

Design and Access Statement

35 Lamb's Conduit St, London, WC1N 3NG

Updated 03.12.13

Design.

No. 35 Lamb's Conduit St is a 4-storey Georgian terrace house with a basement. It is currently divided into 5 flats, with one flat occupying each floor of the house. All flats are accessed via the central stairwell.

The Application proposes the re-organisation of the building into a self-enclosed basement flat, with a separate family house comprising of ground, first, second and third floors. The internal spaces undergo minor spatial reorganisation (such as removal of non-structural partitions at first floor, and introduction of new doors to internal walls) with no structural works being undertaken within the main body of the house.

The non-original window on the rear facade at first floor level is to be filled in to match with the existing brickwork. These reconfigurations are intended to substantially return the Grade II listed house to its original state.

The existing poor quality rear extension is to be replaced with a new extension of the same width, which is continued to meet the back wall of the garden. The new extension is to be flat-roofed with brick walls to match the existing rear façade. The extension is on the south side of the rear garden, meaning any overshadowing will affect only the Applicant's property and neighbouring gardens will be unaffected.

Access.

The basement flat is to be accessed directly from the street via a new metal staircase introduced into the existing front lightwell. The family home is accessed via the existing front door, with upper floors accessed via the central stairwell. The back garden is accessed via the ground floor rear door (as per existing situation).

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Response to Incomplete Application requirements letter date 10th July 2013

1. Lifetime homes statement:

Please refer to the lifetime homes statement that accompanies this document.

2. Missing section line:

All plans now include a section line.

3. Affected Heritage Assets.

The following is a description nature of significance of all heritage assets affected in any way by the proposal, together with an assessment of the significance of that

Externally to front elevation:

1. The railing around lightwell at street level is to be modified to incorporate a small openable gate. This gate is to match the railing in material, detailing and colour. As such the impact is considered negligible. Refer to dwg LCS12_016 for details.
2. A non-original small timber boiler enclosure occupying approximately 0.5sqm in the lightwell is to be removed. This is a poor quality temporary structure of no heritage significance and its removal is considered a positive impact to the main façade.

Externally to rear elevation:

3. The non-original rear extension is to be replaced with a new extension in brickwork to match the original rear façade. The existing extension is a poor quality black-painted in two parts that has no heritage significance, and is considered to detract from the building's appearance.
4. A small, non-original window at first floor level was previously installed when the house was subdivided into flats. It is to be filled as per dwg. LCS12_014. This window has no heritage significance and its removal is considered a positive impact to the rear façade.

Basement:

5. Internally no heritage assets are affected. The only change to the fabric is the addition of a new partition to divide the basement from the upper house.

Ground floor:

6. The door to the front reception room is to be moved from the southwest corner to the northeast corner. This arrangement is more in keeping with the original arrangement of the house. The existing door and frame will be used.

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7. The door from hallway to rear reception room is to be moved slightly to align centrally with hallway.

First floor:

8. Front reception room: the door next to fireplace is to be made unopenable. To appearances the room remains unaffected.
9. Rear reception room: non-original partitions to be removed to return room to its original configuration.

Second floor:

10. The door from the landing to the rear room is to be made unopenable. To appearances the room remains unaffected.
11. Some non-original partitioning is to be removed in the rear room. This partitioning is of no heritage value.

Third floor:

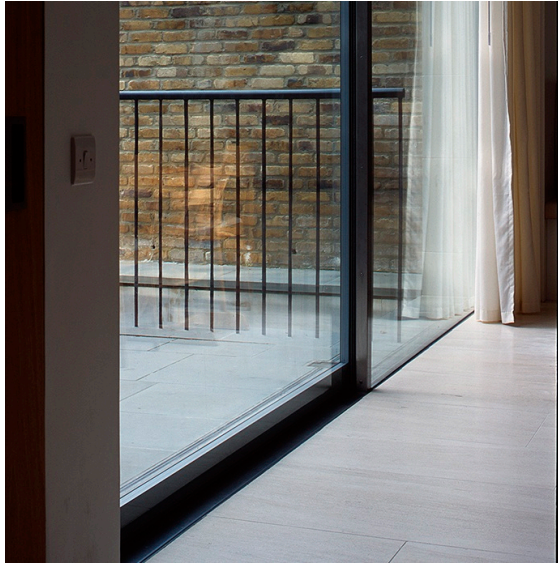
12. In the rear bedroom, the door to the southeast corner (adjacent to fireplace) is to be made unopenable. To appearances the room remains unaffected.

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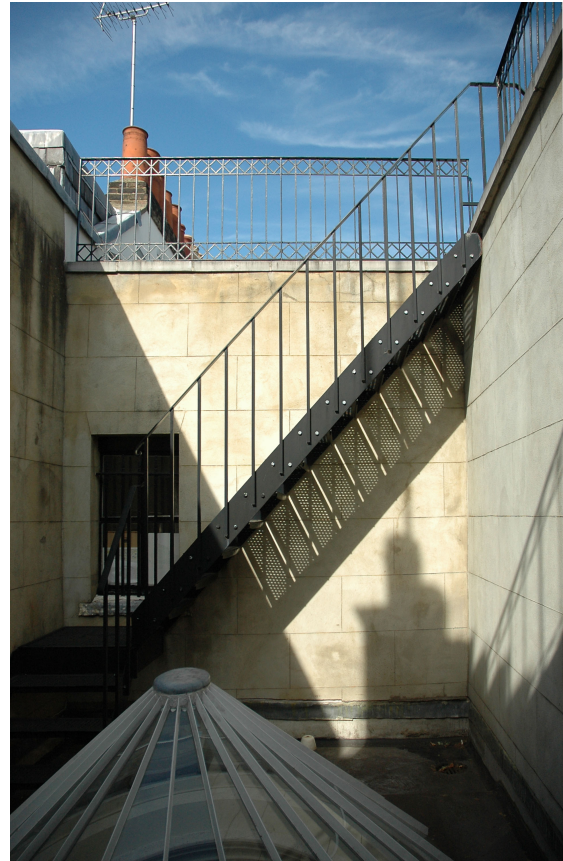
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4. Proposed railings and stair

Please see attached dwgs. LCS12_016 and LCS12_017 for detailing of proposed stairs and gate in existing railing. The intention is for the gate to match the existing railing in all detailing, colour and materiality. The stairs is to be a simple and elegant metal staircase. James Gorst Architects have worked with highly skilled specialist metal fabricators in the past, and intend to achieve sensitive solution appropriate to existing fabric.



Examples of railing and staircase solutions completed on previous projects by James Gorst Architects



5. Upgrading works and building regulations

Prior to beginning works on site, a full plans application will be submitted to an Approved Inspector, in order to obtain building regulations compliance certificate. The detailed design of the refurbishment will be discussed in association with the Approved Inspector and measures taken in accordance with the Grade II list nature of the building.

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6. Details of proposed pipe routes

All bathrooms are positioned to take advantage of existing soil vent pipes. The connection of sanitary fittings to these SVPs will be within floor joist depth, leaving no new visible pipe runs. Pre-existing SVP connections to the mains sewer are also to be utilised. Please refer to proposed floor plans to see the location of existing SVPs and new connections to them.

Existing radiator positions are to be maintained, resulting in no new pipework, as are mains water connections.

7. Requirement for Listed Building Application

A completed Listed Building Application form has been included with the additional information accompanying this document.

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