DESIGN, ACCESS & HERITAGE STATEMENT

27A BURTON STREET . WC1H 9AQ
12/02/15

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CONTENTS

INTRODUCTION

This is a planning application for the addition of a two storey (ground and lower ground floor) extension at 27a Burton Street, together with re-configuration of internal partitions to create a new study at lower ground floor and dining room at ground floor level with excellent natural lighting and improved thermal performance.

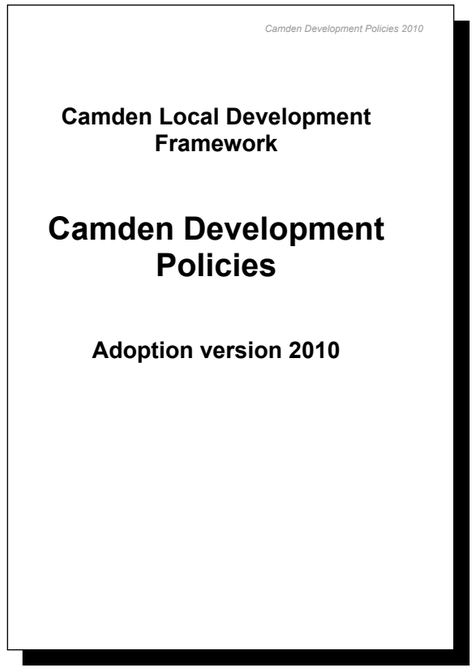
27a Burton Street is a two-storey dwelling occupying the ground and lower ground floors of a five storey building in a Grade 2-listed terrace in the Bloomsbury Conservation Area, a densely built-up neighbourhood characterised by some of London's finest examples of late Georgian and Victorian terraces and squares punctuated with some high quality modern development. We recognise the importance of this heritage asset and its significance within Camden's unique historic environment. Our proposal aims to improve the functionality of the existing dwelling while respecting, retaining and enhancing the existing architecture.

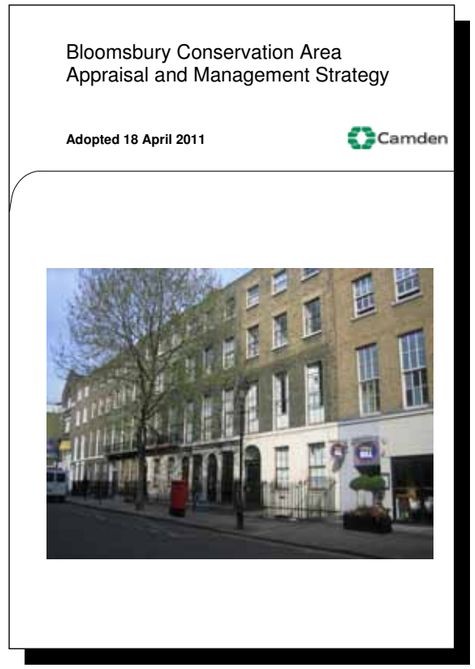
The new extension is conceived to minimize impact on the back yard, a key asset to a flat in a constrained urban location, provide generous and open living space, improved bathrooms suitable for the occupation of a small family, and space for residents to work from home.

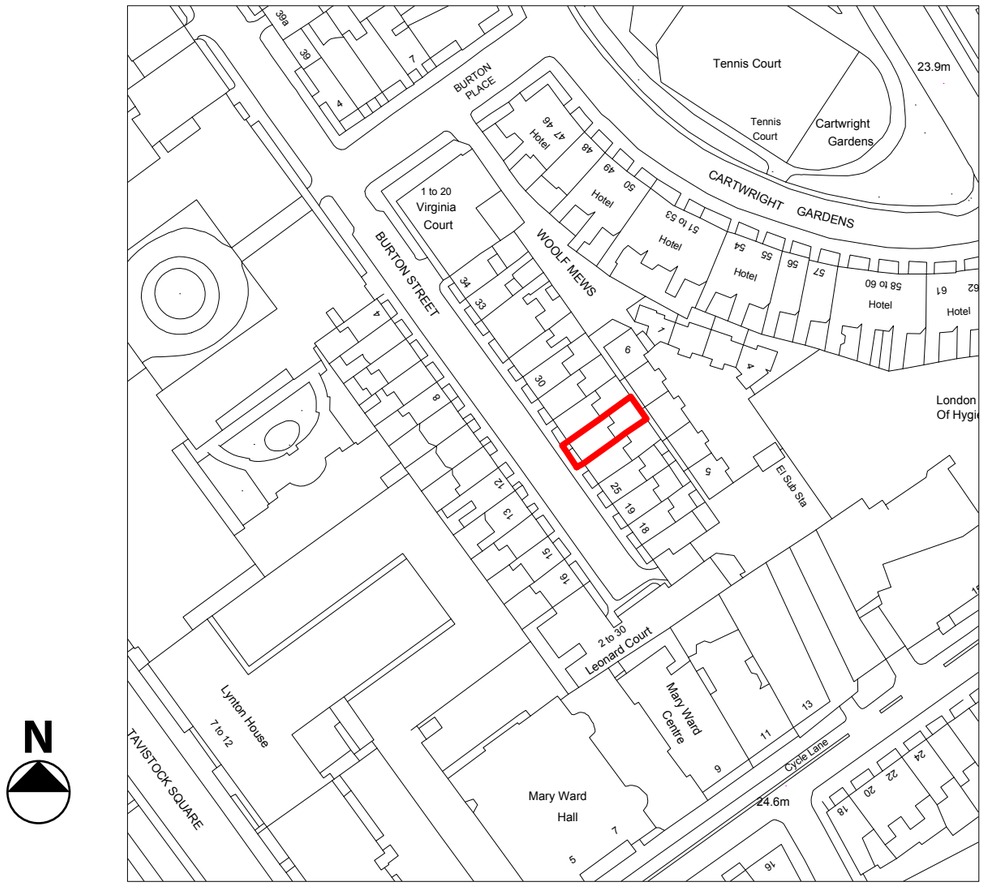
The proposed layout comprises a new two storey volume that extends beyond the main terraced building, located where the lower level patio is currently situated. Internally the proposed development would allow for a larger kitchen/dining area as well as a WC to the ground floor and a study downstairs. An en suite shower room is proposed to the front bedroom at basement level. The existing raised decked patio, currently accessed from the garden or a window from the internal staircase would be rebuilt and access provided from the new dining room extension. The front elevation would remain unchanged, as would the communal entrance to the flat.

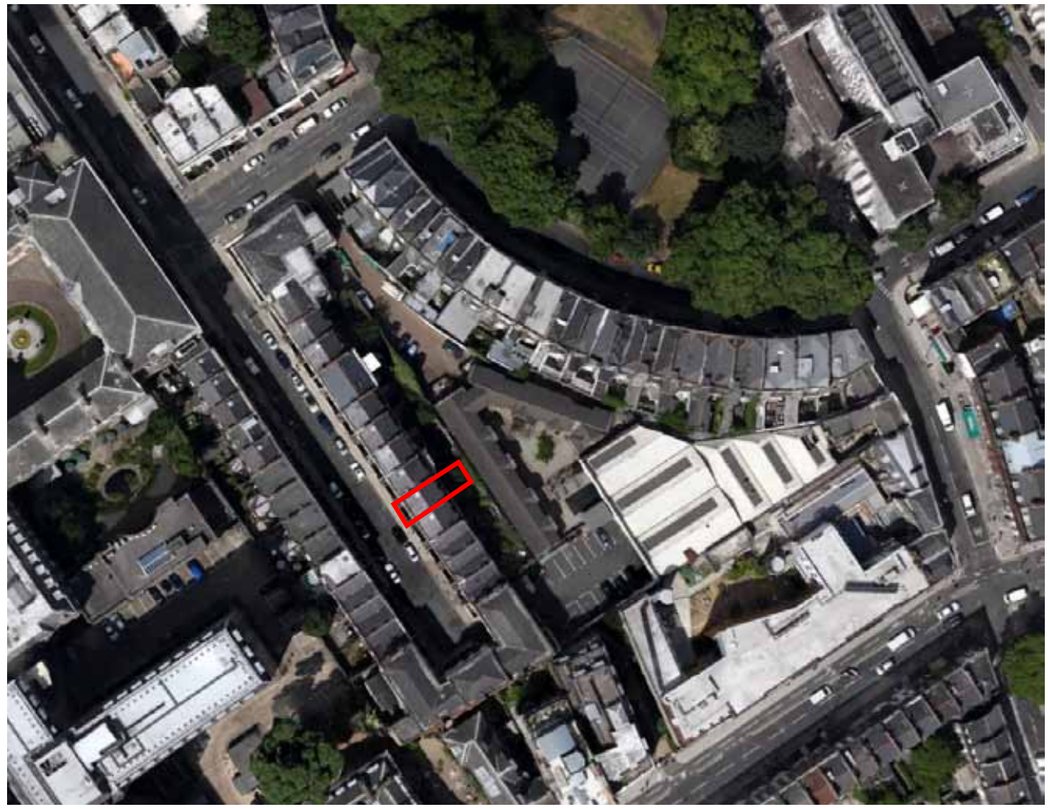
The document contains an access, design and heritage statement explaining the rationale behind the design decisions and how they relate to the building's context as well as Camden planning policy. *Texts printed in blue are extracts from the National Planning Policy Framework, PPS 5, the London Plan, Camden's Core Strategy, Development Management Policies, Urban Design Guide, Bloomsbury Conservation Area Appraisal & Management Strategy and English Heritage's Listed Building Register.*

'Applications for listed building consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary. In addition to listed building consent, some proposals may also require planning permission. These applications should be submitted together and will be assessed concurrently.'
- 3.24, CPG1 Design









Project Name	**27a Burton Street**		
Project Number	**067**		
Drawing Name	**Existing site plan**		
Drawing Number	**001**	**Revision**	**-**
Scale	**1:1250**	**Date**	**12 02 15**
Drawing Status	**Planning**		

CONTEXT - HISTORICAL

Bloomsbury represents a period of London's early expansion northwards, dating from Stuart times (around 1660), which continued through the Georgian and Regency periods to around 1840. This period of expansion, which followed the Plague in 1665 and the Great Fire of London in 1666, replaced a series of medieval manors on the periphery of London and their associated agricultural and pastoral land.

The first swathe of building created a mix of uses with houses, a market, commercial, cultural uses (the British Museum), hospitals and churches. Later expansion of the northern part of the Conservation Area was focussed on providing grander residential districts for wealthy families. This was carried out speculatively by a number of builders, on leases from major landowners, and followed a consistent form with terraced townhouses constructed on a formal grid pattern of streets and landscaped squares.

The progression of development across the Conservation Area illustrates the subtle changes in taste and style in domestic architecture that occurred throughout the 17th, 18th and 19th centuries.

