

9 Grand Union Walk, London, NW1 9LP  
Design and Access Statement

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**HUGH CULLUM**  
ARCHITECTS LTD  
Bloomsbury Design  
61b Judd Street  
London WC1H 9QT  
t 020 7383 7647  
f 020 7387 7645  
mail@hughcullum.com

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## 1 INTRODUCTION

### 1.1 EXECUTIVE SUMMARY

This Design & Access Statement has been prepared to support a listed building application for internal works to an existing terraced house on 9 Grand Union Walk, London, NW1 9LP. It is proposed to re-instate the first floor room layout to the original design intent by relocating the kitchen to its original position and remove a non-original partition, and to alter the non-original second floor infill above the internal balcony parapet. It is also proposed to add timber decking to the roof terrace to match the majority of roof terraces on Grand Union Walk, in line with planning permission 2003/1569/P.

## 2 EXISTING SITE

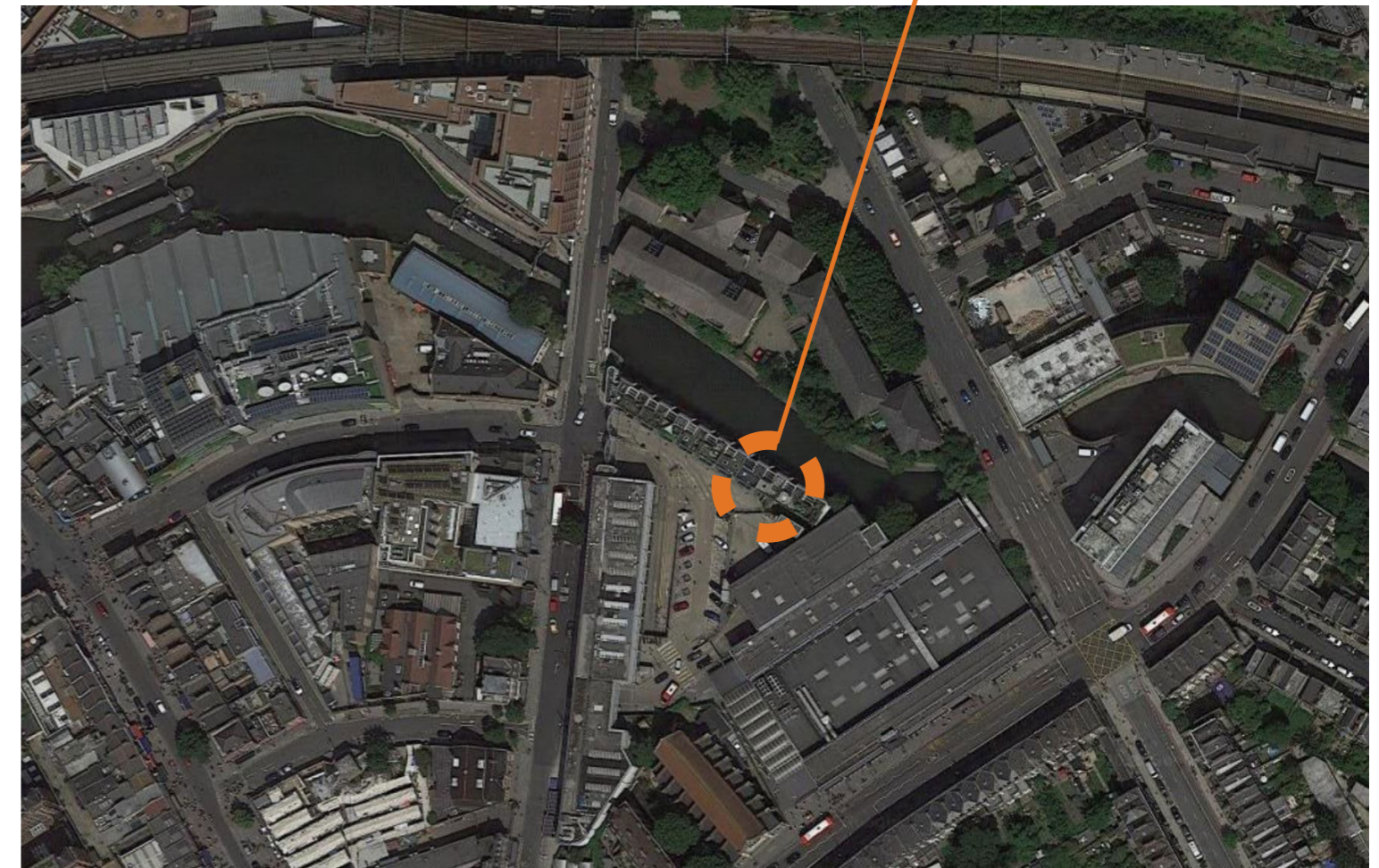
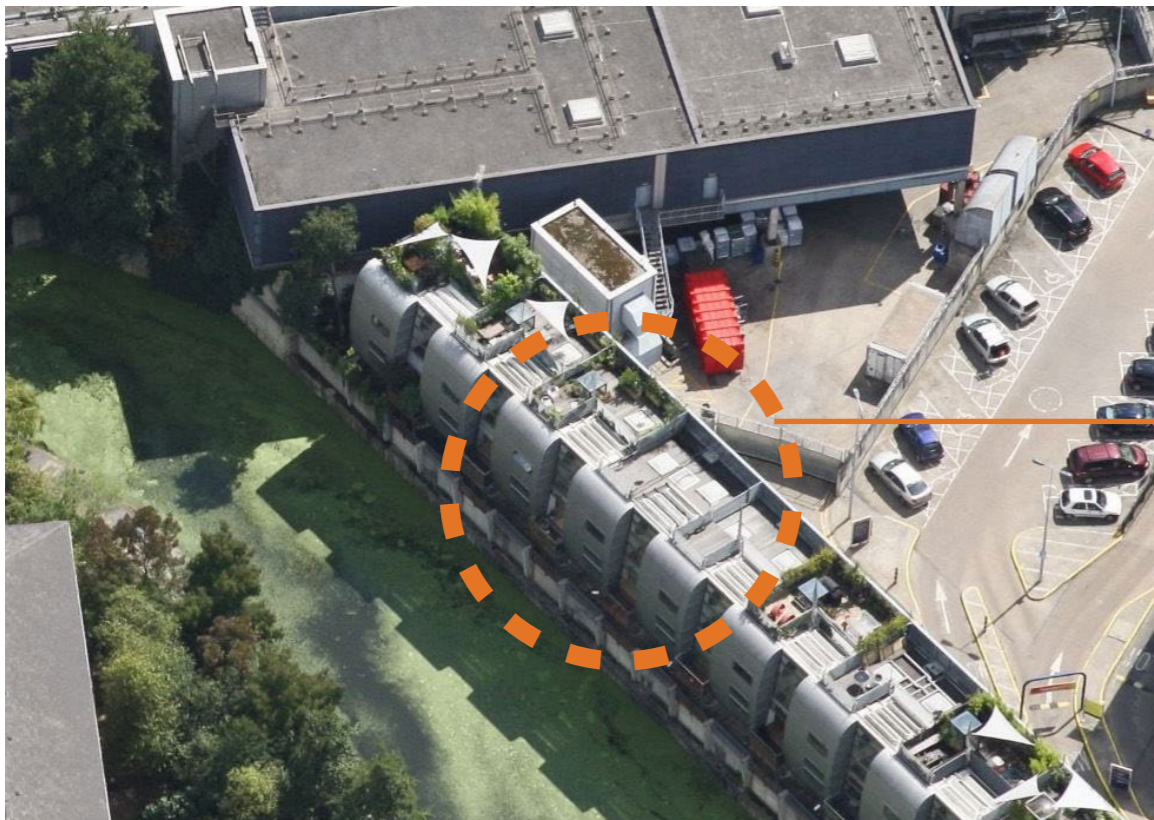
### 2.1 SITE IDENTIFICATION

9 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 an accessible flat roof.

The dwelling has undergone a number of alterations in the past few decades, most notably on the first floor, where the kitchen has been moved into the double-height space and a new room has been created in the original kitchen location. A new access stair to the roof and a new enlarged roof light have been added in line with planning consent 2003/1569/P, granted in October 2003, but no terrace decking has been added, unlike at the majority of roofs in this terrace. The rear parapet has been raised to comply with building regulations, but essential metal balustrades around the edges of the roof lights above the double height space are missing.

The owner wants to make improvements to these alterations and re-instate the original layout and look wherever possible.

