



Juttla
Architects

Design & Access Statement

109-110 Guilford Street, London, WC1N 1DP

Rev - A

August 2017

Argyle House, Joel Street,
Northwood Hills, Middlesex, HA6 1NW
† 01923 840077 | f 01923 840078
juttla-architects.com | info@juttla-architects.com

RIBA 

Chartered Practice

1.The Application

- 1.1. Proposed part single storey and part double storey rear extension and internal alterations to the existing House in Multiple Occupancy (HMO) at no.109 & no.110 Guilford Street.

2.Site Location

- 2.1. The application is for a site at 109 & 110 Guilford Street in the London Borough of Camden. The plot is approximately 190m².
- 2.2. The application site comprises of a five storey building – including a basement and loft level. The site is bounded by Guilford Street to the south-east, by no. 108 Guilford Street to the south-west and the corner property no. 111 Guilford Street to the north-east with other properties bordering the north-west boundary.
- 2.3. The buildings are part of the late 18th century and early 19th century development of the area. The site is occupied by two Grade II Listed Buildings, which have been converted into student accommodation comprising bedrooms and communal areas and have been used as such for many years.
- 2.4. The property is located within the Bloomsbury Conservation Area and is to a similar scale and matches the architectural character of the adjoining properties on this parade.

3.Site Description

- 3.1. The existing Grade II Listed Buildings at no.109 & no.110 are five storeys with the inclusion of a basement and a habitable loft level. The buildings are finished in yellow stock bricks, with the fenestration being painted white timber double hung sash windows.
- 3.2. The existing property at no.109 has previously been extended to the rear at ground floor level. To the rear of no.110 a small paved rear garden exists.
- 3.3. The properties were converted into student accommodation a number of years ago, with a total of 20 bedrooms, 4 communal kitchens, a number of communal bathroom facilities and a laundry room currently existing between the two properties. The layout has been outlined below:

3.3.1. Basement Level

At no.109, there is currently one en-suite bedroom and a communal kitchen. To no.110, there is one bedroom, a kitchen and a laundry room. A current light well exists to provide natural light to the rear parts. The basements are accessed from the front externally as well as from the rear internally.

3.3.2. Ground Floor Level

At no.109, there are three bedrooms, including one en-suite, with one of the bedrooms existing within the previously extended ground floor rear extension. No.110 has a further 2 bedrooms, 2 communal bathrooms and access to the small rear courtyard.

3.3.3. First Floor Level

At first floor level, no.109 houses two en-suite bedrooms, with no.110 having a further three bedrooms.

3.3.4. Second Floor Level

At second floor level, no.109 has one en-suite bedroom, a communal bathroom and a communal kitchen. No.110 at this level has two bedrooms and a communal kitchen.

3.3.5. Third Floor Level

Within the loft space, no.109 has two en-suite bedrooms and no.110 has three further bedrooms and also a communal bathroom.

- 3.4. During the previous conversion into student accommodation, minor internal alterations were undertaken to accommodate the change of use and as such not all of the internal partitions are original features.
- 3.5. The existing HMO accommodation is in a poor state and requires investment in order to bring it up to a better standard. As such, the client felt that undertaken the proposal will not only provide more accommodation but would enhance the overall standard of accommodation provided.

4. Design

- 4.1. This Design & Access Statement should be read in conjunction with the below drawings and documents:

4.1.1. Drawings: P101 – Location Plan
 P201 – Existing Plans and Elevations
 P202 – Proposed Plans and Elevations

4.1.2. Documents: Heritage Statement – AB Heritage

4.2. Proposal

The proposal is for part single and part double storey rear extension and internal alterations to the existing HMO to provide 23 units. The use of the property will remain as per existing, however, the number of units will increase. Furthermore, the standard of accommodation will be significantly improved as all the units will benefit from an en-suite.

The proposal looks to retain as much of the existing original building as possible, whilst making certain alterations and minor amendments where necessary to allow the building to be utilised as an HMO with 23 units.

The internal layout within the building has been configured such that it retains the order and layout of the existing property as far as possible, and as such requires the least amount of intrusive works.

