

Design and Access Statement

35 Lamb's Conduit St, London, WC1N 3NG

This Design and Access statement follows on from Planning Consent 2013/4271/P and Listed Building Consent 2013/7808/L which was granted on March 25, 2014 – please see attached.

This new application relates to the insertion of an access door to the front basement area and the tanking of basement vaults to form kitchen laundry and boiler room.

Design.

No. 35 Lamb's Conduit St is a 4-storey Georgian terrace house with a basement. It is currently divided into 5 flats, with one flat occupying each floor of the house. All flats are accessed via the central stairwell.

The Application proposes the re-organisation of the building into a single occupation five bedroom family house. The internal spaces undergo minor spatial reorganisation (such as removal of non-structural partitions at first and second floors} with no structural works being undertaken within the main body of the house.

The non-original window on the rear facade at first floor level is to be filled in to match with the existing brickwork. These reconfigurations are intended to substantially return the Grade II listed house to its original state.

The existing poor quality rear extension is to be replaced with a new extension of the same width, which is continued to meet the back wall of the garden. The new extension is to be flat-roofed with brick walls to match the existing rear façade. The extension is on the south side of the rear garden, meaning any overshadowing will affect only the Applicant's property and neighbouring gardens will be unaffected.

Access.

The family home is accessed via the existing front door, with upper floors and basement accessed via the central stairwell. The back garden is accessed via the kitchen and the ground floor rear door (as per existing situation).

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