



78 Guilford St, WC1N 1DF

Design & Access Statement

January 2018



Re Project number: DA348				
Client:	Planning & Development Ltd			
Issue Date:	19 January 2018			
Definition of service:	Design & Access Statement			
Name	Signature	Date		
Author	Mark Springthorpe	19 January 2018		
Approver	Tim Simon	19 January 2018		
Issue Record:				
Rev	Date	Comments	Author	Approved for issue
0	19 January 2018	LPA issue	Mark Springthorpe	Tim Simon
A	26 February 2018	LPA issue	Mark Springthorpe	Tim Simon



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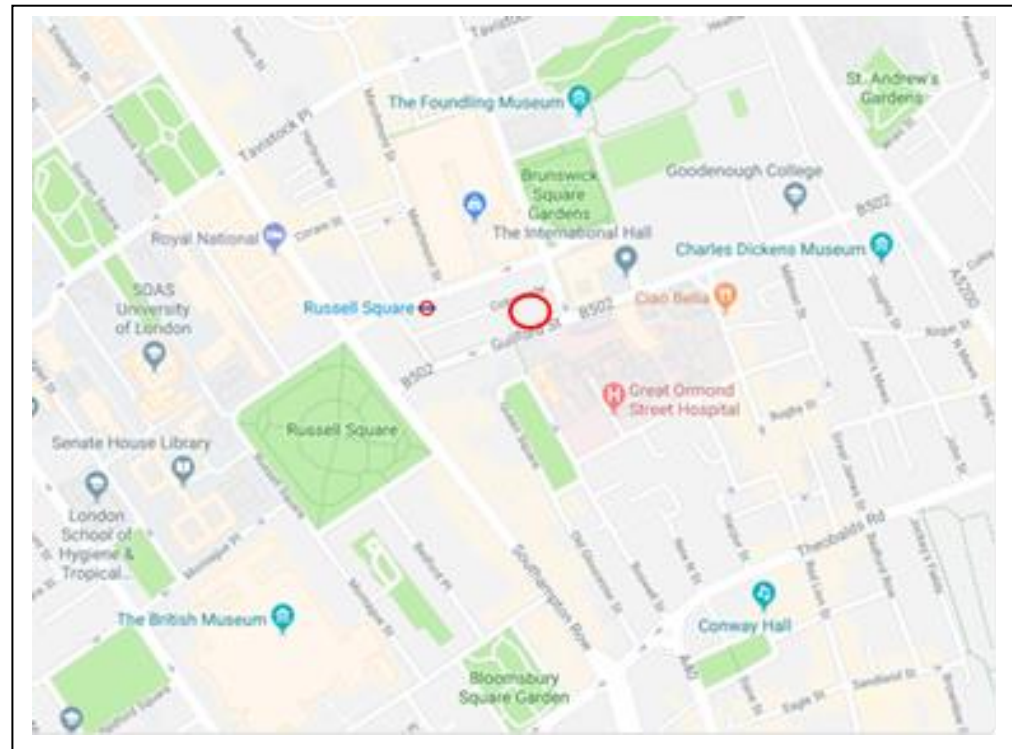


Design & Access Statement



Introduction

This document has been prepared by Re (Regional Enterprise) Ltd in support of an application for the refurbishment and conversion of No 78 Guilford Street, LONDON, WC1N 1DF to form 5no flats together with the restoration of the front door. This document will consider the Context - with regard to the site & surroundings, current proposals and relevant planning history - the relevant Policy Framework and conduct an Appraisal of the development - with regard to the identified planning considerations. A separate Heritage Statement and Schedule of Works are also included.



Site

The site is a traditional, five storey Georgian town house – part of a terrace constructed between 1793 and 1799 by the developer James Burton.

Nos 77-82, which form the immediate context for the site, are constructed from darkened multi-stock brick, though there is evidence of some lighter brick repairs to the uppermost floor and at ground floor level where the original rounded-arch doorway has been replaced with a fixed window during a previous combined use with No 77. The front elevation otherwise features three windows per floor.

To the front, the basement light-well is enclosed by cast-iron railings with one remaining ornamental urn finials.

