

**DESIGN AND ACCESS STATEMENT AND STATEMENT  
OF IMPACT AND JUSTIFICATION FOR WORKS TO A  
LISTED BUILDING**

**PROPOSED REMOVAL OF GLAZED CONSTRUCTION  
TO REAR ELEVATION OF 47 GOWER STREET,  
LONDON**

**INTRODUCTION**

This Design and Access Statement is to accompany the applications for Planning and Listed Building Consent for the removal of a glazed construction at second floor half landing level of No. 47 Gower Street.

The property is a Grade II listed, mid terrace Georgian buildings, originally built as an individual dwelling.

Currently, the building is a dwelling and this application does not propose to alter this.

**DESIGN STATEMENT**

**Use**

Currently, the building is dwelling and this application does not propose to alter this.

**Amount**

This application is for the small reduction in size of the existing property by approximately 6 sq m.

**Layout**

It is not proposed to alter the existing layout of the building, merely removing the glass construction at the second floor half landing area of No.47, replacing the door with a new window to match that of No.49 at this level and construct a new flat roof.

**Scale**

The size of the building will be identical to its existing size. Therefore there will be no alteration in the scale of the building.

The only significant external alteration, to the building will be the removal of a glazed construction to No.47.

### **Landscaping**

There is no opportunity for landscaping to the Gower Street elevation, and given the lack of landscaping elsewhere on the street, it would be inappropriate. To the rear there will be gardens, the layout which will be the responsibility of the tenants of each apartment. However, all mature trees will be retained as part of this development.

### **Appearance**

The appearance of the building will be enhanced by the removal of the glazed construction as it will reinstate the original elevation appearance.

After the careful removal of the existing plaster and the assessment of damage to the facing brickwork beneath, either this will be cleaned and repointed to exactly match the original, or refaced with brickwork to exactly match colour, bond, size and pointing of the original.

New white painted softwood timber window to the opening at second floor half landing level of No.47 to match existing on No.49 at the same point.

New flat roof construction to have single ply polycarbonate roofing membrane.

### **Accessibility**

The property is located in the heart of London, close to all the local services. There are a number of tube stations within 10 minutes walk of the property, and there is a bus stop located on the opposite side of Gower Street, approximately 25 metres from the premises. There is no opportunity for the provision of in-curtilage parking. However, given the abundance of public transport locally, this location is ideal for car-free housing.

Due to the listed status of the buildings it is impractical to provide either level access or lifts within the building. Consequently the buildings will provide only limited access for the disabled. However, where ever practical and appropriate, the works will comply with Part M of the Building Regulations.

### **Statement of impact and justification**

The removal of the glazed construction to the rear of No.47 will have a negligible impact to the building and will result in the rear elevation being closer to the original elevation of the building.

### **CONCLUSION**

The proposal to remove the glazed construction from the rear of No.47 Gower Street will have negligible impact on the overall appearance of the building or the street scene. The glazed construction is a later addition to the original building and the removal of this will reinstate more of the original elevation.

Ref: Design & Access Statement Y1222.doc