

**Site Address:**

35 Percy Street  
London  
W1T 2DQ

**Date:**

*September 2015*

**Contact Details:**

**Applicant:**

Pearl and Coutts

**Agent:**

Cooley Architects Ltd  
123 Aldersgate Street  
London EC1A 4JQ

Name: Mr Joaquin Dabezies

Telephone: 020 3176 4481

Email: Joaquin@cooleyarchitects.com

Web: [www.cooleyarchitects.com](http://www.cooleyarchitects.com)

To be read in conjunction with submitted drawings:

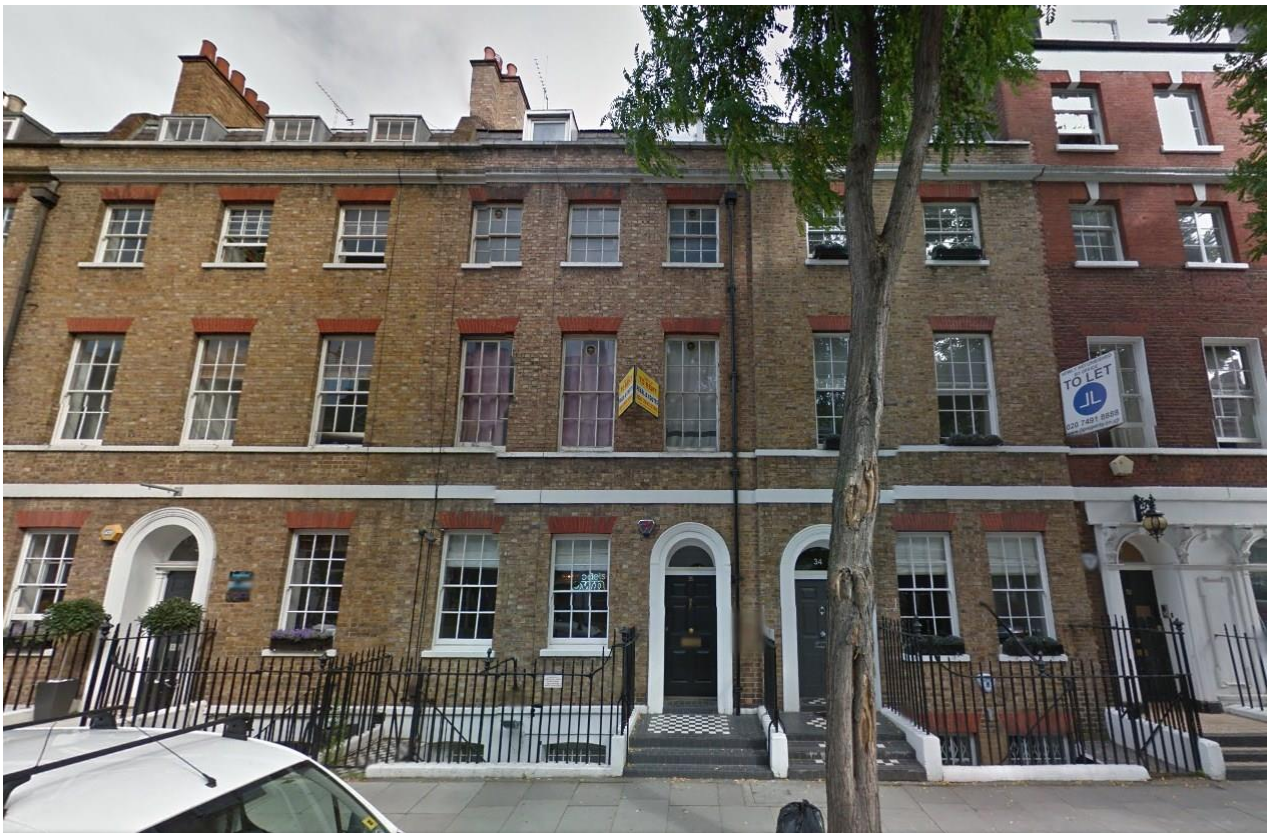
- 795\_LY\_OS00 - Site Location and Block Plan
- 795\_EX\_0X01 Rev A - Existing Plans
- 795\_LY\_0X01 Rev C - Proposed Plans
- 795\_ES\_0X01 Rev A - Existing and Proposed Section
- 795\_LY\_0X02 Rev A - 3D Image of Existing and Proposed Layouts
- 795\_ES\_0X02 Rev A - Existing and Proposed Internal Elevation A
- 795\_ES\_0X03 Rev A - Existing and Proposed Internal Elevation B
- 795\_ES\_0X04 Rev A - Existing and Proposed Internal Elevation C

