

DESIGN AND ACCESS STATEMENT

The Site and Surroundings

30 Percy Street is a Grade II listed building forming part of a terrace of three buildings – 28, 29 and 30 Percy Street.



The site is located in the Charlotte Street Conservation Area, the Central Activities Zone, the Fitzrovia Area Action Plan and within a Viewing Corridor.

There are a mix of uses surrounding the site including office, retail, residential and hotel uses.

The Development Plan

The Development Plan relevant to the site comprises the following:

- The London Plan (March 2021); and
- The London Borough of Camden Local Plan (July 2017).

The Proposals and Design Considerations

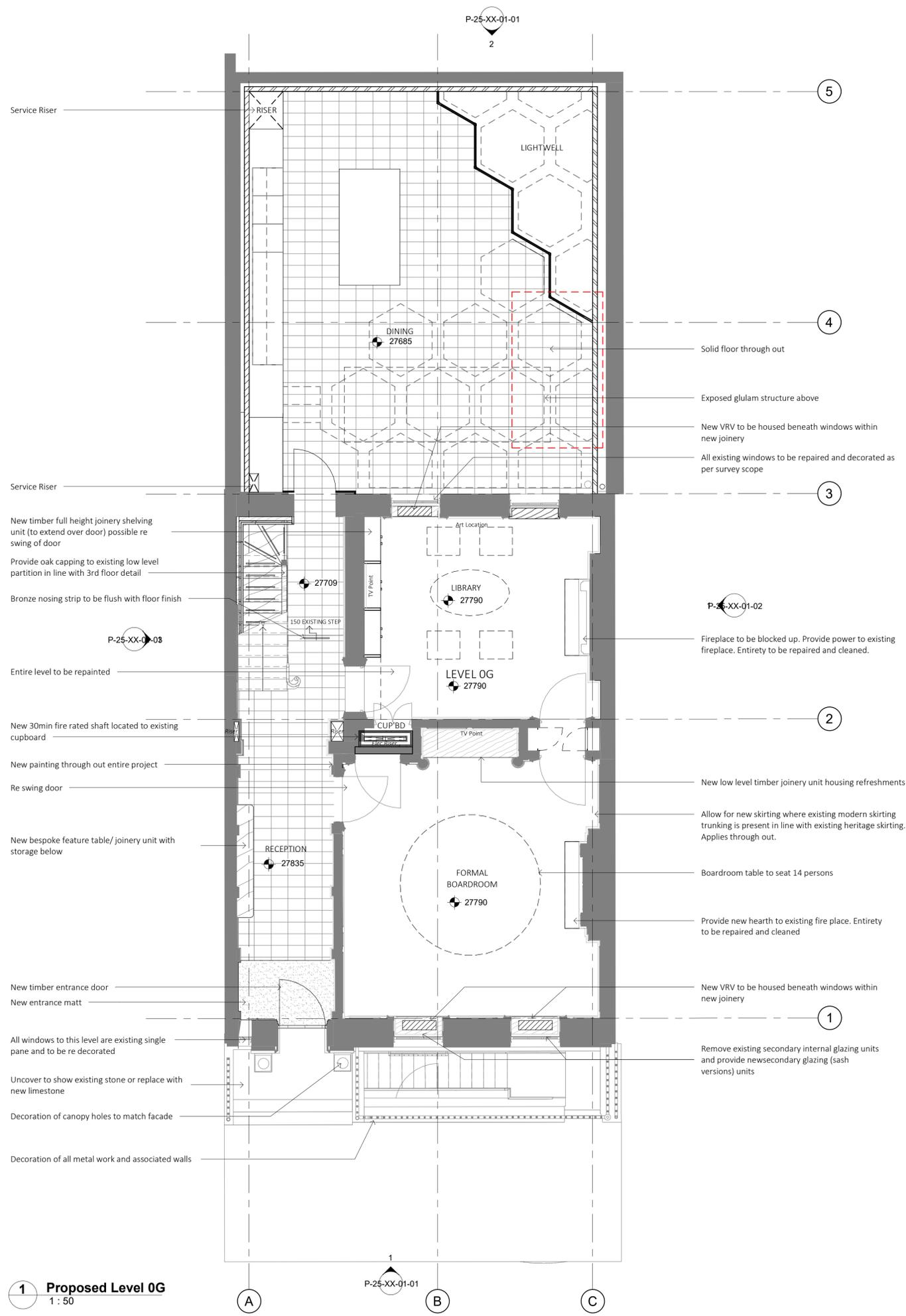
The proposed non-material changes are to make a small area of glazing be solid in the basement roof / ground floor level at the rear of the property to the new extension.

The details are shown on the submitted Proposed Ground Floor drawing.

The proposed change from a small area of glazing to solid is considered non-material and will have no impact or harm on the listed building, the surrounding listed building nor the conservation area.

The works fully accord with Policy D1 – Design (criterion b.) and Policy D2 - Heritage of the Local Plan 2017.

Please turn over a copy of the revised Proposed Ground Floor drawing to show the glazed area to solid.



1 Proposed Level 0G
1 : 50

GENERAL NOTES

CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECTS / M & E / STRUCTURAL ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORKS OR ASSOCIATED WORKS.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWINGS.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M&E ENGINEERS AND OTHER CONTRACT DOCUMENTS.

AT ALL STAGES CONSIDERATION HAS BEEN GIVEN TO PROJECT SPECIFIC HAZARD IDENTIFICATION. A FULL DESIGNERS RISK ASSESSMENT HAS BEEN COMPLETED AND ISSUED TO ALL STAKEHOLDERS, INCLUDING THE PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR, IF APPLICABLE. HOWEVER, IT SHOULD BE NOTED THAT ONLY SIGNIFICANT AND UNUSUAL RISK HAVE BEEN IDENTIFIED. THE PRINCIPAL CONTRACTOR MUST CARRY OUT THEIR OWN RISK ASSESSMENTS AS OTHER UNIDENTIFIED RISKS WILL EXIST.

WHERE RISKS HAVE BEEN IDENTIFIED, REFER TO THE LEGEND BELOW AND TO THE SPPARC DESIGNERS RISK ASSESSMENT.



- SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**
- FFHST01 - FALLS FROM HEIGHT
 - FFHST02 - FALLS THROUGH FRAGILE MATERIAL
 - FFHST03 - MOVING OBJECTS
 - FFHST04 - FALLING OBJECTS
 - FFHST05 - SLIPS AND TRIPS
 - FFHST06 - LIVE SERVICES
 - FFHST07 - NOISE / VIBRATIONS
 - FFHST08 - MATERIALS HANDLING
 - FFHST09 - INSTABILITY
 - FFHST10 - DUST / FUMES
 - FFHST11 - WORK IN CONFINED SPACES
 - FFHST12 - COLLISION
 - FFHST13 - EXHAUSTION
 - FFHST14 - FIRE / OTHER EMERGENCY

DATE	REV	BY	DESCRIPTION
26.01.22	C01	BS	ISSUED FOR PLANNING 96a

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Client
Skagen

Job Title
1808 - 30 Percy Street

Drawing Title
Proposed Level 0G

Drawing Number & Revision
1808-SPP-01-DR-A-PL-20-OG-01-02

Scale	Date Amended	Amended By	Revision
1:50@A1	26.01.22	BS	C01
Checked	Date Created	Drawn By	SUITABILITY
BS	26.01.22	BS	