

# Design and Access Statement



Listed building consent for 3 name plates at the entrance of the building:  
**DESIGN AND ACCESS STATEMENT:**

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# Communication with Camden Council:

- 5<sup>th</sup> of July 2016::

**Subject:** Advertisement consent application - 2016/3543/A - 3 Gower Street

Fao. Mr Bashir Salat

Dear Bashir

Thank you for your application and fee received 24/06/2016. Please accept my apologies for the delay in providing you with a response.

Some further information is required as follows:

1. Listed Building application form – as the building is grade II listed, you also need to complete a listed building application form (via the Planning Portal). No additional fee is required for this type of application.
2. Site location plan - you are required to submit a site location plan at the scale of 1:1250 showing the site to which the application refers, it's boundary and the relationship to any adjoining properties. The site location plan you have submitted is not adequate as the site hasn't been highlighted. The whole application site (including any gardens or communal areas) should be edged in red.
3. Heritage statement – please provide a brief statement describing your proposals and details of the impact of the proposal on the special interest of the structure, its setting and the setting of adjacent listed buildings (if any).
4. Please describe how the brass plates will be fixed to the listed building.
5. Unfortunately, the sketch of the front door and position of the plates is not sufficiently detailed to be acceptable. You need to provide a proposed elevation drawing that shows the full detail of the entrance area (including the door, arch, brickworks etc.) and the brass plates drawn accurately to scale so that a clear assessment can be made of the proposals given the listed status of the building.

Once the above information/clarification is received, I will be able to register the applications and begin the consultation process.

Kind regards

Tony

Tony Young - Planning Technician

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# Heritage statement:

## Physical: Conservation area:

*The site is located within the Bloomsbury Conservation Area sub area 5.*

*The building is listed grade II as part of a group of buildings numbers 1-15 Gower Street.*

*The area was developed as part of the expansion of the major estates to the north of Oxford Street during the second half of the eighteenth century. Rocque's map of 1746 shows it to still be an area of largely rural nature with development close to the major roads such as Tottenham Court Road. By the time of Horwood's map of 1799 the area had been substantially developed.*



Above: Aerial view of the site.

## The Listing:

3 Gower Street is listed grade II. The date of the listing is 14<sup>th</sup> May 1974 and the listing was amended on the 11<sup>th</sup> January 1999. The historic England list entry number is 1322171. The wording on the listing is as follow-

*TQ2981NE GOWER STREET 798-1/99/603 (West side) 14/05/74 Nos.1-15 (Odd) and attached railings (Formerly Listed as: GOWER STREET Nos.1-15 (odd) and Nos.2-20 (even))*

*GV II*

*Terrace of 8 houses. c1780. Darkened multi-coloured stock brick; all are, or show evidence of having been, tuck pointed. Nos 1-7 with rusticated stucco ground floors. 1st floor stucco sill bands. Slate mansard roofs with dormers. 3 storeys, attics and basements. 3 windows each. Nos 7 & 9 with return of 3 blind windows to Gower Mews and No.15 with 3-window return, mostly blind, to Store Street. Round-arched, recessed entrances with rusticated surrounds, impost bands and cornice-heads beneath fanlights and mostly panelled doors. Gauged brick flat arches to recessed 2-pane sash windows, most at 1st floor level with cast-iron window guards. Cornice and parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn finials to areas.*

Right: Front entrance as existing  
3 Gower Street



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# Previous planning Applications:

During our research at Camden Council Planning, we found the following planning applications and Listed Building Consent applications.

