

## **DESIGN & ACCESS STATEMENT**

A retrospective application for internal alterations to Flat E to incorporate a WC, shower room and cupboard space together with the repositioning of the staircase to the fourth floor

at  
26 Old Gloucester Street, London, WC1N 3AN

26 Old Gloucester Street is a three-storey Georgian terrace property located on the west side of the road which has been subdivided into self-contained flats. This application concerns the flat which is located on the third / fourth floors of the building (Flat E). It is located within the Bloomsbury Conservation Area and is a listed building (Grade II).

This design statement relates to the retrospective application for internal alterations to Flat E. In essence the work which has been undertaken has included the installation of a WC / shower room / cupboard space into one part of the third floor together with the installation of a staircase to the fourth floor. It appears that these aspects were outside the scope of the listed building consent which was previously approved for the property and therefore our client has been advised to apply retrospectively for these two elements.

The staircase is sensitively designed in terms of position taking its lead from the staircase which runs through the remainder of the building. Its width, depth and height are appropriate to the flat configuration and the materials which have been used are in keeping and complement the existing features within the property. The staircase which had been approved was of a spiral design and was less practical by comparison.

The room to the rear of the third floor of the property, which has been subdivided so as to incorporate the shower room / WC and internal cupboard is also acceptable and does not harm the architectural quality of the building. Officers of the Authority have previously indicated that they are satisfied that this alteration is acceptable.

External access to the property has not been adversely affected. In terms of internal access, the work which has been undertaken has been beneficial and has ensured that the fourth floor is more conveniently serviced.

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