



Design & Access Statement REV. F

80 Guilford Street

December 2013

Contents

Changes to Proposed Scheme

Introduction : Summary of Proposal

1.0 Site Analysis

1.1	Location	p05
1.2	Existing Buildings	p07
1.3	Surrounding Area and Urban Context	p16
1.4	Conservation Areas	p19
1.5	Historical Context	p25
1.6	Cultural Context	p29
1.7	Transport Connections	p30
1.8	Nearby Public Amenity	p33
1.9	Ward Profiles and Local Demographic	p35

2.0 Planning

2.1	Introduction (Produced by Montagu Evans)	p37
2.2	Town Planning Context and Strategy (Produced by Montagu Evans)	p37

3.0 SWOT Analysis

3.1	Strengths	p39
3.2	Weaknesses	p39
3.3	Opportunities	p40
3.4	Threats	p40

4.0 Design Approach

4.1	Building Uses	p42
4.2	Layout	p42
4.3	Legibility	p42
4.4	Density	p43
4.5	Parking	p43
4.6	Access	p43

5.0 Detailed Design Proposals

5.1	Proposal Summary	p45
5.2	Building Arrangement	p45
5.3	Schedules	p47
5.4	Appearance and Materials	p48
5.5	Facade	p48
5.6	Landscaping	p48
5.7	Sustainability	p49
5.8	Fire Strategy	p49
5.9	Building Services	p49
5.10	Facade Maintenance Access	p49

6.0 Access Statement

6.1	Introduction	p51
6.2	Design Consideration	p51
6.3	Lifetime Homes Assessment	p52

Introduction

This Design and Access Statement is intended to accompany the planning application for 80 Guilford Street. The application is submitted to obtain planning permission for the refurbishment and conversion of a building formerly used as nurses' accommodation to residential use.

The enclosed document is to be read alongside the application drawings submitted with this design and access statement.

The approach has been to create high quality, sympathetic 1 & 2 Bed apartments which will contribute to the Bloomsbury area.

This new residential development aims to revitalise and restore the property to regulation standards of living and drastically improve the quality of accommodation provided by the previous owner. In addition the development seeks to positively enhance the local area through restoration of the grade II listed building.

The proposal has been designed to be appropriate for the surrounding area and developed in the context of planning constraints set out by the following:

- National Policy Guidance
- Development Plan
- LDF Documents
- Mayor of London
- Camden Council

1.0 Site Analysis

1.1	Location	p05
1.2	Existing Buildings	p07
1.3	Surrounding Area and Urban Context	p16
1.4	Conservation Areas	p19
1.5	Historical Context	p25
1.6	Cultural Context	p29
1.7	Transport Connections	p30
1.8	Nearby Public Amenity	p33
1.9	Ward Profiles and Local Demographic	p35

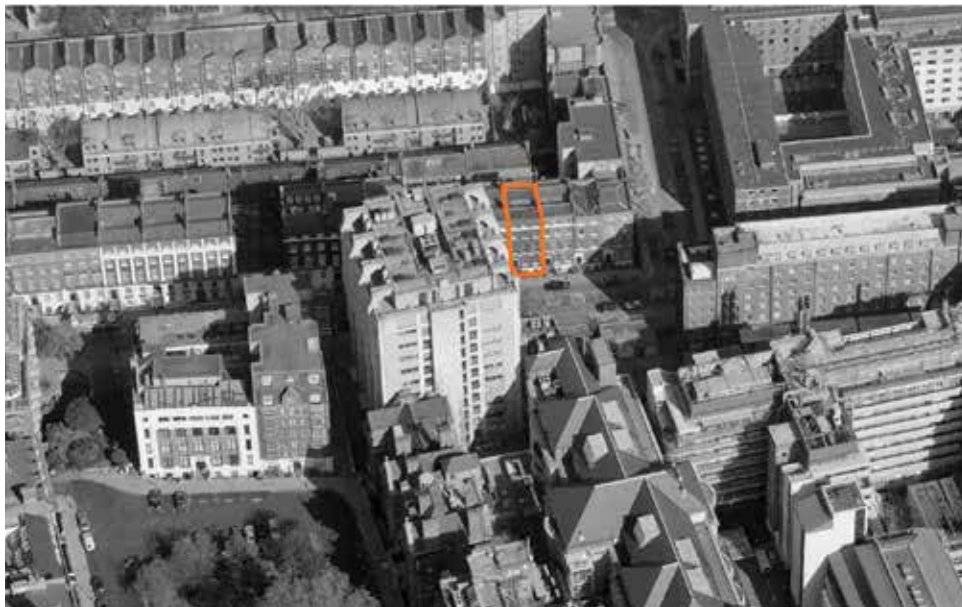
1.0 Site Analysis

1.1 Location

The site lies within the London Borough of Camden in central London. The site totalling 0.0164 hectares, occupies part of a row of terrace houses along Guilford Street. The North of the site is bound by the terrace buildings of Colonnade and the continuation of the Guilford Street terrace to East and West.

80 Guilford Street is in the popular Bloomsbury Conservation Area, a short distance from the green spaces of Russell Square to the West and Coram's Fields to the East. The Brunswick Centre, a renowned retail destination is located to the North offering extensive retail and restaurant amenities.





1.2 Existing Buildings

The site is occupied by 80 Guilford Street.

80 Guilford Street is currently a 4 storey traditionally constructed Georgian former townhouse (Use Class Sui Generis).

Size

The total area of the site extends to 0.0164 ha which includes the landscaping areas at the rear (North) of the building as well as the entrance walkway and light well at the front of the property (South).

The townhouse is arranged over lower ground, ground and 3 upper floors providing a total of 397m² / 4277ft² of Gross Internal floor space (GIA).

Use

The property was previously used as unlicensed HMO accommodation comprising: 15 non self-contained bedsit rooms
1 self-contained studio
shared WC and shower amenities.

The building has most recently been run as hostel/bedsit accommodation without the correct HMO licenses in place and without planning permission for the change of use from its lawful use as nurse's accommodation. As a consequence, the Local

Planning Authority has served an Enforcement Notice against the building requiring the immediate ceasing of the building as a sub-standard House in Multiple Occupancy. In order to comply with the Enforcement Notices, the tenancies within the building have been terminated and the building is currently vacant.

Age and Architectural Style

The building, built between 1793 and 1799 by James Burton, is a traditionally constructed Georgian townhouse style.



