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42 Doughty Street London WC1N 2LF

Design & Access Statement

145 DOC B05 - Revision C | October 2017

Contents

1.0 Introduction

Number 42 Doughty Street is an 18th century Grade II listed Georgian Townhouse located within the Bloomsbury Conservation Area. This design and access statement is part of a planinng submission that has been prepared in the context of pre-application submissions 2017/2829/PRE and 2017/5090/PRE.

The proposals involve reinstating the building use as a single family dwelling-house. The proposals include alterations to and the extension of the existing building and associated demolition works to make it suitable for modern family living.

Proposed alterations involve the removal of the existing modern rear extensions and construction of a simple and elegant replacement rear extension to contain a new kitchen and dining area at ground floor level and ancillary accommodation including a bathroom and services at first floor level.

This document:

- Summarises advice on pre-application ref 2017/5090/PRE (submitted in response to advice on pre-application ref 2017/2829/PRE) and describes how points raised have since been addressed.
- Outlines the design strategy for the proposed alterations to and extensions of the existing building.
- Describes the proposed sustainability measures.
- Addresses the impact of the proposals on amenities of light, privacy and outlook of the proposed dwelling and adjacent buildings.
- Describes local public transport connections.
- Describes measures proposed to improve accessibility.
- Highlights how the proposals respond to relevant planning policy.

2.0 Summary of Pre-Application advice ref: 2017/5090/PRE

This application follows on from the pre application, referenced above. Below are points raised by Camden in their response, dated 18th October. To the right, are notes on how each issue is addressed in this planning application.

The following summarises revisions/further evidence submitted to address each point.

Land Use	***Land Use***
'[...] full marketing evidence would still be required at application stage along with a thorough assessment against Policy E2, provided the lack of demand is adequately demonstrated and justified, the loss of office space is likely to be considered acceptable.	Detailed justification for the loss of office floor space is provided in document 145 DOC B09, along with supporting evidence.
Design & Heritage	
See document 145 DOC B03: Heritage Statement and Impact Assessment.	
Residential Status	**Residential Status**
'The council expects the development to provide high quality housing that provides secure, well-lit accommodation with well-designed layouts and rooms in accordance with [...] CPG2 (Housing).'	The quality of the proposals is discussed under section 3. Dual aspect views are provided at all levels, which will also allow cross ventilation. It is proposed that part of the rear extension and the collection of rainwater and soil pipes be stripped from the rear extension, to improve the reading of the original structure.
Amenity	**Amenity**
The proposed extension in it's current form is not considered to unduly harm neighbouring amenity in terms of outlook, privacy or daylight.	The revised proposals decrease the amount of overshadowing of neighbouring properties. The extension depth has been reduced and is now approximately 11m away from the north-east facing wall of No.20a Brownlow Mews. Further research has found that the windows are quite high, which limits views out. The applicants have commenced discussions with the leaseholder to review the potential of obscuring these windows (which they seem amenable to).
Transport	**Transport**
Car Parking *'CS11 seeks to promote sustainable travel.'* *'DP18 state that the council should [...] provide the minimum necessary car parking provisions.'* *'Policy T2 [...] states that all new development in the borough are to be car-free'*	The application will not include car-parking.
Cycle Parking *'DP18 [...] required developments to provide cycle parking facilities.'* *'Table 6.3 of the London Plan lists the minimum number of cycle parking spaces required for C3 residential use and states that 2 long stay spaces are required.'*	Secure long term cycle parking will be located in one of the vaults to the front of the building, accessed via the external steps to the basement.
Basement Impact	
'[Basement] development would require a comprehensive and accurate B.I.A.	No basement extension is proposed. The existing lightwell at the rear will be modified to retain access to daylight in the proposed Utility room.

3.0 Design & Heritage

The proposals include:
- the conservation and repair of the building to return it to a family home.
- alterations to the existing closet wing to improve access to daylight.
- a single storey rear extension to support contemporary living.
- minor internal alterations to improve circulation.
- the extension of an existing dormer within the roof valley.

3.1 Restoration, repair and minor alterations.

A detailed appraisal of the existing heritage value of the building is provided in the Document B04. This also presents a heritage impact assessment of the current proposals. The works will include.

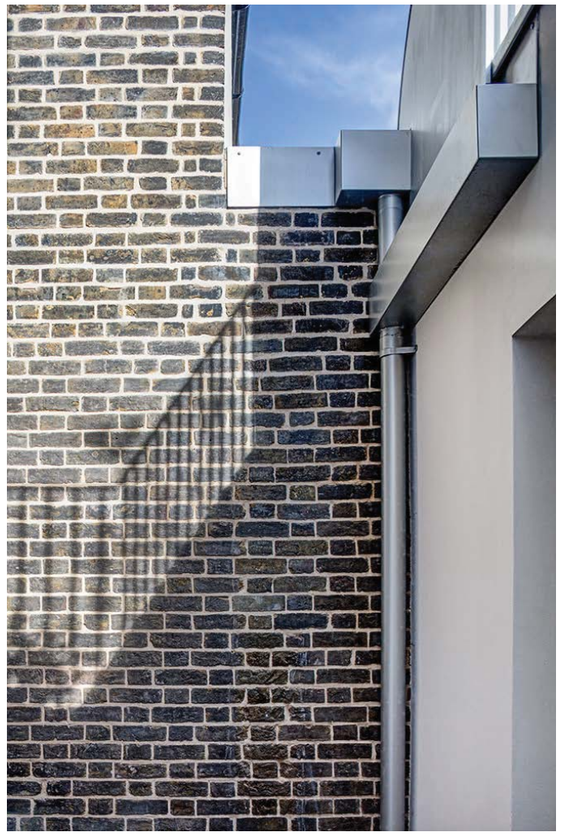
Front facade.
The existing brickwork on the front facade is in a poor to moderate condition. Much of the white painted render and mortar is cement based, which has caused the bricks to spall and the render to de-laminate in several places. Replacing the sand-cement mortar and render with a lime based material will help reduce the future risk of de-lamination. In addition, the clients are also considering tuck pointing at ground level. This will restore the integrity to the front elevation not seen since the Georgian period.

Front doors
The 6 panelled timber front entrance door was at some point adjusted to included two leaded glass lights in place of the top two panels. It is proposed that timber panels be reinstated to match the existing below.

Sliding Sashes
The existing sliding sashes are 1-over-1 replacements installed as part of an Edwardian renovation to the property. Whilst common to the area these are not in keeping with the building age or intended design. These will be replaced with 6-over-6 sliding sashes that will help restore the Georgian aesthetic to the front facade and in so doing strengthen the heritage value of the building.

Shutter boxes.
The sliding sash windows would have originally included shutter boxes. These have been removed on all floors and in some areas replaced with plain wooden panelling. It is proposed that the shutter boxes be reinstated, which will not only restore the rooms closer to their original design but has added benefits in terms of regulating heat losses and gains.

