

**Friendandcompany.Architects**

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

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



**Design and Access Statement  
May 2017**

**Contents:**

1. Introduction and Site Description
2. Existing Condition and Relevant Planning History
  - 2.1 Existing Photos
3. Proposed Use - Planning Strategy (Policy DP26)
4. Design Statement (Policy H4 and Policy CS6)
5. Design Excellence - Friend and Company Architects
6. Conserving & Repairing The Exterior
7. Dwelling Size Priorities (Policy DP5)
  - 7.1 Proof of Market - Bloomsbury 85% single occupancy (1b1p)

**Appendix A.**

Proof of Market - Foxtons correspondence dated the 16th May 2017  
Proof of Market - Dexters correspondence  
Proof of Market - Sales local Bloomsbury Sales listings 2016-17  
Planning Act Listing

### 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.

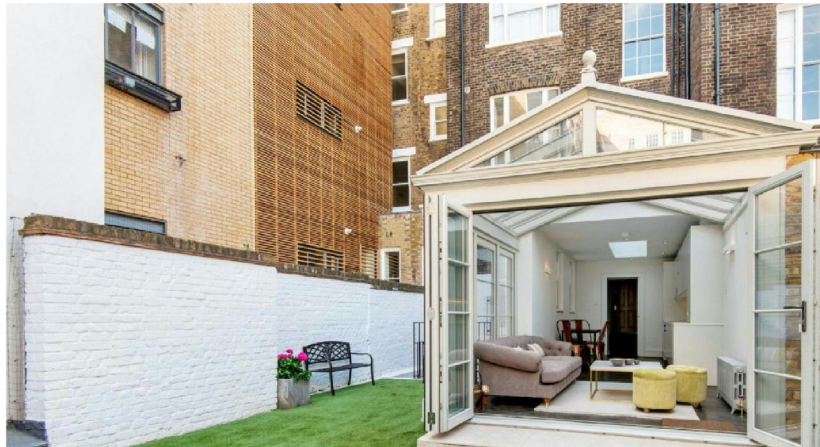


## 2.0 Existing Condition and Relevant Planning History

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.



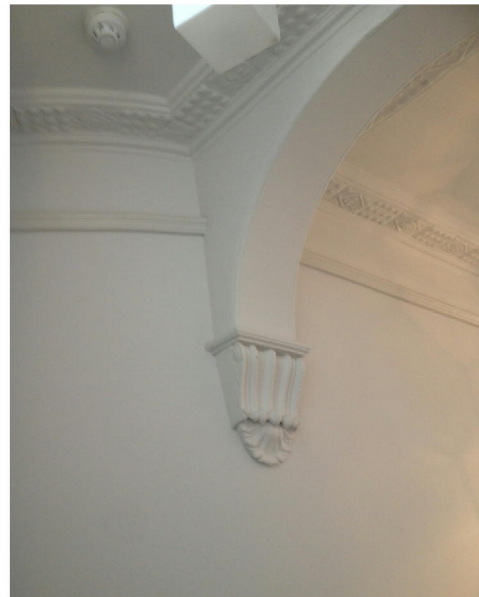
**2.1 Existing Photos**

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.

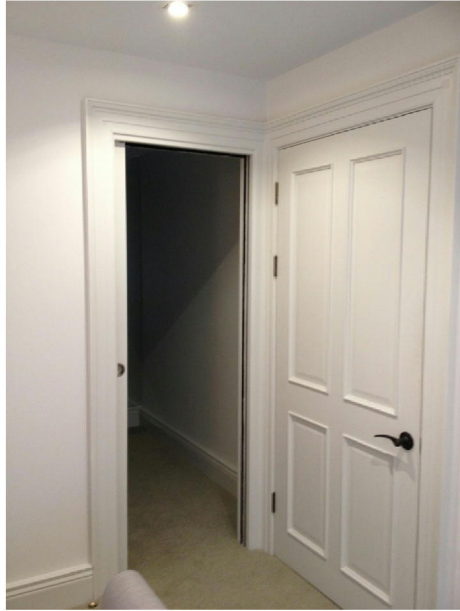
INTERIOR



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.