Fig 1.2.1 Guilford Street - Looking East



Fig 1.2.2 Guilford Street - Looking West



Fig 1.2.3 78-81 Guilford Street - Looking North



Fig 1.2.4 Rear of 81 Guilford Street - Looking South



Fig 1.2.5 78 Guilford Street - Looking North

Condition

The front elevation retains the original eighteenth century front door-case and comprises original masonry which has subsided such that it has a pronounced outward lean, with particularly weak masonry on the upper attic storey beyond the main cornice line. For details please see the attached Kirk Saunders Structural Report.

The brick colour is a darkened London stock brick which is otherwise in good condition throughout.

Internally the majority of rooms are in average condition resulting from typical wear and tear arising from their use as rented accommodation.

The surrounding landscaping - The rear landscaping area of the property is overgrown where there is vegetation, with the majority of the exterior space being hard landscaped pocketed with planting.

The northern boundary of the site is bordered by existing buildings along the Colonnade at the rear and the Guilford Street terrace to East and West.



Fig 1.2.7 Rear of Guilford street- Looking North East at property on Colonnade



Fig 1.2.8 Storage space at the rear of property



Fig 1.2.9 Condition of stairs and external walls

Building Lines

The existing building has been designed as part of a traditional terrace that follows the site boundaries and street lines creating a linear plot.

The existing terrace lines are angled in relation to the adjacent side streets and follow the urban grain. The building runs parallel to those along Colonnade to the North of the site and perpendicular to buildings along Grenville Street.

Levels

The ground floor of the existing building is above street level with steps to gain access from the street. This inhibits the accessibility for ambulant disabled and wheelchair users.

The overall height of the building is approximately 13.71m above street level.

Landscaping

The landscaping to the rear of 80 Guilford Street is largely overgrown and of poor quality. The basement area is accessed from basement and ground and where currently there is no access to the rear section of garden.

Adjoining buildings

There are a number of adjoining buildings to the site, to the West, North and East of 80 Guilford street.



Fig 1.2.10 Urban Grain of existing



Fig 1.2.12 Guilford Street - Front levels on south elevation



Fig 1.2.14 Wild, unkept rear of site, facing Colonnade properties



Fig 1.2.11 Guilford Street - existing linear urban grain



Fig 1.2.13 Guilford Street - Interior staircase



Fig 1.2.15 Wild, unkept rear of site, facing Colonnade properties

No.79 and 81 Guilford Street adjoin the property as a continuation of the existing terrace. The 5 storey building of 76 Guilford Street is taller than the building on the site however 79 and 81 are at an equal height either side of 80.

Colonnade adjoins the North boundary of the site. The 2 storey buildings overlook the rear landscaping areas of the property at Ground and 1st Floor levels.



Fig 1.2.17 Relationship between 80 and 79 Guilford Street



Fig 1.2.16 Relationship with 78 Guilford Street and the adjoining buildings



Fig 1.2.18 Relationship between 80 and 81 Guilford Street



Fig 1.2.19 Relationship between the property on Colonnade and the site

Public Realm

The public realm surrounding 80 Guilford Street is mostly made up of pavements. There is a continuous paving level made up of concrete paving slabs that runs along the front of the property along Guilford Street. The pavement is approximately 2.5m in width, which is maintained the length of the road with a series of trees at irregular intervals, varying in size close to the curb, between 5 and 10m tall.



Fig 1.2.20 Pavement along Guilford Street



Fig 1.2.22 Tree outside Guilford Street



Fig 1.2.21 Tree outside Guilford Street



Fig 1.2.23 View along Guilford Street - Facing West



Fig 1.2.24 View along Guilford Street - Facing East



Guilford Street - Rear basement level access



Guilford Street front access - Ground and basement levels

Existing Layout

The existing building on the site is currently a 4 storey traditionally constructed Georgian former townhouse (Use Class Sui Generis). The townhouse is arranged over lower ground, ground and 3 upper floors providing a total of 394m² / 4,277ft² of Gross Internal floor space (GIA).

The property was used as an unlicensed HMO accommodation comprising 15 non self-contained bedsit rooms and 1 self-contained studios with shared WC and shower amenities. The legal existing differs from the layout on site due to the illegal structural work that has occurred however the existing layouts in this document show as close to the legal existing layouts as can be discerned.

Basement Level

The townhouse has a basement level with direct access from Guilford Street through a small lobby area off the lightwell at the front of the building..

The Basement levels comprise of:
No. 80 - Bedsits and bathroom facilities + rear access



Existing Basement Floor Plan 1:200



Access

The main entrance to the residential property is found on the ground floor level from Guilford Street. There is also rear access to the garden via the basement and ground floors.

The basement level of the property also has access from Guilford Street via an external staircase

Ground Floor

The ground floor of the property comprises of an entrance corridor leading to the rear of the building and the other floors. There is access through to both no.s 79 and 81 from the communal corridor.

The ground floor comprises of:

No. 80 - Bedsits and bathroom facilities + rear access



Existing Ground Floor Plan 1:200

Ground Floor entrance

First Floor

The first floor is accessed by a staircase to the rear of the property from ground floor level and continues up to the second and third floors. There is currently access through to no. 81 Guilford Street via the communal corridor. Access to the roof terrace over the rear extension is provided by a door from the main staircase.

The first floor comprises of:

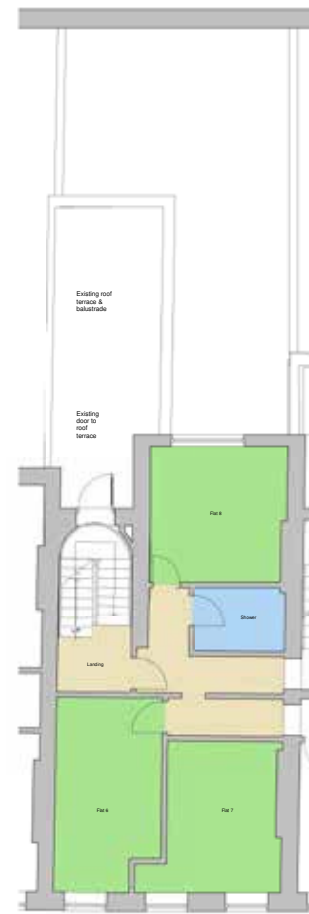
No. 80 - Bedsits and bathroom facilities

Second Floor

The staircase leading up from the first floor is orientated with those below, however access to third floor is located towards the centre of the building plan.

The second floor comprises of:

No.80 - Bedsits and bathroom facilities



Existing First Floor Plan 1:200



Existing Second Floor Plan 1:200

Third Floor

The third floor of no. 80 is reached by a staircase that opens onto a landing in the centre of the building plan and receives no natural light. One roof-light has been boarded up and a second provides roof access via the low loft space. Ceilings are extremely low, with door headings well below acceptable minimums. Evidence of structural failure in the roof extension extends to major deflection in both the ceiling and the third floor levels. For details of this please see the attached Kirk Saunders Associates Structural Report.

