



GRAVITY DESIGN

DESIGN AND ACCESS STATEMENT

PREPARED FOR ROYAL BOROUGH OF CAMDEN

637 | 18 PARKER STREET

APRIL 2025

TABLE OF CONTENTS:

1. INTRODUCTION AND SUMMARY OF PROPOSAL

2. CONTEXT

- 2.1 Building Location and Area
- 2.2 Aerial & Street Views
- 2.3 Public Transport

3. PLANNING POLICIES & DESIGN GUIDANCE

- 3.1 Regional Policy
- 3.2 Local Policy

4. PROPOSAL

- 4.1 Description of Proposal
- 4.2 Evaluation of Scale
- 4.3 Evaluation of Use
- 4.4 Evaluation of Amount
- 4.5 Privacy and Overlooking
- 4.6 Access for People with Disabilities

5. CONCLUSION

6. LIST OF DRAWINGS



637 | 18 Parker Street

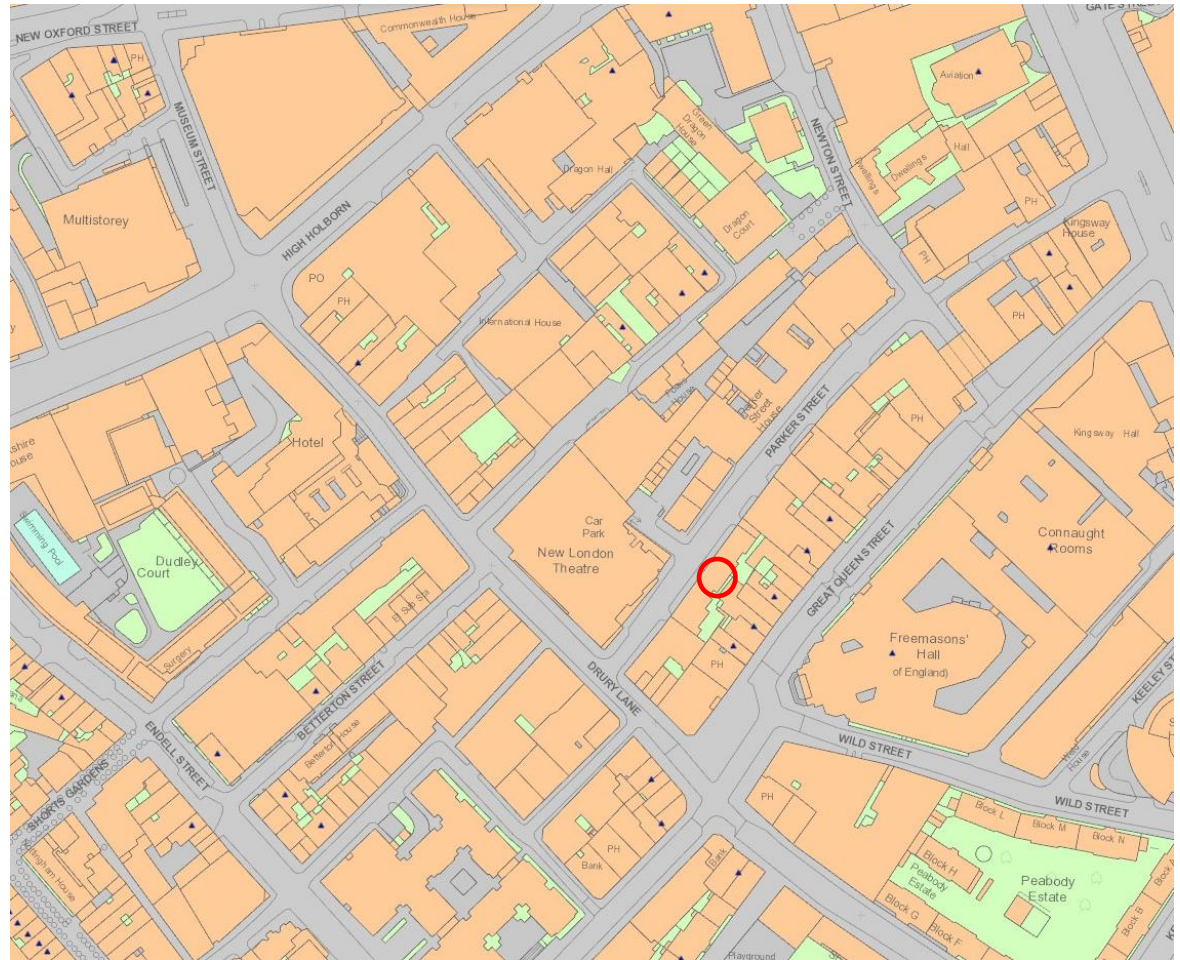
1.0 Introduction and Summary of Proposal

This statement was prepared to support a Full Planning Application in respect of 18 Parker Street, WC2B 5PH, to be submitted to the Council's appraisal on behalf of the applicant and building owner.

