

# **DESIGN AND ACCESS STATEMENT INCORPORATING A HERITAGE STATEMENT FOR THE APPLICATION FOR LISTED BUILDING CONSENT**

APPLICATION: Replace external door with a window plus internal alterations.

SITE: Flat 7  
Laney Buildings  
Portpool Lane  
EC1N 7UL

This Design and Access Statement has been prepared in accordance with Section 42 of the Planning and Compulsory Act 2004 and Circular 1/2006 to supplement the submission of the above planning application.

## **INTRODUCTION.**

This design and Access statement incorporates a Heritage Statement to support the application for the removal of an external door, installation of a window together with some internal alterations.

## **HISTORY AND CHARACTRE OF THE SITE AND SURROUNDING AREA.**

The Laney Building is a Grade II listed tenement building of the Bourne Estate, an early London County Council (LCC) Edwardian housing estate built in 1905-09. It is one of London's tenement housing blocks, designed by the LCC Architect's department that became internationally significant as the model for the much admired and influential public housing schemes erected in Vienna immediately after the First World War. The estate is also situated within the Hatton Garden Conservation Area.

No 7 Laney building is a second floor apartment within the block, south of Portpool Lane and adjacent to the main entrance gateway. The building is in the free classical style, with Arts and Crafts touches developed by the LCC during that period.

The building has been subject to many alterations since it was first built over a hundred years ago. These reflect the changing technologies and improved living conditions during this period. The existing external elevations have been altered with the introduction of gas supply pipes and the addition of gas boilers to each flat, vents and airbricks (with higher internal temperatures and hot water requiring mechanical ventilation to control condensation and mould growth). With the changes in living, the drying room has become obsolete, so the applicant is seeking to make that space into a functional space for current living with the introduction of a

window to replace the door. It would appear that this modest alteration has already been undertaken by similar properties within the building.



The photograph above illustrates the application site (edged red) the works involve removing the green door (old drying room door) and installing a window with a section of wall under.

**USE.**

The application site is a 2<sup>nd</sup> floor flat within a block with residential use.

**AMOUNT.**

The application proposes internal alteration with no increase in overall floor space.

**LAYOUT.**

The application proposes the use of the redundant drying room coupled with some modest internal alterations.

**SCALE.**

Not applicable.

**LANDSCAPING.**

Not applicable.

**APPEARANCE.**

The material selection and alterations are both modest and in keeping with the existing building.

**ACCESS.**

The site is located at the second floor of the building with access via a main stairs to the rear of the building, access to which is gained via the main arched entrance off of Portpool Lane.