

For and on behalf of
The Royal College of General Practitioners

TOWN AND COUNTRY PLANNING ACT 1990

**Design and Access Statement
Incorporating Heritage Statement**

30 Euston Square

Increase in height to existing glazed safety barrier to 5th floor roof terrace

**Prepared by
DLP Planning Ltd
London**

**January 2015
DLP reference: LCN15/1**



Design and Access Statement (incorporating Heritage Statement)

Increase in height to existing glazed safety barrier to 5th floor roof terrace at
30 Euston Square, London
For and on behalf of Royal College of General Practitioners
LCN15/1
January 2015

dynamic development solutions™

CONTENTS		PAGE
1.0	INTRODUCTION	3
2.0	SITE CONTEXT AND DESCRIPTION OF DEVELOPMENT	4
3.0	DESIGN STATEMENT	5
4.0	ACCESS STATEMENT	8
5.0	HERITAGE STATEMENT	9
6.0	CONCLUSIONS	10



Design and Access Statement (incorporating Heritage Statement)

Increase in height to existing glazed safety barrier to 5th floor roof terrace at
30 Euston Square, London
For and on behalf of Royal College of General Practitioners
LCN15/1
January 2015

dynamic development solutions™

1.0 INTRODUCTION

- 1.1 This Design and Access Statement is prepared by DLP Planning Ltd, on behalf the Royal College of General Practitioners, to support a planning and listed building consent application for a modest increase in height to the existing glazed safety barrier to the 5th floor rear roof terrace at 30 Euston Square, London, NW1 2FB.
- 1.2 The Statement provides a description of the site characteristics and the circumstances underlying the application. It provides an analysis of the context of relevant Government and development plan policy, and concludes that the proposal in light of prevailing planning policies and other material considerations should be granted permission.
- 1.3 The accompanying documents and plans to support this application include:
 1. Application forms;
 2. Site Location Plan;
 3. Application drawings;
 4. Health & Safety Assessment Report
- 1.4 This statement also seeks to set out principles of the design concept for the site in relation to the character and features surrounding the site, with specific reference to the special architectural merit and historic interest of the listed building, and the character and appearance of the surrounding Conservation Area.

2.0 SITE CONTEXT AND DESCRIPTION OF DEVELOPMENT

- 2.1 The application site falls within the London Borough of Camden, fronting both Euston Road and Melton Street and forming part of the western border to Euston Square, NW1.
- 2.2 The application site is an end of terrace, corner property formed of two conjoined buildings of five storeys each plus a lower ground floor and including roof accommodation. The building is Grade II* listed and it is located in the Bloomsbury Conservation Area.
- 2.3 The roof terrace is located to the rear of the building on 5th floor. It is not visible from or in conjunction with either of the principal elevations to Melton Street or Euston Road. There is public access to the terrace for events, as well as for staff and visitors.
- 2.4 Existing edge protection is already in place, shown in the photographs below.



Image 01: existing 38cm high safety barrier to be replaced



Image 02: existing adjacent 170cm high glazed barrier to be retained

- 2.5 The College is required as an immediate and urgent health & safety matter to improve the existing protection to the roof terrace edge. The existing glazed barrier reduces in height across part of the terrace which results in an unacceptable vulnerability to persons climbing the barrier or falling over it. There is five-storey drop on the façade side of the barrier and the risk to human health and safety is accordingly both severe and immediate.
- 2.6 The proposed development simply seeks, using the existing barrier fixings, to increase the height of the 38cm-high section of the barrier to a safer height of 110cm, in a style to match that already installed across the remainder of the roof terrace. The highest existing glazed barrier sections, at 170cm tall, will remain unaffected by the proposed development.

3.0 DESIGN STATEMENT

3.1 As highlighted at all levels of planning policy, design is a vital consideration for new development. Investing in quality develop can significantly contribute to social, economic and environmental improvements to an area. This section of the report sets out to describe and evaluate the following elements of the proposal:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

Use

3.2 The use of neither the roof terrace nor the building will change as a result of the proposed development. The listed building will remain in an ongoing use commensurate and appropriate with its listing.

Amount

3.3 The roof edge is capable of accommodating the proposed height increase using existing fixings, sensitive to the character of the host building. The form and height of the improved glazed barrier is directly dictated by its function. No height increase is proposed over and above that which is essential for health and safety purposes.

Scale

3.4 The existing safety glazing would be increased in height from **38cm** to **110cm**. The addition has been designed as a simple continuation of the existing adjacent 170cm-tall glazed barrier section, using matching materials and the existing fixings. It has been designed with the sensitive relationship between the host and adjacent buildings. The scale of the proposed development is not of a sufficient scale to detract from the character of the area and the Listed Building.