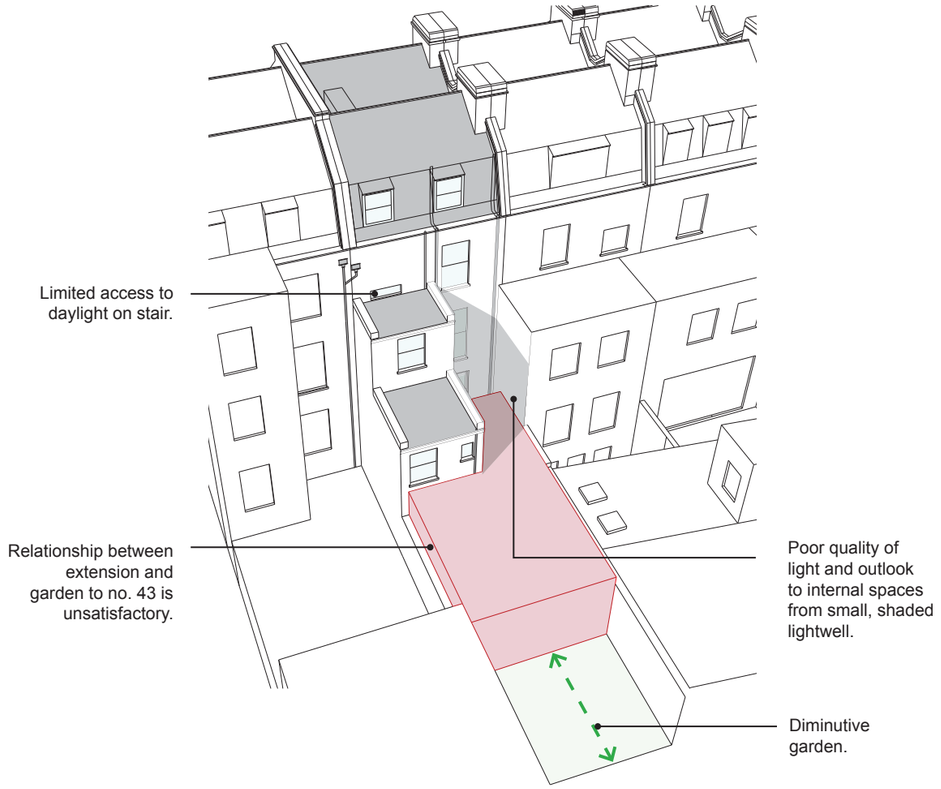
Stair window.
The original house would have included two large sash windows lighting the main stair. One of these window is to be reinstated, following the demolition of part of the closet wing. This will dramatically improve the quality of the main stair, which is central to the life of the house.



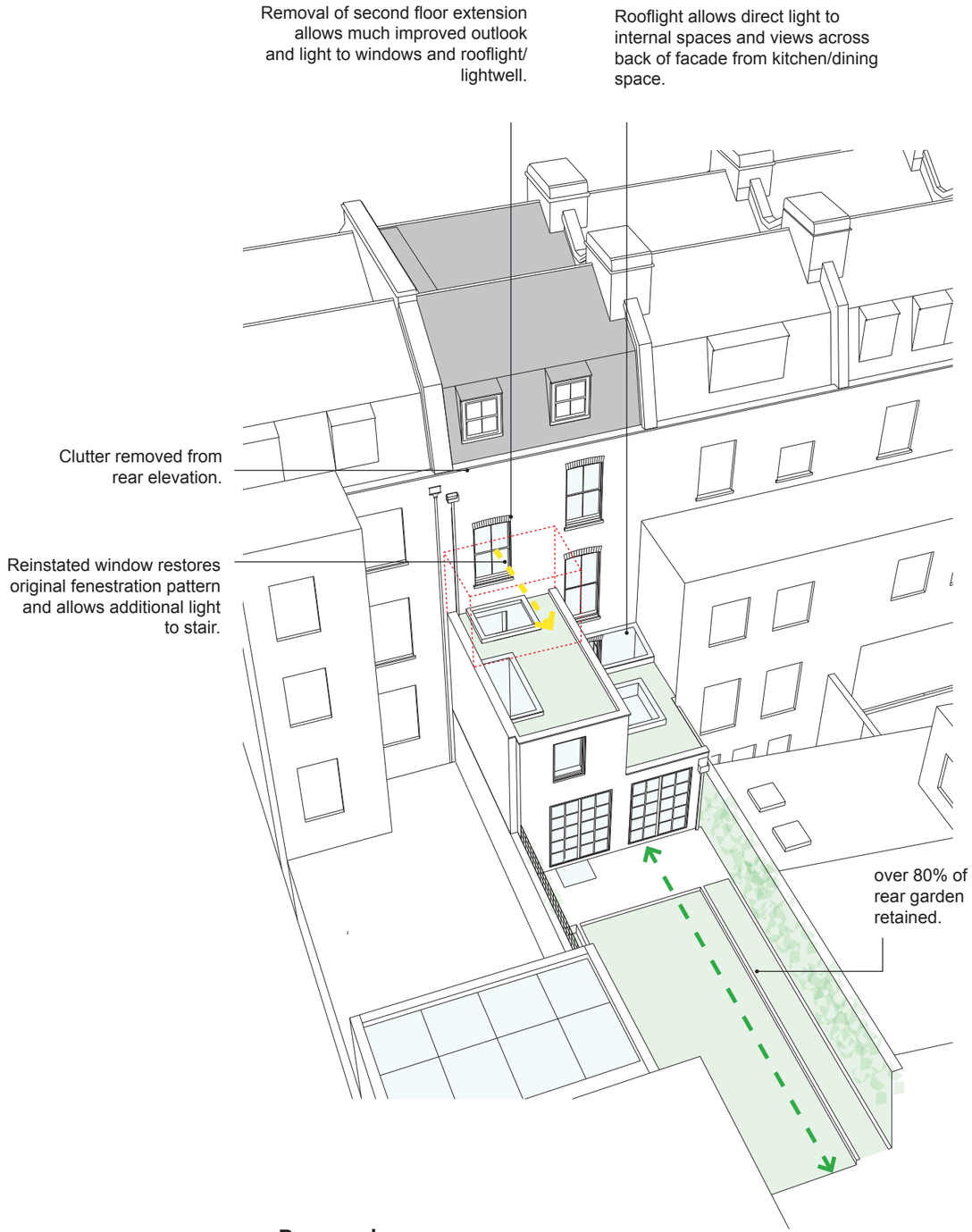
Carefully conserved brickwork, using lime mortar (this wall area had been covered in plaster for decades prior to being restored).

3.2 Closet wing alterations.

The existing closet wing currently overshadows and dominates the rear elevation of the main house, as seen below. It is therefore proposed that the top storey of this structure be demolished. This allows for the reinstatement of a pre-existing window opening which will return the main building closer to its original form. It is also proposed that the rear and flank wall are re-built.



