

IN SUPPORT OF A

PLANNING AND LISTED BUILDING APPLICATION

FOR A

THE PROPOSED DEMOLITION OF MAKESHIFT ASBESTOS-COVERED, 80'S, REAR EXTENSION
AND RECREATION OF A COMMON AREA WINDOW IN PLACE OF THE REMOVED
EXTENSION.

TO

NO.3 GUILFORD ST, LONDON WC1N 1DR

FOR

ALAN J. MILLINDER & MICHAEL SYMONS
SYMON SMITH & PARTNERS LIMITED
344-354, GRAYS INN ROAD
LONDON WC1X 8BP

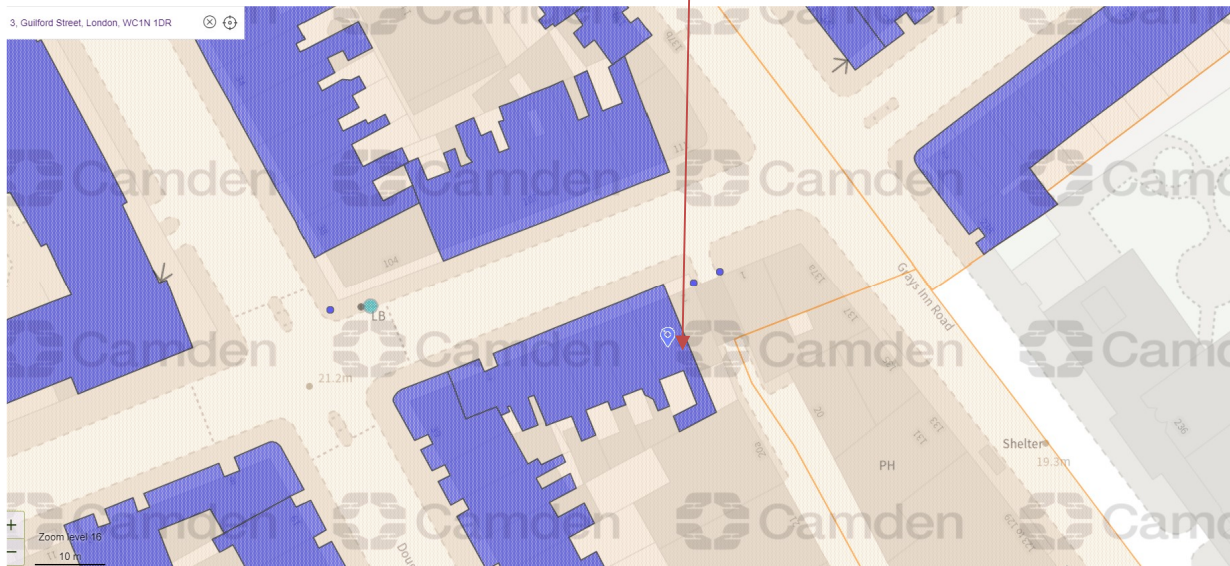
AUGUST 2024

PREPARED BY: SHAPE OF ARCHITECTURE LIMITED



NO.3 GUILFORD STREET

Above: location of the site.



Above: a map of the neighbourhood showing grade 2 listed buildings (marked blue).

OFFICIAL LIST ENTRY

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1245854

Date first listed:

13-May-1974

List Entry Name:

NUMBERS 3 TO 7 AND ATTACHED RAILINGS

Statutory Address 1:

NUMBERS 3 TO 7 AND ATTACHED RAILINGS, 3-7, GUILFORD STREET

LOCATION

Statutory Address:

NUMBERS 3 TO 7 AND ATTACHED RAILINGS, 3-7, GUILFORD STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Greater London Authority

District:

Camden (London Borough)

Parish:

Non Civil Parish

National Grid Reference:

TQ 30770 82259

DETAILS

CAMDEN

TQ3082SE GUILFORD STREET 798-1/96/718 (South side) 14/05/74 Nos.3-7
(Consecutive) and attached railings