Residential use has remained in the comparatively uniform terraces dating from circa 1810-20, which are to be found on either side of Burton Street, named after its architect and builder, James Burton. The terraces consist principally of four-storey houses, although there are some two-storey buildings at the southern end. There is a notable contrast in the transition between the highly enclosed southern end of Burton Street and the open space of Cartwright Gardens.

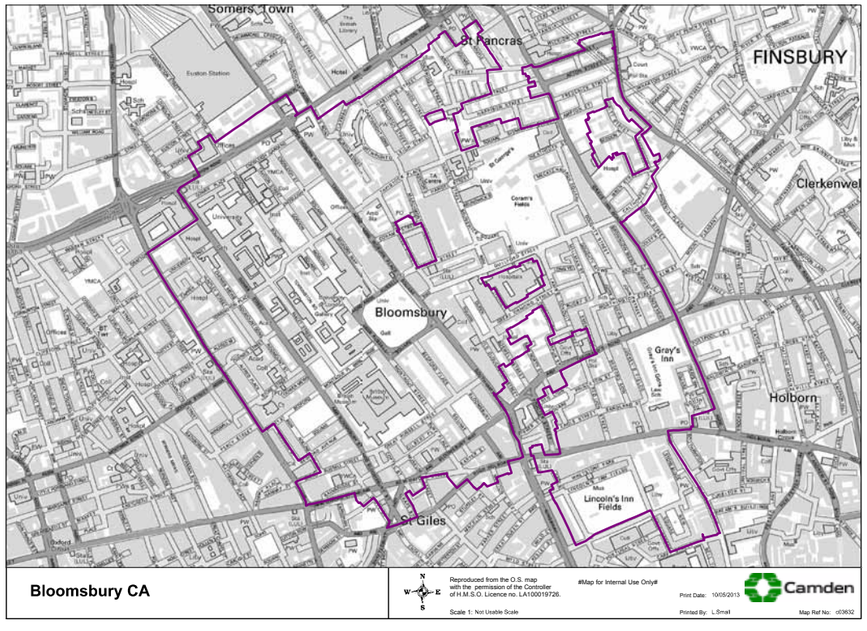
Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east.

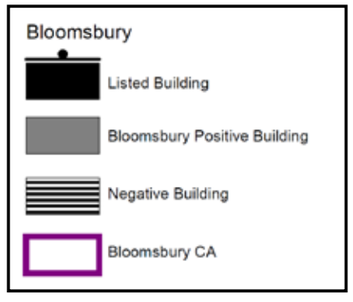
The interest of this sub area 13 where 27a is located derives from the formal early 19th century street pattern and layout of open spaces, and the relatively intact street elevations of surviving terraces of houses. Developed mainly by James Burton, it was one of the later areas of Bloomsbury to be completed, and in its early 19th century parts retains a remarkably uniform streetscape.

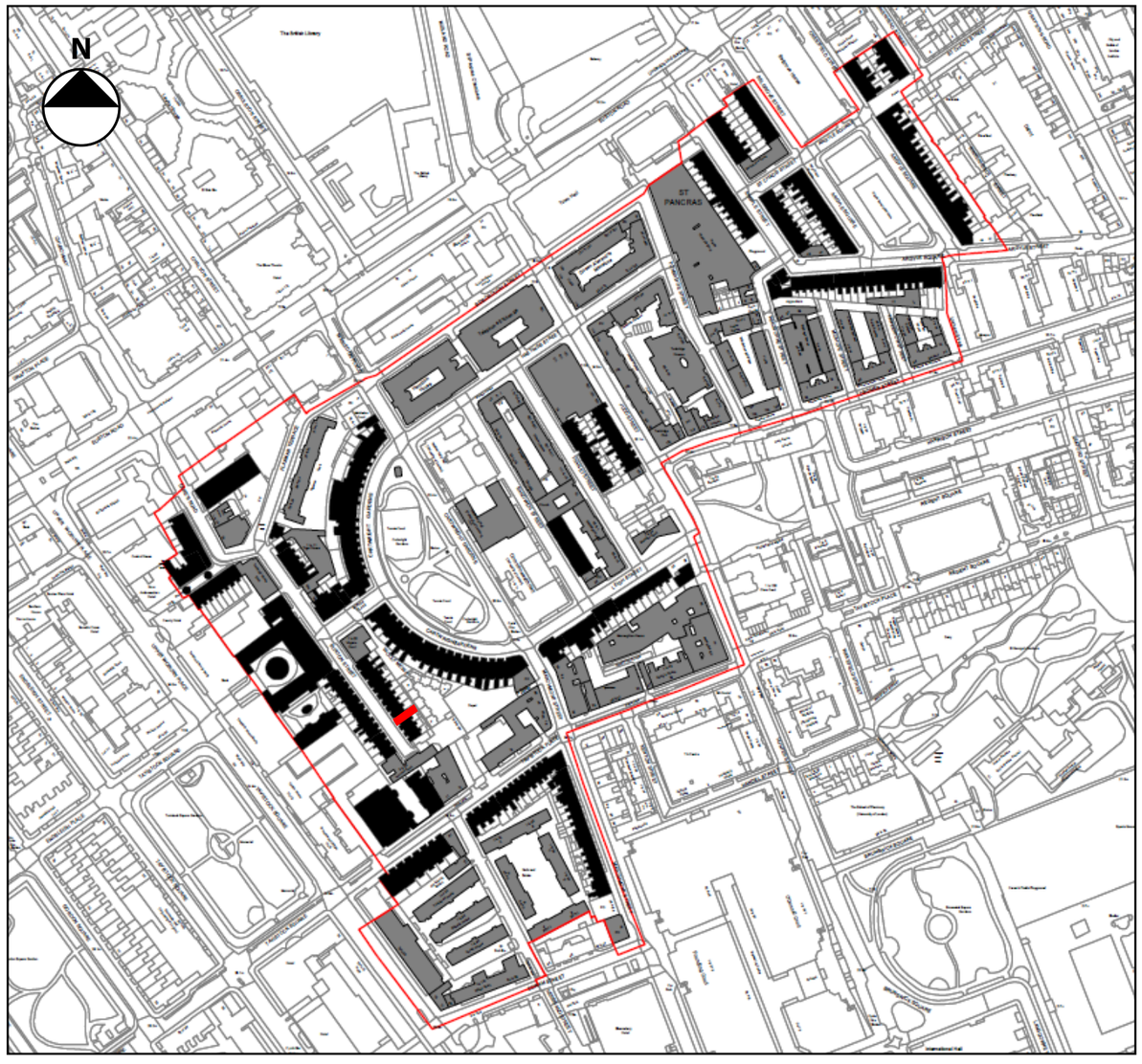
There remains a striking consistency and sense of repetition in the townscape, with townhouses of consistent form, plot width, and architectural treatment including detailing and materials (for instance the use of London Stock brick, stucco decoration, timber joinery and slate roofs).

'Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area. Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms.'

- Bloomsbury Conservation Area Appraisal and Management Strategy







Camden's map of sub-area 13 within the Bloomsbury Conservation Area

CONTEXT - STREET

27a Burton Street sits within a row of nine Georgian terraced houses from nos. 26-34 which were included under a single listing by Engligh Heritage in 1974:

Location: (East side) Nos.26-34 (Consecutive) and attached railings
Street: Burton Street
Grade: II
Date of listing: May 14 1974

Terrace of 9 houses, converted 1980s mostly into flats. Nos 26-30, c1810-13; Nos 31-34, c1801-13. Designed and built by James Burton.

Yellow stock brick (some later refacing) with stucco ground floors and plain 1st floor sill band. 4 storeys and basements. 2 windows each except No.32 with 4. Round-arched doorways with some pilaster-jambs and cornice-heads, fanlights (No.29 with original patterned fanlight) and panelled doors. Gauged brick flat arches to recessed sash windows, 1st floor with continuous cast-iron balconies. Parapets.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

- English Heritage listing

The terrace is mirrored by a similarly listed terrace nos. 4-13 across the road in a symmetrical composition anchored by the late C20th neo-classical stuccowork facade of Leonard Court to the south, where Burton Street culminates. The listing (above) notes the consistent material treatment, fenestration, balconies and railings which characterise the street elevations of the terrace, together with the endurance of some fine original details. The overall effect of these features is to create a uniform row of front facades, preserved in their original aspect, which serve as a unique heritage asset contributing significantly to the character of the borough. This asset should rightly be cherished and protected.

The list entry does not however make any reference to the rear elevation of the terrace which is of a far more informal character. White-painted stucco is consistently employed at ground floor and basement level, with garden walls in brick. Each property includes a similar basement/lower ground floor annex in brick. The rear elevation of no. 27 shows evidence of extensive re-facing and repair, while the annex (containing a bathroom) is painted in white.

Many of the roofs of the lower ground annexes are used as informal terraces. Railings and fencing are in a variety of materials. While many of the neighbouring gardens feature grass and planting, the rear of no. 27a is paved, and includes concrete steps down to basement level and up to the roof of the rear annex.

On the whole however the rear elevation communicates the private function of the terrace as a collection of individual homes. Its heritage significance is far less substantial than the uniform public face of the front facade.

