

DESIGN AND ACCESS AND HERITAGE STATEMENT

6, Flat C, Mecklenburgh Street, London, WC1N 2AH

Application for Planning permission and Listed Building Consent for internal alterations including new entrance door, repositioned kitchen, new bathroom, and new window to the rear elevation to replace the existing.

This statement is designed to be read together with the submitted planning / listed building consent drawings.

SETTING AND SIGNIFICANCE

Setting

6 Mecklenburgh Street is located within the London Borough of Camden. It is within the Bloomsbury Conservation Area. The house is a Grade II listed building. A copy of the Listing is attached to this document within the Appendix.

No. 6 is part of a row of terraced houses built C19 century. The house is one of a row of eight houses along Mecklenburgh street that are listed. Each house has been divided into flats. No. 6 comprises 4 flats. This application relates to Flat C.

The Existing Building

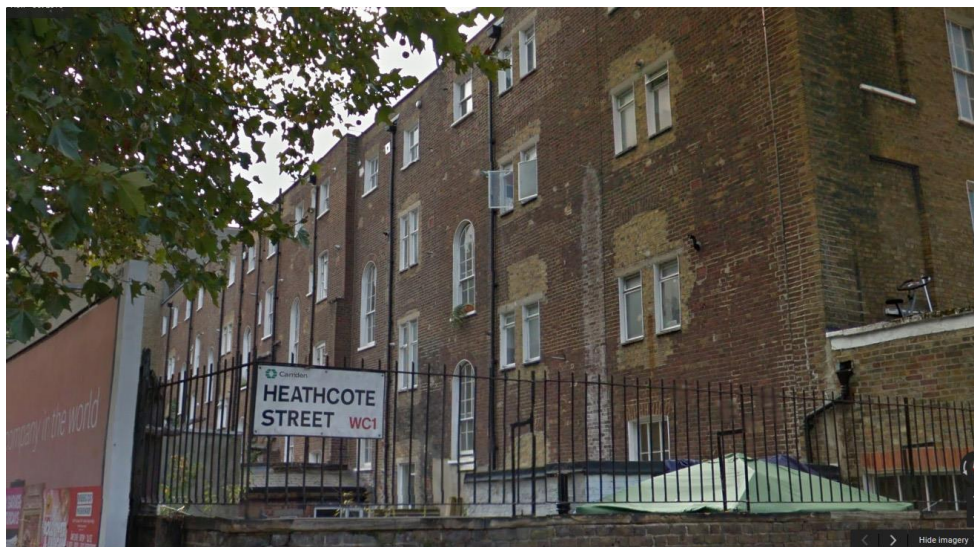
Flat C is located on the second floor of No. 6 Mecklenburgh Street. The building is positioned 3rd from the end of Mecklenburgh Street as it joins Heathcote Street. The house is in keeping with the typical style of house along the street and features yellow stock brickwork, 4 storeys with basements, and round arched entrance doorways.



Front view of 6 Mecklenburgh Street

There is some patched brickwork to the front elevation but otherwise the frontage of the building appears to be in reasonable condition with original features conserved. At the rear however there appears to have been quite a lot of alteration. The predominantly red brickwork has been extensively patched as can be seen from the photos of the rear. Large arched windows to the stairs appear to have been conserved however most other original windows have been replaced with newer windows that are not in keeping with the traditional style and period of the property. Generally, the rear of the building is less visible from the Street with partial views from Heathcote Street and Gray's Inn Road.

To accommodate the conversion of the building in to flats flue outlets are located at the rear.



Rear View as seen from Heathcote Street



Rear View as seen from Gray's Inn Road

This application seeks to refurbish the interior of the flat and to replace the existing rear window with a new traditional sash window in keeping with the original building.

Description Of The Proposed Alterations

The below descriptions may be read in conjunction with the proposed plans.

Boiler.

The existing property has a boiler located within the kitchen at the rear of the property. As part of the refurbishment and to allow a layout with a Bedroom at the rear, a new boiler is proposed located within the new kitchen area. As shown on the plans the boiler flue position is to be adjusted accordingly.