The roof of the building will be retained as per the existing construction and detailing. However upon closer inspection, it may be necessary to repair certain areas. These repairs will be carried out with a matching construction and detailing to that of the existing.

4.3. No.109 - Internal Layout & Alterations

At basement level, one unit is proposed and one communal kitchen. The en-suite in unit 1 will be retained as per the existing location, with the only alteration undertaken to be the repositioning of the en-suite door. This unit is a double occupancy room.

Three units are proposed at ground floor level to replace the existing three bedrooms. Unit 4 does not lead to any alterations internally. Additional partitions are proposed to unit 3 and 5 to allow for the en-suites to each of the units. Unit 3 is a single occupancy room whilst the other two are double occupancy rooms.

Three single occupancy units are proposed at First floor level, with minor alterations made to block up some of the existing doors, addition of a partition and repositioning the en-suite doors to accommodate the revised layout.

Two single occupancy units are proposed at Second floor level, with minor alterations made, including a partition and block up some of the existing doors and reposition the en-suite doors to accommodate the revised layout. A second communal kitchen is also located at this level.

At third floor level, two further double occupancy units are proposed. The door position of unit 10 en-suite is to be repositioned whilst unit 11, internal partitions proposed to allow for an en-suite.

4.4. No.110 - Internal Layout & Alterations

At basement level, one double occupancy unit and one communal kitchen is proposed. Internal partitions are proposed to allow for an en-suite for unit 1. The existing laundry room will be retained.

Three units are proposed at ground floor level to replace the existing two bedrooms. The proposed rear extension allows for the additional accommodation space. Internally, new partitions are proposed to unit 3 to allow for an en-suite. Minor alterations are proposed to accommodate the en-suites for unit 4 & 5. Unit 3 is a single occupancy unit, whilst Unit 4 & 5 are double occupancy units.

Four single occupancy units are proposed at First floor level, with the part first floor rear extension proposed providing the additional accommodation space. Minor internal partitions are proposed to accommodate the en-suites for each of the units. Partition added to create separation between rooms.

Two single occupancy units are proposed at Second floor level, with minor alterations made, including a partition and block up some of the existing doors and reposition the en-suite doors to accommodate the revised layout. A second communal kitchen is also located at this level.

At third floor level, two further double occupancy units are proposed. The door position of unit 10 en-suite is to be repositioned whilst unit 11, internal partitions proposed to allow for an en-suite.

As can be seen from above and the proposed scheme, we have proposed minimal internal alterations to ensure that the characteristics and the detailing of the existing buildings are retained.

4.5. Extensions

As part of the proposal, we are proposing a part single storey and part double storey rear extension. The proposed single storey rear extension is to be to the same extents of the existing ground floor rear extension and as such this should be acceptable in principle. Roof lights are proposed to allow for natural light to unit 5 – similar to that existing layout at no.109.

To the first floor, a part rear extension is proposed and extends out to a similar extent to neighbouring extensions. The first floor extension does not obstruct any 45 degree line of sight from neighbouring properties and as such does not cause a detrimental impact to the neighbouring.

All materials, styles and characterises of the proposal are to match that of the existing. The proposed extensions are to be finished in second hand yellow London stock brickwork to match with the existing.

All proposed windows are to match the existing painted white timber double hung sash windows. All the windows are to upgraded to be double glazed to ensure that the proposal meets the latest Building Regulations – however, the style and the character will be retained as per existing.

5. Heritage Report

- 5.1. A Heritage Report was undertaken by AB Heritage as part of this submission. The Heritage report does not object to the proposed works. The report does state that the property has some listed feature and these should be retained. However, it also notes that some of the internal works have been undertaken during the previous change of use and as such are not original features – this is also the case of the windows.
- 5.2. Throughout the property, the existing detailing and architectural features will be preserved and enhanced where possible. All joinery items such as skirtings, architraves and rails, as well as any plasterwork will be retained and made good. Where necessary, new sections will be inserted as required to match up with the existing.

6. Access

- 6.1. The access to the site and property remains unchanged as part of the proposal. The ground and upper floor flat are accessed through the main entrance to the building at ground level. The basement is accessed independently through the front lightwell that is accessed at street level through a private gated stairwell.

