

**Flat 1A and 1B  
81 Guilford Street  
London  
WC1N 1DF**

**Proposed division of Flat 1 maisonette into affordable apartments  
Flat 1A and 1B**



**Design and Access Statement  
June 2016**



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## 1.0 Introduction and Site Description

This document has been prepared for submissions as part of an application for Planning Permission and Listed Building Consent for the conversion of Flat 1, 81 Guilford Street, for the purposes of dividing into two affordable flats from what was a three bedroom maisonette recently converted from nurses hostel for the nearby hospital.

The proposed conversion includes the refurbishment of a recently added glazed conservatory that will be demolished and replaced with a more contemporary design rear extension that will feel more a part of the existing extension than the current all glazed conservatory whose proportions do not marry with the existing historic rear extension. The conversion of the ground floor room into studio apartment includes the addition of a central core bathroom similar to that on the 1st floor and in keeping with plans of ground floor studio flats to both neighbouring properties at 80 and 82 Guilford Street.

The site contains a Grade II listed, traditional Georgian townhouse constructed between 1793 and 1799 by James Burton. It contains four storeys with lower ground floor and forms part of a wider terrace of similar buildings all of which are listed. The site is located within the Bloomsbury Conservation Area.

To the north of the site is Colonnade, a mews development dating from the 19th century which was built to serve the larger houses to the south and the buildings are listed as positive contributors to the conservation area.

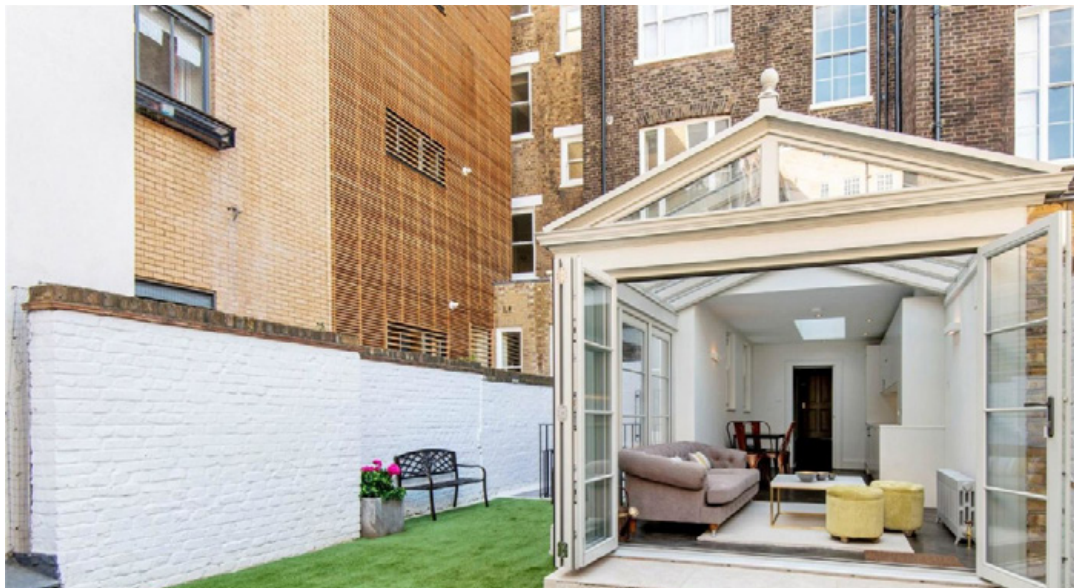


**2.0 Existing Condition and Relevant Planning History**

The existing Flat 1 maisonette is based on the following recent applications:

2014/5387/P and 2014/5452/L - Amendments to planning permission (2013/5798/P) dated 06/02/2014 for the change of use from nurses' hostel to residential use; namely: rear extension; alterations to garden layout including installation of new external stairs, addition of new black painted stainless steel railing to courtyard garden and external stairs, rebuilding of boundary wall to 1.8m height and associated internal alterations. Granted subject to a S106 legal agreement on 14/07/2015

2013/5787/P and 2013/5817/L - Change of use from nurses' hostel (Sui Generis) to residential (Class C3) to provide four units (1x3 bed maisonette & 3x1 bed flat), including rear extension at lower ground and ground floor levels, replacement of two rear windows with double doors and Juliette balcony, alterations to create front first floor balcony, installation of two rooflights, and removal of toilet block at rear first floor level, and associated alterations. Granted subject to a S106 legal agreement on 06/02/2014.



