

Example of Design and Access Statement Alterations to commercial properties (listed building and in a conservation area)

Alterations to Commercial Properties (Listed Building and in a Conservation Area)

Proposal:

Conversion of property from a hotel to mixed use comprising leisure and retail on the ground floor and basement and residential on the upper floors.

1. What **features** are on the existing site?

This is a late Victorian property, constructed in red brick and stucco in a Queen Anne Revival style. It is part of a terrace of properties of a similar age and style, but designed to emphasise variety in appearance. This property has a well-preserved front facade and roof, but has been considerably extended at the rear. It has original railings enclosing a level paved front area. At the rear there is very little more than a yard which is enclosed by a brick garden wall and adjoining buildings. The property was originally built as three houses, but was converted to a hotel in the mid-twentieth century. The interior is dealt with under 'Heritage Assets'.

2. Please provide details of how **access** issues will be addressed

There are good transport links in around the area of this location: XXX tube station is nearby as well as several bus routes. Some off-street parking will be provided for the residential units. The site is fairly level, and all the existing front entrances will remain stepped, although a new platform lift will be installed at the rear of the property within an entrance lobby (not an original part of the building).

Retail:

All these units are located on the ground floor. Two of the existing main entrances from the street provide access to the retail units – they are stepped, where possible handrails have been added to the stairs (black ironmongery to blend in with surroundings). However, step free access is gained from the rear of the building by a platform lift from ground level up to the raised ground floor. On this floor is an existing lift which links the lower ground floor through

to the second floor of the building.

Residential:

A total of 12 units are proposed which as far as possible have been designed to Lifetime Homes standards. This includes one unit designed to wheelchair standards. See Residential template.

Leisure:

A gymnasium is proposed on the lower ground floor. The main entrance to it from the street is down an existing flight of stairs. However, step free access is gained from the rear of the building by a platform lift from ground level to the raised ground floor. The existing internal lift can then be used to access the lower ground floor.

The reception desk will incorporate a lowered section for wheelchair users. The design will include a disabled WC, as well as a dedicated disabled changing/shower room.

Some of the exercise machines will be suitable for wheelchair users.

Means of Escape – there will be a Management plan in place to assist with the safe evacuation of disabled people.

This planning application will meet both Policy CL1 as it is inclusive and accessible to all, and the requirements for Policy CH2 (Lifetime Homes and Wheelchair accessible Standards).

3. Please provide details of the **layout** of proposed development

No significant change.

4. Please provide details of the **scale/appearance** of the proposed development

Little change is proposed to the external appearance. There are no proposed extensions. Above ground floor level it is proposed to restore the front elevations and roof. At ground floor level there will be some alterations to improve access (see Access Section). This has been kept to a minimum. Some discreet signage is proposed to advertise the retail and leisure facilities. At the rear it is proposed to replace some non-original aluminium windows by timber casement windows to match the original style used in the remainder of the building.

These proposals will comply with Policies XX of the Core Strategy.

5. Please provide details of the **landscaping** in the proposed development

N/A

6. Please provide details of how **Heritage Assets** issues have been addressed

Heritage Assets/Significance

The property is listed grade II and is situated in the XX conservation area. Its importance is as a fine example of Queen Anne Revival Architecture and a prominent building in the conservation area. At the front, its exterior and roof is well-preserved. However, it has been heavily extended at the rear. Internally, a number of damaging alterations took place when it was converted to a hotel including the removal of an original staircase and the subsequent installation of a passenger lift. A history of the building, as well as plans and a schedule to show the original parts of the building which exist, is attached as an appendix (not included here).

Impact

Externally, there is little alteration proposed. The front elevation and roof will be repaired as necessary. At the rear, inappropriate windows have been replaced by examples more in keeping with the building. Alterations to the ground floor have been kept to the minimum necessary to provide adequate access. Advertising has also been kept to a minimum and does not obscure any original architectural details. As can be seen from the submitted plans, the new work is restricted in the main to those parts of the building which have been previously altered. The opportunity has also been taken to remove some non-original partitions and reinstate missing features in some of the principal rooms. Overall, this will improve the significance of the heritage asset both in terms of the special character of the listed building and in its contribution to the character of the conservation area.