The present proposal comprises and seeks approval of the following elements:

- 1 - Extension to front elevation at ground floor level and replacement of existing lift garage door with proposed new hardwood framed glazed window;
- 2 - Replacement of existing timber panelled entrance door with proposed new hardwood framed glazed door;
- 3 - Reintegration of existing garage area into ground floor living space;
- 4 - Internal alterations to first floor level layout to provide 1no. additional bedroom space.

Each of these principal objectives requires external and internal alterations to the building, which are described in detail in a later section of this statement, together with the adopted design strategies.



18 Parker Street_Site Plan

2.0 Context

2.1 - Building Location and Area

18 Parker Street is a ground and first floor flat that forms part of a larger residential building built in the 1980's and known as Market House.

The building is predominantly characterized by its brick-faced front facade with white painted post-modern architectural elements, such as arches, lintels and columns at ground floor entrance level.

18 Parker Street is not Listed.

The site is located within the Seven Dials (Covent Garden) Conservation Area with several Grade II and Grade II* buildings in its immediate vicinity.

There are no records of specific Planning Applications for 18 Parker Street.



18 Parker Street_ Aerial view with site location

637 | 18 Parker Street

2.2 - Aerial View



18 Parker Street_ Southwest Aerial view

637 | 18 Parker Street

2.2 - Street View



18 Parker Street_ Street view facing Southwest

637 | 18 Parker Street

2.3 – Public Transport

The site is in an accessible location that is very well connected by public transportation.

Bus: There nearest bus stop is Stop N Holborn Station within a 3-minute walk from the property serving various routes along central London.

Train: Farringdon is the nearest train station to the property at 1.0 mile distance. Euston Train Station is located 1.2 miles away.

Tube: The property is 0.2 miles from Covent Garden Underground Station and 0.2 miles from Holborn Underground Station.

PTAL Rating: The property achieves a PTAL output for Base Year of 6b.

Map key - PTAL



18 Parker Street_ PTAL Map

3.0 Planning Policy & Design Guidance

3.1 – Regional Policy

The London Plan (2021) is the Spatial Development Strategy for London. Given the nature of the proposed development, particular reference to the policies contained within the Camden Local Plan (2017), as being the most relevant.

3.2 – Local Policy

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;

f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognizable routes and contributes positively to the street frontage;

g. is inclusive and accessible for all;

h. promotes health;

i. is secure and designed to minimize crime and antisocial behaviour;

j. responds to natural features and preserves gardens and other open space;

k. incorporates high quality landscape design (including public art, where appropriate) and maximizes opportunities for greening for example through planting of trees and other soft landscaping,

l. incorporates outdoor amenity space;

m. preserves strategic and local views;

n. for housing, provides a high standard of accommodation; and

o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy D2 Heritage

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'.

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

3.0 Planning Policy & Design Guidance

Policy T1 Prioritising walking, cycling and public transport

The Council will promote sustainable transport by prioritising walking, cycling and public transport in the Borough.

Policy T2 Parking and car-free development

The Council will limit the availability of parking and require all new developments in the Borough to be car-free.

10.15 Limiting the opportunities for parking within the borough can reduce car ownership and use and therefore lead to reductions in air pollution and congestion and improve the attractiveness of an area for local walking and cycling.



4.0 Proposal

4.1 – Description of Proposal

The proposal comprises external alterations to the front elevation of the property and the internal reform of existing layouts at ground and first floor levels.

External works:

Replacement of existing garage and entrance doors

Currently, there is a garage space accessible from the front of the property. The use of the space has become redundant overtime given its undersized dimensions and is no longer fit for purpose.

As part of an internal layout rearrangement, the applicant wishes to reintegrate this space into the usable living accommodation while retaining his original external visual appearance.

The proposal is to replace the existing garage lift door with a new blue painted hardwood framed opaque double-glazed window to replicate the existing in same grid pattern and colour finish. The existing top glazing above the door would also be replaced to match the overall door design.

