



Design & Access Statement

82 Guilford Street

**Application Reference:
PP-03532245**

July 2014 (1 of 2)

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Introduction

This Design and Access Statement is intended to accompany the planning application for 82 Guilford Street. The application is submitted to obtain planning permission for the refurbishment and conversion of an existing residential house converted into studio flats to provide 4 apartments, one as two levels combined.

The enclosed document is to be read along side the application drawings submitted with this design and access statement.

The approach has been to create high quality, sympathetic 2 and 1 Bed apartments which will contribute to the Bloomsbury area.

This new residential development aims to revitalise and restore the property to regulation standards of living and drastically improve upon the quality of accommodation provided by the previous owner. In addition the development seeks to positively enhance the local area through restoring the grade II listed building.

The proposal has been designed to be appropriate for the surrounding area and developed in the context of planning constraints set out by the following:

- National Policy Guidance
- Development Plan
- Draft LDF Documents
- Mayor of London
- Camden Council

1.0 Site Analysis

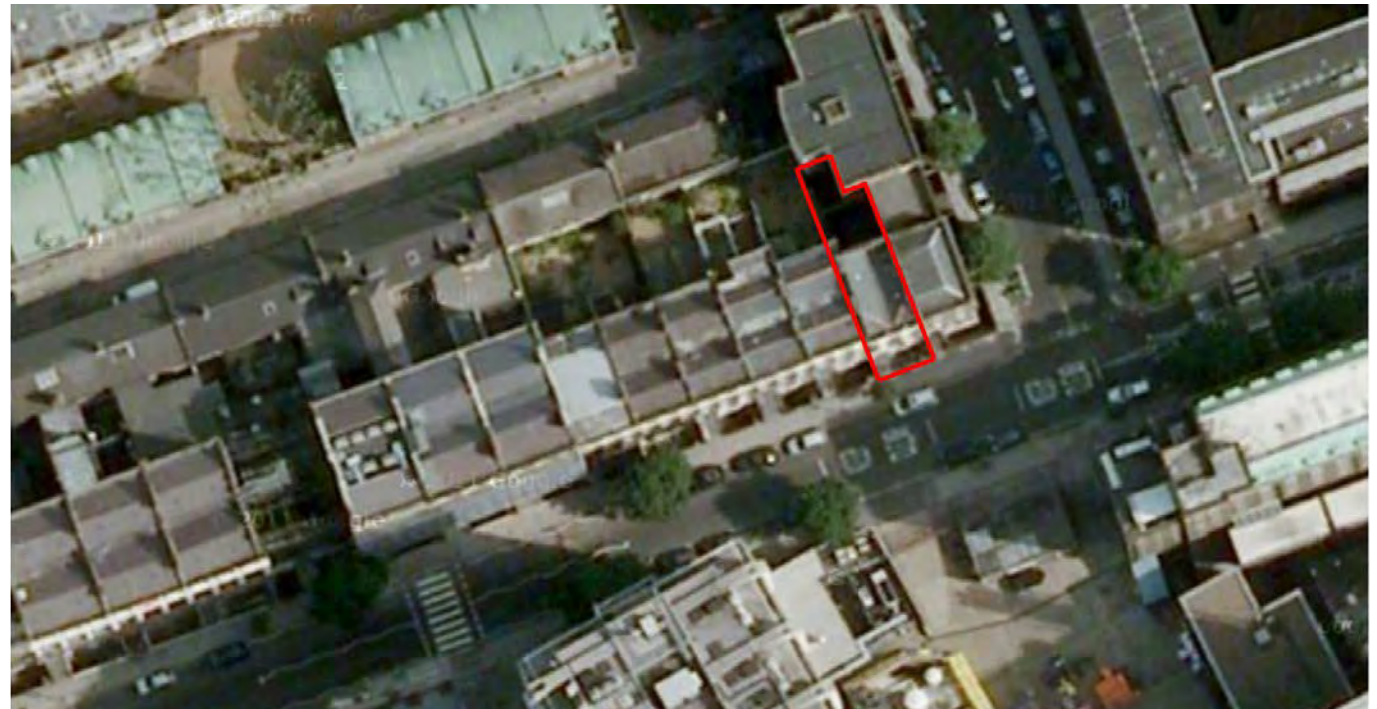
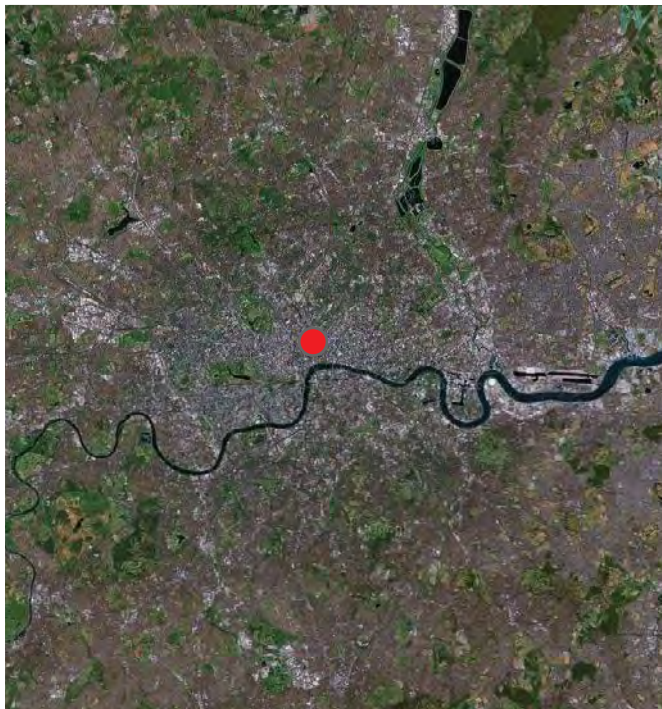
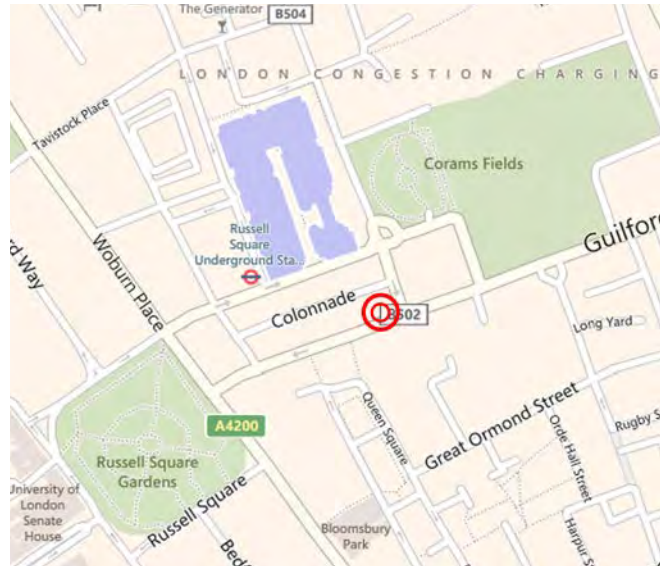
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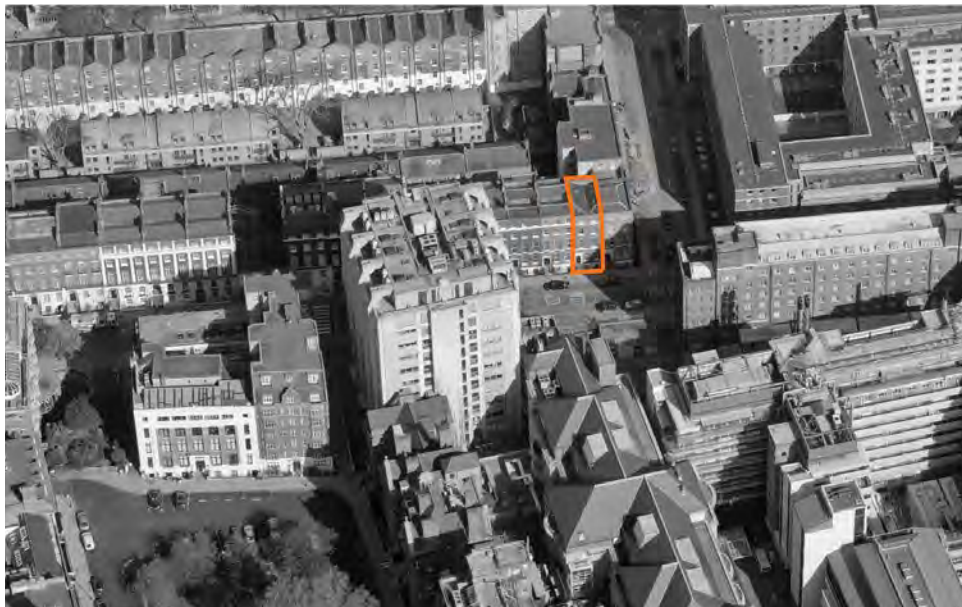
1.0 Site Analysis

