



Downing Court

Grenville Street, London WC1
Proposed roof extension

Design & Access Statement in support of planning application

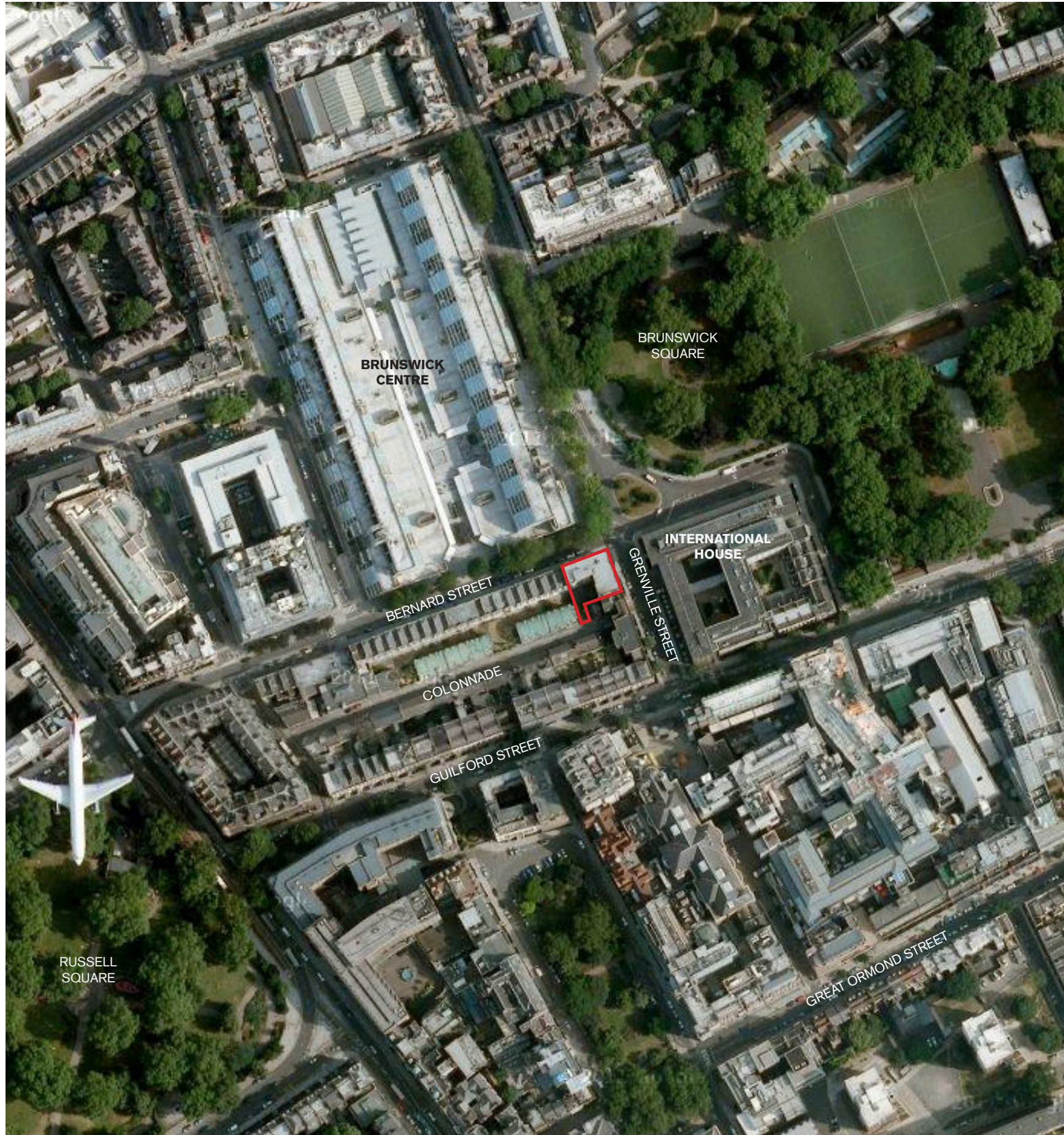
Submission on behalf of Philcol Properties Ltd by:

JLL, planning consultant
McDowell+Benedetti, architect
KM Heritage, heritage consultant
Price & Myers, structural engineer
FHP Engineering Services, sustainability and services
Savills, sunlight/daylight consultant

McDowell+Benedetti architects

May 2015

Ref: 312.pr.04



Site Plan

1.0 Summary

2.0 Context

- 2.1 Site context
- 2.2 Existing building
- 2.3 Planning policy context

3.0 Design development process

- 3.1 Options
- 3.2 Consultation
- 3.3 Technical assessments

4.0 Proposed development

- 4.1 Summary
- 4.2 Use and amount of development
- 4.3 Access and parking
- 4.4 Layout
- 4.5 Scale and massing
- 4.6 Appearance and materials
- 4.7 Landscaping
- 4.8 Heritage
- 4.9 Daylight
- 4.10 Privacy
- 4.11 Structure
- 4.12 Energy, sustainability and services
- 4.13 Acoustics
- 4.14 Waste management
- 4.15 Construction management

