
Listed Building Consent Repairs and Refurbishment of existing flats

68 Huntley Street,
London,
WC1E 6DD

For University College London
Hospitals Charity (UCLHC)

Design & Access Statement Heritage Statement

Llewelyn Davies

Refurbishment of a 4 storey
townhouse containing:
1 x studio flat and
2 x two bedroom apartments
@ 68 Huntley Street, Fitzrovia,
London, WC1E 6DD.

Design & Access Statement Heritage Statement

Contents

1.0	Introduction	07
2.0	Site & Property Description	
2.1	Location	09
2.2	Accessibility	10
2.2	Heritage Statement	12
3.0	Design Analysis & Proposal	
3.1	Existing Streetscape	22
3.2	Existing Access	22
3.3	Architectural Merit - External	23
3.4	Constraints & Opportunities	24
3.5	Proposed Development	24
3.6	Commencement of Works	25
3.7	Structural Principles	25
3.8	Existing & Proposed Basement Floor	26
3.9	Existing & Proposed Ground Floor	30
3.10	Existing & Proposed First Floor	34
3.11	Existing & Proposed Second Floor	38
3.12	Existing & Proposed Third Floor	40
3.13	Existing & Proposed Roof Floor	44
3.14	Structural Analysis	45
3.15	Existing & Proposed Front Elevation	53
3.16	Existing & Proposed Rear Elevation	54
3.17	Existing & Proposed Services	55
4.0	Summary & Conclusion	
4.0	Summary	56
4.1	Conclusion	56
4.2	Further Application Requirements	57



Introduction

- 1.1 This Heritage Statement has been submitted in support of the application for Listed Building Consent.
- 1.2 This report has been prepared by Llewelyn Davies on behalf of University College London Hospitals Charity (UCLHC) to support an application for Listed Building Consent at 68 Huntley Street. The proposed work includes the repair, refurbishment and modernisation of the existing 3 self contained apartments that were converted over 40 years ago.
- 1.3 68 Huntley Street is an existing Four Storey Townhouse that contains three apartments comprising of the following:
- 2 bedroom apartment on the basement and ground floor.
 - Studio apartment on the first floor,
 - 2 bedroom apartment on the second and third floor.
- 1.4 The proposed repairs, refurbishment and modernisation will be carried out to all 3 apartments. In addition the following alterations are proposed:
- 2 bedroom apartment on the basement and ground floor incorporating new en suite bathrooms at basement level.
 - 2 bedroom apartment on the second and third floor incorporating a new en suite bathroom on the third floor.
- 1.5 No major external alterations or new build are proposed to the historical fabric of the building and internal alterations have been kept to a minimum.
- 1.6 68 Huntley street sits on a site property area of 70.6m² (0.00706 hec). The existing floor areas are:

	Existing
Lower Ground Floor	38.40m ²
Ground Floor	36.30m ²
First Floor	34.00m ²
Second Floor	41.30m ²
Third Floor	37.30m ²
Total Gross Internal Area	187.30m ²

- 1.7 The proposed apartment areas are:

Lower level 2 Bedroom maisonette	74.70m ²
First floor Studio	34.00m ²
Upper level 2 Bedroom maisonette	78.60m ²
Total Gross Internal Area	187.30m ²

- 1.8 This proposal is based on providing accommodation that will enhance and protect the existing fabric and character of the Grade II Listed Building. No external alterations are envisaged apart from repairs and minimal internal alterations to retain and enhance the historic floor plan of this Georgian townhouse.

2.0 Site & Property Description



2.1 Location



Street Views of Huntley Street



1 : 1250 Ordnance Survey Plan

2.1 Location

- 2.1.1 The application site is located at Number 68 Huntley Street, Fitzrovia, London, WC1E 6DD. This 4 storey terrace property is located towards the end of an existing row of 13 terrace properties that are on the eastern side of Huntley Street. The site location is shown on page 8 and 9 highlighted as a red boundary line on the aerial site photograph and the 1:1250 ordnance survey plan.
- 2.1.2 Huntley Street is aligned on a north-south orientation and is located between Gower Street and Tottenham Court Road within Fitzrovia in the London Borough of Camden.
- 2.1.3 The immediate area comprises hospital uses to the north and west, university uses to the east and a mix of residential and university uses to the south. The university and hospital buildings to the north of the site include the area's principal landmarks; the main University College London building and quadrangle, the UCLH Cruciform building and the newly constructed UCLH Trust hospital.
- 2.1.4 The site is located in the City of Camden, and within the Bloomsbury Conservation Area. 68 Huntley Street is a Grade II listed building.

2.2 Accessibility

2.2.0 Accessibility

2.2.1 The site has good Public Transport Accessibility Level. Various tube and bus routes are within 5 and 10 mins walking distance. These are highlighted on the adjacent plan.

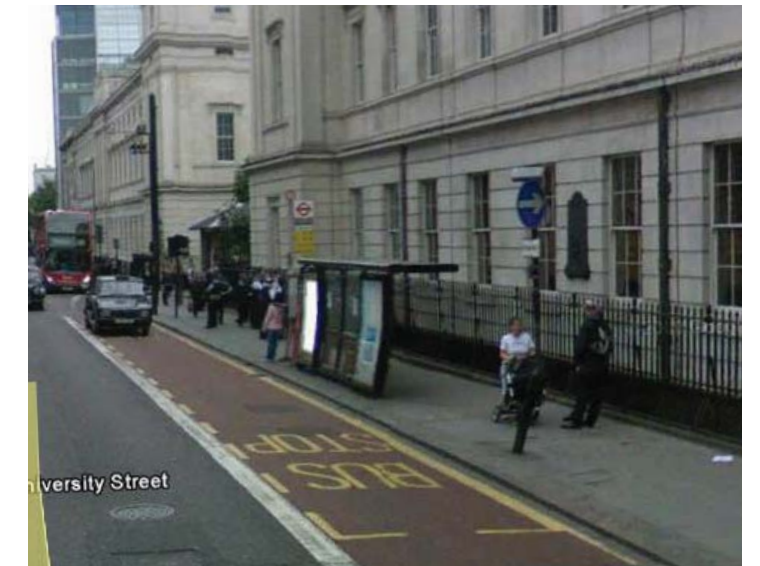
2.2.2 The following tube stations are within close proximity and easy walking distance. These are:

- Euston Square North-east of site
- Warren Street North-West of site
- Goodge Street Westwards of site

2.2.3 Mainline Railway stations are also accessible. These are within a 5 - 10 min walking distance or accessible by bus.

2.2.4 The site also has good connections for six bus services that run parallel to the site on Tottenham Court road and Gower Street. These are within a couple of minutes walking distance.

2.2.5 Huntley Street is a one way local road and is covered by controlled parking zone status.



Existing tube stations located close to huntley street



Existing bus stops located close to huntley street