

DESIGN AND ACCESS STATEMENT

For proposed rooftop stair enclosure to 3 Leigh Street WC1H 9EW

DESIGN

Process

The property comprises the second and third floors of a 4-storey plus basement Georgian former terraced house dating from 1810-13. It was listed Grade II in 1974. The building fronts Leigh Street in the Bloomsbury conservation area. The rear of the property is visible from a gap in the buildings on Tavistock Place 50m to the south.

Planning permission and listed building consent are being sought to create a replacement enclosure at the top of a new hardwood staircase. This would provide access onto the existing flat roof garden.

Use

The use of the property will remain as a self contained residential flat.

Amount

The total additional floor space created at roof level would be 5.7sq.m including the stair void.

Layout

The layout of the existing building in relationship to the site would remain as existing.

Scale

The proposed stair enclosure is larger than existing but remains set back from the front and rear walls of the building. It would remain ancillary to the main roof even though it would not be visible from Leigh Street.

Landscaping

There would be no alterations to any boundaries. The flat roof would continue to be used as a roof garden.

Appearance

The existing building comprises yellow stock brick walls and painted timber sash windows at front and rear, an asphalt flat roof, and rooftop stair enclosure clad with artificial slates and zinc. The appearance of the proposed enclosure in cedar boards and glass would be appropriate as a structure within a roof garden with detailing of minimal expression to compliment the building. The glass balustrades are set back from the front and rear walls to remain out of view from street level.

ACCESS

Inclusive Access

Access arrangements from the road would remain as existing.