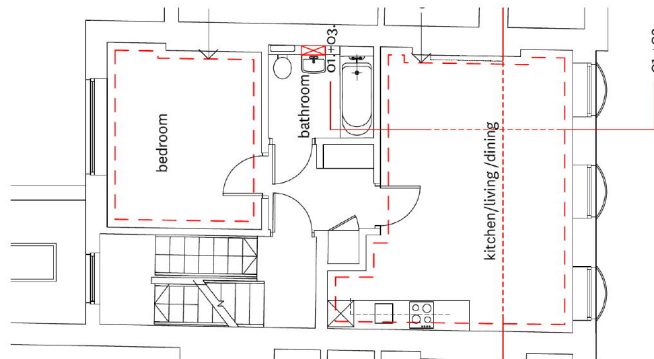


**4.0 Design Statement (Local Plan Policy H4 and Core Strategy Policy CS6)**

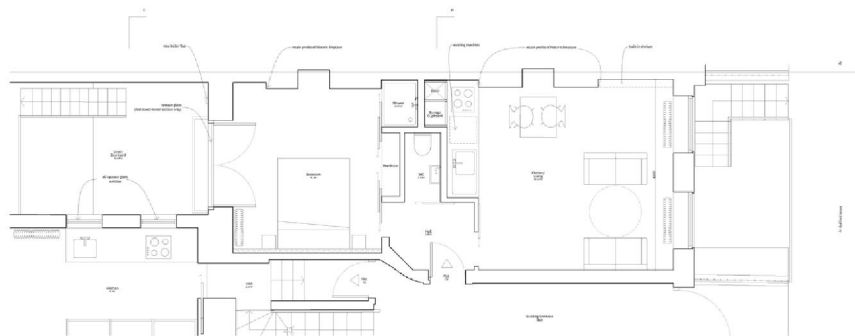
This is a clever conversion of a single 3 bed family dwelling into two affordable flats creating a spacious new affordable one bed one person apartment, Flat 1B, whilst retaining the three bed six person family dwelling, Flat 1A. This satisfies the Core Strategy Policy CS6 whereby the Council seeks to maximise the number of homes.

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, 2m 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.
- iii) The proposed plans for Flat 1A and Flat 1B complies with the National Technical Housing Standards (March 2015) for a 1b1p (Flat 1B) and a 3b6p (Flat 1A).



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.

Recent projects include the addition of a new shop to the grade 1\* V&A Museum, image below.



Above: New V&A Shop, in Grade 1\* Listed Victoria & Albert Museum, designed by Friend and Company Architects (2017).

### **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, designed by Friend and Company Architects (2014).

#### 7.0 Dwelling Size Priorities (Policy DP5 and Policy CS6)

We recognise Camden Council's Core Strategy policy CS6 states that the Council will seek to maximise the supply of homes and minimise their loss, as housing is considered to be a priority land use of the Camden Local Development Framework.

The Council acknowledges that there is a need and/or demand for dwellings of every size, however, Camden will focus and prioritise provision around the very high and high priority sizes. Set out in Policy DP5, the Dwelling Size Priorities Table identifies market homes with 1 bedroom of low priority, 3 and 4 bedroom units of medium priority and 2 bedroom units of high priority. The Council would expect at least 40 per cent of market housing to provide 2 bedroom units in London Borough of Camden.

#### 7.1 Proof of Market - Bloomsbury 85% single occupancy (1b1p)

However recent Proof of Market study in Bloomsbury where high density of housing stock is historic nearly 85% of the market is single occupancy. Of 27 properties sold by Foxtons in 2016 48% were Studio or 1 beds (See Appendix A).



Left: 21st Century Span House - Award winning conversion of a mid-century modern Span House designed by Friend and Company Architects (2011).



16<sup>th</sup> May 2017

To Whom It May Concern,

The postcodes of WC1 & WC2 has a great demand for studios and one bedroom flats due to its inclusion and proximity to numerous universities, hospitals and the professional population based at the nearby law institutions.

