



1 Example Street London SW1A 1AA

DESIGN AND ACCESS STATEMENT

On behalf of Example Developments Ltd

Wren

Wren is a trading name of Shonaïke Finance Ltd (Company No. 16406111). Registered office: 3rd Floor, 86-90 Paul Street, London, EC2A 4NE.

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Introduction

1.1 Purpose of this Statement

- 1.1.1 This Design and Access Statement has been prepared by Wren on behalf of Example Developments Ltd to accompany a full planning application at 1 Example Street, London SW1A 1AA. Its purpose is to explain the design principles and concepts that have informed the development and to demonstrate how the proposals respond to their context and to the relevant design policies of the development plan and the National Planning Policy Framework. It also demonstrates how issues relating to access — both to the buildings and within the wider site — have been addressed.

1.2 Scope and approach

- 1.2.1 The Statement follows the structure recommended in national guidance, addressing in turn the assessment of the Site and its context, the evolution of the design through the stages of use, amount, layout, scale, landscaping, appearance and access. It should be read alongside the Planning Statement and the Heritage Statement, which address the policy and heritage matters in full, and alongside the application drawings, to which it cross-refers.
- 1.2.2 This is a specimen document; all names, figures, policy references and details are illustrative and do not relate to any real site or application.

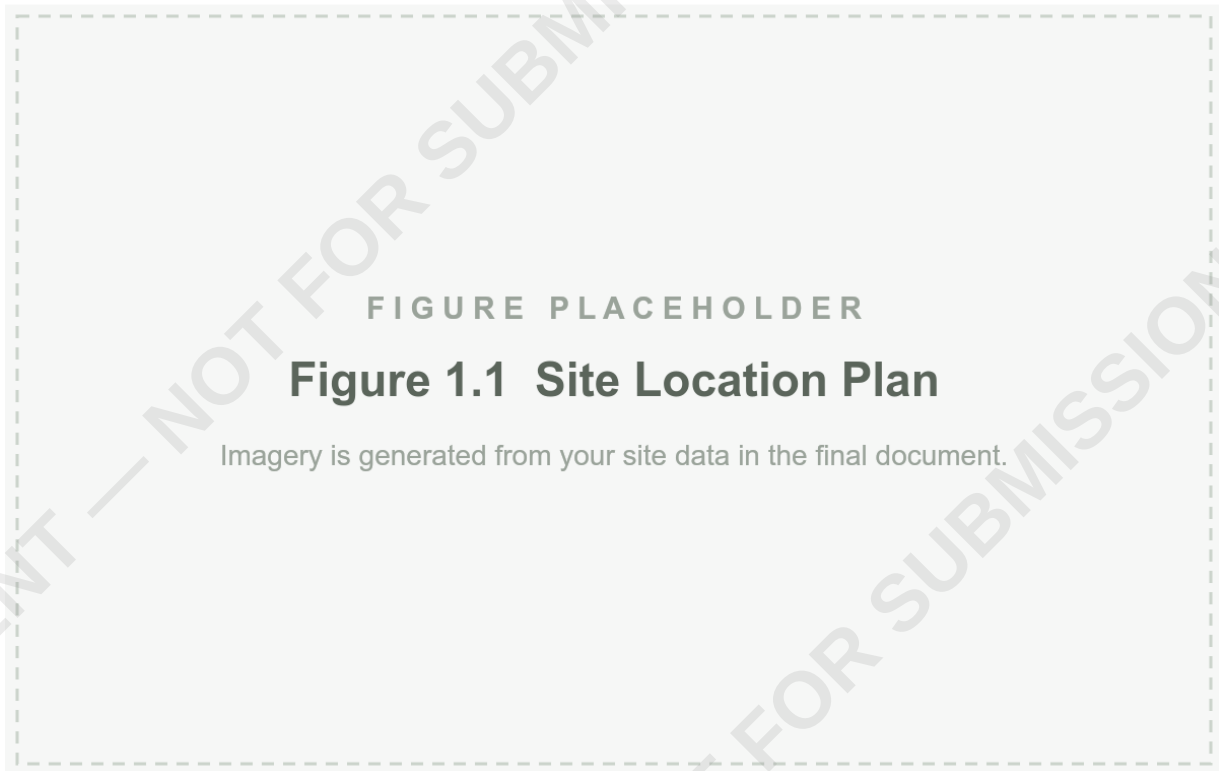


Figure 1.1 Site Location Plan

Source: Contains OS data © Crown copyright and database rights 2026

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Context and Site Analysis

2.1 The Site and its context

- 2.1.1 The Site occupies a mid-terrace plot within an established nineteenth-century residential and mixed-use street of consistent scale, plot width and materials. The building is of three storeys in yellow stock brick with a slate roof, an active commercial ground floor and currently vacant upper floors. The surrounding townscape is characterised by a strong and continuous building line, a regular vertical rhythm of openings, active commercial frontages at ground floor with residential accommodation above, and a coherent palette of brick, slate, painted stucco and timber joinery. The Council's conservation area appraisal identifies these attributes as making a positive contribution to the character and appearance of the area.