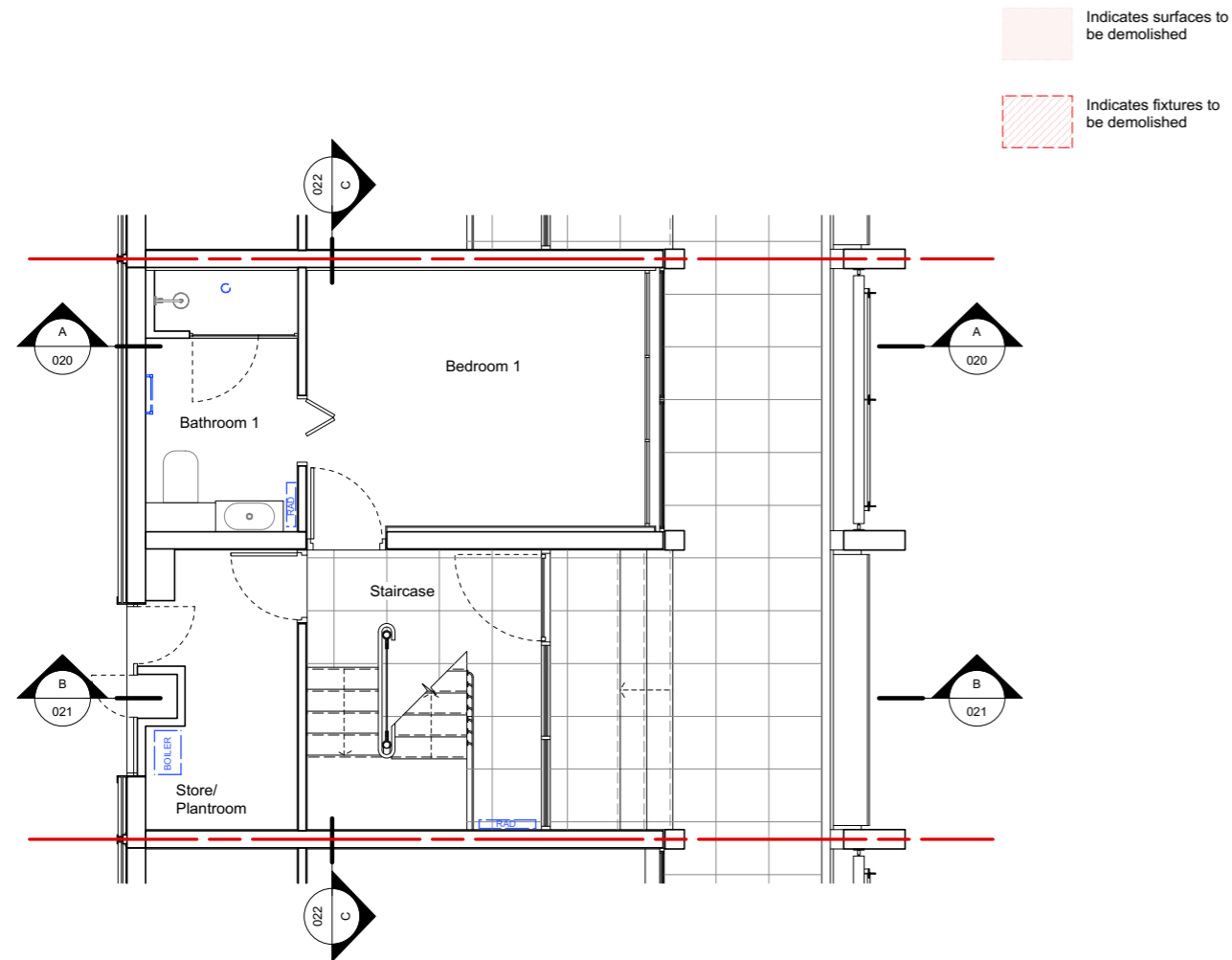


Aerial photograph of the site and the context of its neighbouring streets

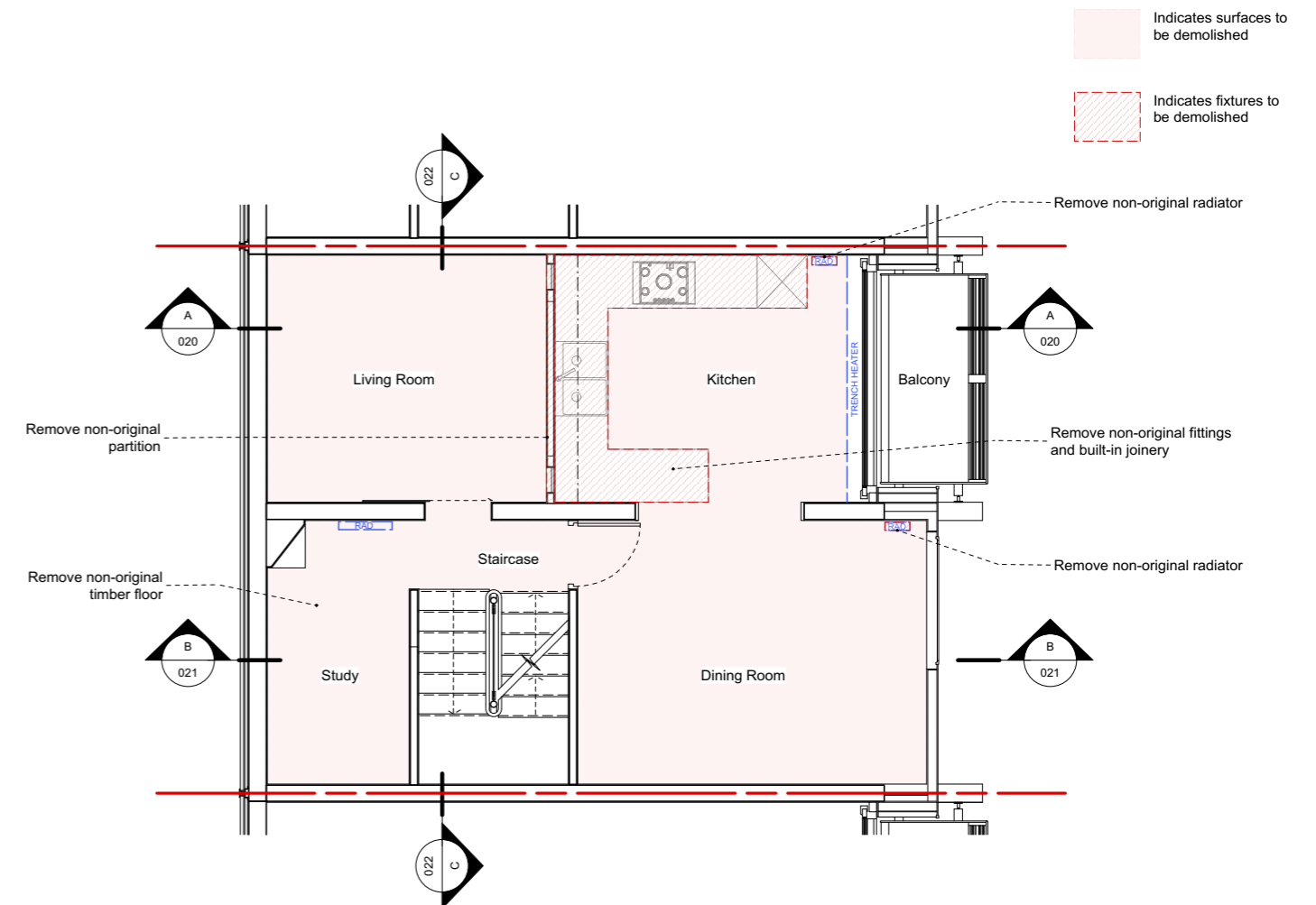
Site in the street context

## 2 EXISTING SITE

### 2.2 EXISTING DRAWINGS



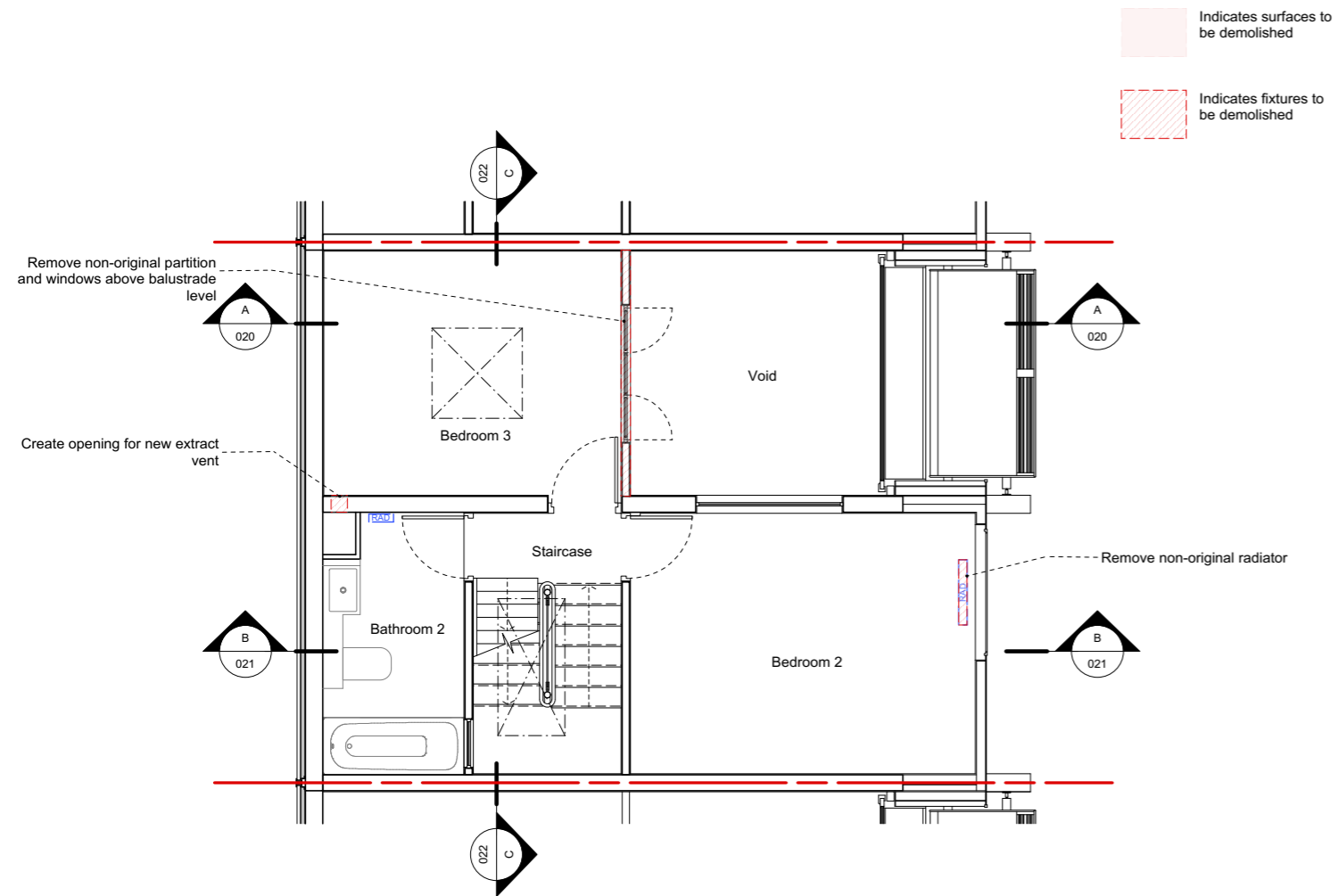
