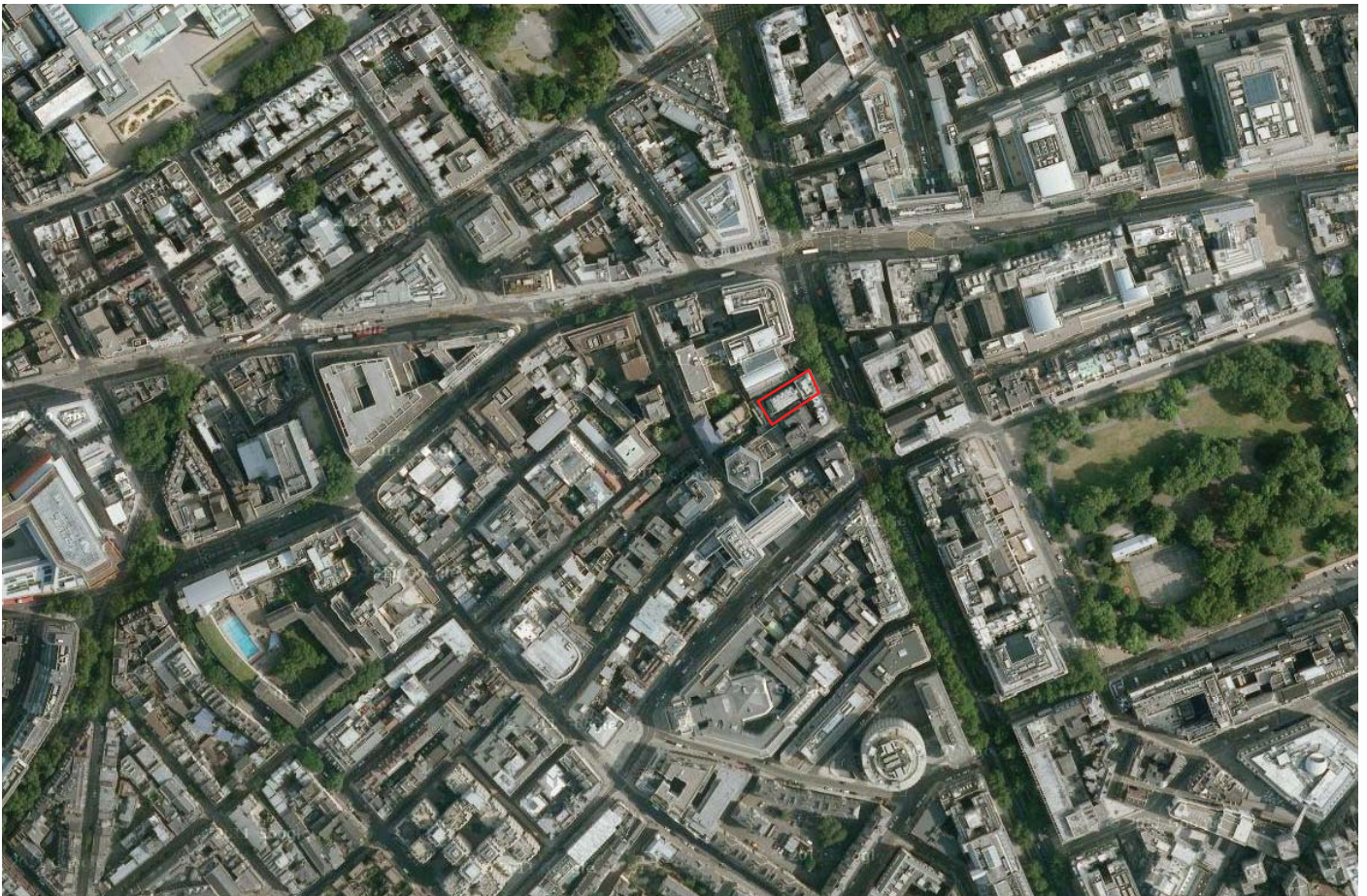


DESIGN AND ACCESS STATEMENT

FOR A NEW ROOF TERRACE AT
CRAVEN HOUSE
WC2

24.06.13



INTRODUCTION

This document forms the Design and Access Statement for a Full Planning application for works to create a roof terrace to the rear of the 1st floor at Craven House, 121 Kingsway, London, WC2B 6PA.

The application will be submitted by Barr Gazetas on behalf of the applicant and owners of the building, Parker Tower Unit Trust. The Design and Access Statement has been written to meet the requirements of article 4C of the Town and County Planning order 2006.

Craven House is an eight storey stone building on Kingsway near Holborn tube station. The building has recently been fully refurbished internally and externally. The building is B1 office use from first to 6th floors. There is an occupied A1/A3 retail unit at ground and basement.

PROPOSALS

The proposals are to create a new roof terrace at the rear of the first floor offices which will be for the use of the first floor office tenant only. The terrace will be screened on all sides to a height of 2100mm by a high quality timber fence. This is to screen the terrace from the surrounding buildings and to create an intimate enclosed environment on the terrace itself. The proposals will not be visible from Newton Street at the rear as they will be obscured by the roof of the building immediately to the rear of Craven House.

