

Design, Access & Heritage Statement

Site Address: Flat B, 8 Mecklenburgh Street, WC1N 2AH

Proposal: Application for Listed Building Consent for internal alterations which involves repositioning the kitchen, bedroom and bathroom.

1. Site & Locality

1.1 No. 8 Mecklenburgh Street is located within the London Borough of Camden. It is within the Bloomsbury Conservation Area. The house is a Grade II listed building. No. 8 is part of a row of terraced houses built in the late 19th century. The house is one of a row of eight houses along Mecklenburgh Street that are listed. Each house has been divided into flats. No. 8 comprises 4 flats. This application relates to Flat B.

1.2 Flat B is located on the first floor of No. 8 Mecklenburgh Street. The building is positioned at the end of Mecklenburgh Street as it joins Heathcote Street. The house is in keeping with the typical style of house along the street and features yellow stock brickwork, 4 storeys with basements, and round arched entrance doorways. The flat is comprised of a small entrance hall, bedroom, separate bathroom, and a large reception room. Each room is accessed from the small entrance hallway. The main reception room is the largest room in the apartment and appears to be original in shape. The large sash windows appear to be original and give access to a small balcony that overlooks the street.

1.3 There is some patched brickwork to the front elevation but otherwise the frontage of the building appears to be in reasonable condition with original features conserved. At the rear however there appears to have been quite a lot of alteration. The predominantly red brickwork has been extensively patched. Most other original windows have been replaced with newer windows that are not in keeping with the traditional style and period of the property. Generally, the rear of the building is less visible from the Street with partial views from Heathcote Street and Gray's Inn Road. To accommodate the conversion of the building into flats flue outlets are located at the rear. On the side of the building 2 out of the 3 windows has been infilled using matching brickwork.

1.4 Heritage - Listing

The building forms part of a terrace that has had Grade II Listing since the 14th May 1974 [List Entry Number: 1113122 covering numbers 1-8 Mecklenburgh Street]. The Listing states:

TQ3082NE MECKLENBURGH STREET 798-1/91/1115 (West side) 14/05/74 Nos.1-8 (Consecutive) and attached railings.

Terrace of 8 houses. Early C19. Yellow stock brick with later patching. 4 storeys and basements. 2 windows each, No.8 with 3-window return to Heathcote Street. Round-arched doorways with fluted 1/4 columns, cornice-heads and fanlights; panelled doors. Entrance to No.8 on return in single storey extension; doorway with fluted pilaster-jambs and cornice-head (Greek key pattern). Blind arcade. Gauged brick flat arches to recessed sashes, 1st floor with continuous cast-iron balconies. Parapets.

INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (St Pancras part IV): London: -1952: 49).

The substance of the listing only describes and notes its external attributes, and to the front. The interior has not been formally assessed for its historic significance or sensitivity to change (that we are aware of). None-the-less, Listed Building Consent would be required for any internal alterations.

The building also sits close to the Listed Mecklenburgh Gardens and so may be considered to be within the curtilage of that historic asset.

2. Proposal

2.1 The proposal is to undertake internal alterations in order to have a more functional layout and create a more comfortable dwelling. This will be achieved by relocating the bedroom to the rear to separate it from the living room. The bathroom will be moved to the centre of the apartment and the front living room will become a combined living/kitchen/dining area.

3. Design & Layout

3.1 Details of the new layout are as follows:

Bedroom – the existing kitchen and bathroom will be replaced with a new bedroom. A new 100mm diameter vent will be cored through the rear wall to allow ventilation for the new bathroom. Slim profile ducts will run across the room to reach the bathroom and will be concealed within a false ceiling. A 215x215mm brick vent will be installed externally.

Bathroom – the bathroom will be re-located to the centre on the apartment. Kitchen – the new kitchen will be re-located to the front living room.

Boiler - The existing property has a boiler located within the existing kitchen at the rear of the property. As part of the refurbishment, the boiler will remain in its current location.

There are internal walls that will be removed and reconstructed to create the new layout. These existing walls are of lightweight construction and are not original. The existing walls/ceilings to the flat have no cornice or detailing and removal of the internal walls will therefore not result in a loss of any original features.

All internal doors will be replaced with traditional wooden doors in keeping with the period style.

4. Scale

4.1 The overall size of the apartment remains the same.

5. Landscape

5.1 The proposal will have zero impact the existing landscape.

6. Access

6.1 Access to the property will remain unchanged, with the main point of access being the existing main door at upper ground level located at the end of the main building.

7. Conclusion

7.1 It is considered that the proposal makes appropriate changes that respect and maintain the character of the original building and preserves the architectural heritage of the building.

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