## Description of the development

The proposed development involves alterations to the internal layout, as well as the refurbishment of the third floor apartment at 35 Percy Street.

## Statement of intent

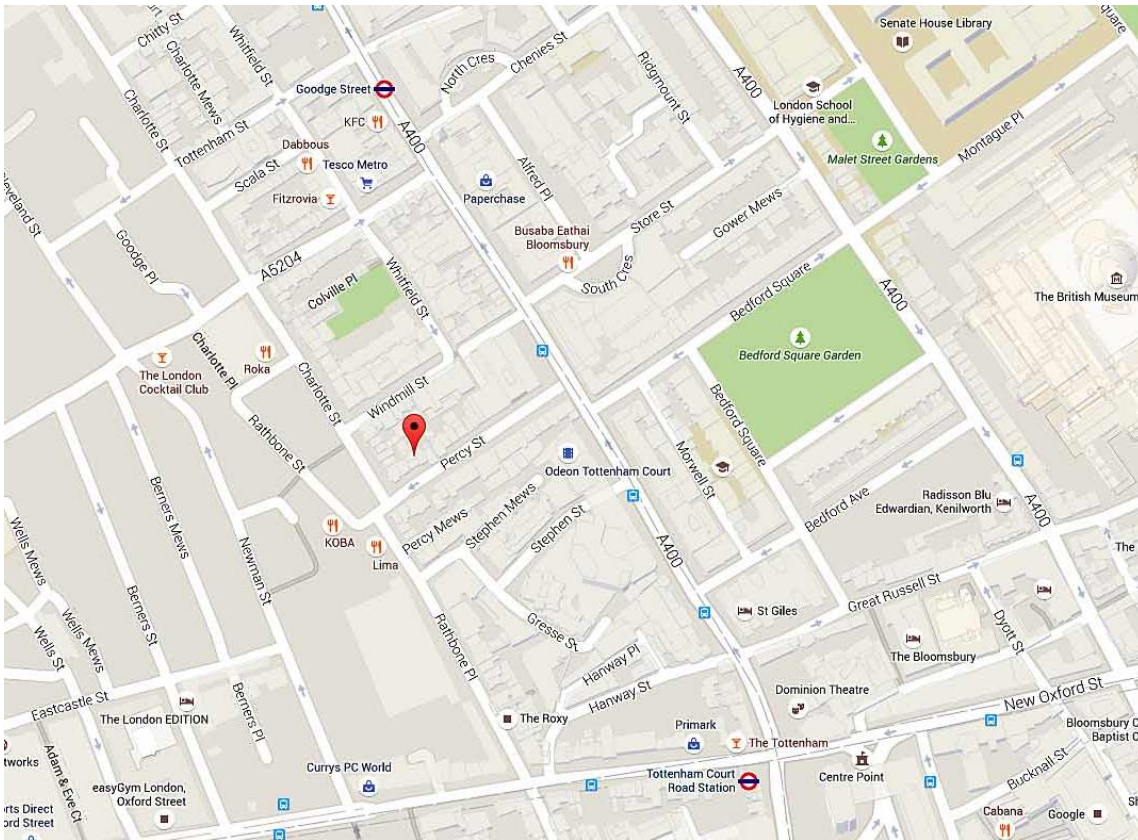
The client wishes to improve the standard of the living accommodation with simple alterations to the interior partitions, to create a larger living area, as well as an interior refurbishment, to modernise the unit.