Appendices

- A Application drawings (A3 reductions)
- B Lifetime Homes Assessment

1.0 Summary

Property:

Downing Court, Grenville Street, London WC1N 1LX

Context:

The application site is located at the junction of Grenville Street and Bernard Street, and at the corner of Brunswick Square. Opposite are the 7-storey grade II listed Brunswick Centre and the 6/7-storey International House. Adjoining at each side are 4/5-storey Georgian residential terraces of which 11-227 Bernard St are grade II listed. At the rear is a narrow mews (Colonnade) with 2/3-storey houses. The property is within the Bloomsbury Conservation Area. It has excellent accessibility to public transport.

Existing building:

6-storey flat-roofed mansion block dating from the inter-war period, currently providing 27 flats. The corner building is L shaped and has a sunken small vehicle court at the rear.

Consultation and design process:

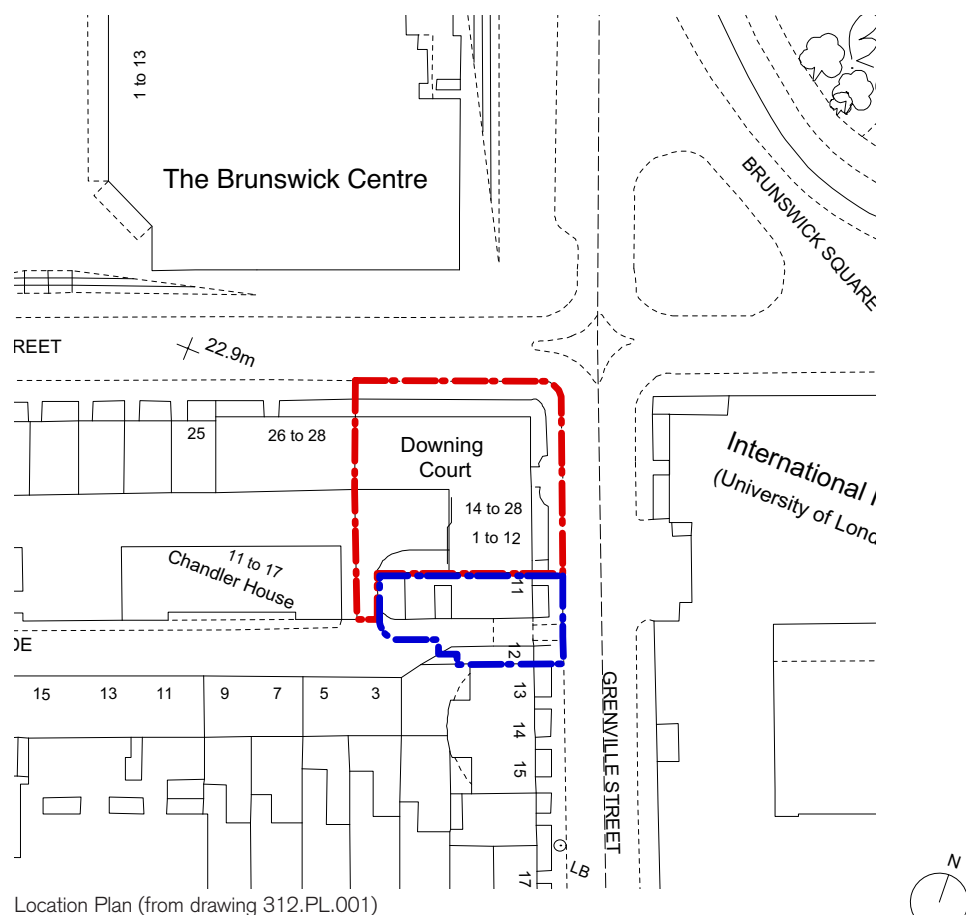
Pre-application advice has been received from Camden Council and consultation has been carried out with neighbours and local amenity groups. The development of the design responded to points raised in consultation and included numerous technical assessments and consideration of alternative options.