Existing Ground Floor Plan



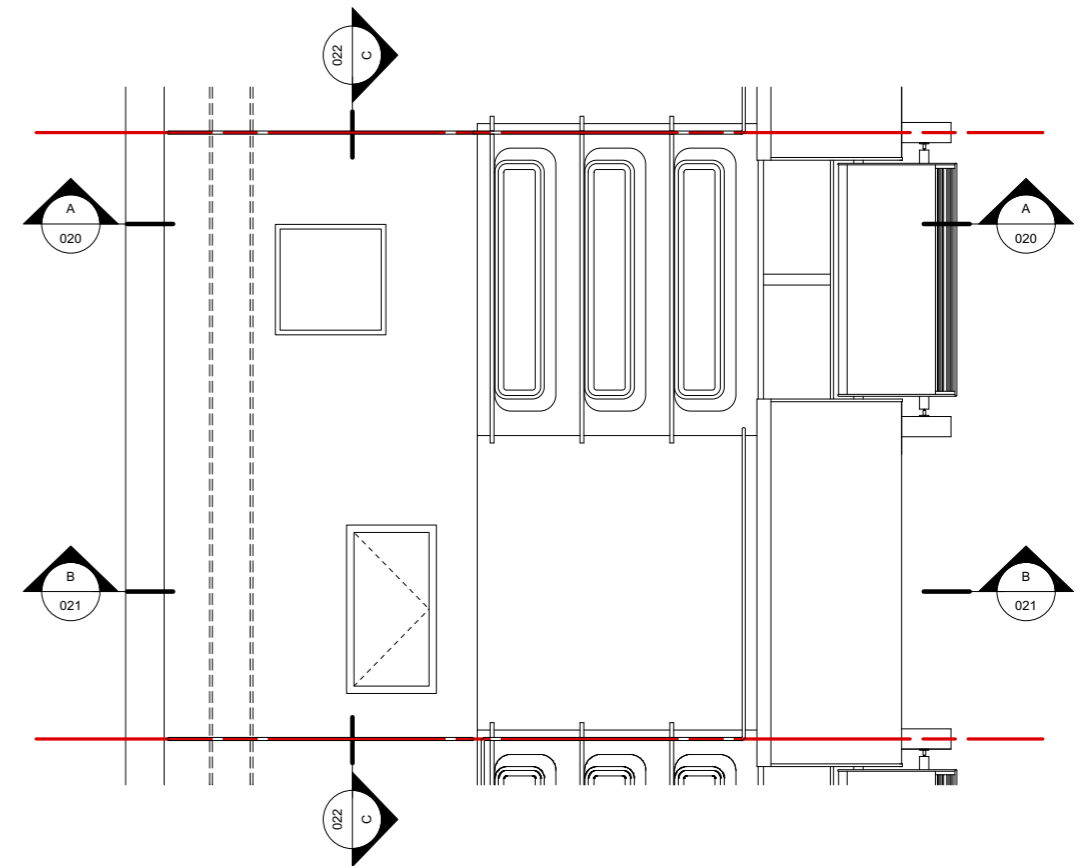
Existing First Floor Plan

## 2 EXISTING SITE

### 2.2 EXISTING DRAWINGS



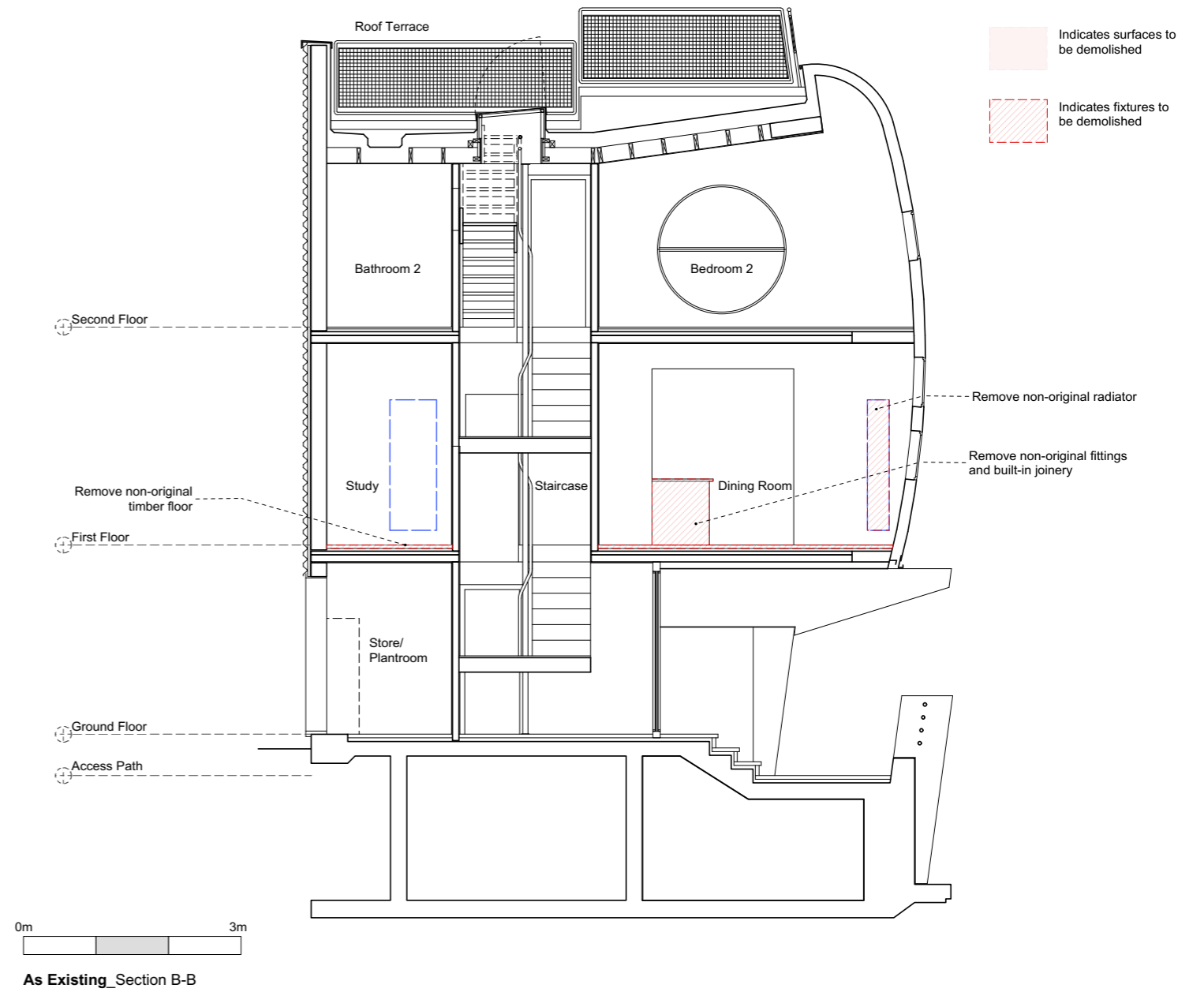
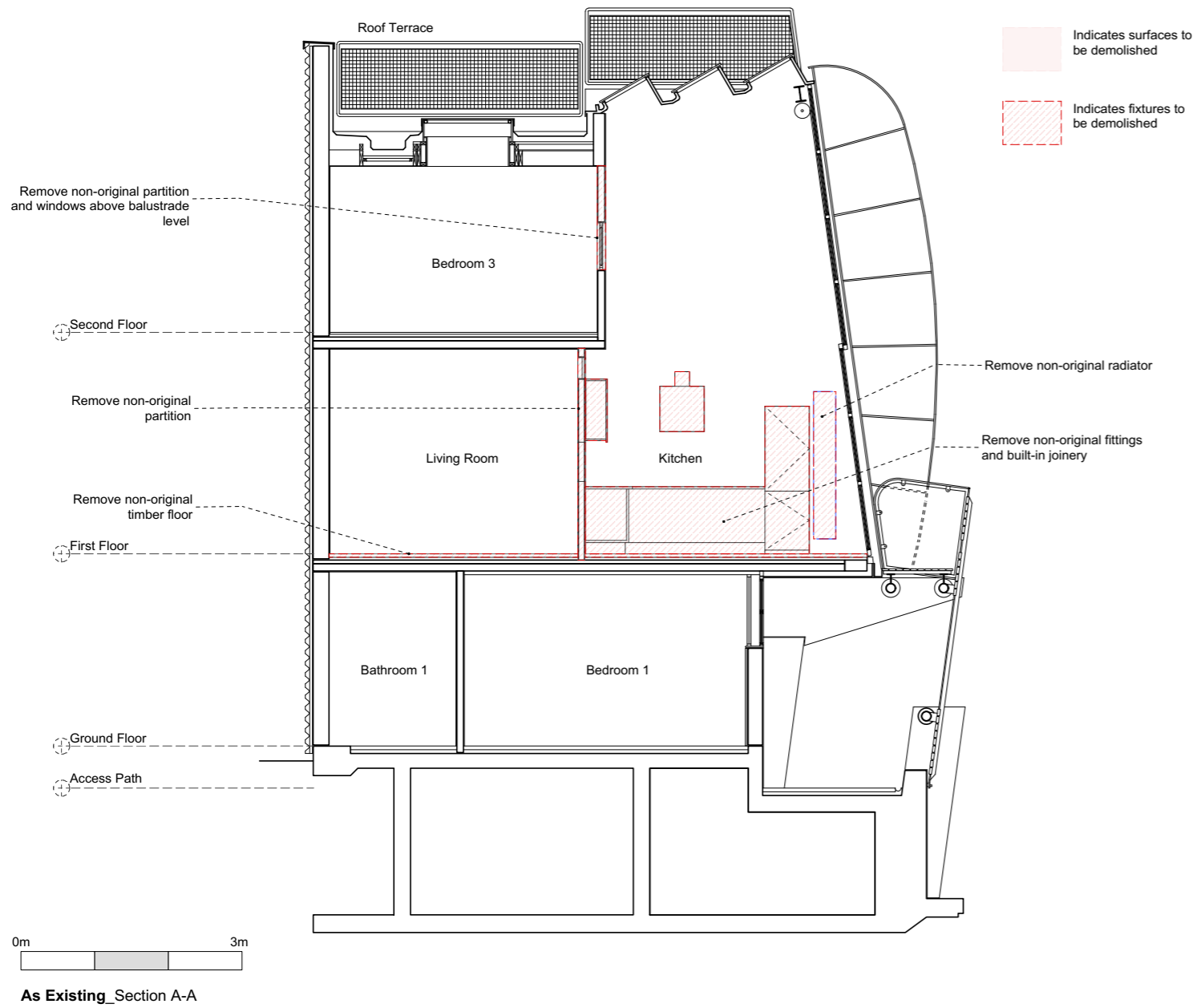
Existing Second Floor Plan



