

Our ref: 764-3-01-005 rev-a design and access statement



20th September 2013

40-41 Store Street London WC1E 7DB

DESIGN & ACCESS STATEMENT

PREPARED BY: Garnett + Partners
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ON BEHALF OF: The Bedford Estates
29A Montague Street
London WC1B 5BL

Application Ref TBC
STATUS For Planning
REVISION A

PREAMBLE:

This Design & Access Statement shall be read in conjunction with the following drawings prepared by Garnett + Partners LLP:

- 764(01)710 Rev E – Front and Rear elevations, As Approved
- 764(PL)710 Rev A – Front and Rear Elevation, As proposed

DESCRIPTION OF PROPOSED WORKS:

The application is for the proposed alteration of a window to the rear elevation to allow the installation of a kitchen without fouling the window internally.

The works will involve the following:

1. Raising the sill of an existing window by approximately 4 courses of brick.

LAND USE:

No change in land use or unit mix is proposed as part of the works.

FLOOR AREA:

No change in floor area is proposed.

DESIGN:Entrance and Access Statement

The proposal has no impact on access arrangements or entrance to the property.

Design

The proposed scheme aims to enhance the historical character of the building.

Rear elevation changes to the original building

The changes to the rear elevation are all aimed at reinstating original features and retaining the integrity of the building.

- i) Adjustment of the existing window opening by raising the sill by 4 courses of brick.
- ii) The modest amendments will complement the original building by using similar traditional materials. The brickwork will be reclaimed London stock bonded and pointed to match adjacent. The replacement sill will be painted masonry to match the existing adjacent.

SUMMARY

The works to the rear façade will be in keeping with the original features and rationalisation of the original building elements.