2.2 Constraints and opportunities

- 2.2.1 The design analysis identified the principal constraints as the modest width and depth of the plot; the sensitivity of the front elevation and roofscape within the conservation area; the relationship of the rear of the Site to neighbouring gardens and windows; and the reasons for the Council's 2020 refusal of an earlier residential scheme. Against these, the analysis identified clear opportunities: the reuse of the long-vacant upper floors to deliver new homes; the repair and reinstatement of a front elevation that has suffered from a lack of maintenance; and the scope for a well-designed, subordinate rear addition that respects the neighbouring boundary walls. The design has sought to resolve the constraints while realising each of these opportunities.

FIGURE PLACEHOLDER

Figure 1.2 Aerial Context

Imagery is generated from your site data in the final document.

Figure 1.2 Aerial Context
Source: Mapbox / Maxar

FIGURE PLACEHOLDER

Figure 2.1 Site photograph

Imagery is generated from your site data in the final document.

Figure 2.1 Site photograph
Source: Applicant's photograph

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Design Evolution

3.1 Developing the design

- 3.1.1 The design has evolved through pre-application engagement with the Council and through the iterative testing of massing, fenestration and materials. The starting point was the reason for the 2020 refusal, which found the previously proposed rear dormers to be excessive and harmful to the roofscape of the conservation area. Those dormers have been omitted entirely; the additional accommodation is instead achieved within the existing roof volume, lit by discreet conservation rooflights to the rear slope, and by way of a single-storey rear extension.

3.2 Options tested and discounted

- 3.2.1 Earlier options were tested and discounted in the course of that development. A scheme retaining the rear dormers in a revised, reduced form was discounted as failing to overcome the reason for the 2020 refusal. A bulkier two-storey rear addition was tested and discounted in favour of the current subordinate single-storey form, which sits below the level of the neighbouring boundary walls and confines new external massing to the least sensitive part of the Site. The scheme the Statement now describes is the product of that process, and the sections that follow assess it under the national-guidance headings of use, amount, layout, scale, landscaping and appearance, before turning to access.

