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Flat 1, 68 HUNTLEY STREET, LONDON, WC1E 6DD

DESIGN & ACCESS STATEMENT

1. No 68 Huntley St is the second property from the end of 13 terrace properties (no 46 to 70) comprising basement, 3 levels above Ground and mansard levels, constructed in the late 18th century as a modest residential unit. Flat 1 is at Basement and Ground Floor levels. It is accessed from Huntley St up two steps from the pavement leading to the front door across a bridge over an area in front of the basement and then with an entrance from the common Hall at Ground Floor level. There is a secondary entrance from the Huntley St pavement down metal stairs to the basement. The whole property was originally a single residence with two rooms at each of the five levels and includes 2 rear yard spaces to the rear at basement and ground floor level. It was converted into three self contained flats in the mid to late 20th century, altering proportions of rooms, destroying some internal features, removing the rear chimney breast and causing some distress to the structural spine wall. A Change of Use was granted to convert Flat 1 to B1 Use on Appeal in 2007, for the period during which the property was to be occupied by the Foundation for Liver Research which used the accommodation at Basement and Ground Floor levels as ancillary to the property in Chenies Mews.
2. The Institute of Hepatology moved out of Chenies Mews and flat 1 68 Huntley St early in 2016 and the properties were purchased by University of London Hospitals Charitable Trust. The proposal is to convert the accommodation back to a two bedroom flat in association with refurbishment of the whole property carrying out essential maintenance & upgrading finishes to ensure it remains habitable for at least 20 years with routine maintenance, until further refurbishment is necessary.
3. The intended use of the properties is for the apartment to be available for rent.
4. The property has remained in the same relationship to its surroundings and adjacent properties since built.
5. No external alterations or new build is proposed to the fabric of the existing property and internal alterations have been kept to a minimum. The main feature of the property as part of the terrace is retained.
6. No additional landscaping is proposed to the properties with no space to the front and only small yards. The covered way and

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associated steelwork will be removed and the boundary wall to the rear will be re-instated to make no 68 an independent property.

7. The property was built in the mid Georgian period with London stock facing brickwork. The recessed timber up & down sash windows are to be retained with windows repaired and painted and brickwork pointing made good where required.
8. The property is being refurbished to ensure it presents an attractive elevation to the streetscape and modern living conditions for its residents.
9. The site has good Public Transport Accessibility Level. Various tube and bus routes are within close proximity. Euston Square, Warren Street and Goodge Street tube stations are within easy walking distance. Mainline Railway stations are also accessible within a 5 - 10 minute walking distance. The site also has good connections for six bus services that run parallel to the site on Tottenham Court road and Gower Street within a couple of minutes walking distance. Huntley Street is a two way local road and is covered by controlled parking zone status. Due to the existing building configuration and access, the existing entrance and external steps that will remain for heritage and townscape visual requirements will not allow for a disabled ramp or lift into the main entrance of the building. Disabled access via the external rear yard is not possible as no external rear entrance exists.
10. The main architectural merit of no 68 Huntley Street is the contribution of the house in the group of nos. 46 - 70 providing a constant three storey with mansard late 18th century uniform terraced block, sitting among adjacent buildings of various styles and heights. The property represents modest Mid-Georgian housing of the original Bedford estate. It does not represent an exceptional or unique example of a dwelling of its age or character. External features are multicolored stock brick, gauged brick flat arches to recessed sash windows, round-arched doorways, radial patterned fanlights to paneled front door, cast iron rainwater heads and pipes and cast-iron railings. These features are all to be preserved and where damaged sensitively repaired to match existing. Many internal features, fireplaces, doors, architraves, skirtings etc have been damaged or lost as lobbies and bathrooms were introduced in previous refurbishments, but where remaining they will be retained & repaired/decorated or if missing, best efforts will be made to replicate what was there. In the Basement and Ground floor Change of Use works, internal doors were replaced with timber veneered doors; skirtings were replaced with hardwood skirtings and recessed down lighter fittings installed at Basement level.