

## **Design, Access and Heritage Statement for Flat 33 Derby Lodge, Britannia Street WC1X 9BP**

### **Summary of Works**

The flat is in a Grade II listed building. None of the external features of the building will be affected by the proposed works.

The proposed works will involve:

- i) Partial removal of existing wall between kitchen and lounge
- ii) Creation of small stud wall to kitchen (approximately 600mm) to cover new cabinetry
- iii) Closing bedroom entrance and creation of new entrance from hallway to bedroom
- iv) Installation of new door between hallway and kitchen.

### **Precedent**

Substantially the same changes were granted consent at the above Flat 36 Derby Lodge (Decision notice dated 29 August 2013 - Application number 2013/4988/L – Planning officer: Nick Baxter).

The only variation is item (iv) above, being the new door between the hallway and kitchen to comply with current building regulations.

The structural engineer who prepared the plans and surveyors report for Flat 36 has prepared the plans and report for this application.

### **Heritage statement**

The Improved Industrial Dwellings Company founded by Sydney Waterlow built Derby Lodge in 1865. The builder was Matthew Allen. The Property is in a conservation area. The main characteristics in terms of style and architectural features are:

- Painted stucco cement treated as banded rustication to the ground floor
- Cast-iron railings to balconies
- Brick range to either side of full-height balcony recess
- Small round-arched lancet with screen-like inset found between each pair windows

The building has been renovated in the late 70's and 80's. The original layout has been changed to the existing one at that time. The buildings in the street are of various styles and periods.

Referring to the English heritage website, no other building in the street is listed. The alterations proposed on the building are exclusively internal and would not be visible at all from any public viewpoint.