

Date 20th June 2014

48 HUNTLEY STREET, LONDON, WC1E 6DD

DESIGN & ACCESS STATEMENT

1. No 48 Huntley St is in a terrace of 3 storey, basement and mansard properties constructed in the late 18th century as a modest residential unit. The entrance is from Huntley St up two steps from the pavement leading to the front door across a bridge over an area in front of the basement. It was originally a single residence with two rooms at each of the five levels and includes 2 rear yard spaces to the rear at basement and ground floor level. It was converted into three self contained flats in the mid to late 20th century, altering proportions of rooms, destroying some internal features, removing the rear chimney breast and causing some distress to the structural spine wall.
2. The property at present has three flats; 2 bedroom apartment at basement & ground floor levels, Studio apartment at 1st floor level and 2 bedroom apartment at 2nd and 3rd floor levels. The flats are to remain in their present configuration and the proposal is to carry out a major refurbishment of both 2 bedroom apartments and minor repairs to the 1st floor level Studio apartment (which has a tenant who will remain in occupation through the works), carrying out essential maintenance to ensure the property is habitable for at least 20 years with routine maintenance, until further refurbishment is necessary. This is in the context that the property was on the 'at risk' register in the recent past.
3. The intended use of the properties is for the 3 apartments to be available for rent.
4. The property has remained in the same relationship to its surroundings and adjacent properties since built.
5. No external alterations or new build is proposed to the fabric of the existing five storey property and internal alterations have been kept to a minimum. The main feature of the property as part of the terrace is retained.
6. No additional landscaping is proposed to the properties with no space to the front and only small yards to the rear accessible only through the property. Tenants have been used window boxes and pot plants to the rear yards.
7. The property was built in the Georgian period using London stock facing brickwork. The 4 lower floors have a pair of recessed timber up & down sash windows and a central dormer window to the mansard, behind a low parapet wall continuous along the terrace. There is a stucco sill band under the 1st floor

windows and an arched fanlight over the main entrance timber panelled door to the front elevation. All of these features are retained with windows repaired and painted and brickwork pointing made good where required.

8. The majority of the properties between no 46 & no 60 have been in the ownership of University College London Hospital Charitable trust for in excess of 50 years rented to staff at the Hospital or University and some long term local residents. The property is being refurbished to ensure it presents an attractive elevation to the streetscape and modern living conditions for its residents.
9. The site has good Public Transport Accessibility Level. Various tube and bus routes are within close proximity. Euston Square, Warren Street and Goodge Street tube stations are within easy walking distance. Mainline Railway stations are also accessible within a 5 - 10 minute walking distance. The site also has good connections for six bus services that run parallel to the site on Tottenham Court Road and Gower Street within a couple of minutes walking distance. Huntley Street is a two way local road and is covered by controlled parking zone status. Due to the existing building configuration and access, the existing entrance and external steps that will remain for heritage and townscape visual requirements will not allow for a disabled ramp or lift into the main entrance of the building. Disabled access via the external rear yard is not possible as no external rear entrance exists.
10. The main architectural merit of no 48 Huntley Street is the contribution of each existing house in the group of nos. 46 – 68, providing a constant three storey with mansard late 18th century uniform terraced block, sitting among adjacent buildings of various styles and heights. The property represents modest Mid-Georgian housing of the original Bedford estate. It does not represent an exceptional or unique example of a dwelling of its age or character. External features are multicolored stock brick with plain stucco 1st floor sill band, slated mansard roofs with dormers, gauged brick flat arches to recessed sash windows, round-arched doorways, radial patterned fanlights to paneled front door, cast iron rainwater heads and pipes and cast-iron railings. These features are all to be preserved and where damaged sensitively repaired to match existing. Many internal features, fireplaces, doors, architraves, skirtings etc have been damaged or lost as lobbies and bathrooms were introduced in previous refurbishments, but where remaining they will be retained & repaired/decorated or if missing, best efforts will be made to replicate what was there in collaboration with Planners.

For further information refer to The Heritage Statement.