Existing Roof Plan

## 2 EXISTING SITE

### 2.2 EXISTING DRAWINGS

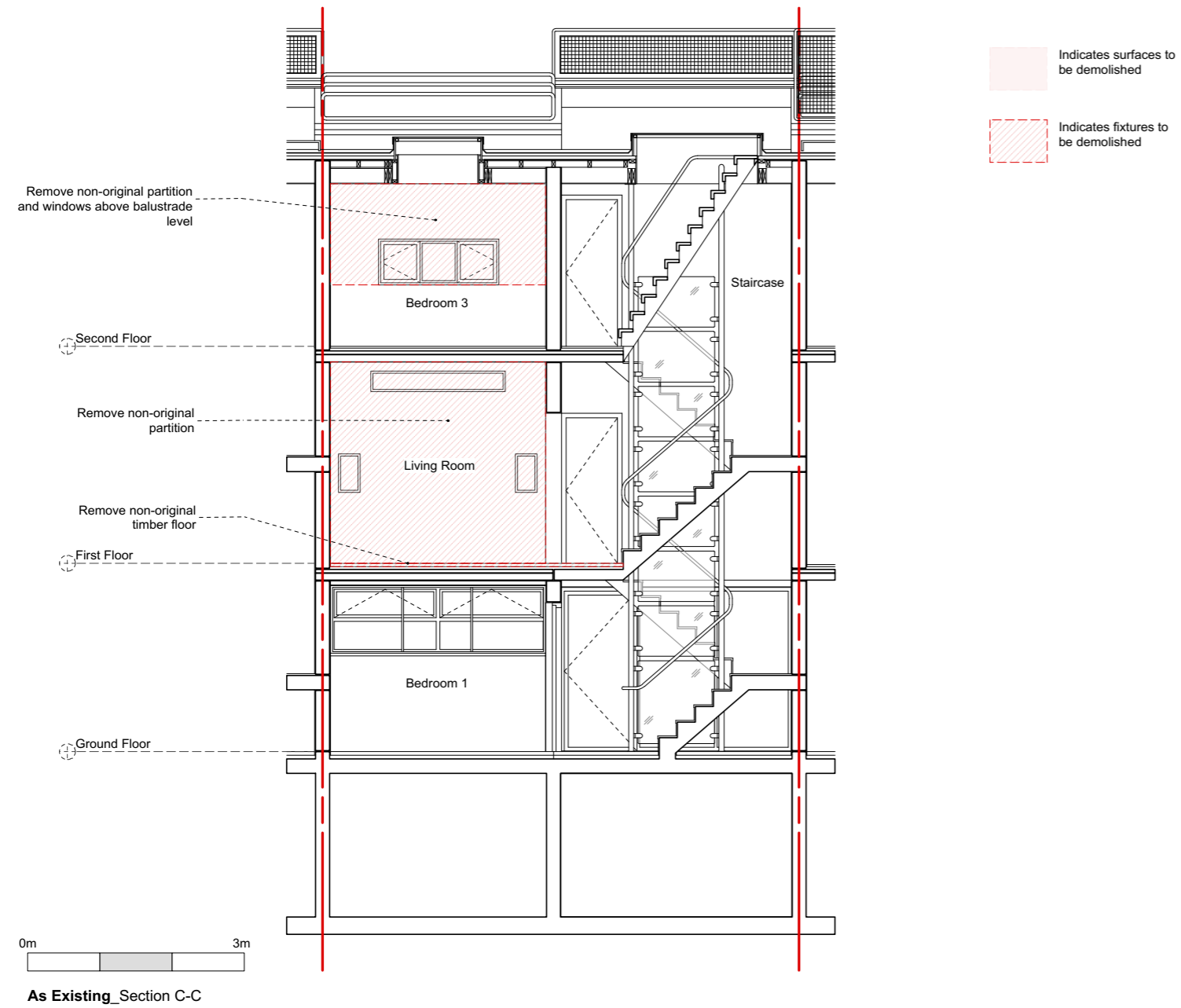


Existing Section A-A

Existing Section B-B

## 2 EXISTING SITE

### 2.2 EXISTING DRAWINGS

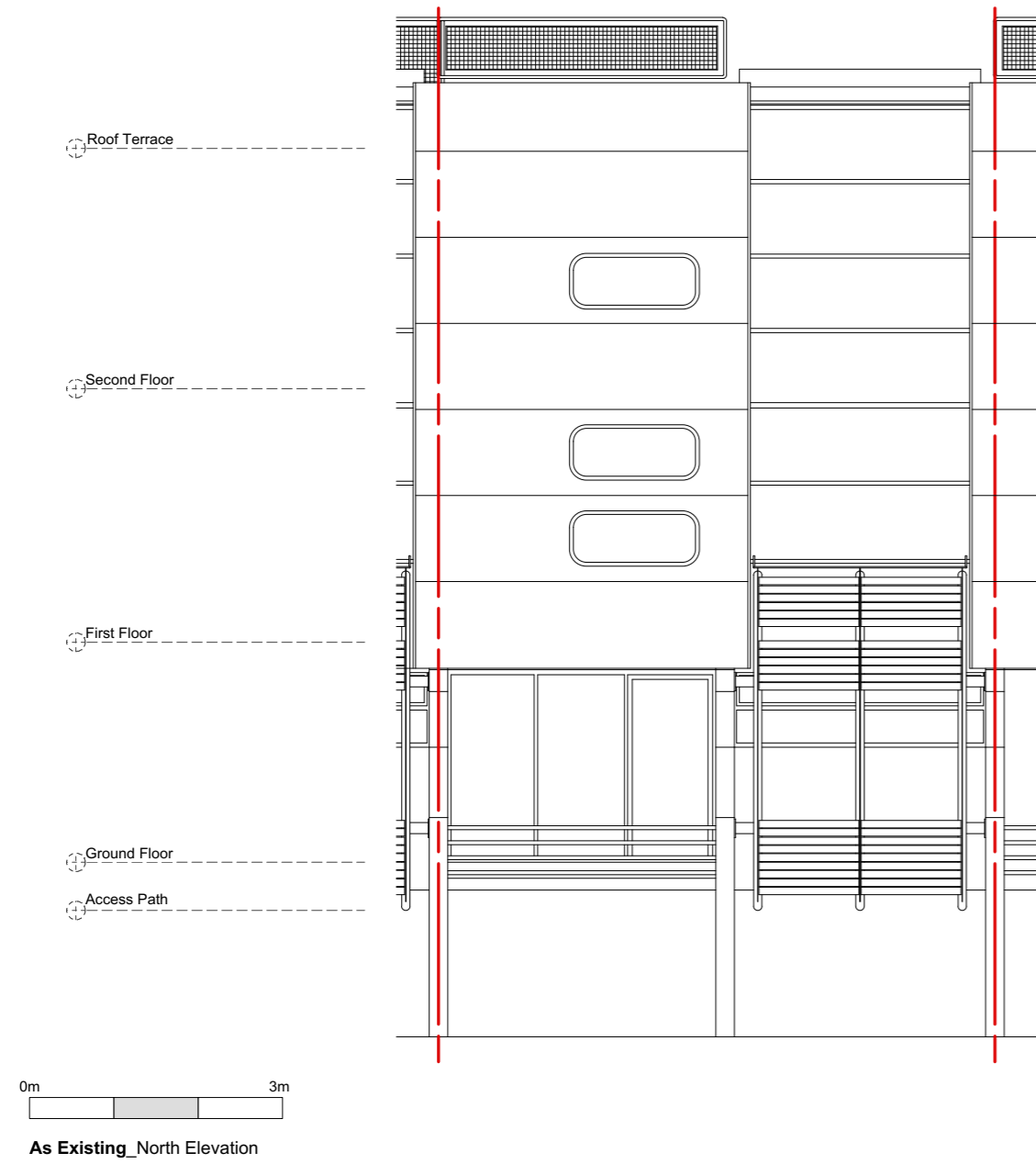


Existing Section C-C

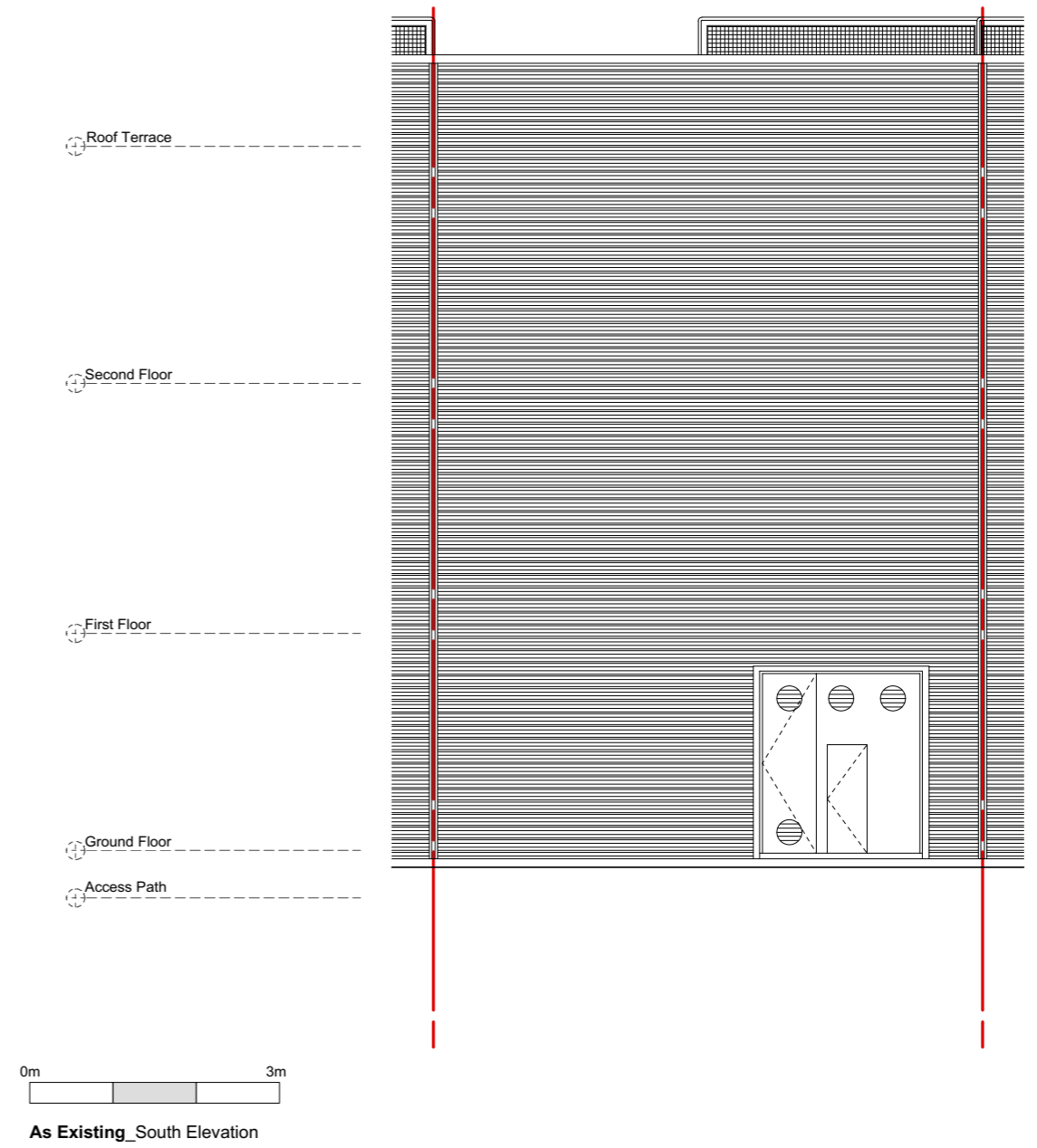


## 2 EXISTING SITE

### 2.2 EXISTING DRAWINGS



Existing North Elevation



Existing South Elevation

## 2 EXISTING SITE

### 2.3 EXTERNAL PHOTOGRAPHS



1



2



3

1: G UW North Elevation from NW  
2: G UW North Elevation from NE  
3: G UW South Elevation



