



39 Grafton Way  
London W1

DESIGN  
&  
ACCESS  
STATEMENT

SUBMISSION DATE :September 2007

ARCHER ARCHITECTS

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## 1. INTRODUCTION

This design statement is submitted in support of an application for full planning permission and listed building consent. This application has been submitted on behalf of the owners of the site, Mr Ginger Gibbons and Mr Paul Laikin.

The application site comprises a single grade II listed terrace building (formerly a house) which forms part of a continuous terrace frontage. The building was built around 1777 and is listed as part of a group of addresses, comprising numbers 37-45 (odd numbers) on the south side of the highway

The listing reference number is 1798-1-618 93 1

The planning and listed building applications are for a change of use from the current commercial, B1, use to residential, C1, use, together with minor internal alterations to form 3 dwellings. The proposal seeks to renovate and restore those period features as exist and improve the use of the building to provide high quality residential accommodation in accordance with Council's policies.

The proposals within this statement arise from an analysis of the relevant development plan policies, the site and its surrounding area, including the character and appearance of the Conservation Area and the setting of adjacent listed buildings; together with discussions with council officers in the planning and conservation departments. This design statement demonstrates the positive impact the scheme will have on the area.



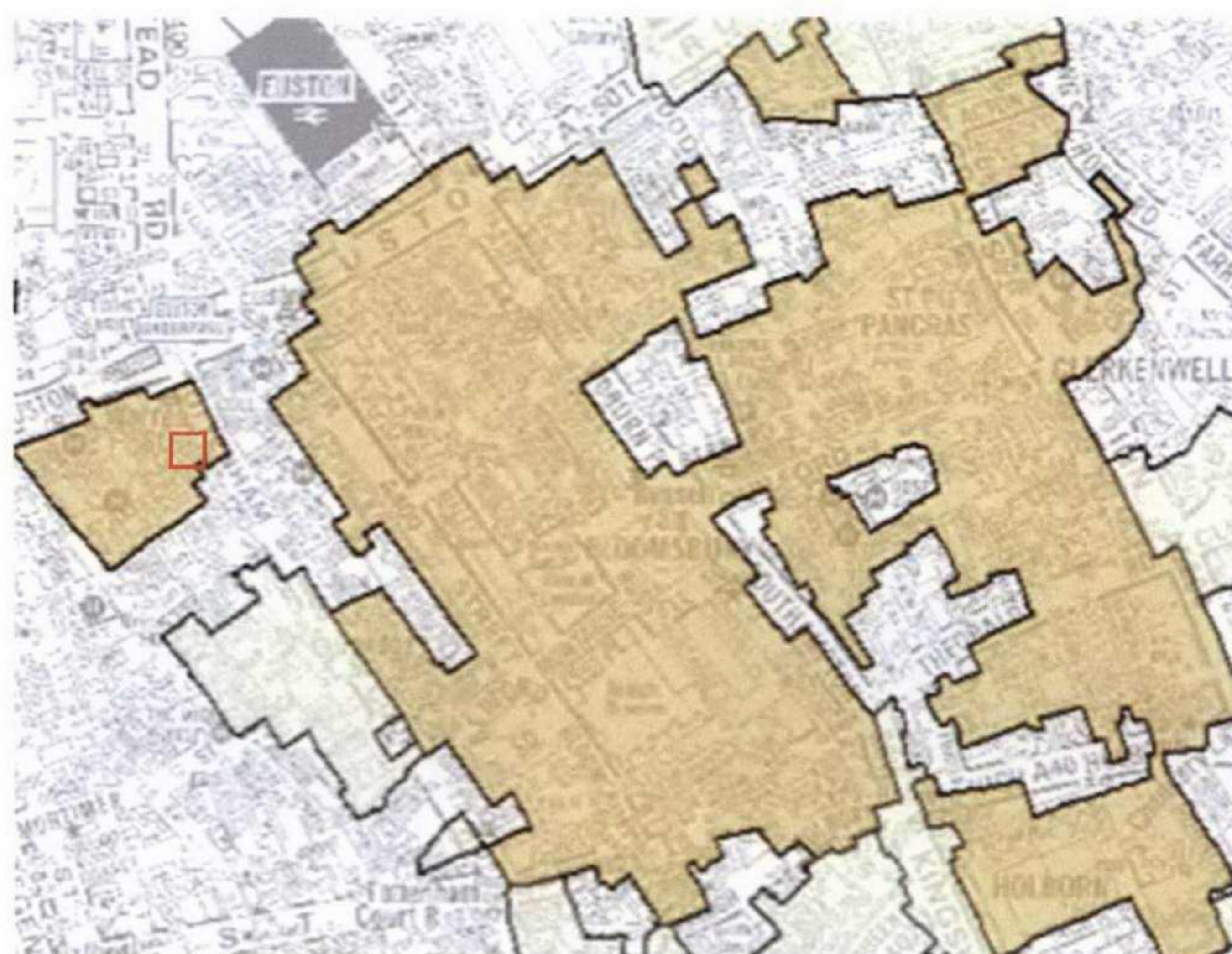


## 2. THE APPLICATION SITE

The application site is located to the south of Euston Road and has frontage sitting on the south side of Grafton Way. It is well located in terms of public transport links and is within the vicinity of several underground stations. The application site sits within the Bloomsbury Conservation Area

The western portion of Grafton Way crosses Fitzroy Square on its south side and connects the square with Tottenham Court Road, to the east. The immediate area comprises a relatively uniform streetscape with a number of more recent C20 buildings.

