



Consulting engineers, Designers, Surveyors and Contractors

Telephone: 020 8911 9161 Email: info@scientificdesigns.co.uk

30 Uphall Road
Ilford
Essex
IG1 2JF

29rd October 2015

Development Management
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Design and access Statement – 36-37 Argyle Square: R1

Use:

The proposed works affect the existing four storey 10th Century terraced properties that constitute Kings Hotel, 36-37 Argyle Square. These works comprise the refurbishment of the existing building and the erection of conservatory at the rear of the property.

The existing use of the site as a hotel is well established in and of itself as well as within its immediate context. One intension of the proposals is to preserve and enliven this facet of the character and history of the locale. Another related intension is that, where possible, great lengths will be gone to in order to restore the property to its original condition, and that all additions are built in a manner sympathetic to this condition.

Extent

In the rear yard of 36 and 37, a conservatory is proposed covering the rear yards of both 36 and 37– whose floor will be situated metre below external street level.

All other proposed work will be internal refurbishments. All possible measures will be taken to preserve the original character and condition of the property and efforts will be made to restore it where possible.



Consulting engineers, Designers, Surveyors and Contractors

Telephone: 020 8911 9161 Email: info@scientificdesigns.co.uk

Layout

Access to the hotel shall remain as existing.

The proposed basement shall accommodate:

- 3 guest bedrooms
- 1 caretaker's room, en-suite
- 2 bathrooms
- 1 Lobby
- 1 reception area (proposed conservatory)

The proposal will add one reception room to this floor.

The proposed ground floor shall accommodate:

- 1 dining room
- 1 office
- 1 kitchen

No additional rooms are proposed.

The first second and third floors will accommodate the same number of rooms as currently exist.

Scaling

The proposal includes a single storey conservatory on basement level. The scheme will add 9.5% to the footprint of 37 Argyle road and 18.4% to the footprint of 36 Argyle road. These are only moderate increases to footprint and all of the additional built volume will be below street level.

Landscaping

Soft landscaping is proposed for the area immediately outside the conservatory. This will be planted with species appropriate to the locality.

Appearance

The proposed conservatory would not be visible from street level as its roof will be situated below the wall between the properties' rear garden and Argyle Street. Additionally, the conservatory would be constructed from contemporary materials, and be designed in such a way as to make it clearly distinguishable as a modern addition to a property of historical value.