4



5

4: Semi-private access path  
5: Roof border balustrade with no.8



6



7



8

6: Roof view towards W  
7: Roof view towards NW  
8: Roof balustrade and terrace detail of no. 8



9



10



11

9: Roof view towards E  
10: Roof view towards SW  
11: Roof view towards W

2 EXISTING SITE

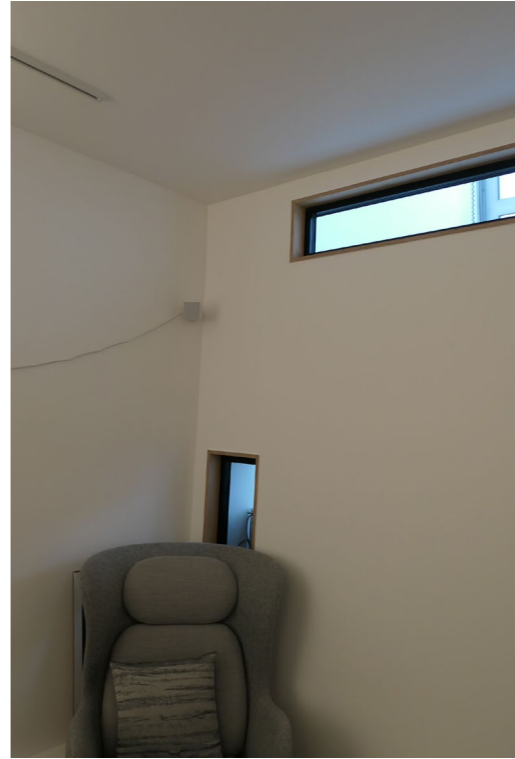
2.4 INTERNAL PHOTOGRAPHS



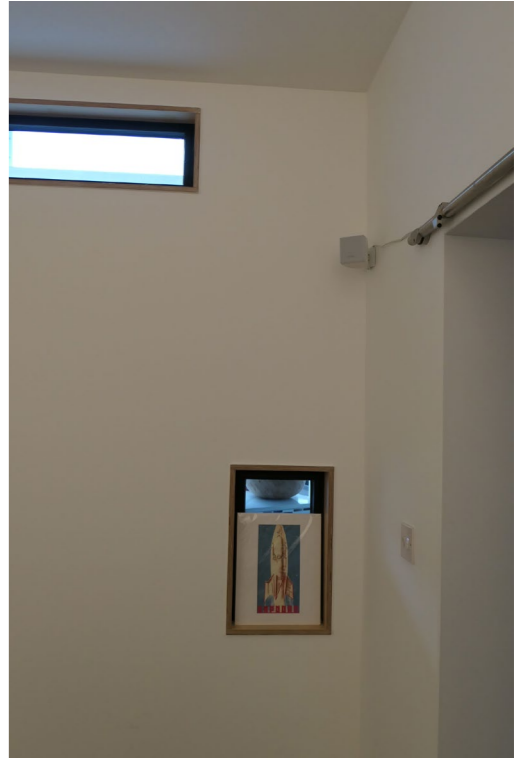
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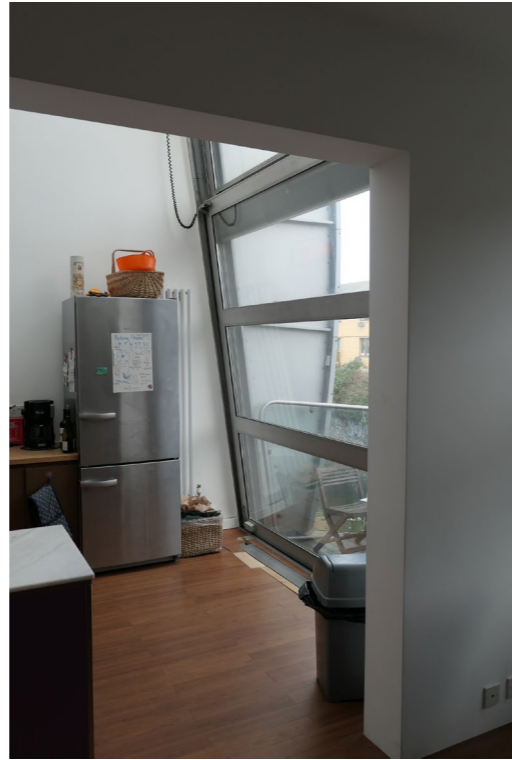
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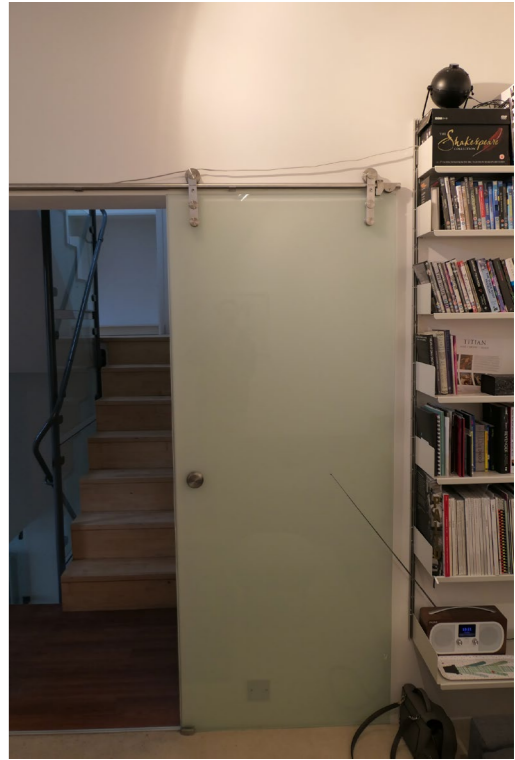
2



4



6



8

1: Kitchen view to SW

2: Kitchen view to SE

3: Dining room view to kitchen

4: Dining room view to N facade

5: Living room view to NW

6: Double height space (currently kitchen)

7: Living room view to NE

8: Living room non-original door

2 EXISTING SITE

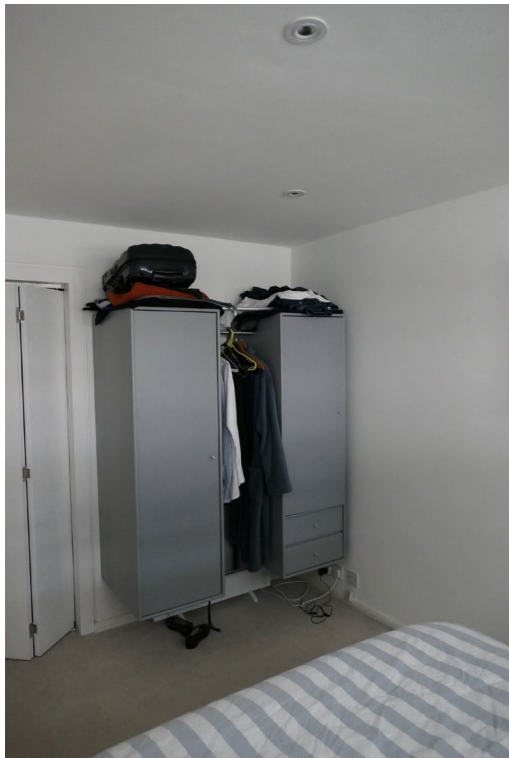
2.4 INTERNAL PHOTOGRAPHS



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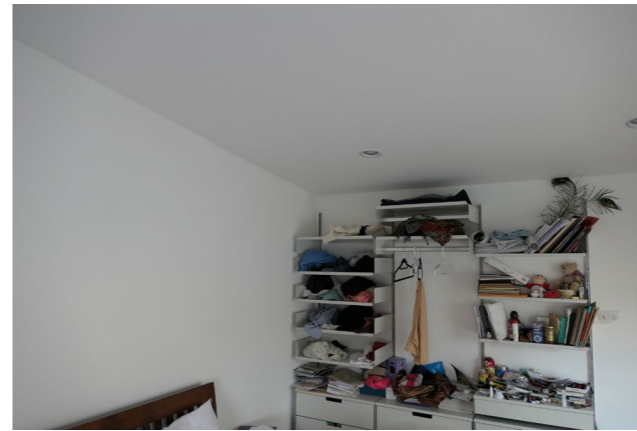
2



4

1: GF bedroom 1 view to NW  
2: GF bedroom 1 view to SW

3: GF bedroom 1 view to NE  
4: SF bedroom 2 view to S



5



6

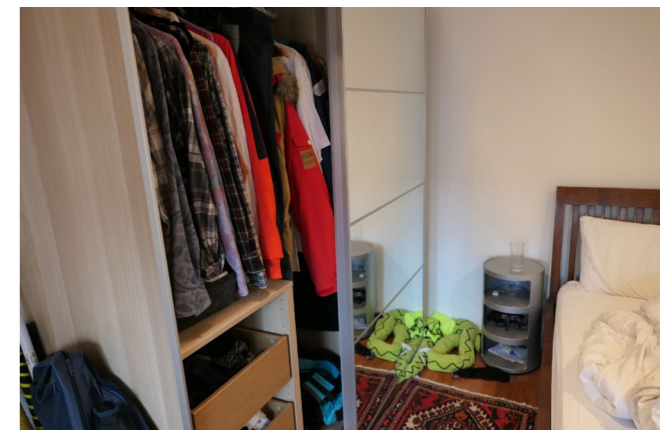
5: SF Bedroom 2 view to SE  
6: SF Bedroom 2 view to N  
7: SF Bedroom 3 view to SE



8



9



10

8: SF Bedroom 3 view to NW  
9: SF Bedroom 3 view to N  
10: SF Bedroom 3 view to SE

### 3 LISTED BUILDING

#### 3.1 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.

#### 3.2 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.

## 4 DESIGN STRATEGY

The majority of these recently listed houses have had internal and some external alterations, some of which have had a detrimental effect on the original High-Tech character of the dwelling.

