



73 Guilford Street

Contents

1 Introduction:

- 1 Purpose of Document
- 2 Site Location
- 3 Background / Planning History

4 Design & Access Statement:

- 4 Overall Intentions
- 5 Conservation Area
- 6-7 Broader Context & Composition
- 8-23 The Proposal

24 Statutory Considerations:

- 25-26 Access Statement
- 27 Biodiversity
- 28-29 Environmental Considerations
- 30 Secure by Design
- 31 Lifetime Homes
- 32 Waste Disposal and Collection
- 32 Cycle Storage

Introduction

Purpose of Document

This document has been produced by Nicholas Burwell Architects Ltd. to support the Planning, Listed Building & Conservation Area submission for works to 73 Guilford Street.

The Planning & Development team at Gerald Eve Limited will be submitting the planning application, and their application will contain documents on planning and wider government policies.

Building services engineers Elementa Consulting have compiled a Code For Sustainable Homes Pre-Assessment as part of the submission which deals with environmental considerations. City Trees Ltd have compiled an Arboricultural Report on the existing sweet chestnut tree outside the property. These separate documents will also be submitted separately to the Council by Gerald Eve Limited.

It is intended that this report explains the basic principles for the redevelopment of the above property, reviewing both the Conservation Area Statement and the rationale of the proposal within this context. The report and drawings also deal with the proposed works and the potential impact upon the listed Party Wall structure between the site and number 72 Guilford St.

It is also intended that this document acts a Design & Access Statement, and its format is in accordance with the CABE guidance on design and access statements.

The front of 73 Guilford St



73 & 74 Guilford St



Neighbouring property at 72 Guilford St



The rear of 73 Guilford St



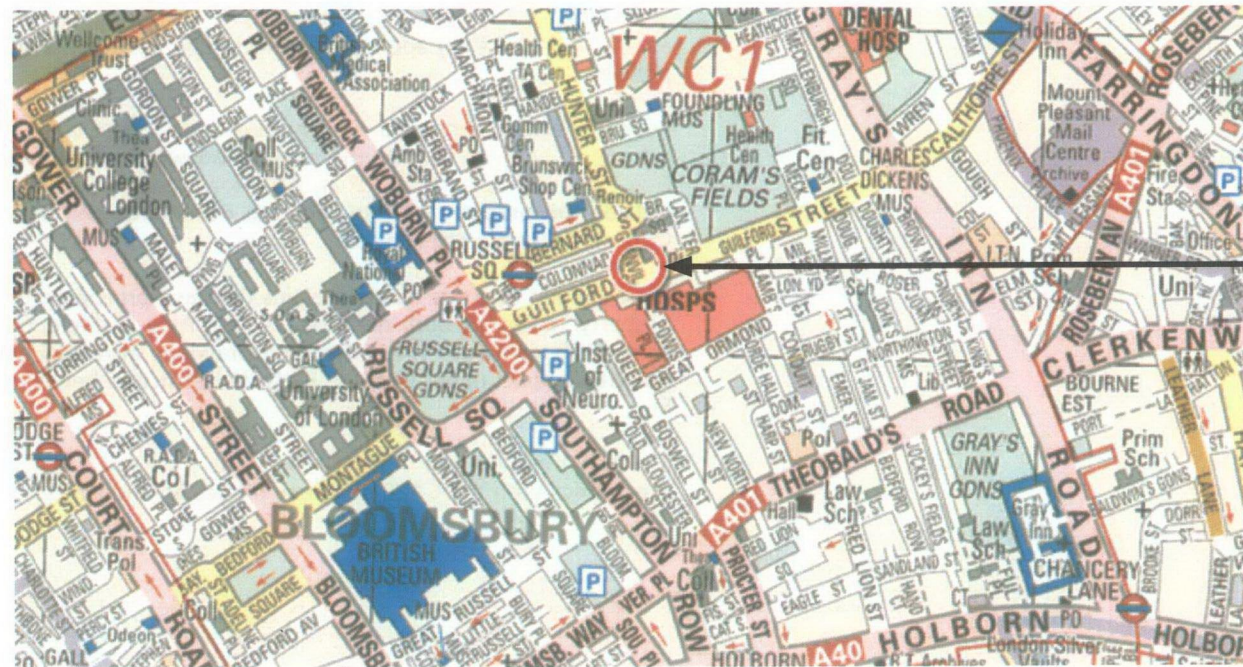
73 & 74 Guilford Street front elevations



Introduction

Site Location

Guilford Street sits at the north east corner of Russell Square, which is in the Bloomsbury Conservation Area in central London.



The specific site for development is identified within the red line on the context drawing below.



73 Guilford Street

Planning Support Document : October 2009

Introduction

Background / Planning History

History:

The terraced houses along the north of Guilford Street were built by the architect / builder James Burton c1793-1799.

The site at 73 Guilford Street was damaged beyond repair by enemy action during the Second World War since which time the site has been cleared and raking shores erected in order to maintain the stability of adjacent structures. Only the ground and basement walls of the front façade of 73 Guilford Street now remain, and even this fragment has suffered alteration.

