

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).

The House of Detention
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Heritage Statement

The restoration of 35 Lamb's Conduit Street, London WC1.

It has not been possible to unearth definitive dating evidence for the year of construction, however, from the proportional nature of the rooms, the generosity of all mouldings – skirtings dados, architraves and cornices, and the robust sculptural quality of the ornament it would appear to belong to the third or fourth decade of the C18th. The six panel doors are wide but no more than six foot four inches high.

The quality of the house is immediately established by the tuck-pointing to the façade and the wide entrance hall, which leads, unusually, to a transverse top lit staircase. This plan type was not adopted by the speculative house builders of the C18th who favoured what became the archetypal organisation of the staircase on the axis of the front door. However, the beauty of this earlier arrangement lies in the private interconnection between the main reception rooms on each floor via a corridor to the rear of the stairs in addition to the more public interconnection via the staircase landing. It also yielded of course full width rooms to the rear of the house as well as to the front.

When I purchased the house in 1993 it had long been subdivided into multiple occupation, with one bedroom flats on the top three floors, a doctor's surgery on the ground floor and bare, unplastered brick storage rooms in the basement, the front basement area paved over. In 1993 I refurbished the flats and opened up the front basement area inserting railings copied from an adjacent house in Dombey Street, In 2014 I obtained planning permission to convert and revert the house to its original cellular layout and form, and the depredations and interruptions of multiple occupation were removed.

The house had inevitably suffered a number of insensitive interventions over the years and the work of refurbishment took over 11 months to carry out. The asphalt gutters to the butterfly roof were replaced with stepped code 6 lead gutters and flashings and the roof was recovered using clay peg tiles. The later gypsum plaster was removed from the walls and replaced with lime plaster with the external walls insulated with Tyn Mawr cork to achieve a breathable fabric. The double hung box sash windows were replaced with lambs tongue astragals and sealed double glazed lights. The skirting, dado, architrave and door details were taken from the ground floor front room in which the original mouldings and ornament existed and replicated throughout where the originals were either missing or damaged beyond repair. All shutters and shutter boxes were remade. New wide plank oak boards were laid throughout the house on strengthened and levelled floors. A new kitchen extension was built into the courtyard. The interior has been decorated with hand-blocked wallpapers from Martha Armitage and Adelphi Wallpapers and paints from Farrow and Ball, Edward Bulmer, Marston and Langinger and Mylands. Our family house is now one that is well insulated and to that extent comfortable and sustainable and equipped to deal with the next 300 years of it's life.

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