

Design & Access Statement 1st Floor Flat, 106 Guilford Street London WC1 N 1DP
Application for infill of suspended rear extension at 1st floor level Juliette
Balcony and alteration of sash window on rear to a triple sash window for
Balcony access.

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Use

Number 106 Guilford Street was built shortly after 1793. It is a five storey building On the North side of Guilford Street near the junction with Doughty Street. It is divided into 4 flats one on each floor with a basement. The subject flat on the first floor is a single bedroom flat consisting of the front and rear rooms on this floor accessed from the narrow common stairs. Number 106 is Grade 2 listed in the Bloomsbury Conservation Area designed by James Burton . It is one of many terrace properties in Guilford Street which is grander towards the Western end wider frontages and as it goes East the detailing and widths of the terraced frontages reduce and are less ornate.

The rear of the property has been completely re modelled and no longer bears any resemblance to the original rear elevation. It overlooks modern new offices to the North. The basement flat has been rebuilt and contains new roofs and extensions largely in accordance with the planning permissions granted between 2008 and 2011.

The proposal is to infill the void area below the rear extension as a study for use by the first floor flat, accessed by an external balcony from a part new triple hung sash window from the rear first floor bedroom. The present owner is a journalist who writes from home in the living room overlooking Guilford Street. The additional space would provide a private quiet study escriptorio space.

Amount

The proposals will provide no additional space on plan other than the use of the space under the existing column propped rear addition which is currently an overhung roof. The additional area would be 2.4msq internal.

Layout

The existing first floor rear room is used as a bedroom. The front room is subdivided to provide a lobby, a tiny shower bathroom and a kitchenette, open plan off the living room.

Scale

There would be no alteration to the existing scale of the property.

Landscaping

The proposals would require no additional landscaping. The balcony will be planted with shrubs and plants.

Appearance

The proposals would involve no alteration to the front elevations. The rear elevation has possibly two original windows one at first floor to the bedroom and one to the stairs at first mezzanine level. All other rear windows have been replaced with modern casements. It is proposed to keep the rear mezzanine window and re use it in the infilled rear

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addition. The existing rear first floor bedroom window would be kept and adapted with a new bottom sash so it worked as a triple hung sash window to access the balcony. The infilled brickwork to the rear addition would be in Second hand yellow London Stocks to match existing. The rear elevation is out of public view. The proposed rear balcony will have a frosted glass floor with traditional cast iron style railings and balusters around two sides.

Access

Access at the front of the property would remain the same with the existing main left hand front entrance, narrow hall and stairs up to the upper floors. The rear proposed balcony would provide a secondary means of escape and access to the new rear room under the rear addition.

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