

Our ref: 753-3-01-001 rev a design and access statement

5<sup>th</sup> October 2011

1<sup>st</sup>-3<sup>rd</sup> floors, 33 Gower Street, London, WC1E

## DESIGN & ACCESS STATEMENT

PREPARED BY: Garnett + Partners  
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ON BEHALF OF: The Bedford Estates  
29A Montague Street  
London  
WC1E 5BL

Application Ref TBC  
STATUS For Listed Building Consent  
REVISION A

### **Preamble:**

This Design & Access Statement shall be read in conjunction with the following drawings prepared by Garnett + Partners:

- 753(01)001 Rev-A Site Location Plan
- 753(01)101 Rev-B First, Second & Third Floor Plans – As Existing with Demolitions
- 753(01)601 Rev-B First, Second and Third Floor Plans – As Proposed
- 753(35)601 Rev-A Reflected Ceiling Plans – As Proposed
- 753 Existing Building Condition – Photo Sheets

### **Description of works:**

No. 33 Gower Street is a five storeyed mid-terrace property with sloping roof and existing rear closet extension. The property is Grade II listed and part of the Bloomsbury Conservation Area. The building is late 18<sup>th</sup> century with later additions and alterations to its rear façade.

This application is requesting listed building consent for proposed alterations to the building as below:

- (i) Proposed demolition of some non-original internal partitions
- (ii) Proposed erection of internal partitions to form lobby area and new bathrooms.
- (iii) Alterations to existing internal walls to form new openings.

### **LAND USE:**

The property was last used as flats. No change in use or number of residential units is proposed.

**FLOOR AREA:**

The existing gross external floor area of the building is approximately 420 m<sup>2</sup> and the proposal makes no change to this.

**DESIGN:**Existing Condition

The property is a Grade II listed terraced Georgian townhouse spread across ground, lower ground and three upper floors. The house was built in the late 18<sup>th</sup> century with classical detailing to the front elevation. The existing rear extension is accessed off the main stair from basement to second floor level.

Entrance and Access Statement

Access to the property is from Gower Street via stepped access to the front door. The front door gives access to a common hallway and central staircase which provides access to all flats throughout the building.

Full disabled access for wheelchair users will not be possible since the building is listed and located within a conservation area. It is accepted that full compliance with Part M of the Building Regulations will not be required, since to do so would compromise the architectural quality of the conservation area.

Front & Rear Elevations

No changes are proposed to the front or rear elevations.

Basement & Ground Floors

No changes are proposed to the basement or ground floors.

Internal Alterations

The first floor is to be remodelled to relocate the bathroom from the half landing extension. An existing assumed opening from the communal stair is to be reinstated and the current flat entrance door fixed shut and blanked off internally. Existing non-original partitions will be removed and new partitions erected to form a shower room and lobby to the flat.

At second floor level a new opening is to be formed between the front and rear rooms. The existing door from the stair to the rear room is to be fixed shut and blanked off to rear room. Existing partitions to the second floor front room will be demolished and the existing walls & ceiling, including decorative plasterworks, repaired and made good. New partitions are proposed within the third floor to form a new bathroom.

**SUMMARY**

The proposal will have a positive impact on the listed building through the removal of non-original partitions to the front rooms to reveal their original proportions. Existing decorative features will be retained and refurbished where applicable. New work will be of a higher quality than the non-original work demolished helping to preserve the character of the building.

The creation of a lobby within the rear room at first floor level will upgrade the fire protection to the communal stair and bring the flats up to modern standards of accommodation.