Front elevation of 35 Percy Street. Image source: Google Maps.

## Location

The proposed development is for the third floor unit at 35 Percy Street.



## Access

The site has good access links to public transport, being in walking distance to both Goodge street station and Tottenham court road station. The site has extremely good access to shopping facilities and general utilities. The site itself has no parking facilities, but the street offers “pay and display” or “resident parking”.

## Planning History

There is no planning history for the third floor flat.

## Other applications in the building

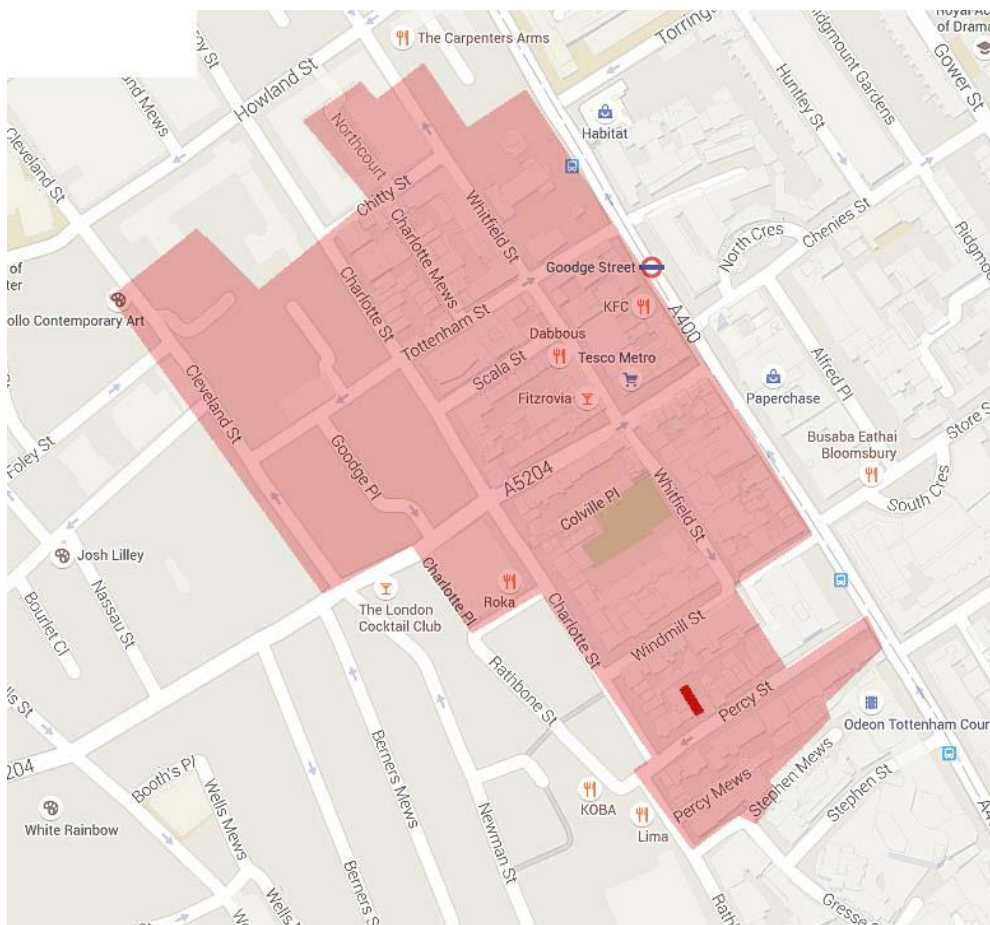
Application LSX0104022 was approved in 2001, for alterations to interior layouts on the basement and ground floor space. Regarding internal architectural features, the application stated that, “all period features were removed when property was refurbished 20 years (previous)”.