In this area the market for studios and 1 beds is almost without exception for single occupancy either students or professionals as a Pied De Terre.

All the Rentals and Sales in WC1 & WC2 - 2016

Sales:

1. Of 27 sales, 13 were Studio or 1 beds
2. 85% are single occupancy(11 flats)

Rentals:

- We let 93 properties that comprised of studios and 1 beds
- 70% of the 0-1 beds are single occupancy

---

The figures supplied here are from all the sales and rentals in the WC1 & WC2 postcodes that Foxtons have conducted, and represent a fair reflection of the market in general. Across both sales and lettings, the demand for studios and one bedroomed property are very high.

Yours sincerely,



**James Blackler**  
Sales Manager  
West End Sales, Foxtons

**T** : 020 3617 8910  
**M**: 07773 816 106  
**F** : 020 3249 4231  
**E** : James.Blackler@foxtons.co.uk  
**W**: <http://www.foxtons.co.uk>

**130**  
AWARDS  
SINCE 2010

**Voted Best Estate Agency in London**

There may be a dual fee liability if you have previously instructed another agent to sell your property on a sole agency, joint sole agency, or a sole selling rights basis, or if you instruct another agent during or after the period of Foxtons sole agency or joint sole agency.  
Foxtons Limited Registered Office, Building One, Chiswick Park, 566 Chiswick High Road, London W4 5BE. Registration No1680058 (England) VAT No. 905324155



**Dexters**

London property / professionals

To Whom It May Concern,

There is a very high demand for studios and one beds in the area's which we cover – Bloomsbury, Kings Cross and Covent Garden.

Primarily these are required by professionals who commute into London for the working week and students at the local universities and hospitals.

I would add that at least 90% are sold or let to single occupancies; with the remainder, almost always being taken by couples.

We are always looking for more quality accommodation in this market.

Yours,

[Redacted Signature]

Hugh Turner  
Senior Sales Consultant  
0207 833 4466

Property Address	Beds	Sq Ft	Price	£ Per Sq Ft	Completion
Flat 45, Winter Garden House, 2 Macklin Street WC2B 5ND	1	468	£650,000	£1,388	01/02/16
Flat 3, 34 Museum Street, London, WC1A 1LH	2	1313	£1,625,000	£1,237	02/02/16
8C Calthorpe Street, London, WC1X 0JS	3	1027	£899,000	£875	21/03/16
Flat 3, Mytre Court, 3-5 Johns Mews, WC1N 2PA	1	505	£631,000	£1,249	22/03/16
Flat 162, Foundling Court, Brunswick Centre, WC1N 1AN	2	835	£869,370	£1,041	29/03/16
Flat 7, 3-4 Doughty Street, London, WC1N 2PN	1	463	£759,500	£1,640	31/03/16
Flat 1, 2 Regent Square, London, WC1H 8HZ	1	610	£570,000	£934	31/03/16
109 Paramount Court, 38-39 University Street, WC1E 6JW	2	738	£1,130,000	£1,531	31/03/16
6 Foxcroft, Penton Rise, London, WC1X 9EF	1	450	£388,000	£862	22/03/16
7 Coptic Street, WC1A 1NH	4	2391	£2,725,000	£1,139	13/05/16
Flat G, 2 Calthorpe Street WC1X 0JS	1	462	£560,000	£1,212	04/05/16
8 Hardwicke Mews, London, WC1X 9AE	4	1617	£1,760,000	£1,088	10/06/16
Flat B, 21 Millman Street, WC1N 3EP	1	352	£499,950	£1,420	13/07/16
1, 40 Shelton Street, WC2H 9HZ	2	761	£1,300,000	£1,708	01/06/16
Apartment 41, 145 Drury Lane, WC2B 5TA	3	1292	£2,210,000	£1,710	12/07/16
94 Odhams Walk, WC2H 9SE	1	548	£790,000	£1,441	22/07/16
14 Russell Square Mansions, 122 Southampton Row WC1B 5AE	2	693	£842,500	£1,208	02/08/16
Apartment 3, 5 Queen Square, WC1N 3AR	2	1179	£2,350,000	£1,993	06/09/16
7 York Buildings, WC2N 6JN	5	2992	£3,475,000	£1,161	31/08/16
Flat 702, Endsleigh Court, Upper Woburn Place, WC1H 0HW	0	366	£345,000	£942	16/09/16
Flat 5, Aldwych Buildings, Parker Mews, WC2B 5NT	1	405	£515,000	£1,271	03/10/16
89 Clare Court, Judd Street, London, WC1H 9QW	0	378	£425,000	£1,124	07/10/16
4 Emerald Street, WC1N 3QA	4	1783	£1,400,000	£785	21/10/16
Flat 5, 13-14 Guilford Street, WC1N 1DX	1	381	£485,000	£1,272	12/12/16
Flat 1, 11 Tavistock Place, WC1H 9SH	2	864	£1,080,000	£1,250	22/12/16
Flat 2, 67 Grays Inn Road, WC1X 8TL	2	916	£935,000	£1,020	16/12/16
14 Brampton House, 18 Red Lion Square, WC1R 4RA	1	502	£560,000	£1,115	29/03/17
			£29,779,320		



