



104 Oaks Lane, Ilford, Essex, IG2 7PX  
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## **DESIGN AND ACCESS STATEMENT**

**80 MARCHMONT STREET  
LONDON  
WC1N 1AG**

by  
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## **INTRODUCTION:**

This statement provides supporting information on the proposed works at 80 Marchmont Street, London, WC1N 1AG.

## **THE SITE**

The site is a four storey terraced building on the east side of Marchmont Street It is located in Bloomsbury Conservation Area but is not a Listed Building and was built around early 19<sup>th</sup> century. The ground floor is a betting shop and the top floors comprise of self-contained residential flats.

The surrounding area is mixed in use and highly built-up in character with high density residential developments. Commercial uses occupy the ground floor in most of the properties on Marchmont Street.

## **PROPOSAL**

First floor rear extension. Change of 1–Bed flat into 2–bed flat on first floor.

## **DESIGN CONSIDERATION:**

The purpose of this statement is to demonstrate that the proposal:

- Does not conflict with relevant planning policies.
- Will provide an appropriate level of amenity for occupants of the proposed dwelling.
- Will not have a negative impact on neighbouring properties.
- Will not harm the value of the building or detract from the character of the conservation area in which the property is located.

## **RELEVANT POLICIES**

### **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

The following policies within the current Development Plan are considered to be of relevance to this application:



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The National Planning Policy Framework (NPPF) has been adopted as national policy since February 2019. Paragraph 213 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Conservation of the historic environment:

Paragraph 128 states that planning authorities *“should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance”* and that in determining applications, they *“should require an applicant describe the significance of any heritage assets affected, including any contribution made by their setting”*.

### LONDON PLAN

Policy 3.5 Quality and Design of Housing Development:

The minimum space standards that new housing development should reflect. The proposed two-bed flat will be occupied by up to three people. The minimum space standard would be met in the proposal. The breakdown of the development and the GIA is as follows:

Double bed = 15.6 sqm (exceeds required 2.7m width and area of 11.5sqm)

Single bed = 10.7 sqm (exceeds required 2.15m width and area of 7.5sqm)

Kitchen/Dining/Living = 29.0 sqm (exceeds required 25sqm)

Total Area = 67.5 sqm (exceeds required 61sqm)

Policy 7.6 Architecture

*The buildings and structures should “be of the highest architectural quality” and “not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”.*



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The proposed first floor rear extension will be away from public realm and will not be visible to the street users. The submitted drawings show the relation of the new extension with its neighbours. This would confirm our case that the development would not cause any significant harm to the neighbouring amenities in terms of loss of light, overbearing or loss of outlook.

#### Policy 7.8

states that “Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.” The proposed works will conserve the significance of the listed building, as explained below.

#### Neighbouring Amenity

The proposal on the first floor would be within in the confines of the building. It is shown within the submitted drawings that the full width extension would cause no harm to any habitable room of the neighbouring flats and the overlooking to neighbouring properties would not be possible since all windows would face the rear.

#### **DESIGN**

The proposed materials will enhance the appearance of the original building. The new walls at the rear of the first floor will be constructed of bricks to match the existing walls. The new extension would be flat roofed and match an existing extension at #84 Marchmont Street (aerial image attached at the end ref # 02)

Although the proposal involves changing the 1-bed flat into 2-bed flat due the space available with the extension, no extra ordinary noise levels are expected to rise that would harm the living condition of the neighbours.

The applicant has provided a daylight/sunlight assessment as part of the application documents to show that the new extension will not



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have any impact on the amount of natural light reaching the windows of neighbouring properties. A good standard of light (dual aspect) will be provided to the dwelling by the existing windows at the front and by the proposed French windows at the rear.

### **REFUSE AND RECYCLING**

The residential flats in the area have the domestic rubbish collection happening daily. And the domestic food collection happens Friday weekly. As a result of converting the 1-bed flat into 2-bed flat, there would not be any negative impact on the system of refuse and recycle collection.

### **COMMUNITY INVOLVEMENT**

The proposed developments would have no environmental effect on, or implication for, the wider local community. The occupiers of neighbouring properties have been considered with the objective to ensure that their residential amenities would not be affected to a material and harmful degree.

### **CONCLUSION**

The proposed developments would comply with the objectives of national guidance relating to appropriate and respectful use of urban land. No interest of acknowledged importance would be harmed by the development and it is our humble request to the Planning Department to grant permission.

### **SITE IMAGES**

The site images are attached below.





Front view



Rear view





View of first floor extension at neighbouring # 84 Marchmont Street





Site of the proposed first floor extension.