



Russell Square Underground Station



Euston Station

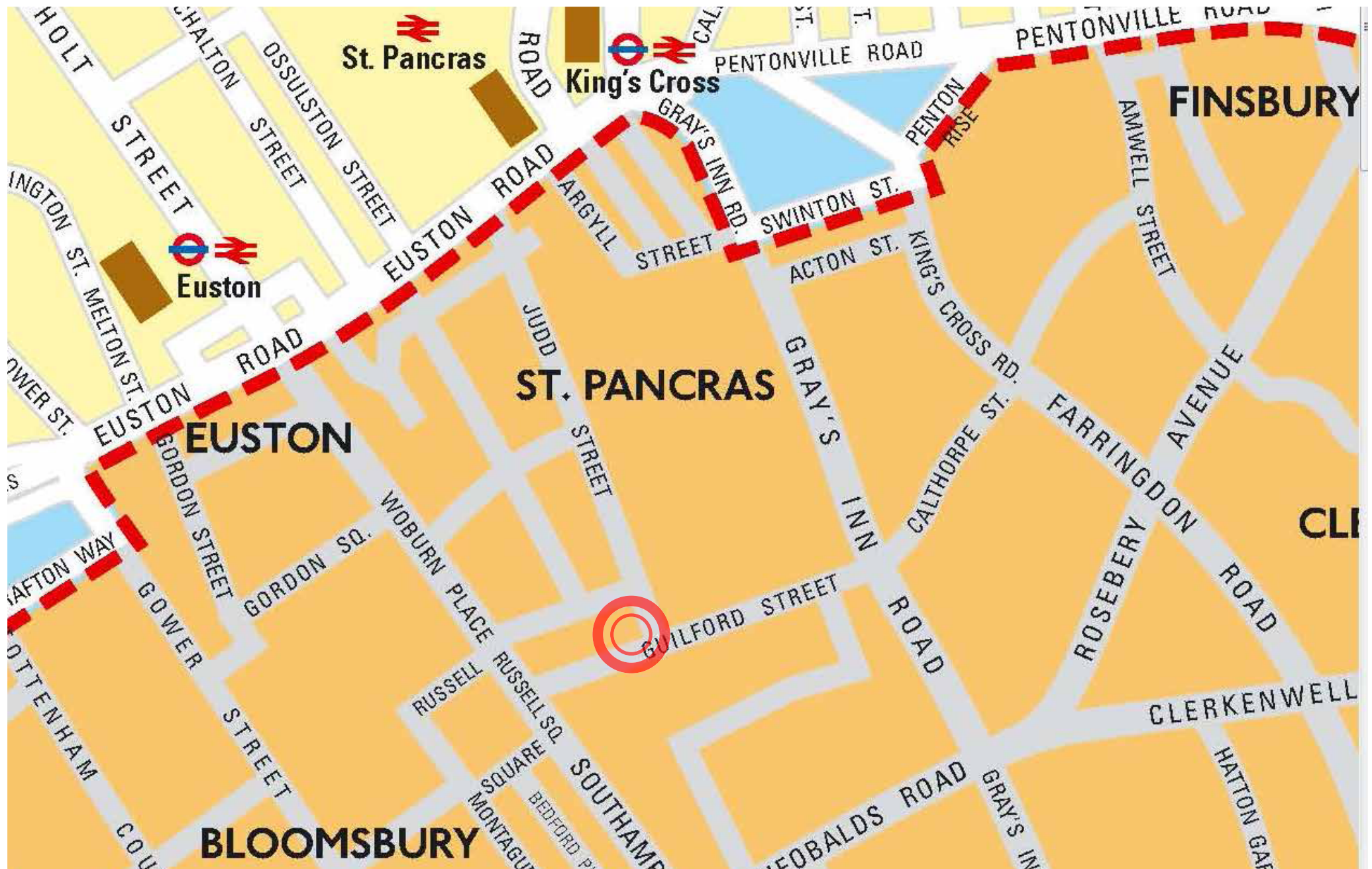


Russell Square Tube Station



King's Cross Station





Map of congestion charge zone - Guilford Street sits inside the Congestion Charge zone

### 1.8 Nearby Public Amenity

In dense urban environments, access to public amenity can be a challenge and the quality and success of the accommodation can suffer as a result.

This diagram, intends to demonstrate the proximity and scale of nearby local amenity.

There are a number of significant 'green amenity' areas within a short walk of the 80 Guilford Street site.