1.1 Location

The site lies within the London Borough of Camden in central London. The site totalling 0.0092 hectares, occupies part of a row of terrace houses along Guilford Street. The North of the site is bound by the buildings of Grenville Street and the continuation of the Guilford Street terrace to East and West.

82 Guilford Street is in the popular Bloomsbury Conservation Area, a short distance from the green spaces of Russell Square to the West and Coram's Fields to the East. The Brunswick Centre, a renowned retail destination is located to the North offering extensive retail and restaurant amenities.





1.2 Existing Buildings

The site is occupied by 82 Guilford Street.

82 Guilford Street is currently a 4 storey traditionally constructed Georgian former townhouse (Use Class Sui Generis). Having sustained bomb damage during WW2 the rear of the property is not in-keeping with the rest of the Guilford Street terrace however the front of the property is in the same repetitive pattern.

Size

The total area of the site extends to 0.0092 ha which includes the landscaping areas at the rear (North) of the building as well as the entrance walkway and light well at the front of the property (South).

The townhouse is arranged over lower ground, ground and 3 upper floors providing a total of 208m² / 2238ft² of Gross Internal floor space (GIA).

Use

The property was previously used as unlicensed HMO accommodation comprising: 6 non self-contained bedsit rooms
3 self-contained studios
shared WC and shower amenities.

The building has most recently been run as hostel/bedsit accommodation without the correct HMO licenses in place and without planning permission for the change of use from its lawful use as nurse's accommodation. As a consequence, the Local

Planning Authority has served an Enforcement Notice against the building requiring the immediate ceasing of the building as a sub-standard House in Multiple Occupancy. In order to comply with the Enforcement Notices, the tenancies within the building have started to be terminated.

Age and Architectural Style

The building, built between 1793 and 1799 by James Burton, is a traditionally constructed Georgian townhouse style.



Fig 1.2.1 Guilford Street - Looking East



Fig 1.2.2 Guilford Street - Looking West



Fig 1.2.3 Guilford Street - Looking North



Fig 1.2.4 Rear of Guilford Street - Looking South



Fig 1.2.5 Rear of Guilford Street - Looking North

Condition

The rear of the property was rebuilt after bomb damage was sustained in WW2. The brick colour is a London stock brick which is in good condition throughout however not a continuous colour with the rest of the Guilford Street terrace.

Internally the majority of rooms are in average condition resulting from typical wear and tear arising from their use as rented accommodation.

The surrounding landscaping - The rear landscaping area of the property is unkempt where there is vegetation, with the majority of the exterior space being hard landscaped pocketed with planting.

The site - The North and East of the site are bounded by the rears of Grenville Street and the West bounded by the garden wall of no. 81 Guilford Street.



Fig 1.2.7 Rear condition of the property



Fig 1.2.8 Storage space at the rear of property

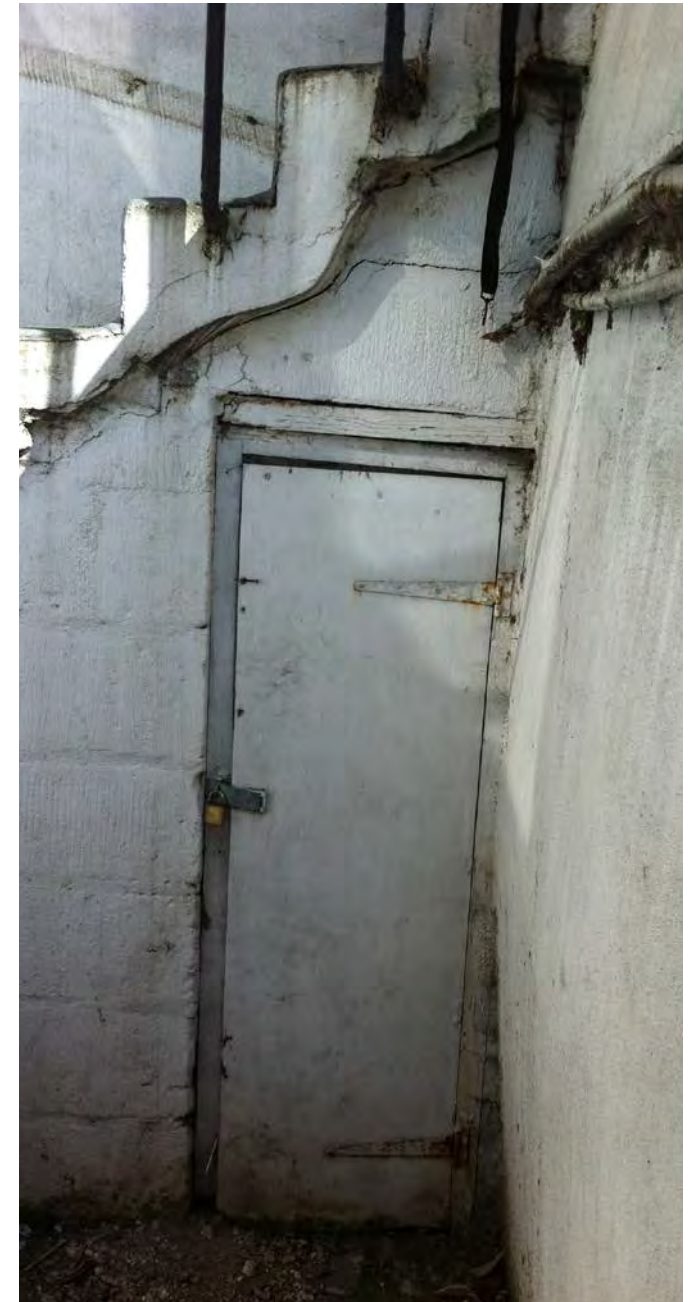


Fig 1.2.9 Condition of stairs and external walls

Building Lines

The existing building has been designed as part of a traditional terrace that follows the site boundaries and street lines creating a linear plot.

