

10 Grand Union Walk, London, NW1
Design and Access Statement

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1 SITE

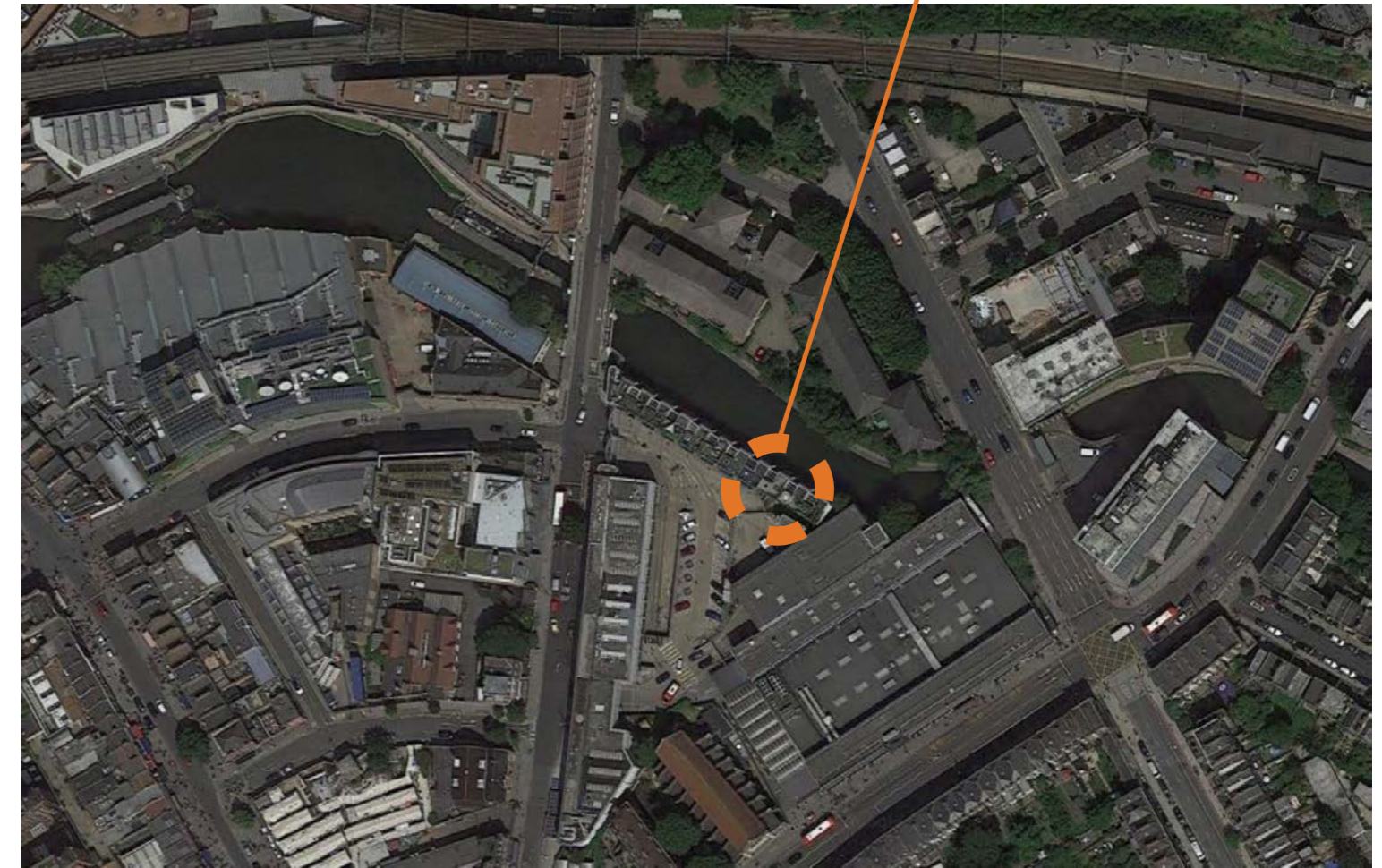
1.1 IDENTIFICATION AND EXTERIOR PHOTOGRAPHS

10 Grand Union Walk is part of a terrace consisting of 10 houses and 2 flats, built 1986-88 as part of a wider development by J Sainsbury's to designs by Nicholas Grimshaw and Partners. The whole terrace (1-12 Grand Union Walk) is Grade II listed since 19 July 2019 and is located within the Regent's Canal Conservation Area.