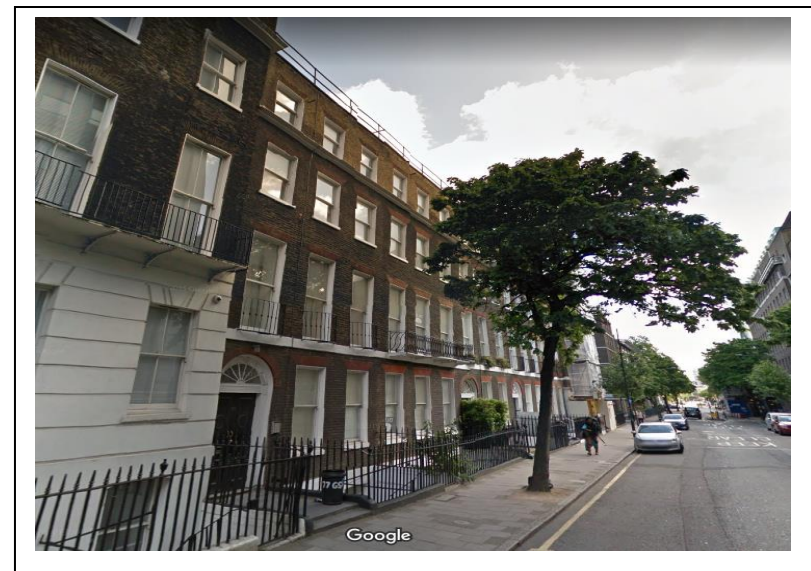
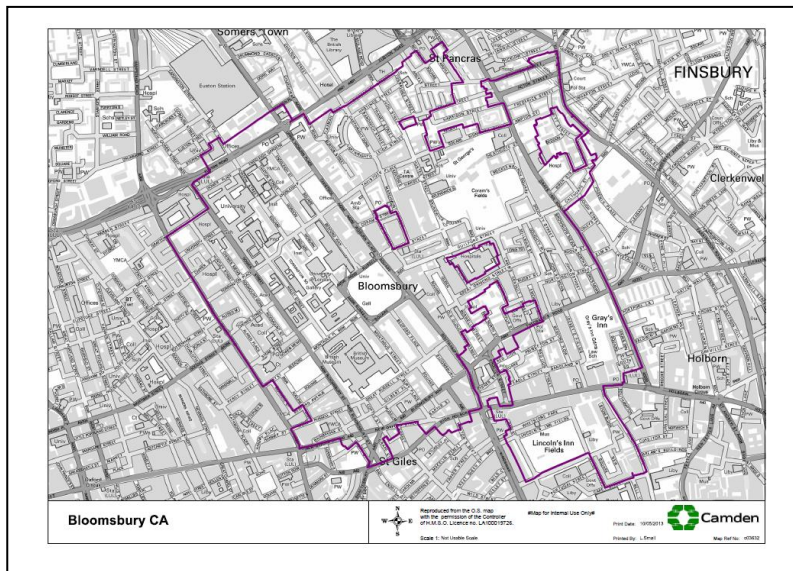
The window apertures benefit from reddened gauged brick flat arches to recessed sash window fittings - with ornamental ironwork railing at first floor.

The façade is decorated with a plain stucco band at first floor level and stucco cornice at third floor. The matching brick parapet is surmounted with a more prosaic railing common to the terrace

The terrace was listed as Grade II on the 14th May 1974 and is situated within the Bloomsbury Conservation Area.

Great Ormond Street Hospital occupied the building until the turn of the century as nurse's accommodation. The recent years, the building was sold-on and used unlawfully as House in Multiple Occupation together with one sub-standard studio flat.

As a consequence, the LPA issued an Enforcement Notice (EN11/0234) requiring that use to cease. That Notice remains extant.





Relevant Planning History

The following decisions are considered relevant to this application:

Reference: 2012/6168/P
Address: 78 Guilford Street London WC1N
Decision: Granted
Decision date: 22 May 2013
Description: Change of use from Nurses' Hostel (Sui Generis) to Residential (Use ClassC3) (1 x 3 Bedroom Maisonette & 3 x 1 Bedroom Flat) and associated alterations, including removal of sub division walls, removal of basement front door and re-installation of front door at ground floor

Reference: 2013/8203/P
Address: 80 Guilford Street London WC1N
Decision: Granted
Decision date: 25 September 2014
Description: Change of use from Nurses' Hostel (Sui Generis) to Residential (Use ClassC3) to provide 5 flats (3 x 1 bed and 2 x 2 bed) with associated basement terrace and cycle & refuse storage, raising and replacement of roof, installation of 4 rooflights, alterations to fenestration and hard and soft landscaping.

