

DESIGN & ACCESS STATEMENT

for

Irving House
Irving Street
London WC2H 7AT

Prepared by:

JD Clayton Ltd

On behalf of:

United Living
Media House, Azalea Drive,
Swanley, Kent, BR8 8HU

Client:

Westminster City Council
64 Victoria Street
London, SW1E 6QP



JD Clayton Ltd
Building Design & Surveying

CONTENTS

DESIGN & ACCESS STATEMENT	1
1 Introduction	3
1.1 Purpose	3
1.2 Document Structure	3
1.3 Site Location	3
1.4 Development Objectives	3
2 The Design Process	4
2.1 The Existing Building	4
2.2 History of Leicester Square Conservation Area	4
2.3 Social Context	5
2.4 Planning Policy Context	5
3 Design Principles and Concepts	6
3.1 Amount	6
3.2 Use	6
3.3 Layout	6
3.4 Scale	6
3.5 Appearance	6
3.6 Sustainability	6
3.7 Refuse Storage and Recycling	6
4 Access	7
4.1 Sources of Guidance	7
4.2 Access Audit	7
4.3 Approaching the Site	7
5 Appendices	9
5.1 Appendix A – Roof Photographs	9
5.2 Appendix B – Flood Risk Assessment	11

1 INTRODUCTION

1.1 Purpose

This report is submitted in support of the United Living's proposals on behalf of Westminster City Council for the refurbishment of Irving House, a late Victorian tenement block within the Leicester Square Conservation Area and has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended). Guidance for the production of this Design and Access Statement has been sought from Communities and Local Government Disability Policy, Design and Access Statements "How to write, read and use them" CABE, Disability Discrimination Act 1995 (DDA) as amended by DDA 2005, Approved Document M of the current Building Regulations: Access to and use of Buildings and BS: 8000: Design of Buildings and their approach to meet the needs of Disabled People.

It is to be read in conjunction with the drawings and other documentation submitted to the City of Westminster with the application for Planning Permission.

1.2 Document Structure

We have prepared this report in accordance with published general guidance on Design and access Statements by Westminster City Council.

1.3 Site Location

Irving House lies to the north of Irving Street as shown on the submitted location plan 20053-UL-IRV-SPP-DWG-A-400

1.4 Development Objectives

Irving House is an existing 5 storey Edwardian residential block, masonry and red brick facade with inner courtyard, the front elevation faces Irving Street.

The objective of the current application encompasses works to the majority of the block, which will include the following:

- Insulated flat roof renewal overlayed over existing roof
- Renewal of existing non compliant roof guardrail system
- Replacement of damaged GRP cold water storage tank enclosure

2 THE DESIGN PROCESS

2.1 The Existing Building

Irving House is a 5 storey Late Victorian residential block, masonry and red brick faced block with inner courtyard, the front elevation faces Irving Street as shown on the submitted location plan 20053-UL-IRV-SPP-DWG-A.400

The residential units are situated on the second to fourth floors with restaurants on the ground floor opening onto Irving Street and commercial units on the first floor.

Irving House lies within the Leicester Square conservation area.

2.2 History of Leicester Square Conservation Area

First designated in 1983 as part of an extension to the Soho Conservation Area. In 1990 redesignated and renamed as the Leicester Square Conservation Area.

Between 1630 and 1648, Robert Sidney, 2nd Earl of Leicester, acquired land from Henry VIII, and built Leicester House on a site between the existing Square and Lisle Street, with a formal garden on the site of the Swiss Centre. The area south of the House became known as Leicester Fields and was laid out in 1782. It had been used as common land for drying clothes and cattle grazing, and the Earl was obliged to compensate parishioners by providing a tree planted public area. Grand houses were constructed fronting the Square and no shops were allowed until the 3rd Earl permitted booths in front of the courtyard of Leicester House towards the end of the 17th century. The Square remained a fashionable area throughout the 18th century but by the end of that century, with the construction of New Coventry Street and increased traffic, private residents began to move out and craftsmen and commercial uses moved in. The original houses were converted or demolished to allow for this change. In Victorian times the Square was renowned for its Turkish baths, oyster rooms and theatres, such as the Alhambra, the Empire, Dalys and later the Hippodrome. The public garden fell into very poor repair until it was purchased by Albert Grant in 1874. Grant commissioned James Knowles to lay out the garden, including the provision of a marble fountain topped by a statue of Shakespeare. Around the Square were positioned busts of Reynolds, Newton, Hogarth and John Hunter, all of whom lived in or near the Square. Leicester Square continues to be a centre of entertainment, in particular of the film industry with large cinema buildings on the north, east and south side of the Square. In 1981 a statue of Charlie Chaplin was erected. The gardens have been recently refurbished by the City Council and the road around them pedestrianised.

2.3 Social Context

- Existing Occupiers: Restaurants to the ground floor, commercial units to the first floor and residential use to the second, third and fourth floors.
- Adjacent Occupiers: The adjoining properties have similar mixed uses.

