



## 01 INTRODUCTION

### 01/01 Overview

This Statement has been prepared by c3M Studio, for and on behalf, of The Rayne Foundation (the applicant) in support of a planning application for the regeneration and refurbishment, to 3 Bromley Place, W1T 6BD, T=the permanent home for the Rayne Foundation.

Local residents and business were invited to discuss the proposals with the client during a welcome coffee morning hosted on site in June 2018.

A site visit was undertaken with the assigned Planning Officer: Jenna Litherand, during June 2018.

The Planning Officer and Architect, were in agreement that the glazed areas, noted in the Fitzroy Square Conservation Area Appraisal and Management Strategy, were not of Architectural merit and the Architect explained that investigative works would be undertaken to ascertain the water ingress and structural stability of the roof and glazing, to ascertain if replacement was necessary.

The application address is in the Fitzroy Square Conservation Area. The application building is not statutorily listed but identified as a positive contributor.

The purpose of the Design and Access Statement is to describe the design approach and strategy that led to the proposed solution from site analysis, through design, to submitting the planning application.

The statement should be read in conjunction with:

- Site location plan with the extent of the application
- Proposed plans, sections and elevations of the scheme
- Existing plans, elevations of the property
- Existing consents previously granted on this site.

Please note diagrams and images are for illustrative purposes only unless otherwise stated.