The terrace will feature hardwood timber decking and a timber clad planter to the west side with ivy climbers on a wire screen. Recessed LED deck mounted uplighters will be used to provide a small amount of illumination.

To provide access to the terrace, one of the existing windows will be removed, the cill level lowered and a new white painted timber door with clear glass vision panel installed. There will be a single step up to terrace level from the office space - it will be made a requirement of any tenant occupying the space to ensure the terrace is fully accessible to all staff as appropriate as part of their fit out.

CRAVEN HOUSE

EXISTING SITE PHOTOS



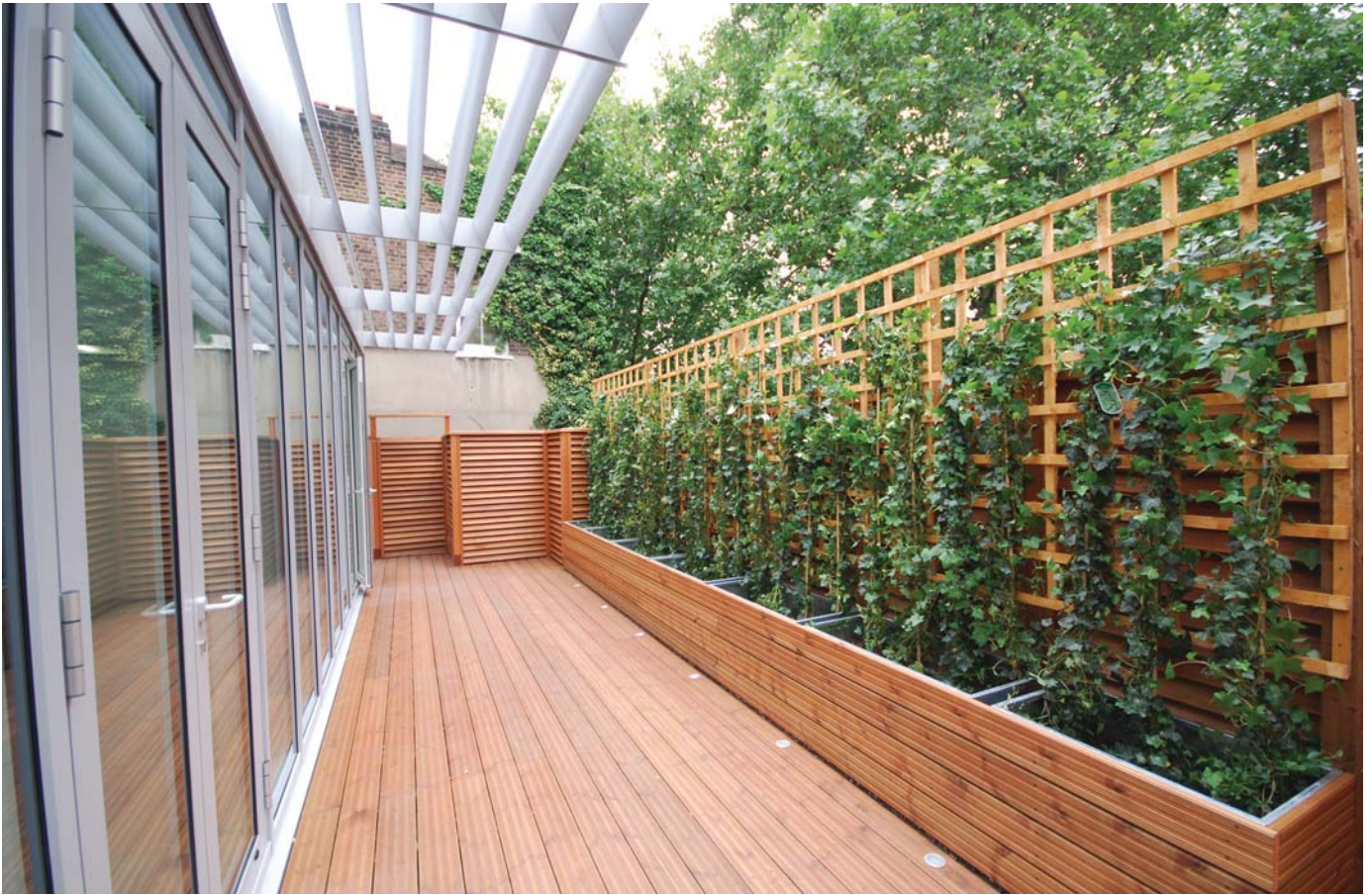
Photo showing the rear of Craven House as viewed from Newton Street. The proposals will not be visible from either Newton Street or Kingsway.



Photos showing the existing flat roof to the rear of the 1st floor.

CRAVEN HOUSE

EXAMPLES OF PROPOSED MATERIALS



Examples of showing the hardwood decking, planters, fencing and lighting proposed.