Rear Window.

The existing window at the rear is currently shared between the kitchen and bathroom. The new window will be a single traditional sash 3 over 3 window in keeping with the period of the house.

Bathroom

The Existing bathroom is to be removed and replaced with a new shower room. The walls surrounding the existing bathroom are plasterboard construction. The removal of the bathroom will not cause loss of original features.



Photo of existing bathroom

Existing walls removed / refurbishment works

There are internal walls that will be removed and reconstructed to create the new layout. These existing walls are of lightweight construction and are not original.



Photo: existing living room



Photos: existing hallway

The existing walls / ceilings to the flat have no cornice or detailing and removal of the internal walls will therefore not result in a loss of any original features.

As shown in the photos the building has been heavily altered internally and there are very few features of architectural or historic interest remaining. The proposed works therefore will not adversely affect the host building and will not result in the loss of any significant fabric of the original house.

New kitchen

A new kitchen will be installed positioned towards the front of the flat.

New flat entrance door

The existing entrance door to the flat is a half-glazed door with obscured glazed top light as shown in the below photos. The door is clearly not original and is unsympathetic to the style of the host building. A new solid timber front door in keeping with the period of the property is proposed and the top light is proposed to be filled in.



Photos: existing front entrance door to the flat

New doors

As shown from the photos of the existing hallway, none of the existing doors are original or in keeping with the period of the building. New doors are proposed to be traditional timber doors to be in keeping with the style of property.

Use

6, Flat C Mecklenburgh Street is a flat in single occupancy use which will remain unchanged as a result of the application.

Planning Policy and Guidance

The design has been considered alongside relevant planning policies including the following planning documents:

- London Borough of Camden Local Development Framework Development Policies
- London Borough of Camden Local Development Framework Core Strategy
- The London Plan (July 2011)
- Bloomsbury Conservation Area Guidance

DESIGN CONCEPT AND IMPACT OF THE PROPOSED ALTERATIONS

Design Intentions

a. High Quality Design

All of the proposed alterations are to be of high quality architectural design and using high quality materials throughout. The refurbishment works and changes to the property have been carefully considered and generally the intention is to wherever possible retain any original features and aspects of the house.

b. Respect and Maintain Character

The new window at the rear of the property will be a traditional sash window in keeping with the period of the house and will be an improvement to the character and appearance of the existing building. None of the proposed alterations will be visible from the street. Internally the refurbishment works respect the historic fabric of the original building.

c. Energy use and environmental.

The proposal seeks to replace the current boiler arrangement with an A-rated efficient boiler.

Conclusion

It is considered that the proposal makes appropriate changes that respect and maintain the character of the original building and preserves the architectural heritage of the building. We respectfully request that the proposal is approved accordingly.

This Design and Access Statement was prepared by [2PM Architects](#)

APPENDIX:

official listing:

NUMBERS 1-8 AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 1-8 AND ATTACHED RAILINGS

List entry Number: 1113122

Location

NUMBERS 1-8 AND ATTACHED RAILINGS, 1-8, MECKLENBURGH STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477500

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ3082NE MECKLENBURGH STREET 798-1/91/1115 (West side) 14/05/74 Nos.1-8 (Consecutive) and attached railings

GV II

Terrace of 8 houses. Early C19. Yellow stock brick with later patching. 4 storeys and basements. 2 windows each, No.8 with 3-window return to Heathcote Street. Round-arched doorways with fluted 1/4 columns, cornice-heads and fanlights; panelled doors. Entrance to No.8 on return in single storey extension; doorway with fluted pilaster-jamb and cornice-head (Greek key pattern). Blind arcade. Gauged brick flat arches to recessed sashes; 1st floor with continuous cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (St Pancras part IV): London: -1952: 49).