## Heritage Statement

### The Conservation Area

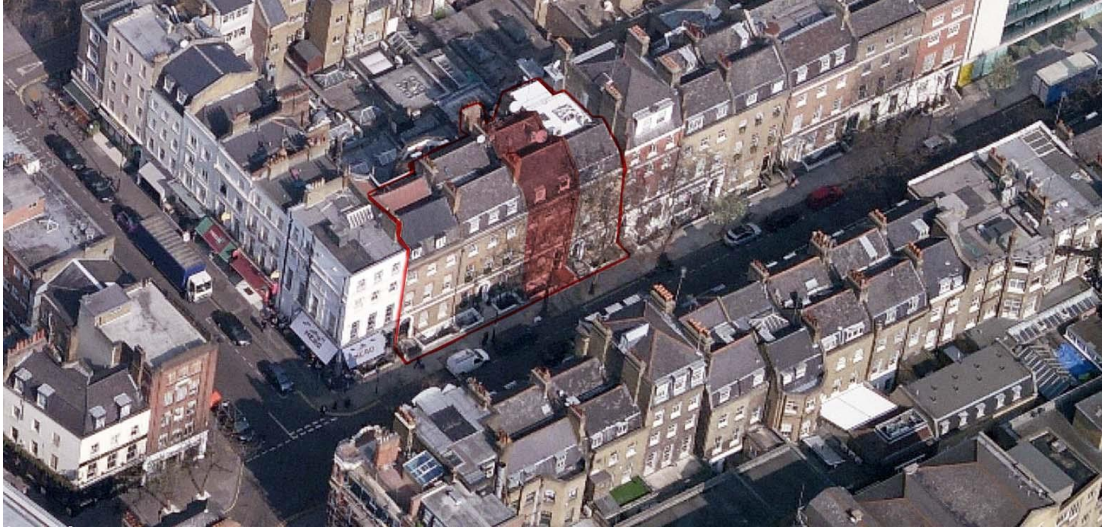
The property is in the Charlotte Street Conservation Area (highlighted on the map below). The area, built between 1750 and 1770, holds as a strong example of original Georgian housing, which the conservation area seeks to preserve. This is a densely packed part of London, as such; a defining characteristic of the area is townhouses of three to four storeys with basement level floors.



Charlotte Street Conservation Area

Originally these townhouses were intended for use by single family occupancy. However, following social and economic changes over time, the buildings have become mixed use and tenure. Now, a distinctive feature of the area is for ground floor units of commercial use, with a split of smaller residential units on the upper floors. This is such of 35 Percy Street, which holds two commercial units on the ground and basement levels, and three separate flats on the floors above.

35 Percy Street sits in a row of four very similar buildings. This row of terrace houses is a beautiful example of Georgian architecture, and one that strongly contributes to the character of the area, and as such, they are grade II listed buildings.



33-36 Percy Street. No.35 is highlighted in red. Image source: Bing maps

The buildings are three storeys high with an additional attic space and basement. They are noted for their detailing of red brick heads over the windows, large arched doorways and banding details along the front facades, as well as the proportionality of the fenestration which reflects their Georgian origins. During the 1950s, the front elevations were repaired, as such, the elevation has been built with yellow London stock brick.

The third floor unit, inhabits the attic space, which is set back from the main elevation behind a parapet and has dormer windows.