GV II

Terrace of 5 houses. c1792-1800. Darkened yellow stock brick; No.3 painted. No.6 stuccoed. Slated mansard roofs with dormers. 3 storeys, attics and basements. 2 windows each; No.7, 4 windows. Round-arched doorways with pilaster-jamb, cornice-heads, radial patterned fanlights (except Nos 4 & 7) and panelled doors. No.6, architraved doorway surround with stucco blocks and voussoirs. Plain 1st floor sill band. Gauged brick flat arches to recessed sash windows, Nos 4 & 7 with glazing bars. Stone cornice and blocking course; No.6 with cornice only. No.7 with plain parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: original lead rainwater heads and pipes. Attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: - 1952: 32).

Listing NGR: TQ3075982255

LEGACY

The contents of this record have been generated from a legacy data system.

Legacy System number:

477958

Legacy System:

LBS

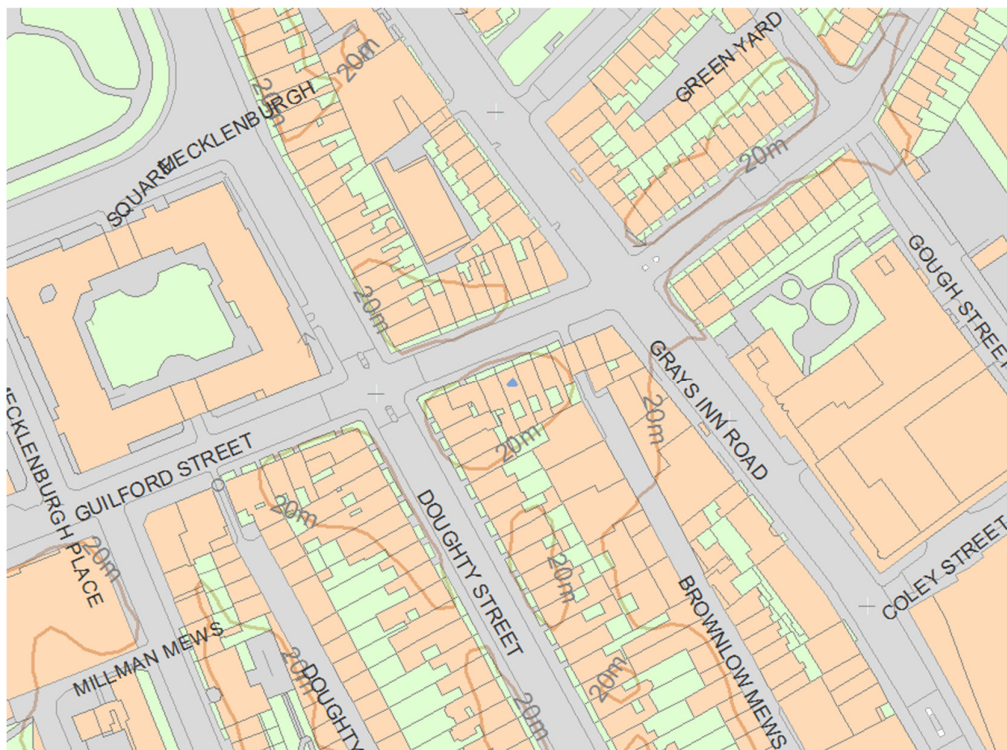
SOURCES

Books and journals

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 32

LEGAL

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



DESCRIPTION OF THE DEVELOPMENT

The property to which this application relates is located at No.23 Guilford Street London WC1N 1DR. The property is 9 minutes' walk away from Russell Square underground station, about 15 minutes' walk from St. Pancras International and King's Cross stations. It is located within the London Borough of Camden.

Our proposal is for the demolition of makeshift asbestos-covered, 70/80's, rear extension and recreation of a common area window in place of the removed extension.