Front facades along Cloudesley Road

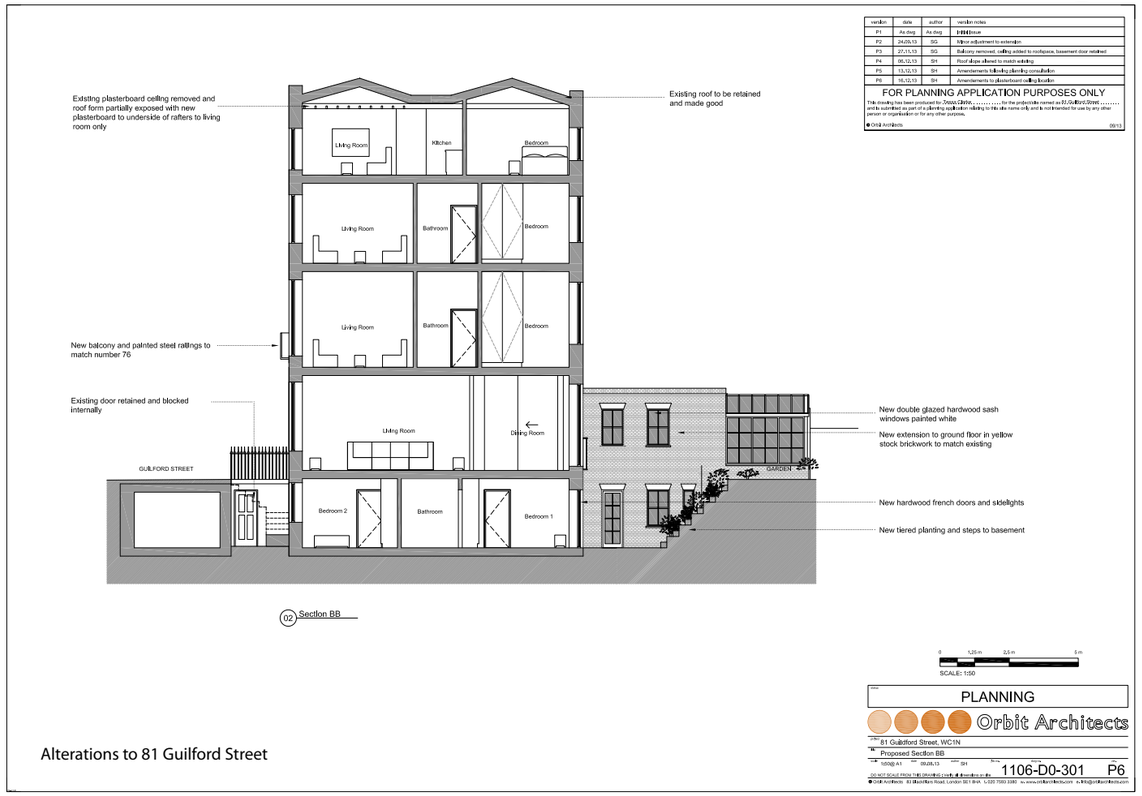
Rear elevation and terrace

Neighbouring rear terraces

CONTEXT - PLANNING

In the listed context of Burton Street, there is a recent example of a rear extension. Across the road from 27a Burton Street, planning consent was granted for a two-storey glazed rear extension and internal alterations in 2002. This extension spans the full width between the pre-existing rear annex and the garden wall, resulting in a full-width two storey mass to the rear of the principal block. In contrast, our proposals for 27a are half-width at two storeys, full width at lower ground level, and are designed to significantly improve the thermal performance of the existing structure.

Elsewhere in the Bloomsbury Conservation Area, there is precedent for rear extensions to grade II-listed Georgian properties. At 81 Guilford Street, planning permission was granted in 2014 for a scheme which included change of use from institutional to residential (4 no. flats), alterations to the internal configuration and rear elevation, and a two-storey rear extension projecting some 8 metres into the rear garden with a fully glazed conservatory space at ground floor level. Our proposed extension for 27a Burton Street is more modest in scale. Unlike the Guilford Street scheme, our Burton Street proposal will not require the total demolition of the existing rear toilet block, but will retain much of the existing structure.



Alterations to 81 Guilford Street

Planning consent notice for 13a Burton Street

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Planning applications

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This page shows a progress summary of the **Application** chosen.

Click a link at the bottom of the page to view further information related to the displayed record.

If no map appears below, or no associated documents are found it means this is either an historical application which we have not mapped yet or a new application awaiting scanning .

Details Page for Planning Application - LSX0105359

Site Address 13A BURTON STREET LONDON WC1H9AQ

Application Progress Summary

Application Registered 19-11-2001
Comments Until
Date of Committee
Decision Grant L B Consent with Conditions 07-01-2002
Appeal Lodged
Appeal Decision

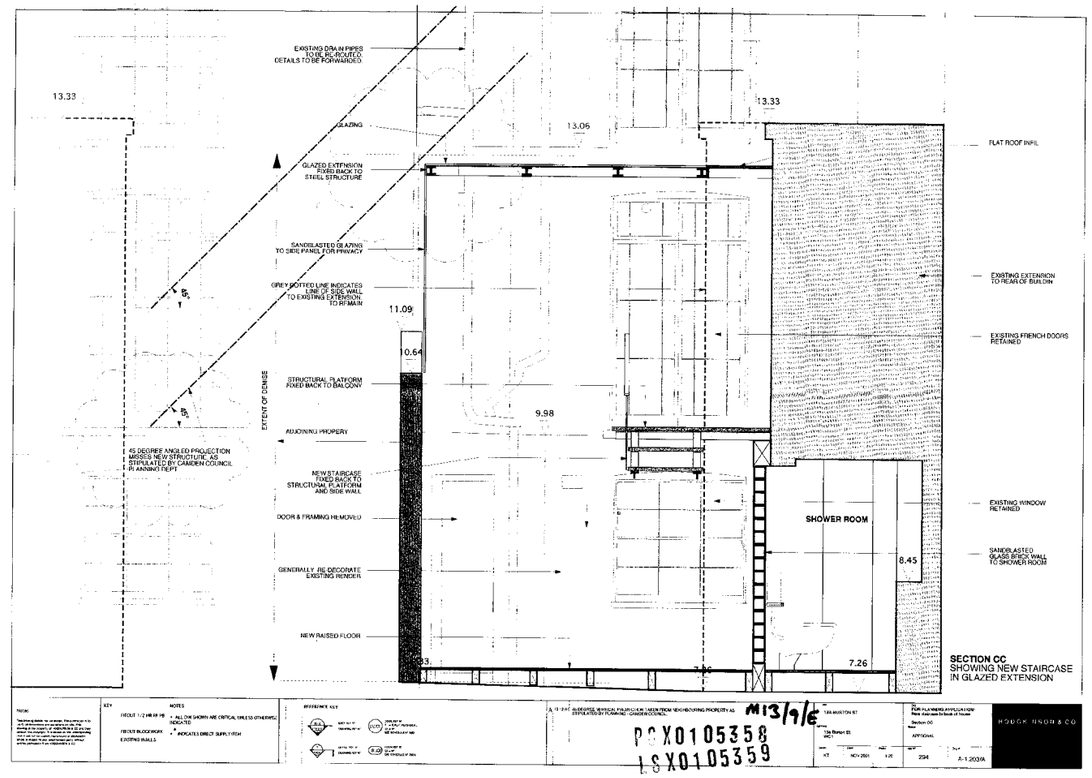
Application Details

Application Number LSX0105359
Site Address 13A BURTON STREET LONDON WC1H9AQ
Application Type Listed Building Consent
Development Type Camden Dataload - used for defaulting
Proposal Glazed rear extension at basement and ground floor levels and alterations, as shown on drawing numbers 294 E-0.001-3, A-1.003, A-1.201- 3, A-1.003/A, and A-1.203/A; photos.
Current Status FINAL DECISION
Applicant ARCHIRONDEL PROPERTIES LTD.

http://planningrecords.camden.gov.uk/Northgate/PlanningExplorer17/Generic/StdDet... 15/08/2014

Aerial view of rear extension to 13a Burton Street

Section through rear extension to 13a Burton Street

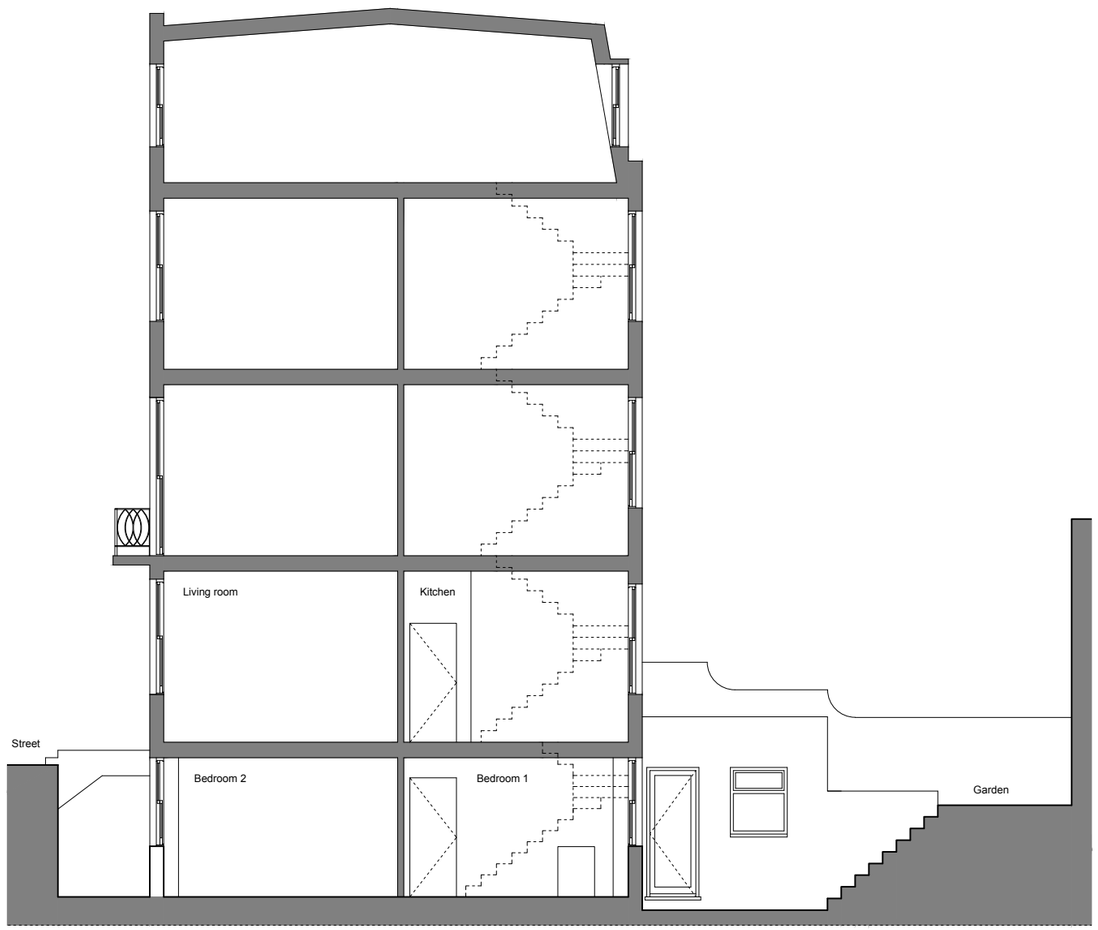


EXISTING - LAYOUT

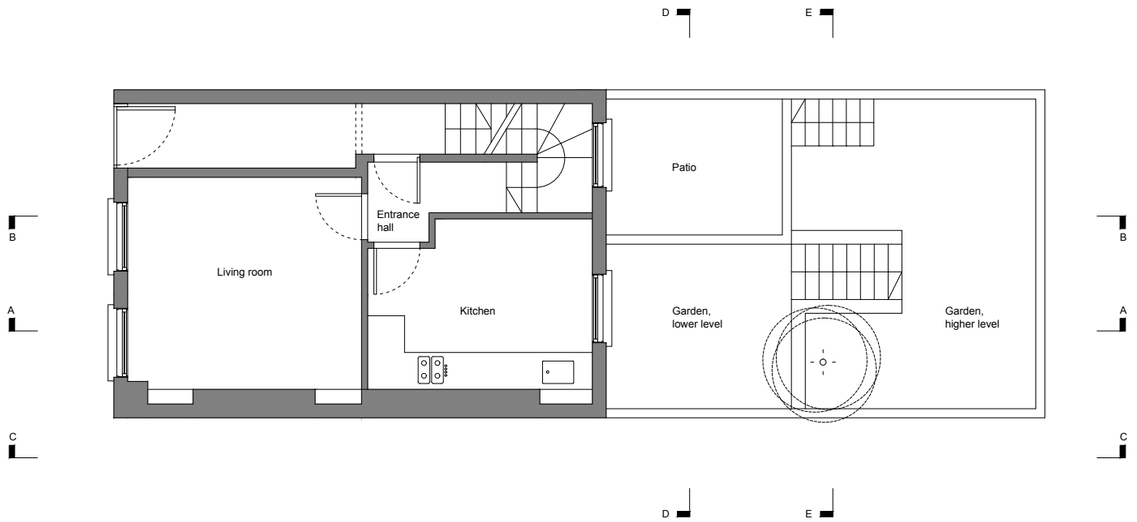
As noted in English Heritage's listing, the internal configuration is not as original, but results from conversion of the original townhouse into flats during the 1980's.