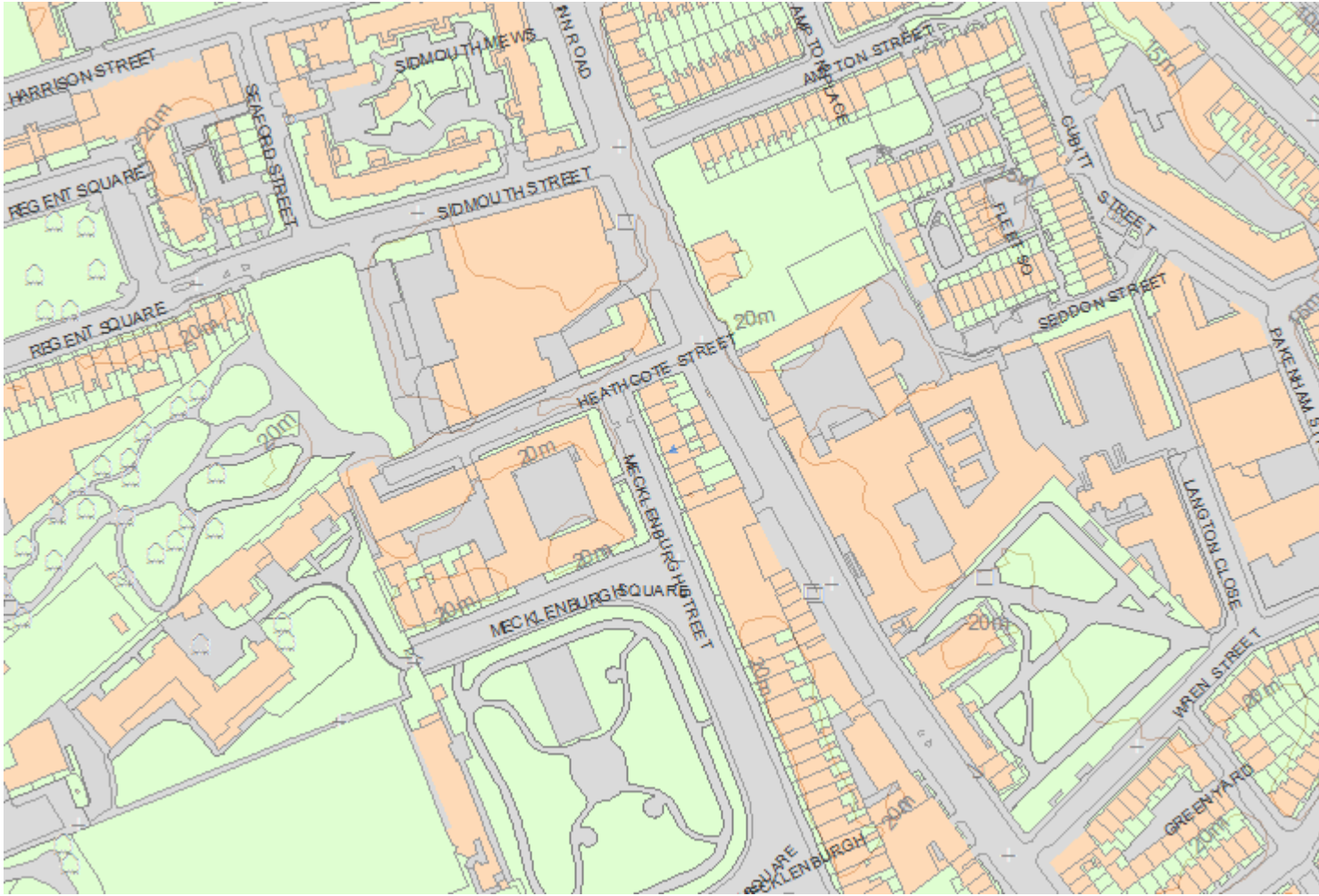
Listing NGR: TQ3064282493

Selected Sources

Books and journals

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 49

Map



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2016. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](#).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1113122 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 16-Jun-2016 at 12:29:24.

End of official listing