It is the aim of this proposal to either remove or improve these later interventions and to bring the dwelling up to contemporary standards, but at the same time being faithful to its originally envisaged High-Tech look.

Following works are being proposed:

The existing layout of the rooms on the ground and the second floors is to be kept, and only minor interventions are being planned:

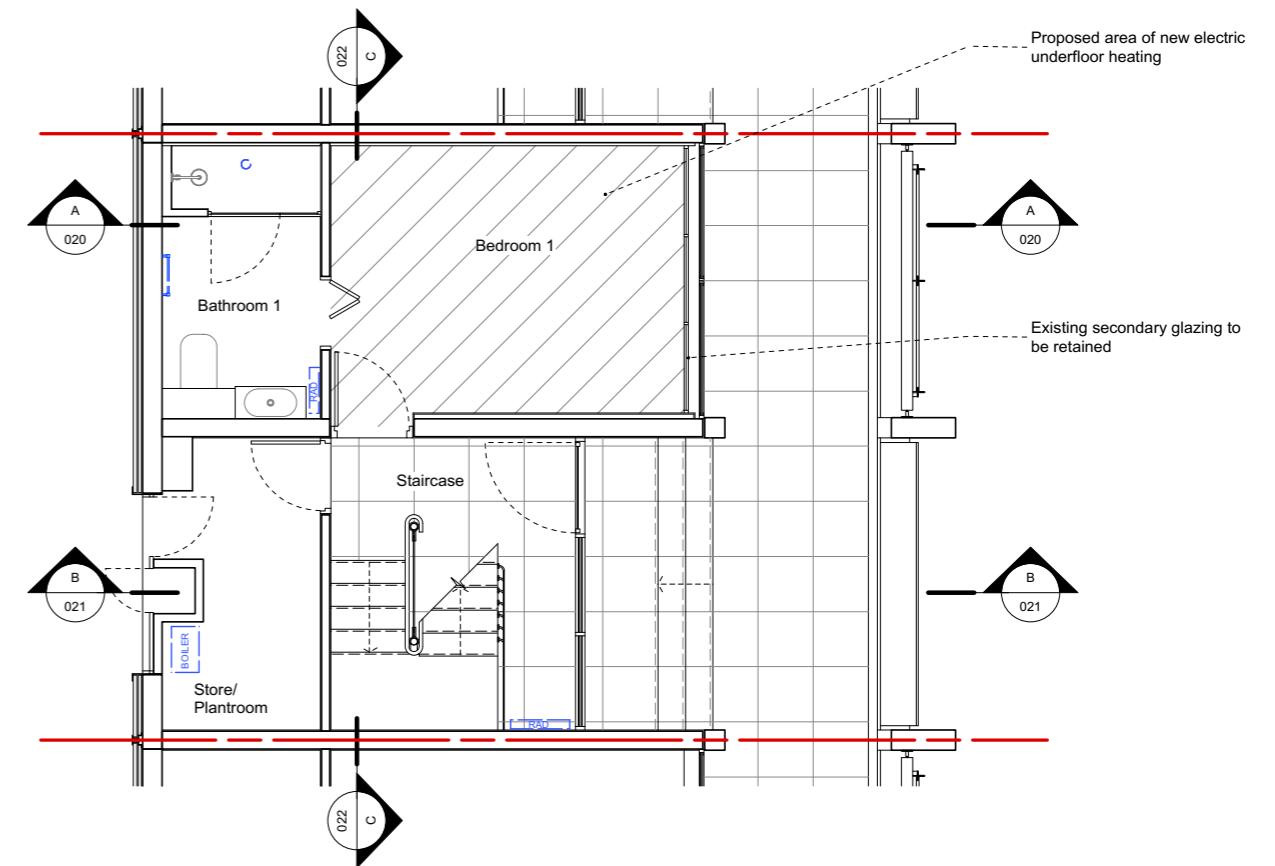
Ground floor:

This room has got no permanent heat source at the moment, as the original radiator has been removed. It is therefore proposed to install electric underfloor heating under a new carpet (the existing carpet is non-original and beyond its life span), as the most space saving and least intrusive solution. Floor build-up heights should not be affected.

Second floor:

The original open connection between bedroom 3 and the double height space has been interrupted, as a ceiling high partition with unproportionally small windows has been erected on top of the block work balustrade. It is proposed to strip down this infill partition to the original parapet height and install full height metal framed sliding windows on top, to reinstate the original visual connection, but at the same time keep a sound barrier to the noises from the canal.

As this bedroom has got no heat source at the moment, a small new radiator (to match the existing and retained non-original radiators on the ground floor and first floor in style) is proposed to be mounted under the new sliding windows.



Proposed Ground Floor Plan

## 4 DESIGN STRATEGY

This bedroom has no means of natural ventilation at the moment. It is therefore proposed to install a mechanical ventilation duct within the adjacent existing riser, with a discreet louvred opening to the bedroom in its SE corner at high level, as the least intrusive solution.

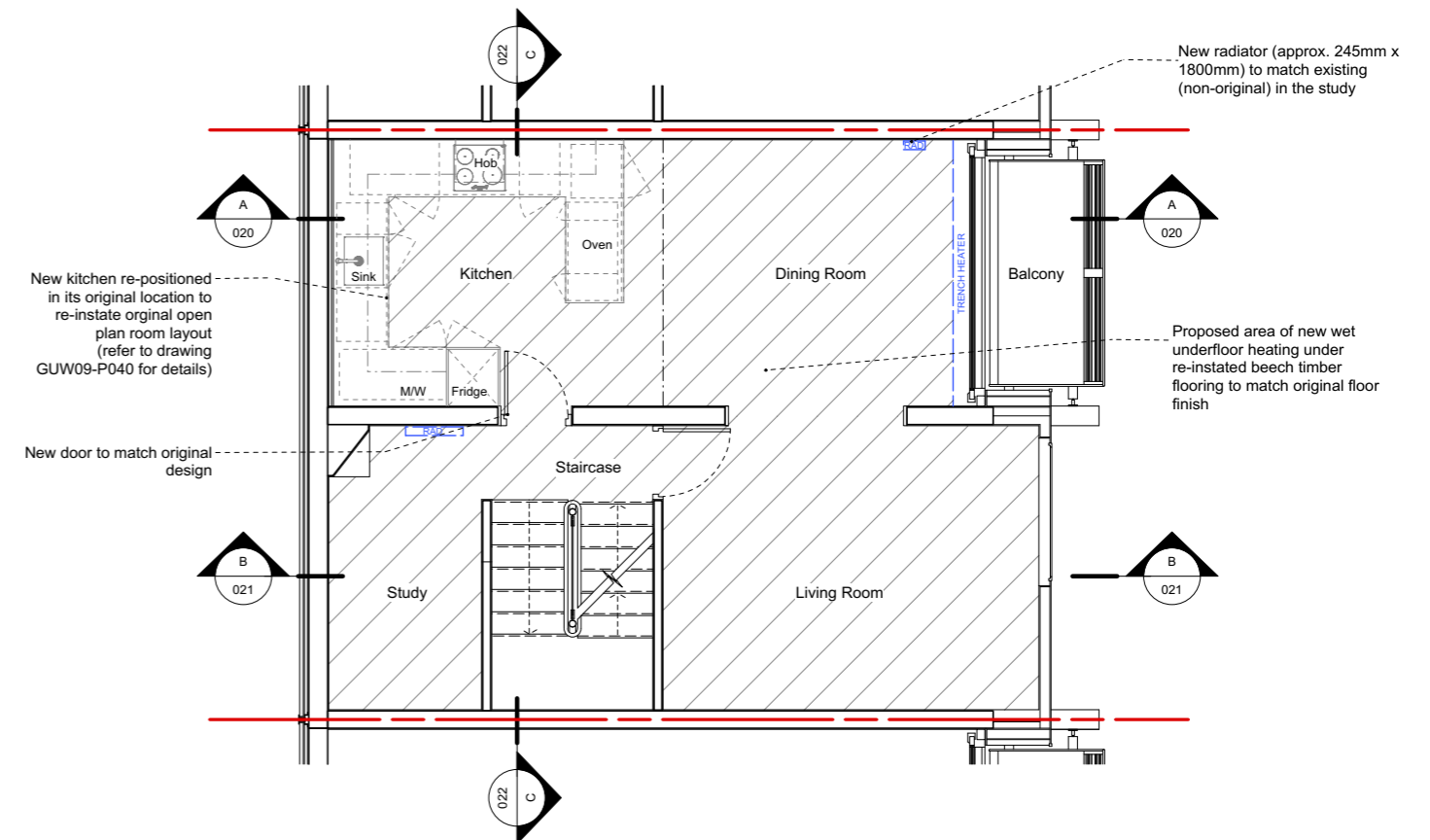
On the first floor, where the position of the kitchen has been shifted and an additional separate room has been created, it is proposed to revert to a layout very similar to the original. The non-original partition between the rear living room and the double height space is to be removed and the original generous open kitchen/dining room constellation is to be re-instated.

The original beech timber floor has been replaced with a darker laminate floor, which is unsympathetic to the rest of the timber finishes in the house. It is proposed to replace it with the Junckers beech wood floor which had been used originally. Wet underfloor heating is also to be introduced on the first floor, which can be accommodated within the suspended floor space above the concrete slab without changing the floor build-up height.

This new underfloor heating makes one of the radiators (in the front living room) redundant. A narrow radiator to be of a similar style to the one in the first floor study is to be installed in the double height space to compensate for the considerable heat loss in this area. None of the existing radiators in this building are original.