No. 27a is accessed via an entrance hall shared with the upper storeys. The ground floor incorporates a living room and kitchen, while the basement/lower ground floor includes two bedrooms. The only WC/bathroom is housed in a half-width rear extension to lower ground/basement level. The rear garden is accessed from basement/lower ground level, with a concrete stairway giving access to an upper paved portion. A further open-tread concrete stair gives access to the roof of the rear toilet block, which is currently used as an informal terrace.

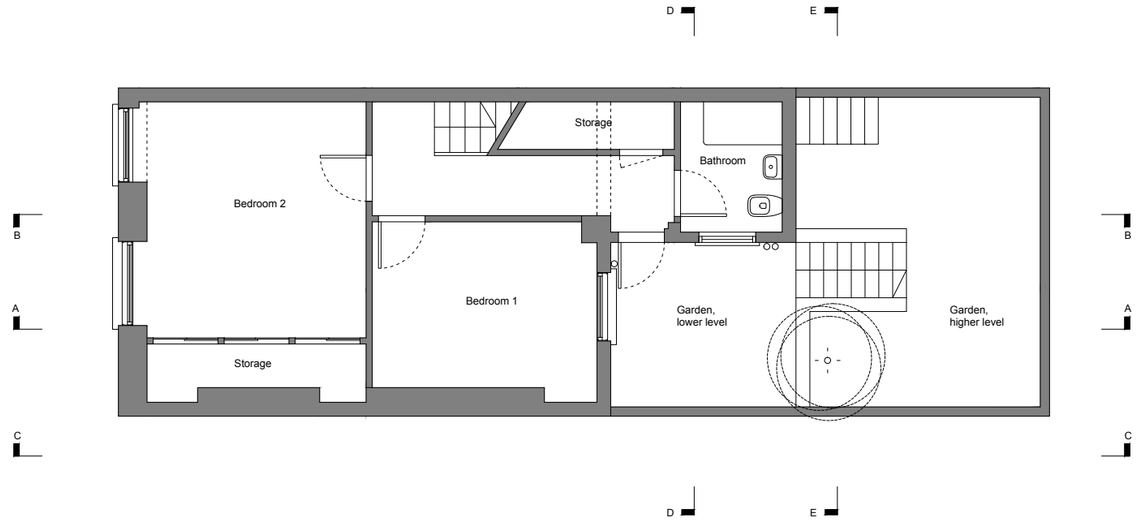
There is currently no WC at entry level (ground floor), while the small basement bathroom is unsuitable for a small family. The kitchen does not allow sufficient space for a family to sit and enjoy an evening meal together. The sunken portion of the rear garden is under-used, and appears to be too heavily overshadowed to support significant planting.



Section AA



Ground floor plan



Basement plan

PROPOSED - LAYOUT

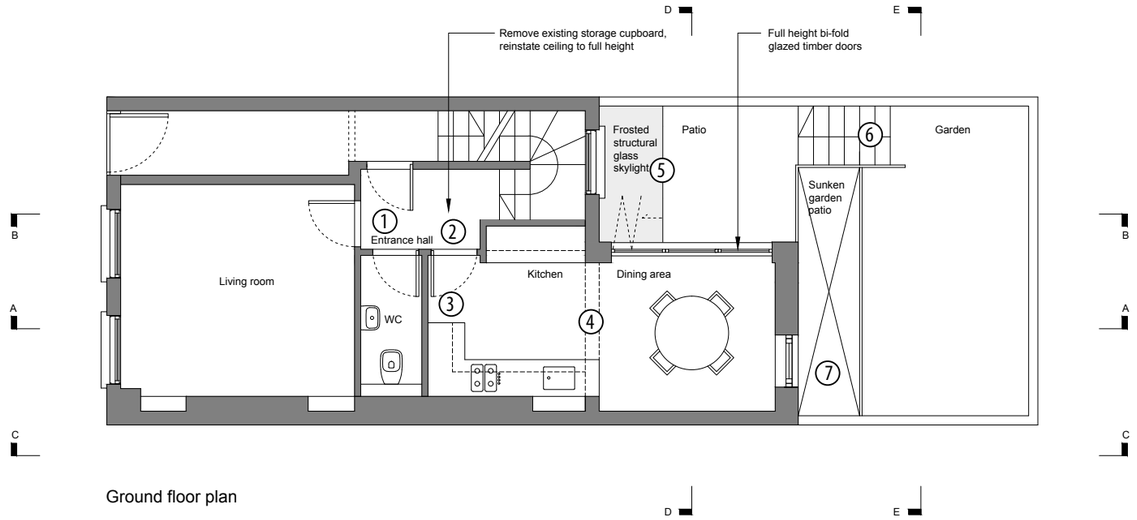
Interventions are conceived to eliminate the need for alterations to more historically significant parts of the listed building, ie. front elevation, existing alcoves and chimney breasts. Structural alterations are limited to the rear elevation and the paved garden, which is not as original. Alterations to non-original internal partitions and fabric are kept to a bare minimum.

The design for 27a Burton Street has three primary aims:

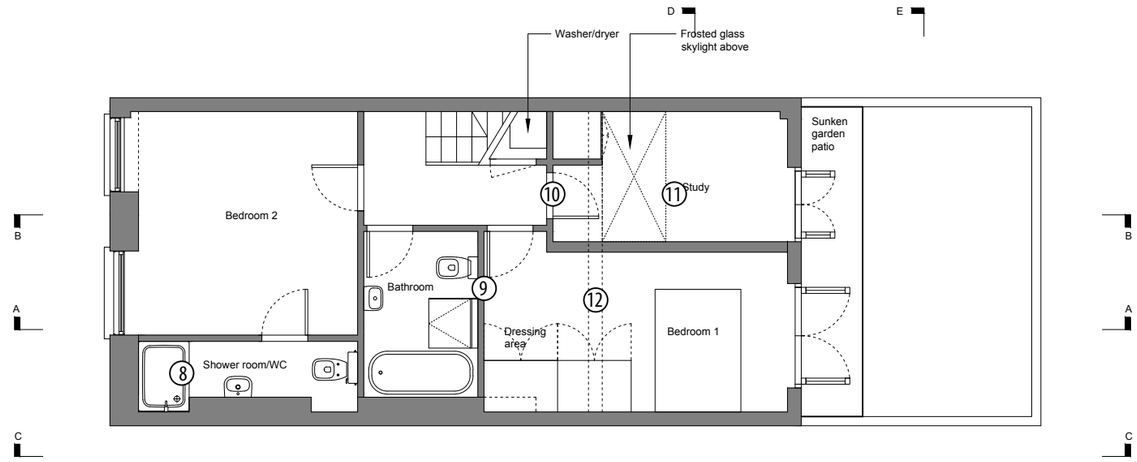
A. improve accessibility within the property by providing a WC at ground floor level.
B. improve existing accommodation to provide suitable bathroom, dining and amenity spaces for a small family.
C. provide space for residents to work from home.

The following alterations are proposed (from front to back, bottom to top) and referenced in the adjacent proposed plans:

1. remove existing high level storage above entranceway, reinstate ceiling in plasterboard
2. partially demolish existing partition wall between kitchen and entrance hall, construct new return, hardwood door and frame to kitchen entrance.
3. new internal partition wall and new layout to existing kitchen to create new ground floor WC.
4. create opening in existing rear facade, insert new steel beam to span opening, form new two-storey rear extension in glazed brick with timber framed glazing to create dining room, enlarge bedroom
5. insert new structural frosted glass skylight to existing rear roof terrace/basement study, new timber decking to terrace.
6. remove existing concrete stair, install new painted galvanised steel stair and railings.
7. excavate rear garden to create patio/lightwell to basement bedroom, remove existing tree, new retaining wall in concrete
8. form new partition to bedroom 2 to create en suite shower room.
9. demolish existing partition between bedroom 1 and basement WC, form new partition to create bath/shower room.
10. form new doorway, hardwood door and frame to existing basement hallway giving access to new basement study.
11. demolish existing partition wall to basement bathroom to create study room.
12. create opening in existing rear facade, insert new steel beam to span opening.



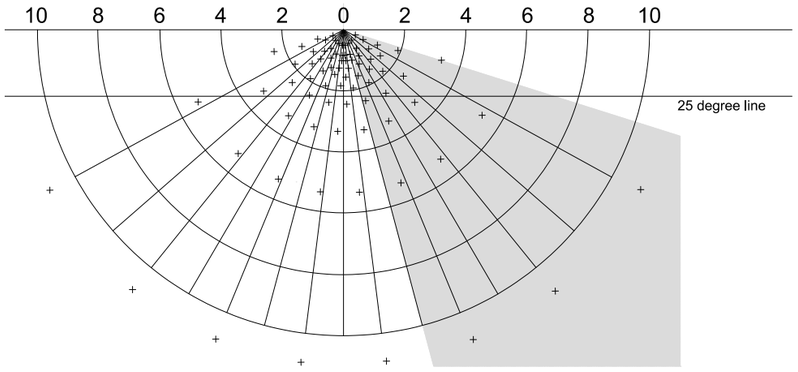
Ground floor plan



Basement plan

Existing tree to rear garden

VERTICAL SKY COMPONENT - NEIGHBOURING WINDOWS



WINDOW 1
Ground to centre of window: 8600mm

Eaves height above centre of window: 10400-8600=1800mm
Ridge height above centre of window: 13500-8600=4900mm

