

# **DESIGN & ACCESS STATEMENT**

**8-9 Long Yard,  
LONDON WC1N 3LU**

**Application for Minor Alterations to Front, Rear & Side Elevations**

**Rev. A**

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# **DESIGN AND ACCESS STATEMENT**

## **8-9 Long Yard, London WC1N 3LU**

### **Context**

The applicants Great Ormond Street Hospital Children's Charity (G.O.S.H.) own the long Leasehold of the property which is currently vacant and was previously used as a Registered Care Home providing alcohol treatment services for the charitable organisation Foundation 66.

The building was constructed circa 1950's and is located in the Bloomsbury Conservation Area.

The application is for the widening of the existing entrance door to the north elevation and the enlarging of the rear window and constructed of a set back external wall to the southern rear elevation of the building and new opening to the side elevation of the extension added to the building in 2011. We understand that both conservation Area Consent and full planning permission are required for the alterations proposed to the building.

### **Description of the Existing Building**

The building is three storeys in height and is located at the eastern end of Long Yard to the south side of the cul-de-sac. It is located immediately adjacent to a two storey terrace of similar industrial type buildings (10-12 Long Yard) forming a terrace to the southern face of the Yard. The building properties to Long Yard are predominantly commercial. The western end of the yard is completed by the rear elevation of the residential terrace to Millman Street, comprising five storey early 19th century houses.

The building is faced externally with yellow stock bricks with wide blue engineering brick piers to the ground floor with additional yellow stock brick panels presumably formed as infill walls to where openings were previously located at ground floor level to the garages and storage spaces to the north elevation of the building. A white painted concrete band spans the full length of the front facade of the property.

The reveals to the window openings to the two upper storeys of the north elevation are finished in thin concrete linings and the windows themselves are UPVC double glazed units designed in the style of Crittal windows with horizontal transoms. The parapet to the top of the facade is flat and finished with a slim concrete coping. At the eastern end of the building is a single storey extension constructed approximately five years, finished with a pitched sedum roof.

The windows and door openings (introduced when the the infill walls to the garages/stores were built) have arched brick heads and also have UPVC double glazed window units.

The rear elevation features three original two storey bays at first and second floor level with two smaller windows located between the bays at first floor level. The windows to the rear elevation have also been replaced with UPVC double glazed windows. The east elevation has a second floor window set back behind a parapet and sedan roofed extension to the ground floor. The west elevation has a number of very small window openings at first and second floor level.

Internally, over time the the building has been converted and refurbished so there no visible features of any special architectural merit. A glazed roof light is located over the centrally located internal stairs and a water tank enclosure are situated on the flat roof of the building but are not visible at street level.

The building has very little external space with an alley way that runs around half the southern elevation to the rear and the full length of the side (east elevation) with an average width of approximately 1.2 metres. There is also a secondary means of escape door at first floor level to the western rear section of the building leading to a yard to the rear of No. 10 Long Yard: we have been informed is within the domain of ownership of the applicants as indicated on the attached location plan (cross refer to drawing LY\_P01: Location & Site Plan).

### **Planning History**

The building is classed as C2 (Residential Institutions) and in 2009, planning permission was granted for the change of use of the integral garages and storage spaces (Class B8) located on the ground floor, to Class C2 (planning Ref. 2009/0492/P). The residential institutional accommodation was previously located on the first and second floors only until permission was granted for this alteration.

In 2010, full planning permission was also granted for a single storey side extension and for the replacement of the single glazed critical steel windows with double glazed windows (planning Ref. 2009/5437/P).

### **Description of Proposals**

The proposed alterations are for the widening of the front entrance door opening to form a wider welcoming entrance, where larger glazed doors will bring additional light into the entrance. The widened entrance will also ensure easier access for visitors with disabilities. The doors will be glazed metal doors to ensure good security to the building and to ensure that the maximum amount of glass can be incorporated into the design of the doors.

It is also proposed that the the window opening to the south elevation of the existing side extension is to be increased in size to form a full height opening and a new opening is to be formed in the east elevation to the extension. A new external wall is proposed to be constructed 2.6 metres back from the front face of the existing south elevation of the extension with large glazed metal doors opening out onto the external area. By creating this arrangement, although losing 9.5sqm of internal floor area, the building will gain a larger covered external amenity space which will be protected from the weather by the existing roof to the extension which will remain.

Please note that the proposed alterations to this part of the building are discreet as they are to the rear of the building with only the new opening to the east elevation 8.5 metres back from the front elevation only visible when viewed through the gated alleyway to the eastern part of the building.

Please note that the application also includes the forming of openings to the flat roof for possible future roof lights and improved access onto the roof.

### **Conclusion**

The proposed minor alterations will result in a significantly improved building in terms of both access, enhancing the enjoyment of both visitors and users of the building and by increasing the amenity area to the rear of the building.

### **ACCESS STATEMENT**

The front entrance door opening is proposed to be widened as part of this submission to allow ease of access for visitors to the building. Because of the change in level from Long Yard and the finished floor level of the building, access will remain with the existing ramped ground up to the enlarged entrance door.

**MBH Architects**  
August 2017

## SITE PHOTOGRAPHS



Front facade of 8-9 Long Yard. Note front entrance door to be widened to left hand side of central brick pier to left hand picture.