It is a single family dwelling formed over three floors - ground, first and second floor, with a roof terrace. There is also a void space under the ground floor, which is at the moment inaccessible.

Full planning permission and listed building consent have recently been granted to replace one domed roof light and one roof access pod with two flat roof lights, to install an air source heat pump and associated acoustic screen on the roof terrace, as well as carry out internal works including the replacement of the roof access stair (please refer to 2020/0135/P and 2020/0123/L respectively).

The owner now seeks permission to carry out internal works limited to the two bathrooms as shown on the proposed drawings and outlined in this design and access statement.



Aerial photograph of the site and the context of its neighbouring streets

Site in the street context

2 LISTED BUILDING

2.1 LISTED ENVIRONMENT

The property is part of a Grade II listed terrace, 1-12 Grand Union Walk, London. The principal reasons for listing are as follows:

Architectural interest: * in its bold styling, resourceful planning and creative use of materials and detail, it is a scheme which exploits the canal-side setting with humour and panache; * as one of few examples of High-Tech style applied to housing; * as part of an ambitious and successful mixed-use scheme which marked a turning point in the career of Nicholas Grimshaw, one of the country's leading proponents of High-Tech architecture.

2.2 HISTORICAL RESEARCH AND ENGAGEMENT

Jon Lowe Heritage Ltd has been engaged to advise on the design strategy of this listed building to assure the best historic building outcome while achieving pleasant living conditions to up to date standards.

A Heritage Statement has been produced by Jon Lowe Heritage Ltd and is included in this application.