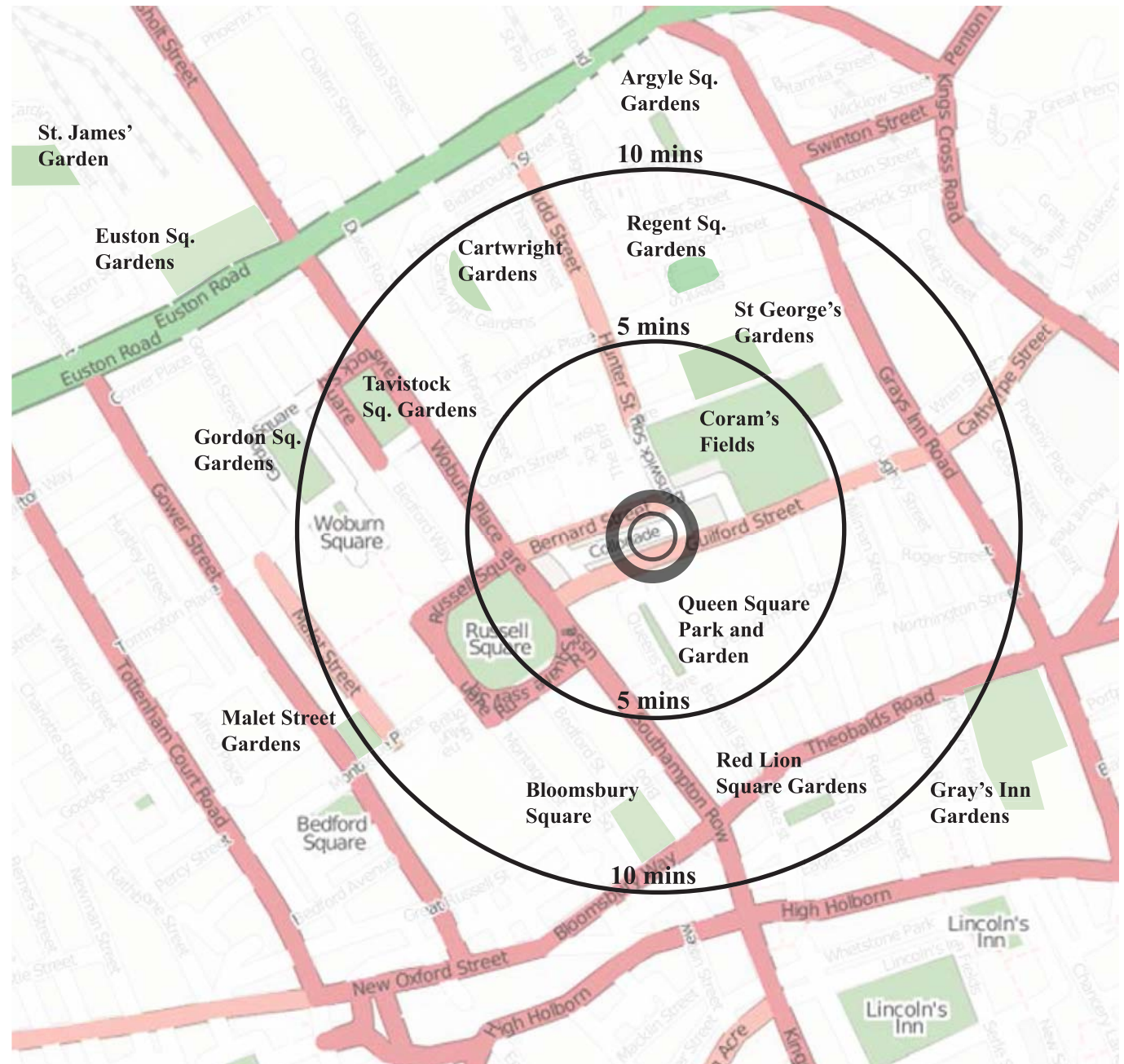
The closest is Coram's Fields, a unique seven acre playground and park for children and young people, which has an entrance on Guilford Street. It includes a Youth Centre, Children's Centre, Community Nursery, Sports Programme, a city farm and a cafe which is open in the summer months. The park is open all year round from 9am until dusk and is free and open to children and young people under 16.

In the opposite direction, Russell Square sits encompassed by roads at the West end of Guilford Street, offering seating and greenery and a central water fountain.

There are many other parks within walking distance as shown on the adjacent diagram which the site benefits from.

Other parks in the area include St. George's Gardens and Queen Square Park and Garden less than a 5 minute walk away.

Hyde Park and Green Park are a short, 8 minute tube journey away from Russell Square station.







