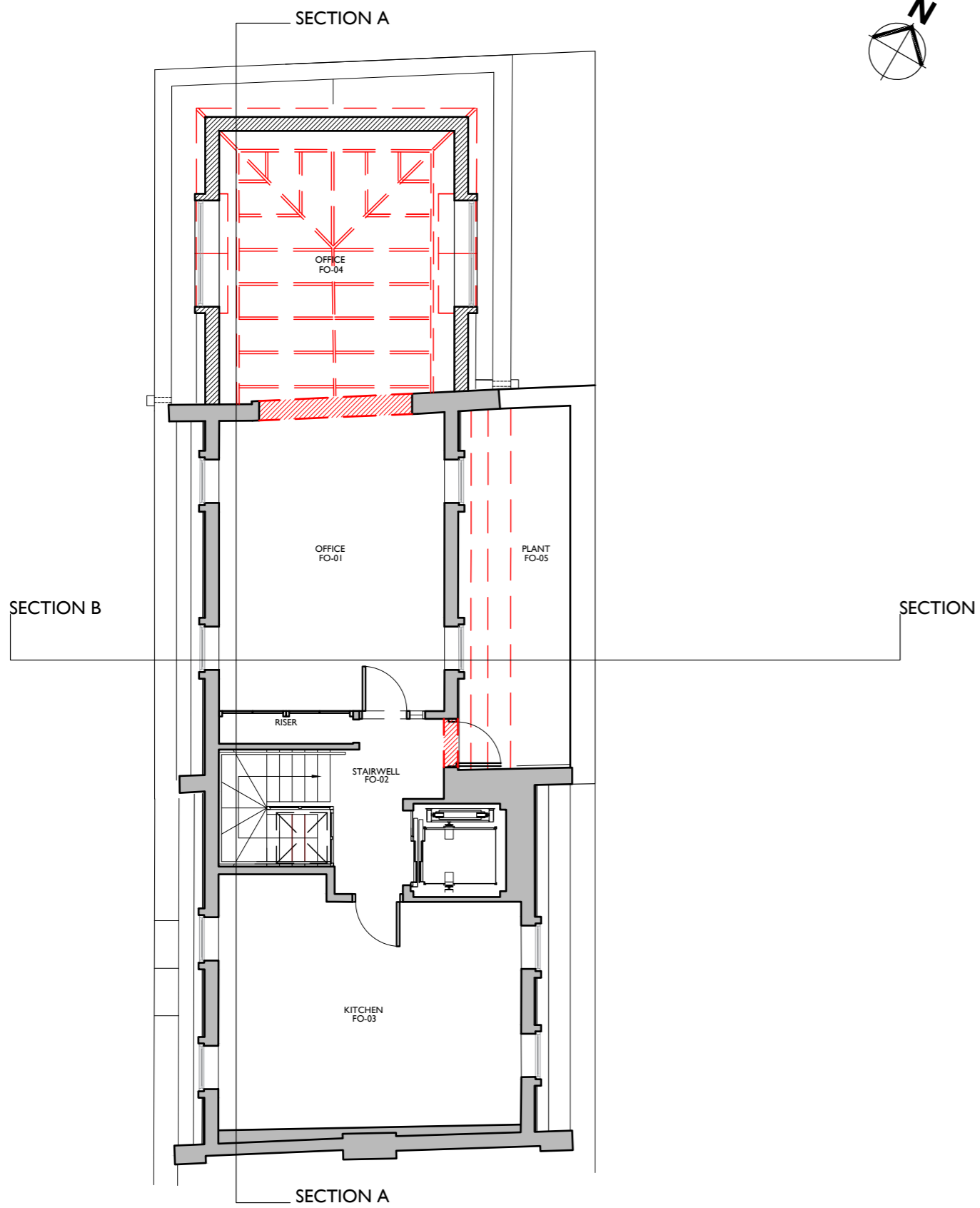


Second floor plan - Proposed

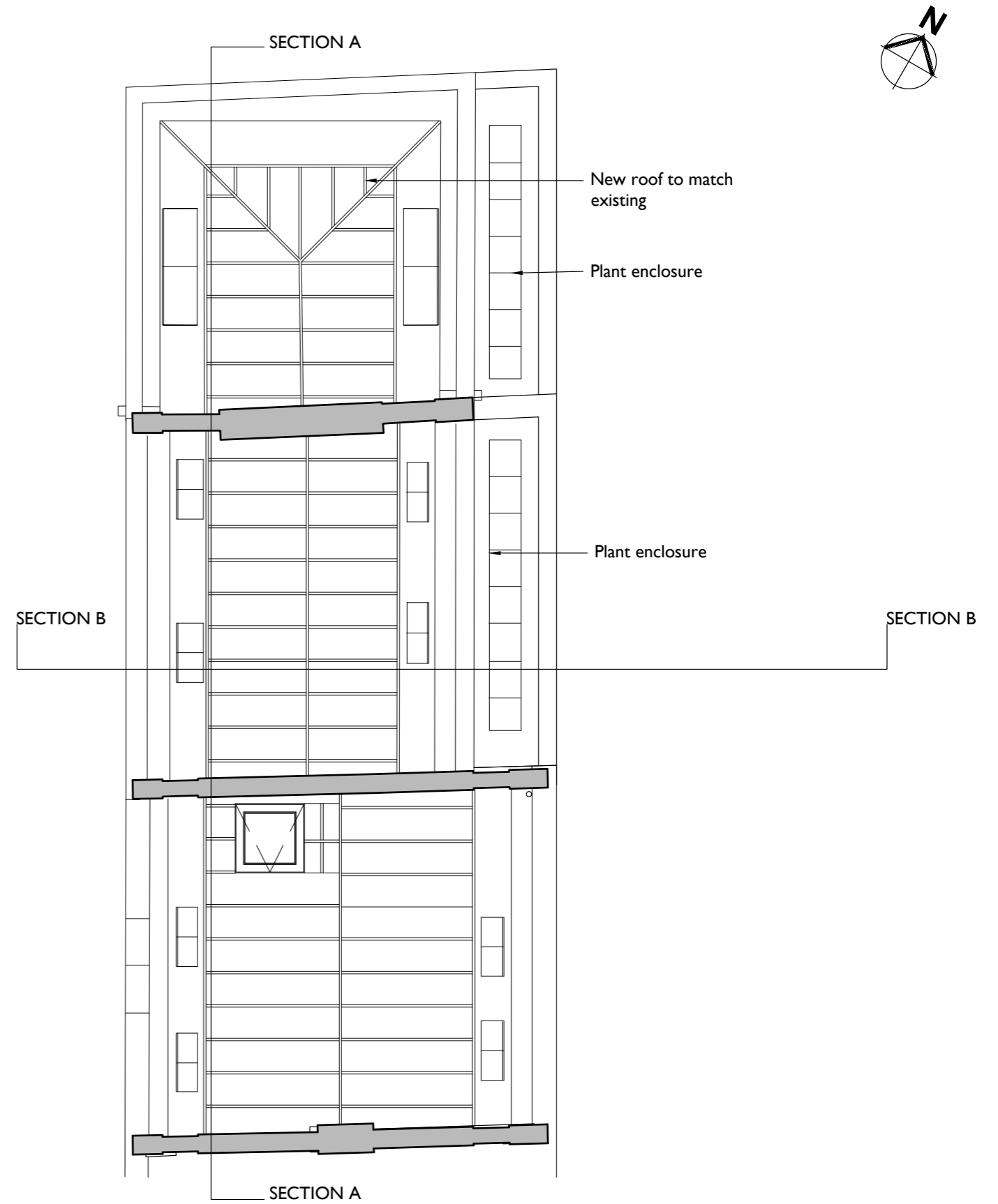


Third floor plan - Proposed

# SECTION 4.0: DESIGN PROPOSAL



Fourth floor plan - Proposed



Roof plan - Proposed

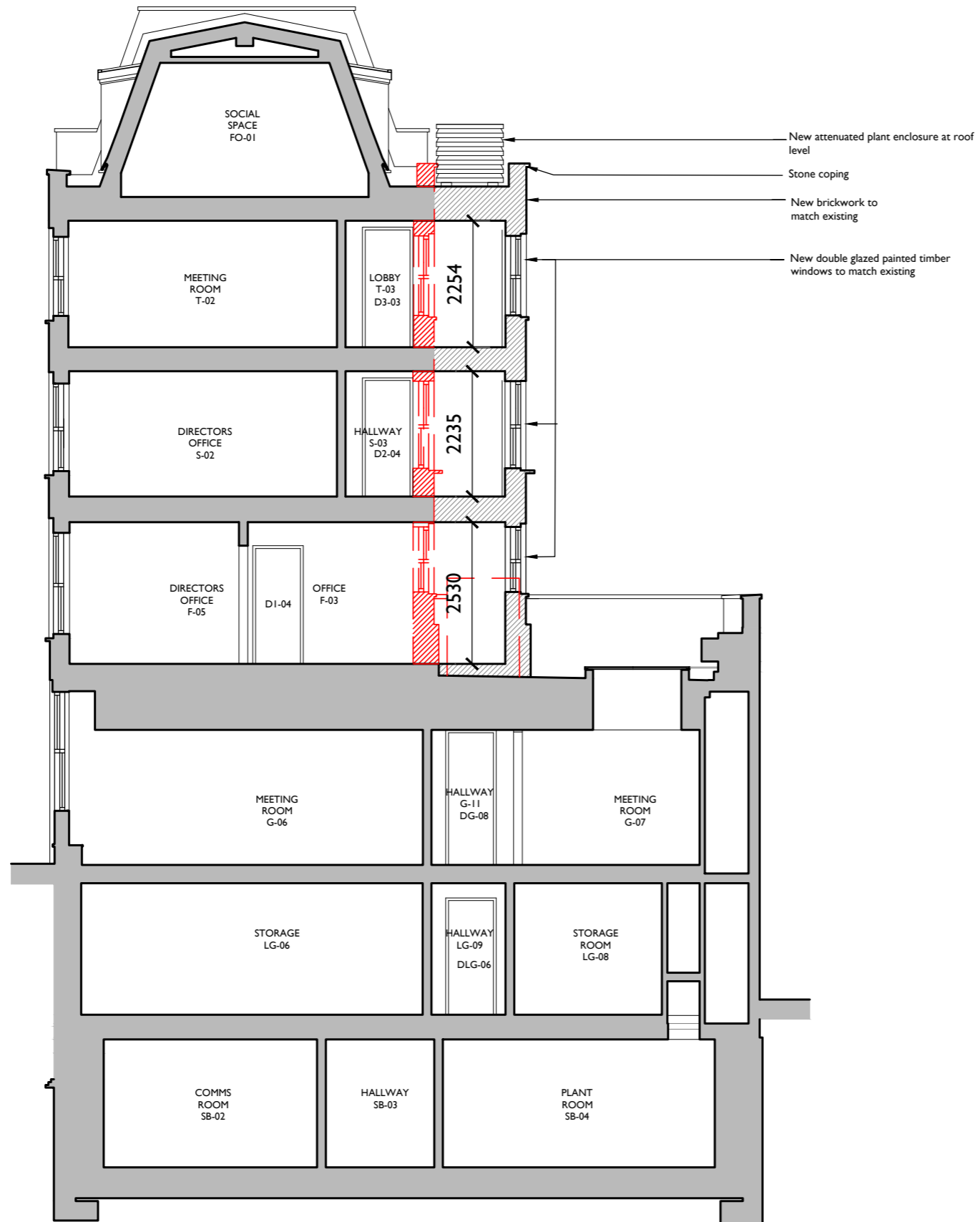
# SECTION 4.0: DESIGN PROPOSAL



Section A - Proposed



# SECTION 4.0: DESIGN PROPOSAL



Section B - Proposed

# SECTION 4.0: DESIGN PROPOSAL



Front elevation - Proposed

## SECTION 4.0: DESIGN PROPOSAL

### 4.4 SCALE

The scale of the proposals is driven by the scale of the existing building. The rooftop extension to No.12 proposes to extend the roof line that already exists to Nos.10 and 11, to unify the block. The rear extension brings the rear elevation at first, second and third floors of No.11, first and second floors of No.12, in line with the existing rear elevation of No.10.