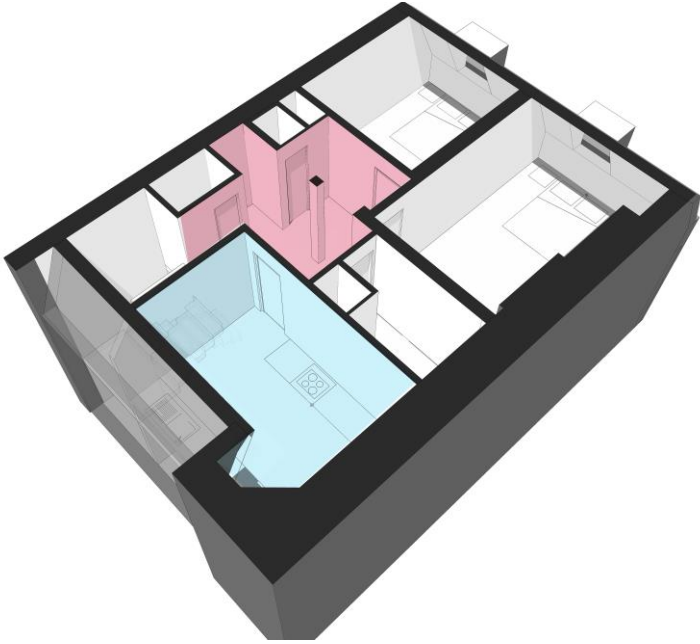


Front elevation of 33 – 36 Percy Street. Image sourced from Historic England.



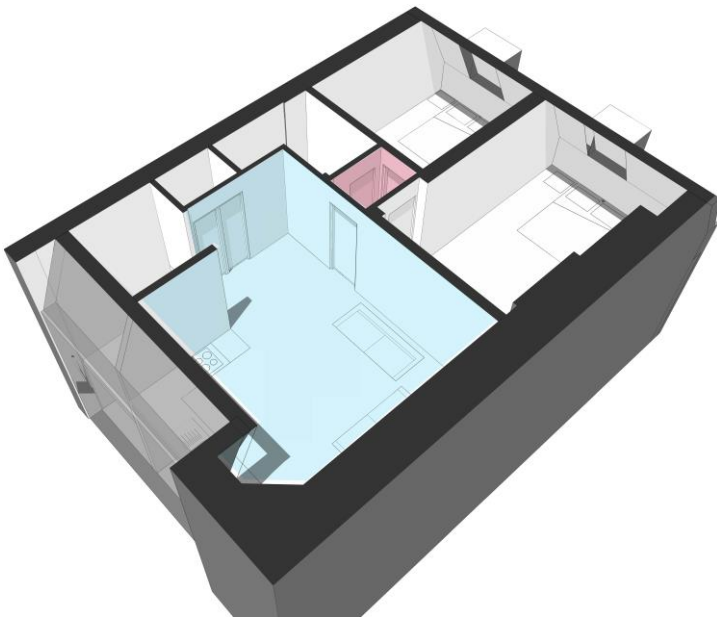
## The Proposed Design

At present, the entrance into the flat is via a corridor on the second floor, which immediately brings you to the stairs onto the third floor, and into a large circulation space. This space connects to the kitchen, bathroom and both bedrooms. This is a relatively large space, of 7.8m<sup>2</sup>, which at present is unusable because of the central column directly in the middle.



Existing layout of the unit: circulation space in red, kitchen space in blue. Bedrooms to the rear of the unit.

At present, the interior arrangement of the flat is inefficient, and as such, the only living area for the residents to use is the kitchen, of 11m<sup>2</sup>, which does not offer anywhere for the residents to use as a living space. The flat itself is limited in space, and a lot of this space is wasted to the main circulation core. It is our aim to optimise the space usage and create an area for living.



Proposed layout of the unit: circulation space in red, kitchen and living space in blue. Bedrooms to the rear of the unit.

We propose a simple rearrangement of the interior partitions. By joining the separate bathroom spaces and opening up the kitchen/ communal space, the flat's useable area increases dramatically. The space created is large enough for a living area and larger kitchen and the circulations space is kept to a minimum. The proposed plan has a circulation space of 1m<sup>2</sup> and a living/ kitchen area of 20.1m<sup>2</sup>.

## Impact

The third floor unit, which inhabits the top floor, was most likely not originally built as being a main part of the accommodation, rather it would have housed the servants and as such would not have featured special architectural detailing. Therefore, the simple alterations we suggest will in no way harm the historic character of the building.

