

Design and Access Statement

Site Address:

56 Maple Street
Fitzrovia
W1T 6HW

Our ref: 972-0504-RT01-Design and Access Statement

Rev: A

Date:

June 2019

Contact Details:

Applicant:

Pearlman, Feiner & De Smith

Agent:

Cooley Architects Ltd
123 Aldersgate Street
London EC1A 4JQ

Name: Gebina Ham

Telephone: 020 3176 4481

Email: gebina@cooleyarchitects.com

Web: www.cooleyarchitects.com

This report has been submitted with the supporting drawings for a Planning and Conservation Area Consent application to the London Borough of Camden.

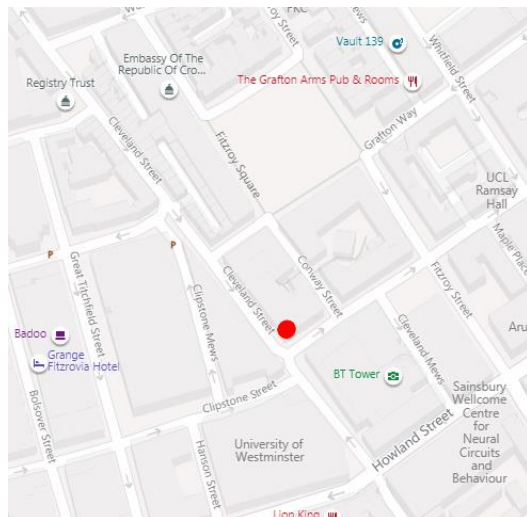
Statement of Intent

The applicant intends to renovate the facades of 56 Maple Street by replacing the existing aluminium windows with timber sash windows and re-painting the brick work. It also intends to re-build the dilapidated timber structure at the rear of the property.

Site Location and Character

56 Maple Street is in the London Borough of Camden and in the Conservation Area of Fitzroy Square. The property is located at the junction with Maple Street and Cleveland Street and adjacent the BT Tower.

The property is not listed however there are Grade II listed buildings located close to the property, (50 & 52 Maple Street and 68 Cleveland Street). Currently the ground and lower ground floors are used as an A3 restaurant space and the upper floors are used as small office spaces.



Location Map



3D Aerial View

Conservation Area

56 Maple Street in the Conservation Area of Fitzroy Square which is characterized by its distinctive and consistent development from late 18th to early 19th century. The Conservation Area is in central London, South of Euston Road and West of Tottenham Court Road. The streets surrounding the property are mainly four storeys in height with some terraces of three storeys. The area is also characterized by its limited palette of traditional materials of yellow London stock brick, Welsh slate and timber windows and doors.

The corner property is a Georgian townhouse and is mentioned in the Conservation Area appraisal as being a positive contributor to the area. It is also mentioned in point 6.28 of the Fitzroy Square Conservation Area Appraisal that, *“No 56 is painted and has classically influenced window surrounds.”*

Planning History

There is no relevant planning history for this site.

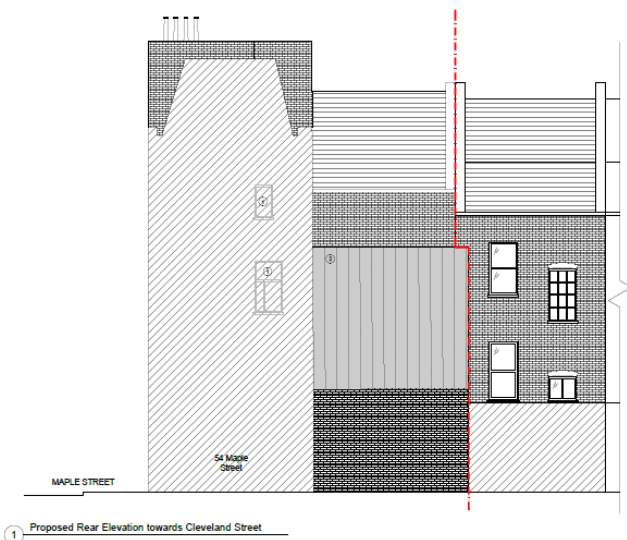
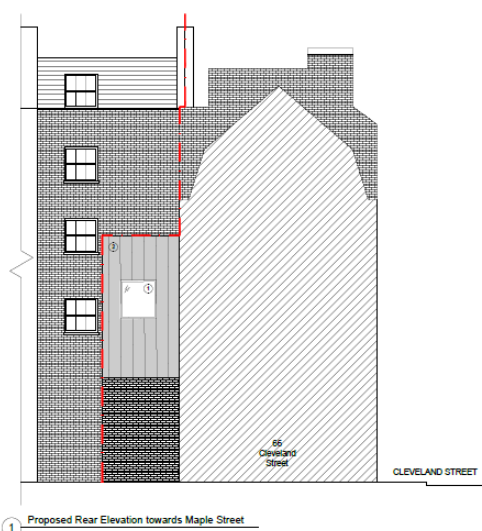
Proposed Alterations

The applicant intends to renovate the facades of 56 Maple Street by replacing the existing aluminium windows with timber sash windows and re-painting the brick work. Details of the proposed windows have been submitted with the application, refer to drawing: 972-CYA-AA-XX-DR-A-00003. It has been noted in point 6.9 of the Fitzroy Square Conservation Area Appraisal that, *“The windows are generally painted timber sliding sash windows with the sashes subdivided into small panes by slender glazing bars.”* Consequently, the proposed windows are intended to be sympathetic to the Conservation Area and the alternations aim to enhance the property which currently has aluminium windows. The applicant also intends to paint the main façade grey while keeping the window surrounds white.



Existing street views of the property

The proposal also intends to re-build the dilapidated timber structure at the rear of the property. The new structure will cover the same area as the existing however the external material will be zinc and not timber this will provide a sleek and tidy external finish. The purpose of the rebuilt is to renovate this dilapidated area of the property and improve the thermal performance of this space.



Proposed rear elevations

Access

56 Maple Street is within walking distance from all the immediate shopping, transport and entertainment amenities of Tottenham Court Road in the West End of London. It also has a PTAL rating of 6b, the best possible rating. The closest underground station is Great Portland Street (Circle, Hammersmith & City and Metropolitan) being only a 5-minute walk away from the property. Access to and within the property will remain unchanged.

Summary

The applicant intends to renovate the facades of 56 Maple Street by replacing the existing aluminium windows with timber sash windows and re-painting the brick work. It also intends to re-build the dilapidated timber structure at the rear of the property to improve its thermal performance. These changes are to improve the facades of 56 Maple Street and consequently enhance the Conservation Area.

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