The existing terrace lines are angled in relation to the adjacent side streets and follow the urban grain. The building runs parallel to those along Colonnade to the North of the site and perpendicular to buildings along Grenville Street.

Levels

The Ground Floor of the existing building is above street level with steps to gain access from the street. This limits the accessibility for ambulant disabled and wheelchair users.

The overall height of the building is approximately 13.71m above street level

Landscaping

The landscaping to the rear of 82 Guilford Street is mainly hard landscaping, overgrown in small areas and of little quality.



Fig 1.2.10 Urban Grain of existing



Fig 1.2.11 Guilford Street - existing linear urban grain

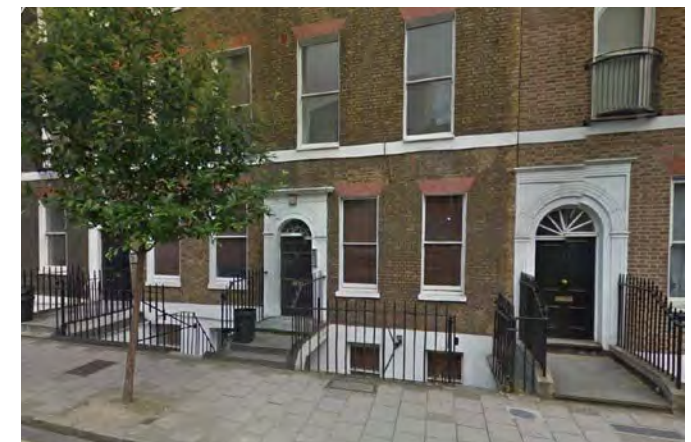


Fig 1.2.12 Guilford Street - Front levels on south elevation

Adjoining buildings

There are a number of adjoining buildings to the site, to the West, North and East of 82 Guilford street.

No.81 and 83 Guilford Street adjoin the property as a continuation of the existing terrace. The buildings of Grenville Street border the site to the North and East at the rear of the property creating a blank brick-faced boundary for the rear amenity space.



Fig 1.2.14 Relationship between Grenville Street property and 81 Guilford Street



Fig 1.2.13 Relationship with 77-82 Guilford Street and the adjoining buildings



Fig 1.2.15 Relationship between 82 and 83 Guilford Street

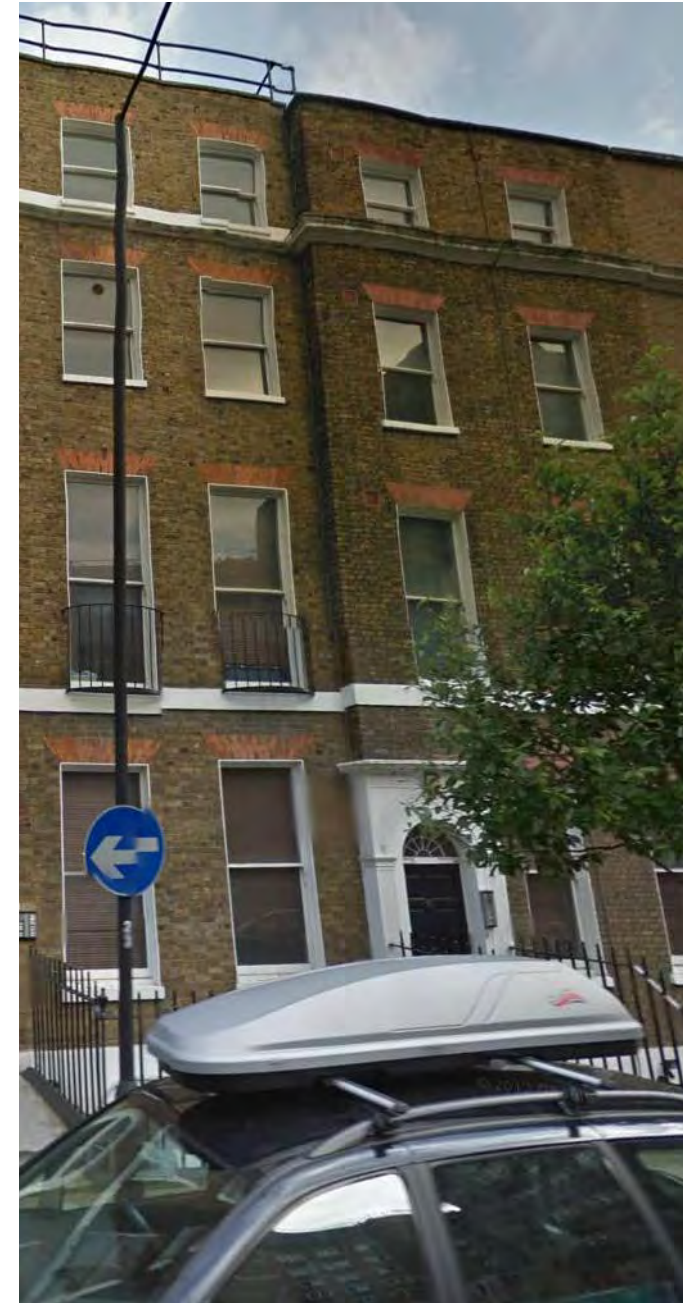


Fig 1.2.16 Relationship between 81 and 82 Guilford Street

Public Realm

The public realm surrounding 82 Guilford Street is mostly made up of pavements. There is a continuous paving level made up of concrete paving slabs that runs along the front of the property along Guilford Street. The pavement is approximately 2.5m in width, which is maintained the length of the road with a series of trees at irregular intervals, varying in size close to the curb, between 5 and 10m tall.



Fig 1.2.17 Pavement along Guilford Street



Fig 1.2.19 Tree outside Guilford Street



Fig 1.2.18 Tree outside Guilford Street



Fig 1.2.20 View along Guilford Street - Facing West



Fig 1.2.21 View along Guilford Street - Facing East

Existing Layout

The existing building on the site is currently a 4 storey traditionally constructed Georgian former townhouse (Use Class Sui Generis). The townhouse is arranged over lower ground, ground and 3 upper floors providing a total of 208m² / 2,238ft² of Gross Internal floor space (GIA).

The property was used as an unlicensed HMO accommodation comprising 3 self-contained studios and 6 non self-contained bedsit rooms with shared WC and shower amenities. The legal existing differs from the layout on site due to the illegal structural work that has occurred, however the existing layouts in this document show as close to the legal existing layouts as can be discerned.

Basement Level

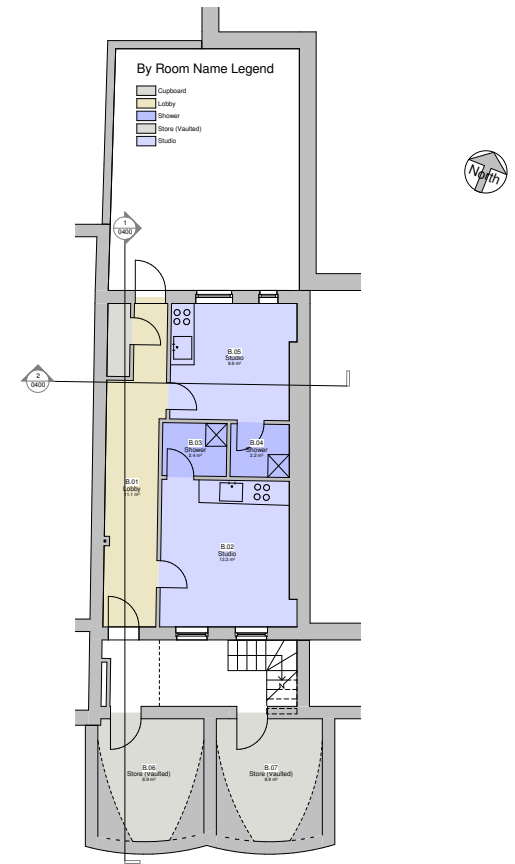
The townhouse has a basement level with direct access from Guilford Street. There is access through to no. 81 at this level however no access up to Ground Floor level.

