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**NORMAN PICKEN
AND ASSOCIATES**

SEND LODGE 1 SEND ROAD SEND SURREY GU23 7EN

MOBILE TELEPHONE 07785 33 88 06

DESIGN AND ACCESS STATEMENT

1 BETTERTON STREET COVENT GARDEN LONDON WC1 H 9BH

- THE PROPERTY IS A PRIVATE DOMESTIC HOUSE WITHIN THE COVENT GARDEN CONSERVATION AREA.
- ORIGINALLY BUILT IN THE GEORGIAN PERIOD AS A HOUSE, THE GROUND FLOOR AREA HAS BEEN A SHOP A SOME POINT IN ITS RECENT HISTORY.
- VESTIGES OF A SHOPFRONT ARE STILL IN PLACE MANIFESTING THEMSELVES AS THE PILASTERS AND FASCIA LINES.
- THE OWNERS OF THE HOUSE NOW WISH TO INSTALL A FRONTAGE MORE SUITABLE FOR THE DOMESTIC HOUSE, LETTING MORE DAYLIGHT INTO THE GROUND FLOOR AREAS WITH ADITIONAL VENTILATION, WHILST MAINTAINING A HIGH LEVEL OF SECURITY AND PRIVACY FROM THE STREET.
- PERMISSION WAS GIVEN FOR SUCH A FRONTAGE TREATMENT IN 2007. THIS HAS NOW EXPIRED.
- A NEW PERMISSION WAS GRANTED IN 2011 FOR A TRADITIONAL DESIGN BUT THIS HAS NOT BEEN IMPLEMENTED.
- PERMISSION FOR THE RAILINGS WAS APPROVED UNDER THE EARLIER 2007 APPLICATION.
- THE OWNERS ARE NOW SEEKING SOMETHING SIMILAR TO THE 2007 PERMISSION.
- BETTERTON STREET STILL HAS SOME ORIGINAL FRONTAGES TO PRIVATE DOMESTIC HOUSES.
- THERE IS ALSO IN THE STREET SOME APARTMENT BLOCKS AND SOME RETAIL PREMISES.
- THE PROPERTY IS IN COVENT GARDEN AND THE NEAREST PUBLIC TRANSPORT IS HOLBORN TUBE STATION, AND THEN COVENT GARDEN STATION.
- VARIOUS BUSES SERVE THE VICINITY [BUSES 6, 9, 13 AND 87] AND THESE CONNECT WITH THE CENTRAL LONDON AREAS.

MATERIALS

- NEW FRONTAGE IN HARDWOOD JOINERY SECTIONS FINISHED IN GLOSS PAINT WITH COLOURS TO BE AGREED.
- IRON RAILINGS TO TRADITIONAL PATTERN ALL PAINTED GLOSS BLACK.

DECEMBER 2011

DESIGN AND ACCESS STATEMENT FOR 1 BETTERTON STREET COVENT GARDEN LONDON WC1H 9BH
PLANNING APPLICATION

DESIGN FOR INTERIOR SPACES

INTERIOR ARCHITECTURE

e mail : normanpicken1@hotmail.co.uk