

Design and Access Statement  
29 Gilbert Place, London, WC1A 2JD

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# 1.0 Site Context

## 1.1 Site Overview

**Local Authority:**  
Camden

**Conservation Area:**  
Bloomsbury

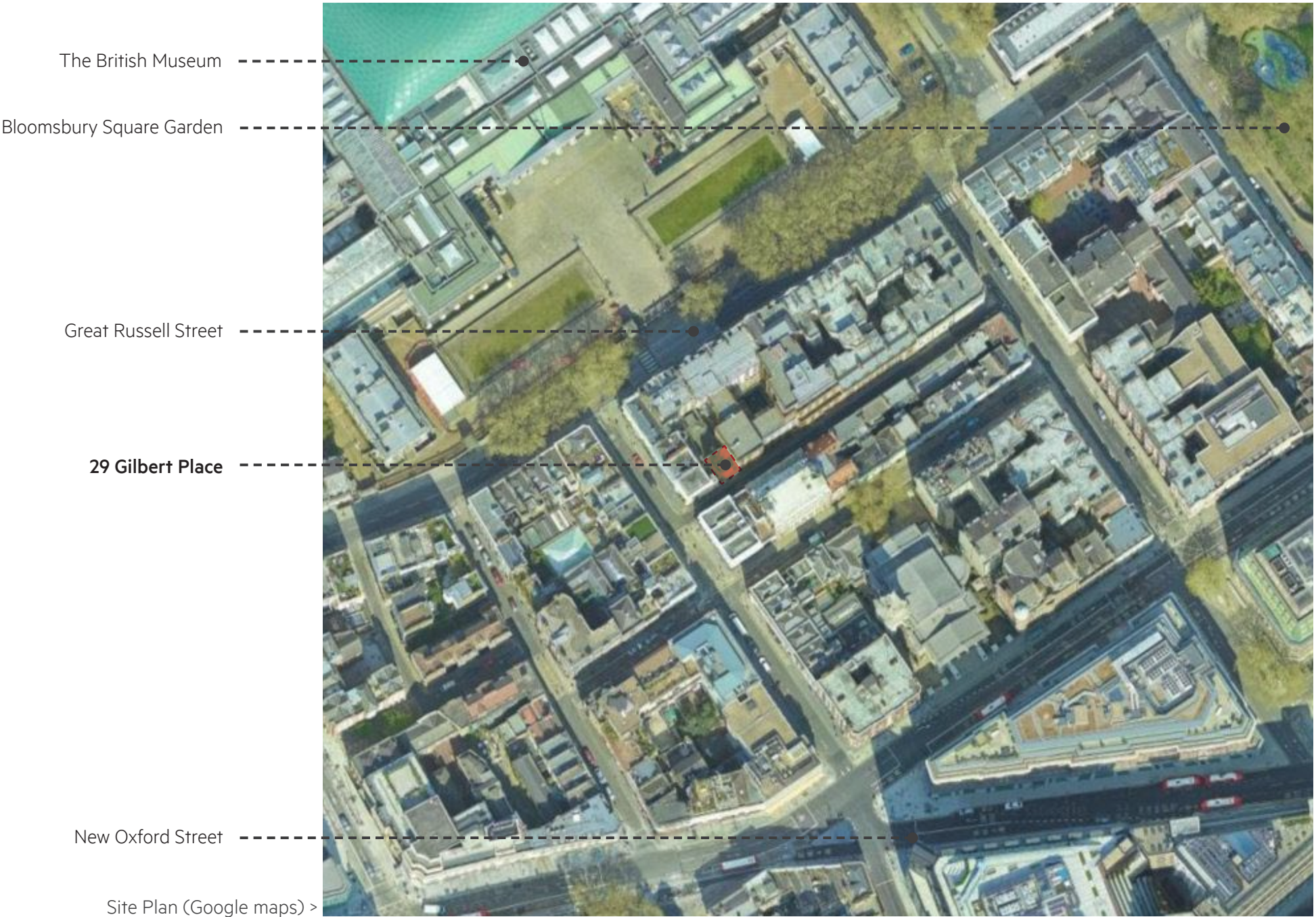
**Listing:**  
Not Listed

**Neighbouring Context:**  
29 Gilbert Place is located within sub area 7 of the Bloomsbury Conservation Area. Within the Conservation Area Appraisal, Gilbert Place is noted as one of the quiet and narrow back streets of the area, with the character deriving from the variety of materials, ages and styles. Gilbert Place is parallel to Great Russell Street, a key route in the area with the British Museum along its northern edge.

The south side of Gilbert Place is characterised by 19th century warehouse buildings. 29 Gilbert Place is located on the north side of the street, which consists of residential buildings of up to 9 storeys.

29 Gilbert Place is the shortest property on the northern side at 3 storeys above ground level. It is adjacent to a 6 storey modern structure on the eastern edge and a 4 storey structure to the west which sits on the corner of Gilbert Place and Museum Street. Therefore, 29 Gilbert Place is unusually low in height when compared to it's immediate surroundings and the rear elevations of Great Russell Street to the north.

39 and 40 Museum Street sit on the corners of Gilbert Place and Museum Street and are both Grade II listed. Both buildings follow the visual consistency of Museum Street, 4-storey 19th century stucco-faced terraces which are characterised by strong parapet lines, vertically proportioned fenestration, horizontal banding and rustication.





