

14 Leigh Street

# Design and Access Statement

November 2014

**HÛT**

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Site Address:  
14 Leigh Street  
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## 1.0 Introduction

### 1.1 Introduction

This report relates to the planning application to refurbish and extend 14 Leigh Street, Bloomsbury to provide the residing family with valuable additional living space and connect the house to the garden.

## 2.0 Site & Context Appraisal

### 2.1 Site Location

The application site is located on the southern side of Leigh Street, close to its junction with Thanet Street and in the Bloomsbury Conservation Area.

### 2.2 Site Description

The subject property is a grade II listed James Burton 1813 four storey and basement town house within a terrace of 8 properties.

The site falls within Flood Zone 1 (low risk of flooding). As such it is not necessary to carry out a flood risk assessment for this planning application.

### 2.3 Surrounding Area

The surrounding area is largely mixed use- ground floor commercial units with residential upper floors. Characterised by early 19th century terraced housing of four stories. To the rear of the subject property lies a large hostel.

### 2.4 Development History

The subject property has not been previously developed, however planning permission was granted in 1986 for change of use from A1 to B1. Permission was granted in 2012 for a partial change of use, two storey rear extension and a front lightwell in permissions 2012/3976/P and 2012/3997/L. Permission was granted in 2013 for a partial change of use, two storey rear extension and a front lightwell in permissions 2013/3688/P and 2013/3867/L.

Significant alterations have been made to 15 Leigh Street.

## 3.0 Design of Development

### 3.1 Design

It is proposed to refurbish and extend the subject property for use as a family home and maintain a reduced commercial area. The key proposals are as follows:

- Partial change of use of ground floor rear and basement from commercial (Class B1) to residential (Class C3).
- New ground floor extension with extended basement below
- Creation of a lightwell & escape stair to front pavement area
- Remodelling works to upper residential floors

Proposals common with 2013 permission:

- Refurbished sash windows
- Tanking to one basement vault
- Tanking to the basement floor
- Additional section of traditional railings and gate to front
- Upper floors levelled where required
- New opening in existing first floor wall

New proposals not in 2013 permission:

- New rear extension design. Refer to page 5 and Heritage Statement

### 3.2 Appearance

The proposals are sensitive to the existing character and appearance of the area. The choice of materials and material colour is sympathetic to the existing building.

### 3.3 Access & Parking

The existing roads and footpaths will not be affected by the proposals. The parking provision will remain as existing.

### 3.0 Design of Development (continued)

#### 3.4 New Drawing Room Opening

This application proposes to introduce a new opening in the existing drawing room timber stud and plasterboard partition for bi-fold doors (refer to drawing 011). The structural engineer has confirmed it is a timber load bearing wall and will prepare a suitable design for the load above.



### 3.0 Design of Development (continued)

#### 3.5 Rear Extension Design

The design of the rear extension in the 2012 and 2013 permissions included a half-brick mass to reflect the form of the existing WC brick extension. The large amount of glazing was a feature to reveal the rear elevation.

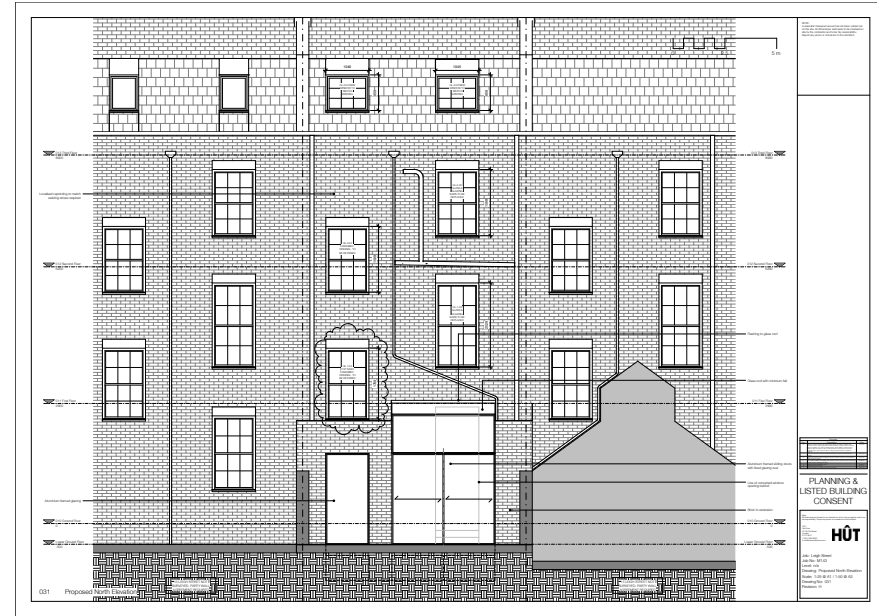
As the overall design was developed in the months following the 2013 permission, the applicant found the rear extension unsuitable for the following reasons;

- Large amount of glazing resulting in reduced privacy from the hostel to the south
- Large amount of glazing resulting in high risk of solar gain
- Highly complex glass to glass junctions resulting in buildability issues and future maintenance issues
- The unconventional design could be made more pleasing to the eye with a simplified form

The applicant sought professional heritage advice and found that the existing extension is not an original closet wing, but a simple wash house or privy which post-dates the building of the house. Please refer to the submitted heritage statement for further comments on the existing building and proposals.

The rear extension has been redesigned for this application in light of the fact that the existing extension is not of great significance from a heritage perspective. Now with refined proportions and improved material expression in relation to the main house.

Practically, the new design improves upon that of 2013 permission because there is less glass roofing to expose the property to overlooking from the hostel to the south. The risk of overheating due to south-facing glass roofing is also reduced. The new design retains a minimum area of roof glazing in order to respect an existing window opening in the main house elevation, which is agreed to be of conservational importance.



2013 Permission



2014 Proposed

## 4.0 Consultations

### 4.1 Camden Planning Department

We have developed the proposals for this application closely with the Camden Conservation team. All feedback has been considered and acted upon. Dates and officers spoken to are noted below:

Application 1

- Sep 2011- Carlos Martin (Planning Officer)
- Nov 2011- Victoria Pound (Conservation Officer)
- Nov 2012 - Philip Neising (Case Officer)
- Nov 2012 - Charles Rose (Conservation Officer)

Application 2

- Feb 2013 to May 2013 - Charles Rose (Conservation Officer)

Application 3

- Apr 2014 - Charles Rose (Conservation Officer)

## 5.0 Conclusion

### 5.1 Conclusion

The proposed scheme has been developed with careful consideration of the existing context and local planning policies. It is believed that the architecture of the development is of a high quality, and that the design, scale and access have been carefully considered in arriving at the submitted scheme. In summary, we feel that this proposal:

- is a highly positive enhancement to the building in accordance with policy CS14.
- provides a commercial unit of a viable size for a functioning business.
- aims to conserve and build upon the nature of the area in accordance with policy CS14 and DP25.
- is an efficient use of the property.

## 6.0 Existing Photos



Existing front elevation



Existing front elevation cellar



Existing rear elevation lightwell



Existing rear elevation



Existing rear elevation



Boundary with 15 Leigh Street