3 DESIGN STRATEGY

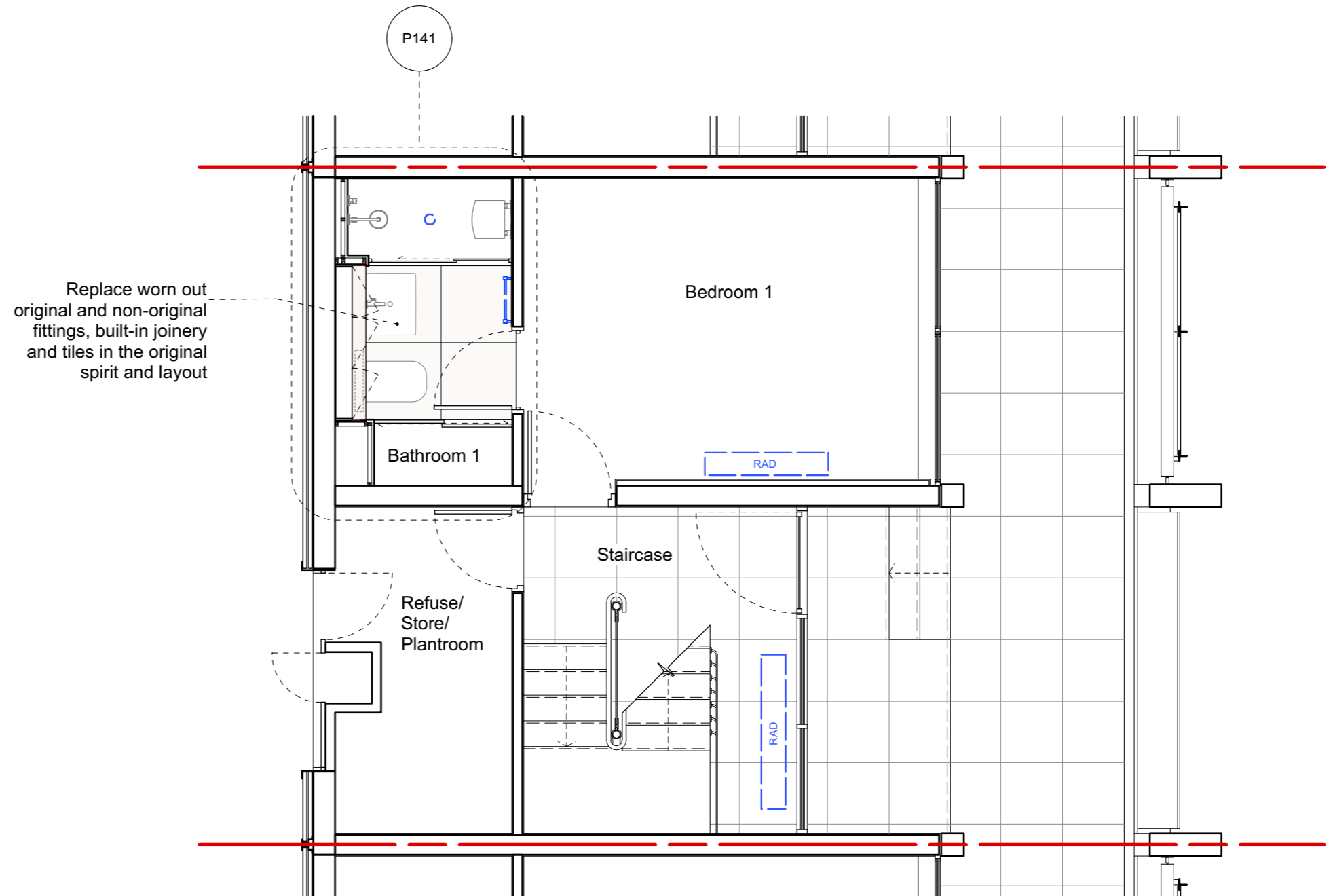
It is the aim of this proposal to update the two bathrooms on the ground and second floor contemporary standards, but at the same time to be faithful to their originally envisaged High-Tech look.

Ground Floor Bathroom:

- The fittings, built-in joinery and surfaces have come to the end of their life span and are to be replaced with new cabinetry, sanitary fittings and tiling, but existing drainage will be retained. The style and layout is to be similar to the existing, with the new cupboard and the sanitary fittings in their original positions.

It is proposed to replace the bath tub with a walk-in shower.

Electric underfloor heating is to be provided.