1.0 Site and Context

1.2 Site and Surroundings



29 Gilbert Place

Listed Buildings are highlighted  
in blue (all are Grade II)

Site Plan (Google maps) >



## 1.0 Site and Context

### 1.2 Site and Surroundings



**North Aerial view** (Google maps)

Front view of the property showing its position between a listed building to the west and a modern building to the east.



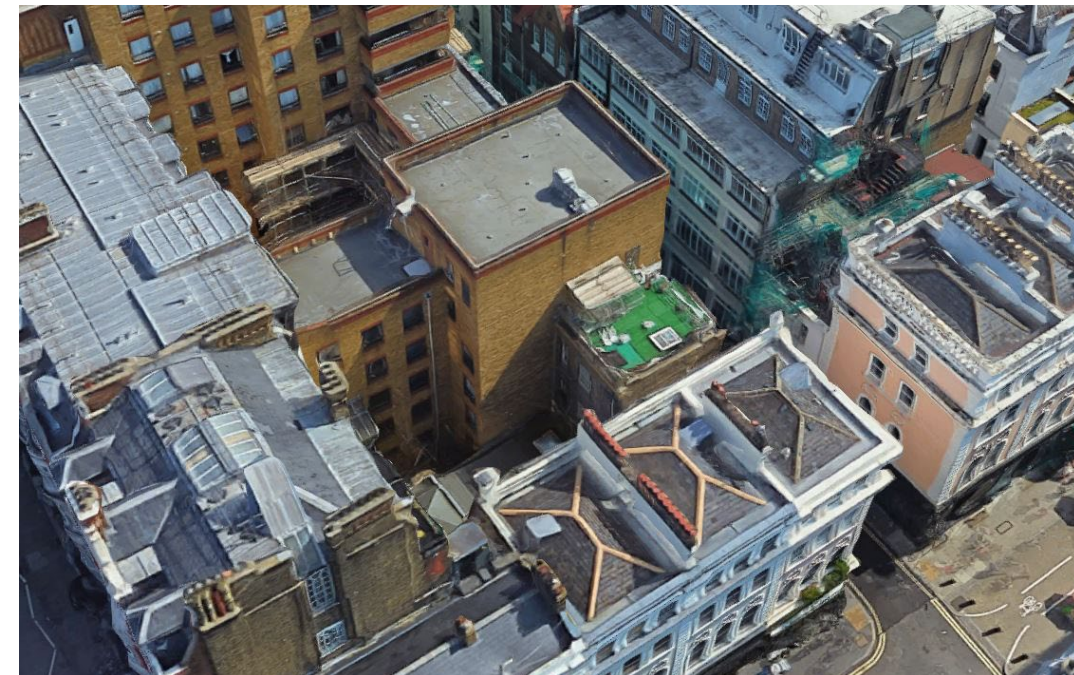
**West Aerial view** (Google maps)

Side view of the property showing its subservient nature and low height compared to neighbouring buildings.



**South Aerial view** (Google maps)

Rear view of the property showing the impact of the office building opposite and prominence of the listed buildings on Museum Street.



**East Aerial view** (Google maps)

Side view of the property showing its position behind the dominant buildings of Museum Street and the neighbouring modern building on Gilbert Place.



1.0 Site and Context

1.3 Approach to Site



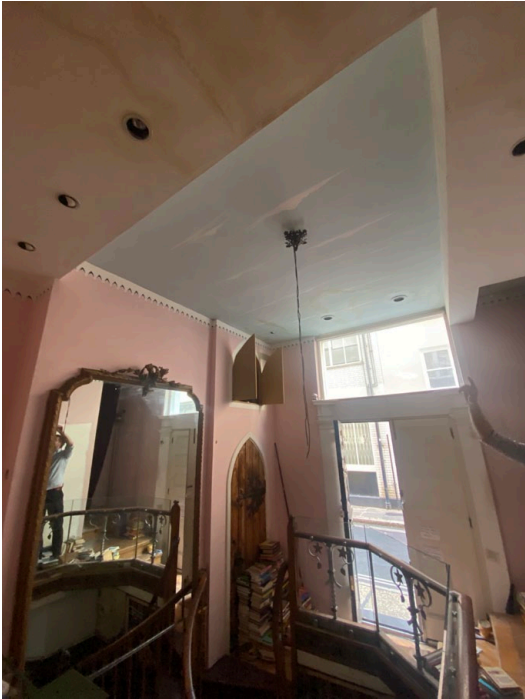
Approach to site travelling west down Gilbert Place from Bury Place.



Approach to site travelling east down Gilbert Place from Museum Street.



1.0 Site and Context  
1.4 Site Photographs





# 1.0 Site and Context

## 1.5 Planning History Summary

### Site Planning History:

**8400426**  
Proposal: Change of use of the basement and ground floor from photographic studio to residential to unite the basement ground first and second floors forming one residential unit  
Decision: Grant Full or Outline Planning Permission  
Decision Date: 17/04/1984

**N14/17/C/34526**  
Proposal: Use of the basement and ground floor to form a photographic studio, the conversion of the first and second floors to form a self- contained residential maisonette and works of alteration to the ground floor entrance  
Decision: Permission  
Decision Date: 13/07/1982

**34023**  
Proposal: Change of use of the basement and ground floors to form a photographic studio hbe conversion of the 1st and 2nd floors to form a self-contained residential maisonette, and works of alteration to ground floor entrance  
Decision: Conditional  
Decision Date: 14/03/1982