Detail of front entrance door opening to be widened (up to pier to RHS) and to be replaced by glazed metal entrance door)



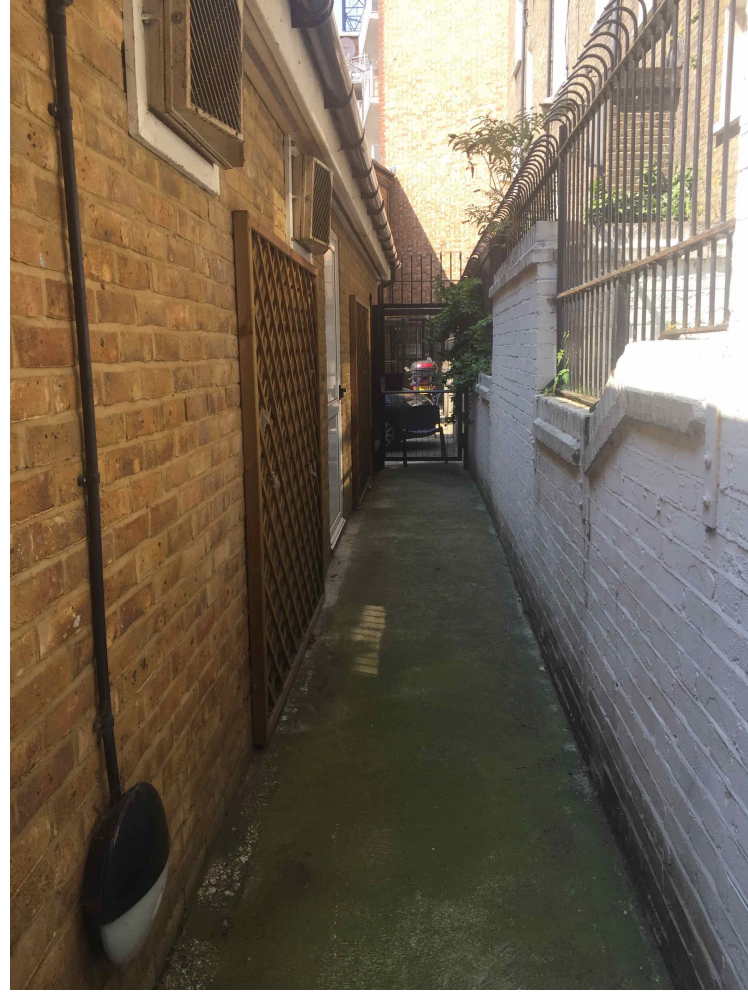
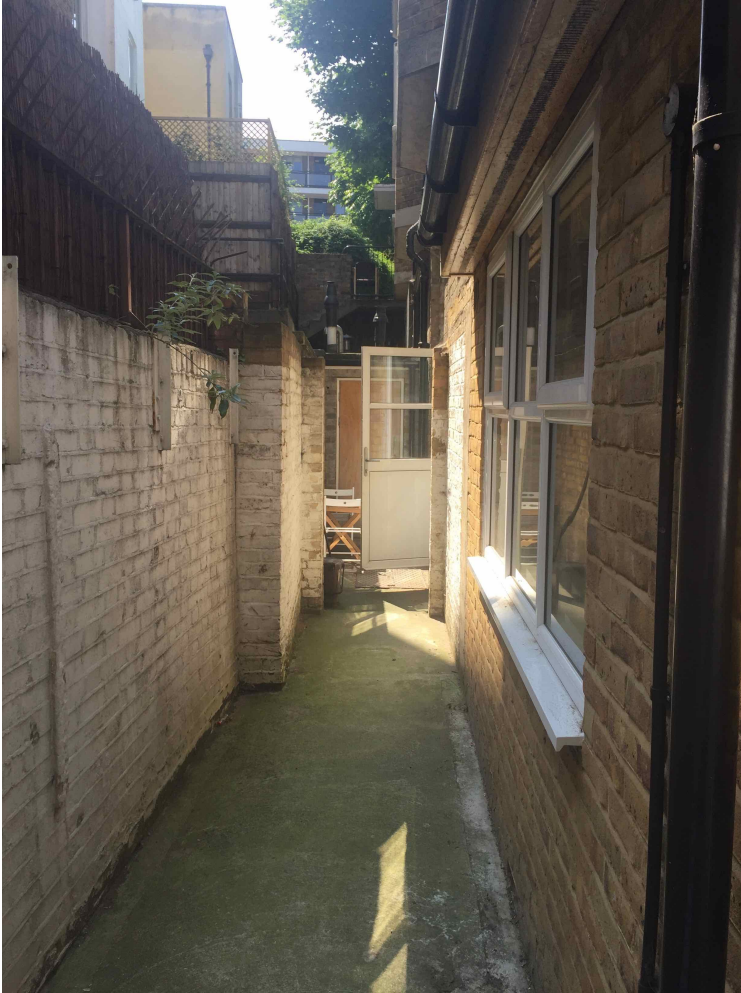
Contextual photograph showing the rear



Contextual view looking up to upper floors of the rear (south) elevation of 8-9 Long Yard. Note three bay features to upper two storeys.



Contextual view looking west along rear yard to ground floor of 8-9 Long Yard. Note sloping sedum roof to right hand eastern side extension.



View looking west of rear wall to side extension to right hand side with window which is to be removed along with the panel of brickwork below it to form new large opening to wall to form additional amenity space.

View looking north along alley to eastern side of property showing the section of wall where the opening to the side elevation is to be formed (approximately where the trellis panel is currently sited).