

DESIGN, ACCESS AND HERITAGE STATEMENT

For

4 Medway Court, Judd Street, London, WC1H 9QX

Introduction

This Design, Access and heritage Statement is provided in support of a planning application at 4 Medway Court, Judd Street, London, WC1H 9QX.

The application seeks permission for the replacement of the existing glazing & entrance door, infill existing side entrance with new fire escape door, and repainting existing brickwork.

Site Location

The site is located within the Bloomsbury Conservation Area. The shop at No.4 Medway Court is located at the corner of Leigh Street and Thanet Street.

Recent Planning History

There is no recent relevant planning history listed for the application site available on the Camden planning website.

Design

The proposal is to replace the existing glazing as it is not thermally efficient and would not meet current building regulations requirements. A new glazed entrance door is proposed on the front elevation. The existing side entrance door will be removed and a new door installed in line with the main existing glazing. This door will match the style of the new window frames and entrance door. The reason for infilling this area is to prevent people urinating in this alcove – this is currently a problem and the applicant seeks to make this amendment to prevent this anti-social behaviour.

Assessment

Care has been taken to keep the character of the building and the area, retaining the architectural style, form and features.

Heritage

The site is located within the Bloomsbury Conservation Area. The application site comprises a nine-storey post-war building designed by Denis Clarke-Hall. It was built from 1945-1955 by the then Borough of St Pancras as an experimental housing block. The ground floor shops compliment the shops on the opposite side of Leigh Street. The building contributes to the Conservation Area by way of its lively modelling and detailing including patterning and colour.

The architectural highlights and the key characteristics of the area have been taken into consideration. The historic environment is essential in the conservation area.

Use

The existing use class is E. The use will not change.

Appearance

The materials for the window and door frames will be black aluminium framed units. The existing brick walls below the glazing will be painted in colour Acrisyl Grana Finisma + Aquasil Velature A642.

Access

The main access to the shop will remain unchanged albeit with a new entrance door proposed. It has existing level access.

Sustainability

As part of the refurbishment works, the replacement glazing will ensure an improved thermal performance of the shop.

Assessment of the Impact of the Proposal on the Existing Street Scene

The changes will complement the Conservation Area and will not have any negative impact on the existing street scene.

Conclusion

In conclusion it is considered that the proposal to replace the glazing & entrance door, and repainting the existing brickwork will improve the shops facades and complement the Conservation Area.