



**DESIGN /ACCESS STATEMENT
AND HERITAGE STATEMENT
FOR THE LOWER GROUND AND GROUND FLOOR
REAR AND SIDE EXTENSIONS**

AT 55 DOUGHTY STREET, LONDON WC1.

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DESIGN AND ACCESS STATEMENT

55 Doughty Street is a Grade II Listed Georgian five storey terraced property and is located in the Bloomsbury Conservation area.

The proposal is for a two storey rear and side extension to the lower ground and ground floors; the formation of a lower ground terrace and airwell; and the erection of external metal staircase and associated balustrading and guarding.

The proposed work will not be visible from the Street or any public highway. There will be no change to the front elevation.

The design and external finishes are to match the existing details, including the brickwork, arched brick details above the windows and red brick quoins articulating the corners.

The rear extension is to have a depth of 3.2 metres, and 2metres away from the site boundary with the adjoining property number 56, which is a single family dwelling house. By setting the proposed extension away from the boundary, we do not see any adverse impact including loss of daylight, sunlight and outlook on the amenities of the occupiers of no 56.

The side extension is to be built close to the boundary with no 54, which is currently being used as offices and has a rear extension occupying the entire site and has no windows overlooking the application site. The proposed side extension will be lower than the existing adjoining wall of the extension to no 54 and therefore will no impact on their amenities.

55 Doughty Street is registered with L B Camden as a House in Multiple Occupation (HMO) and consists of 15 Rooms all of which have individual cooking facilities, some rooms in addition have their own washing facilities but WCs are all shared. The rooms are therefore not self-contained and comply with the Camden UDP.

The property has been used as a HMO for a good number of years and was purchased by the current owner (the applicant) in 2010. It has subsequently been upgraded to meet the standards as set out in the Housing Act 2004 and also the requirements of the Housing Health and Safety Rating System.

Internally, there is a good mix of single rooms and double rooms, the room sizes vary between 13 sq metres and 22 sq metres, which are all in excess of the minimum requirements of the Council of 12 sq metres and 14 sq metres for single and double rooms respectively.

The proposal is for an additional two rooms which are to be located at the rear of the property, on the lower ground and ground floors and with similar stacking. Each room is to have it's own cooking and washing facilities but the wcs are not exclusive.



The property has a rear garden at ground level and a terrace at lower ground level, these being for the exclusive use of the occupiers of the two rear rooms, one in each of the ground and lower ground floors. The proposal will make the garden accessible for the occupier(s) of an additional room.

The current size of the rear garden is in excess of 70 sq metres and with the proposal, the size would be reduced to 58 square metres, which still remains generous for the sole use of occupiers of three double rooms.

The proposed extension will not compromise on the existing amenities and is consolidating the land use for more affordable housing in an area with a high demand for this type of accommodation. The current residents range from students to key workers who often study or work in the area but are priced out of rental sector in Central London.

This proposal represents a sustainable development, will not constitute an over-intensified development of the site.

HERITAGE IMPACT STATEMENT.

This heritage statement is to support the application and should be read in conjunction with the Design and Access Statement and also photographs reference CS/55/SP01 , 02, 03, 04, 05 7 06.

The Building is Grade II Listed and in the Bloomsbury Conservation Area.

The proposal is for a lower ground and ground floor rear and side extensions and the formation of a lower ground terrace and the work will not affect the historic fabric of the building.

The proposal wraps around the existing and the brickwork, mortar joints, horizontal alignment of the brick is all to match the existing.

The proposal does not involve any structural work to the existing building and internally a number of walls which are not load bearing are to be removed.

The interior to the extended part is to match the existing style. Skirtings, doors and architraves, cornices, etc will all be in similar style. Where it is necessary to undertake any repairs or at the interface between the existing and proposed, work will be done to replicate the existing details.

The internal design and layout of the existing rooms are all congenial and user friendly designed to a high satisfaction rate by the tenants. The proposal will be within the existing standard.

In the design of the proposed alteration to this listed building, we have ensured that every effort has been taken to ensure that the work is in a sympathetic style and respects the existing details.



LIFETIME HOMES STATEMENT

The proposal is not for a change of use or conversion but the provision of additional rooms.

The building does not comply with the Disability Discrimination Act and it will not be possible to do so without compromising and harming the historic fabric.

The entrance to the building comprises of steps from street level, up to the ground floor and it would be untenable to provide ramps as the appropriate gradient could not be achieved and it will be incongruous to the listed building.

Where possible, the work will endeavour to comply with Part M of the Building Regulations including position of sockets, switches and width of new corridors.

The proposal will not worsen the existing situation, but improve on it where ever the opportunity provides.