Massing of Previous Pre-Application Enquiry

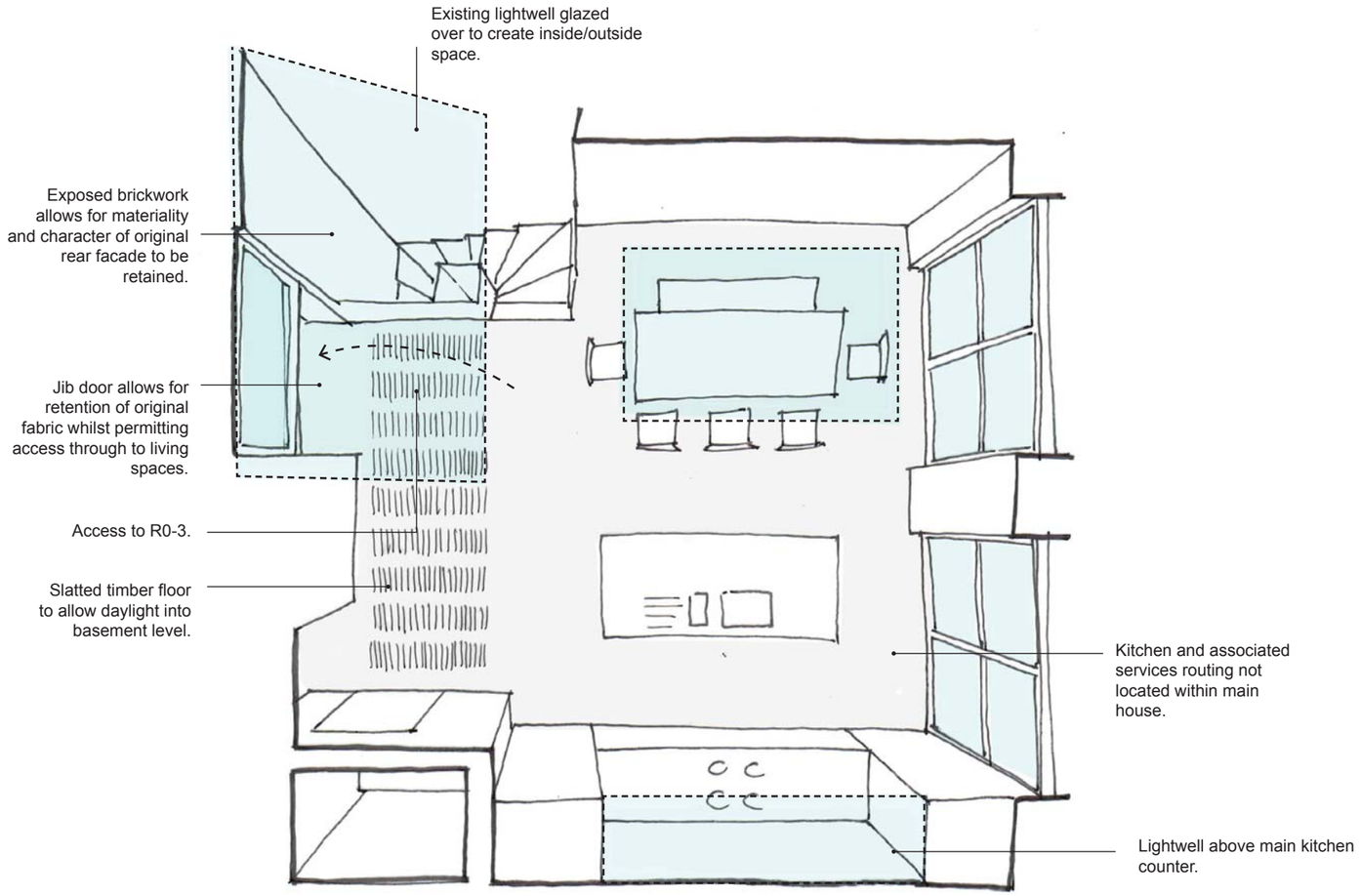


Proposed
(Existing closet wing shown in red)

3.3 Single storey rear extension.

The proposed single storey extension is designed to house a contemporary kitchen and dining space suitable for modern living. Locating this room in a new structure protects the historic spaces within the main house from modern kitchen units and appliances. The inclusion of large doors on the rear elevation improves the connection to the rear garden.

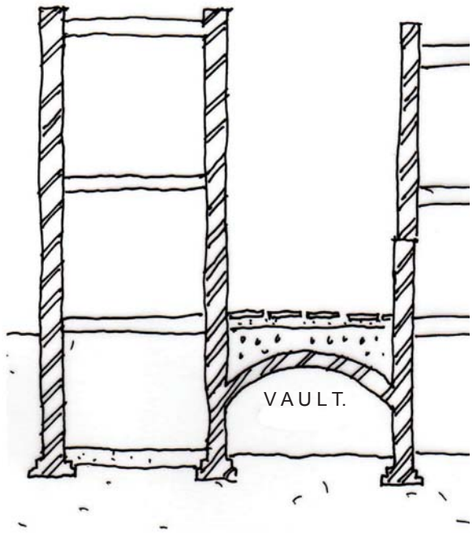
Lightwells have been positioned to drop daylight over the ‘working’ parts of the space - namely the kitchen counter and dining table. This not only improves the quality of the internal space but lightens the massing of the new structure.



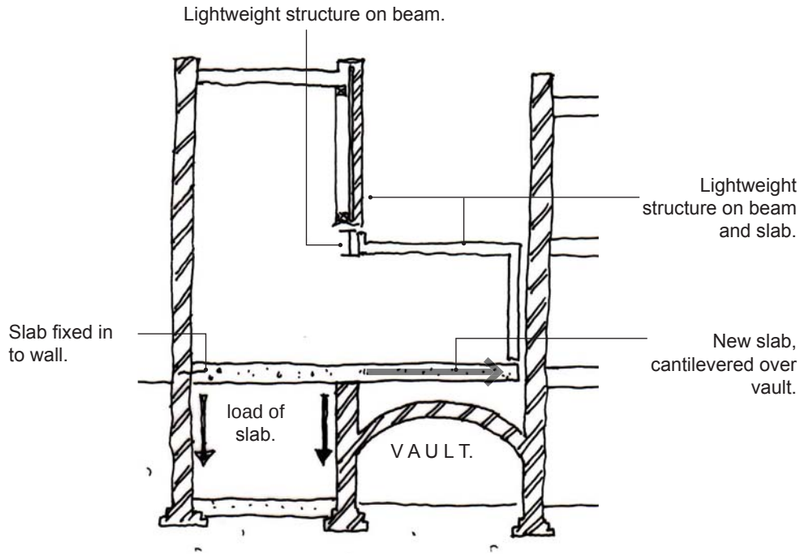
Proposed
view from rear garden.