## 2.1 Existing Photos

### EXTERIOR



Ground Floor Garden Views  
Left: Conservatory from back of the garden  
Right: Side of conservatory from garden

### INTERIOR



Ground Floor Views of Flat 1 Entrance  
Left: Flat 1 front door.  
Right: Molding detail above Flat 1 doorway.

INTERIOR



Ground Floor Views of Garden Extension

Left: Kitchen from the entrance door.

Right: Conservatory from kitchen.



Ground Floor Living Room Views

Left: Existing ground floor front chimney breast.

Right: Ground floor doorway to the living room.



**Basement Views**

**Left: Sliding door to walk-in storage room (open, on the left) in bedroom 2**

**Right: Location for proposed new door to walk-in storage room**



### 3.0 Proposed Use – Planning Strategy (Policy DP26)

- 1) The impact of the proposal on the character and appearance of the host listed building and the surrounding Bloomsbury Conservation Area

The Flat 1A proposed new rear extension extends 1.8m beyond the rear extension line of the existing glass conservatory. This is minimal impact and in keeping with Pre-application dated the 28th May 2015 and subsequent meeting on the 5th August 2015 and LB Camden response (ref: 2015/3066/PRE) dated the 3rd September 2015 adding further clarification.

- 2) The impact of the proposal on the amenity of adjacent occupiers.

#### Amenity

The proposed single storey extension at ground floor level is subservient to the host building and the context limiting impact on neighbouring properties in accordance with Policy DP26 that seeks to ensure that the amenity of occupiers of neighbouring properties is protected.

#### Basement Works

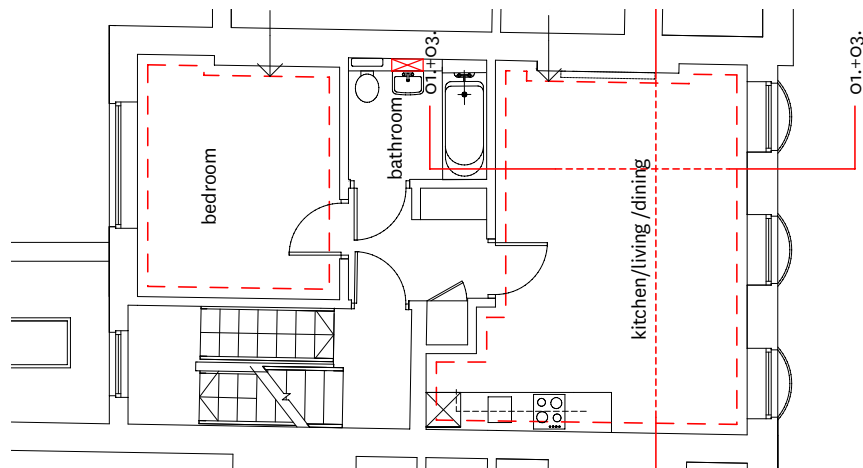
No alterations are proposed to the extent of the existing basement. All proposed works to be contained within the existing basement line.