### Relevant Planning History:

**2020/0404/P**  
Address: 14 Gilbert Place, WC1A 2JD  
Proposal: Replacement of front and rear windows and door with double-glazed timber windows and door  
Decision: Granted  
Decision Date: 05/06/2020

**2010/3330/P**  
Address: 63 Great Russell Street, WC1B 3BF  
Proposal: Replacement of shop front on Gilbert Place elevation  
Decision: Granted  
Decision Date: 31/08/2010

**2010/3122/P**  
Address: 10 Gilbert Place, WC1A 2JD  
Proposal: Conversion of 2x studio flats into 1x one-bedroom duplex flat with single storey extension at rear ground floor level of residential building (Class C3)  
Decision: Granted  
Decision Date: 19/08/2010



1.0 Site and Context

1.6 Pre-Application Response 2022/4901/PRE

On the 10th November 2022 a pre-application enquiry for 29 Gilbert Place was submitted. The application requested advice on the ‘erection of a roof extension with roof terrace at front, installation of two obscure glazed windows to the side elevation and alterations to the front elevation.’

Advice was received on the 23rd January 2023 within which the proposal was considered under the following headings:

- Principle
- ‘The principle of a roof extension may be considered acceptable subject to design detail.’
  - ‘It is considered that a more traditional approach such as a mansard roof extension would be more appropriate and acceptable.’
  - ‘A mansard should use traditional materials of slate and timber.’

- Design and Heritage
- ‘It is considered the windows should be revised to reflect the existing windows in terms of type and design.’
  - ‘The replacement of the front door is likely to be acceptable subject to detailed design.’
  - ‘The use of slimlite double glazing on the front elevation is acceptable, providing that the window frames can be exactly replicated, rather than increased in weight.’
  - ‘The addition of window boxes could be acceptable, but within the window embrasures, not obscuring the architectural composition and detailing of the building.’
  - ‘The installation of windows on the side elevation due to limited visibility are likely to be acceptable.’

- Amenity
- ‘The proposal may have some impact on the neighbouring rear windows at no. 39 Gilbert Place regarding loss of daylight and sunlight. Additionally, these windows may result in loss of outlook due to the height of the proposed extension. Due to the information submitted, it is unclear if these amenity concerns would warrant reason for refusal.’
  - ‘The front alterations and the installation of side elevation windows are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.’

Design Response to Pre-Application Advice

The proposal which forms this Planning Application has been informed by the comments above and responds directly to the recommendations which were given by Camden council. The proposal adopts a more traditional mansard approach at the front and the roof terrace, which was considered unacceptable, has been removed from the design. Furthermore, a Daylight/Sunlight assessment has been carried out to confirm that the proposal does not have a detrimental impact on the neighbouring buildings. Please refer to the appended Daylight/Sunlight Assessment for further details.

A summary of direct design responses is as follows:

- Overlooking issue overcome by removal of balcony/terrace areas.
- Roof extension glazing to be white timber frame windows to match existing.
- Window boxes located within the window embrasures.
- Roof form more traditional at the front of the property, with a vertical elevation to the rear, as a continuation of the existing rear elevation below, while also ensuring no Daylight/Sunlight impact on neighbouring buildings.
- Roof extension reduced in height and now has a traditional 70° mansard slope to front.



Drawings submitted as part of Pre-Application submission (2022/4901/PRE)



# 2.0 Proposal

## 2.1 Proposal Overview

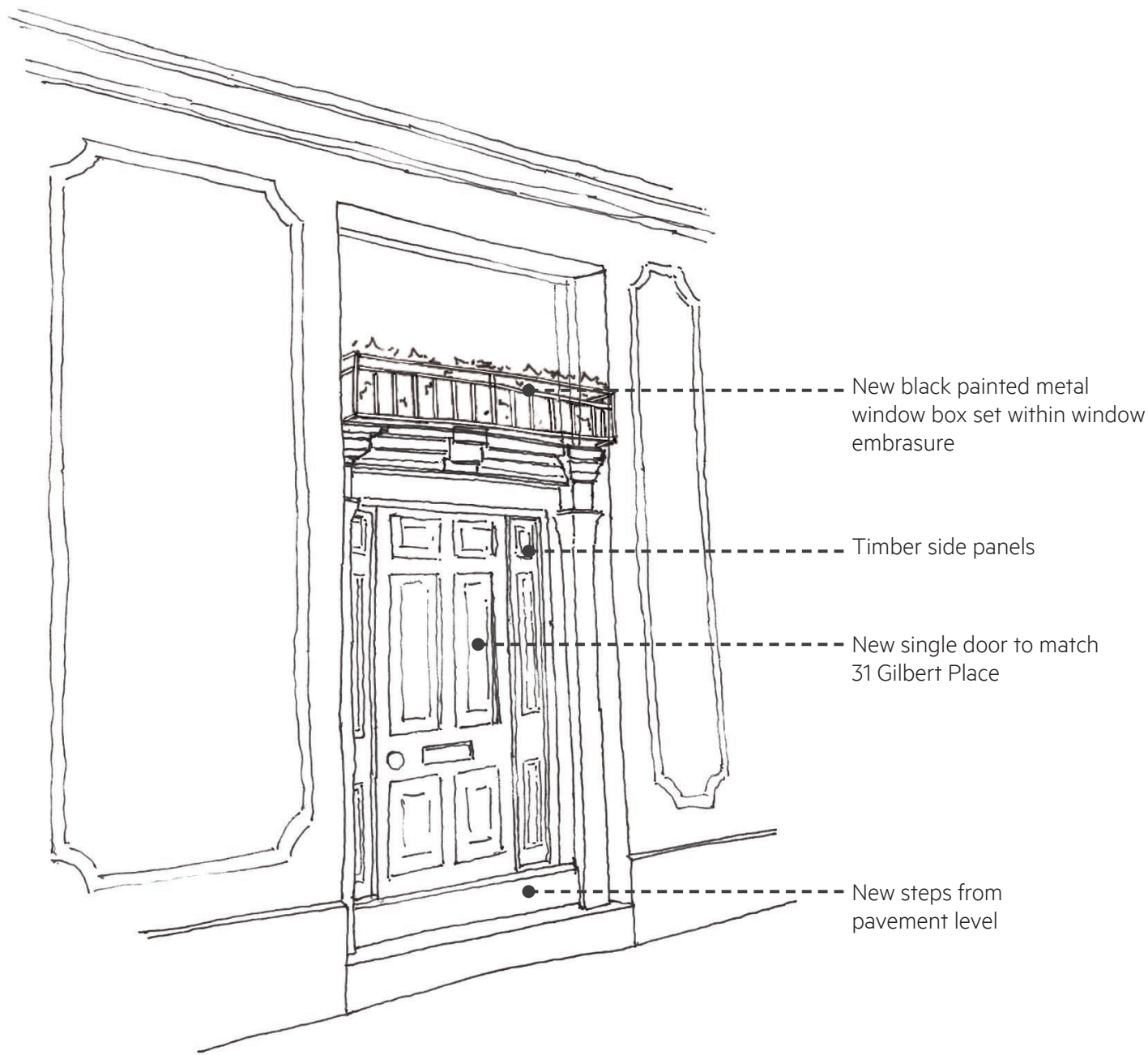
This application seeks Planning Permission for:

- A single storey roof extension set back from the primary facade, with a mansard pitch to the front elevation and upward extension of rear wall, with white painted sash windows, conservation rooflights and black metal railing to front elevation.
- The reconfiguration of the front door arrangement and introduction of steps from pavement.
- The addition of three obscure glazed windows to the side elevation.
- The installation of slimlite double glazing into existing frames.
- The installation of black painted metal window boxes set within the window embrasures.

### Front Door Arrangement

The existing double door set is to be replaced by a single door with timber panelling on either side. Currently, internal steps prevent one of the doors from opening, and therefore the existing condition is not practical.

The sketch to the right shows the proposed front door configuration. Two steps are proposed externally, these will not encroach on the pavement as they will sit within the external line of the front elevation. External steps can be seen along Gilbert Place, so the change is not out of character for the area. The design of the front door is influenced by neighbouring doors on Gilbert Place and will be in keeping with the streetscape.



Proposed Front Door Arrangement



## 2.0 Proposal

### 2.2 Roof Extension Design

The design of the roof extension has been updated since the pre-application submission (2022/4901/PRE) to align more closely with a traditional mansard roof form and therefore the pre-application advice.

The proposal sits comfortably within its neighbouring context, below the height of both 31 Gilbert Place and 21 Gilbert Place. The proposed extension is subservient to the existing building due to it being set back from the primary elevation and its low/non-excessive height above the existing building. The proposed third floor has a reduced floor to ceiling height compared to other storeys, retaining the internal hierarchy of the dwelling.

The parapet to the front elevation is clad in lead, the change in materiality creates a visual separation between the existing building and extension, therefore retaining the integrity of the existing building. As suggested in the pre-application response, traditional materials have been proposed, the front mansard is clad in slate and features lead dormer windows.