3.4 Structural Design in relation to Vault.

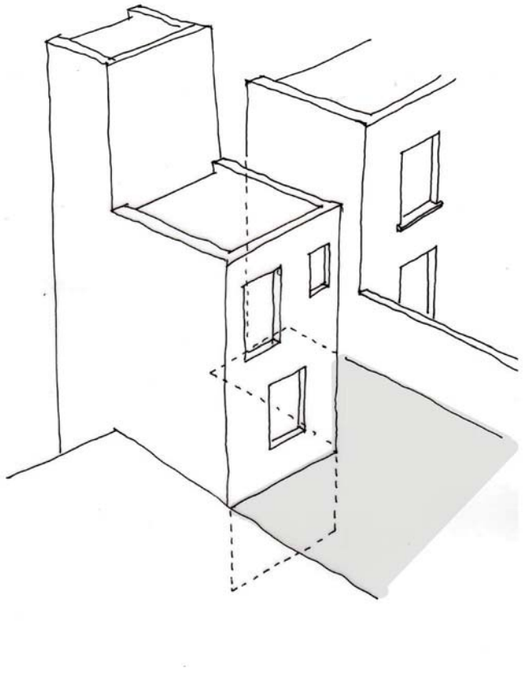
The single storey side infill extension will be constructed of a light weight timber framed structure bearing on to a reinforced concrete slab. This slab will cantilever from the existing wall of the closet wing and a new down-stand beam along the rear elevation, as indicated in the sketch plan, right.



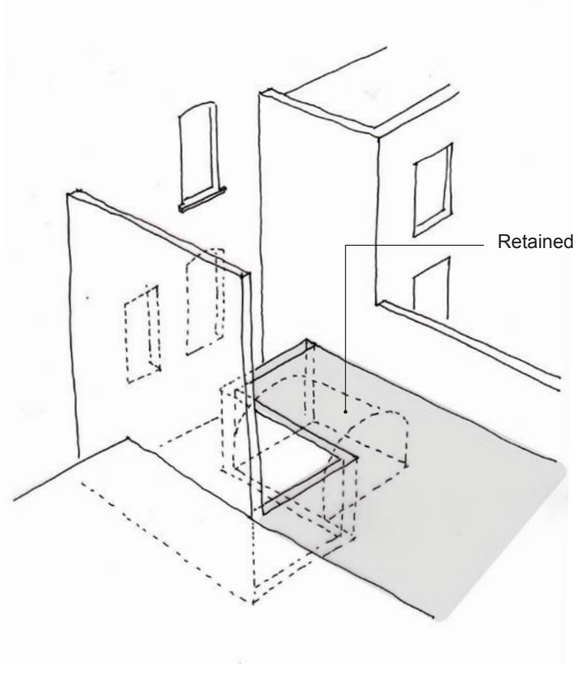
Existing section through vaulted wine store.



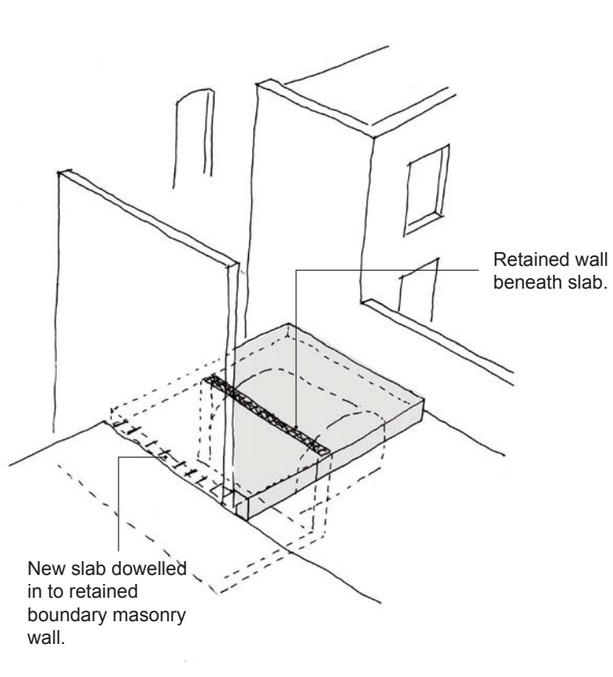
Proposed section through vaulted wine store.



1. Existing closet wing.



2. Side, rear and roof of closet wing removed. Boundary wall and side and rear walls at basement level retained. Propping not shown for clarity.



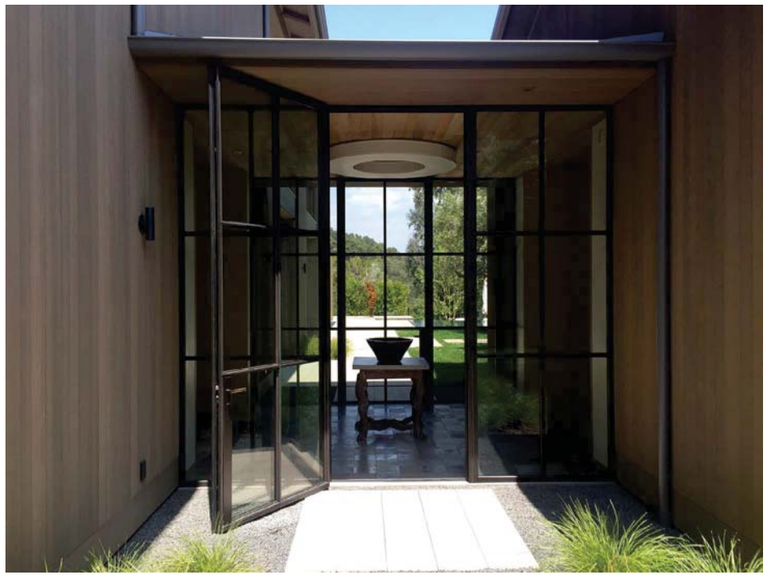
3. New slab cast cantilevered over retained closet wing wall and new down-stand beam.

3.5 Materials.

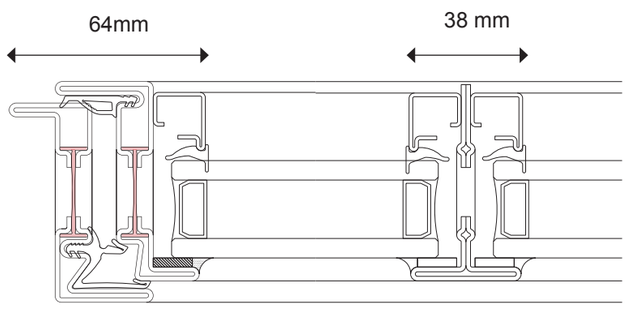
Windows
The proposed doors at ground floor will be constructed using dark coloured metal OS 65 frames manufactured by Secco, an Italian window supplier.

The frames encorporate a thermal break which means they meet building regulations for new elements as well as providing narrow sight lines.

The window pattern that these doors create will have a correspondance with the existing 2 over 2 sashes at the rear, while being something more contemporary.



Outside



Inside

Frame Detail 1:2 (orange highlight indicates thermally brocken frame)

Cladding
The rear extension will be clad with a brick skin. The dark tone of the new brickwork has been selected to echo the existing rear facade.