Russell Square Gardens - Water fountain at the centre of the Gardens



Queen Square Park and Gardens



St George's Gardens



Coram's Fields - Playground



Coram's Fields



Tavistock Square



### 1.9 Ward Profiles and Local Demographic

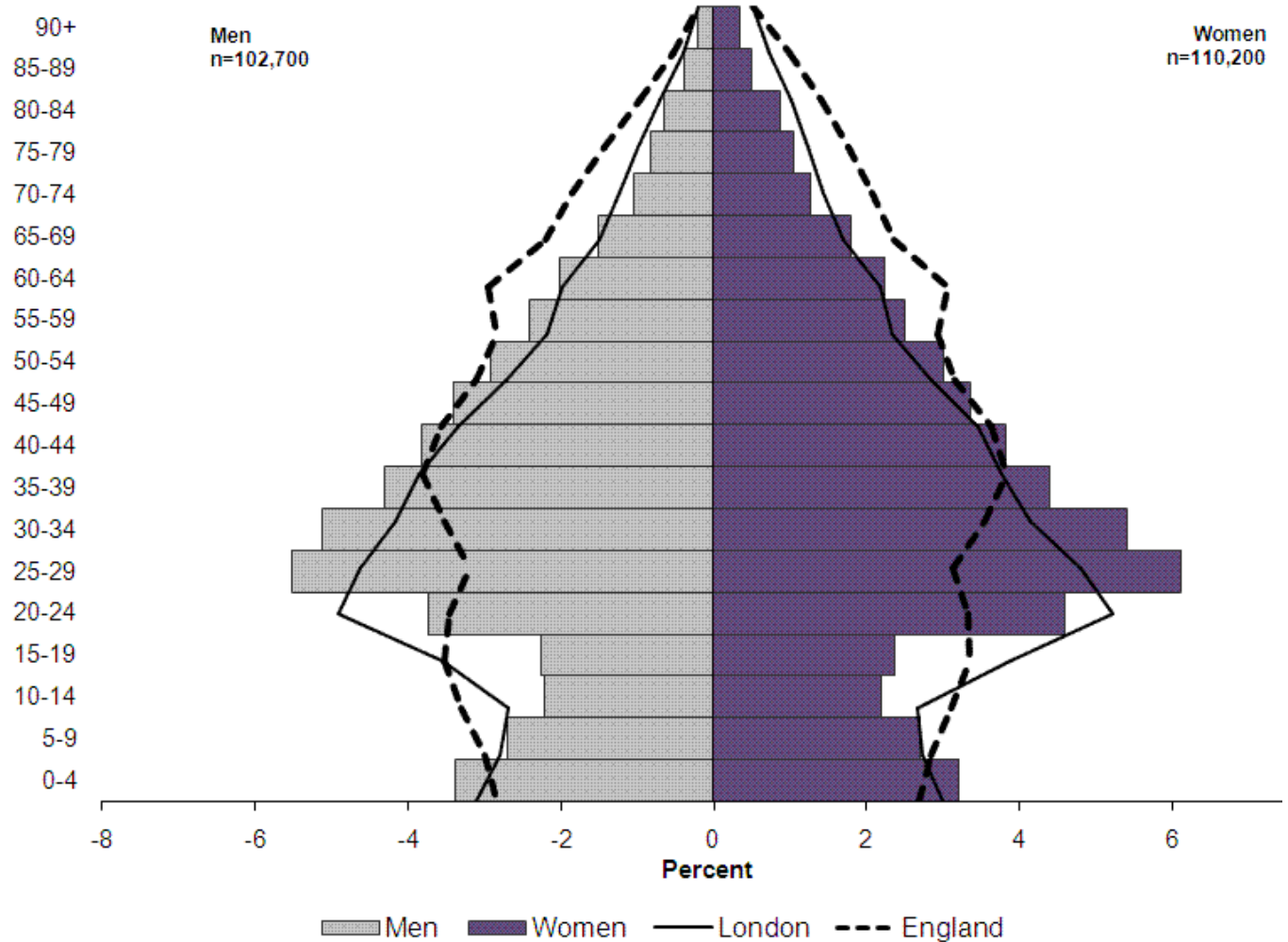
#### Camden's population overall

Camden has an estimated resident population of 211,700 people. The age and sex profile of Camden is very similar to that of London but relatively younger than England with significantly greater proportions of younger adults aged between 25 and 40 years (See graph opposite). A high proportion (72%) of Camden's population is of working age (16-64).

#### Deprivation

Deprivation levels are linked to numerous health problems (chronic illness, lower life expectancy) and unhealthy lifestyles (obesity, smoking, drugs misuse), increasing the need for health resources in those areas. Additionally, those in more deprived areas are less likely to engage with health services and so require greater effort to send health messages to.

Camden is ranked the 15th most deprived borough in London out of 33 Local authorities and 74th most deprived borough in England out of 326 local authorities.



Camden population distribution by age and gender compared to London and England

## 2.0 Planning

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2.1	Introduction	p37
2.2	Town Planning Context and Strategy	p37

## **2.0 Planning**

### **2.1 Introduction**

To be provided by Montagu Evans (See Appendix)

### **2.2 Town Planning Context and Strategy**

To be provided by Montagu Evans (See Appendix)

## 3.0 Constraints & Opportunities

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



### 3.0 Strengths, Weaknesses, Opportunities & Threats (SWOT) Analysis

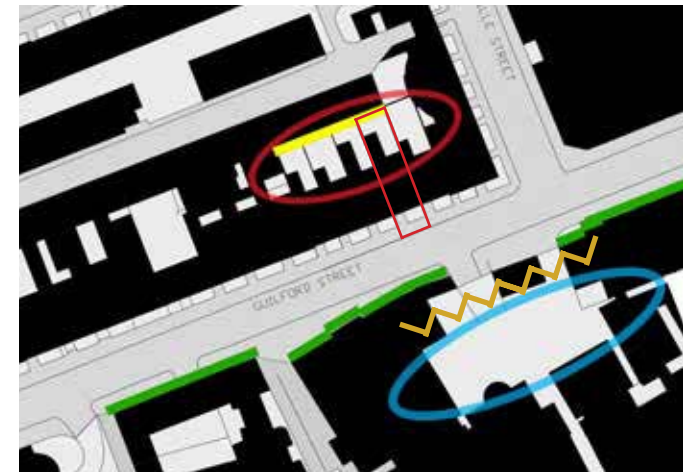
#### 3.1 Strengths

- South East facing frontage
- Elegant traditional Georgian front elevation
- Situated on relatively quiet one-way road
- Rear amenity space in central London
- Highest PTAL Rating of 6b
- Close proximity to Central London transport network
- Rich architectural history
- Grade II listed building
- Close proximity to open public amenity
- Good access to public transport to regions outside London



#### 3.2 Weaknesses

- Tall buildings to south overshadow the site part of the day
- Rear view of hospital buildings to the South East
- Noise from access to hospital buildings opposite the site
- Rear landscaping areas overgrown in areas
- Buildings at the rear of the site overlook landscape spaces
- Car Parking restrictions on local roads
- Parts of the rear of the buildings are in need of repair in places
- Grade II listed building
- Conservation Area



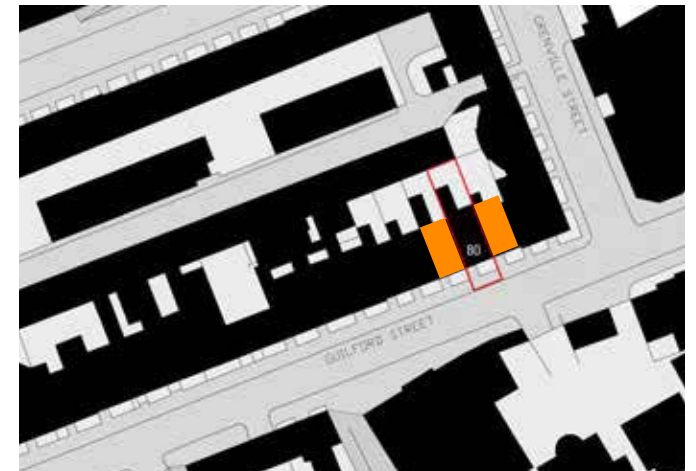
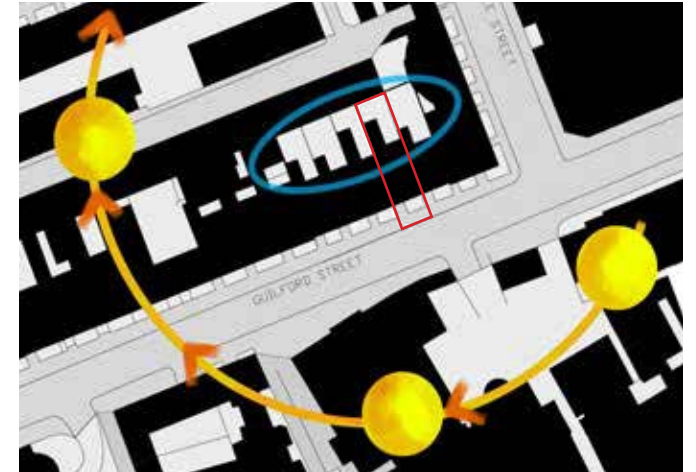
### 3.3 Opportunities