At the front of the property the existing garage is set back from the line of ownership and the building above currently creates a sheltered area. The proposal to bring the garage forward to the line of the front door is in part intended to reduce the amount of anti-social behaviour that currently takes place in this sheltered area.

Likewise, it is proposed to replace the existing timber panelled entrance door with a proposed new hardwood framed glazed door to match new garage door in style. A similar proposal for the replacement of the garage and entrance door of neighbouring number 08 Parker Street was previously approved by the Council under Planning Application Number 2013/4722/P granted on 31-10-2013. Our proposal is, therefore, to replicate the same design principles and reinstate proportions and symmetry to the façade.

Consequently, we believe our proposal to reproduce this precedent in principle would not be detrimental to the character and appearance of the building or conservation area; furthermore, contributing to the consolidation of the host building as a whole format.

Internal Works:

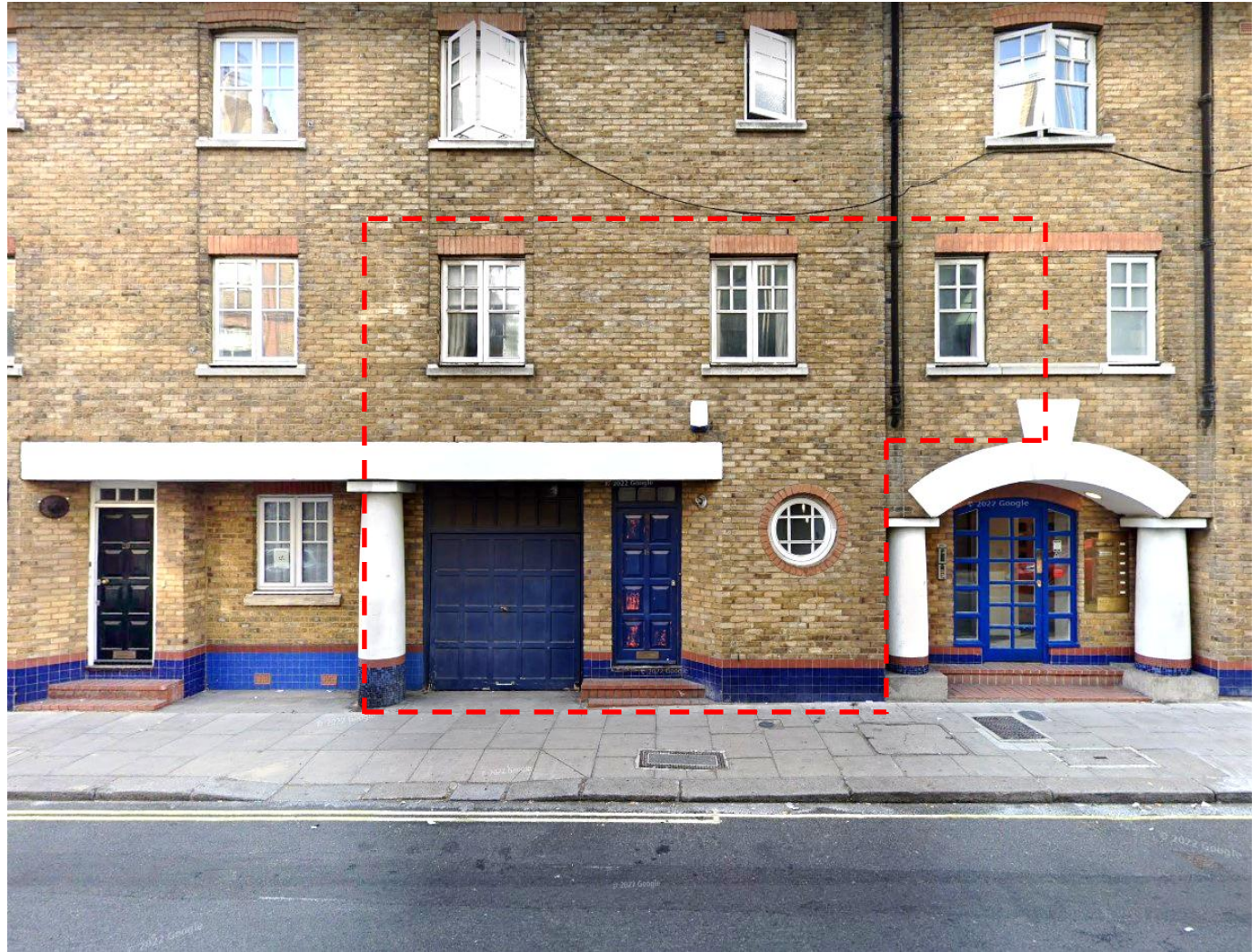
Reconfiguration of existing layouts

At present, the residential property comprises 1no. single + 1no. double bedrooms in total, located at first floor level.

