

10 Grand Union Walk, London, NW1

Design and Access Statement

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# 1 SITE

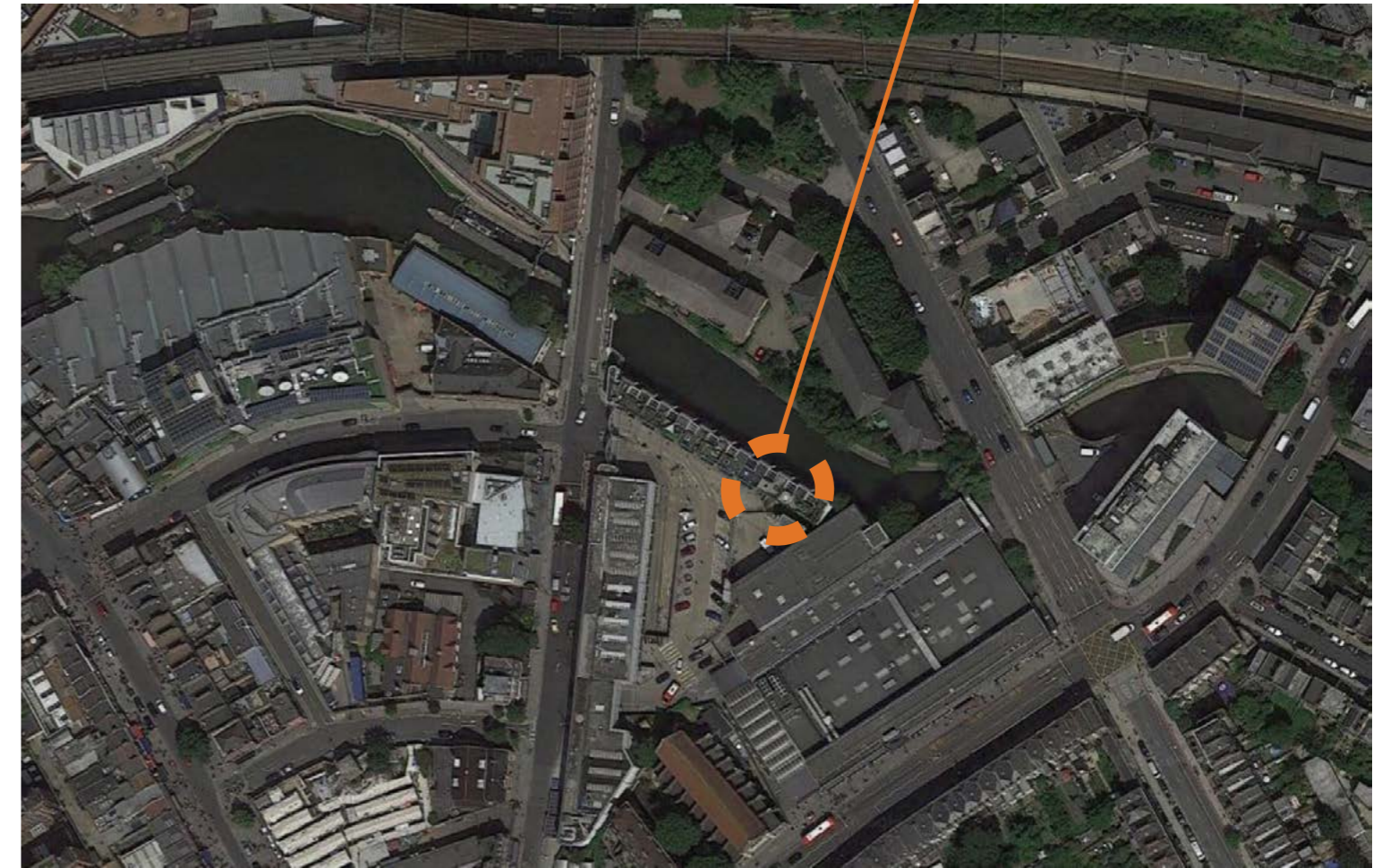
## 1.1 IDENTIFICATION AND EXTERIOR PHOTOGRAPHS

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 kitchen and the second floor gallery 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 kitchen on the first floor to contemporary standards, but at the same time to be faithful to its originally envisaged High-Tech look.

It is also proposed to replace the block work upstand of the second floor gallery with a steel and glass balustrade.

