

26/26A Argyle Square, London. WC1H

Design and access statement

Minor amendment to detailed planning approval and listed building consent

17th March 2015

This Design and Access Statement has been prepared to accompany the detailed planning application and listed building consent, as it relates to the proposed minor amendment of the configuration of an external door and windows to the proposed lower ground floor level of the approved and to be implemented external light-well.

Building Location

The existing building comprises two distinct units with independent access and egress. No 26A Argyle Square facing directly onto Argyle Square and no 26 facing onto Loxham Street and Argyle Walk.

26A Argyle Square is a Grade 2 listed building end of terrace located on the southern side of Argyle Square.

26 Argyle Square is a 1960's extension at the rear of 26A Argyle Square. It is also listed but is noted as 'being of no particular historical interest'.

The primary access points to both 26 and 26A Argyle Square are located on the eastern side of the building from Loxham Street, which is a pedestrian thoroughfare.

The existing lower ground floor residential unit to 26A Argyle Square is accessed via an existing staircase on the northern side of the site located within a light well directly off Argyle Square

Recent planning history

Detailed planning and listed building approval were granted on the 24th November 2015 by the London Borough of Camden ref 2014/2594/P and ref 2014/2769/L respectively for the overall renovation and refurbishment of 26A Argyle Square and the conversion and extension of 26 Argyle Square, London. This included the introduction of a new light-well to the east elevation of the listed building 26A Argyle Square. The light-well provided additional access and fire egress to the enlarged lower ground and ground level flat and additional natural daylighting to the lower ground level bedrooms.

Introduction

Through the development of the floor plans and elevations for construction tendering it is now considered more appropriate for the location of the door to the bedroom to be moved to a position directly beneath the new ground level entrance lobby. This enables the door to the second bedroom to be replaced with a 6 pane timber sash window with the same size and proportions as the window to bedroom 1.

This modification provides symmetry to the side elevation by replacing the more visible door with a window.

The required levels of day lighting into the bedroom are still achieved.

By relocating the door to within the staircase linking the lower level entrance and bedroom area direct access to the upper level living and kitchen spaces can be achieved. In addition the localised lowering of the floor slab of the listed building within bedroom 2 can be negated. Thereby retaining more of the current listed building structure and fabric.

Materiality

It is proposed to retain the materials as approved in application ref 2014/2594/P and 2014/2769/L.

A white painted timber 6 pane sash windows, to match the design and specification of the existing front elevation, replaces the approved full height glazed door.

A white painted 4 panel timber door replaces the 6 pane sash window below the ground level lobby.

All external walls will be white painted render walls to match the existing render.

Summary

The applicant believes this minor modification will enhance the visual appearance of the approved proposals and reduce the impact of intrusive construction works within the building.