

## Proposed External Renovations

6 Endsleigh Street, London, WC1H 0EF

### Design and Access Statement

May 2015

#### 1. Introduction:

The information contained in this Design and Access Statement supports the planning application for the renovation to the front entrance steps of the property at **6 Endsleigh Street, London, WC1H 0EF**.

The application property is situated in a conservation area and is a Grade II listed property. The type of planning application is Householder Planning & Listed Building Consent.

This document is to be read in conjunction with the following files:

- Document 1: 'Scaled drawing plans of the renovation of front entrance steps (6 Endsleigh Street)'
- Document 2: 'Photo of existing front entrance steps (6 Endsleigh Street) 1'
- Document 3: 'Photo of existing front entrance steps (6 Endsleigh Street) 2'
- Document 4: 'Front view of the property (6 Endsleigh Street)'
- Document 5: 'Location-site plan (6 Endsleigh Street)'

#### 2. Use:

The proposed renovation will be solely used for pedestrian access to the property. Permission to seek residential parking for a standard automobile is also sought.

#### 3. Design Principles:

The application seeks to renovate an existing set of 4 entrance steps to a domestic building at 6 Endsleigh Street. The existing entrance steps are made out of grey concrete and are suffering from several cracks (as shown in Document 2 and 3). The cracks in the existing steps are allowing rain water to penetrate the surface below and as a result, causing severe damp issues in the inhabited basement area below. We propose to renovate the existing steps by replacing the existing concrete material with York stone/Portland stone. This is a residential property seeking a residential parking permit.

#### 4. Amount of Development:

The proposed renovation step area covers a rectangular shape of approximately 320cm x 150cm (please see File 1 for exact scaling).

5. Layout and Scale:

Details regarding layout and scale are not relevant in this application as the proposed renovation will not extend beyond the area of the existing entrance steps and the layout will remain very much the same as it currently stands.

6. Landscaping:

Details regarding landscaping are not relevant within this proposed renovation.

7. Appearance:

It is mainly the appearance of the entrance steps which will be altered. The current step material (concrete) will be replaced with York stone/Portland stone. The chosen material has been selected to match the building, neighbouring properties and to be consistent with the history of the property.

8. Access:

Pedestrian access to the property will not be hindered in any way. The renovation to the steps will ensure safer access.