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## **Design and Access Statement**

Flat 23, Three Cups Yard, Sandland Street, London, WC1R 4 PZ

### **Introduction**

The site is within a part of larger development, which had been known as 'Holborn Centre', and has gained a planning permission in 1999 for change of use from Educational (D1) to Residential (C3).

Flat 23 occupies a part of third floor with mezzanine in Three Cups Yard. It is in the Bloomsbury Conservation area, but not listed.

This Design and Access Statement has been prepared and submitted as part of a Full Planning and Conservation Area Consent application for alteration and extension to the existing glass link, and insertion of a small window on East Elevation and a roof light on the West roof.

There is no alteration to the scale and use of the building. This application is only related to the Flat 23 and rest of the building will be retained as existing.

### **Proposals**

#### **Glass link and Conservatory:**

Currently the existing glass link is only used as a corridor between the flat entrance and the living room. We propose to extend the end of the link to the North boundary to create a fully glazed breakfast room. It will increase the opportunity to utilise the terrace space that is the only private amenity space for the flat. A folding sliding door to the East side of the conservatory will allow the owner to use the space as part of the larger terrace area.

We have added timber columns with groove detail to the glass link to break-down the scale of this rather long existing element. The lower part of the glass panels are to match to the French doors to the main building with vertical/horizontal mullions.

The glazing to the conservatory itself will be simpler with single-pane glass infill.

The top part of the glass panels continues the same mullion pattern as the glass link to the conservatory in order to tie the two elements together.

The glass link roof will be changed from the mono-pitch glass roof to a flat lead roof and conservatory roof will be fully glazed.

All the glazing elements will be double-glazing in painted timber frames to match rest of the flat.

### **New window and roof light related to Internal alteration:**

Internally, we propose to open up the area under the mezzanine floor where the ceiling height is very limited, to make the most of the double height space. As part of this alteration, we will add a new small casement window to the East Elevation. It will be double glazed in a painted timber frame with mullions matching to the immediately adjacent windows on the same floor level on the East elevation.

We also moving the staircase to the centre of the mezzanine which will create better layout at the mezzanine level. We propose to add a small roof light above the staircase. This will be a fixed conservation style rooflight.

Both these additions will not be visible from the street level at all.

### **Access**

No change

### **Conclusion**

While this alteration will not be visible from the street level, it has been carefully designed to blend in to the main building. It will contribute to the better use of the flat without compromising the setting, appearance and character of the building or of the Conservation Area.