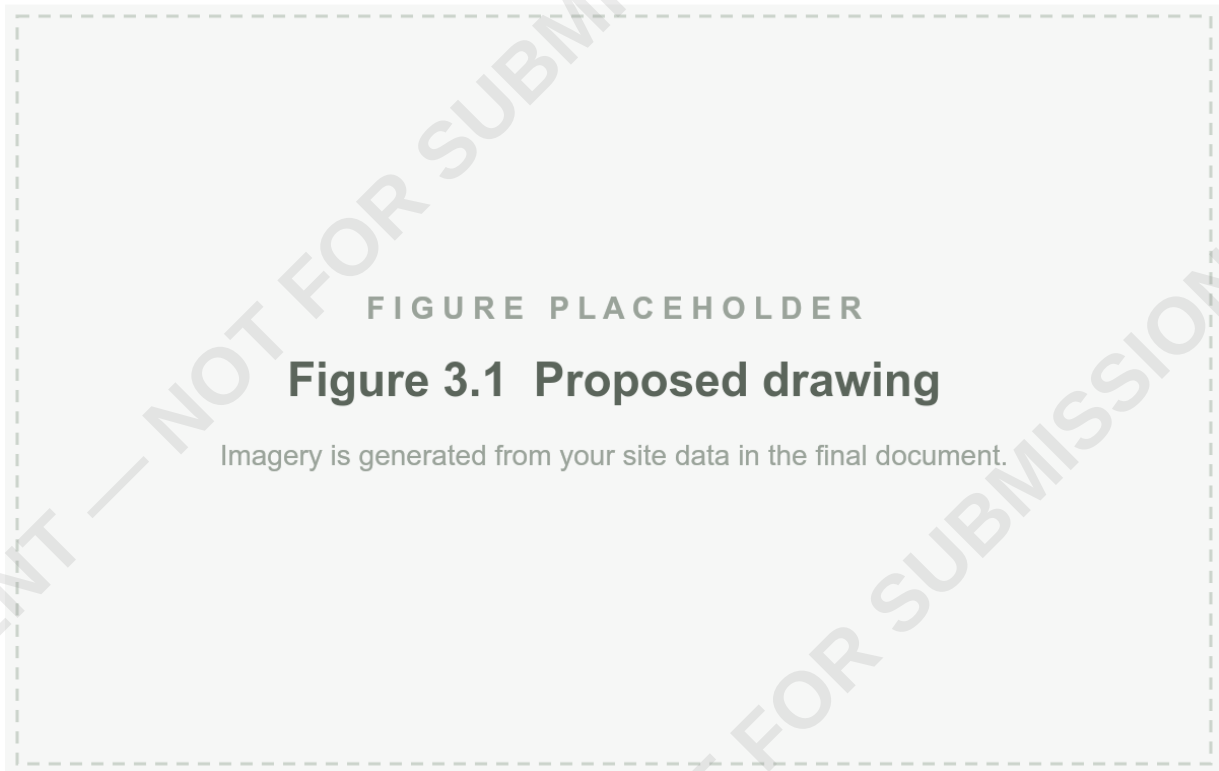


Figure 3.1 Proposed drawing
Source: Supplied by applicant

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Use

4.1 The proposed mix of uses

- 4.1.1 The proposal introduces residential use (Use Class C3) to the vacant first and second floors while retaining the active commercial unit (Use Class E) at ground floor. It reinstates at the Site the traditional pattern of the parade — a commercial frontage below with homes above — that the conservation area appraisal identifies as a positive characteristic and that has been eroded as upper floors across the area have fallen vacant or into ancillary storage. No commercial floorspace is lost.

4.2 Suitability of the use

- 4.2.1 The residential use is well suited to the upper floors of a building of this type in this location: it returns redundant floorspace to productive use, it is compatible with the retained commercial use below through an independent residential access and appropriate separation, and it supports the vitality of the parade by bringing residents back to it. The acceptability of the mix in policy terms is assessed in the accompanying Planning Statement; the purpose of this section is to record that the design has been organised around, and is appropriate to, that mix of uses.

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Amount

5.1 Quantum of development

- 5.1.1 The amount of development is four self-contained residential units — two one-bedroom, two-person and two two-bedroom, three-person — arranged over the first and second floors, with the ground-floor commercial unit unchanged. The quantum is set by the capacity of the existing building envelope and its roof volume, rather than by any extension of the footprint beyond the modest single-storey rear addition, and by the requirement that each unit meet the applicable residential space and amenity standards.

5.2 Fit to the site's capacity

- 5.2.1 Testing the accommodation against those standards established four units as the amount the building can accommodate to a good standard without recourse to the harmful roof alterations refused in 2020. A greater number was discounted as achievable only by compromising internal space or by reintroducing dormers; a lesser number would under-use a highly accessible, sustainable building. Four units is therefore the optimum quantum for the Site, and the full schedule of gross internal areas is provided in the Planning Statement.