- Restore landscaping areas to presentable quality
- Good residential positioning and orientation
- Utilise South East facing frontage
- Restore existing illegal development of accommodation on site to apartments
- Good public transport access from Russell Square tube station
- Maintaining Georgian frontage
- Reducing occupancy levels



### 3.4 Threats

- Work affecting residential adjoining properties
- Works affecting listed elements of building





## 4.0 Design Approach

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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

## **4.0 Design Approach**

### **4.1 Building Uses**

The building will remain as a residential property but under C3 Dwellinghouse.

A change of use is proposed to return the building to residential use.

### **4.2 Layout**

The building will be divided into the following dwellings:

Basement - 1 no. 2 Bed, 4 person apartment  
Ground Floor - 1 no. 2 Bed, 4 person apartment  
First Floor - 1no. 1Bed, 2Person apartment  
Second Floor - 1no. 1Bed, 2Person apartment  
Third Floor - 1no. 1Bed, 2Person apartment

There will be communal access to all upper level apartments from the Ground Floor entrance from Guilford Street with a private access to the Basement apartment at Basement level.

### **4.3 Legibility**

The legibility of the property from Guilford Street is very clear. The property will have its main communal access at Ground floor level with a private access door at Basement level. The frontages along Guilford Street are repetitive and will remain unchanged as no external works are to be done on the property.



#### 4.4 Density

The density of the site will be reduced as part of the proposal from the 14 existing bedsits & 1 studio to 5 self-contained units. This will restore the density of the property to a more consistent level in line with the surrounding residential properties.

#### 4.5 Parking

There is existing on-street parking along Guilford Street and Grenville Street on both sides of the road, which is to be retained as it is not part of the proposal to alter the street arrangement.

#### 4.6 Access

There is currently stepped access from Guilford Street to both entrances of the property which limits the accessibility of the development to ambulant disabled people and wheelchair users. This is irreconcilable due to the listed Grade II status of the property and therefore alterations to the external aesthetics of the building are limited.

There is access to the rear amenity space from the Ground Floor and Basement level apartment of the property. The upper floor apartments are all accessed from a communal internal staircase at the rear of the property.



## 5.0 Detailed Design Proposed

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5.1	Proposal Summary	p45
5.2	Building Arrangement	p45
5.3	Schedules	p49
5.4	Appearance and Materials	p50
5.5	Facade	p50
5.6	Landscaping	p50
5.7	Sustainability	p51
5.8	Fire Strategy	p51
5.9	Building Services	p51
5.10	Facade Maintenance Access	p51



## 5.0 Detailed Design Proposal

### 5.1 Proposal Summary

The proposal for 80 Guilford Street proposes internal works to create 3 no. 1 bed apartments & 2 no. 2 bed apartment.

There will be two, 2 bed apartments on both the Basement and Ground Floor levels. There is a single, 1 bed apartment on the First, Second and Third Floors. This is a reduction in unit density for the property from 14 bedsits and 1 studio, so there will be a dramatic increase in living quality for the occupants.

The main living spaces are positioned towards the front of the building on each level, such that the open-plan living can be glimpsed from the street to be in-keeping with the rest of Guilford Street.

### 5.2 Building Arrangement

#### Basement

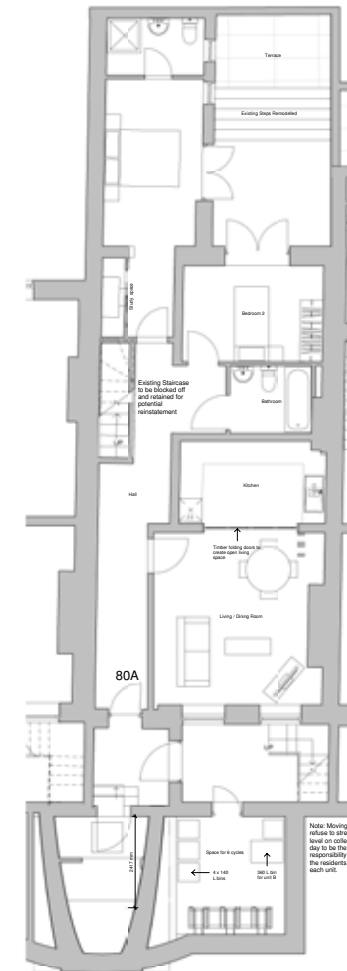
The basement will be converted into a self contained 2 bed apartment, with a private access entrance to the property via a flight of steps down from Guilford Street with a lobbied entrance. The existing internal stair to ground will be enclosed and withdrawn from use, but will be retained to enable potential future reinstatement.

At the rear of the basement, the property will contain 2 bedrooms with an en-suite and a bathroom with access out to the lower light-well from the main bedroom, through the reinstatement of existing windows and the re-landscaping of the external space.

A communal vault extending below the street will provide refuse storage and cycle storage for the building together with utility meter cupboards. There is the provision for 1 cycle space for each of the apartments, totalling 5.