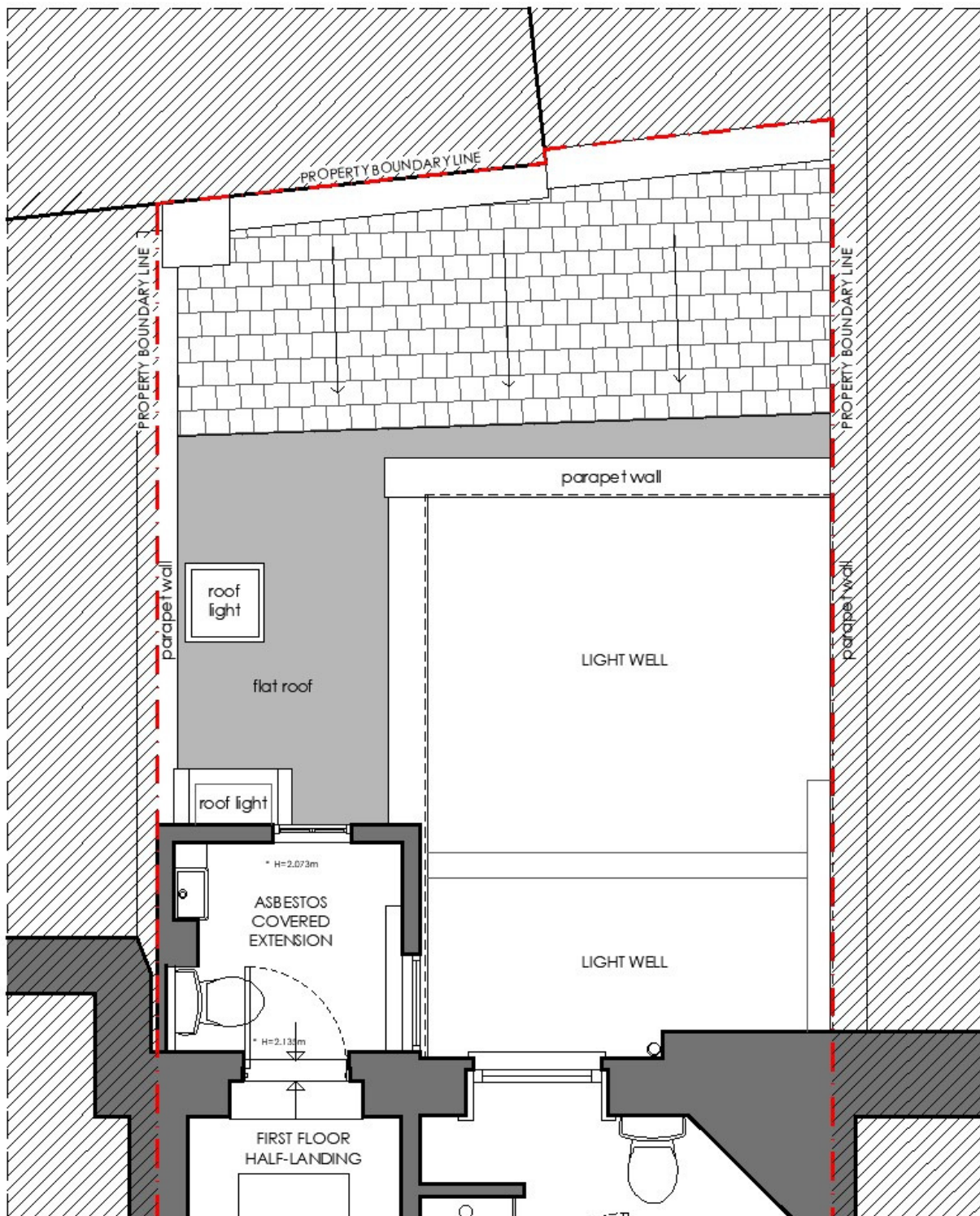


Above: photograph showing rear of the property with makeshift, asbestos-covered

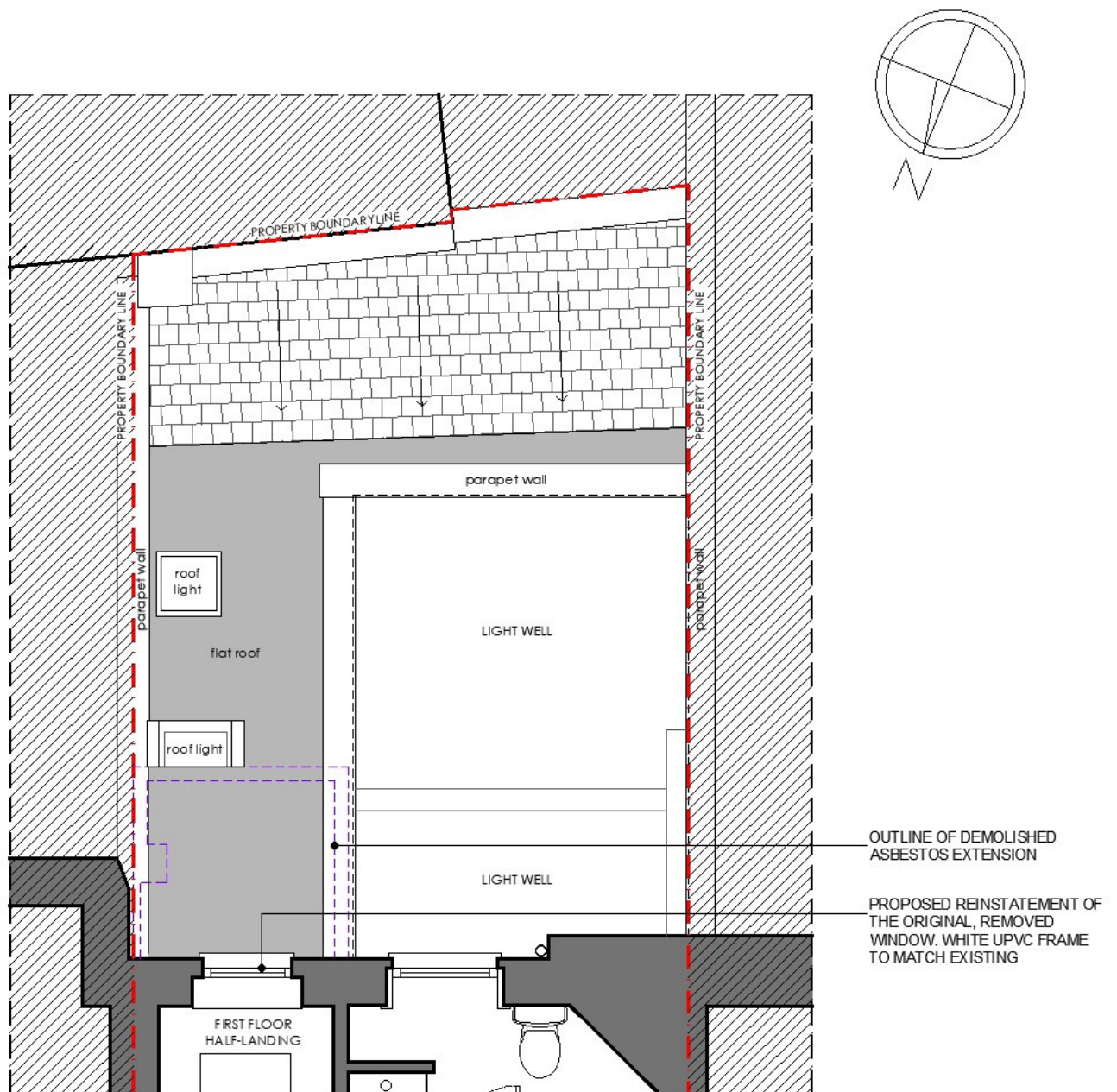
extension in bottom right corner.

As seen in the above photograph the ghastly asbestos-covered extension is completely out of character, destroys the esthetics of the rear elevation of a typical Georgian style terrace and is a health hazard.

The extension is currently used as a common area toilet. Originally built, most likely, as a builder's lavatory in late 70s/ early 80s, it remained on site to this date.