The Basement levels comprise of:

No. 82 - Bedsits and bathroom facilities + rear access



77-82 Guilford Street front access - Ground and basement levels

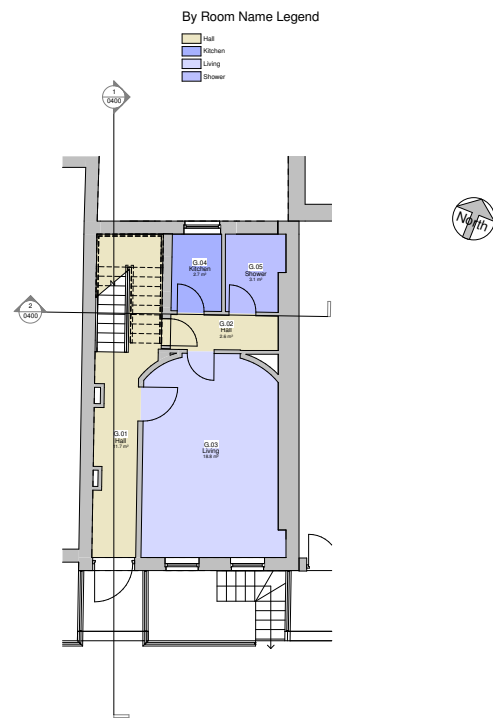


Existing Basement Floor Plan 1:200

Access

The main entrance to the residential property is found on the Ground Floor level from Guilford Street with rear access to the garden at basement floor.

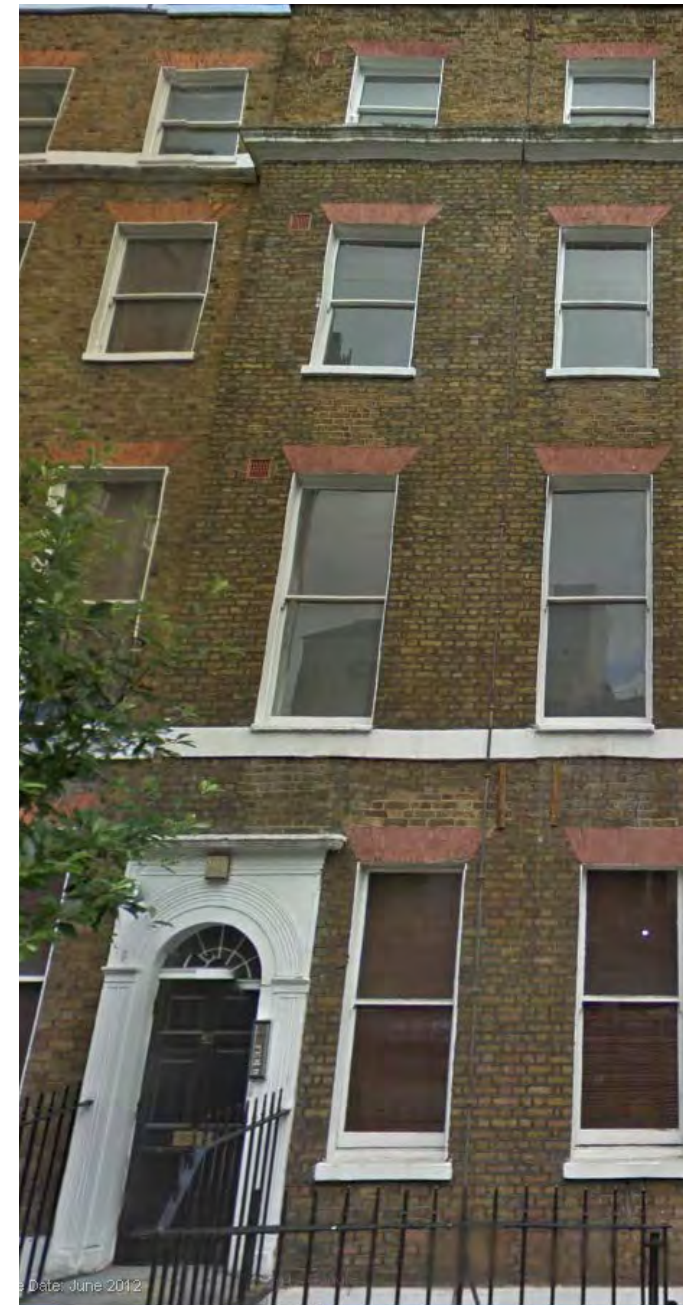
The Basement level of the property also has access from Guilford Street via external stairs.



Ground Floor

The Ground Floor of the property comprises of an entrance corridor leading to the rear of the building and the staircases to the other floors. There are bedsits at this level but no access to the rear amenity space as this is at the same level as Basement.

The Ground Floor comprises of:
No. 82 - Bedsits



Date: June 2012

77-82 Guilford Street - Ground Floor entrance

First, Second & Third Floor

The First, Second & Third Floors follow similar layouts at each level with bedsits and bathroom facilities. They are all accessed by a staircase to the rear of the property beginning at Ground Floor level and continuing up through the building.

The First Floor comprises of:

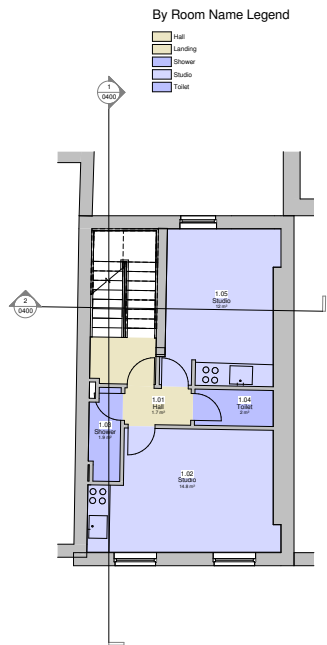
No. 82 - Bedsits and bathroom facilities

The Second Floor comprises of:

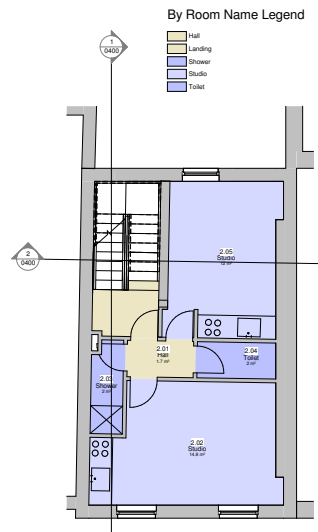
No. 82 - Bedsits and bathroom facilities

The Third Floor comprises of:

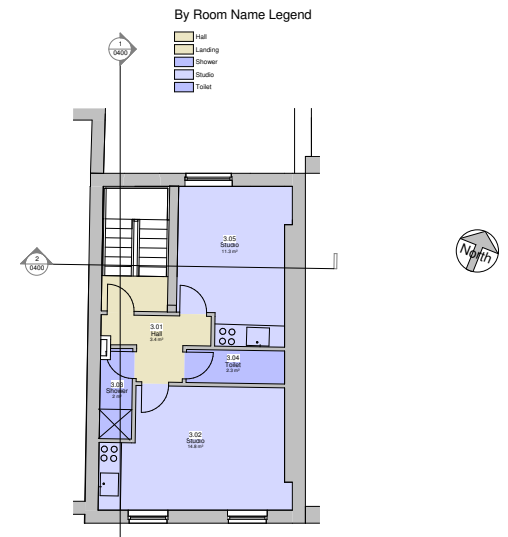
No. 82 - Bedsits and bathroom facilities



Existing First Floor Plan 1:200



Existing Second Floor Plan 1:200



Existing Third Floor Plan 1:200



77-82 Guilford Street - Aerial view of roof

The poor quality of the interior layouts and lack of planning in the arrangements have resulted from the illegal development of the property, leaving bedsits with substandard conditions of living. This has had a negative impact on the condition of the property internally and the previous owner of the building has left the property in evident need of restoration to current regulation standards.