Guilford Street - Proposed Front Elevation (1:250)



Proposed Basement Plan 1:200

## Ground Floor

Communal front door access from Guilford Street on the ground floor of the property gives access to the main staircase at the rear. Self-contained flats on the Ground floor all upper floors have lobbied access to this staircase. All stairs leading from ground upwards will be retained throughout the property as existing.

The staircases in the building will be refurbished where necessary as wear and tear is evident in some locations and at Ground Floor the partition separating the communal staircase from the ground floor apartment will be moved within the line of the balustrade so as to preserve the newell post, while granting access between the front and rear of the property.

The Ground Floor flat will be arranged so as to provide living accommodation at the front and a bedroom at the rear. The rear extension will be remodelled to provide a further bedroom with new french doors onto the rear section of garden. New windows will reinstate the position of existing windows.

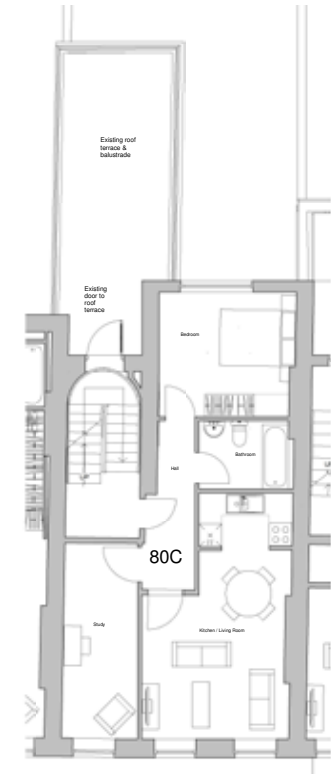
The upper level of the maisonette will be positioned towards the rear of the property with a Kitchen / Dining, Living Room and Study at this level. There will be access to the rear garden from the Study creating a large amount of private amenity space for the apartment.

## First, Second & Third Floor

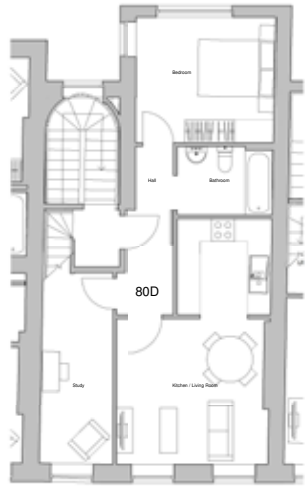
The First, Second & Third Floor apartments maximise the available natural light with the Kitchen/ Living Room positioned to the south of the property and the bedroom to the rear looking over the amenity space. The apartments are 1 Bedroom self-contained, units with the main open living space positioned on the Guilford Street side to make the best use of the light from the front elevation. The existing staircase is retained from second to third floor in order to preserve the original layout of the property.