Freshfield Lane Brickworks - ‘Overburnt Facings’ brickwork sample shown adjacent to existing rear elevation brickwork

3.6 Sustainability Measures

The proposals are likely to include several measures to improve the building performance and occupant comfort. These include:

- secondary glazing.
- roof and wall insulation.
- improved form factor.
- improved access to daylight.
- new mechanical and electrical installations throughout.
- a natural ventilation strategy.

Secondary glazing
The existing windows are single glazed sliding sashes. These have very poor thermal properties and can often be quite draughty. It is proposed that they be upgraded using slim framed secondary glazing, to reduce heat loss both through the glass and via air leakage. Secondary glazing has the added benefit of reducing the occupants' exposure to noise and air pollution.

Roof and wall insulation.
The existing roof does not appear to be insulated. Consequently the third floor suffers from overheating in summer and low temperatures in winter, as evidenced by large air conditioning units and the oversized radiators. Installing insulation in the loft will reduce both heat losses in winter and gains in summer. This will lessen the occupants' reliance on active heating/cooling appliances throughout the year.

The closet wing is constructed from uninsulated solid masonry. This has very poor thermal properties. It is therefore proposed that the flank and rear wall of the building be removed and re-built with an insulated structure. This will contribute to reducing the overall heat load of the building.

Improved access to daylight
The rear extensions have been designed with a focus on daylight. This is not only beneficial in terms of outlook and ventilation but also reduces the occupants reliance on artificial lighting and air conditioning.
The demolition of the top storey of the closet wing means that the pre-existing window opening off the stair can be reinstated. This, along with a new roof window in the first floor of the closet wing, will flood the stairwell with daylight.
At ground floor, roof windows have been positioned to bring daylight into the rear of the existing building, as well as over the working parts of the kitchen - such as the counter and dining table.

Mechanical & electrical installations
The building currently has a very large boiler, electric fan heaters and air conditioning units installed. The cables, pipes and radiators associated with these systems have been insensitively installed throughout.
It is proposed that the existing air conditioning system be removed completely, which will become almost redundant following the construction of the extension combined with the installation of secondary glazing and loft insulation.
All radiators and fan heaters will be removed and replaced with more appropriately sized (and designed) radiators for domestic use.
Cooling will be provided through natural ventilation via the increased number of windows, particularly at high level.
The main service risers will be moved out of the main house and located between it and the altered closet wing.

Remove deleterious materials - asbestos flue.
The existing boiler flue, which extends up the rear facade - is formed from asbestos. This (along with the boiler) will be carefully removed.

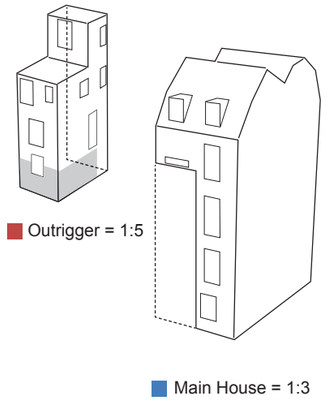
Embodied carbon.
The proposals involve very little demolition of existing elements. The majority of internal partitions at all floors will be retained. Only a single storey of the existing closet wing is proposed for full demolition.

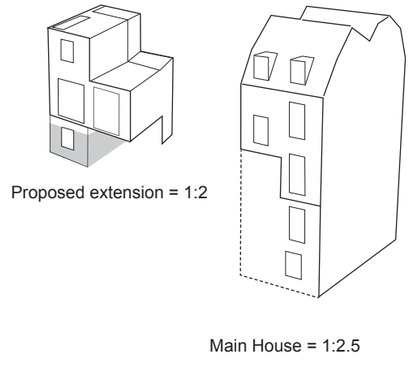
Form Factor - Heat loss area (external walls etc) to floor area ratio.
The ratio between the floor area and heat loss area can give a good indication of the thermal efficiency of the building form. The higher the surface area is relative to the floor area, the more difficult it becomes to control heat loss.
The existing house has a fairly good form factor, as a large part of the building fabric is sheltered by the neighbours and the closet.
The closet wing has a very poor form factor. It is responsible for quite a high proportion of the total fabric heat loss, despite being relatively small in terms of the floor area.
The proposed alterations to the closet wing plus single storey extension offer an improved form factor for both the new and old parts of the house, which will have benefits in terms of space heating.

Chart i
Proportion of floor area.

Chart ii
Proportion of total fabric heat loss, in existing building.

Changing the form of the rear extension will reduce the heat loss through both parts of the building.





3.7 Amenity and Outlook.

Overlooking
At the rear of the site is a commercial property (no.20a Brownlow Mews) which has 5 windows that look on to the garden of no.42 Doughty Street. The building is divided in to two offices. Two windows towards the north-east wall - at the end of the garden - belong to an office currently leased to a company called Strangehill. The three semi-opaque windows in the wall to the south-east belong to an office called 'The Hub'.

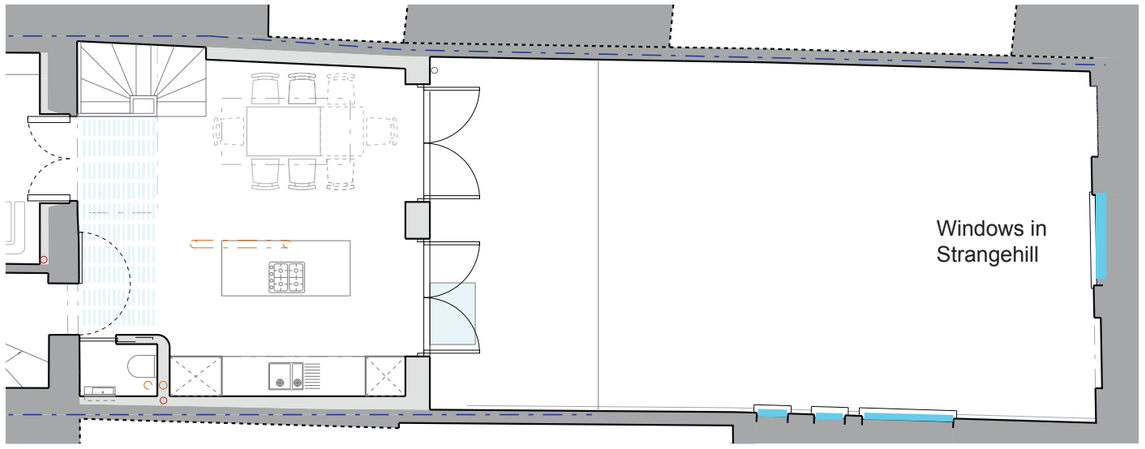
Strangehill windows.
The cill height is quite high, restricting view out. Strangehill have agreed to discuss potentially frosting the glazing on these windows.

The Hub windows
The cill height is approximately 1.6m above floor finish level and the glass in obscured, thus prohibiting any views out.

Rights to light
According to the land registry, No 20a Brownlow Mews does not appear to have any registered rights to light associated with these windows, nor any registered rights to open the windows out onto the garden on No.42.