The third floor comprises of:



Existing Third Floor Plan 1:200

No. 80 - Bedsits and bathroom facilities

The poor quality of the interior layouts and lack of planning in the arrangements have resulted from illegal partition of the property into substandard bedsit accommodation. This has had a negative impact on the condition of both the internal environment and the maintained condition of the building fabric. The previous owner of the building has left the property in poor condition with an evident



Guilford Street - Aerial view of roof



Guilford Street - Aerial view of roof

1.3 Surrounding Area and Urban Context

Hierarchy

Guilford Street at No. 80 is a one way street running East to West towards Russell Square. The road is relatively quiet with on street parking spaces on both sides of the street. To the East, Guilford Street joins the A5200 (Grays Inn Road) and to the West, it joins the A4200. Both of these are North-South roads, linking the River Thames to the South and Camden Town to the North.

Trees

A small number of trees, varying in size close to the curb run along Guilford Street at irregular intervals, between 5 and 10m tall.

Uses

The area includes the following mixture of lands uses:

- Healthcare
- Residential
- Retail
- Commercial and Offices
- Transport
- Hostel and Hotel
- Leisure

Architectural Context

This area of Guilford Street has a mixture of architectural quality. There is a range of architectural styles and ages, with a varied palette of materials, mainly consisting of stock brick (red, black, greys and yellows) along the terraces and accommodation blocks of the Institute of Neurology and The Princess Royal Nurses home opposite. In addition, exposed concrete appears on the South side of Guilford Street, with painted stonework also along the eighteenth century terraces of Guilford Street's North side. Metallic finishes of the rear of the hospital buildings opposite 80 Guilford Street are also visible, notably the insulated aluminium panels of the National Hospital of Neurology and Neurosurgery.



Institute of Neurology and Great Ormond Street Hospital from 80 Guilford Street- Looking South



Institute of Neurology and Guilford Court from Guilford Street- Looking South



President Hotel from Guilford Street - Looking South



63-65 Guilford Street- Looking North



69-71 Guilford Street- Looking North



Grenville Street- Looking East



80-81 Guilford Street- Looking North

Surrounding Uses

Below shows the uses in the immediate vicinity of the site. It highlights the dominance of residential use in the surrounding block, with a scattering of a wide range of other uses.

It shows Great Ormond Street Hospital and the National Hospital of Neurology and Neurosurgery to the South East.



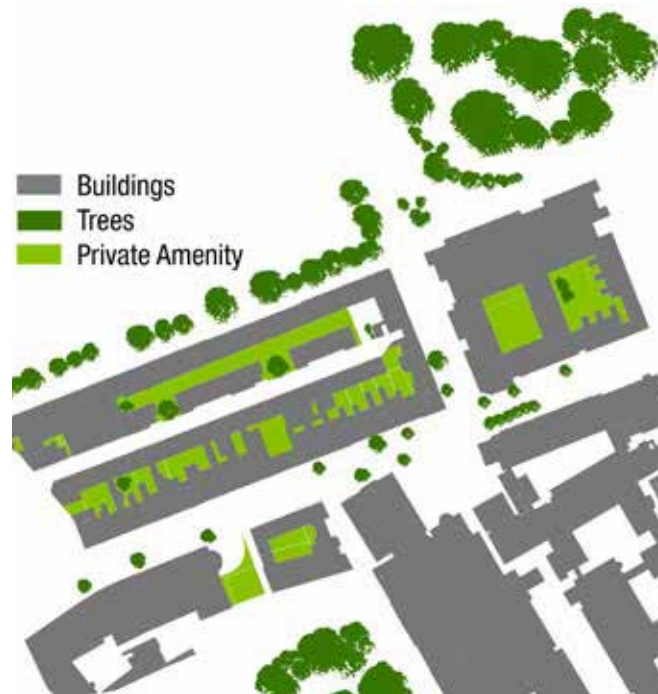
- Residential
- Leisure
- Transport
- Retail front at street level
- Hostel
- Office
- Hotel
- Healthcare

Green Spaces

There is limited green space on Guilford Street, but Coram's Fields is a short walk, shown as the cluster of trees in the North East of the diagram below. Russell Square is also only a short walk to the South West at the end of Guilford Street.

There is a small amount of private amenity in the vicinity and it is mostly hard landscaping. The public streetscape is bare of any grass coverage and is very much an urban environment.

Public spaces at borough-scale is discussed in section 1.7



- Buildings
- Trees
- Private Amenity

Scale

The diagram below shows the hierarchy of scale of the buildings around Guilford Street.

The buildings south of Guilford Street are typically taller as well as being of a larger scale.

80 Guilford Street is one of the shorter buildings on the row of terraces, as shown below.

The diagram shows the approximate heights for the immediate and surrounding area:

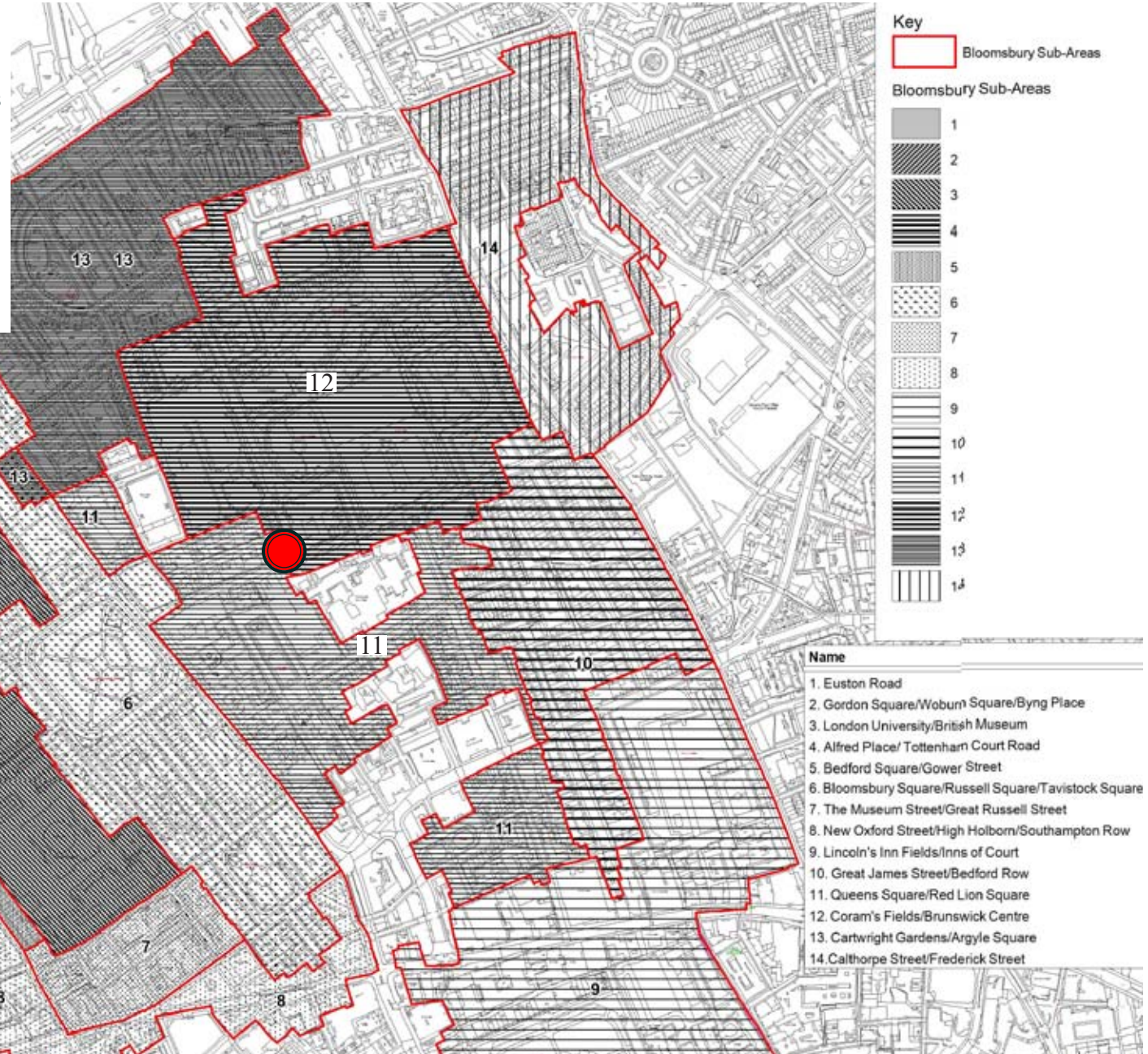
- 2 Storeys
- 3 storeys
- 4 storeys
- 5 storeys
- 6 storeys
- 8 storeys
- 9 storeys
- 12 storeys