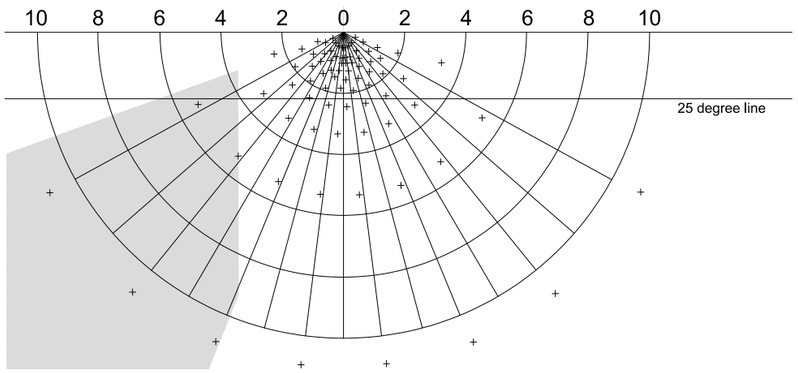
Point 1: 6500/1800=3.611

Point 2: 6300/3000=2.1

Point 3: 9500/4900=1.939

Point 4: 10300/1800=5.722
VSC = 27%

PASS



WINDOW 2
Ground to centre of window: 5685mm

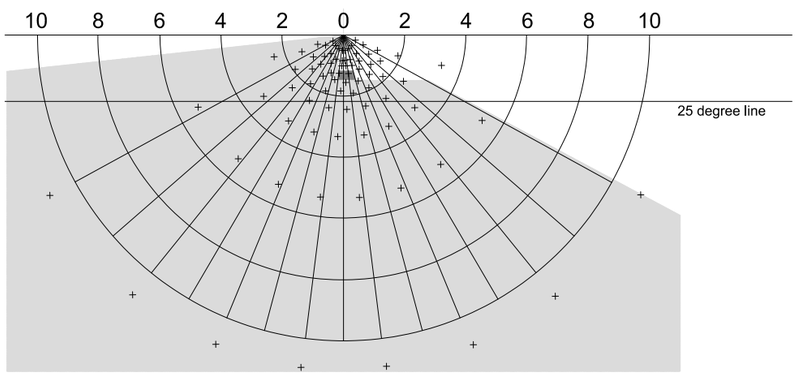
Eaves height above centre of window: 6084-5685=399mm

