

Design and Access Statement

Violet House Hotel
54-55 Birkenhead Street
London
WX1H 8BB

“NEW EXTERNAL DOOR TO CHAD STREET, INSTALLATION OF SECURITY CCTV CAMERAS AND REPLACEMENT OF RAINWATER AND SOIL PIPES.”

Application for Full Planning Permission

To be read in conjunction with covering letter dated 11 October 2006, and drawings submitted with the planning application.

Use, amount, layout and scale are not applicable to this application for Listed Building consent and therefore do not form part of this Design and Access Statement.

Appearance

The works proposed in this application look to return a large part of the building back to its original form whilst remaining suitable for the use of our client. The external work proposed, including the replacement of the UPVC white rainwater goods and soil pipes with black painted cast aluminium pipes have been considered as appropriate to the appearance of the building.

New downpipes and utility pipes to rear elevation

The front of the building already uses black painted aluminium pipes and we intend to replace the UPVC pipes to the rear to provide consistency and return the building to a more historic appearance.

New Double Entrance Doors

New double doors to the Chad Street entrance are proposed and full scheme drawings are submitted with the application (Drawing No: BC13). The double doors are designed in a historic style more suitable to the building of its age. The doors are

to be similar to those located further along Chad Street as shown in the photograph below.



Double doors located along Chad Street – the proposed double doors are designed to resemble these

The proposed works have taken into account PPG15 – Planning and the Historic Environment and in particular paragraph 3.5 of this Guidance. The building is Grade II and forms part of terrace with a single storey rear extension to no. 54. The building is a yellow stock brick with red brick parapets. The features described in the Listed Building description will remain untouched. The replacement of the front door of no. 54, exiting out onto Chad Street, with a more traditional style double door will help restore the building to a more original state.

CCTV Cameras

It is proposed to install 4 new CCTV cameras on the exterior of the Violet House hotel, the specifications and photographs of which are enclosed with this application. The cameras are necessary to provide security to the Sisters of Mercy who will be resident in the building as well as using it to promote the benefit of the women inhabitants of Greater London and in particular vulnerable women by the relief of those who are in need, hardship or distress, the advancement of good health and the provision of a safe place, advice and support services and by assisting in the provision of education training and support.

The CCTV cameras are small and inconspicuous and will have no impact on the building or its appearance.

Access

The double doors proposed along Chad Street are necessary to meet with the duties imposed by the Disability Discrimination Act and allow a wheelchair to access.

Access is proposed to this door by a removable ramp, which can be positioned in front of the step when access is needed and stored in the entrance hall at all other times.

Previous applications have granted the installation of an electronic lift to the rear of the site that can allow wheelchairs access from the rear of the property to the basement level. The basement level has been altered in previous applications to allow for full manoeuvrability of a wheelchair and also supplies a disabled toilet. The Ground Floor allows the manoeuvrability of a wheelchair but not the adequate toilet facilities.

Access to the front and the rear will remain as existing and approved under listed building consent 2006/0039/L.