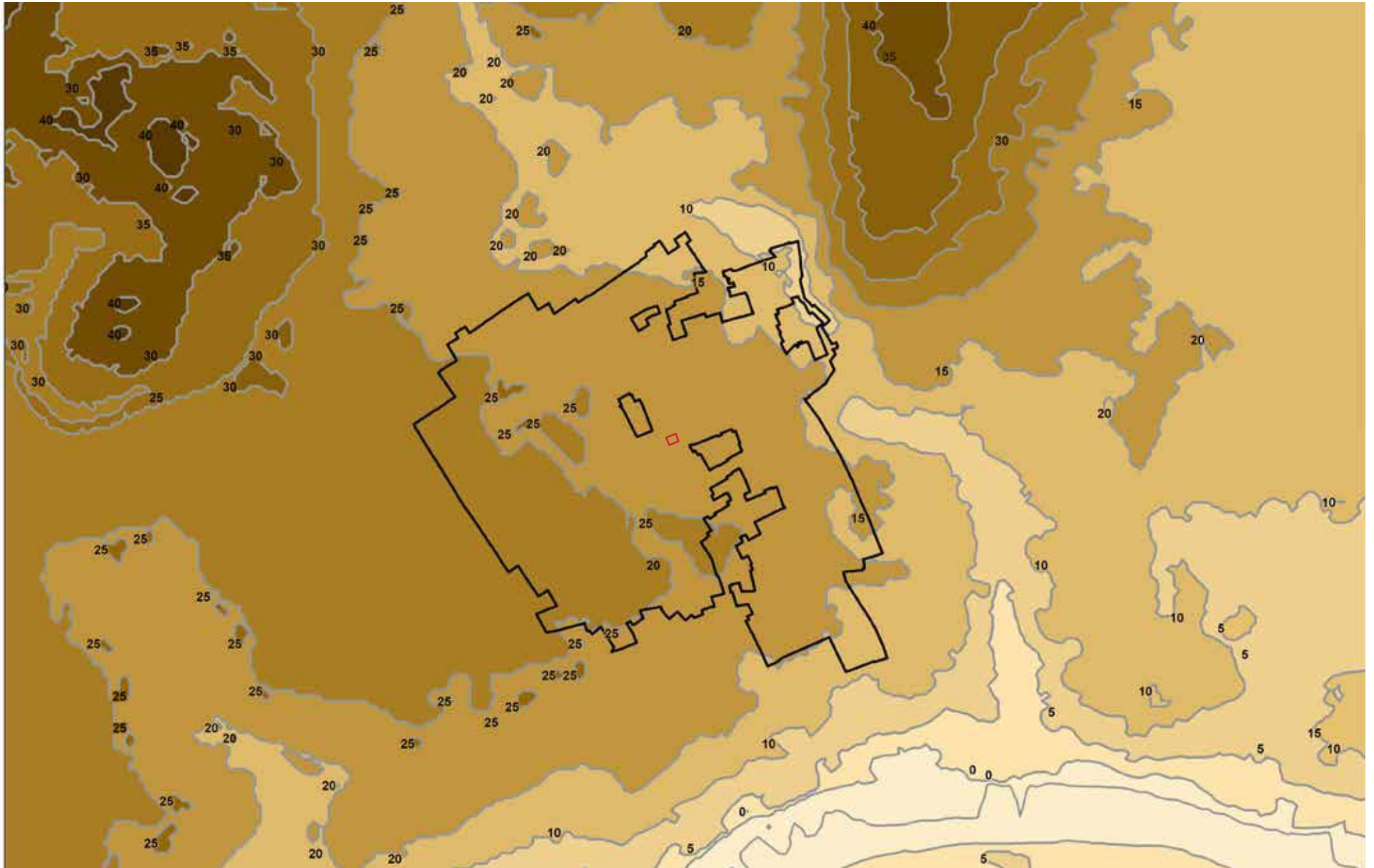


1.4 Conservation Areas

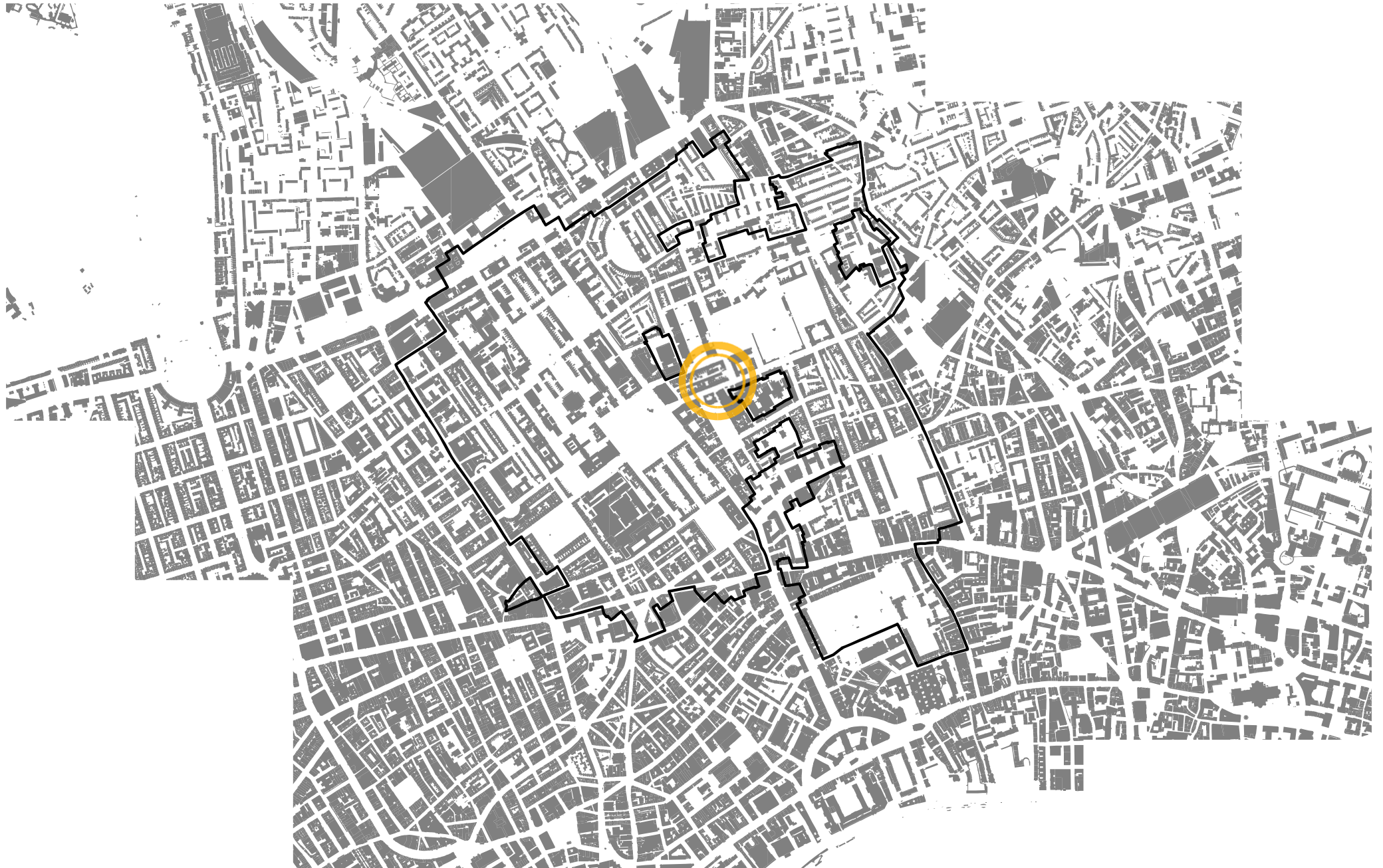
Camden has a total of 39 conservation areas covering 11km² (approximately 50 per cent of the borough). 80 Guilford Street falls under the Bloomsbury Conservation Area. The building sits in the Bloomsbury Sub-Area 11 (Queens Square/ Red Lion Square) set out by the London Borough of Camden.

In response to this, architectural proportion and materiality are key considerations which respect, and give reference to, the character of the surrounding area.