Design and Access Statement (incorporating Heritage Statement)

Increase in height to existing glazed safety barrier to 5th floor roof terrace at
30 Euston Square, London
For and on behalf of Royal College of General Practitioners
LCN15/1
January 2015

dynamic development solutions™

Landscaping

- 3.5 No additional landscaping is proposed. Existing terrace planters will be retained.

Appearance

- 3.6 As per other aspects of this application, detailed consideration has been given already to achieving a design solution that is very high quality whilst paying regard to the built environment in the locality of the application site. These details are fully illustrated in the accompanying drawings.
- 3.7 Acknowledging the special nature of the site and its immediate context, the design of the proposal has been careful to keep in with the character and context of the listed building and of the Bloomsbury Conservation Area.
- 3.8 The lightweight, transparent materials will be high quality to match the existing and therefore sensitive to the Listed Building. As a result the appearance of the improved safety barrier will not be materially different to the current built form.

4.0 ACCESS

- 4.1 All publications, both national and local, note the need for all new development to ensure that all users will have equal and convenient access to buildings and spaces. 'Planning and Access for Disabled People: a good practice guide' (2005) provides an overview of the Government's approach to accessible environments. The document outlines that:

"an important part of delivering this commitment is breaking down unnecessary physical barriers and exclusions imposed on disabled people by poor design of buildings and places."

- 4.2 The guide promotes the awareness of accessibility issues that:

"encourages everyone involved to embrace the advice and good practice pointers to help create buildings and places which disabled people can use with dignity and confidence."

- 4.3 Increased height to the safety barrier is critical and essential to provide a safe and accessible environment on the roof terrace to all users, particularly toddlers who could find it easy to climb the existing low barrier.

5.0 HERITAGE STATEMENT

- 5.1 The proposed development is on the rear elevation of the host building and will have no effect whatsoever on either of its principal elevations.
- 5.2 The building was designed by Arthur Beresford Pite circa 1906-1908 for the London Edinburgh and Glasgow Assurance company as purpose-built office accommodation in Greek Revivalist style. It features particular internal detailing which contributed to its Grade II* Listed Building.
- 5.3 The building was vacant for many years previous to 2010 before the Royal College of General Practitioners purchased the site and began a major scheme of works to refurbish to building. The building is now host to a mixture of uses with support facilities available for the local medical and commercial neighbourhood. Its lawful *sui generis* use reflects this.

Effect on the listed building

- 5.4 The additional glazed height proposed will have no effect whatsoever on the historic or current plan form of the building.
- 5.5 There will be no effect on the principal elevations of the building (i.e. those cited within the listing description). The improved glazed safety barrier will not be viewable from those principal elevations, or in conjunction with them.
- 5.6 Existing fixings will simply be reused and accordingly, there will be no effect on or harm to the building's historic fabric (see image 03, overleaf).
- 5.7 Accordingly, **there will be no harm to the building's special historical or architectural interest.**



Image 03: existing metal fixings will be retained in situ and will be reused

Effect on the character and appearance of the Conservation Area

- 5.8 The building will retain its mixed-use character and there will be no change to or intensification of the usage of the 5th floor terrace as a result of the proposed development.
- 5.9 The additional glazing height will not be visible from any public viewpoints, given the angle of view involved from street level and the extensive presence of large intervening adjacent buildings. Any additional visual effect from within other nearby buildings will be barely perceptible, given the lightweight transparent materials to be used.
- 5.10 Accordingly, the proposed development would **preserve the character and appearance of the Conservation Area.**



Design and Access Statement (incorporating Heritage Statement)

Increase in height to existing glazed safety barrier to 5th floor roof terrace at
30 Euston Square, London
For and on behalf of Royal College of General Practitioners
LCN15/1
January 2015

dynamic development solutions™

National Planning Policy Framework-compliant heritage assessment

- 5.11 In light of the above commentary, it is clear that the proposed development would cause no harm whatsoever, either “substantial” (NPPF 133) or “less-than-substantial”(NPPF 134). Accordingly, there is no policy impediment to the grant of planning permission and listed building consent.
- 5.12 Bearing in mind the Council’s special duties in the Town & Country Planning Act 1990 (as amended) and the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), there is no legal impediment to the grant of planning permission and listed building consent.



Design and Access Statement (incorporating Heritage Statement)

Increase in height to existing glazed safety barrier to 5th floor roof terrace at
30 Euston Square, London
For and on behalf of Royal College of General Practitioners
LCN15/1
January 2015

dynamic development solutions™

6.0 CONCLUSIONS

- 6.1 The application proposes the erection of improved safety glazing to the existing roof terrace perimeter, essential to ensure the health and safety of users of the 5th floor roof terrace.
- 6.2 Material will match the existing and the height will simply be increased, still remaining lower than the existing adjacent (170cm) safety barrier. Existing fixings will be reused.
- 6.3 There will be no harm to the listed building or to the character and appearance of the Conservation Area.
- 6.4 In light of the above it is respectfully requested that planning permission and listed building consent is issued without delay.