



Design & Access & Heritage Statement

project: 16009, 67 Guilford Street, London WC1N 1DF

date: 05/09/2016

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This statement is in support of the Listed Building Application for design development changes for property 67 Guilford Street, WC1N 1DF and relates to earlier Listed Building (2013_3939_L) and Section 96 (2015_6457_L) consents currently being implemented.

Following on from further surveys and design development a number of amendments have been proposed to the consented scheme as detailed below. The Approved Scheme is currently in early stages of implementation on site and therefore all earlier approved drawings are referenced 'as existing' in this application.

Unless noted otherwise in this document and on appended proposed drawings the principle of the proposed development, massing, number and mix of units, external materials and detailing remain unchanged from the approved scheme and OOK Architects '67 GUILFORD STREET WC1N - 519A, DESIGN AND ACCESS STATEMENT' dated October 2015.

The proposed changes will improve and enhance the approved scheme and thus have a positive impact on the listed host building.

1. Rear Dormer at 4th Floor Level

We propose to replace the previously approved pair of dormer windows at fourth floor level (Please refer to drawings 16009_PL014.2 & 16009_PL071.2) with a single, central, triple dormer window approximately 4.9m wide. The proposed dormer height and window type/materials will remain the same, as will the lead external cladding. Please refer to drawings 16009_PL114.2 & 16009_PL171.2 for full details.

2. Rear Upper Ground Floor Window

We propose to increase the width (to approx.2.6m) and height (to approx. 2.6m) of the previously approved rear window at upper ground floor level. Please refer to drawing 16009_PL071.2. Following site investigations an old brick arch lintel was discovered which will be reused. Window type and style will remain the same. Please refer to drawing 16009_PL171.2 for full details.

3. Detail of the fenestration on the side elevation of the rear extension

We propose to amend the detail of the previously approved fenestration to the side elevation of the rear extension. Please refer to drawing 16009_PL041.2. These changes will be in line with the already amended detailed design of the similar extension which is being built concurrently at number 66. The proposed scale and height of the extension will remain the same. The proposed materials with the exception of windows which are being changed from timber to aluminium will remain the same. Please refer to drawing 16009_PL141.2 for full details.

We would like to apply for Listed Building Consent (to be implemented alongside previously approvals 2013_3939_L & 2015_6457_L) for all amendments described in paragraphs 1-3 and on associated drawings 16009_PL114.2, 16009_PL141.2 & 16009_PL171.2.