

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

APPLICATION: Removal of a cupboard.

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 internal cupboard together with works previously approved under application 2015/5431/L.

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 applicant has already gained approval to undertake some modest internal alterations changing the redundant drying room into a functional bathroom and moving the old kitchen into the old bathroom space. By doing these

simple yet effective alterations the applicant has gained a much needed third bedroom. It is within the new bedroom the applicant is seeking to remove the old kitchen cupboard so as to ensure that the third bedroom is as practicable as possible space.



The photograph above illustrates the application site (edged red) the works within this application are completely confined to the internal layout and no alterations are being sought in connection with the external façade.

USE.

The application site is a 2nd 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 to remove a very modest kitchen cupboard from what will be a third bedroom.

SCALE.

Not applicable.

LANDSCAPING.

Not applicable.

APPEARANCE.

There are no external alterations associated with this particular application.

ACCESS.

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