Consequently to the amalgamation of the current unused garage space into the flat, our proposal seeks to rationalize the existing layouts within the constraints of the existing building. This proposal would increase the density of the existing accommodation by delivering 1no. single + 2no. double bedrooms in total.

London Plan Policy D3 recommends that “higher density development should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport.”

The application site is a very well connected town centre location, with the entirety of the site falling within a PTAL rating of 6a (Best), and with many shops and amenities within a short walk.



18 Parker Street_ Existing Front Elevation with flat boundary line

637 | 18 Parker Street



18 Parker Street_ Existing Garage Lift Door



08 Parker Street_ Existing Opaque Glazed Timber Window.
Previously approved by the Council under Planning Application Ref: 2013/4722/P

637 | 18 Parker Street

4.2 – Evaluation of Scale

There will be a nominal increase of approx. 1.45 m2 in the building envelope of the flat by effect of the current proposals. Consequentially, we believe there are no issues of scale to be considered with this application.

4.3 – Evaluation of Use

There is no proposed change of use to the property which will remain as private residential accommodation (Class C3).

4.4 – Evaluation of Amount

The proposal does not seek to intentionally increase the overall floor space provided on site, instead creates a higher density development through reconfiguration only.

The proposed scheme will deliver 1no. additional bedroom as result of the proposed reconfiguration of internal layouts within the available floorspace.

Furthermore, the existing living spaces will be improved to fully comply with National Described Space Standards and Mayors Housing SPG policies.

Therefore, we believe the principle to increase the density of the site would be acceptable subject to further assessment.

4.5 – Privacy and Overlooking

The proposed scheme makes no changes to the existing fenestrations of the building neither contains alterations which might have any effect to adjoining properties in respect of privacy or overlooking.

4.6 – Access for People with Disabilities

Currently no provision exists for disabled access from outside of the flat into the main entrance as there are existing steps from pavement level to the front door.

Provision of ramps is not possible as they would project into Public Realm and encroach the existing pavement, which would be detrimental to users.

This proposal makes no change to the disabled access provisions into the flat.

18 PARKER ST.	GIA Sq M	L/K/D Sq M	HDS LPG GIA Sq M (Min./ Standard)	LMH SPG Min. L/K/D Sq M	Occupancy Bed/Person
EXISTING	105.3	34.0	70.0 / 76.0	25.0	2b 3p
PROPOSED	105.3	36.7	93.0 / 104.0	29.0	3b 5p

Schedule of Existing and Proposed Accommodation Areas

5.0 Conclusion

We believe the main points of our design strategy can be summarized as:

- The omission of the garage parking space is in line with the Council's Local Plan Policy T2 and will contribute to the reduction in air pollution and congestion within the Borough;
- The proposed new garage window will replicate the adjoining property in style, material and paint finish, and will contribute to the consolidation of the host building front elevation as a whole format;
- The proposed new garage window will not be detrimental to appearance and character of the building and Conservation Area;
- The proposed development is considered to successfully increase the density of the site and would provide quality accommodation in line with National Described Space Standards and Mayors Housing SPG policies;

We believe the proposed scheme is compliant with the relevant planning policies and guidance. We welcome any advice or comments that would help us improve the proposed space and building.

637 | 18 Parker Street



6. List of Drawings

1. 637_GA_001_Existing Location and Block Plans_P4
2. 637_GA_100_Existing Ground Floor Plan_P5
3. 637_GA_101_Existing First Floor Plan_P5
4. 637_E_200_Existing Front Elevation_P5
5. 637_E_201_Existing Rear and Flank Elevation_P5
6. 637_GA_110_Proposed Ground Floor Plan_P10
7. 637_GA_111_Proposed First Floor Plan_P8
8. 637_E_210_Proposed Front Elevation_P7
9. 637_E_211_Proposed Rear and Flank Elevation_P8

637 | 18 Parker Street





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