Point 1: 1463/399=3.6666

Point 2: 3676/399=9.213

Proposed VSC = 38%

PASS



WINDOW 3
Eaves height above centre of window: 4344mm

Point 1: 5440/4344=1.2523

Point 2: 5271/4344=1.2134

Point 3: 8298/10470=0.7925

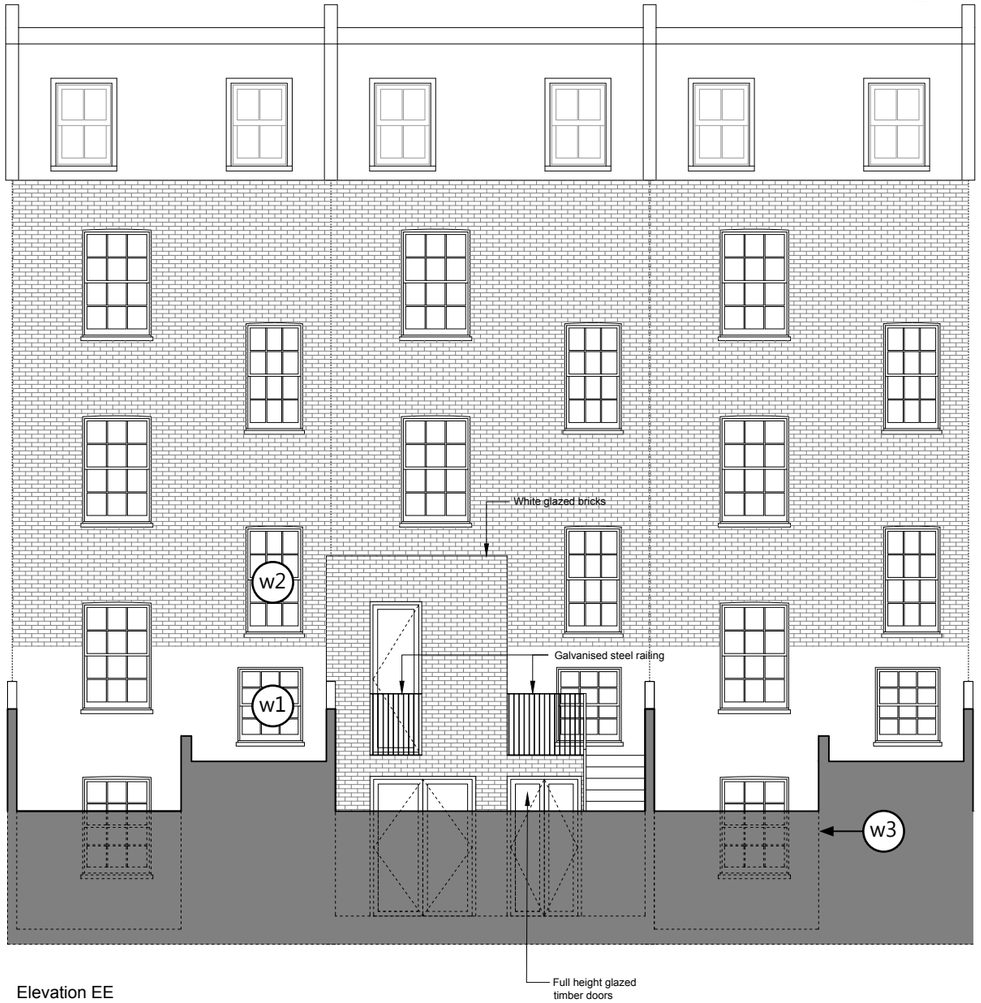
Point 4: 1912/10470=0.1826

Point 5: 5786/1850=3.1276

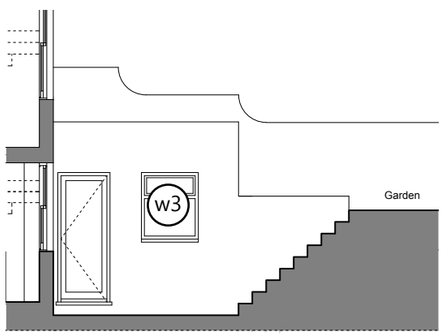
Point 6: 5786/1850=1.7984

Existing VSC = 12%
Proposed VSC = 11% = 92% of existing

PASS

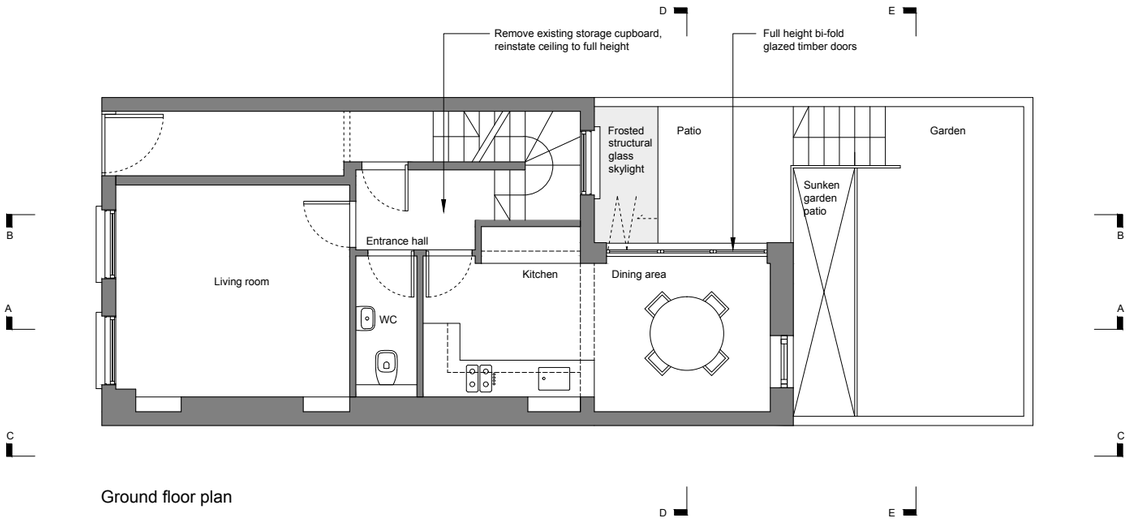


Elevation EE

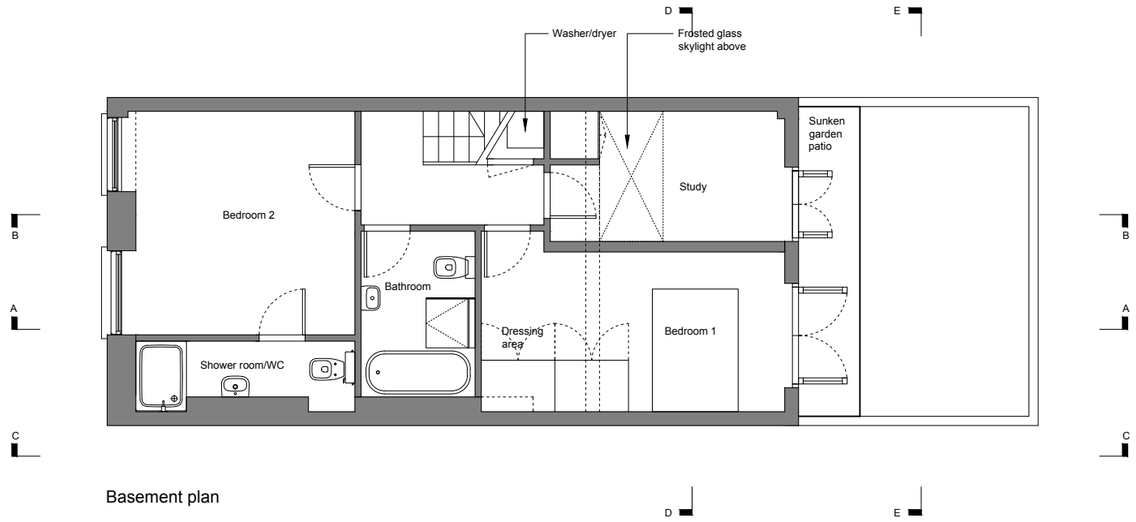


South elevation of toilet block to no. 28

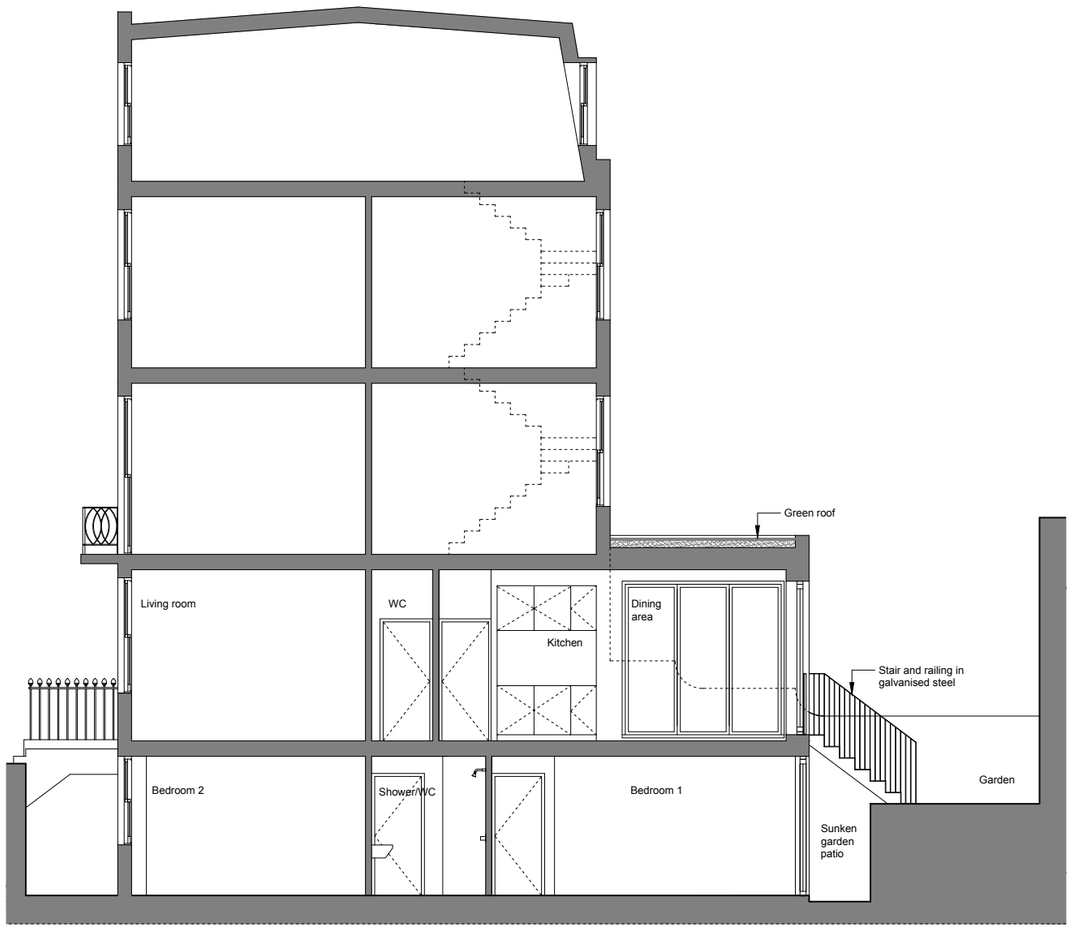
The two-storey extension is sunk to the level of the existing lower ground floor to minimise impact on neighbouring properties. Of the three neighbouring windows which are likely to be significantly affected by the development (ie. the parapet of the extension falls within 25° of the centre of the window), all will achieve a vertical sky component equal to or above the guidelines set out in BRE's publication 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice,' ie. either above 27% or a reduction of under 10% below existing.



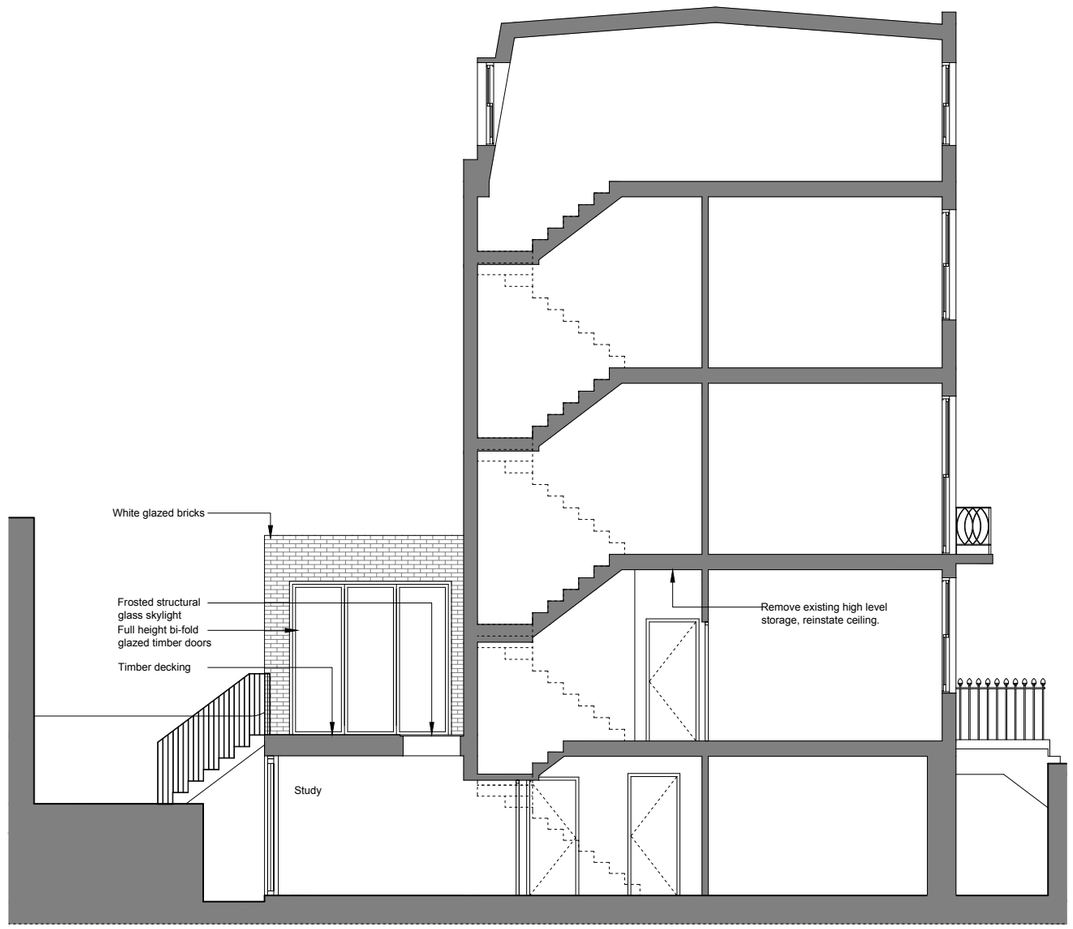
Ground floor plan



Basement plan



Section AA



Section BB

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Notes

Do not scale from this drawing.
Report any discrepancies.

12 02 15	Rev. B	Planning permission & listed building consent.
15 01 19	Rev. A	Client amendment

Project Name	27a Burton Street		
Project Number	067		
Drawing Name	Proposed plans, elevation & sections		
Drawing Number	004	Revision	B
Scale	1:50	Date	12 01 15
Drawing Status	Planning		

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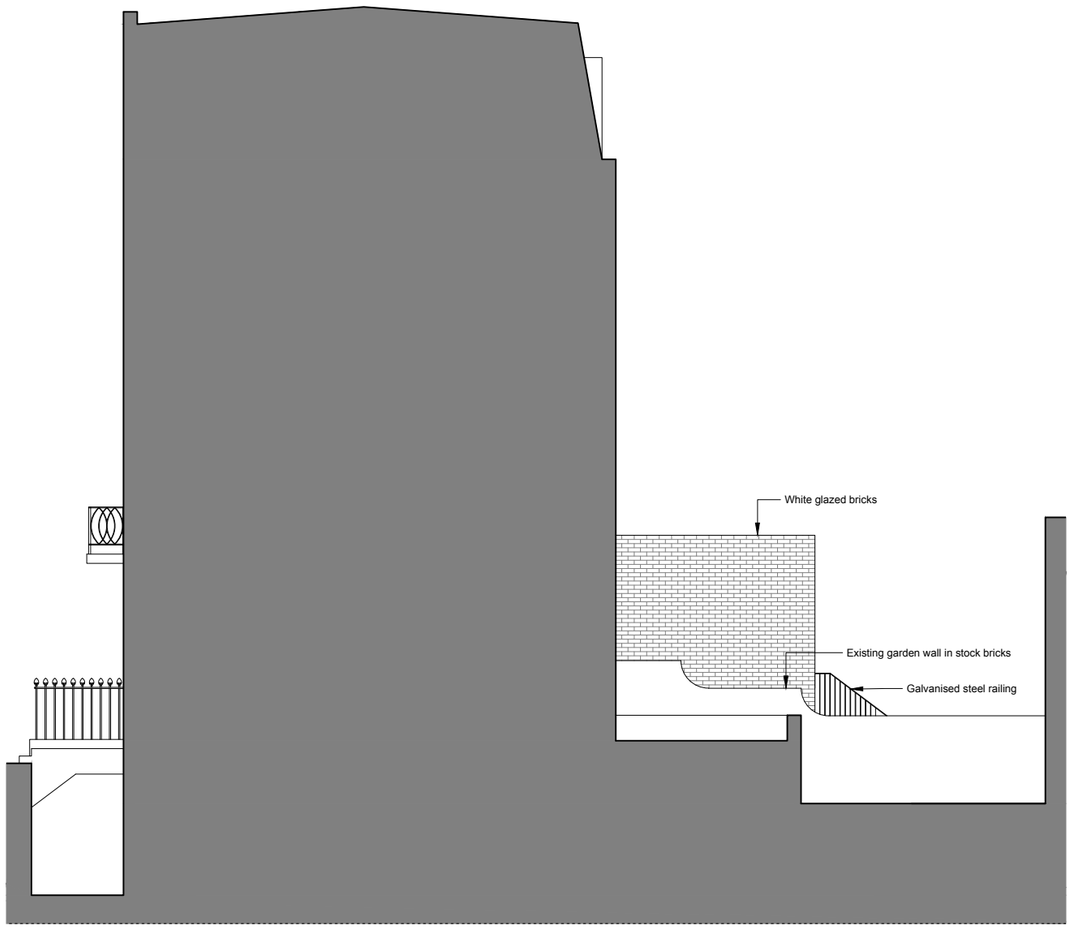
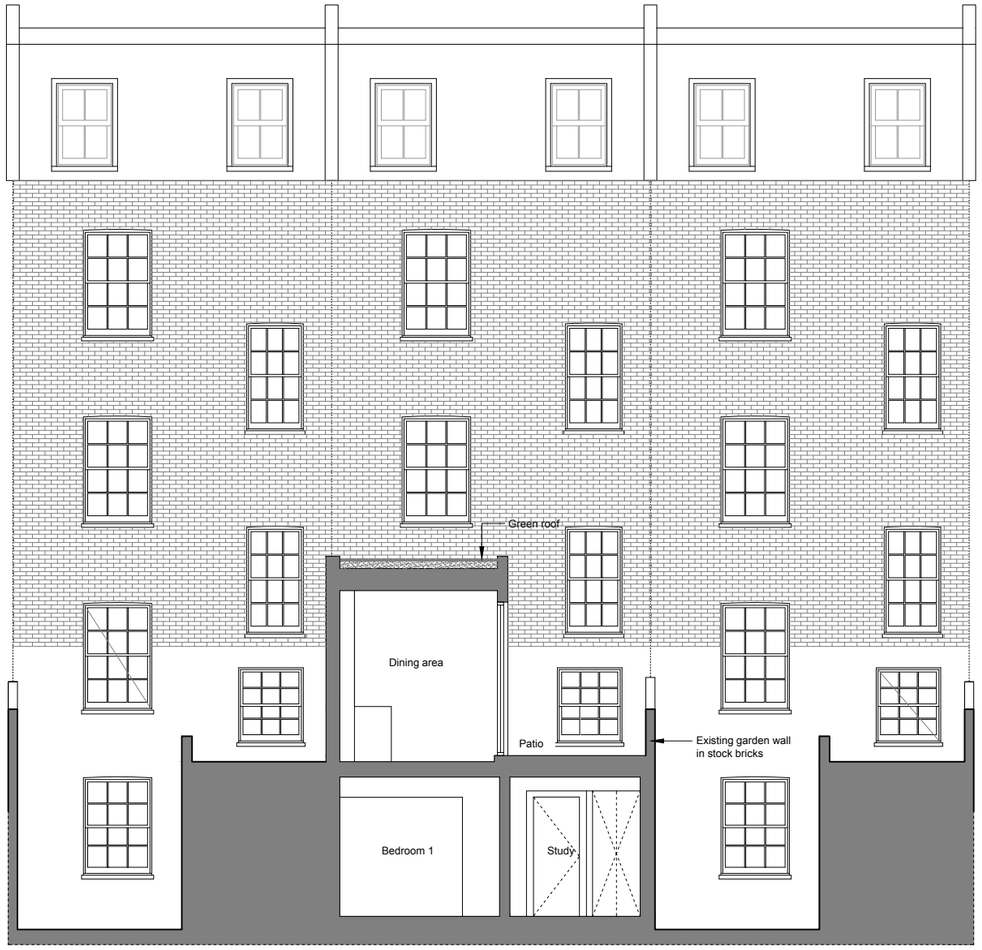
0m 1 2