In recent times the site was owned by University College London Hospital (UCLH) until the late 1990's when, along with several adjacent buildings, it was sold to Great Ormond Street Children's Hospital for use as ancillary offices and accommodation for staff. Subsequently the properties have been sold to separate private owners.

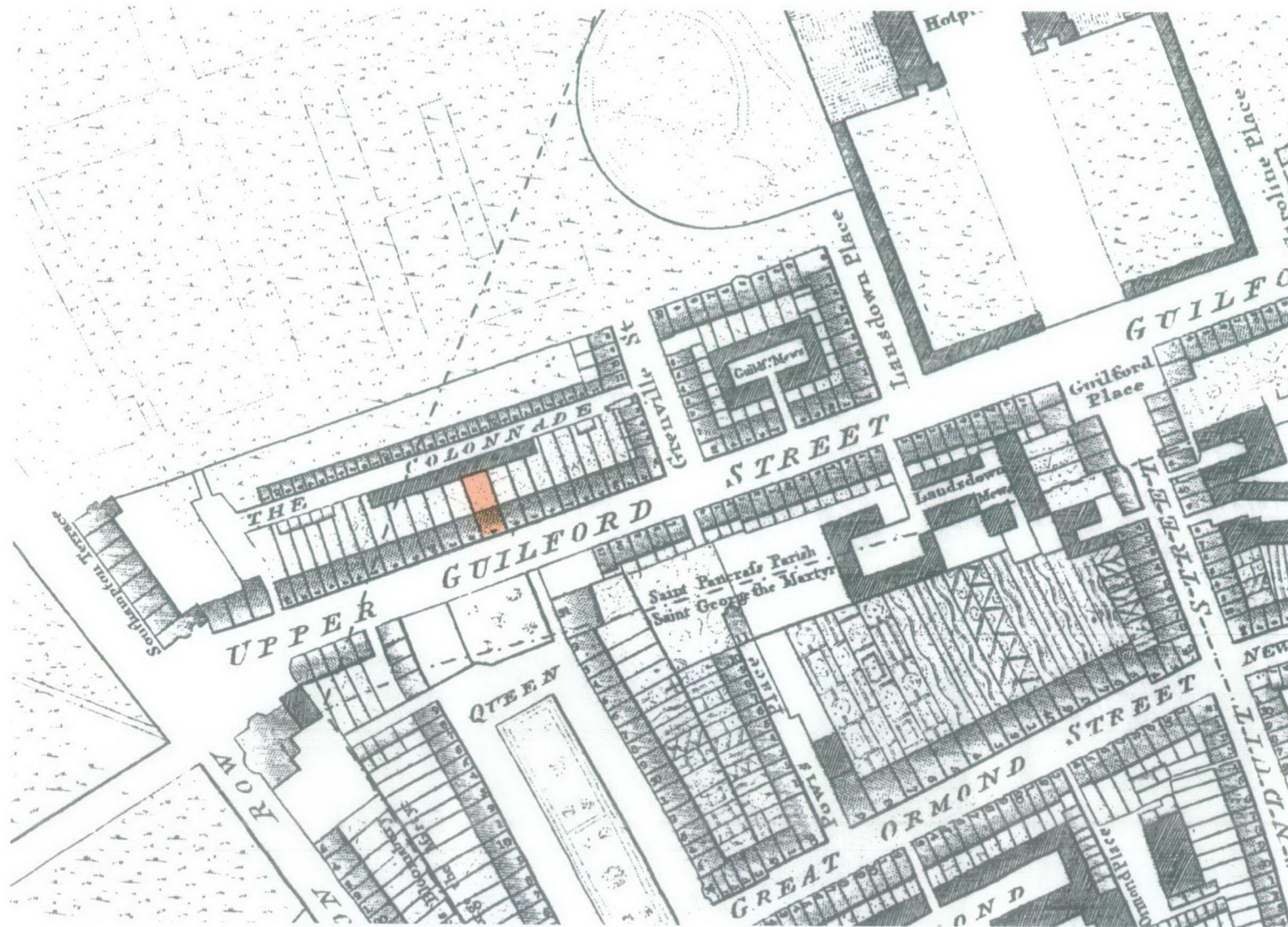
Planning History:

The site at 73 Guilford Street has been the subject of many planning applications, often as a part of a far greater scheme.

Most significantly in March 2004 a resolution to grant planning permission was passed by the Development Control Committee of Camden Council for a scheme that included 73 Guilford Street. This scheme was for the redevelopment and conversion of the buildings between 70-76 Guilford Street, the redevelopment of the un-listed 73 & 74 Guilford Street as office accommodation and the redevelopment and façade retention of the Colonnade. The heritage redevelopment of 73 Guilford Street proposed in this application was also supported by English Heritage.

Existing Condition:

The building at 73 Guilford Street is not listed, unlike the majority of the terrace of which it forms a part. This is doubtless due to the lack of extant original building fabric that.



Horwood 1792-99



Temporary external stairway at 73 Guilford Street to 72 Guilford Street



Rear garden at 73 Guilford Street showing raking shores.



Existing condition of 73 Guilford Street

73 Guilford Street

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