

14 Leigh Street

# Design and Access Statement

July 2012

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Applicant:  
John London & Ana Karla Nahum  
14 Leigh Street  
London  
WC1H 9EW

Agent:  
My Architect  
Studio 2.07  
12-18 Hoxton Street  
London  
N1 6NG

Site Address:  
14 Leigh Street  
London  
WC1H 9EW

## 1.0 Introduction

### 1.1 Introduction

This report relates to the planning application to refurbish and extend 14 Leigh Street, Bloomsbury to provide the residing family with valuable additional living space and connect the house to the garden.

## 2.0 Site & Context Appraisal

### 2.1 Site Location

The application site is located on the southern side of Leigh Street, close to its junction with Thanet Street and in the Bloomsbury Conservation Area.

### 2.2 Site Description

The subject property is a grade II listed James Burton 1813 four storey and basement town house within a terrace of 8 properties.

The site falls within Flood Zone 1 (low risk of flooding). As such it is not necessary to carry out a flood risk assessment for this planning application.

### 2.3 Surrounding Area

The surrounding area is largely mixed use- ground floor commercial units with residential upper floors. Characterised by early 19th century terraced housing of four stories. To the rear of the subject property lies a large hostel.

### 2.4 Development History

The subject property has not been previously developed, however planning permission was granted in 1986 for change of use from A1 to B1 . Significant alterations have been made to 15 Leigh Street.

## 3.0 Design of Development

### 3.1 Design

It is proposed to refurbish and extend the subject property for use as a family home and maintain a reduced commercial area. The key proposals are as follows:

- Partial change of use of ground floor rear and basement from commercial (Class B1) to residential (Class C3).
- New ground floor extension with extended basement below.
- Creation of a lightwell & escape stair to front pavement area.
- Remodelling works to upper residential floors.

### 3.2 Appearance

The proposals are sensitive to the existing character and appearance of the area. The choice of materials and material colour is sympathetic to the existing building.

### 3.3 Access & Parking

The existing roads and footpaths will not be affected by the proposals. The parking provision will remain as existing.

## 4.0 Consultations

### 4.1 Camden Planning Department

Two meetings have been held with officers from Camden Council during the design development period prior to submission of the planning application. Dates and officers spoken to are noted below:

- 12/09/11- Carlos Martin (Planning Officer)
- 30/11/11- Victoria Pound (Conservation Officer)

It was noted that the partial change of use may be acceptable on the basis of the commercial unit to the ground floor being retained. This feedback was considered and acted upon.

## 5.0 Conclusion

### 5.1 Conclusion

The proposed scheme has been developed with careful consideration of the existing context and local planning policies. It is believed that the architecture of the development is of a high quality, and that the design, scale and access have been carefully considered in arriving at the submitted scheme. In summary, we feel that this proposal:

- is a highly positive enhancement to the building in accordance with policy CS14.
- provides a commercial unit of a viable size for a functioning business.
- aims to conserve and build upon the nature of the area in accordance with policy CS14 and DP25.
- is an efficient use of the property.

## 6.0 Existing Photos



Existing front elevation



Existing front elevation cellar



Existing rear elevation lightwell



Existing rear elevation



Existing rear elevation



Boundary with 15 Leigh Street