Proposed Ground Floor Plan 1:200



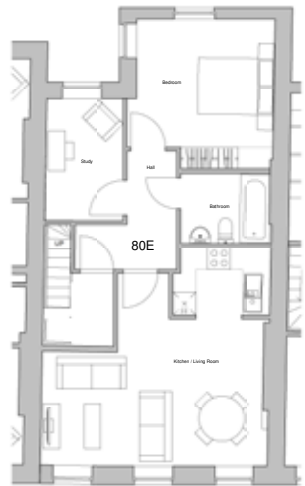
Proposed First Floor Plan 1:200



Proposed Second Floor Plan 1:200



Proposed Roof Plan 1:200



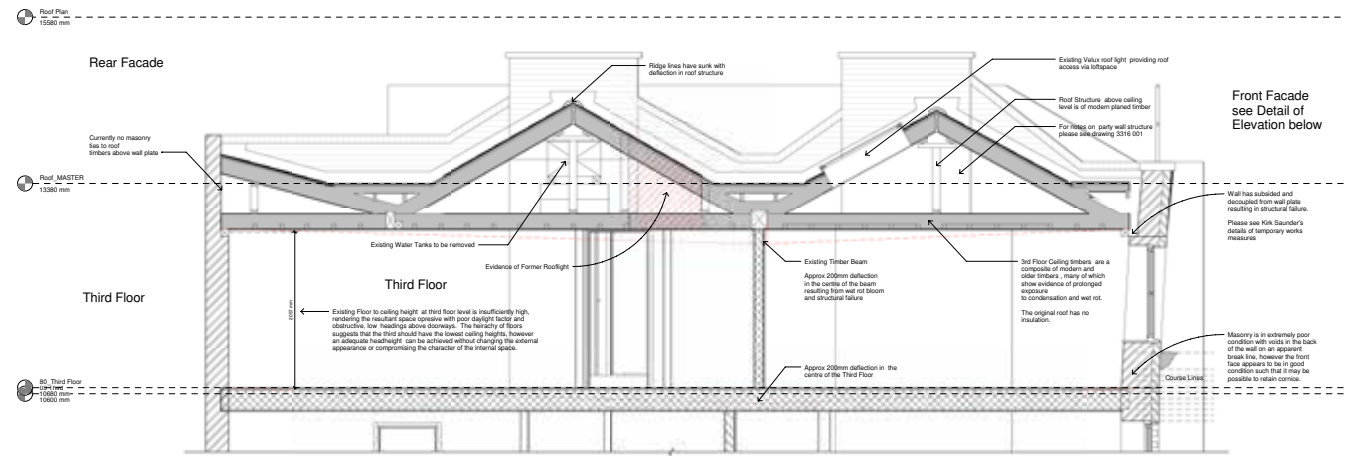
Proposed Third Floor Plan 1:200



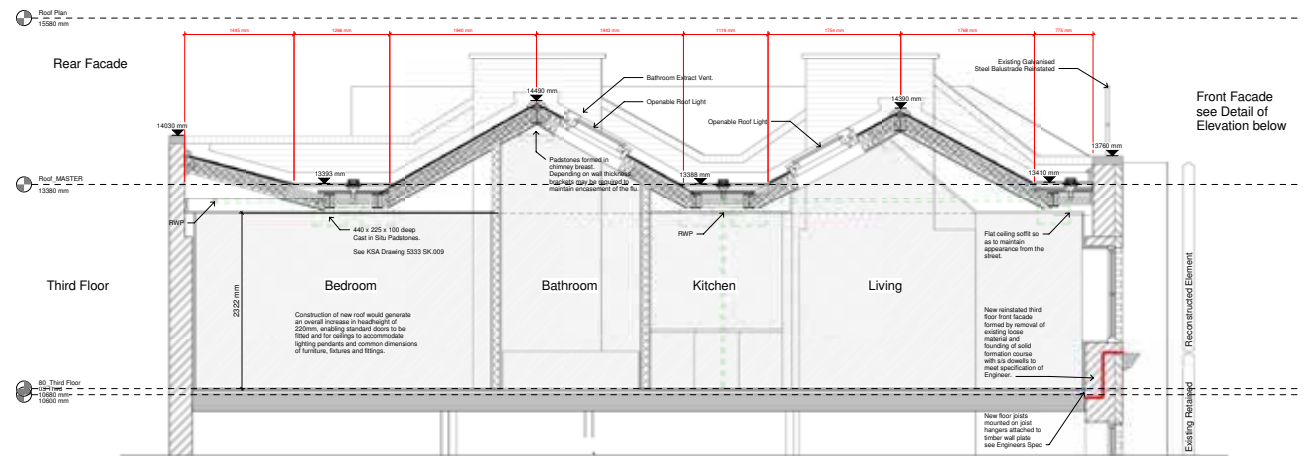
## Roof

The existing roof is a modern construction supported on older timbers within the third floor ceiling. The former use of the building coupled with inadequate insulation has clearly resulted in these timbers receiving prolonged exposure to very high levels of moisture, which has in turn exacerbated wet rot decay leading to structural failure. The roof has deflected on each of the pitch lines and longitudinally from front to back where the timbers supporting the valley gutter have failed. For further details please see the Kirk Saunders Structural Report.

As a consequence a new roof is proposed, built within the profile of the existing roof, but where the ceiling is elevated by 220 mm to achieve a practical minimum head height. Owing to the deep plan and the low head heights of the existing windows, the existing space is very dark and roof lights have either been blocked up or simply used for roof access. New roof-lights facing into the valley gutter are proposed to improve the quality of the space within the third floor apartment and to provide natural light to the upper staircase. Ceilings along the front elevation will retain a level soffit margin to maintain a consistent external appearance.



Existing Roof Section 1:100



Proposed Roof Section 1:100

### 5.3 Schedules

-Existing & Proposed Area Schedule (GIA)

-Proposed Apartment Areas (NIA)

Existing Area Schedule (GIA) No. 80			
Property	Level	Area	Imperial Area
No. 80	-01 Basement	111.5 m <sup>2</sup>	1200 ft <sup>2</sup>
No. 80	00 Ground	88.4 m <sup>2</sup>	951 ft <sup>2</sup>
No. 80	01 First	65.8 m <sup>2</sup>	708 ft <sup>2</sup>
No. 80	02 Second	65.8 m <sup>2</sup>	708 ft <sup>2</sup>
No. 80	03 Third	65.9 m <sup>2</sup>	709 ft <sup>2</sup>
Grand total		397.4 m <sup>2</sup>	4277 ft <sup>2</sup>

Proposed Area Schedule (GIA) No. 80					
Property	Level	Bedrooms	Bathrooms	Area	Imperial Area
No.80	-01 Basement	2	2	124.5 m <sup>2</sup>	1340 ft <sup>2</sup>
No.80	00 Ground	2	2	100.6 m <sup>2</sup>	1083 ft <sup>2</sup>
No.80	01 First	1	1	79.6 m <sup>2</sup>	857 ft <sup>2</sup>
No.80	02 Second	1	1	65.8 m <sup>2</sup>	709 ft <sup>2</sup>
No.80	03 Third	1	1	65.8 m <sup>2</sup>	708 ft <sup>2</sup>
Grand total: 5				436.4 m <sup>2</sup>	4697 ft <sup>2</sup>

Proposed Room Schedule_No.80					
Property	Address	Level	Name	Area	Imperial Area
No.80		80_Ground Floor	Communal Corridor	6.8 m <sup>2</sup>	73 ft <sup>2</sup>
No.80		80_Ground Floor	Draught Lobby	3.1 m <sup>2</sup>	33 ft <sup>2</sup>
80_Ground Floor: 2				9.9 m <sup>2</sup>	106 ft <sup>2</sup>

80 A					
Property	Address	Level	Name	Area	Imperial Area
No.80	80 A	-01 Basement	Bathroom	3.9 m <sup>2</sup>	42 ft <sup>2</sup>
No.80	80 A	-01 Basement	Bedroom 1	14.2 m <sup>2</sup>	152 ft <sup>2</sup>
No.80	80 A	-01 Basement	Bedroom 2	9.5 m <sup>2</sup>	102 ft <sup>2</sup>
No.80	80 A	-01 Basement	En Suite	3.9 m <sup>2</sup>	42 ft <sup>2</sup>
No.80	80 A	-01 Basement	Hall	13.0 m <sup>2</sup>	140 ft <sup>2</sup>
No.80	80 A	-01 Basement	Kitchen	8.3 m <sup>2</sup>	90 ft <sup>2</sup>
No.80	80 A	-01 Basement	Living / Dining Room	19.6 m <sup>2</sup>	211 ft <sup>2</sup>
-01 Basement: 7				72.3 m <sup>2</sup>	778 ft <sup>2</sup>

