

Design & Access Statement

18 Gower Street, London, WC1E 6AE

1. Introduction

The property (No.18) dates to around c.1783 and is Grade II Listed under List Entry Number: 1113105. The property is three storeys in height plus basements and an attic. The property is three bays wide with stock brickwork and sliding timber sash windows to the front and rear elevations. The property was amalgamated with No.20, approximately late 1970s. The property has also been subject to several structural alterations over the last two decades.

In response to structural movement of the main front elevation at first storey height where the brickwork had distorted around the frame of the timber sashed window, a structural survey report was commissioned of No.'s 18 and 20 which set out structural recommendation to remedy the issues. A copy of the structural survey report carried out by AKS Ward in February 2022 is appended to this application. Subject to further survey carried out by Cushman and Wakefield in March 2024, a schedule of repair and maintenance works were prepared to restore the appearance of the property. A copy of the schedule of repair works are appended to this application detailing the full extent of the works and are summarised below. The schedule is to be read in conjunction with the Heritage Statement prepared by Icenl.

- General like-for-like repairs including localised repointing, replacement of broken roof tiles, bricks etc.
- Light refurbishment of the toilet block internally.
- Structural brickwork repairs including for the insertion of new helifix bars to restrain the brickwork.
- Reconditioning of the existing windows.
- Refreshing of decorative treatments.

These reports highlight current condition and repairs required / methodology that relate to the scope of the surveys.

2. Design

The design predominately allows for replacement of existing materials on a like for like basis to preserve the appearance of the property. There are no new installations proposed that would compromise the appearance of the property.

3. Access

No alterations are proposed to the methods for accessing the property. Pedestrian access will remain from Gower Street to the building's front door. Scaffolding will be carefully designed and arranged to mitigate any disruption to safe access and egress to/from the building.