1inch = 25.4mm, 1ft = 304.8mm



Section CC



Section DD

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Notes

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12 02 15	Rev. A	Planning permission & listed building consent.

Project Name	27a Burton Street		
Project Number	067		
Drawing Name	Proposed Sections CC & DD		
Drawing Number	005	Revision	A
Scale	1:50	Date	12 01 15
Drawing Status	Planning		

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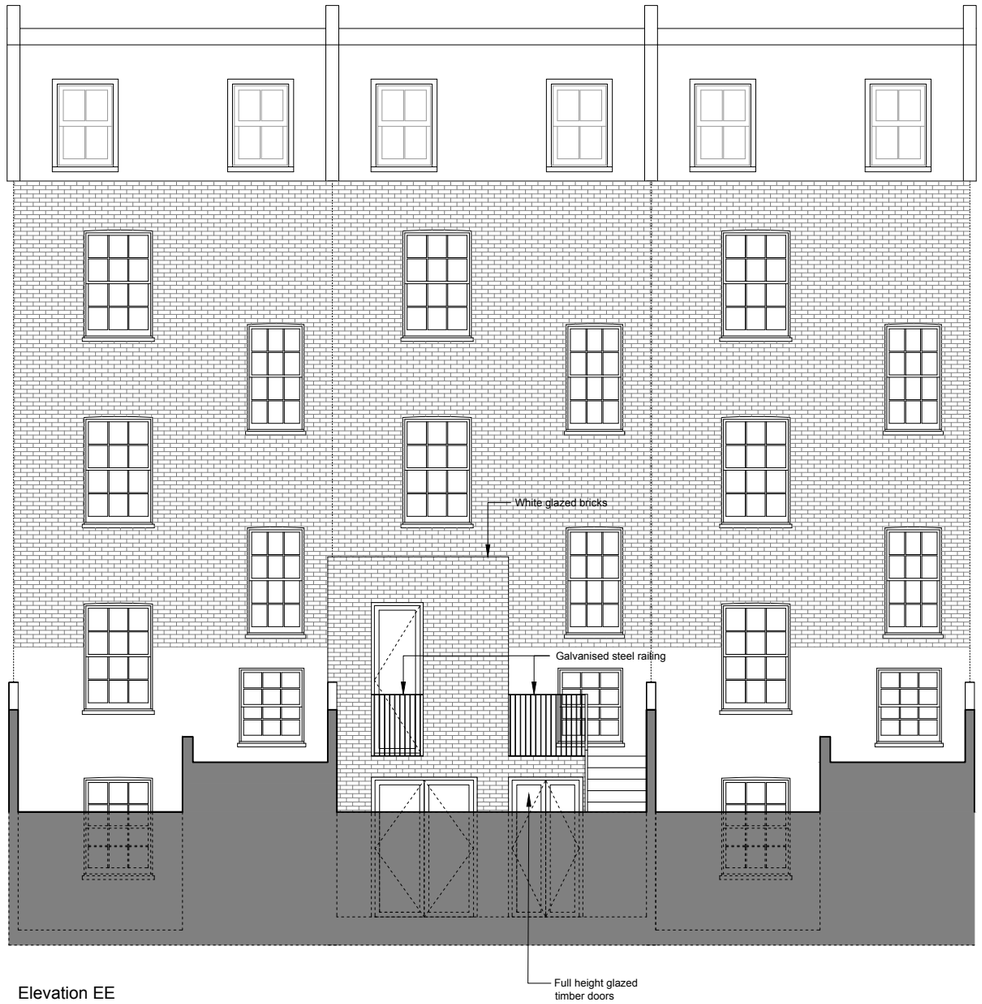

Elevation EE

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Notes

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12 02 15	Rev. A	Planning permission & listed building consent.

Project Name	27a Burton Street
Project Number	067
Drawing Name	Proposed Rear Elevation EE
Drawing Number	006
Revision	A
Scale	1:50
Date	12 01 15
Drawing Status	Planning

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0m 1 2

1inch = 25.4mm, 1ft = 304.8mm

CONSTRUCTION DETAILS

INTERNAL FEATURES

The interior of the property is devoid of any original interior architectural details, such as cornicing, skirting boards or rails. While skirting boards and rails are present in ground floor and lower ground floor corridors, these date from the 1980's conversion of the original house into flats. New internal doors and frames will match the existing, while chimney breasts will be left intact.

GLAZED BRICK EXTENSION

The glazed brick extension is designed to echo the proportions and composition of the existing building, while establishing a distinct character so as to avoid blurring the distinction between old and new. White glazed brick is a traditional and resilient material which will weather well and can be easily cleaned.

Fenestration will be inset to match existing windows to the rear facade. The rear roof terrace will consist of an elevated deck running to an internal drain so as to avoid cluttering the rear elevation with additional rainwater goods.

BASEMENT

We are proposing a cavity drainage system to walls and floors in the basement. A Delta [or equivalent] cavity drainage system is mechanically fixed to the walls and sealed with a horizontal drainage system laid onto the existing floor slab.

A series of integrated sub-membrane drains ensure that any water penetrating the structure can drain away without affecting interior spaces. The cavity drain system is appropriate for waterproofing in historic buildings because it is:

a) reversible and

b) allows walls to breathe rather than trapping moisture.

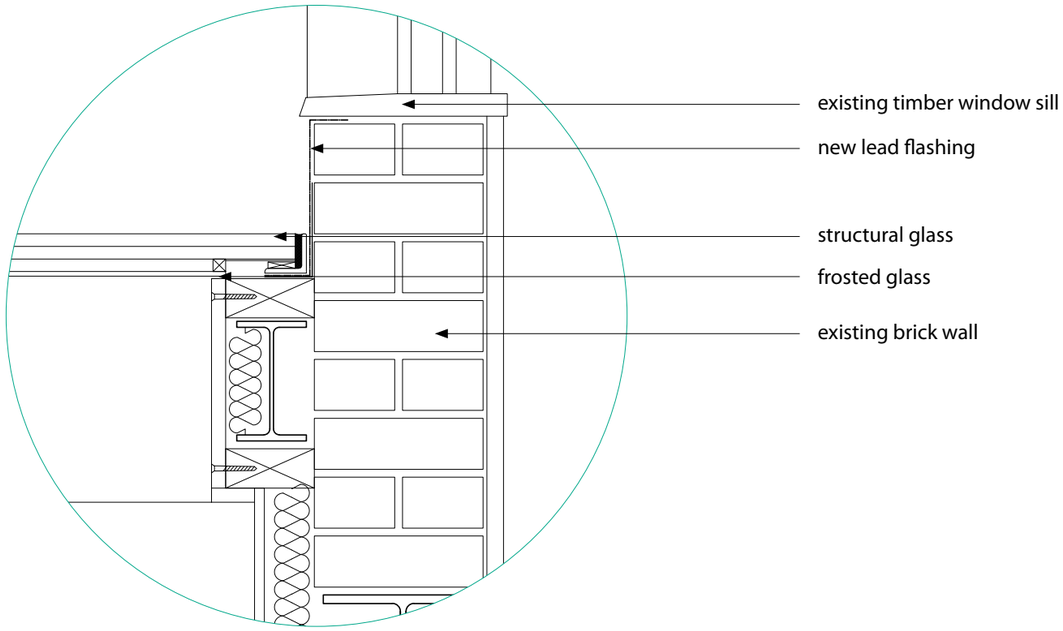
Existing basement shower room

Existing kitchen

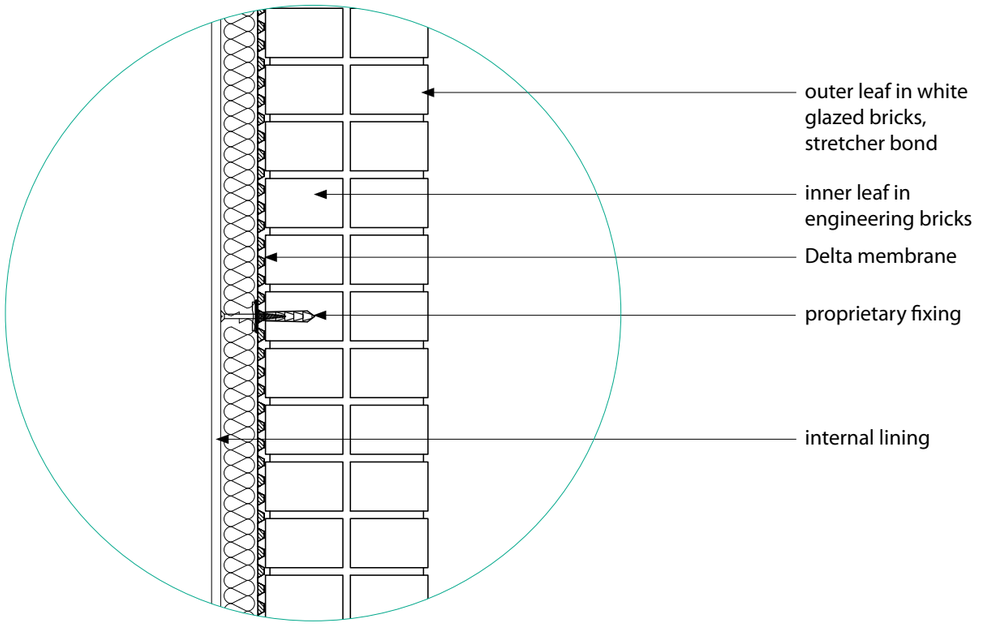
Existing basement corridor

Example of a ground floor extension to a historic property in pale brick by Sam Tisdall Architects