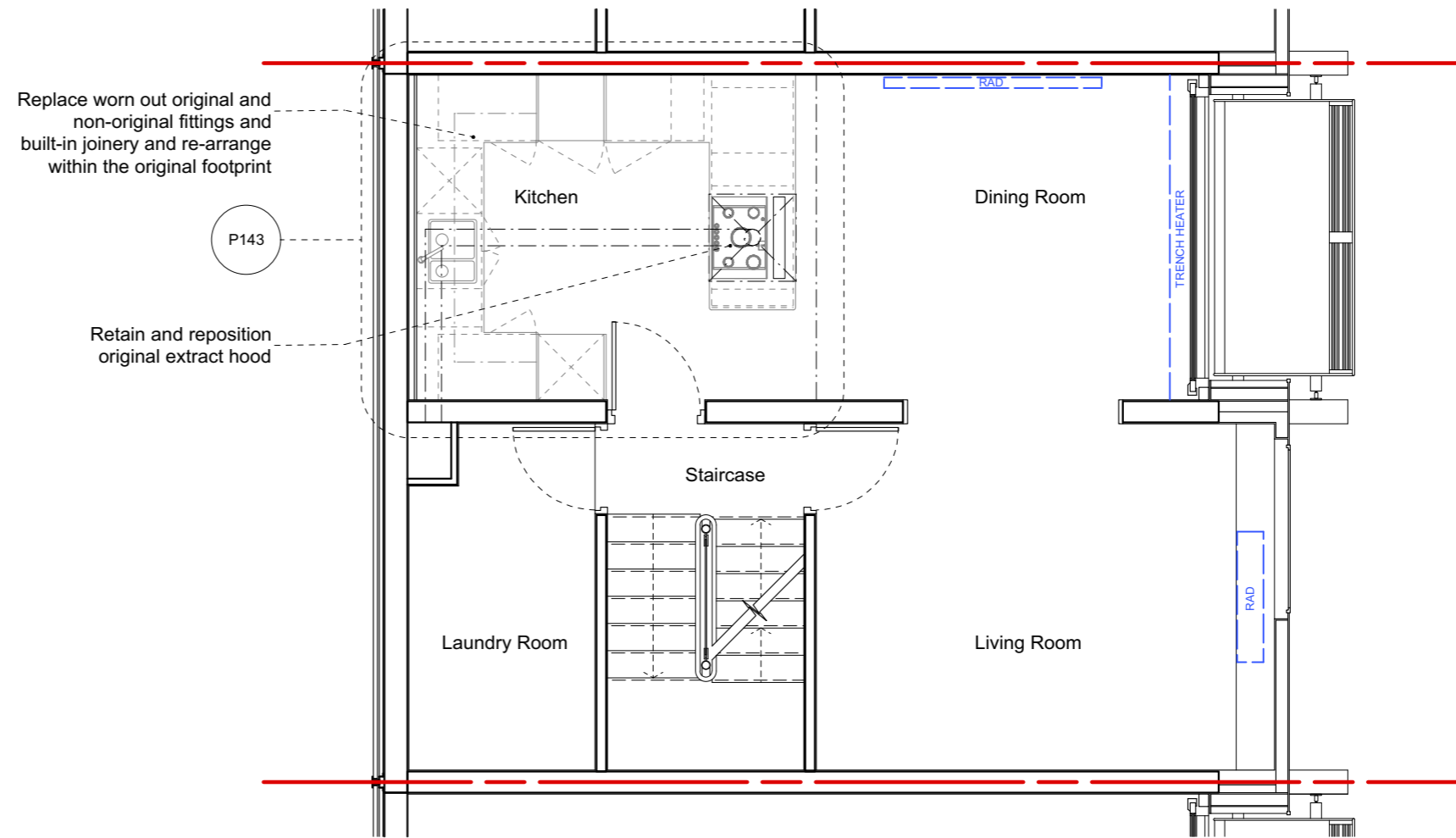
#### First Floor

- The kitchen layout is to be altered slightly to provide an ergonomically more suitable arrangement, but its overall position and floor area are to stay as existing.

The original extract hood is to be retained and repositioned above the new hob, but is to stay centred on the room's symmetrical axis.

Fittings and cabinetry are to be updated in the spirit of the original. All kitchen cupboards and drawers are to be finished in Eggerboard, to closely match their existing surface.