80 B					
Property	Address	Level	Name	Area	Imperial Area
No.80	80 B	80_Ground Floor	Bathroom	4.4 m <sup>2</sup>	47 ft <sup>2</sup>
No.80	80 B	80_Ground Floor	Bedroom 1	16.5 m <sup>2</sup>	178 ft <sup>2</sup>
No.80	80 B	80_Ground Floor	Bedroom 2	11.8 m <sup>2</sup>	127 ft <sup>2</sup>
No.80	80 B	80_Ground Floor	Corridor 1	2.8 m <sup>2</sup>	30 ft <sup>2</sup>
No.80	80 B	80_Ground Floor	Hall	7.3 m <sup>2</sup>	79 ft <sup>2</sup>
No.80	80 B	80_Ground Floor	Kitchen / Living	25.3 m <sup>2</sup>	272 ft <sup>2</sup>
No.80	80 B	80_Ground Floor	Shower	0.7 m <sup>2</sup>	8 ft <sup>2</sup>
No.80	80 B	80_Ground Floor	WC	1.5 m <sup>2</sup>	16 ft <sup>2</sup>
80_Ground Floor: 8				70.3 m <sup>2</sup>	757 ft <sup>2</sup>

80 C					
Property	Address	Level	Name	Area	Imperial Area
No.80	80 C	80_First Floor	Bathroom	4.7 m <sup>2</sup>	50 ft <sup>2</sup>
No.80	80 C	80_First Floor	Bedroom	11.8 m <sup>2</sup>	127 ft <sup>2</sup>
No.80	80 C	80_First Floor	Hall	6.1 m <sup>2</sup>	65 ft <sup>2</sup>
No.80	80 C	80_First Floor	Kitchen / Living Room	21.2 m <sup>2</sup>	228 ft <sup>2</sup>
No.80	80 C	80_First Floor	Study	10.1 m <sup>2</sup>	108 ft <sup>2</sup>
80_First Floor: 5				53.8 m <sup>2</sup>	579 ft <sup>2</sup>

80 D					
Property	Address	Level	Name	Area	Imperial Area
No.80	80 D	80_Second Floor	Bathroom	4.6 m <sup>2</sup>	49 ft <sup>2</sup>
No.80	80 D	80_Second Floor	Bedroom	12.0 m <sup>2</sup>	129 ft <sup>2</sup>
No.80	80 D	80_Second Floor	Hall	6.4 m <sup>2</sup>	69 ft <sup>2</sup>
No.80	80 D	80_Second Floor	Kitchen / Living Room	20.9 m <sup>2</sup>	225 ft <sup>2</sup>
No.80	80 D	80_Second Floor	Study	9.9 m <sup>2</sup>	106 ft <sup>2</sup>
80_Second Floor: 5				53.7 m <sup>2</sup>	578 ft <sup>2</sup>

80 E					
Property	Address	Level	Name	Area	Imperial Area
No.80	80 E	80_Third Floor	Bathroom	4.4 m <sup>2</sup>	47 ft <sup>2</sup>
No.80	80 E	80_Third Floor	Bedroom	14.0 m <sup>2</sup>	150 ft <sup>2</sup>
No.80	80 E	80_Third Floor	Hall	5.8 m <sup>2</sup>	62 ft <sup>2</sup>
No.80	80 E	80_Third Floor	Kitchen / Living Room	27.1 m <sup>2</sup>	292 ft <sup>2</sup>
No.80	80 E	80_Third Floor	Study	6.6 m <sup>2</sup>	71 ft <sup>2</sup>
80_Third Floor: 5				57.9 m <sup>2</sup>	623 ft <sup>2</sup>
Grand total: 32				317.8 m <sup>2</sup>	3420 ft <sup>2</sup>

## 5.4 Appearance and Materials

The Grade II listed status of the property restricts the external alterations that can be made, so the external appearance of the building will largely remain unchanged. New replacement windows will be designed to match the profiles of the existing. To the rear of the property, the basement will be provided with an additional bathroom window in the rear extension and the existing rear bedroom window with its high cill level will be replaced with french doors to provide access to the light-well courtyard garden. At ground the existing garden door will be removed and new french doors will be installed to provide access to the rear section of garden. To ensure that any alterations are sympathetic to the context all works will be carried out in conjunction with the conservation officer.

## 5.5 Facade

The main facade along Guilford Street will be maintained as existing. The upper attic storey at third floor level is in very poor condition and will need to be reconstructed. Since this is immediately above the existing cornice line, this work can be done inconspicuously by reusing the existing bricks, with a new lime mortar finished to match the original and treated with a soot wash to reduce the visual impact of new mortar. During the construction process the facades will be adequately protected to ensure that their condition is preserved whilst work progresses. Any further defects found in the facades will be rectified in conjunction with the conservation officer to ensure a sympathetic restoration.

## 5.6 Landscaping

The landscaping of the rear amenity spaces will be brought up to a reasonable standard where they have become overgrown and fallen into disrepair, with improved access. This will increase the living standards of the occupants by providing good quality external space to enjoy.





### 5.7 Sustainability

There is the potential to include a range of sustainable approaches to the site, however these will have to be considered in conjunction with the conservation officer due to the Grade II listed status of the buildings. The following sustainable possibilities are:

Rain water harvesting

Photovoltaics

Solar thermal systems



### 5.8 Fire Strategy

The communal areas within the building will be fire protected escape routes to ensure safe egress from all apartments through the front access of the buildings. 30 minute fire-rated doors will protect the escape routes with suitable fire detection systems installed throughout to meet current Building Regulations.

 Fire protected escape route  
(first floor plan)



Proposed 1st Floor Plan 1:200

### 5.9 Building Services

New electrics will be installed within the building to ensure that they conform to current Building Regulation standards. New plumbing systems will be installed to service the new apartment layouts which have been stacked where possible to reduce the need for unnecessary alterations to the building fabric. Bin storage for the apartments will remain as the existing arrangement to reduce alterations to the building exteriors.

