

**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**

**3.0 DENSITY**

**3.1 Is the density appropriate?**

See ES Para 2.3, Para 3.2, Para 3.6, Para 4.2 and ES Area Schedule

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

Summary:

Yes, the proposed density of 370 habitable rooms per hectare (8 habitable rooms on a 216sq.m footprint) is appropriate for this part of London and is less than half that of Tankerton House, the newly constructed block of flats next door but one in Argyle Walk.

**3.2 Is the proposal supported by neighbourhood services?**

See ES Para 4.3 and Para 4.4

Summary:

Yes, the site is surrounded by a range of supporting facilities including excellent public transport links, shops, restaurants and Council services.

**4.0 LAYOUT**

**4.1 Do all spaces have a purpose?**

See ES Para 1.6 and Para 3.1

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

Summary:

Yes, the layout has been carefully designed to maximise useable floor area.

**4.2 Will public spaces be practical, safe, overlooked and inclusive?**

Summary:

The proposed development does not lend itself to the provision of public spaces, so none has been provided. However, the building overlooks the pedestrian area of Loxham Street and Argyle Walk, and its 'active' building facades will help increase security in this area.

**4.3 Will private spaces be adaptable, secure, and inviting?**

See ES Para 4.2 and Para 4.5

See Fig. MU-PR1 RevA, MU-PR2 RevA, MU-PR3 RevE and MU-PR4 RevA  
and MU-PR5 Rev C

Summary:

Yes, the layout has been carefully designed to maximise adaptability and security, and is inviting.