Proposed development:

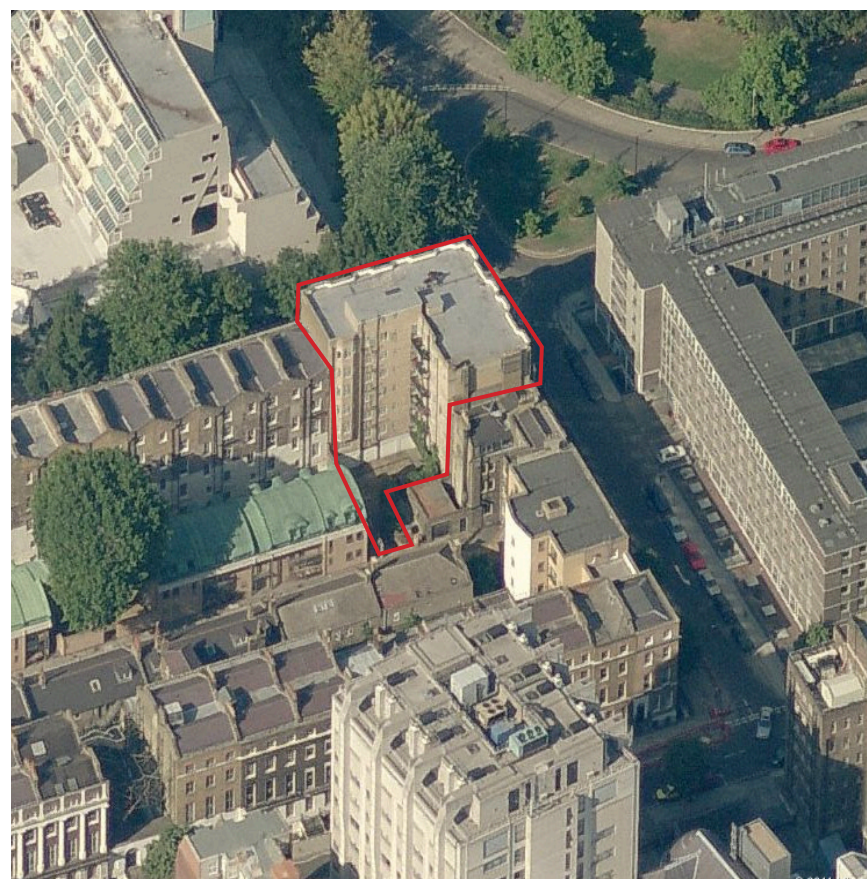
A single storey extension on the existing flat roof to provide two new 2-bedroom (4 person) flats and with screened plant areas. Net additional floorspace is 134m².

The extension is low and set back from existing parapets. It is designed to be modest and complementary to the existing building—a high quality and respectful addition which enhances the character and appearance of the surrounding area.

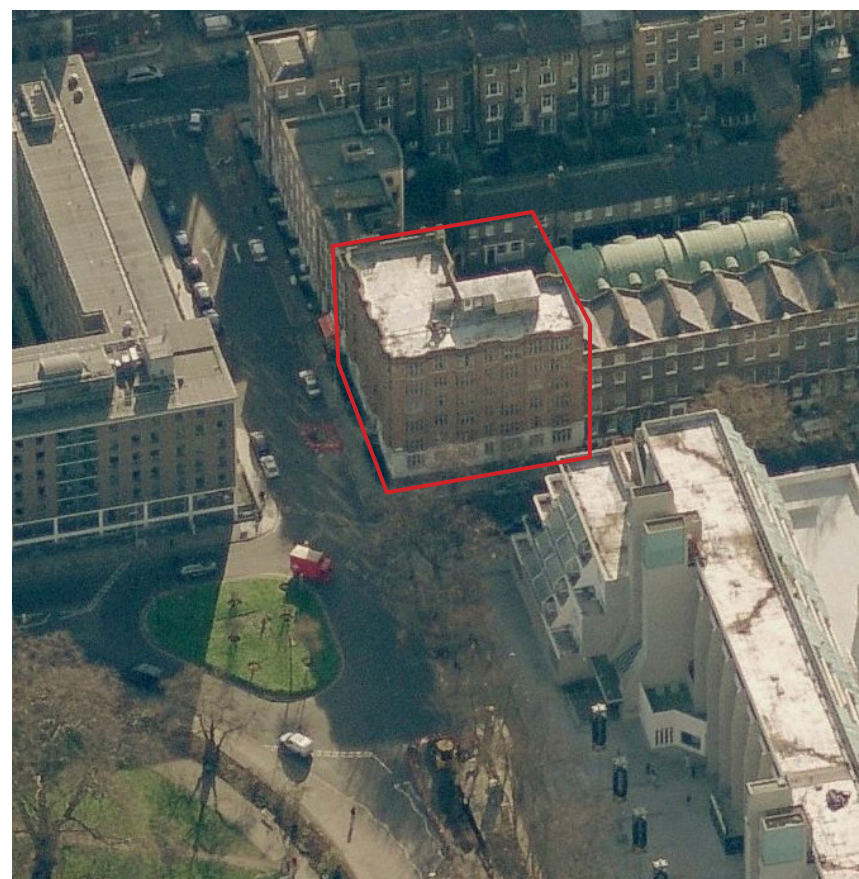
The development is car-free and meets the council's space and other standards without negatively impacting the amenity of neighbouring residential properties.



Location Plan (from drawing 312.PL.001)



Aerial View from south



Aerial View from north