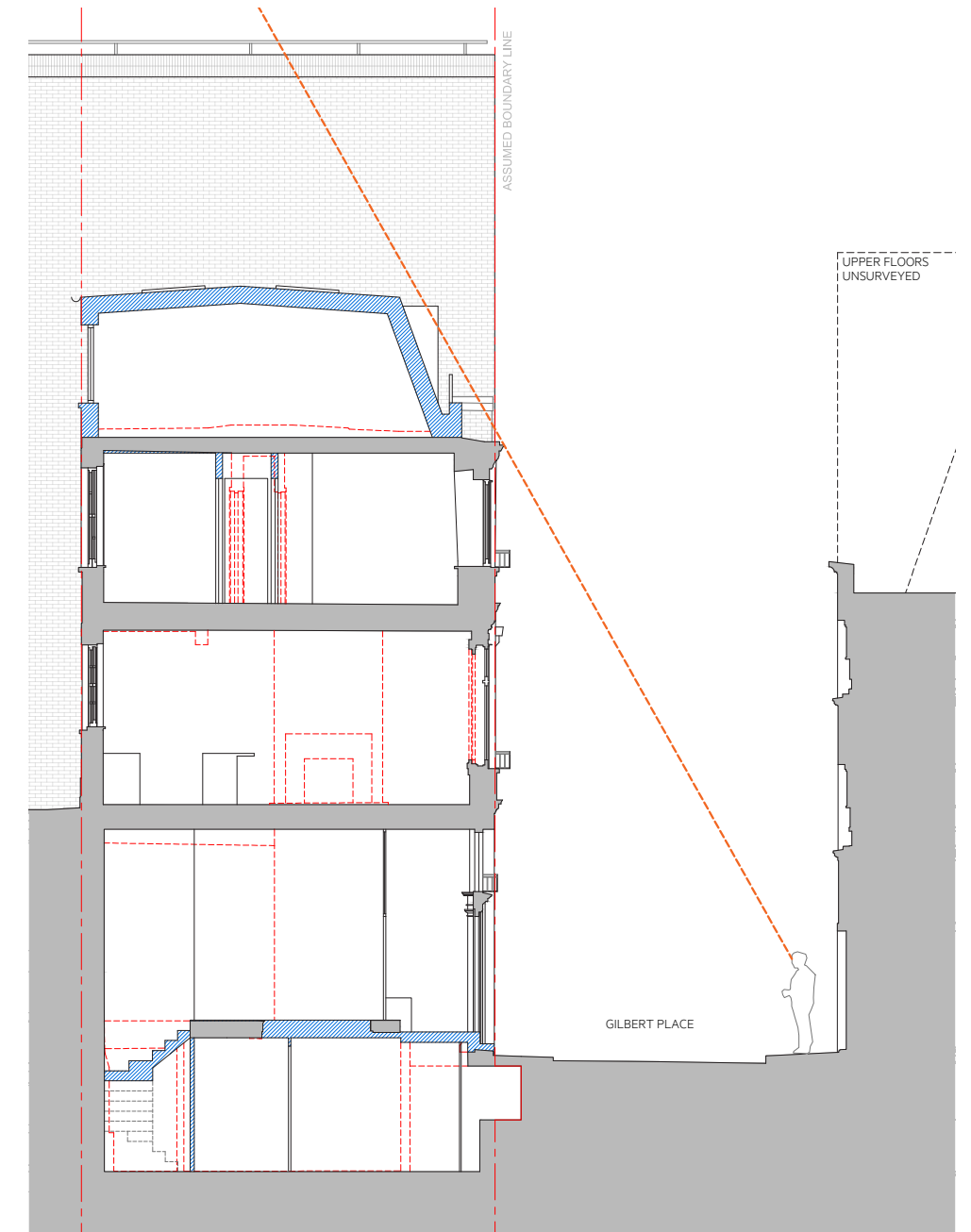
The section illustrates that the extension has been designed to have minimal impact on the streetscape and is only minimally visible when stood on the other side of Gilbert Place. Longer views from Museum Street and further down Gilbert Place will remain largely unchanged due to the set back nature of the mansard along with surrounding taller buildings allowing it to be highly shielded.

Roof extensions are noted as a 'well established method to increase the usable space of properties' within the Camden Planning Guidance for Home Improvements January 2021. The points made above illustrate that the roof extension has been designed in line with the documents key principles. The design has been informed by the pre-application response (2022/4901/PRE) and has been designed with influence from the Camden Planning Guidance for Design July 2015. Within the documentation mansard roofs are described as often being a 'historically appropriate solution for traditional townscapes'.

However, there is very little precedent of mansard forms in the local area, with the majority of elevations facing the rear of 29 Gilbert Place also being vertical in nature. Therefore the rear of the extension has a vertical elevation and continues the pattern of existing windows below. The resultant roof form responds to the unique nature of the existing building and its context. The vertical elevation to the rear is not visible from the street, having negligible impact on the streetscene and Conservation Area.



Proposed Front Elevation



Proposed Section BB



# 2.0 Proposal

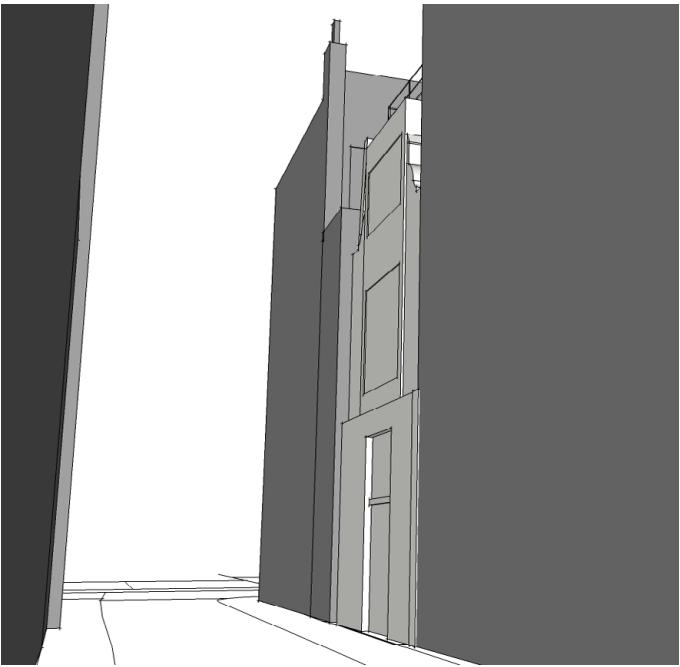
## 2.2 Proposal in Context

The model views to the right highlight the minimal visibility of the roof extension from both Gilbert Place (to the east) and Museum Street (to the west).