2.4 Planning Policy Context

- Conservation Area: The building is situated in the Leicester Square Conservation Area designated by Westminster City Council.
- National Planning Policy Considerations: National planning policy on the conservation of the historic environment is set out in Chapter 12 of the National Planning Policy Framework.
- Regional Planning Policy Considerations: It is considered that the current proposals for this building do not form an “application of potential strategic importance”.

3 DESIGN PRINCIPLES AND CONCEPTS

3.1 Amount

As mentioned in Section 1.4, all works are to be design sympathetically with the existing design.

3.2 Use

The existing residential block usage is not affected by these proposals.

3.3 Layout

The proposal will not affect the internal layout or access to the building.

3.4 Scale

The accompanying drawings illustrate the scale of the existing building in relation to the proposed alterations.

3.5 Appearance

As mentioned in Section 1.4, all works are to be design sympathetically with the existing design.

3.6 Sustainability

All waste materials are removed from site and from there, split and recycled to strict standards and reports provided back, giving the percentage of materials recycled. United Living work between a Recycling percentage of 95-97%.

3.7 Refuse Storage and Recycling

These proposals will not affect the existing refuse storage arrangements.

4 ACCESS

4.1 Sources of Guidance

- Building Regulations Approved Document M (2013) Access to and use of buildings
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people – Code of Practice
- The Equality Act 2010 □ Designing for Accessibility (Centre for Accessible Environments 2004).
- The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006
- The Planning (Applications for Planning permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006
- Inclusive Design and Access Supplementary Planning Guidance (City of Westminster 2007)

4.2 Access Audit

The key issues to be considered for the provision of facilities for people with disabilities in the building are as follows.

- Any changes to access is not part of this refurbishment proposals and would not be possible without major alterations to the building.
- The approach to the front entrance door includes a flight of steps which makes wheelchair access difficult. There is no alternative approach.
- The main stair does comply with the dimensional requirements of Approved Document M. The stairs also have handrails and/or visibility issues which are not strictly in accordance with current regulations, compliance of these issues are to be carried out wherever practicable.
- There is no provision for a lift to serve the upper floors, the approach includes a stepped access which makes wheelchair access difficult. There is no alternative approach.

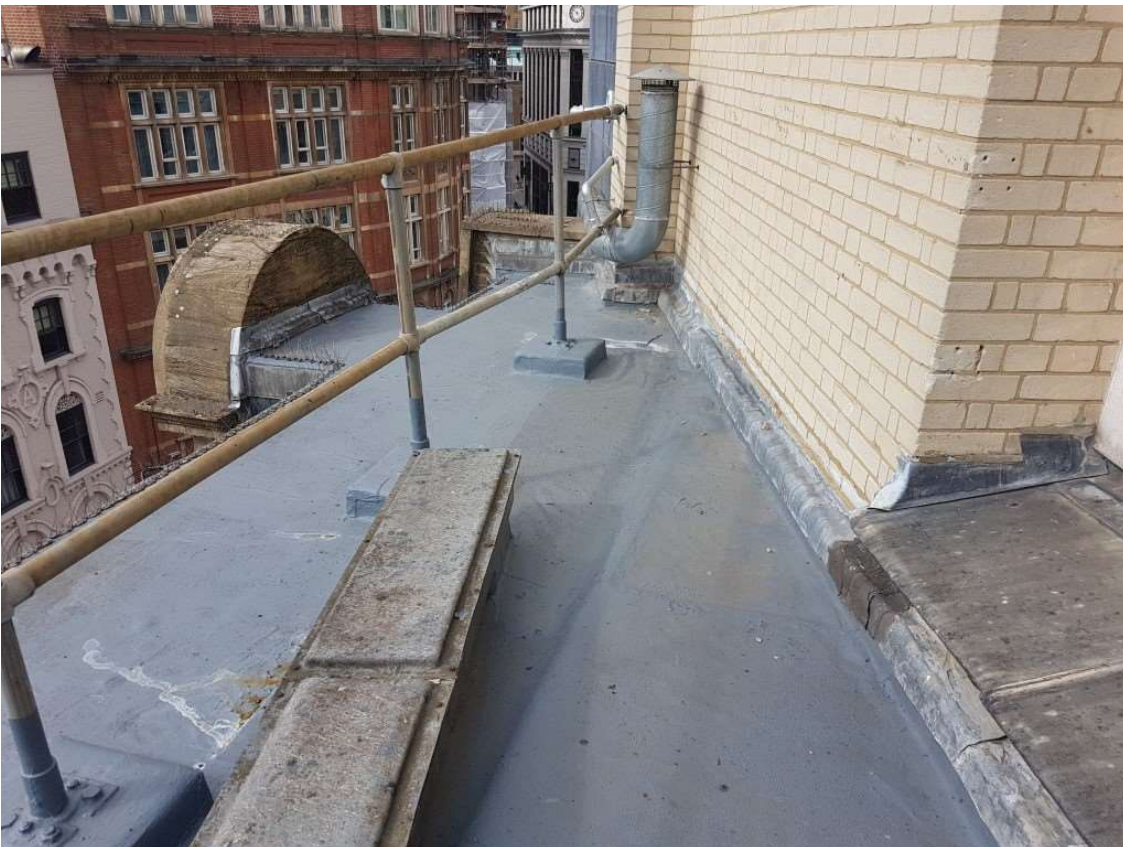
4.3 Approaching the Site

- Public Transport: The nearest bus routes are in Charing Cross Road, Leicester Square Underground and National rail connections are within walking distance at Charing Cross Station
- Road Access: The main frontage to the property is on Irving Street, a through route to Leicester Square for pedestrians and approved vehicles in the early mornings.
- Signage: Existing signage is good, there is a name plate adjacent to the main entrance to enable visitors to identify the building.
- Vehicular Access: There is controlled vehicle access in Irving Street and surrounding roads within strict time restraints.
- Setting down: This is possible near to the entrance stairwells in Irving Street in the early morning with required permits.