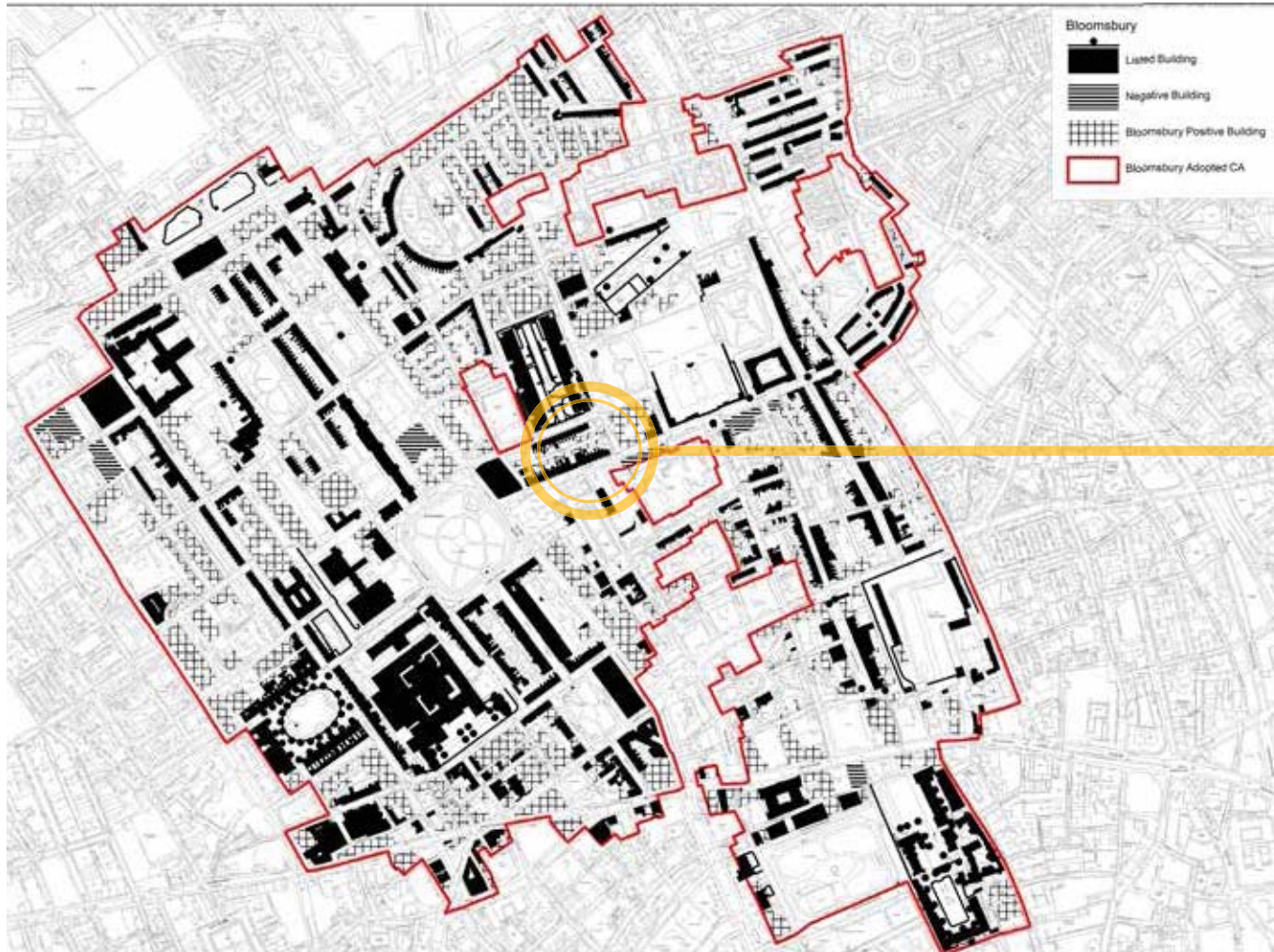




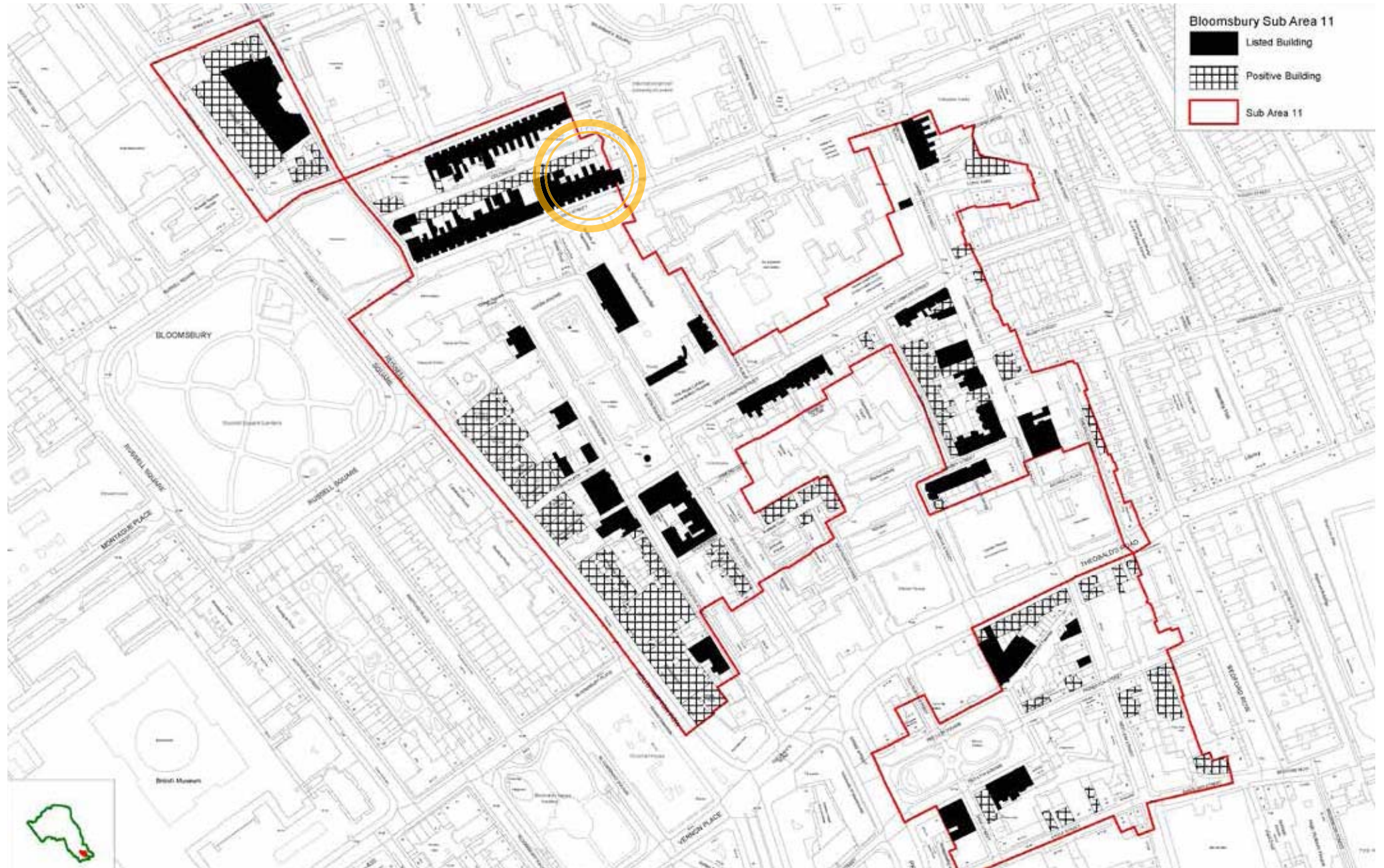
Topography map of Bloomsbury Conservation Area showing the site