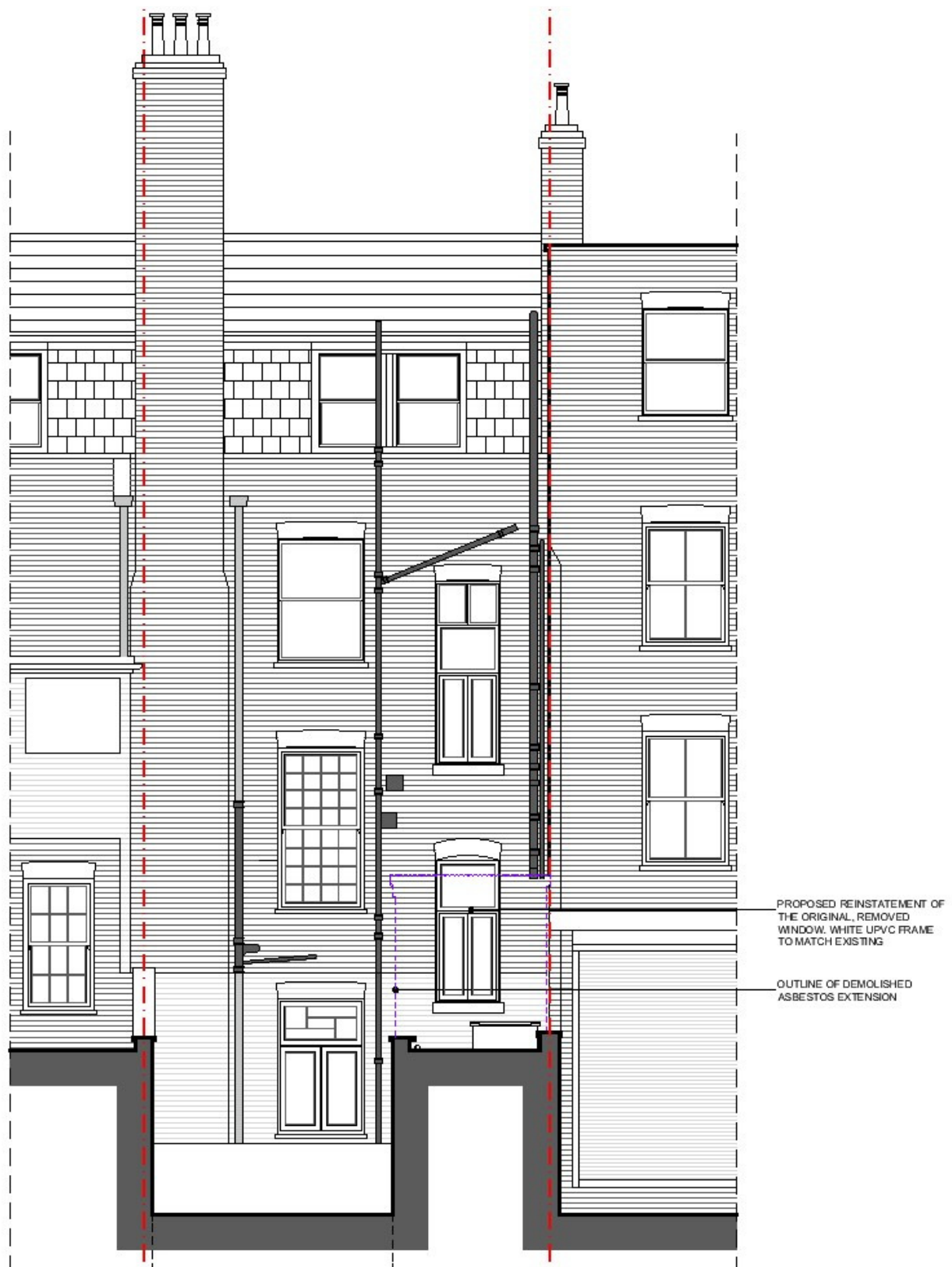
Above: existing first floor plan showing rear asbestos-covered extension.



Above: proposed first floor plan with reinstated common area window.



Above: existing rear elevation showing asbestos-covered extension.



Above: proposed rear elevation showing reinstated stairwell window.

We trust that the above proposal is acceptable and is a significant improvement to the appearance as well as the health and safety of the site.