- Servicing: This is possible near to the entrance stairwells in Irving Street.
- Entering the Building: 1 # central entrance from Irving Street.

5 APPENDICES

5.1 Appendix A – Roof Photographs





5.2 Appendix B – Flood Risk Assessment

Flood map for planning

Your reference
Irving

Location (easting/northing)
529935/180673

Created
31 Mar 2022 21:14

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

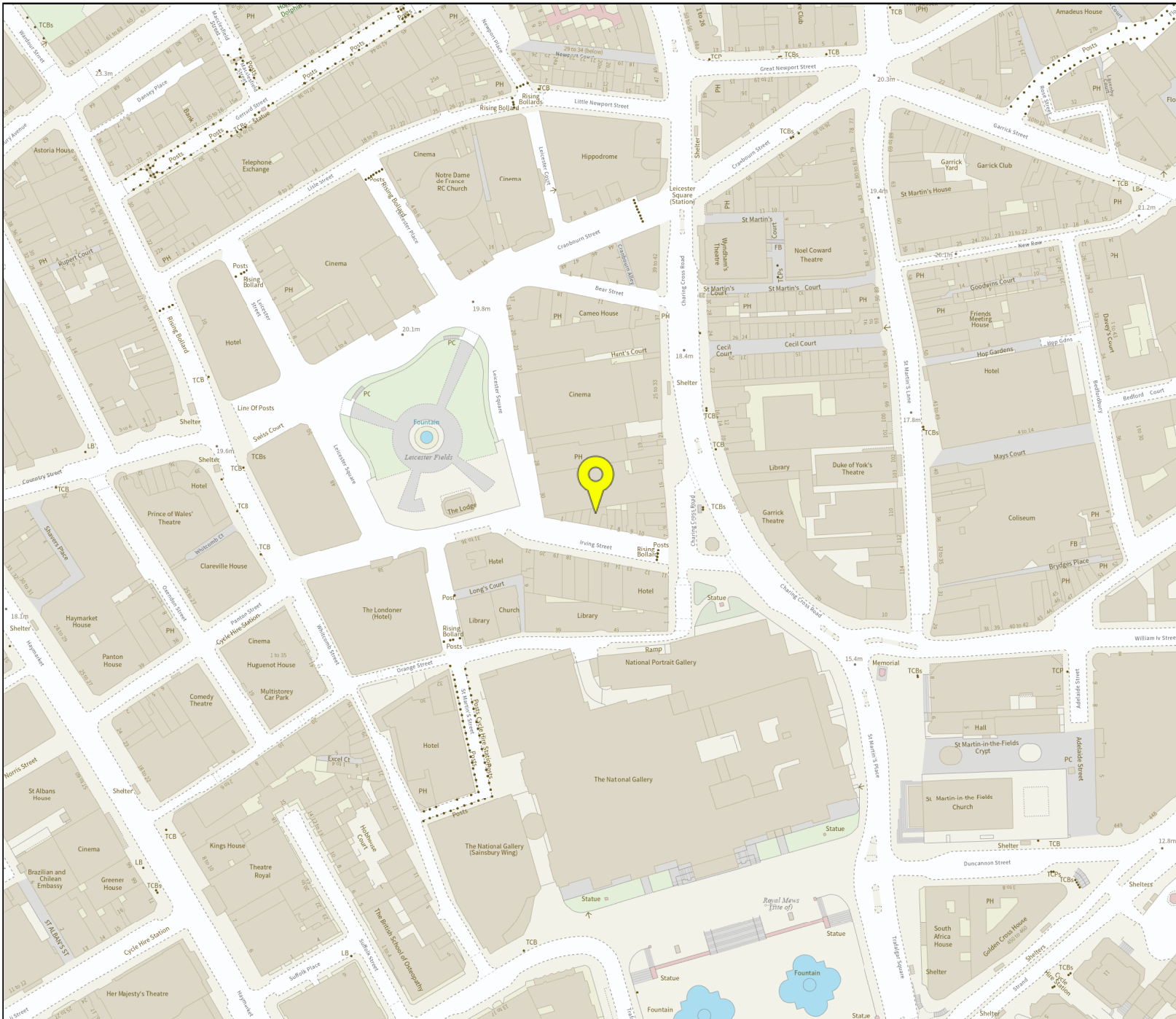
Flood map for planning




Your reference
Irving

Location (easting/northing)
529935/180673

Scale
1:2500

Created
31 Mar 2022 21:14



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