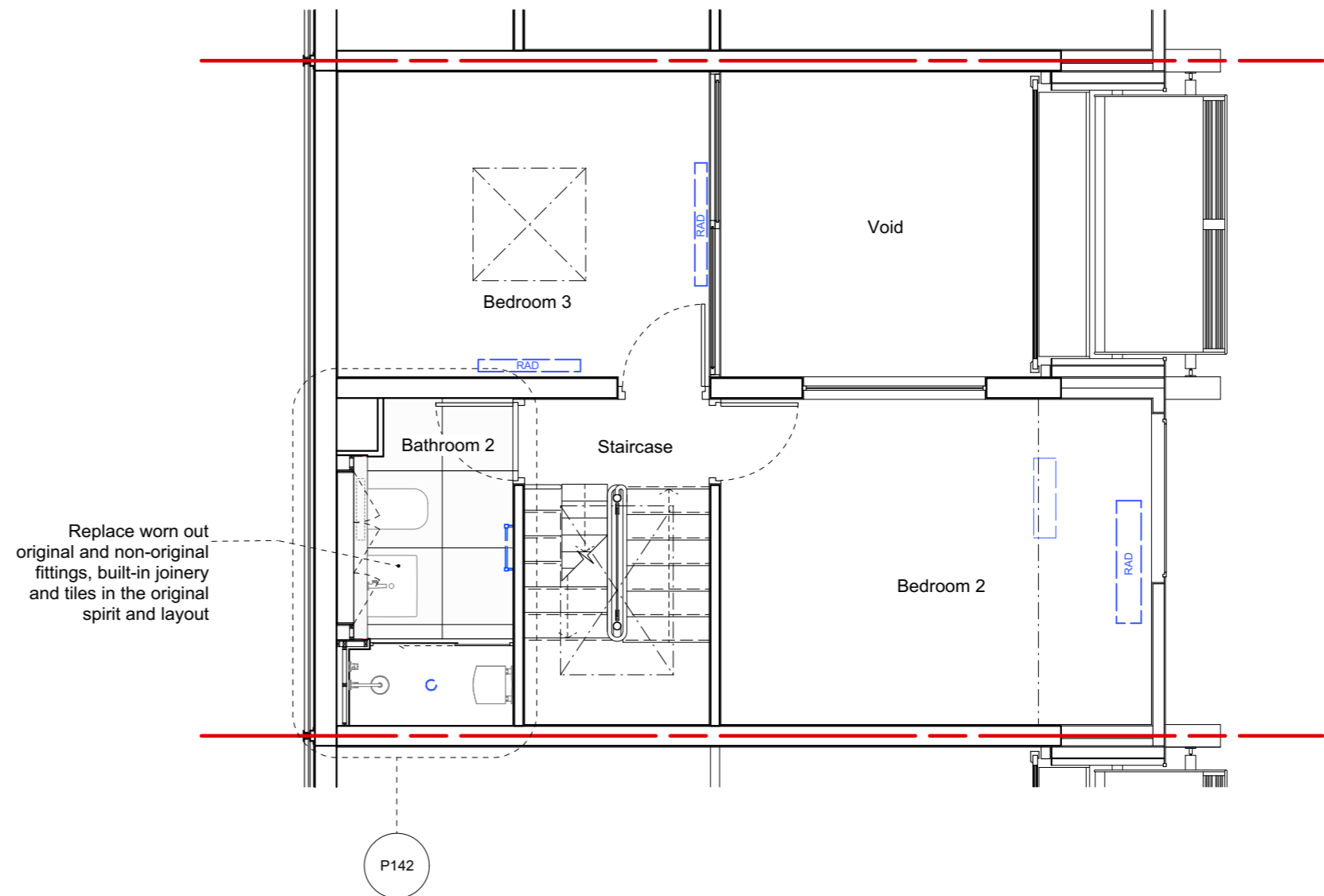
Proposed Ground Floor Plan

Second Floor Bathroom

- As on the ground floor, the fittings, built-in joinery and surfaces have come to the end of their life span and are to be replaced with new cabinetry, sanitary fittings and tiling, but existing drainage will be retained. The non-original flooring sheet is to be replaced with tiling, to re-instate the original design intent. The style and layout is to be similar to the existing, with the new cabinetry and the sanitary fittings in their original positions.

It is proposed to replace the bath tub with a walk-in shower.

Electric underfloor heating is to be provided.



Proposed Second Floor Plan

4 ACCESS

As the building is listed, the achievement of compliance with Part M of the approved documents and the DDA documents would not be realistic without serious compromise to the historic building fabric.

We have endeavoured to ensure that our proposal will improve, or at least not diminish, access and compliance with parts M and K of the approved documents.

5 CONCLUSION

We believe that the current proposal achieves the successful update of the outdated bathrooms of a mid eighties building to current standards, but at the same time keeping in the spirit of the original design, by keeping to the existing functional layout and maintaining a sense of the original proportions.

Drawings in this document are not to be scaled from. Drawings and images are illustrative only. For scaled drawings refer to a separate set of existing and proposed drawings as detailed on the Drawing Issue Sheet submitted alongside with this document.

This design and access statement for listed building consent was compiled by Hugh Cullum Architects LTD for the property at: 10 Grand Union Walk, London NW1

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