7. House of Multiple Occupancy

- 7.1. The proposal is to ensure that the existing use is retained, and the works are to be undertaken simply to provide a better standard of accommodation as the existing units are dated and require revamp works. In the process, extensions are proposed which allows for an additional 3 units.
- 7.2. We have ensured that all the HMO policies set out by Camden Council have been adhered to. A total of 23 bedsits are proposed along with 4 communal kitchens – two per building to be used by all of the residents in each building. The following number of units are proposed in each building and in total:
- No. 109 – 11 Units
 - 6 x 1 Person Units
 - 5 x 2 Person Units
 - No. 110 – 12 Units
 - 7 x 1 Person Units
 - 5 x 2 Person Units
 - Total – 23 Units
 - 13 x 1 Person Units
 - 10 x 2 Person Units
- 7.3. The following Camden Council HMO policies have been adhered to:
- Single Occupancy Rooms: 9m² (en-suite not included)
 - Double Occupancy Rooms: 11m² (en-suite not included)
 - Kitchens: 6-10 person Kitchen – 11m²
 - No kitchens more than 1 floor away from any one of the units using it
 - Bathroom sizes: 2.2m²
- 7.4. Kitchen 1 in the basement of no.109 is 15.3m² and is able to serve up to ten people. In this case, 7 people would be using it and therefore it complies.
- 7.5. Kitchen 2 on the second floor of no.109 is 11.3m² and is able to serve up to ten people. In this case, 9 people would be using it and therefore it complies.
- 7.6. Kitchen 1 in the basement of no.110 is 12.8m² and is able to serve up to ten people. In this case, 7 people would be using it and therefore it complies.
- 7.7. Kitchen 2 on the second floor of no.110 is 11.3m² and is able to serve up to ten people. In this case, 10 people would be using it and therefore it complies.
- 7.8. The above is achieved, with minimal demolition of existing internal walls. Each of the units are to be completed to a high standard and benefit from an en-suite which would provide a better standard of accommodation.

8. Sustainability and Renewable Energy

- 8.1. The proposal is consistent with current sustainable planning aims, to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority. Water conservation will incorporate the following:
 - Water leakage reduction through use of water fuses
 - Water efficient taps
 - Water efficient toilets
 - Low output showers
 - Flow restrictors to manage water pressures to achieve optimisation
 - Use of a water meter with device attached to guide consumption and increase savings.
- 8.2. The development will not have any use that creates pollution affecting the quality of ground water. Further guidance will be sought from Envirowise and also from The Department for Environment, Food and Rural Affairs regarding the Enhanced Capital Allowances Scheme for water Technologies (www.ecawater.gov.uk)
- 8.3. All timber used on the project will be from sustainable sources. All steel work would be supplied pre-cut and ready for assembly on site thus reducing cutting and wastage. All concrete will be supplied ready mixed to site in pre-determined quantities. Any waste of construction material would be disposed of to other sites for recycling and reuse.

9. Conclusions

- 9.1. The proposal is for the extension and alterations to the existing building. The proposed extensions are required to provide better circulation and functionality of the overall scheme. Furthermore, the extension allows the opportunity to unclutter the rear elevation that currently exists and would match that of the neighbouring property at no.109.
- 9.2. All the extensions are to be sympathetic to the existing building, with all the detailing and materials to provide a harmonious appearance to the existing. The proposed extensions enhance the scheme and the application site without influencing the existing street scene or impacting the neighbouring properties.
- 9.3. Internally, the proposed amendments have been made following the conversation with heritage consultants with the aim of not only reducing the negative impact to the historical importance of the building. We have ensured that the works are kept to a minimum with minor alterations proposed to allow for the scheme. However, it allows the opportunity to provide a much better standard of accommodation, with 23 HMO units proposed as oppose to the existing HMO Bedrooms and Communal areas that currently exist and are in a state that require updating.
- 9.4. As such, the proposal is seen to be a reasonable development as not only does it allow for additional units on this site, but it also significantly improves the standard of accommodation proposed.
- 9.5. Thus, it is felt that the proposal at 109 & 110 Guilford Street is of an acceptable standard and we look to working with the planners on this scheme to facilitate a favourable decision.