In a previous planning application, mentioned above, it was noted that all period features had been removed when the building was previously renovated. This was confirmed during a site visit, as we saw no details of architectural interest on the interior of the unit. Therefore the alterations we are proposing, will not affect the character of this building, as there are no architectural features in the unit that need to be preserved.

The structure is not impacted by the proposal. The structural elements are designed to tie into the layout more efficiently; the central column is a part of a new partition, rather than blocking floor space.

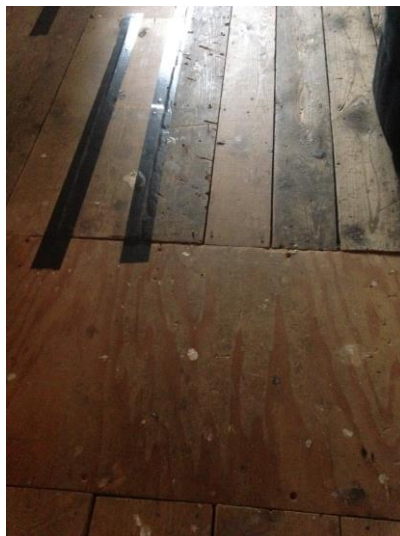
There are no alterations to the exterior of the building.

## Refurbishment

Generally, the third floor flat is of a bad condition internally. Most of the apartment has missing floor finishes, and many of the walls are mouldy and deteriorating. The interior does not reflect the exterior character of the building. We intend to refurbish the unit, and improve the standard of the space for the habitants. By refurbishing the interior with modern finishes, the flat will be of a higher standard, to match the listed exterior.

### Floors boards and Skirting :

The floor boards are in a poor state generally, in some instances the floor boards have been replaced with ply wood and the overlook of the current floor is 'patchy' and untidy. It is our intention to replace all ply wood patching with reclaimed floor boards to match the existing floor boards. The existing floor boards will be repaired when possible. When floor boards are not beyond repair, they will be replaced with reclaimed boards to match existing.



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The original skirting has been replaced over the years and is not in particularly good condition. The skirting will be replaced.



## Attic and roof access:

The new layout preserves the three existing roof and attic access hatches. This means that there will be no need to alter the existing roof or ceiling structure.



Roof access hatch in hallway

## **Conclusion**

The simple alterations which we have proposed ensure that the space is used as efficiently as possible, without any impact on the buildings architectural character. The living space gained, and the joint refurbishment, will greatly improve the existing residential unit.



## Appendix

### Photographs of flat interior



Bathroom



From bedroom into circulation space



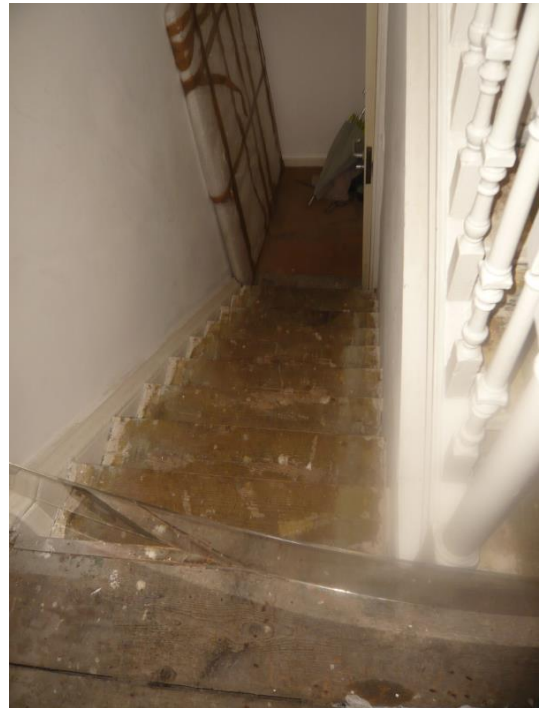
Bathroom ceiling



Kitchen Windows



Kitchen Interior



Staircase into flat