

## **59, BIRKENHEAD STREET, LONDON WC1H 8BB**

### **Design & Access Statement**

The building was constructed in 1827.

EXISTING USE.

The property received Change of Use approval October 2011 2011/5136/P for

*Change of use of the basement from ancillary church offices (Class D1) to residential (Class C3) in association with the use of the basement, ground, first, second and third floors as 1x4 bed single dwelling.*

Due to recent flood damage the property is unoccupied pending approval for repairs and improvements.

PROPOSAL.

The description of the proposed alterations, refurbishment and extensions to the building are separate to those submitted in respect of repairs see 2014/3231/L.

In broad terms, there are works to each floor, a utility room within the basement vaults, repairs and refurbishment of the single storey rear extension, new kitchen at ground floor. Refurbishment and new joinery to the upper floors, including remodelling the top floor.

Within the basement there are two vaults. The vault access from the basement floor internally will be upgraded and fitted with a utility room. The walls will be dry lined as the existing basement and the works will be continuous with the materials and detailing of the lower floor. The major part of the dry lining is associated with the flood repair works. The rear of the basement has a wc / cloakroom and this will be refitted.

At ground floor level, the existing plan form will be retained. The rear of the main house will be refurbished as the kitchen. The front room will be refurbished and a new fire surround installed. The single storey rear extension requires a new roof, repairs to the walls and a new floor. In addition to the fundamental improvement and repair works the existing modern metal window to the light well will be changed to a folding metal door screen with access to the terrace and hot tub.

The first floor rooms are refurbished with adjustments to the C20th fabric and modern door positions. New fire surrounds will be installed.

The bathroom on the second floor will be refitted following the earlier flood. New built in cupboards will be fitted under the stairs to the loft room.

The existing pitched roof will be replaced with a mansard roof built of timber and finished externally in slate and lead work. The profile will follow the established street pattern. The line of the existing gable will be retained, as requested in pre-application discussions with Mr C Rose at the LPA, such that the altered profile can be appreciated from the street.

The front elevation will have local repairs to brick work but remain unchanged. The glazing will be repaired and the ground floor modern uPVC window removed to be replaced with a timber sliding sash to match the existing street

pattern. New 800mm wide (net 760mm [2'6"]) metal stairs with glass treads will replace the wide existing metal stair which obscures the basement window.

New joinery to the rear elevation will replace the incongruous first floor rear window and the modern replacements at the lower levels. The brickwork and render panels require local repair and new cast iron drainage pipes are required.

The single storey rear extension will be refurbished. The roof and interior require renewal. The existing primary brick walls are retained, new services and finishes replace the existing defective finishes. The new service location will centralise the distribution pipe work and services through the building.

#### LAYOUT.

The relationship between the building and the external areas will remain as existing. There is stepped access from the pavement through the existing gated steps. There is no access from the rear.

#### SCALE.

The extensions are within the existing set mass of the adjoining residential buildings in Birkenhead Street and the Argyle Square area.

#### LANDSCAPE.

The new stair into the basement light well and the new external joinery will considerably improve the amenity of the primary elevation and streetscape.

#### APPEARANCE.

The refurbishment, alterations and extensions to the building will improve the visual amenity of this historic asset.

For photographs of the existing building please refer to the Heritage Statement.