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Layout

6.1 Internal arrangement

- 6.1.1 The layout arranges the units around a central circulation core, with an independent residential entrance taken from the Example Street frontage so that access to the homes is separate from the commercial unit. The principal habitable rooms are placed to the front and rear elevations to secure adequate daylight, outlook and ventilation, with kitchens, bathrooms and circulation drawn into the plan depth. The arrangement works with the existing structure and window openings, minimising intervention in the historic fabric.

6.2 Relationship to neighbours and servicing

- 6.2.1 Externally, the layout keeps the new single-storey element to the rear, below the neighbouring boundary walls, and maintains the established separation of some 22 m to the habitable windows of properties to the rear, so that no new overlooking or loss of privacy arises. Cycle storage and refuse and recycling facilities are located at ground floor within the plan, accessible from the entrance and serviced from the street frontage in the established manner.

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Scale

7.1 Scale and massing

- 7.1.1 The scale of the proposals is, at the principal frontage, wholly unchanged: no alteration is made to the height, roofline or massing of the building as read from Example Street, and the additional accommodation within the roof is expressed only by discreet conservation rooflights to the rear slope. The single new external element, the rear extension, is deliberately subordinate — single-storey, set below the level of the neighbouring boundary walls, and modest in depth — so that it reads as an ancillary addition rather than an enlargement of the building. The established grain, plot width and roofscape of the terrace, as experienced in the public realm, are preserved.

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Landscaping

8.1 The rear garden and amenity space

- 8.1.1 The modest rear garden is retained and enhanced as shared amenity space for the future occupiers. Soft landscaping and boundary planting are introduced to improve its quality and biodiversity value, softening the enclosing walls and providing an amenity setting for the units. Hard surfacing is limited and, where provided, is specified in permeable materials, contributing to the surface-water drainage strategy described in the Planning Statement.

8.2 Boundary treatment and biodiversity

- 8.2.1 The existing boundary walls are retained and repaired rather than replaced, conserving both the enclosure of the plot and its contribution to the grain of the block. Planting is selected to support pollinators and to provide year-round cover, and opportunities for integrated features such as bird and bat boxes are taken where they can be accommodated without harm to the building, delivering a modest but real biodiversity enhancement on a tightly constrained urban site.

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Appearance

9.1 Materials and the front elevation

- 9.1.1 The appearance of the proposals draws directly on the traditional palette of the street. The retained front elevation — its shopfront, sash windows and detailing — is repaired and reinstated using matching materials and traditional methods, so that the most prominent and most significant face of the building is conserved and, where it has fallen into disrepair, improved. No change is made to the front roof slope.

9.2 The rear addition

- 9.2.1 New fabric at the rear is finished in facing brick to match the existing, with painted timber joinery and natural slate. The single-storey rear extension is expressed in a restrained contemporary manner — complementary in material and proportion to the host building but legible as a distinct, later addition, in line with good conservation practice. Because it sits within the enclosed rear of the plot, its appearance is experienced only from within the Site and not from the public realm, so that the character and appearance of the conservation area, as read from the street, is preserved.

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Access

10.1 Inclusive access

- 10.1.1 The proposals have been designed to be inclusive and accessible in accordance with Part M of the Building Regulations and the relevant access policies of the development plan. A step-free entrance is provided to the residential accommodation from the Example Street frontage, and the internal circulation, including corridor and doorway widths and the arrangement of the units, has been designed to be accessible. The retention of the historic building imposes some constraints on the extent of physical alteration that can be achieved without harm to significance, but the design achieves a high standard of accessibility consistent with the conservation of the heritage asset.

10.2 Movement, servicing and safety

- 10.2.1 The Site is car-free and is highly accessible by public transport, with bus and underground services within convenient walking distance, reflecting its high public transport accessibility level. Secure, covered cycle parking is provided at ground floor level in excess of the minimum standard, encouraging sustainable modes of travel. Enclosed refuse and recycling storage is provided at ground floor, sized in accordance with the Council's standards, with collection taking place from the street frontage in the established manner. The design incorporates the principles of secured-by-design, with clear sightlines, defensible space and appropriate lighting to the residential entrance, ensuring a safe and secure environment for occupiers and visitors.

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Signed

Date



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