77-82 Guilford Street - Aerial view of roof

1.3 Surrounding Area and Urban Context

Hierarchy

Guilford Street at No. 82 is a one way street running East to West towards Russell Square. The road is relatively quiet with on street parking spaces on both sides of the street. To the East, Guilford Street joins the A5200 (Grays Inn Road) and to the West, it joins the A4200. Both of these are North-South roads, linking the River Thames to the South and Camden Town to the North.

Trees

A small number of trees, varying in size close to the curb run along Guilford Street at irregular intervals, between 5 and 10m tall.

Uses

The area includes the following mixture of lands uses:

- Healthcare
- Residential
- Retail
- Commercial and Offices
- Transport
- Hostel and Hotel
- Leisure

Architectural Context

This area of Guilford Street has a mixture of architectural quality. There is a range of architectural styles and ages, with a varied palette of materials, mainly consisting of stock brick (red, black, greys and yellows) along the terraces and accommodation blocks of the Institute of Neurology and The Princess Royal Nurses home opposite. In addition, exposed concrete appears on the South side of Guilford Street, with painted stonework also along the eighteenth century terraces of Guilford Street's North side. Metallic finishes of the rear of the hospital buildings opposite 82 Guilford Street are also visible, notably the insulated aluminium panels of the National Hospital of Neurology and Neurosurgery.



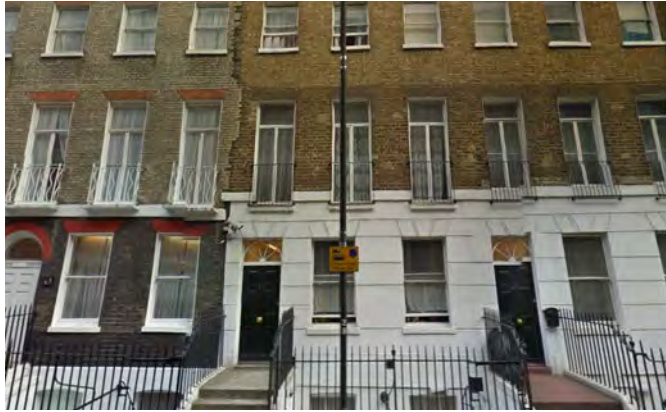
Institute of Neurology and Great Ormond Street Hospital from 80 Guilford Street- Looking South



Institute of Neurology and Guilford Court from Guilford Street- Looking South



President Hotel from Guilford Street - Looking South



63-65 Guilford Street- Looking North



69-71 Guilford Street- Looking North



Grenville Street- Looking East

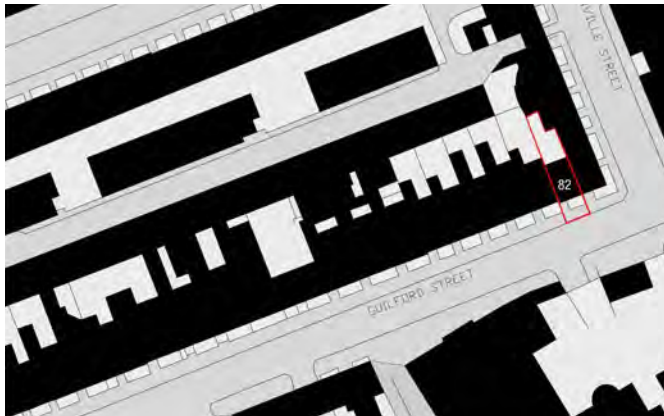


80-81 Guilford Street- Looking North

Surrounding Uses

Below shows the uses in the immediate vicinity of the site. It highlights the dominance of residential use in the surrounding block, with a scattering of a wide range of other uses.

It shows Great Ormond Street Hospital and the National Hospital of Neurology and Neurosurgery to the South East.



- Residential
- Leisure
- Transport
- Retail front at street level
- Hostel
- Office
- Hotel
- Healthcare

Green Spaces

There is limited green space on Guilford Street, but Coram's Fields is a short walk, shown as the cluster of trees in the North East of the diagram below. Russell Square is also only a short walk to the South West at the end of Guilford Street.

There is a small amount of private amenity in the vicinity and it is mostly hard landscaping. The public streetscape is bare of any grass coverage and is very much an urban environment.

Public spaces at borough-scale is discussed in section 1.7



Scale

The diagram below shows the hierarchy of scale of the buildings around Guilford Street.

The buildings south of Guilford Street are typically taller as well as being of a larger scale.

82 Guilford Street is one of the shorter buildings on the row of terraces, as shown below.

The diagram shows the approximate heights for the immediate and surrounding area:

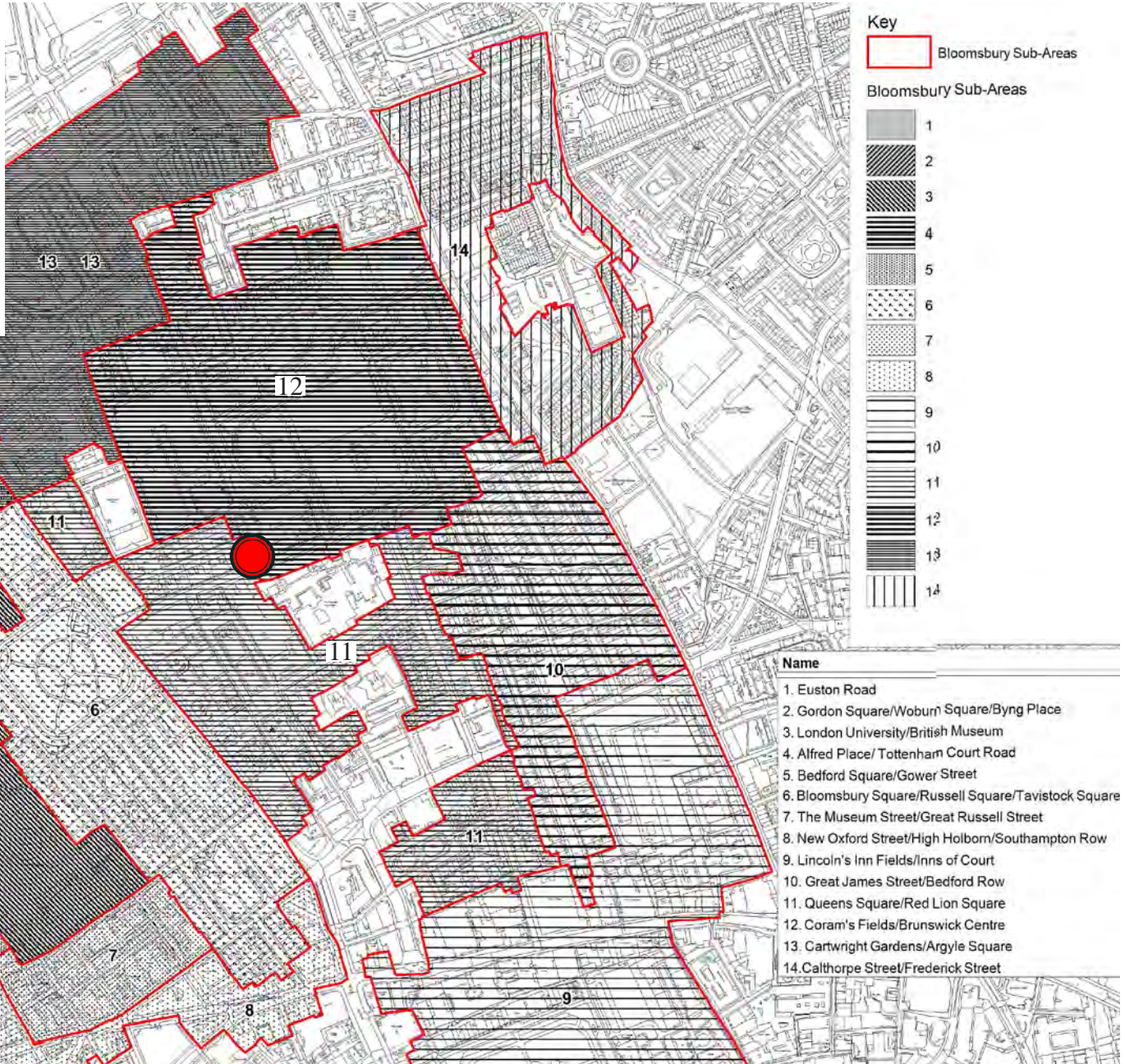
- 2 Storeys
- 3 storeys
- 4 storeys
- 5 storeys
- 6 storeys
- 8 storeys
- 9 storeys
- 12 storeys

