

Project

Flats 2 & 3, 10 Gilbert Place London WC1A 2JB

Subject

Design & Access Statement

Date

7th June 2010

Ref

AO / 320 / PL / DAS-1000 (-)

DESIGN

Use

No 10 Gilbert Place London is an existing terraced residential property consisting of 7 no flats, from basement to second floor level, all accessed off a common central stair. The main entrance door opens directly onto Gilbert Place

At present the 2 ground floor studios, Flats 3 and 4, are extremely small, (circa 8.8sq m and 14.7sq m respectively), as are the basement studios Flats 1 and 2 (circa 16 sq m and 14.7sq m respectively). In addition the basement studios have very limited natural light and ventilation and as such are not suitable as stand-alone dwellings under current building standards.

Amount / Layout / Scale

The development proposed is for the merging of 1 of the existing ground floor studio flats (Flat 3) with 1 existing basement studio flat (Flat 2), to form a duplex apartment, with a rear extension at ground floor level to form a kitchen area. The aim is to provide adequate living space to the new dwelling with acceptable levels of daylight and ventilation to the "habitable" areas (ie living and sleeping spaces) to comply with current Building Regulations.

NB There is an existing valid consent in place for the merging of Flats 1 and 4 and also Flats 2 & 3 (reference 2009/3420/P) This application is similar in nature but includes the rear kitchen extension to Flat 3.

The proposals in no way alter the integrity of the existing townhouse frontage onto Gilbert Place.

Appearance and Landscaping

There will be no changes to the existing front façade. The main entrance door opens directly from the Gilbert Place pavement into the common entrance stair. There are existing glass-block pavement lights over the basement light wells, and they will be retained/refurbished. The single-storey kitchen extension to the rear will occupy a piece of unused and unallocated yard, which is in-keeping with the surrounding infill development to the rear of the adjacent terraced properties.

Sustainability

The environmental impact of the property has been considered. Existing badly performing windows will be renovated and replaced where necessary, suitable high performance glazing will be added if feasible. Additional "eco friendly" insulation will be added to walls, under floor and internal dry lining as needed. All white goods will be A-rated and low energy light fittings used. Low flush toilets will be specified.

ACCESS

Vehicular and transport links

The application site is located within Bloomsbury close to the British Museum and High Holburn and is accessed from either Bury Place or Great Russell Street. Gilbert Place runs parallel to High Holburn and Bloomsbury Way, with a plethora of shops, pubs and restaurants and other amenities nearby. There are 3 bus stops on Great Russell Street and one on Bloomsbury Way. The nearest tube station is High Holborn which is a five minute walk away. Existing vehicular access is restricted to drop off only along Gilbert Place itself as there are double yellow lines. No parking is currently available in Gilbert Place.

Inclusive Access

Access to the building from the street is unchanged from the relatively flat pavement. The main access is raised from the ground level by 2 steps as many properties of this era were to give light to the basement spaces.

SUMMARY

In summary the proposals provide practical, more energy efficient and sustainable properties sympathetic in form, layout, scale and materials to the existing. From the street the building will remain unchanged, whilst for the occupiers the quality of space and natural light, seasons will be greatly enhanced and provide a good quality of life more in keeping with modern-day living.