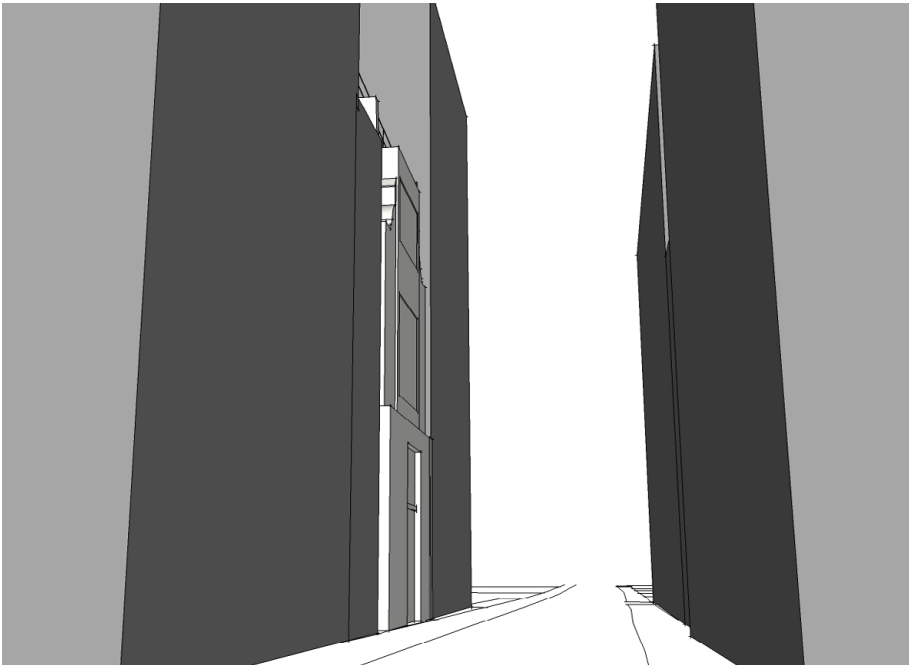
On the following page, the existing and proposed aerial views of 29 Gilbert Place show the dwelling within its surrounding context. From these views the low height of 29 Gilbert Place compared to its neighbours is evident, this relationship is maintained through both the existing and proposed views.

Also, given there is existing trellis fencing and an awning canopy projecting from the roof, the impact of the proposed extension will be minimal and the resulting boundary treatment will be more attractive and in keeping with the area.

