

11 April 2019  
Savills Accompanying Letter



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Dear Ms Henry

## **24 - 26 HANWAY STREET, W1**

On behalf of the freeholder, I submit a planning application for erection of a single storey extension at roof level for office use, alterations to the front and rear elevations including replacement of all windows and new privacy screens on second, third and fourth floor terraces.

The proposed scheme is similar to that recently granted permission but with offices instead of a residential flat on the new fourth floor; this reflects the changing commercial circumstances.

I submit:

- Planning application form and Certificate A.
- Location plan, existing and proposed plans, section and elevations.
- Design and Access Statement.
- Completed CIL form. The proposed increase is 60 sq m i.e. less than 100 sq m.

The application fee will be paid online.

An application for advert consent is separately submitted for external illumination of the building name.

### **1. SITE AND SURROUNDINGS**

24 – 26 Hanway St comprises a five storey office building from lower ground to third floors currently in use by a film production company. It dates from the 1970s with facades to both Hanway Street and Hanway Place. The main entrance is from Hanway Street with access and a garage to the rear at Hanway Place. There are balconies to Hanway Place at second and third floor levels and a tank housing on the roof.

The site is located within the Central London Area, the Fitzrovia Area Action Plan area and the Hanway Street Conservation Area. The building is not statutorily or locally listed. The Hanway Street Conservation Area Appraisal identifies the building as a neutral contributor to the conservation area.

### **2. PLANNING HISTORY**

Planning permission was granted on 20 June 2017 for:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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*“Erection of a single storey extension at roof level, enclosure of the second floor external terrace at the rear with new glazed extension, erection of glazed extension at third floor level at the rear, installation of roof terrace on the rear elevation at fourth floor level, alterations to the front and rear elevations including replacement of all windows, enlargement of ground floor window openings, and replacement of garage doors at the rear ground floor level with windows, all in connection with change of use of third floor from office use (Class B1) to residential to create 2 new residential units (1 x 2 bed and 1 x 1 bed unit).”*

A further planning permission was granted in March 2019 for:

*“Erection of single storey extension at roof level to allow creation of a 1-bed self-contained residential unit with roof terrace; alterations to the front and rear elevations, including replacement of all windows and new glazed privacy screens on second and third floor terraces.”*

This application proposes similar alterations and roof extension as this recent consent but additional offices instead of a residential unit on the new fourth floor.

### **3. THE PROPOSED SCHEME**

The proposed scheme comprises:

- A new fourth floor extension to create office floorspace.
- Replacement windows throughout.
- Ten cycle spaces for the offices in the retained garage.
- Refuse store (5sq m) accessed from Hanway Place.
- Translucent screens on the balconies to Hanway Place.
- Removal of large tank housing on the roof.

The differences from the previous scheme are:

- Window replaced by door to provide access to refuse store on Hanway Place
- Bicycle spaces re-arranged in garage
- New floor for offices instead of residential
- Lift extended with overrun to serve new floor
- Height of rear wall and fourth floor glass screen raised by 500mm for structural reasons
- Zinc cladding on third floor replaced with render
- Roof slope, parapet and ridge detail amended
- Windows in new extension rearranged to allow structural steels
- External lights to illuminate signage (separate application for advert consent).

The existing and proposed office floorspace (GIA SqM) is as follows

SqM GIA	Existing	Proposed
Fourth Floor	0	60
Third Floor	108	108
Second Floor	133	133
First Floor	154	154
Ground Floor	144	144
Basement*	102	102
<b>Total</b>	<b>641</b>	<b>701</b>

Note: \* Basement with head height of less than 2m is excluded.

#### 4. CONCLUSION

The principal difference from the 2019 permission is that the new fourth floor roof extension is proposed for offices instead of a residential flat. This results from the changing commercial circumstances. The increase in offices will be 60 sq m.

External alterations are similar but the opportunity is taken to include structural reinforcement.

Yours sincerely



John M Dyke  
Director