

## **61 Marchmont Street London WC1 N1AP**

### **Design and Access Statement**

#### **Background:**

Marchmont Street, a short street running approximately north to south, is bound on both the east and west side by a parade of shops at ground floor level. The upper first, second and third (mansard) floors are generally in residential use. The lower ground floors are residential in some building and ancillary to the ground floor commercial use in others. The street has a distinct 'urban village'-like character. There are a number of restaurants, sandwich bars and food related shops along Marchmont Street. The remaining shops tend to specialise in activities such as hair dressers, dry cleaners, post office etc.

The terrace of buildings adjoining No 61 back onto the Herbrand Street Estate. The lower ground floors and part of the ground floor of the buildings on this side, are obscured from view by the garages of Herbrand Street Estate. It would appear, that the rear elevation of these buildings have been altered to a considerable degree over the years and there are many lower ground, ground and even first floor rear extensions. A number of large diameter smoke extract pipes are attached to the rear elevation. This west facing side of these buildings seem to lack the quality and character of Marchmont Street itself.

#### **The Design:**

The proposed development at 61 Marchmont Street is to refurbish and modernise the existing first and second floor flats into two self contained one bedroom flats.

These flats were used as two non self contained flats sharing a bathroom. The third floor is currently a self contained one bedroom flat which is tenanted. Our proposal does not include any works to this floor.

The proposed new partitioning to the first and second floors is designed to have minimum impact on the existing structure. The existing features such as fireplaces, chimneys, mouldings and even the plastering on the main external walls shall be retained and restored.

It is intended that the external elevation of the building, both front and rear will remain as existing. The exterior envelope shall be restored. The materials used are to match those of the existing building, with yellow stock brickwork and timber Box Sash windows. No alteration to the elevation is proposed.

#### **Access**

The proposed development does not have any vehicular access implications to the premises. Pedestrian access also remains as existing for the following reasons: The lower ground floor flat is accessed via a staircase in the front stairwell off Marchmont st. The ground floor on the west side of Marchmont

St. are on the raised ground floor level , accessed by steps. Both are unsuitable for access by people with mobility disabilities and without substantial alterations to the front elevation on Marchmont st. disabled access cannot be accommodated.