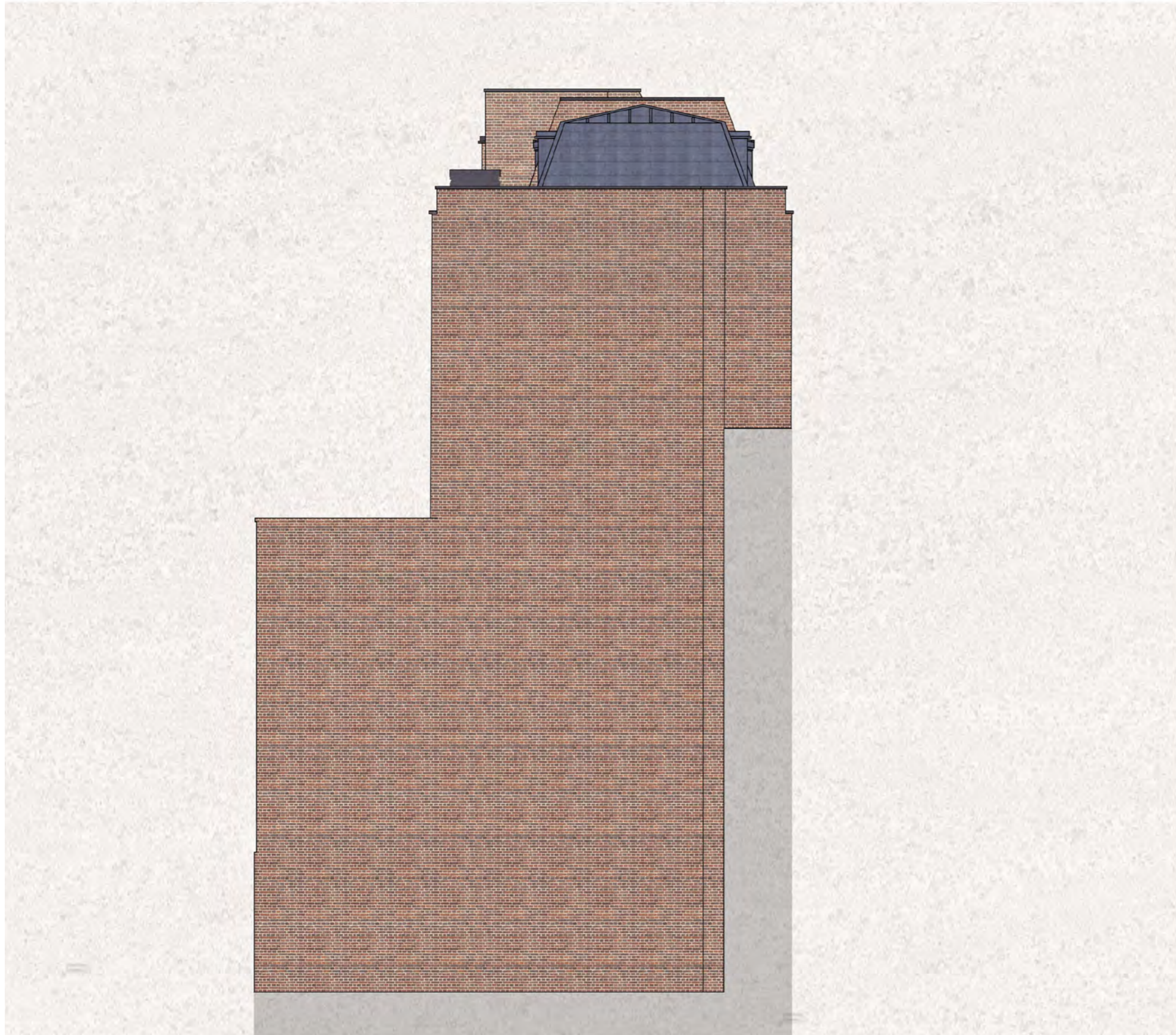
Back elevation - Proposed

SECTION 4.0: DESIGN PROPOSAL



Front elevation - Proposed

SECTION 4.0: DESIGN PROPOSAL



Side elevation - Proposed

## SECTION 4.0: DESIGN PROPOSAL

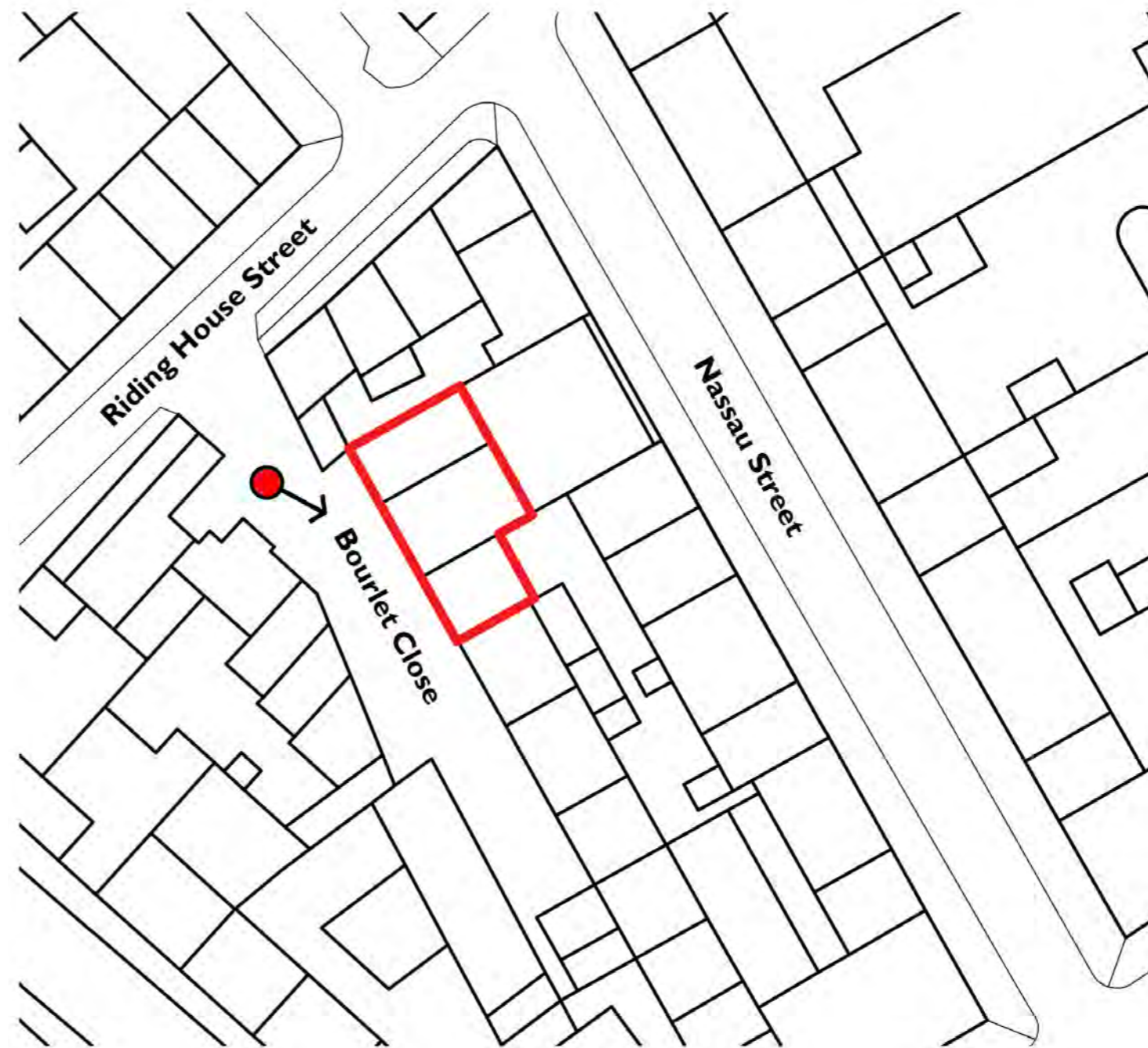
### 4.5 APPEARANCE

The appearance of both extensions has been designed to replicate the existing external appearance, which was developed as part of a 2015 refurbishment. Fenestration, materiality, and the roof profile will all match the existing, with the intention that the extensions will appear as if the existing rear wall has simply been moved back and that the existing mansard roof to No.12 has simply been raised and the walls below continued up.