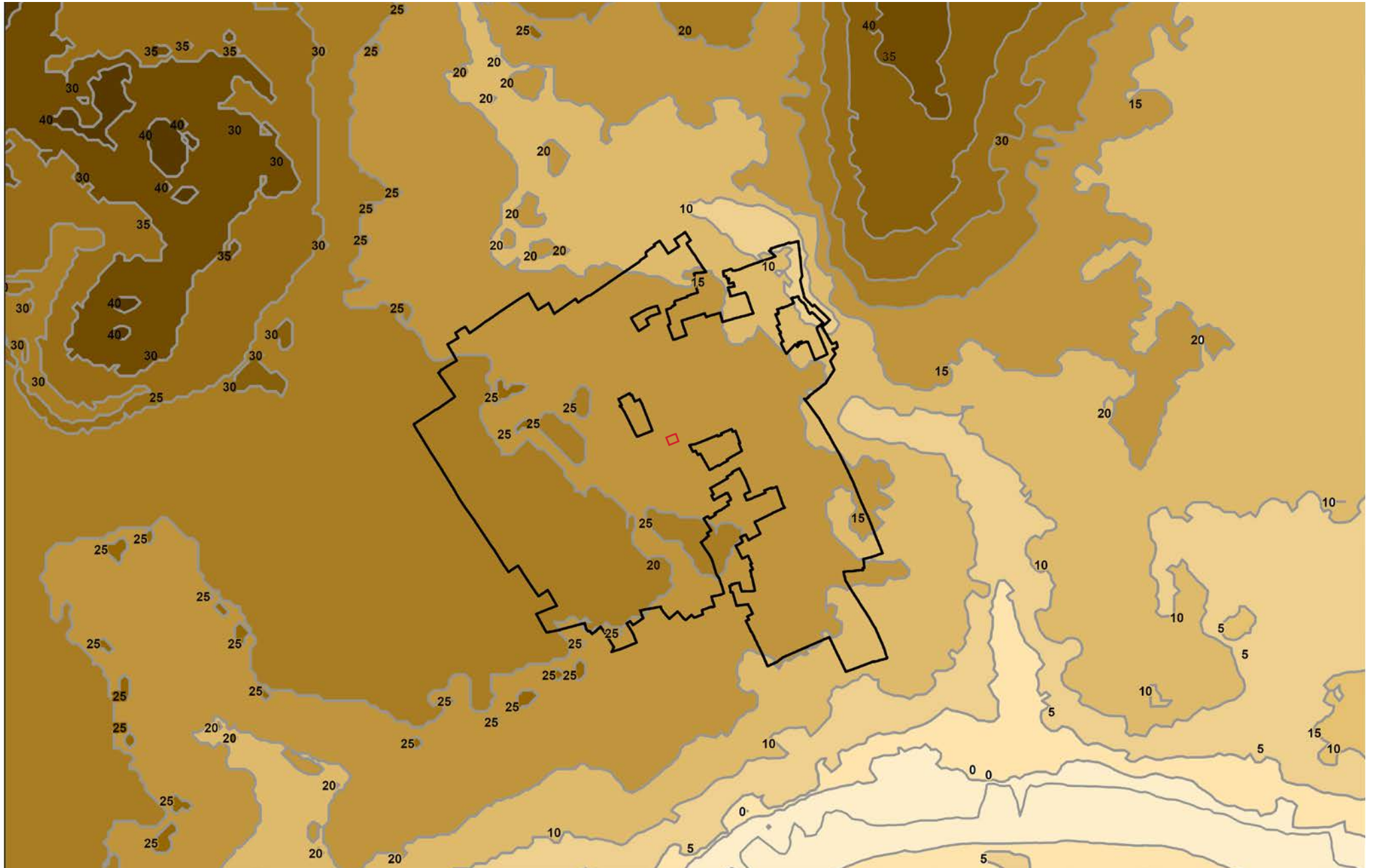


1.4 Conservation Areas

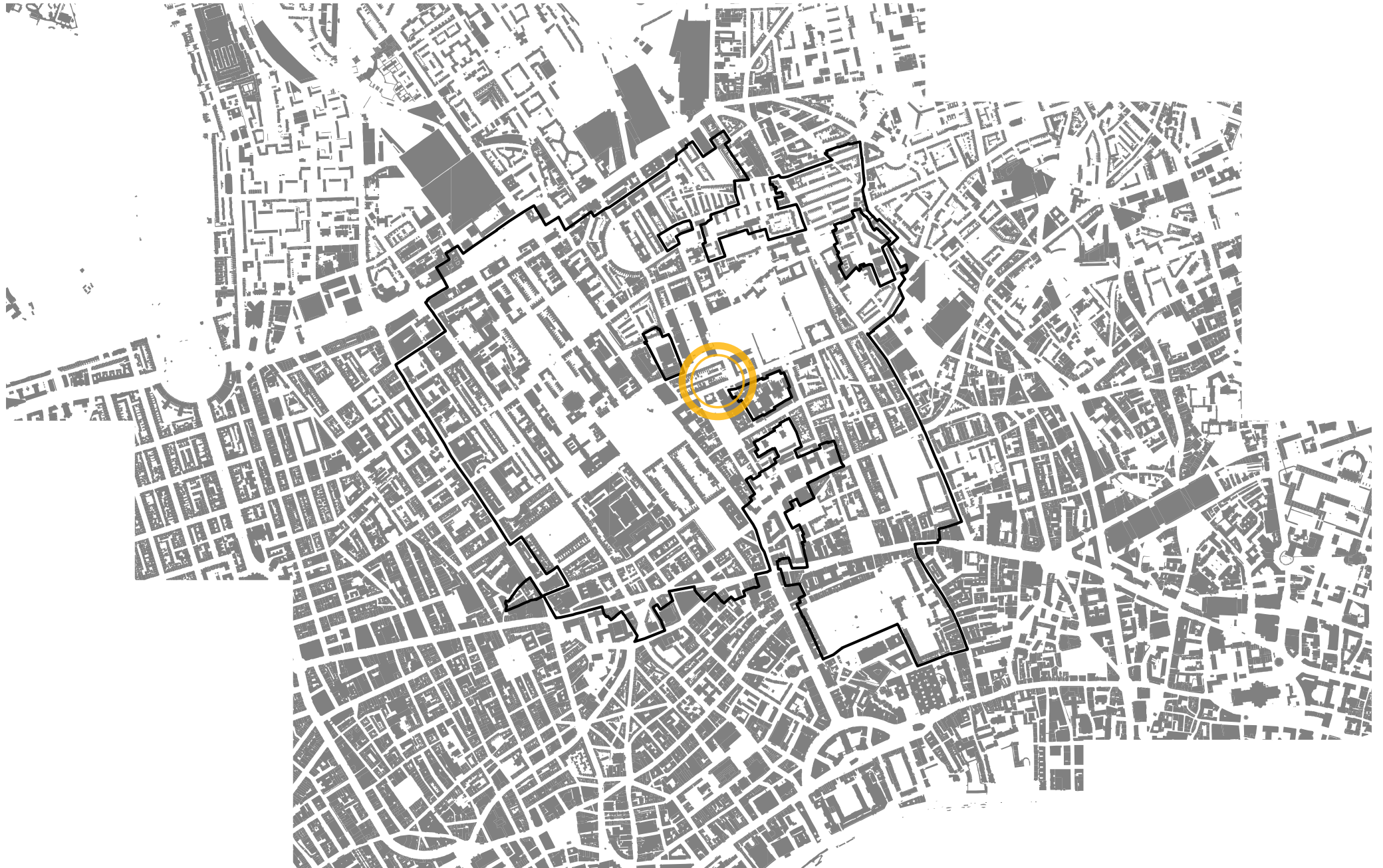
Camden has a total of 39 conservation areas covering 11km² (approximately 50 per cent of the borough). 82 Guilford Street falls under the Bloomsbury Conservation Area. The building sits in the Bloomsbury Sub-Area 12 (Coram's Fields/ Brunswick Centre) set out by the London Borough of Camden.

In response to this, architectural proportion and materiality are key considerations which respect, and give reference to, the character of the surrounding area.

