

## **DESIGN, ACCESS & HERITAGE STATEMENT**

**26 ARGYLE SQUARE  
LONDON WC1H 8AP**

- **Internal alterations to create a conversion of the existing building of 3 no. residential units (2 x 2 bed, 1 x 3 bed) to 5 no. residential units (3 x 1 bed, 1 x 2 bed, 1 x Studio)**

**PLANNING APPLICATION**

**JOB NO: 4258/26/PL**

**AUGUST 2021**

## **1.0 Introduction**

- 1.1 This design, access and heritage statement explains the thinking behind the proposed alterations to the existing building at no.26 Argyle Square. The alterations proposed are to alter the arrangement of the residential units in to smaller units that are more suitable to the location. The alterations are all internal and will not affect the external appearance of the building.

## **2.0 Existing Building & Site**

- 2.1 No.26 Argyle Square is a three storey (including lower ground floor) 1960s extension building to the rear of 26A Argyle Square. The building is located on the corner of Argyle Walk and Loxham Street.
- 2.2 26 Argyle Square was converted from an art gallery space with residential units, in to the existing arrangement of 3 no. residential units under 2014 planning consent references 2014/2594/P and 2014/2769/L.
- 2.3 The building is not listed. It is located to the rear of the Grade II listed 26A Argyle Square and is within the Bloomsbury Conservation Area.
- 2.4 The 3 residential units are accessed via a common ground floor entrance from Loxham Street. The ground floor landing is accessed via a short internal staircase from where the 3 residential units are entered.
- 2.5 Flat 1 is a 2 bed maisonette with the living spaces and WC on the ground floor and the bedrooms and en-suites on the lower ground floor. The flat is lit via windows on the Loxham Street and Argyle Walk elevations.
- 2.6 Flat 2 is a 3 bed maisonette with the living spaces and WC on the ground floor and the bedrooms and en-suites on the lower ground floor. The flat is lit via windows on the Loxham Street and rear elevations.
- 2.7 Flat 3 is a 2 bed flat on the first floor. The flat is lit via windows on 4 sides, and includes roof terrace areas.
- 2.8 The building is in an industrial style, constructed of yellow stock bricks, concrete lintels and metal framed doors and windows. The first floor extension (consented in 2014) is clad in stained vertical timber cladding.
- 2.9 The owner of 26 Argyle Square has had difficulties in letting the existing flats in their current arrangement since there is little demand for units of their size in this area, and considers that there is a higher demand for smaller units in this location.

### **3.0 Heritage**

- 3.1 No.26 Argyle Square is a 1960s extension at the rear of 26A Argyle Square and forms part of the smaller scale, lower quality buildings to the rear of the Georgian townhouses on Argyle Square. The building is mentioned in the listing entry for nos. 26-35 Argyle Square as 'not of special interest'.
- 3.2 The building is on the edge of the Bloomsbury Conservation Area. The CA is characterized by four-storey Georgian townhouses, many of which were converted to hotel use in the 20<sup>th</sup> Century. However no.26 Argyle Square is not an original building part of the Georgian townhouse group on Argyle Square being a 1960s extension to the rear of no.26A. To the immediate east and south of the building are groups of postwar housing blocks up to nine-storeys high.

### **4.0 Proposals**

- 4.1 As noted above the owner of 26 Argyle Square has had difficulties in letting the existing flats in their current arrangement since there is little demand for units of their size in this area, and considers that there is a higher demand for smaller units in this location.
- 4.2 The application proposals are in summary as follows:
- Internal alterations to the existing building to create a conversion from 3 no. residential units (2 x 2 bed, 1 x 3 bed) to 5 no. residential units (3 x 1 bed, 1 x 2 bed, 1 x studio).
  - No external alterations are proposed.
- 4.3 No changes are proposed to the existing entrance from Loxham Street or ground floor hallway.
- 4.4 It is proposed to retain the existing internal staircases between ground and lower ground floors. Private entrances will be created to the staircases down to Flats 1 and 2 on the lower ground floor.
- 4.5 Flat 1 will be a 1 bed, 2 person flat (53sq.m) with the bedroom and living spaces lit via the existing windows on the Loxham Street and Argyle Square elevations.
- 4.6 Flat 2 will be a 1 bed, 2 person flat (82sq.m) with the bedroom and living spaces lit via the existing windows on the Loxham Street and rear elevations.
- 4.7 Flat 3 will be a studio flat (47sq.m) on the ground floor lit via the existing windows on the Loxham Street and Argyle Square elevations.
- 4.8 Flat 4 will be a 1 bed, 2 person flat (65sq.m) with the bedroom lit via the existing windows on the rear elevations and the living spaces via the existing windows on Loxham Street.
- 4.9 Flat 5 will be a 2 bed, 3 person flat (62sq.m) on the first floor with no changes proposed to the existing first floor flat (Flat 3).

- 4.10 All of the proposed flats meet the technical area standards of the London Plan and are dual aspect.
- 4.11 Overall the proposals for the alterations to no.26 Argyle Square represent sensitive modifications to the internal arrangement of the building, with no alterations to the external appearance of the building.

The overall function, appearance and legibility of the building will be protected and retained and there will not be any harm caused to the adjacent listed buildings or to the character or appearance of the Conservation area.

## **5.0 Access Statement**

No changes are proposed to the existing entrance from Loxham Street or to the ground floor entrance landing. All of the internal staircases meet the relevant building regulations standards.