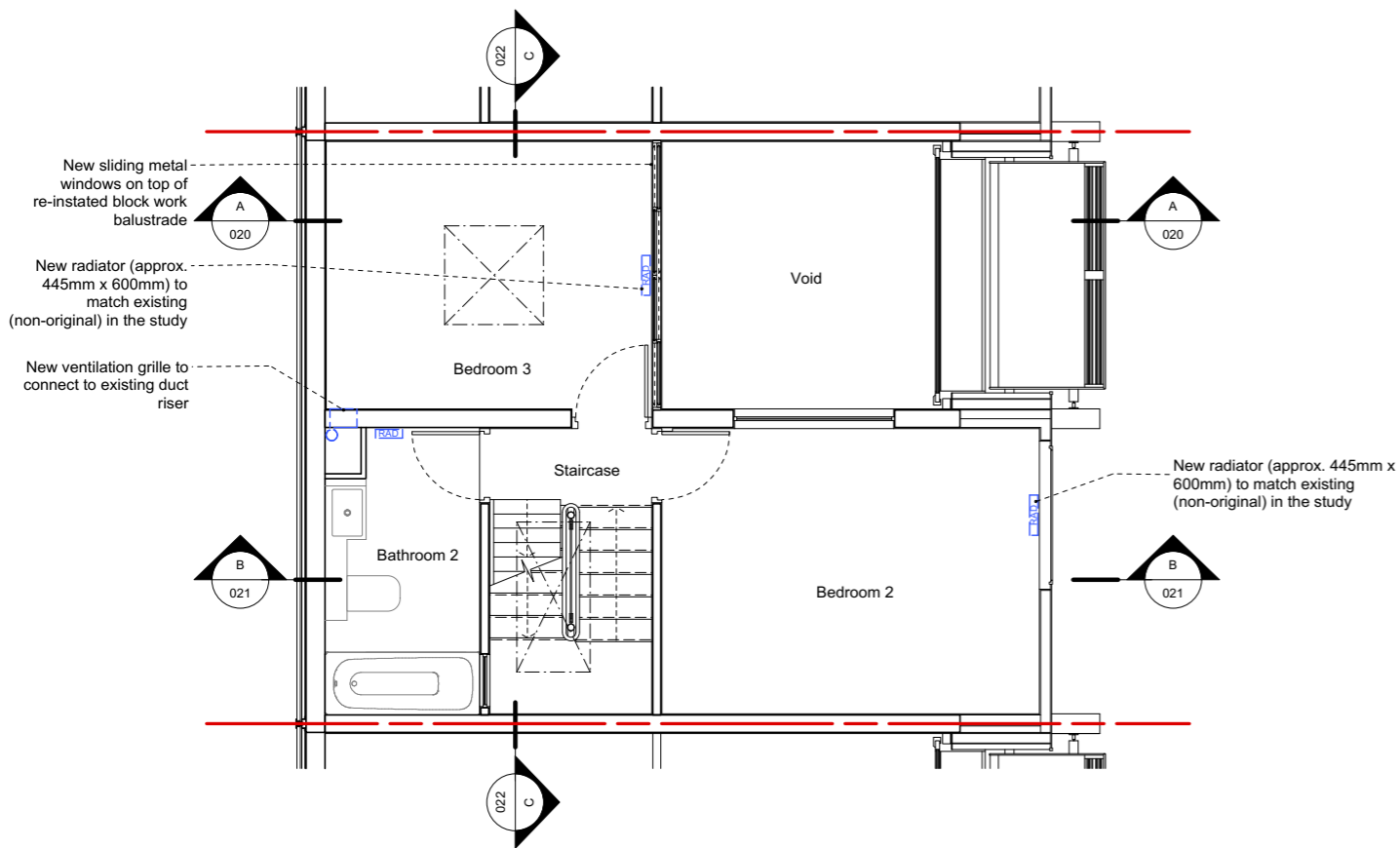
### Roof

- The roof was made accessible for use as a roof terrace after a successful planning application in 2003. But unlike the majority of the properties in Grand Union Walk, terrace decking has never been installed at no.9. It is therefore proposed to install timber decking on metal supports to match the neighbouring buildings and install the two missing safety balustrades next to the roof lights above the double height space, to make the roof safely usable as roof terrace, as intended.