Application No. 2013/2789/P, on 6<sup>th</sup> June 2013- Installation of condenser unit to the rear of the building at ground floor level to existing offices (Class B1)- Granted

Application No. 2012/2122/P, on 3<sup>rd</sup> May 2012- Change of use from 1 x 3-bedroom maisonette (Class C3) to office use (Class B1) at second and third floor level and associated works in connection with the land-use swap with No. 26 Bloomsbury Square (2006/2014/P) which was granted planning permission on 26/06/06 for the change of use from office (Class B1) to 4 x self-contained flats (Class C3). Granted

Application No. 2012/2124/L, , on 3<sup>rd</sup> May 2012- Change of use from 1 x 3-bedroom maisonette (Class C3) to office use (Class B1) at second and third floor level and associated internal works in connection with the land-use swap with No. 26 Bloomsbury Square (2006/2014/P) which was granted planning permission on 26/06/06 for the change of use from office (Class B1) to 4 x self-contained flats (Class C3). Granted

Application No. 2006/2018/P, on 23<sup>rd</sup> June 2006- Change of use and works of conversion at 2nd and 3rd floor levels from 1x maisonette (Class C3) to office use (Class B1) as part of a land-use swap with No. 26 Bloomsbury Square (Class B1) to 4x self-contained flats (Class C3). Granted

Application No. 2006/2019/L, on 26<sup>th</sup> June 2006- Internal alterations involving removal/insertion of partitions and doors in connection with the change of use from residential use (Class C3) at 2nd and 3rd floor levels to office use (Class B1). Granted

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# Proposal:

The proposal is to put up name plates at the entrance no. 3 Gower Street for the businesses occupying the building.

We are applying for the consent of 3 wall plaques measuring 300mm X 200mm X 1.5mm. The nameplates are to be made of stainless steel mounted on hard wood bases with lettering.

The name plates have been designed to be of high architectural quality, appropriate for the setting.

Please see the design below for one of the business occupying the office.



## Fixing guide:

### Plaque and Backing Board Fixing Instructions

On receiving your plaque please be careful when opening the package so as not to damage the contents.

Your plaque will arrive fixed to the backing board (unless self adhesive is requested).

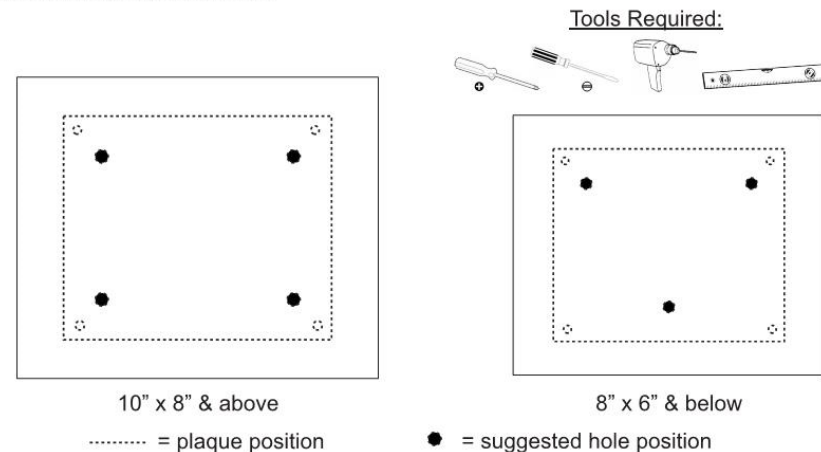
Remove your plaque from the backing board and place the backing board in the position where it is to be sited.

We recommend that you avoid the pointing on brick walls and suggest that on stone walls that you drill where there are high spots, we do not drill the bases for these reasons.

Drill the backing board with a minimum of 3 screw holes, preferably 4 on plaque sizes 10" x 8" and above. (Please see the diagram below).

The hard wood bases are a solid wood and as such are affected by climatic changes and can therefore be subject to warping, fixing the base securely and in the manner described will assist in preventing this.

Screws and universal wall plugs are supplied with all hard wood bases to assist the fixing. When the backing board is fixed to the wall place your plaque onto the backing board and screw fix. The Plaque should cover the screws that fix the backing board to the wall as shown in the diagram below.



For further assistance view our video online: [www.youtube.com/user/brunelengravingco](https://www.youtube.com/user/brunelengravingco)

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# List of information provided for the application:

- 1.0** Listed building consent application- *should be read in conjunction with:*
- 2.0** Site location plan
- 3.0** Heritage statement
- 4.0** Proposed name plates
- 5.0** proposed elevation drawing

## Contacts:

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