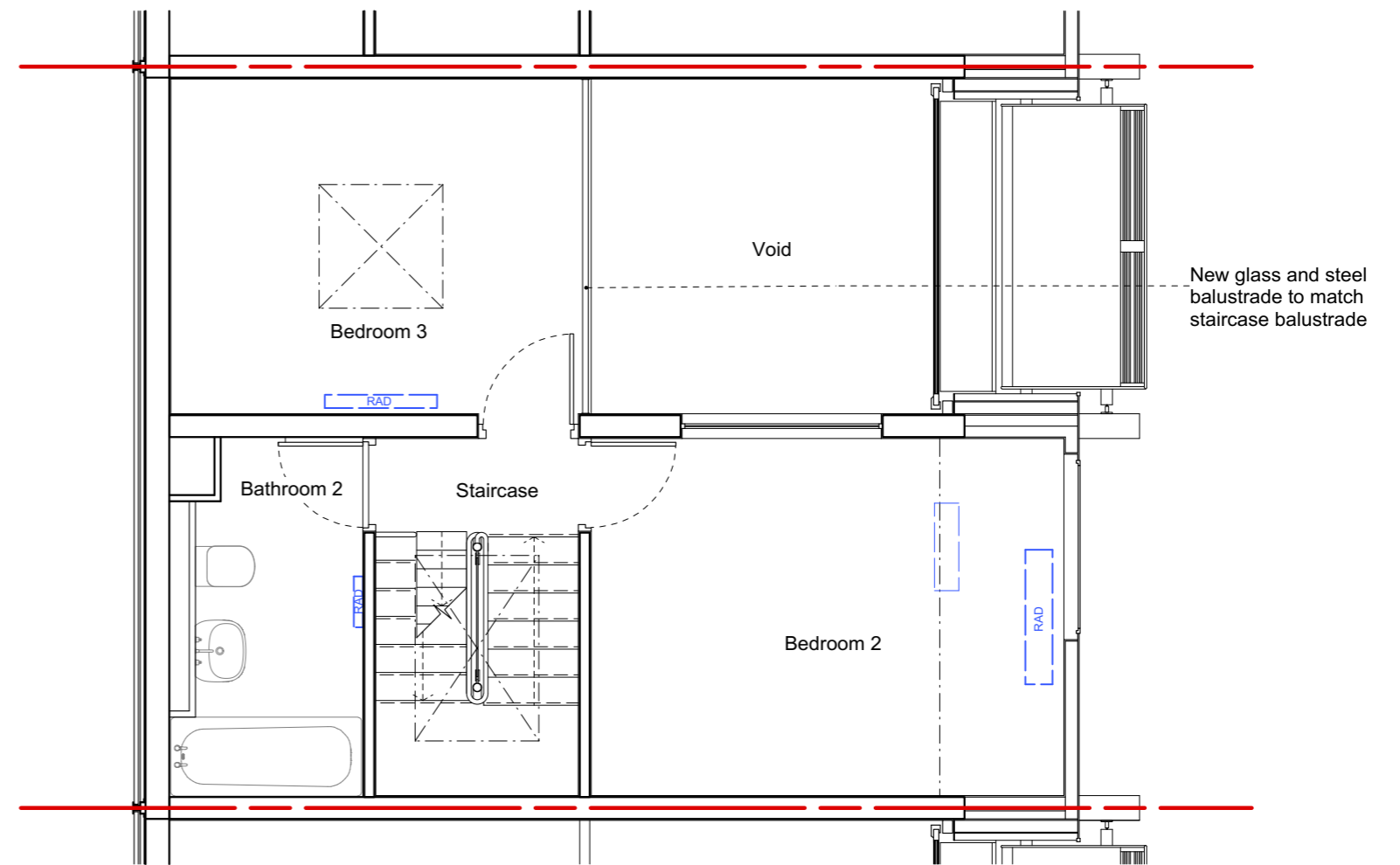
The countertops are to be finished in sandstone coloured Silestone, a more suitable and durable material than the existing laminate.



Proposed First Floor Plan

## Second Floor Gallery

- Listed building consent has been granted to remove the non-original sliding window from the balustrade between the bedroom and the void over the dining area, to re-establish the design intent of the open space. It is now proposed to also remove the solid balustrade itself and to replace it with steel tubes with glass panel infills, to closely match the existing stair case balustrade. This will enhance the original design intent of the open, double height living space.



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 an outdated kitchen of a mid eighties building to current standards, but at the same time keeping in the spirit of the original High-Tech design, as well as reinforcing the experience of the double height void space, which had been partly lost in the previous alterations, by replacing the solid block work upstand with a steel tube and glass balustrade.

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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