

No. 14 Laney Building, London EC1N 7UL

Design and Access Statement incorporating Heritage Statement to application for Listed Building Consent

June 2014

1. Introduction

- 1.1 This Design and Access statement incorporating a Heritage Statement has been prepared in support of the application for the installation of a condensing boiler, with flue to outside and extract ventilation with vent to outside and internal alterations including the relocation of kitchen and bathroom and altering door locations and openings to No. 14 Laney Building, Portpool Lane EC1N.

2. History & character of site and surrounding area

- 2.1 The Laney Building is one of the original, grade II listed tenement blocks of The Bourne Estate, an early London County Council (LCC), Edwardian housing estate built in 1905-9. It is one of London's tenement housing blocks, designed by the LCC Architect's department, that became internationally significant as the model for the much admired and influential public housing schemes erected in Vienna immediately after the First World War. The estate is also situated within the Hatton Garden Conservation Area
- 2.2 No. 14 Laney Building is a fourth floor apartment within the block, south of Portpool Lane and adjacent to the main entrance gateway. The building is in the free classical style, with Arts and Crafts touches developed by the LCC during that period.
- 2.3 The building has been subject to many alterations since it was first built over a hundred years ago. These reflect the changing technologies and improving living conditions during this period. The existing external elevations have been altered with the introduction of gas supply pipes & addition gas boilers to each flat (in place of the original open coal fires), vents and airbricks (with higher internal temperatures and hot water requiring mechanical ventilation to control condensation and mould growth) and cables.

3. Schedule of works

- 3.1 The existing bathroom is to be stripped out and replaced by the new kitchen. A new condensing boiler with a fan-assisted flue running to the outside is to be installed within the kitchen. The 100mm diameter terminal will be similar to those already installed to other apartments throughout the block.
- 3.2 The new bathroom will be installed within an existing store with the extract fan running via a high level ducting to a 150x150mm louvre panel on the external elevations. The panel will be similar to those already installed to the elevations elsewhere.
- 3.3 The current apartment entrance door is to be removed and re-instated within an existing opening directly closer to the staircase landing. This follows the arrangement that has been carried out elsewhere within the block, providing more space within the apartment and improves safety by removing an external alcove.
- 3.4 Other minor alterations include re-hanging doors to open outwards to the new bathroom and kitchen, enlarging the opening to a cupboard and installing a new, flush cupboard door.

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4. Layout

- 4.1 Minor alterations are proposed to accommodate a new bathroom and kitchen location, with a new boiler, flue and extract ventilation.

5. Scale

- 5.1 Not applicable

6. Landscaping

- 6.1 Not applicable

7. Appearance

- 7.1 Not applicable