EXISTING

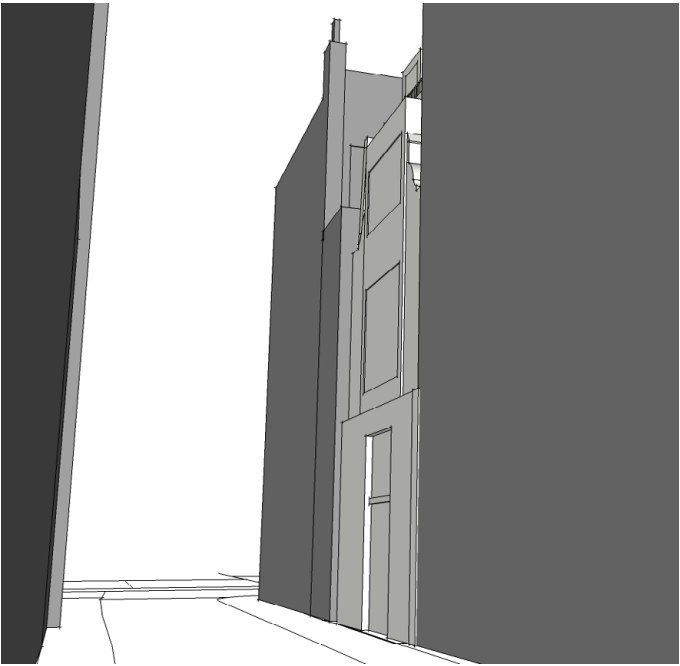


Existing street view facing west along Gilbert Place

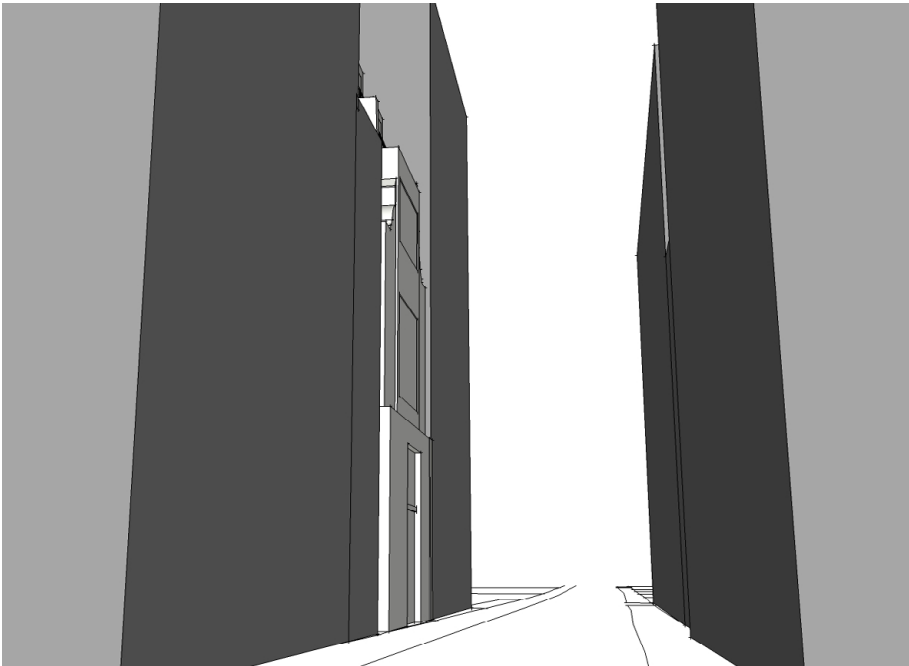


Existing street view from Museum Street facing east along Gilbert Place

PROPOSED



Street view of proposed roof extension facing west along Gilbert Place



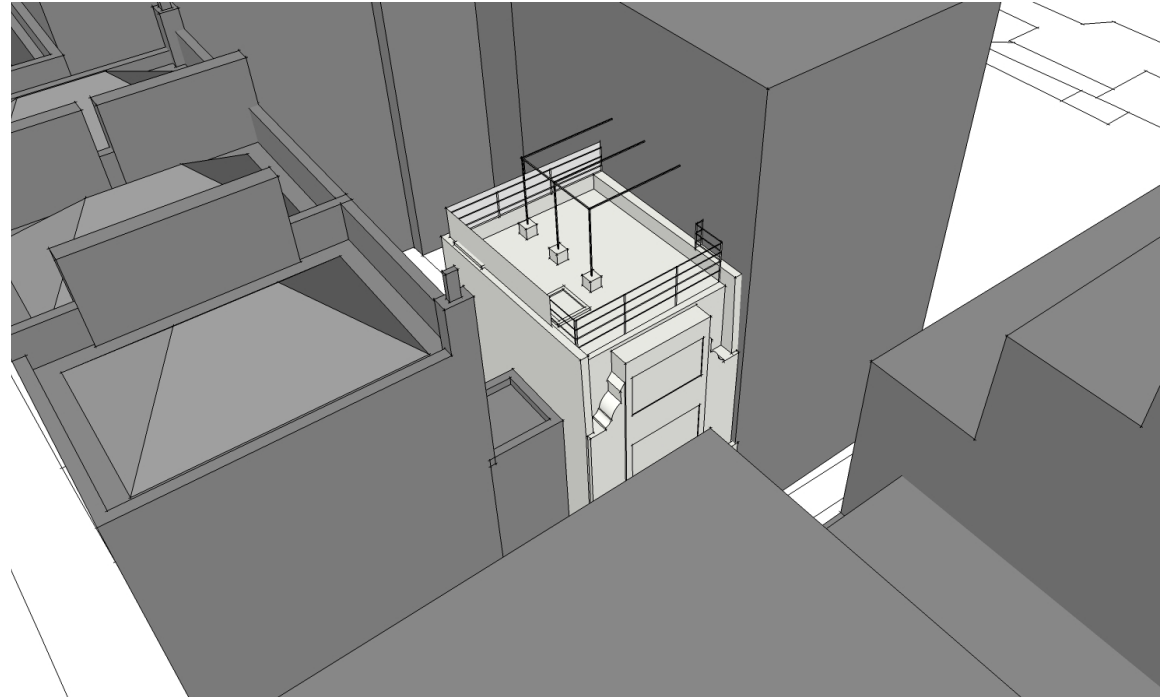
Street view of proposed roof extension from Museum Street facing east along Gilbert Place



