

Design and Access Statement for 11-15 Argyle Square
WC1H 8AS

Date: November 2015

INTRODUCTION:

This document is a supporting statement to the planning application being submitted for an additional story to the existing ground floor rear extension containing 5 new hotel guest rooms

ACCESS STATEMENT:

Currently the main frontage is accessed and approached via a pavement of Monmouth Street.

STATEMENT OF INTENT

We intend to comply with all current regulations and good practice. The physical limitations of the building impose some constraints, however it is our intention to make the scheme as accessible as possible in line with local planning policy and disability Discrimination Act (DDA) requirements.

Taken advice from our Approved Inspector, Butlers and Youg Ltd and used as our main source of reference the standards in Approved Document Part M in so far as it is relevant. In addition, we have referred to the Disability Rights Commission (DRC) web site.

Consultation

No detailed consultation has been used since we have no established client base. However, once established we intend to gauge feedback from the hotel customers in the form of a questionnaire.

Specific Access Issues

ISSUE	RELEVANT LEGISLATION	Management
Entrance: A) No new steps are proposed at the entrance to the communal corridor and stair All retained as existing	A) Planning and Building Regulations	A) Planning and Build Regs
B) No new communal door is proposed, doors to proposed rooms	B) Planning and Building Regulations	B) Build Regs and management
Evacuation: Evacuation by occupiers via entrance door as existing	Building Regulations Fire Regulations and DDA	Building Regulations and management
Communal Corridor: Existing communal stair may be upgraded but not reconfigured in the dimensions.	Building Regulations and DDA	Building Regulations and management

DESIGN STATEMENT:

Urban Context:

The proposed site situates in the Conservation area of Bloomsbury the notable public garden Argyle Square in front and the 7 storey housing block behind. The premises is a Grade 2 Listed building. The entire front elevation of the block is intact as one of the Georgian square town house facade. The character of this particular context is that although the premises and surrounding is in a Conservation area. The building frontage retains an importance of architectural and historic value however no significance of these value is found at the rear of the premises.



Arial view of the proposed site in the context

As we indicated on our rear elevation drawing in the context, the entire block has their first floor rear extension built except for the applicant proposed site 11-15 Argyle Square also the No.8 which has been extended in a different profile together with the No.7.



DESIGN STATEMENT:

Proposal:

Our current proposal follows the profile of the adjacent 3 storey rear extension at No 9 and No 10 Argyle Square and the foot print of the existing rear extension at 11-15 Argyle Square

The proposed extension are all identical and contain single room which is more generous room size than the existing guest rooms below. And the all materials are matching to what exist in the site surroundings.

In addition, we propose to install to a rooflight between the parent building and new extension so that light from the existing window at the stair well is retained.

In our view seeing what have been existing in the site around it is difficult to establish why the proposed 3storey extensions at No11-15 Argyle Square can be more detrimental and give negative impact to the surroundings than the other premises.

19-20 Argyle Square Approved Application 2004/2356/P:

There has been a similar nature of the proposal approved by the council. In fact the applicant of this proposal has been granted for this approved application in the year 2004. The councils decision reasons noted as below;

" The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE2 (Residential amenity), TM1 (New tourism development), TM2 (Location of hotels and tourism-related uses), EN13 (Design of new development), EN19 (Amenity for adjoining occupiers) EN21 (Alterations to existing buildings), EN22 (Extension to existing building), EN31 (Character and appearance of conservation areas), EN38(Preservation of listed buildings). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

For some reasons, for this particular application, the delegated report was not available on Camden councils website at the time of writing this statement, although other applications their delegated reports are largely available on the web.

Reading these reasons for the approval, there is no policy conflicts with a proposal of the first floor rear extension at 19 -20 Argyle Square which is also a Grade 2 Listed building. At the proposed site 11-15 Argyle Square, there is no significant difference can be found from the 19 – 20 which makes the proposed site into no conflict with the council policies noted above.

The entire block has been listed as Grade 2 listed building and the conditions imposed to No 11-15 Argyle square and the 19-20 should be the same under the Planning Act unless the above polices had been significantly altered from the time of the approval to now. We have not yet found such policies change in the above.

Looking at the layout of the approved scheme on 2004/2356/P, the first floor extension does not stretch up to the rear boundary wall, 2m shorter than all the other first floor rear extension along the street.

Our current scheme stretches up to the inside of the boundary wall by following the profile and foot print of the immediate adjacent properties 9-10 Argyle Square however, if the footprint needs to match the approved scheme 19-20 Argyle Square in 2004, then the applicant is willing to revise the proposal by setting back 2m from the boundary wall.

19-20 Argyle Square set back 2m from the boundary wall to the housing block at the back of the premises