**4.0 Design Statement (Local Plan Policy H4)**

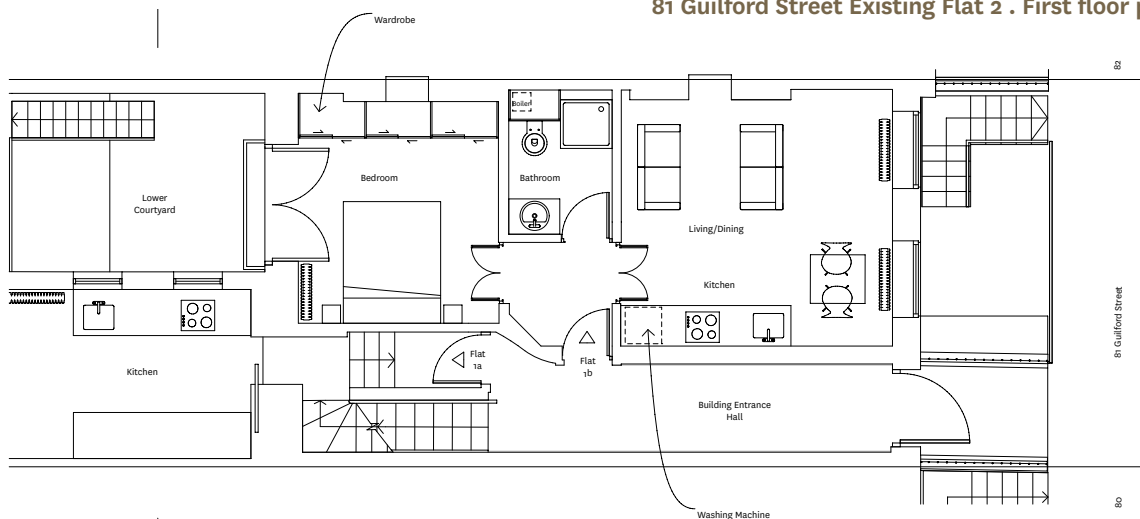
This is a clever conversion of a single 3 bed family dwelling into two affordable flats creating a spacious new affordable one bed apartment, Flat 1B, whilst retaining the 3 bed family dwelling, Flat 1A.

The proposed conversion remains within the curtilage of the existing Flat 1 meeting housing needs in Bloomsbury maximising the supply of affordable housing (Local Plan H4) within an area limited by heritage criteria. The proposal to convert Flat 1A includes a request to extend Flat 1A 1.8m beyond the existing rear extension. It is envisaged that the conversion follows plans already approved for apartments on the upper floors ensuring:

- i) Flat 1B Bathroom core is contained between the historic chimney breasts and risers to the floors above. The addition of a centralised bathroom will necessitate an high level boiler flue that will either run within the existing lowered ceiling or will be concealed by proposed high level cornicing similar to that already approved by conservation officer to sign-off conditions for Flat 2 above (2014/4922/P).
- ii) The addition of a bathroom to Flat 1B Ground Floor follows precedents added to neighbouring properties 80 and 82 Guilford Street.



81 Guilford Street Existing Flat 2 . First floor plan



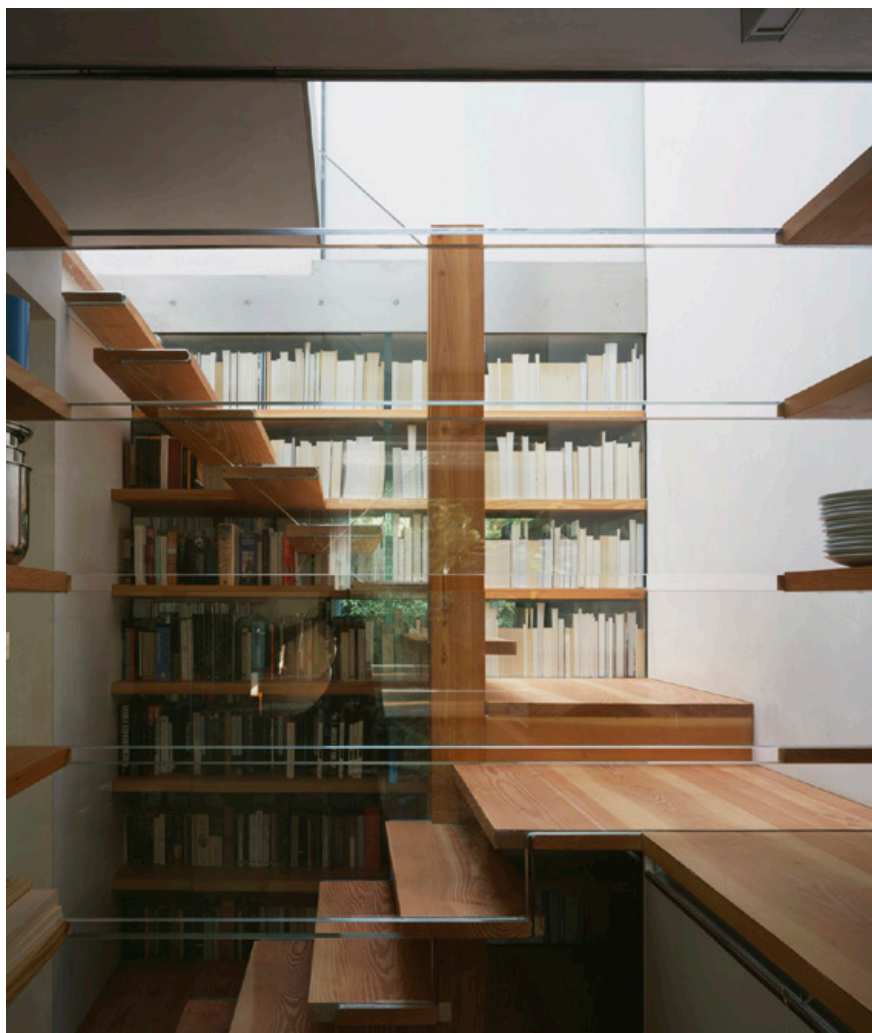
81 Guilford Street Proposed Flat 1b . Ground floor plan