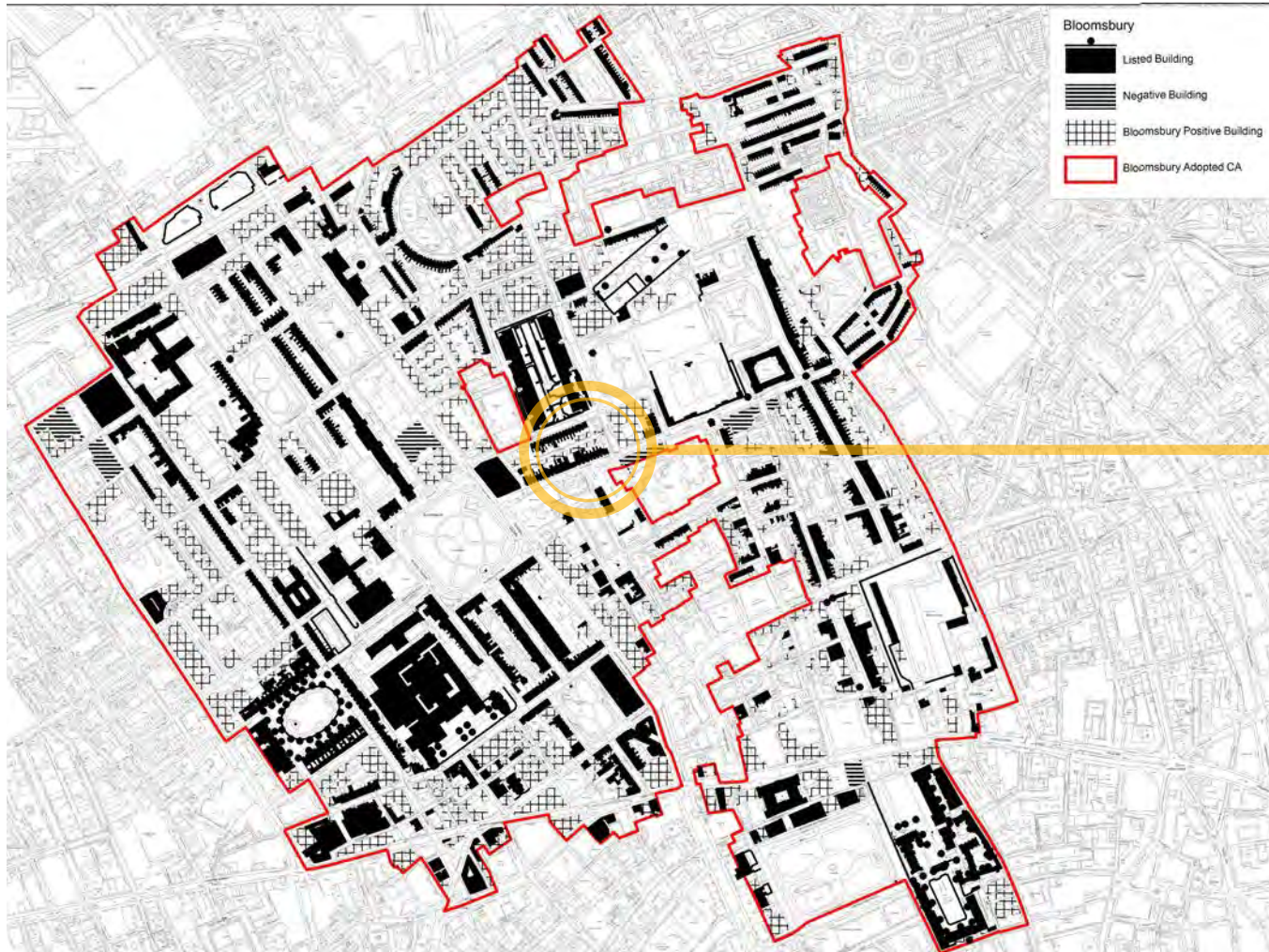




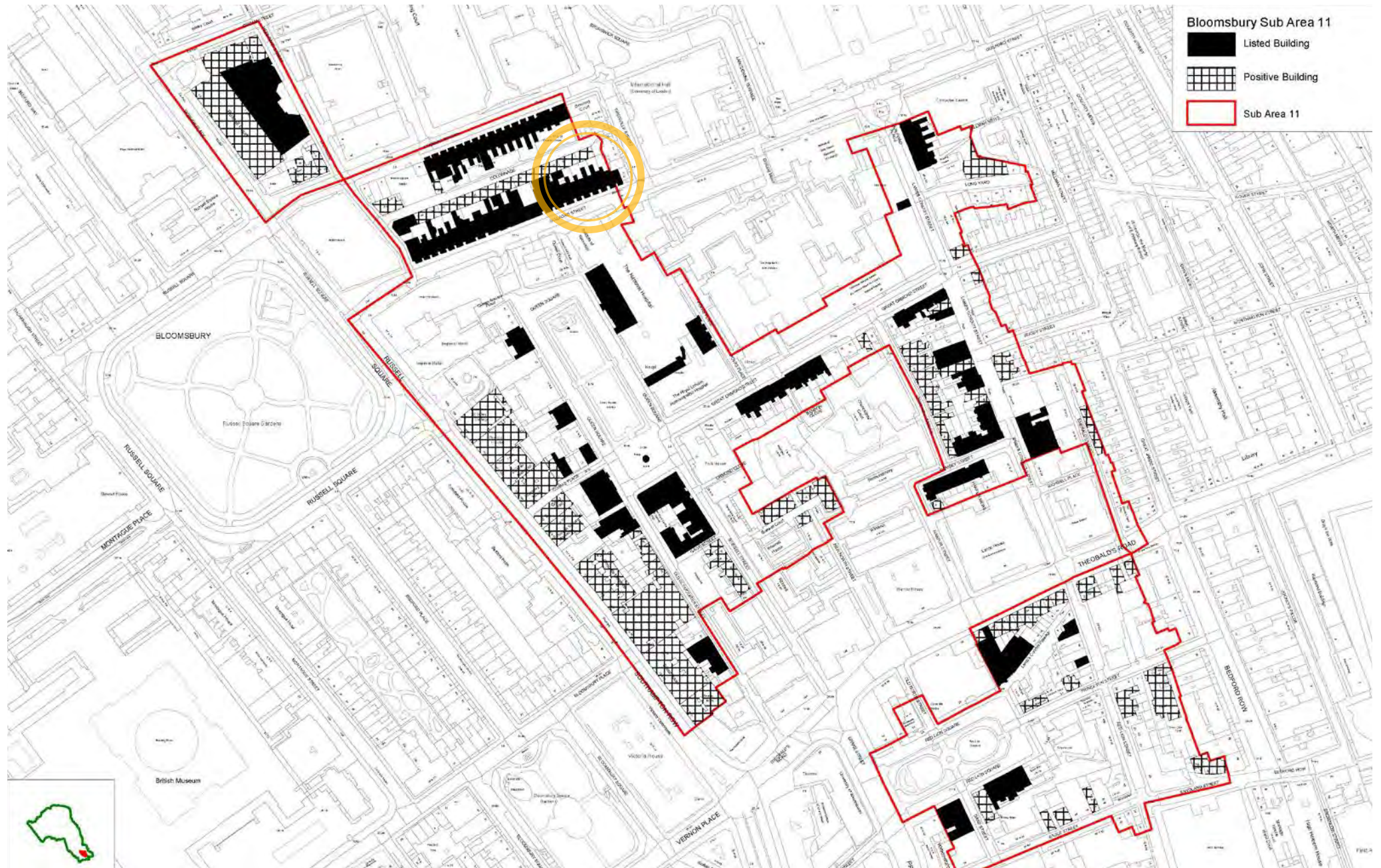
Topography map of Bloomsbury Conservation Area showing the site



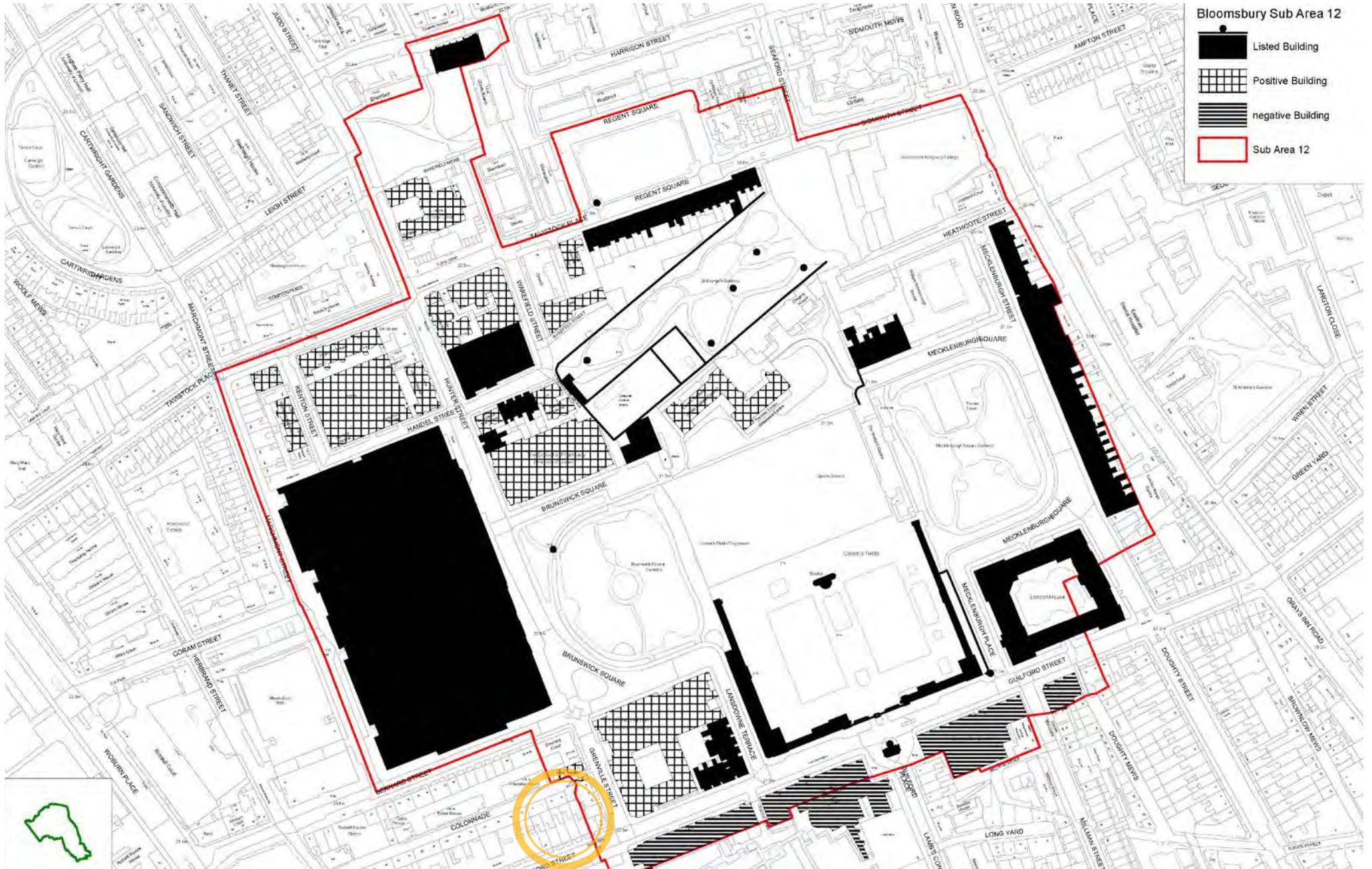
Bloomsbury Conservation Area - Urban Grain



Bloomsbury Conservation Area - Positive, Negative and Listed Buildings



Map of Bloomsbury Conservation Sub Area 11 - Positive, Negative and Listed Buildings



Map of Bloomsbury Conservation Sub Area 12 - Positive, Negative and Listed Buildings