Conclusion
The sets of windows only present modest overlooking potential due to the high cill height on the other side and the fact that one set is obscured already. The potential to obscure the other set of windows will reduce the overlooking potential further and neutralise this issue.

Garden
The revised proposals retain 81m^2 of the garden, preserving over 80% of the current external space.



Windows in the Hub

Plan showing window locations within garden wall.


View from garden of no.20a Brownlow Mews. To the left is the Stranghill window. To the right is the Hub window.


View from inside 'The Hub'. The high level of the window combined with the semi-opaque glass inhibit view out.

Access to daylight.
Currently most existing rooms at the rear of the house are overshadowed by the 3 storey (over basement) closet wing. This has obliterated two windows that would have once flooded the stairwell with daylight. The consequence being that the stairwell today is dark and gloomy.

It is proposed the upper storey of the closet wing (between first and second floor) be removed and the pre-existing window opening on to the stair reinstated. Further, the roof of the retained part of the closet wing will incorporate a roof window to bring daylight into the lower parts of the stair. It will also provide a view of the sky as one ascends from the ground to the first floor.

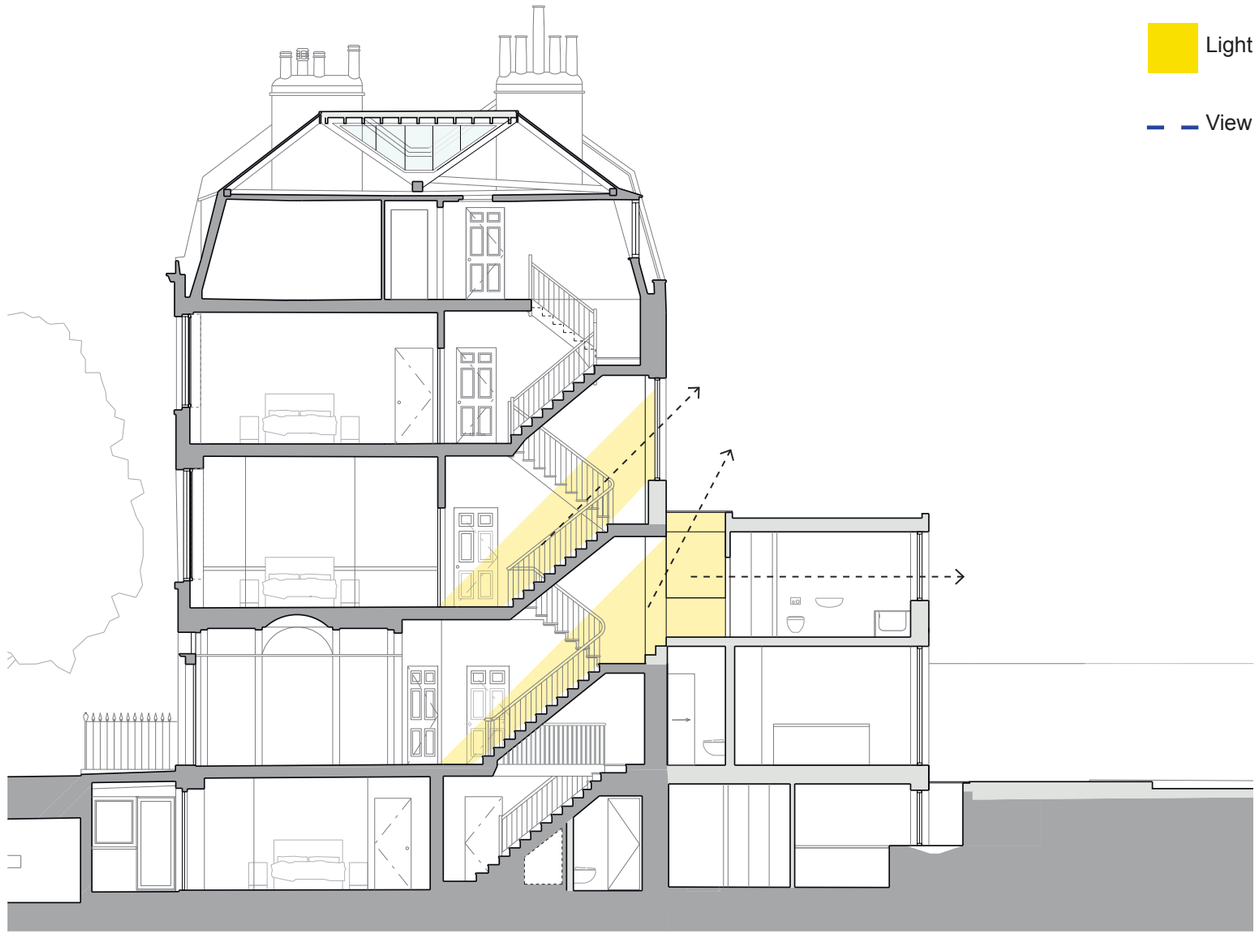


Diagram showing improved access to daylight and views as a result of proposed extension.