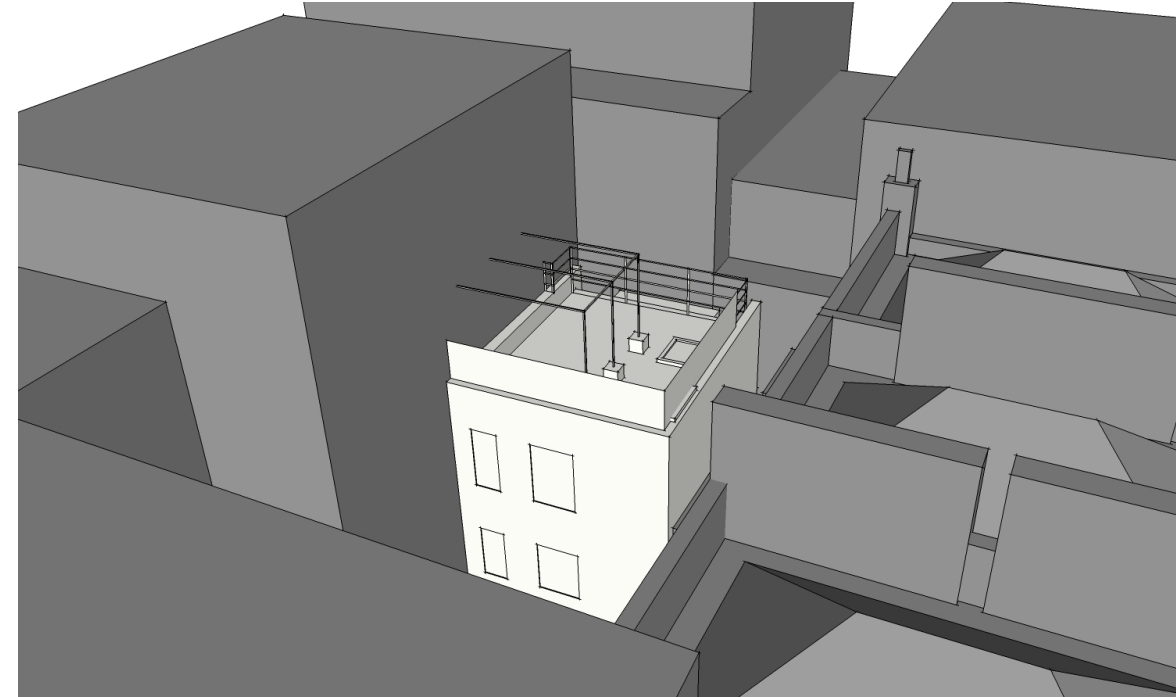
## 2.0 Proposal

### 2.2 Proposal in Context

EXISTING

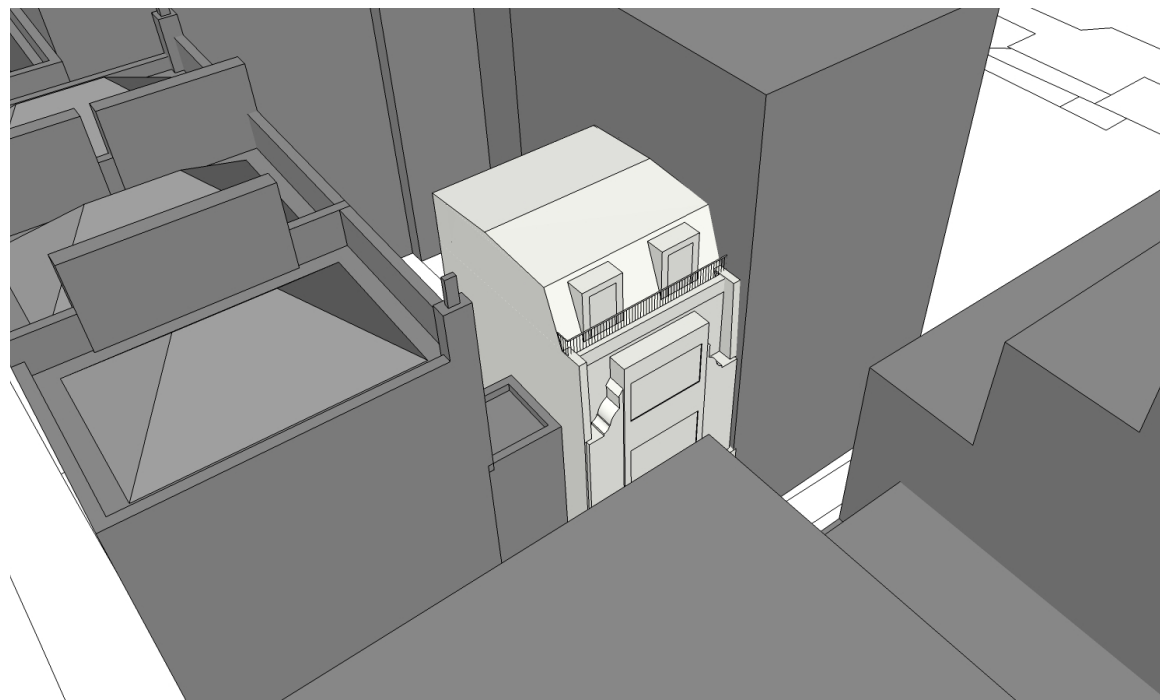


Existing front aerial view

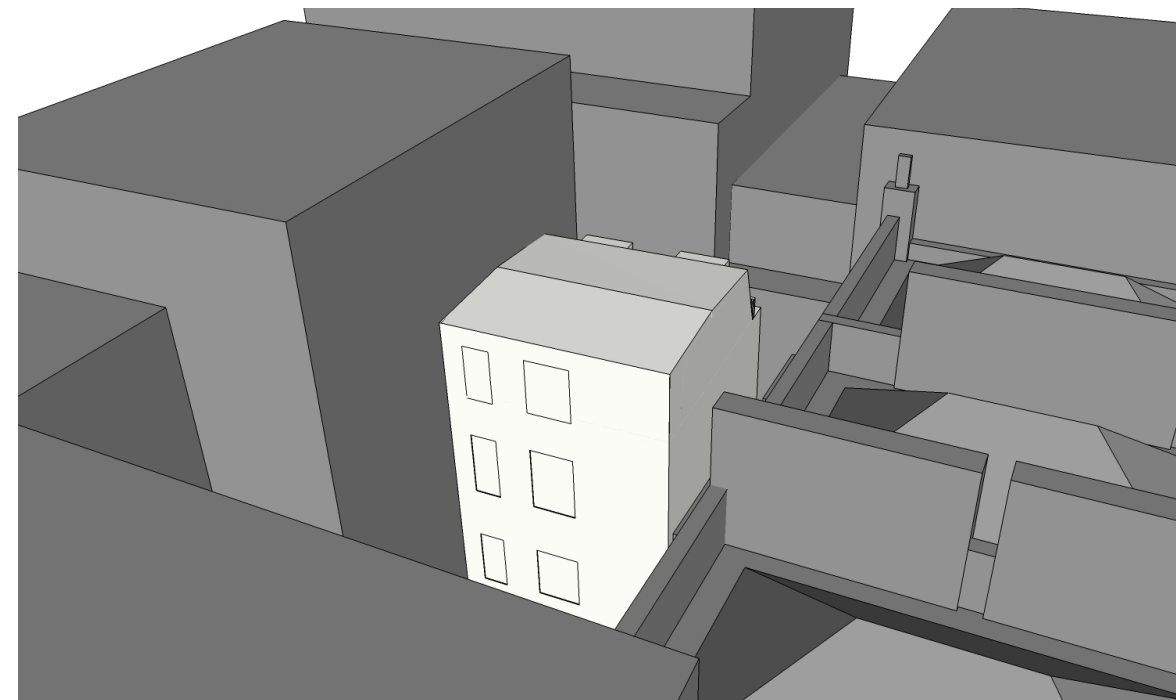


Existing rear aerial view

PROPOSED



Front aerial view of proposed roof extension



Rear aerial view of proposed roof extension



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