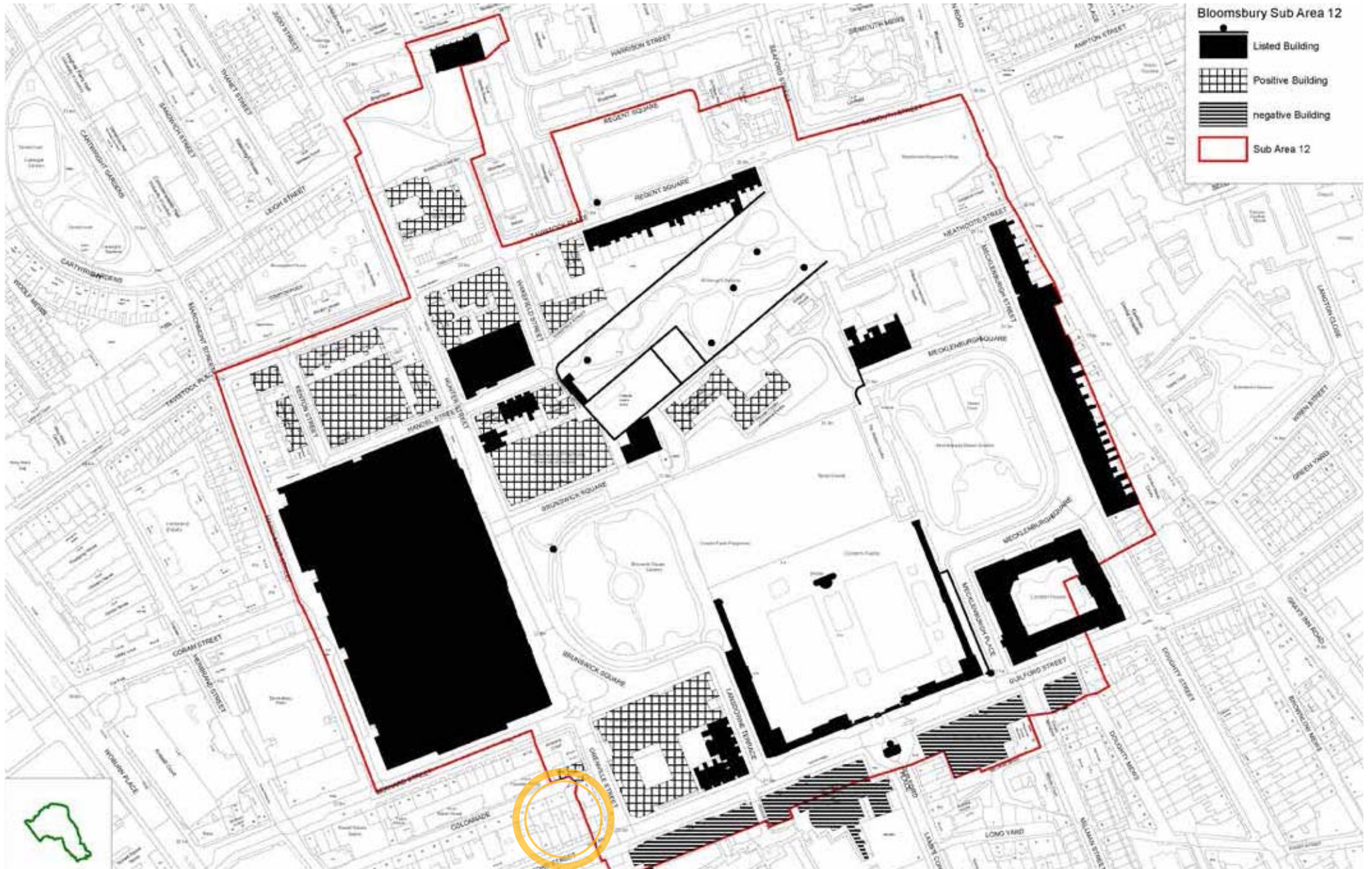
Bloomsbury Conservation Area - Urban Grain



Bloomsbury Conservation Area - Positive, Negative and Listed Buildings



Map of Bloomsbury Conservation Sub Area 11 - Positive, Negative and Listed Buildings



Map of Bloomsbury Conservation Sub Area 12 - Positive, Negative and Listed Buildings

1.5 Historical Context

Camden has over 5,600 listed buildings in a variety of ages, types and architectural styles. 80 Guilford Street has Grade II listed building status. Grade II listed buildings include the majority of listed buildings representing a major element in the historic quality of Camden.

Description:

c1793-1799. By James Burton, altered.

Nos 77-82: darkened multi-coloured stock brick, No.81 refronted. 4 storeys and basements. 3 windows each, except No.82 with 2 windows. Round-arched doorways with fluted surrounds, radial fanlights and double panelled doors; No.78, doorway converted for use as a window. No.82, stucco door surround with pilasters, fluted head and cornice. Plain stucco band at 1st floor level. Reddened gauged brick flat arches to recessed sashes; 1st floor with balconies except Nos 79 & 82. Stucco cornice at 3rd floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: 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).

Listed buildings along Guilford Street include:

Nos.61-66 (Consecutive) - Grade II

Nos.67-69 (Consecutive) - Grade II

Nos.70-72 (Consecutive) - Grade II

Nos.77-82 (Consecutive) - Grade II

Nos.89-92 (Consecutive) - Grade II

Nos.105-110 (Consecutive) - Grade II

Coram's Field Playground Memorial Pavilion - Grade II

Coram's Field former Foundling Hospital - Grade II



Nos.61-66 (Consecutive) - Grade II - Looking North



Nos.70-72 (Consecutive) - Grade II - Looking North



Nos.67-69 (Consecutive) - Grade II - Looking North



Nos.89-92 (Consecutive) - Grade II - Looking North



Nos.106-110 (Consecutive) - Grade II - Looking North



Coram's Field former Foundling Hospital - Grade II



Coram's Field Playground Memorial Pavilion - Grade II

Bloomsbury

Bloomsbury was left largely undeveloped until the mid-Seventeenth Century when the Earl of Southampton constructed what eventually became Bloomsbury Square.

The area was laid out mainly in the 18th century, largely by landowners such as Wriothesley Russell, 3rd Duke of Bedford, who built Bloomsbury Market, opened in 1730. The major development of the squares that we see today started in about 1800 when Francis Russell, 5th Duke of Bedford developed the land to the north with Russell Square as its centrepiece.

Guilford Street

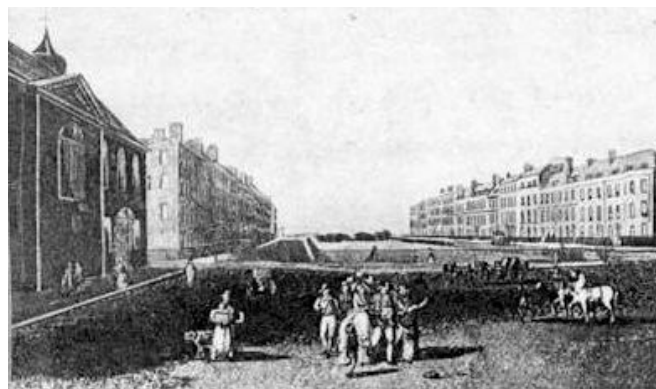
South of Coram's Fields in Guilford Street James Burton's original terraces of 1791-94 survive in patches, mostly rather altered. The best group is on the South East corner of Guilford Place, a wider area with drinking fountain of 1870 opposite the entrance to Coram's Fields. No.s 3-6 at the South East corner were sensitively restored in 1985 when converted to sheltered flats.

No. 70-72 Guilford Street, 1793 onwards fill what was once the vista North from Queen Square, hence their unusual grand elevations with giant Doric half-columns and pilastered attic floor. 80 Guilford Street was built after 70-72, between 1793 and 1799 by Burton, extending the terrace along the road.

JM Barrie (1860–1937), playwright and novelist, lived in Guilford Street and Grenville Street when he first moved to London and these serve as setting for the Darling's family in the children's story Peter Pan.