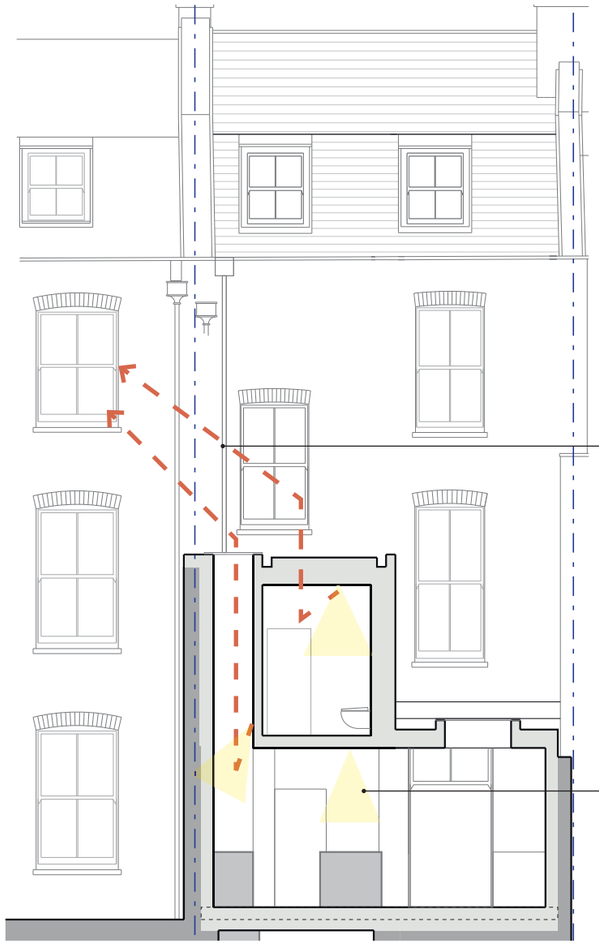
Light spill

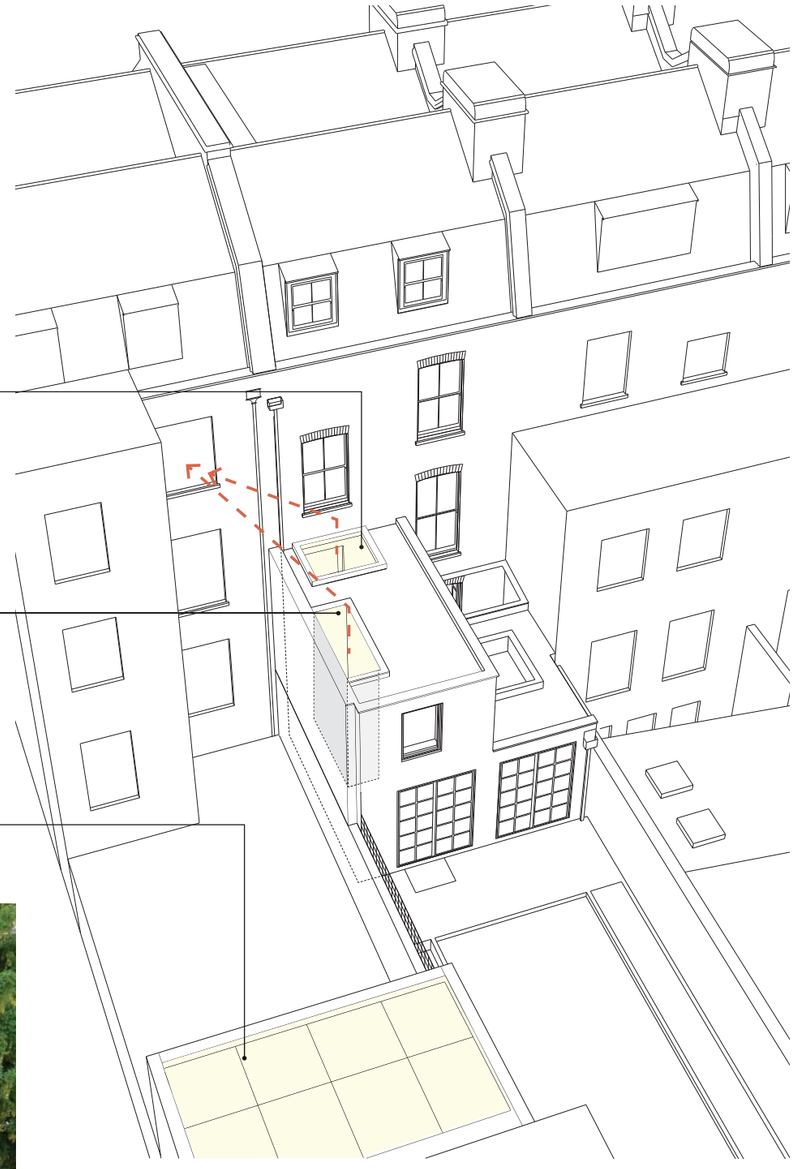
The proposed rooflights on the two-storey closet wing have been adjusted in response to concerns raised by Camden under pre-application 2017/5090/PRE.

The rooflight nearest the main house has been reduced in size. This window is over a circulation space between the main stairwell and a bathroom. Artificial lighting is therefore likely to be intermittent. Furthermore, as internal lights will face downwards, any upward light will be diffuse light reflected from internal surfaces and it will not be possible for direct light to reach neighbouring windows. Excluding fog/mist, there are no external objects that could reflect light towards the neighbours windows. Consequently, light spillage into windows of the neighbouring dwelling is not foreseeable.

The rooflight towards the rear of the closet wing is designed to provide daylight over the kitchen counters. These are one storey below the roof level. Lighting within this chute will also be downward facing towards the counter and again, this will mean that no direct light will reach neighbouring windows; any light spilling from the rooflight will be diffuse light reflected off multiple surfaces and of negligible impact.

As indicated by the diagram adjacent, the extension to No. 20a Brownlow Mews has a fully glazed roof that would present a much larger light spill risk; light spill from the proposed rooflights is likely to be negligible in comparison.





3.8 Transport

Public transport
The site is well linked to public transport routes, being only a 10 minute walk from Russell Square and Chancery Lane underground stations. Bus routes also run along Theobald's Road.

Bicycle Storage.
Permanent bicycle storage is included in the proposals. This will be located in the front vaults and accessed either external via the metal stair or through the basement.

Car parking.
There are no parking proposals as part of this application. It is anticipated that Camden will require a Section106 agreement forgoing parking rights

3.9 Accessibility

The existing house has no WC facilities on the ground floor. This makes the building people of limited mobility, including the disabled and elderly. On the ground floor a WC has been proposed between the main house and the closet wing kitchen.

4.0 Policy

4.1 LDF Development Policies

Policy DP2 - Making full use of Camden's capacity for housing

The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by:

a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site;

Policy DP13 - Employment premises and sites

The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:

a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use;

When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses or community uses,

As established, the building is not suitable for business use and the change of use to a private dwellinghouse is appropriate in this instance.

Reinstatement of the buildings original use as a private dwellinghouse maximises supply of additional housing in this location.

Policy DP16 – The transport implications of development

The Council will seek to ensure that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links.

Policy DP17 - Walking, cycling and public transport

The Council will promote walking, cycling and public transport use.

Provision may

include: b) other features associated with pedestrian and cycling access to the development, where needed, for example seating for pedestrians, signage, high quality cycle parking, workplace showers and lockers;

The existing building is located less than 0.5km from bus stops along Theobald's Road and Guilford Street, and less than 1km from Russell Square Tube station.

Cycle parking is to be provided within the existing vault at the front of the house.

Policy DP18 - Parking standards and limiting the availability of car parking

Policy DP19 - Managing the impact of parking

No additional car parking is proposed.

Policy DP24 - Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

a) character, setting, context and the form and scale of neighbouring buildings;

b) the character and proportions of the existing building, where alterations and extensions are proposed;

c) the quality of materials to be used;

e) the appropriate location for building services equipment;

g) the provision of appropriate hard and soft landscaping including boundary treatments;

h) the provision of appropriate amenity space; and

i) accessibility.

The proposed rear extension is sensitive to the character, setting, context, form and scale of the existing dwelling and neighbouring buildings.

The proposal aims for a harmonious contrast to distinguish it from the main house and materials have been chosen to complement the colour and texture of those existing.

The kitchen and boiler/hot water tank are contained within the proposed rear extension to ensure minimal alteration to original building fabric as a result of services installation. The new SVP located within the main house will be installed within existing walls/cupboards to ensure there is no boxing out within rooms.

The proposed extension is designed to preserve and maximise the existing garden space.

The proposed WC at ground floor level will improve accessibility.

Policy DP25 - Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;

f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and

g) not permit development that it considers would cause harm to the setting of a listed building.

The change of use restores building to original function and therefore contributes to special interest of the building.

