

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF A FULL PLANNING APPLICATION FOR THE CONVERSION OF THE BUILDING AND AN EXTENSION AT ROOF LEVEL TO PROVIDE THREE RESIDENTIAL UNITS (CLASS C3) AND RETAINING OFFICE USE (CLASS B1) AT THE REAR OF NO.26 ARGYLE SQUARE, LONDON WC1**

## **1.0 INTRODUCTION**

This Design and Access Statement supports the application for full planning permission for a mixed use development on the site of the rear of No.26 Argyle Square.

This statement and the planning application has been prepared by Adrian Salt And Pang Limited (ASAP) on behalf of the Applicant, Jill Worldwide Corporation who is also the freeholder of the site.

The contents of this statement follow the guidelines set out by CABE for the writing of Design and Access Statements.

The numbers stated below correspond with the paragraph numbers in the Explanatory Statement (ES) which supports this application. Please refer to the ES and illustrative material included in the ES for further details.

## **2.0 USE**

### **2.1 Would the application help to create an appropriate mix of uses in the area?**

See ES Para 1.2, Para1.6, Para 4.2 and Para 4.3

See Fig. MU-PR1 RevA, MU-PR2 RevA, MU-PR3 RevE and MU-PR4 RevA

Summary:

Yes, an appropriate mix would be created as the proposal is for 3 dwelling units, plus the retention of 120sq.m of office use (gross external floor area).

### **2.2 Would different uses work together well, or would they cause unacceptable annoyance?**

See ES Para1.2 and Para1.6

See Fig. MU-PR1 RevA, MU-PR2 RevA, MU-PR3 RevE and MU-PR4 RevA

Summary:

Yes, the two different uses would work well together and would not cause unacceptable annoyance. Each use has its own dedicated entrance into the building and ventilation will be carefully controlled so that cooking odours from the kitchens cannot permeate into the office space.

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