

DESIGN AND ACCESS STATEMENT REV B

RESIDENTIAL CONVERSION

25 RATHBONE PLACE (WHEATSHEAF PUBLIC HOUSE) LONDON W1

INTRODUCTION

The property is located on the north-east side of Rathbone Place, just south of the junction with Percy Street. It is part of a terrace of architecturally very different properties, with existing windows to the front, side and rear elevations. The property is a public house, Sui Generis use, with ancillary accommodation to the upper parts.

PROPOSAL

The main alterations to the spaces encompass erecting new internal partitions to divide the floors into habitable rooms. The conversion provides three individual flats (1no x one bedroom flat and 2no two bedroom flats) providing reasonably generous sized accommodation which exceeds national space standards. The third floor flat has a roof terrace and the first floor flat has a balcony proposed. As part of the proposals an extension is proposed to the rear to provide the access stair to the upper floors. There are to be no changes to the ground floor pavement entrance which forms an integral part of the character of the shopfronts and front elevation and no changes to the staircase as aforementioned. All accommodation for each flat is on a single floor.

Otherwise, there is little change to the building's fabric, except to upgrade the thermal and acoustic performance where permitted by planning through new floor and wall insertions and linings in accordance with Parts E and L. New materials and their assembly will be constructed to the standards of Part B, but there are no structural works which would fall under the scope of Part A other than the new balustrading which would meet the requirements of Part K. The existing services and fittings are to be brought up to a modern standard also, complying with the latest requirements of Parts F, G, H and P. The relevant considerations made under Part M are contained within the following section.

A new duct will run up the rear façade of the building, but will only be visible externally from third floor level before terminating at the roof. New vents are also proposed in the rear façade to allow for the introduction of an internal ventilation system. All external servicing will be located and sized as discreetly as possible and will be coloured to match the external façade materials.

ACCESS

Access into the property remains as existing from Percy Mews, with an ambulant user compliant step from pavement level into the upper parts entrance. The existing internal door from ground floor level will be removed to create a secure residential entrance for the new flats. Following this, the existing staircase up to the first floor is to be retained. Although it is about 830mm wide there is no scope within planning or any right to alter the floor plates to improve this situation without impacting on the separate demise of the ground floor unit and major restructuring of the entire building for an enlarged stairwell. The new staircase to the second and third floors to be 990mm wide. New handrails will be fitted however, at 900mm above the pitch and 1100mm above the landings, extending 300mm beyond the top/bottom risers, to facilitate ascent and descent.

A new separate secondary entrance for the pub is proposed off Percy Mews which will provide direct access into the basement level. The basement stair will remain in situ, and a new access door will be provided internally between basement and ground floor level for access.

The flats themselves have a straightforward layout corresponding to and dictated by the given dimensions of the floors and positions of the windows. Circulation space is generally at least 850mm wide, in proportion to the stairs and size of the building. There are very few pinch points of a reduced size. The relatively simple layouts and

proximity of rooms should allow easy manoeuvring inside. Should alterations be required, the proposed timber studwork construction will enable adaptations in the future – creating any openings for a hoist for example. Furthermore an additional layer of 18mm plywood will line the washrooms, to allow for the fixing of handrails wherever they may be needed. The existing windows throughout the property are to remain openable. Their cill heights vary between 600-900mm, but should be approachable to most. Other service controls including light switches will be fitted between 450-1200mm high above finished floor level and at least 300mm away from any corner.

More information is shown on the enclosed drawings.