The proposed alterations and extension preserve and enhance the character of the existing dwelling by minimal demolition of original fabric of the existing building, removal of existing services conduit from the outside and inside of the building, sensitive integration of new services and, construction of a simple and elegant rear extension.

The proposed rear extension allows for the reinstatement of an original window.

The proposed rear extension has been sensitively designed to ensure minimal impact to neighbours' amenities of light and privacy. The removal of the existing second floor extension aims to improve outlook and light to adjacent windows.

Policy DP26 - Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

a) visual privacy and overlooking;

b) overshadowing and outlook;

c) sunlight, daylight and artificial light levels

We will also require developments to provide:

h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;

i) facilities for the storage, recycling and disposal of waste;

j) facilities for bicycle storage; and

k) outdoor space for private or communal amenity space, wherever practical.

The proposed rear extension has minimal impact in terms of visual privacy and overlooking.

The proposed rear extension has been sensitively designed to ensure minimal impact to neighbours' amenities of light and privacy. The removal of the existing second floor extension aims to improve outlook and light to adjacent windows.

The proposed extension is designed to preserve and maximise the existing garden space.

The existing building has generous sized rooms that, converted for residential use, exceed space standards as set out in CPG2.

The proposal includes for cycle parking located within the vault at the front of the house.

4.2 Camden Planning Guidance

CPG1 Design 2014

Design Excellence

The proposed dwelling formed by the change of use aims to positively enhance the character and history of the conservation area.

The design of the proposed extension and alterations to the existing dwelling are carefully considered so as to preserve the building's heritage.

The proposed extension will have minimal impact on neighbours' amenities of light and view. The removal of the existing second floor extension aims to improve both of outlook from and light to neighbouring windows.

The proposal aims for a harmonious contrast to distinguish it from the main house and materials have been chosen to complement the colour and texture of those existing.

Heritage

The existing building is located within the Bloomsbury Conservation Area and is Grade II listed.

The alterations and rear extension are designed to preserve and enhance the character of the conservation area.

The design of the proposed extension and alterations to the existing dwelling are carefully considered so as to preserve the buildings heritage.

The kitchen and boiler/hot water tank have been located within the proposed rear extension so as installation of services does not impact the heritage value of the existing building.

The installation of a WC at ground floor level within the proposed rear extension improves the accessibility of the listed building without detriment to its heritage value.

Extensions Alterations and Conservatories

The proposed rear extension is secondary in scale to the main house and is simple and elegant in design.

The proposal aims for a harmonious contrast to distinguish it from the main house and materials have been chosen to complement the colour and texture of those existing.

CPG2 Housing 2016

Residential Development Standards

The proposed extension and alterations have been carefully designed to make the existing building suitable for modern living and exceed minimum spatial standards as set out in CPG2.

Careful consideration has been made to ensure that available daylight is maximised and all habitable rooms have access to natural daylight.

The dwelling has access to a private garden.

CPG5 Town centres, retail and employment 2013

42 Doughty Street is located just north of the Inns of Court Area. The guidance for the Inns of Court Area recognises the need for flexibility in swapping uses around within buildings, particularly business and residential uses.

CPG6 Amenity 2011

Daylight and Sunlight

The proposed alterations and extension to the existing building have been carefully designed to maximise access to amenity of daylight for both the inhabitants of the dwelling and neighbouring buildings.

Overlooking, Privacy and Outlook

The proposed development has been designed to protect the privacy of both the proposed dwelling and the adjacent buildings.

The removal of the existing second floor extension aims to improve both of outlook from and light to neighbouring windows.

Access

The installation of a WC at ground floor level within the proposed rear extension improves the accessibility of the listed building without detriment to its heritage value.

It is not possible to allow for level access in this instance due to the impact on the heritage value of the dwelling.

CPG7 Transport 2011

Car Free and Car Capped Development

No additional car parking is proposed.

Cycling Facilities

The proposal includes for cycle parking located within the vault at the front of the house.

4.3 Camden Local Plan

G1 Delivery and Location of Growth

The proposed development makes best use of the existing dwelling taking into account its listed status and original use as a single family dwellinghouse.

H1 Maximising Housing Supply

The proposed change of use from commercial to a single dwelling will contribute towards Camden's housing targets.

H6 Housing Choice and Mix

The dwelling meets nationally described space standards. The installation of a WC at ground floor level within the proposed rear extension improves the accessibility of the listed building without detriment to its heritage value. It is not possible to allow for compliance with Building Regulation M4(2) and M4(3) (for the house to be accessible and adaptable, or suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user respectively) in this instance due to the impact on the heritage value of the dwelling.

H7 Large and Small Homes

The construction of 4 bedroom (or more) market housing is listed as a lower priority however, given the listed nature of the existing building, this is the only dwelling typology appropriate in this context.

E2 Employment Premises and Sites

As established, the building is not suitable for business use and the change of use to a private dwellinghouse is appropriate in this instance. Please see 145 Doc B09 for further information.

A1 Managing the Impact of Development

The proposed rear extension has been sensitively designed to ensure minimal impact to neighbour's amenities of light and privacy. The removal of the existing second floor extension aims to improve outlook and light to neighbouring windows.

A4 Noise & Vibration.

The proposals include the removal of air conditioning units and an external boiler, which will reduce external noise. The proposed replacement domestic sized boiler will be installed internally and paired with a domestic hot water tank. Mechanical extract ventilation from the bathrooms and kitchen will be fitted with acoustic attenuators.

D1 Design

The proposed dwelling formed by the change of use aims to respect the local context and character.

The design of the proposed extension and alterations to the existing dwelling are carefully considered so as to preserve the building's heritage.

The proposed development will involve numerous measures that will improve the energy performance of the existing building including installation of a new boiler, insulation of the existing loft.

The proposed wall, floor and roof build-ups of new elements will exceed the standards set out in the building regulations.

The proposal aims for a harmonious contrast to distinguish it from the main house and materials have been chosen to complement the colour and texture of those existing.

The proposed dwelling has been designed to maximise external amenity space.

Services design has been carefully integrated to minimise impact on the existing historic fabric.

D2 Heritage

The existing building is located within the Bloomsbury Conservation Area and is Grade II listed. The alterations and rear extension are designed to preserve and enhance the character of the conservation area.

The change of use restores the building to its original function and therefore contributes to special interest of the building.

Minimal demolition is proposed to the historic fabric of the listed building.

The kitchen and boiler/hot water tank have been located within the proposed rear extension so as installation of services does not impact the building's heritage value.

The installation of a WC at ground floor level within the proposed rear extension improves the accessibility of the listed building without detriment to the original fabric of the main house.

T1 Prioritising Walking, Cycling and Public Transport

The proposal includes for cycle parking located within the vault at the front of the house.

T2 Parking and Car-Free Development

No additional car parking is provided as part of this development.

T4 Sustainable movement of goods and infrastructure.

The proposed new rear extension is designed as a lightweight structure in order to reduce the amount of steelwork and concrete required to support it. By designing with less heavy materials the impact on transport is reduced.