

**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**

5.0 SCALE

5.1 Will the buildings sit comfortably with their surroundings?

See ES Para 1.2, Para 2.1, Para 2.3, Para 4.2, Para 4.3 and Para 4.4

See Fig. MU-PR5 RevC, MU-PR6 RevC, MU-PR7 RevB and MU-PR14

Summary:

Yes, the extension to the building has been designed to minimise visual impact and the overall development will enhance the immediate environment.

5.2 Will buildings, and parts like windows and doors, be a comfortable scale for people?

See ES Para 1.2, Para 3.1, Para 3.2, Para 3.4, Para 3.5, Para 3.6 and Para 3.7

See Fig. MU-PR5 RevC, MU-PR6 RevC, MU-PR7 RevB and MU-PR14

Summary:

Yes, the building and all parts like windows and doors visible from the public realm have been designed to be domestic in scale and appropriate for the existing rear extension.

6.0 LANDSCAPING

6.1 Has landscaping been properly considered from the start?

See ES Para 3.8 and Para 4.5

See Fig. MU-PR5 RevC, MU-PR6 RevC, MU-PR7 RevB and MU-PR14

Summary:

Only very limited space is available for landscaping, but where there is space, it has been incorporated into the design in the form of brick planters. This landscaping will soften the visual impact of the building and therefore will enhance the appearance of the general vicinity.

6.2 Will it help to make the place look good and work well, and will it meet any specific aims for the site?

See ES Para 1.6, Para 3.1, Para 3.2, and Para 3.5

See Fig. MU-PR5 RevC, MU-PR6 RevC, MU-PR7 RevB and MU-PR14

Summary:

Yes, the proposed conversion of the building will result in it looking much improved which in turn will benefit the local area.

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7.0 APPEARANCE

7.1 How will the development visually relate to its surroundings?

See ES Para 1.2, Para 1.6, Para 2.3, Para 3.4 and Para 3.5

See Fig. MU-PR5 RevC, MU-PR6 RevC, MU-PR7 RevB and MU-PR14

Summary:

The development will enhance the immediate surroundings as the design is sympathetic to existing buildings within the area.

7.2 Will it look attractive?

See ES Para 3.4, Para 3.8 and Photomontage

See Fig. MU-PR6 RevC, MU-PR7 RevB and MU-PR8

Summary:

Yes, the building has been remodelled and the facade will use facing materials that are appropriate to this location, in particular, London stock bricks will be used. The windows introduced into the facade are much more in proportion with the building and the inappropriate detailing will be removed.