

Design and Access Statement for 23-25 Argyle Square
WC1H 8AS

Date: April 2021

INTRODUCTION:

This document is a supporting statement to the planning application being submitted for the reinstatement of the original sash windows on the front elevation, a new basement and an additional ground floor rear extension containing 6 new hotel guest rooms.

ACCSES STATEMENT:

Currently the main frontage is accessed and approached via a pavement off Argyle Square.

STATEMENT OF INTENT

We intend to comply with all current regulations and good practice. The physical limitations of the building impose some constraints, however it is our intention to make the scheme as accessible as possible in line with local planning policy and the requirements of the Disability Discrimination Act (DDA).

We have taken advice from our Approved Inspector, Butlers and Young Ltd and used as our main source of reference the standards in the Approved Document Part M in so far as it is relevant. In addition, we have referred to the Disability Rights Commission (DRC) web site.

Consultation

No detailed consultation has been used since we have no established client base. However, once established we intend to gauge feedback from the hotel customers in the form of a questionnaire.

Specific Access Issues

ISSUE	RELEVANT LEGISLATION	Management
Entrance: A) No new steps are proposed at the entrance to the communal corridor and stair All retained as existing	A) Planning and Building Regulations	A) Planning and Build Regs
B) No new communal door is proposed, doors to proposed rooms	B) Planning and Building Regulations	B) Build Regs and management
Evacuation: Evacuation by occupiers via entrance door as existing	Building Regulations Fire Regulations and DDA	Building Regulations and management
Communal Corridor: Existing communal stair may be upgraded but may not be able to be reconfigured in the dimensions compliant with the Part M	Building Regulations and DDA	Building Regulations and management

DESIGN STATEMENT:

Urban Context:

The proposed site situates in the Conservation Area of Bloomsbury. The notable public garden, Argyle Square, is in front of the building and the 7-storey housing blocks are behind. The premises is a Grade 2 Listed building. The entire front elevation of the block is intact and is representative of a Georgian square town house facade. The character of this particular context is that whilst the premises and surrounding area is in a Conservation area, the building frontage retains an important architectural and historic value however there is no such significant value found at the rear extension of the premises, which are much later additions.



Aerial view of the proposed site in the context

DESIGN STATEMENT:

Proposal:



1. Front elevation:

The existing front elevation windows have been replaced with casement windows on the basement, ground and first floor.

We are proposing to replace all existing casement windows on the basement, ground and first floor in a style to match the sash windows at No.16 to No.22 Argyle Square.

This will enhance the street scene, the heritage value can be appreciated and enjoyed.



Exiting No.16 to No.22 Argyle Square sash windows

No.16 to No.22 Argyle Square appear to be the only houses which have traditional sash windows in the style of the original design on this side of the square.

2. Rear extension

No.19-22 Argyle Square was granted permission for their first floor rear extension by removing these original first floor rear windows from the parent buildings in 2004.

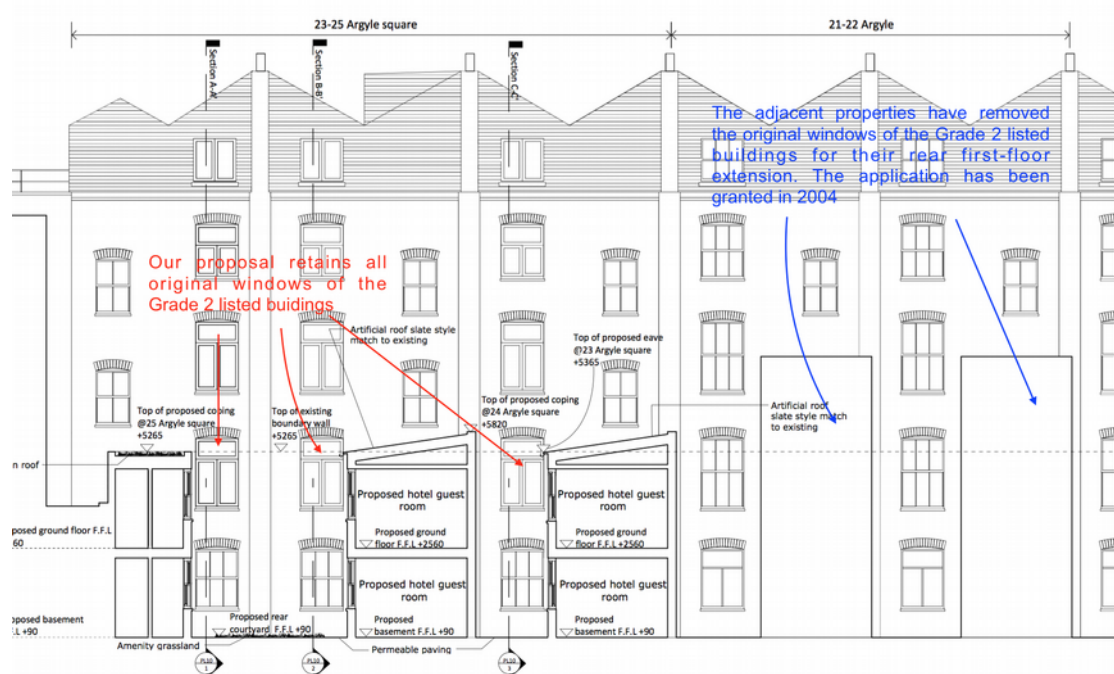


In total, 9 properties along this block had their first floor rear extension granted and executed despite the host buildings losing the original rear Grade 2 listed building windows.

Despite this fact, that there are a number of houses granted new first floor rear extensions, we are not proposing to obtain the same first floor extension along the rear of the proposed properties.

Instead our current proposal retains a profile similar to the existing rear extension but extends the width on the ground floor and basement for No.23 and No.24 and Creates a new ground and basement extension on No.25 Argyle Square. This is so our proposal can appreciate and respect the Grade 2 listed host building. All materials match what already exists in the site surroundings so that our proposal is well integrated to the existing surrounding.

The entirety of the newly extended flat roof will be covered with an extensive green roof in order to reduce a heat island effect in this dense urban setting. In addition, a newly formed courtyard between No.24 and No.25 offers green amenity areas to the guests.



Conclusion:

Our proposal provides additional bedrooms and increases the floor area by about 77 sqm over three properties (No.23 to No.25) however, this increase is minimal and the impact to the properties surroundings is not significant.

Our proposal respects the Grade 2 listed buildings and context by not removing any of the original elements or features. Instead it brings back the front sash windows to the original style of a Georgian town square facade, which contributes significantly to the listed buildings on the street and will enhance the Conservation Area.