

DESIGN & ACCESS STATEMENT WITH HERITAGE STATUS.

1 Churton Street, Vauxhall Bridge Road SW1V 2JX

01: Assessment of the site and its surroundings & heritage status.

1 Churton Street is situated off Vauxhall Bridge Road in the centre of London and is in a Conservation area, but is not listed. It is situated in the vicinity of various other retail units.

02: Purpose of proposal

The proposal aims to install a new extract duct to the rear of the site.

03: How the proposed works relate to the existing building

Externally, we propose to install an extract ducting at the rear located on a side kink with low visibility. The extract duct will be painted to match the external wall for minimum visibility. There will be no impact to the front or side elevations which are visible from street views.

04: Discussions with neighbours and measures considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues:

No discussions have been held directly with neighbours yet. This will be carried out in due course prior to works beginning, citing potential noise during works and extent of the works.

05: Explanation of the scale, height, width and length of the proposal and its relationship to the existing building.

While the proposal affects the rear external appearance of the building with minimal visual impact, the intention is to install air extraction equipment. The ducting will run up the rear side kink of the building and 1200mm above the roof parapet. At the same height of existing chimney stacks.

The ducting will be matched with the yellow brick material.

06: Consideration given to accessibility to and between parts of the proposed works including disabled access

Level access to and from the building will be as existing ramp access.

08: Relationship between the proposed works and public routes and impact if any

The proposed works will have no impact on localised walkways or neighbouring properties.

09: Landscaping treatment or other treatment to enhance and protect existing amenities

We do not propose any work.

10: Materials Proposed and their use, including maintenance.

The external material will be matched to the existing rear brick finish.

11: Street Impact

The building will have no impact to the street view.

12: Sustainability of Proposal and energy efficiency.

Our proposal does not affect any of these issues.

Drawing references:

Please refer to the following drawings:

- Existing Basement & Ground.pdf
- Existing First & Second.pdf
- Proposed Basement & Ground.pdf
- Proposed First & Second.pdf
- Existing & Proposed Rear Elevation.pdf
- Existing & Proposed Rear Side Elevation.pdf