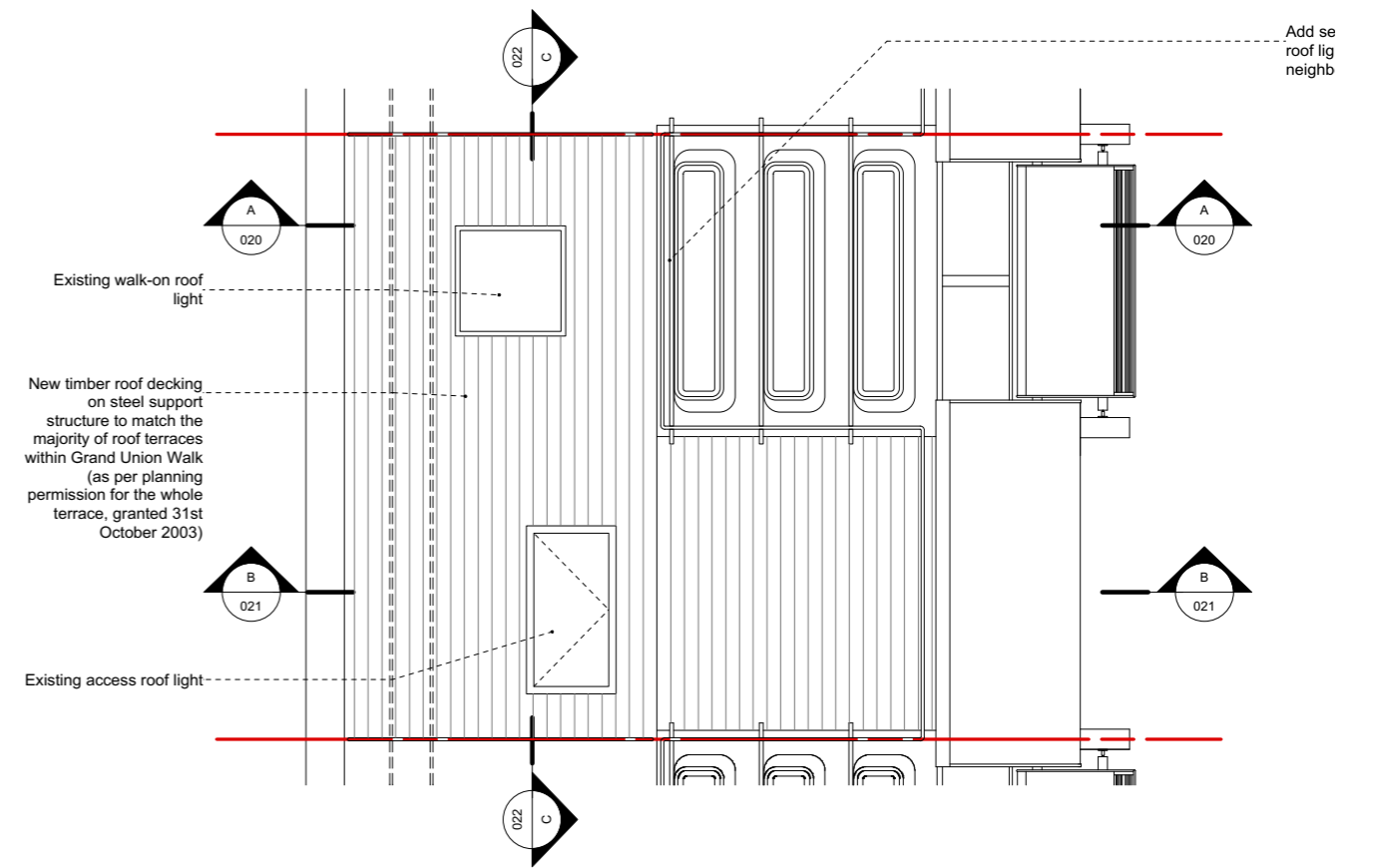


Proposed First Floor Plan

# 4 DESIGN STRATEGY



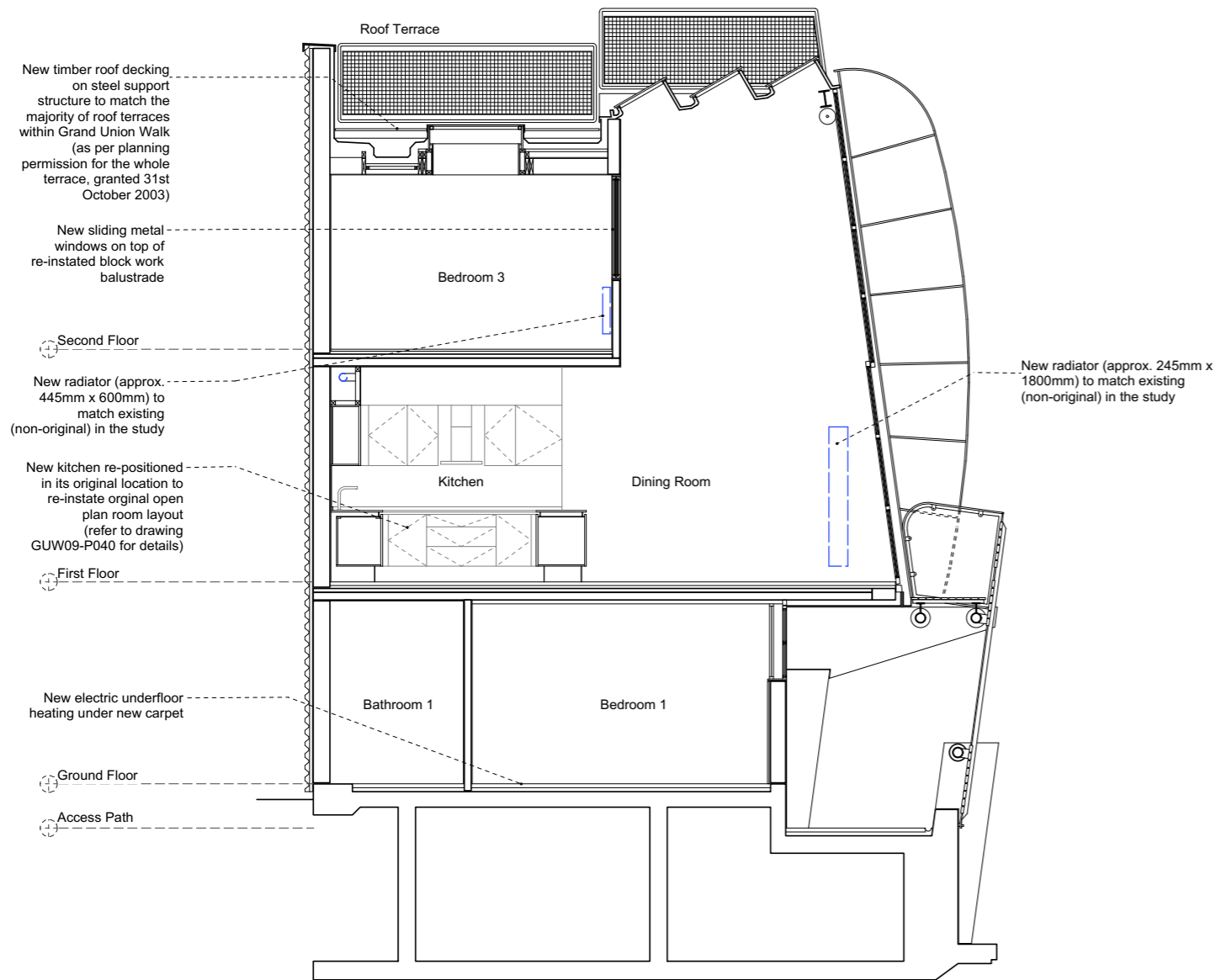
Proposed Second Floor Plan



Proposed Roof Plan

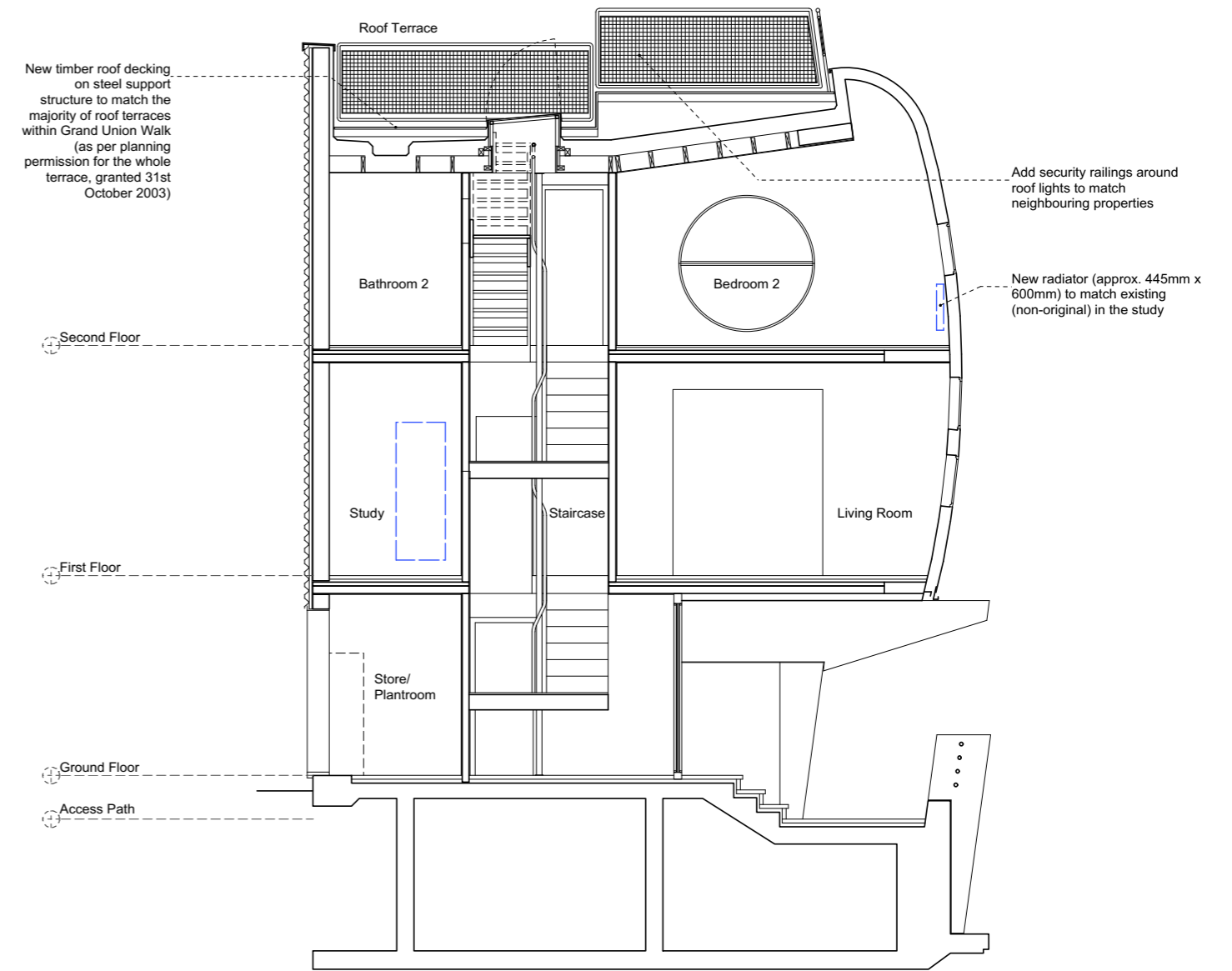


# 4 DESIGN STRATEGY



As Proposed\_Section A-A

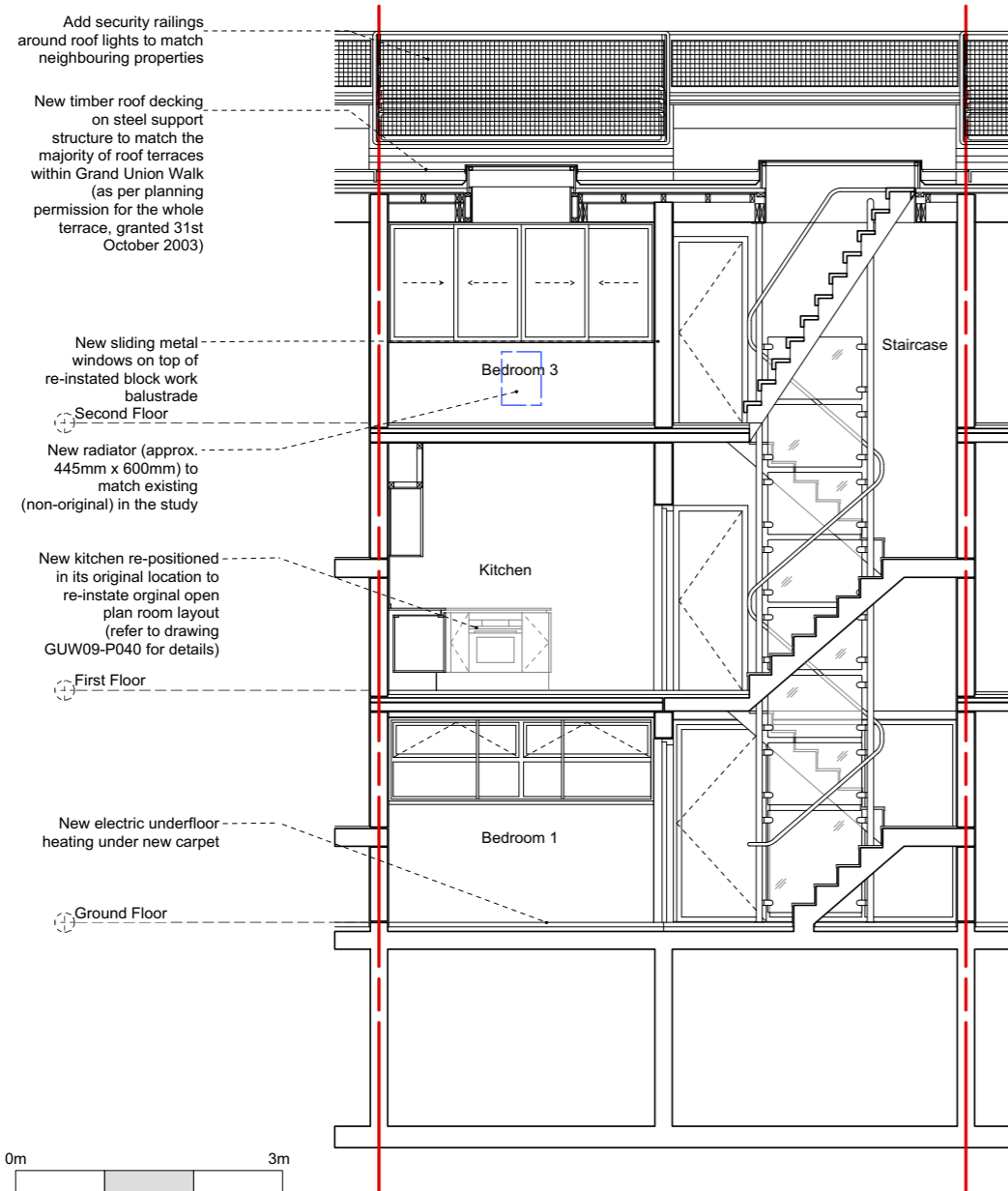
Proposed Section A-A



As Proposed\_Section B-B

Proposed Section B-B

# 4 DESIGN STRATEGY



As Proposed\_Section C-C

Proposed Section C-C

## 5 RESTORATION AND MATERIALS

The general aim of this proposal is to remove insensitive alterations and revert to the original design and finishes as closely as possible.

The first floor dark laminate floor is to be replaced with the original beech flooring to match the rest of the building.

The non-original glass sliding door on the first floor is to be replaced with a timber swing door to match the rest of the original existing doors.

The surfaces of the relocated kitchen have been chosen to be much closer to the original 80s design than the current unsympathetic finishes.

The proposed roof terrace decking is to match the neighbouring properties.

## 6 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.

## 7 CONCLUSION

We believe that the current proposal achieves the successful update of a mid eighties building to current standards, but at the same time keeping in the spirit of the original High-Tech design and reinstating the experience of the double height void space, which had been partly lost in the previous alterations.

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 planning application and listed building consent was compiled by Hugh Cullum Architects LTD for the property at: 10 Grand Union Walk, London NW1

**HUGH CULLUM**  
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