

Design, Access and Heritage Statement for Flat 23 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:

1. Partial removal of existing wall between current kitchen and bathroom to create doorway.
2. Installation of new door between current kitchen and bathroom, to comply with current building regulations.
3. Re-location of water heater to utility cupboard and removal of existing water heater cupboard.
4. Moving door within an existing structural opening.
5. Subdividing an existing Cupboard.

The finish of all the remaining walls will be similar to the original, plaster finish and paint.

Precedent

Similar changes were granted listed building consent at the Flat 36 Derby Lodge (Decision notice dated 29 August 2013 - Application number 2013/4988/L – Planning officer: Nick Baxter) and also at Flat 33 Derby Lodge (Decision notice dated 17 June 2015 Application number 2015/2521/L – Planning officer: Hannah Walker) The main difference here is that the scale of the demolitions we are proposing are much smaller.

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 of 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.