## 5.0 Design Excellence

Friend and Company, the architects for 81 Guilford Street have won a variety of awards for design excellence. Winners of the 2004 Waltham Forest Design Award and finalists in Young Architect of the Year (YAYA) in both 2007/2008. Friend and Company are also one of seven practices starring in Wallpaper\* Magazine Architects Directory 2008 and exhibitors at the Royal Academy Summer Exhibition 2008/2009/2010. Recent work has been shortlisted for Don't Move Improve Awards in both 2013 and 2014.

The work of the practice has explored how best to alter and adapt existing, often complex, historic buildings. In July 2008 Adrian Friend was invited by Wallpaper\* magazine to talk at the London Festival of Architecture Hauswork lectures. The talk was titled 'Extensions and radical alterations' and presented the interests of the practice through key projects that are bold contemporary alterations that seamlessly blend with and heighten ones appreciation of the historic context.

Each project, regardless of scale, is the result of detailed research into the context and site characteristics and emerges from a rigorous design process where the original concept is honed and followed through in the smallest of details.



Left: 21st Century Span House - Award winning conversion of a mid-century modern Span House designed by architect Eric Lyons.

## 6.0 Conserving and Repairing the Exterior

For the 81 Guilford Street, Flat 1 conversion, Friend and Company Architects will repair or replace any external features where necessary so that the original listed façade is as intact as possible. As part of the new design proposal the extension connects with the existing building in a more cohesive and thought through fashion linking the old and the new adding more architectural merit to the site.

Friend and Company Architects have previous experience in delivering projects of a high quality that are sensitive to their historic environments. Studio 3, a refurbishment of an artist's live / work unit within a Grade II listed former Jewish Primary & Infants School in Stepney Green, East London, is particularly relevant showing how well a contemporary extension can compliment a historic listed structure.



Left: Studio 3, a COR-TEN extension to the Grade II Listed Stepney Jewish Primary & Infants School London E1



Historic England

# NUMBERS 75 TO 82 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 75 TO 82 AND ATTACHED RAILINGS

**List entry Number:** 1271620

## Location

NUMBERS 75 TO 82 AND ATTACHED RAILINGS, 75-82, GUILFORD 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: 477966

## 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

TQ3082SW GUILFORD STREET 798-1/95/723 (North side) 14/05/74 Nos.75-82 (Consecutive) and attached railings

### GV II

8 terraced houses. c1793-1799. By James Burton, altered. Nos 75 & 76: darkened multi-coloured stock brick with stucco ground floors, No.75 rusticated. EXTERIOR: 4 storeys and basements. Formerly 2 houses with 3 windows each. No.75 with Roman Doric doorcase, fanlight and double panelled doors. No.76 doorway altered for use as a window. Gauged brick flat arches to recessed 2-pane sashes; 1st floor with continuous cast-iron balconies. 1st and 2nd floors No.76 with blind boxes. Stucco cornices at 3rd floor level. Parapets. Nos 77-82: darkened multi-coloured stock brick, No.81 refronted. 4 storeys and basements. 3 windows each, except No.82 with 2 windows. Round-arched doorways with fluted surrounds, radial fanlights and double panelled doors; No.78, doorway converted for use as a window. No.82, stucco door surround with pilasters, fluted head and cornice. Plain stucco band at 1st floor level. Reddened gauged brick flat arches to recessed sashes; 1st floor with balconies except Nos 79 & 82. Stucco cornice at 3rd floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 32).