The character of the area continues to be a predominantly Georgian, with the very fine Nash facade to the south elevation of Fitzroy Square close by. The area in the immediate vicinity of the site includes a mix of uses, including media office, residential, retail and restaurants within buildings of varying heights, ages and architectural styles. Buildings adjacent to the site form a uniform facade, at ground plus 3 upper stories in height.



Conservation Area

Adjoining Conservation Area



## IMMEDIATE CONTEXT

### Buildings on the Site

The application site comprises a single georgian townhouse.

The buildings on and adjacent to the site were constructed circa 1777-1778. The street facade is built using yellow stock brick, although this particular address has been altered to incorporate a C20 stucco front, with a first floor molded string and a 3rd floor entablature. At ground floor there is a C20 commercial frontage and cast iron railings to the front area with torch flambe finials.

The building occupies basement, ground and 3 full upper storeys. The rear garden has been fully built upon at basement and ground floor levels, which extends to the site boundary on all sides.

There is no off-street servicing of the site or car parking.



1.



2.

1. Grafton Way elevation  
2. Rear elevation



### 3. DESCRIPTION OF PROPOSAL

#### Client Brief

The client's brief requests the formation of a residential development comprising 2 apartments, located at basement/ground, first floor and second/third floors.

The principal components of this brief are:

- To provide high quality residential accommodations which take full benefit of those period features as exist within the site.
- To maintain and refurbish any period features remaining on the site.
- To minimise the removal of any historic fabric.
- To enhance thermal efficiencies and hence reduce dependency on carbon fuels.
- To refurbish and recondition the façade treatment of both the Grafton Way and rear facade to enhance the setting of the Conservation Area.

### 4 DESIGN OBJECTIVES

The planning application proposes the upgrading of the site in the following manner:

- Removal of inappropriate C20 partitions and features.
- Reinstatement of historic window at first floor level on the rear elevation.
- Reinstatement of historic plan form where possible.
- Provision of new fixtures and fittings (kitchens and bathrooms) appropriate with contemporary urban living.
- Relocation of existing separating door from second floor half landing to first floor half landing.
- Refurbish and repair the elevational treatment of the building to enhance the visual character of the adjacent Conservation Area.



## 5. COMPOSITION, MASSING AND DETAIL

The application site sits within an area of uniform height, building plot size and architectural styles.

The proposal seeks to maintain the existing roof form and structure and will repair where required with matching materials.

Existing external joinery will be retained and repaired and original details reinstated where possible.

The historic plan form, floor structure, walls and internal partitions are to be retained where practicable and repaired with minimal structural alteration.

Existing internal features are to be retained and repaired or reinstated where missing.

All features to be repaired insitu where possible.





## 6 ACCESS STATEMENT

The applicant is committed to high quality design and recognises the importance of creating an attractive open and user friendly environment which everyone should be able to access and use. It also recognises the benefits of inclusive design and that any barrier to entry by the disabled should be removed wherever possible. Disability here refers to mobility problems that could be caused by those with hearing difficulties or loss of sight, as well as the more obvious physical and mobility disability. Consequently the design process has paid regard to creating an inclusive environment for the benefit of all.

1. (a) The design process was formulated by first evaluating the access restrictions imposed by the existing building then having regard to what changes could be reasonably incorporated into the existing building to improve the current position.

(b) This evaluation showed that the existing building functioned poorly, without level access from the street entrance on Grafton Way

(c) This access audit has identified that due to the Grade II listed building status of the site it will NOT be possible to completely reconfigure the access arrangements for the building.

(d) Disabled Parking Spaces cannot be provided within the site which is built up to its boundaries.

2. All entrance doors will be clearly distinguishable from the façades and be visible when closed. Visibility will be maintained from both sides of the doors.

3. Additional measures relating to entrances and other points below will be taken at detailed design to comply with all the requirements of the Building Regulations.

4. Where possible all new internal doors have a clear opening of 900mm and are provided with 300mm leading edge. Door furniture is yet to be specified.

6. WC provision will be made for people with disabilities and wheelchair users.



Existing Stairs



## 7 CONCLUSION

This design statement seeks to set out the various objectives and parameters, which have been taken into consideration when preparing the proposals for this development. It also illustrates the methodology adopted to arrive at a considered and appropriate design solution.

It is considered that the design solution, presented in this application, is consistent with the present uses and character of this location. As such it is fully within the spirit of the Council's policies, by creating a proposal that provides efficient, high quality and environmentally friendly accommodation. This proposal will contribute to maintaining and developing further the vitality of this area of Central London.

Through careful application of design and town planning strategies, together with the selection of appropriate high quality materials and details, it is considered that this proposal makes a positive contribution to the Bloomsbury Conservation Area, and enhances the character and appearance of the area.