



Design & Access Statement

for

Proposed Conservatory

at

57 Gower Street, London, WC1E 6HJ

OMEGA TECHNOLOGIES

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INTRODUCTION

The property is a Grade II listed, mid-terraced Georgian building, originally built as an individual dwelling.

The exterior of No.57 Gower Street has been relatively unchanged. Some minor changes have been made internally over years but the majority of the building character remains largely uncompromised.

The premises now functions as a hotel (Purpose group Class 2b).

DESIGN STATEMENT

- Use:

Originally the building would have been constructed as an individual dwelling. However, given the limited local need for large (five/six bedroomed) dwellings it was decided to convert this property to a hotel some time ago.

Currently, the use of the building is a mixture of office, plant, storage and dining at basement, and hotel rooms use on the other floors. The proposed conservatory on the rear will improve the overall quality of the hotel and dining facilities currently available without changing the existing use. It is sympathetic to the building and its requirements as a listed structure.

The principal consideration of the development is to leave the existing building as it is, whilst, at the same time, producing a necessary improvement to the properties current function as a hotel.

- Layout:

The proposed conservatory was designed under the standards displayed on the planning portal with no more than 6m length from the 'original house' (the building as it stood on 1st July 1948) and half width of the existing building.

- Scale:

The size of the proposed conservatory is under the standards with 2.50m height to the eaves and 3.50m to the ridge, respecting the existing ground level.

- Landscaping:

The existing garden will remain untouched apart from the intention to cut back overgrowth and maintain. All mature trees will be retained as part of this development.

- Appearance:

The appearance of the building, particularly to the Gower Street elevation (front elevation), will be unchanged.

As a result of works, the rear elevation to rear garden will be slightly changed.

The conservatory has been designed to be sensitive to the character of the area and the appearance of the listed building.

Furthermore the street at the rear of Gower Street, Ridgmount Gardens', has streetscape covered with trees, therefore the conservatory will not be noticeable from the street and will have nil impact in the areas character.

Please see picture below.



Existing rear garden view from Ridgmount Gardens

CONCLUSION

The proposal seeks to improve the existing hotel which would be beneficial to the area. The occupants wish to enjoy the sunshine that hits the garden as approved to the cramped streetscape.

There is no change of use for this building, which was originally supported by local and central government policy and there is no change to the Gower Street elevation which, in the Statutory List of Buildings of Special Architectural or Historic Interest Assessment in 1969, seems to be the primary concern. We feel we have improved the level of accommodation offered, and as sensitively as possible to a Grade II listed building. Consequently, we consider that this application is fully justified.