

DESIGN & ACCESS STATEMENT

11 MECKLENBURGH SQUARE

This design and access statement is submitted in conjunction with the enclosed design statement prepared by Christian Garnett Partners LLP on behalf of Navigator Securities.

This application is based upon the following applications and incorporates minor changes to the approved scheme and includes some further information in relation to the conditions imposed in this Listed Building Consent:

Planning application: 2006/2739/P

Listed Building Consent: 2006/2743/L

The application has been revised in only minor ways from the previous applications as follows:

- 1. Alterations to partition layouts on second and third floors have been reduced and revised.**
- 2. Detailed layouts in Kitchen and Master Bathroom have been issued as required in Conditions item 2.(g).**
- 3. Pipework layout has been issued as required in Conditions item 2.(f).**
- 4. A schedule of alterations for each room has been added to the drawings.**

Otherwise all aspects of the proposals are as per the previous application which was granted planning permission and listed building consent.

Design Process, Use, Layout, Scale, Appearance, Landscaping:

The approach to design has been kept within the parameters outlined within the enclosed Design Statement. It should be noted that no works to the conservatory on the roof structure are proposed at this time (as noted in correspondence between the new owners Jonathan Neal and Joan Ma Colin Butcher of Camden Council, a copy of which is enclosed) and that works to the existing rear extension will form a second phase of the current project.

Access:

As noted in the Camden Planning Delegated Report for application 2006/2743/L as this is a grade II* listed building there are considerable constraints for the works that would be required to make this a more accessible building. A lift would require substantial intervention into the fabric of the building and it would introduce an alien feature into the early 19th century domestic premises. Level access cannot be achieved because there are steps leading up to the front door and an external lift or ramp would harm the special historic character of the building and its setting.