The Church of St George the Martyr in Queen Square, 1703–1706



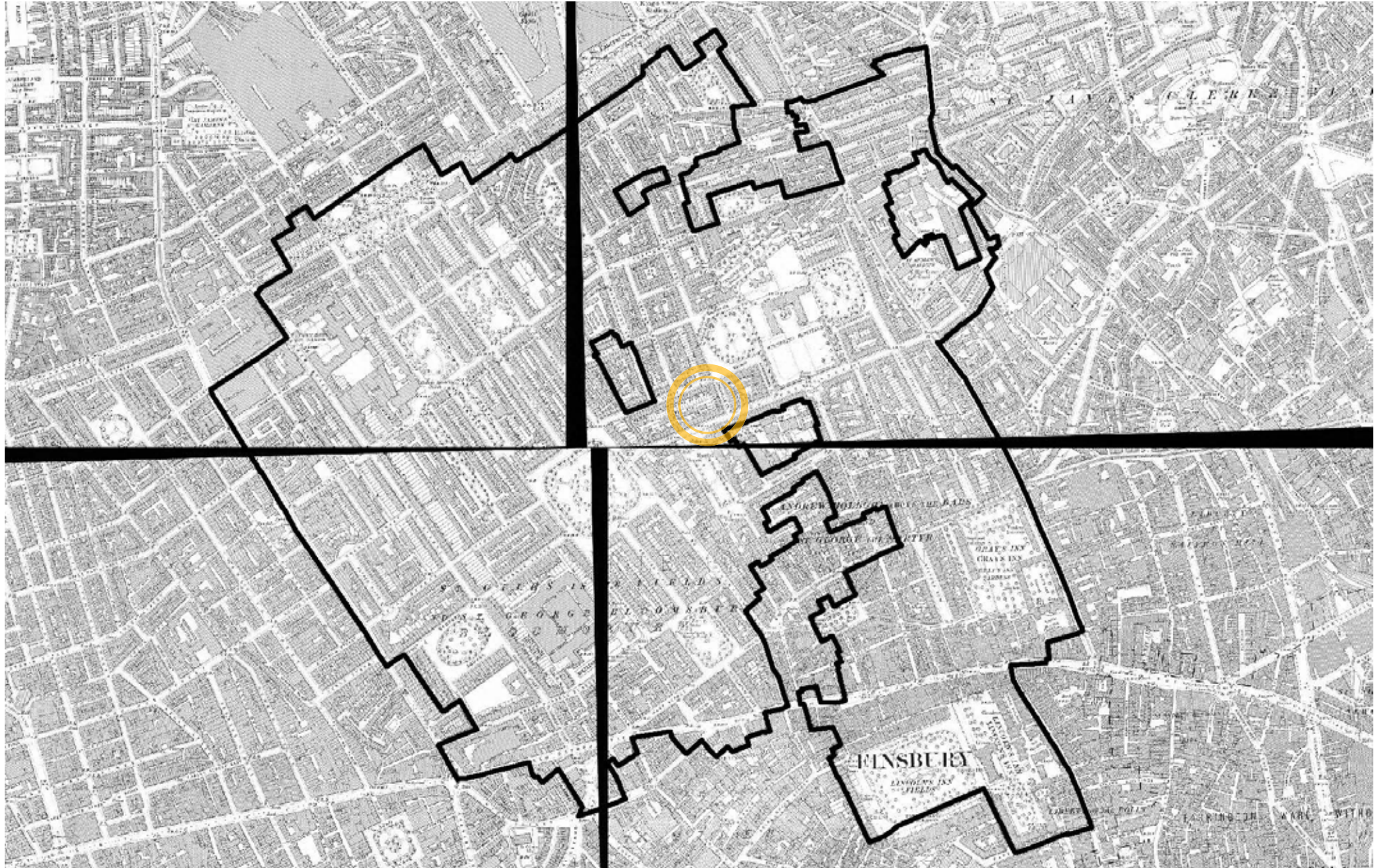
Queen Square, Bloomsbury, 1787 - Looking North towards the area where Guilford Street now runs



77-82, Guilford Street, Survey of London: volume 24: The parish of St Pancras part 4: King's Cross Neighbourhood (1952), p. 44.



Hotel Russell - 1-8 Russell Square
- The West end of Guilford Street - Looking East



Bloomsbury Conservation Area, 1894

1.6 Cultural Context

Bloomsbury is generally associated with the arts, education and medicine.

Museums

The British Museum, which first opened to the public in 1759 is at the heart of Bloomsbury. Also in Bloomsbury is the Foundling Museum close to Brunswick Square, which tells the story of the Foundling Hospital opened by Thomas Coram for unwanted children in Georgian London (now demolished, today a playground and outdoor sports field for children, called Coram's Fields, where adults are only admitted with a child). The Dickens Museum is also in Doughty Street, off of Guilford Street.

Hospitals

Great Ormond Street Hospital for Children and the Royal London Hospital for Integrated Medicine are both located off Queen Square, on Great Ormond Street, with the rear facing Guilford Street, which itself is home to the National Hospital for Neurology and Neurosurgery.

Educational institutions

Bloomsbury is home to Senate House and the main library of the University of London, University College London, the Architectural Association School of Architecture in Bedford Square and the Bloomsbury Colleges including Birkbeck, School of Oriental and African Studies and the Royal Veterinary College and University College London.



The British Museum on Great Russell Street



The British Library reading room on Euston Road

1.7 Transport Connections

Tube

The site is situated approximately 3 minutes walk from Russell Square tube station (Piccadilly line) and 9 minutes walk to Holborn tube station (Piccadilly line and Central line) serving Central, East and West London. The Piccadilly line also runs West to Heathrow Airport terminals.

National Rail

Euston Station is 16 minutes walk away serving the West Midlands and West Coast, Birmingham, Manchester, and Glasgow. King's Cross St Pancras is also only 14 minutes walk with trains to Nottingham, Derby, Leicester, Sheffield and Leeds using Midland mainline services. Services also run to York, Newcastle, Edinburgh, and beyond into Scotland via the east coast of the country.

Bus

80 Guilford Street is serviced by the bus routes 38, 19, 243, 55, X68, 59, 68, 91, 168, 188, 7, 46, 45, and 17 that range between 4 - 8 minutes walking distance. The bus are frequent and run late into the night.

There are bus departures close to the site typical every 5-10 minutes and journey times to central London are typically 30 minutes (to Trafalgar Square/ Charing Cross).

Reflecting this, the site has a PTAL rating of 6b which is the highest rating and reduces the need for car use in the area. Tube journey times to popular destination from Russell Square are the following:

- 4 mins to Leicester Square
- 17 mins to Earl's Court
- 53 mins to Heathrow Airport terminals 1-3



Transport map for Guilford Street - Showing walking distances

● London Underground Stations