# 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

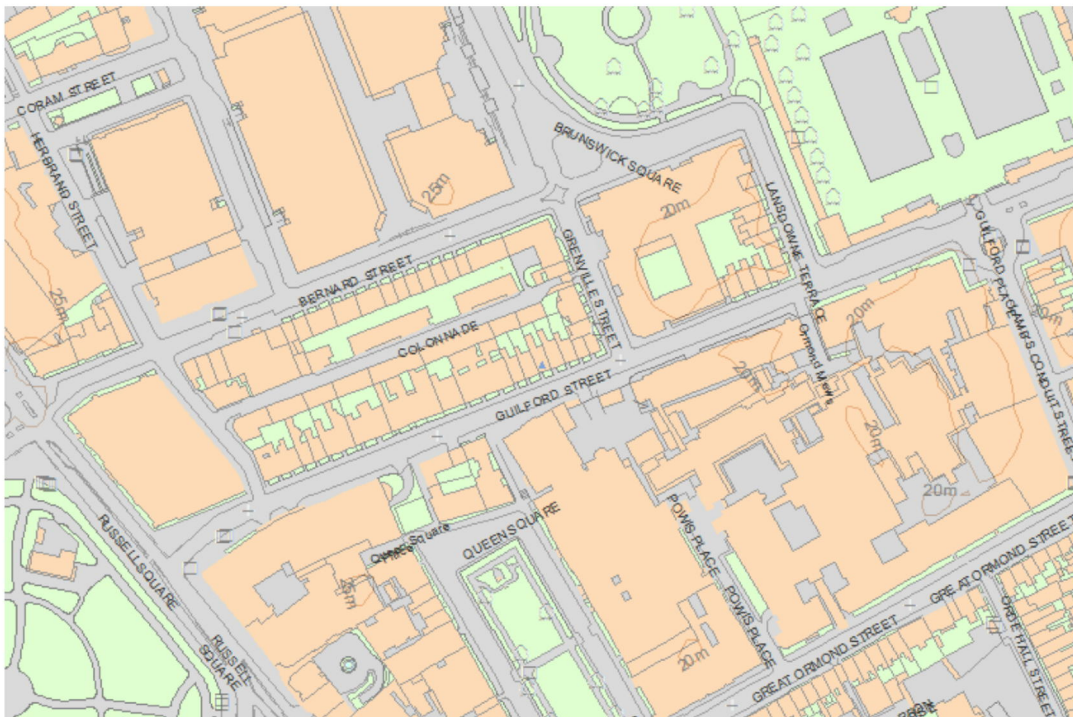
## Selected Sources

### 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



© 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 \(https://historicengland.org.uk/terms/website-terms-conditions/\)](https://historicengland.org.uk/terms/website-terms-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 - [1271620.pdf](#) (<http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrin>

[t.svc/248014/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](t.svc/248014/HLE_A4L_Grade|HLE_A3L_Grade.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 22-Jun-2016 at 10:21:29.

End of official listing