Listing NGR: TQ3032682115

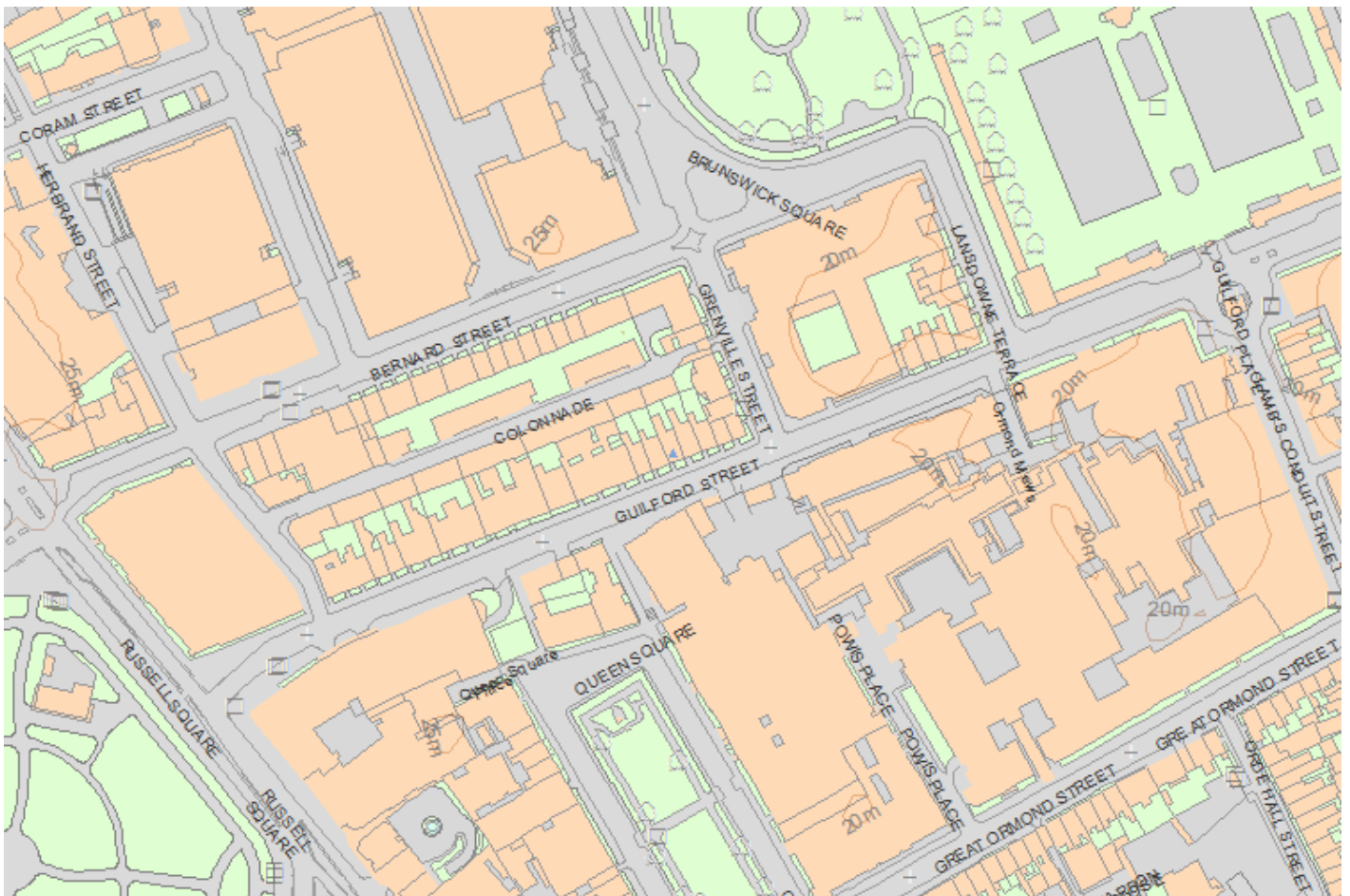
## Selected Sources

### Books and journals

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 32

National Grid Reference: TQ 30356 82122

### Map



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End of official listing