This is to maintain the character of the building and its context, with the large windows and door openings at upper storeys reflecting the semi-industrial heritage of the buildings.



3D view of Bourlet Close



Location of 3D view in Bourlet Close

## SECTION 5.0: CONCLUSION

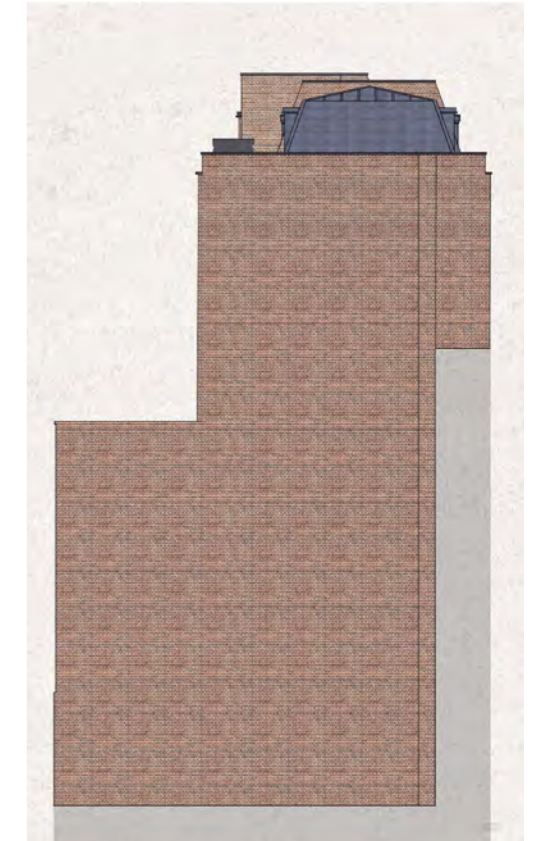
This application seeks to extend no 10-12 Bourlet Close carefully. The proposals seek to retain the existing building whilst extending parts in a sensitive manner. The extension will have a positive impact allowing for a more efficient use of the site all while having a minimal impact on the current character of the existing building and the historic area within which it is set.



Back elevation - Proposed



Front elevation - Proposed



Side elevation - Proposed

SECTION 5.0: CONCLUSION





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