### 5.10 Facade Maintenance Access

The facades of the building will be maintained and the exterior of the windows will be cleaned via a ladder system accessed from Guilford Street level or the rear amenity space of the property. Any restoration works will be carried out in conjunction with the conservation officer in order to protect the Grade II listed status of the buildings.



## 6.0 Access Statement

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6.1	Access Statement	p53
6.2	Design Considerations	p53
6.3	Lifetime Homes Assessment	p54

## 6.0 Access Statement

### 6.1 Access Statement

Access statements offer a framework for improving the quality of buildings and spaces, by considering the way a building is going to be used and managed from the earliest stage right through the project. In addition to promoting an environment of social inclusion and diversity, the statement can assist in highlighting at an early stage any potential issues of access, thus reducing the risk of potential costly alterations at a later stage.

This Access Statement should be viewed as a document that will develop with the project. The statement will record and explain decisions on accessibility associated with the planning, design and ongoing management stages of the project. It will also provide a convenient vehicle by which particular design decisions that do not follow published best practice still, nonetheless, meet obligations of 'reasonable provision'.

This access statement should be read in collaboration with AWW Architects planning submission drawings included with this document.

### 6.2 Design Considerations

#### Pedestrian movement - Externally

The entrances to the property will remain as existing. The street is generally well lit at all times and therefore no additional lighting has been proposed for the entrances.

The apartments above Ground floor level will be accessed from a communal entrance along Guilford Street with three step access up from street level. The Basement level entrance to the basement flat is a private access via a flight of steps leading down from street level. Due to the listed status of the buildings the original stepped access to all entrances will be retained in their existing state. Subsequently, wheelchair users will be unable to access the building without assistance and increased colour contrast on the stair nosings cannot be added.

#### Pedestrian movement - Internally

Provisions for a new lift were seriously considered and explored in order to provide access to the apartments by impaired and disabled users, however after considering the building's listed status and the size constraints of the existing building unfortunately they do not allow for a new lift. Therefore there will be no improved disabled access throughout the building.

The existing stairs in the property will remain in the current position throughout with only minor restoration works carried out where necessary due to wear and tear.





### 6.3 Lifetime Homes Assessment

Below is a Lifetime Homes Assessment of the proposed development based on the 16 points checklist. It is important to note that due to the existing building constraints many of the criteria set out in lifetime homes are not possible to achieve even though every effort has been made to do so. Where possible, many of the points have been incorporated in the scheme.

**1. Parking** – There is no parking allocated to the apartments on site as existing.

**2. Approach to dwellings** – As per existing. No change is proposed here from Guilford Street.

**3. Approach to all entrances** – As per existing for all current entrances.

**4. Entrances** –

a) To be illuminated – The front entrance is already deemed well lit and will have no additional lighting due to the listed status of the buildings. Each apartments entrance will be well lit in the communal circulation space by a new lighting design at every level.

b) Level access - The entrance to the apartments on each level will be positioned where the apartment layouts can be optimised with each dwelling entrance having a level threshold.

c) Clear openings - Each apartment will have a new compliant entrance door of at least 800mm clear opening.

d) Adequate weather protection – As per existing. The front entrance will be retained as existing.

e) Level external landing – This is to remain as existing for all floors. Due to the constraints of the existing building some landings in the proposal will not be able to achieve an area of 1200mm x 1200mm as per guidance suggests. Every effort has been made to maximise this area in each case.

**5. Communal stairs and lifts** –

a) All existing stairs will be retained and only refurbished where necessary. Access to the third floor will be retained via the secondary staircase towards the centre of the building plan.

b) The omission of a lift to the development proposal is taken on balance to preserve to character of the buildings and the existing stairs within the property. Future applications to increase the volume of the building further could be submitted to address accessibility.

**6. Internal doorways and hallways** – Within the constraints of the existing building every effort has been made to ensure that new internal clear widths are compliant to lifetime homes where possible.

**7. Circulation space** – Circulation spaces have been maximised where possible both inside and outside the apartments taking into consideration the existing size constraints and the building's listed status.

**8. Entrance level living space** – All apartments have been designed to provide entrance level living spaces.

**9. Potential for an entrance level bed-space** – All apartments are compliant by providing a bedroom or suitable space to adapt into a bedroom at entry level.

**10. Entrance level WC and shower drainage** – All apartments have a bathroom at entrance level to ensure that there are adequate facilities for ambulant disabled occupants.

**11. WC and bathroom walls** – All new walls will be capable of firm fixing and support adaptations for ambulant disabled people suitable for future retrofitting of the apartments if required.

**12. Stairs and potential through-floor lift** – Whilst ensuring that the integrity of the listed building is not affected. there is consequently not the capacity to derive substantial benefit from

new lifts. All efforts have been made to ensure that there is living, bedroom and bathroom facilities at entrance level in all apartments. A space for a through-floor lift has been allocated but as all units are accessed via existing external steps it was deemed not suitable to propose permanent internal lifts in the property.

**13. Potential for fitting of hoist** – Wherever possible it has been ensured that there is an ample layout between the master bedroom and bathroom/ shower room to install hoists to assist ambulant disable occupants. Due to the listed nature of the building there are some apartments where this is not possible however mobile hoists may be installed as an alternative.

**14. Accessible bathroom** – Every effort has been made to follow the dimension guidance in lifetime homes where the existing building will allow.

**15. Glazing and window handle heights** – All new windows throughout the building will be compliant to lifetime homes ensuring that a wide range of people can use and approach the windows.

**16. Service controls** – All service controls will be within the specified height band from the finished floor and at least 300mm away from any internal corner as per detailed in BS8300:2009 (even though in theory this is not applicable due to no lift provision).

Where possible, best practice and life time homes guidance has been followed to ensure the best possible layouts of flats within the tight constraints of the existing buildings.