

DESIGN AND ACCESS STATEMENT

INTRODUCTION

9 Rugby Street is located within the Bloomsbury Conservation Area in the London Borough of Camden. The property is also Grade II Listed. Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east.

RUGBY STREET



THE AREA HISTORY

Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area.

Bloomsbury Conservation Area covers the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east. Its development northwards from approximately 1660 to 1840 has led to a prominent regularity in the street patterns, characteristics and major building forms. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area.

9 Rugby Street – Front elevation



The Conservation Area appraisal explains that 'In Rugby Street, later 19th century timber shopfronts have been inserted into ground floor frontages, particularly on the south side, involving the loss of boundary railings and basement areas. Although the original uniformity at street level has been lost, the mixed use character of the shops contributes positively to the character of the sub area. A number of the shops retain their console brackets and other features. Other 19th century additions include the introduction of ornate brick detail at: Nos 15 and 20, and an ornate rendered façade at No 2'.

No. 9 Rugby Street is a terraced four storey building with a basement. The building is constructed with yellow stock bricks and has a rendered section to the ground floor level. The windows are timber sliding sash. The front door is solid timber. The Historic England Listing describes the property as below:

No.9 (Formerly Listed as: RUGBY STREET Nos.7 AND 9)

Terraced house. c1725, refronted probably c1800, renovated late C20. Yellow stock brick (parapet rebuilt with multi-coloured stocks) with channelled cement rendered ground floor. 4 storeys and basement. 2 windows. Arched doorway. Gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected but noted to retain a staircase with turned balustrades and panelling.

REASON FOR THE PROPOSED ALTERATIONS

The existing front door is of timber and is, in places, in a poor condition. The joinery has areas of deterioration and elements of the door have warped and bowed causing heat loss and draughts. Residents have highlighted issues with water ingress and structural security and have emphasised the necessity for a safe front door which meets building regulations.

DOOR PROPOSALS

The existing front door is to be replaced with a single, timber, replica door.

The new door will aim to replicate the existing aesthetically and will re-use existing fixtures where possible. The new door will be fitted to the existing aperture requiring no alteration to the brick lintel or surrounding masonry.

9 Rugby Street- Door Details