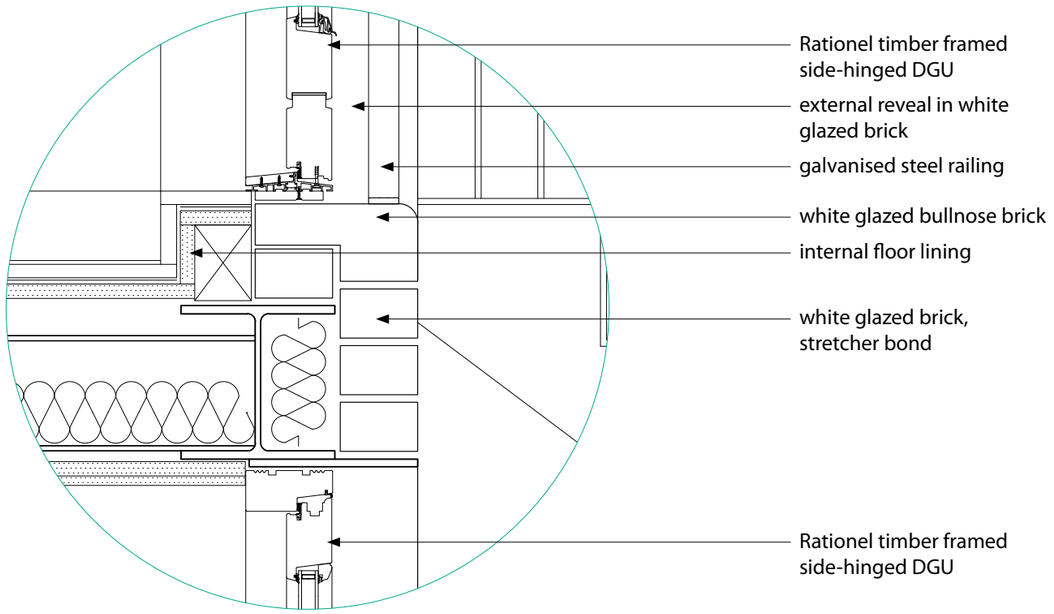
CONSTRUCTION DETAILS



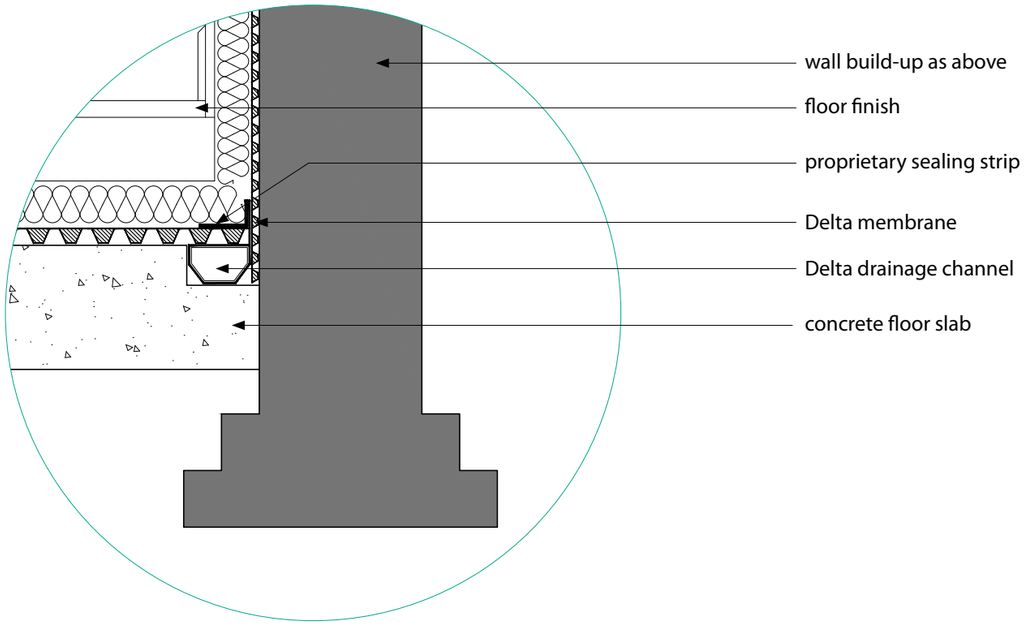
stair detail' . *1.5*



wall lining detail' . *1.5*



window reveal detail' . *1.5*



wall-floor junction detail' . *1.5*

Project	27a Burton Street	**Revision**	-
Drawing	008	**Date**	10/02/14
Title	Proposed details	**Scale**	1:5 @ A3

MATERIALS

The material palette has been selected in order to respect and preserve the architectural quality of the original building. High quality materials are chosen according to two criteria:

1. Where internal alterations are proposed to existing building elements, ie. insertion/adjustment of new internal partition walls and doors, we propose matching the existing material palette like for like in order to blend seamlessly with the original appearance of the property.

2. Where new building elements are introduced (i.e. the new glazed brick extension) the material palette is designed to contrast the historic building, while respecting the tonal composition of the rear elevation. The aim is not to compete or blur the boundary with the original architecture but to enhance it with the addition of high quality independent elements.

'Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.'
- NPPF 2012, Policy 7 Requiring Good Design

'A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building'
- Camden Planning Guidance 1 - Design p.24

'Wherever possible you should use materials that complement the colour and texture of the materials in the existing building . . . In historic areas traditional materials such as brick, stone, timber and render will usually be the most appropriate complement to the existing historic fabric'
- Camden Planning Guidance 1 - Design p.25

existing - rear
(to be retained)


London stock + repairs


white render


painted timber windows

proposed


sedum roof


white glazed bricks


lead flashing


painted timber double-glazed windows


painted metal railings to new stair


timber decking

ACCESS + SUSTAINABILITY

The positioning of sockets, plugs and lighting switches will be arranged to comply with Part M of the Building Regulations. The proposal will improve the accessibility of the existing property by providing a WC at ground floor level.

'Where facilities and amenities are conveniently located, appropriate and accessible to all, sustainability is enhanced.' - 2.21 Islington's Development Management Policies

A cohesive sustainability strategy underpins the design of the new extension. It considers the environmental performance of building elements not only in the short term but across their whole lifespan. Specific environmental provisions include the following:

- New light fittings will include LED light bulbs (the most advanced form of low energy lighting).

- The new floor will be insulated with 120mm thick polyeurethane foam insulation.

- All new walls will be dry-lined with 70mm thick polyurethane foam-backed plasterboard to achieve a U-value of 0.18 W/m²k ,in excess of Building Regulation requirements.

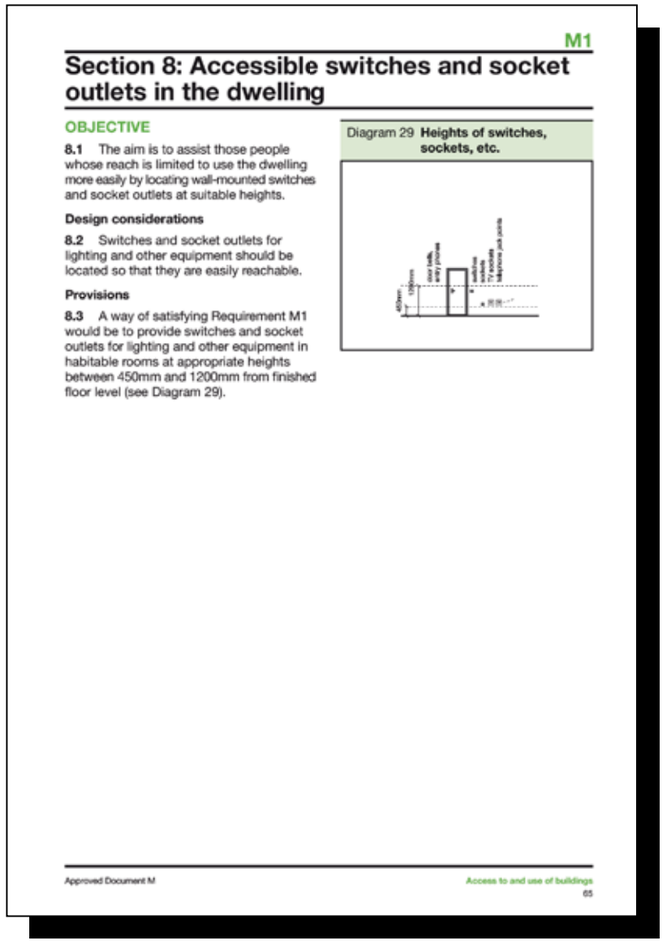
- The new glazing will be argon filled double glazing with excellent thermal performance exceeding the minimum 1.6 W/m²k set by part L1B of the Building Regulations.

- The new heating system for the study, dining room and rear bedroom will be a water-based underfloor heating system to ensure even heat distribution and avoid cold spots and draughts.

The development will also include a sedum roof to the rear dining room extension, as required by Camden development policy DP22. The benefits of a green roof system are noted in Camden's CPG3 - Sustainability, and include the potential to reduce the impact of the urban heat island effect.

'We recognise the role that the historic environment can play in reducing the impact of climate change. For example, reusing existing buildings could avoid the material and energy cost of new development. There are many ways to improve the efficiency and environmental impact of historic buildings, for example improving insulation, draught-proofing and integrating new energy-saving and renewable-energy technologies..' - Camden Planning Guidance 1 - Design

'The Council will require development to incorporate sustainable design and construction measures. Schemes must . . . incorporate green or brown roofs and green walls wherever suitable.' - DP22 Camden's Development Policies



M1

Section 8: Accessible switches and socket outlets in the dwelling

OBJECTIVE

8.1 The aim is to assist those people whose reach is limited to use the dwelling more easily by locating wall-mounted switches and socket outlets at suitable heights.

Design considerations

8.2 Switches and socket outlets for lighting and other equipment should be located so that they are easily reachable.

Provisions

8.3 A way of satisfying Requirement M1 would be to provide switches and socket outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level (see Diagram 29).

Diagram 29 **Heights of switches, sockets, etc.**

Approved Document M — Access to and use of buildings
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Extract from Building Regulations Part M

Low maintenance sedum roofs to rear extensions to a historic property.