



DESIGN AND ACCESS STATEMENT

3 Berkeley Square

London W1J 6ED

Proposed Installation of fence on Bruton Lane

at the side of No 3 Berkeley Square W1J 6ED

Date: March 2024



**architects, surveyors
landscape architects
interior designers**

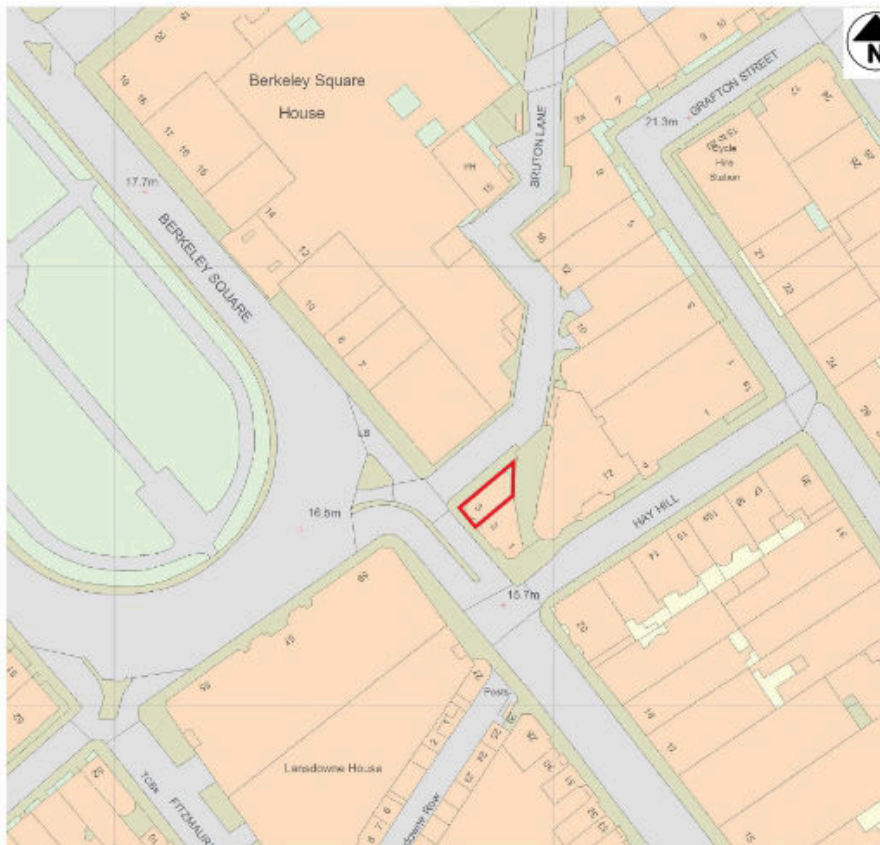
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Introduction

This application seeks permission for external Fencing to the side elevation of No. 3 Berkeley Square on Bruton Lane.

Site Location and Existing Building



Site Plan

The site is located on the South-East corner of Berkeley Square, and forms part of the Mayfair Conservation Area.

No. 3 Berkeley Square was built in 1896 to replace an earlier house, and altered in the mid-20th century to provide office accommodation. The work during this period included new timber wall panelling throughout the ground and upper parts.



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The property is Grade II Listed. It's significant interest is derived from the building's architectural character, and the contribution that this makes to the appearance of the square.

Scope of Work

The proposed external fencing is designed to enhance the visual appeal of the building continuing the existing fence from the side gate while simultaneously serving as a measure to uphold cleanliness standards for both the street and the property. We have observed that the space is frequently subjected to uncivilized use, and the installation of fencing aims to mitigate such behaviors. By delineating property boundaries and providing a clear visual barrier, we aim to create a more orderly and aesthetically pleasing environment for residents and passersby alike.

We are dedicated to ensuring that fittings and installations are as discreet as possible, seamlessly integrating them into the overall design. Our approach prioritizes subtlety and minimal visibility, allowing the focus to remain on the architectural character and aesthetic appeal of the property."

Proper care and attention will be taken avoid physical damage to the listed building.

The fencing will be thoughtfully designed to complement and enhance the architectural character and details of the existing building. By incorporating sympathetic design elements, we aim to ensure that the fencing seamlessly integrates with the overall aesthetic of the property, contributing to its visual appeal while preserving its unique architectural identity.



Existing Fence on Bruton Lane



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The design of the scheme prioritizes ease of maintenance and repair, ensuring that upkeep requirements are minimal and manageable. As such, we are seeking permission for fencing at specific levels, as outlined in our proposal. This approach not only streamlines maintenance efforts but also ensures that the fencing serves its intended purpose effectively while enhancing the overall aesthetics of the property.

Proposed Side Elevation



Conclusion

This application is in support of our application for Listed Building Consent for external fencing at 3 Berkeley Square, London, W1J 6ED.

The objective is to preserve and enhance the existing building.

We confirm that the proposals align with the relevant policies outlined in the local development framework. We trust that planning permission will be granted accordingly, based on our adherence to these policies and our commitment to creating a development that enhances the local area in line with regulatory guidelines.



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