Reference: 2015/2654/P
Address: 82 Guilford Street London WC1N
Decision: Granted
Decision date: 28 September 2015
Description: Change of use from Nurses' Hostel (Sui Generis) to Residential (Use ClassC3) (4 x 1 bedroom flat; & 1 x 2 bedroom flat) and associated alterations, including rear extension at basement, ground, first & second floor levels

Nb: The above permissions are all accompanied by corresponding Listed Building Consents

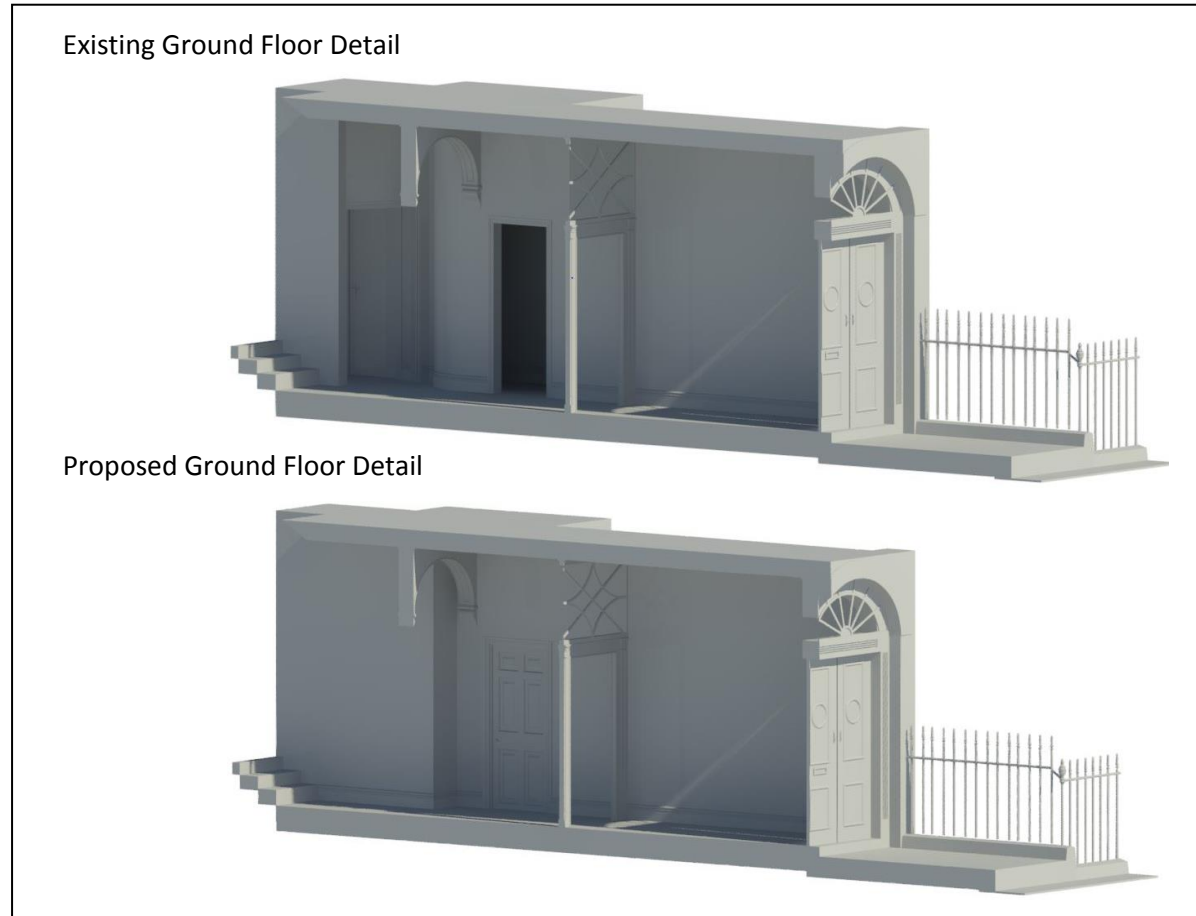


Design Principles & Concepts

This application is made with regard to the proposed sub-division and associated internal alterations of the host property – together with the restoration of the original rounded-arch doorway and railing to the front.

In principle, the sub-division of the property to form flats is considered to be congruent with the established use of a significant proportion of properties on Guilford Street, whilst the intensity of occupation is also consistent with comparable permissions – refer to the section on Relevant Planning History.

More detail on the physical alterations is set out in the accompanying Heritage Statement and Schedule of Works. However, the approach taken with regard to configuring the layout, retaining features where they remain and replicating the rounded-arch doorway with fluted surround, radial fanlight and double-panelled door has been conceived with regard to the DCMS: Principles of Selection (2010) and LB Camden: Bloomsbury Conservation Area Appraisal & Management Strategy (2011).





Intended Use

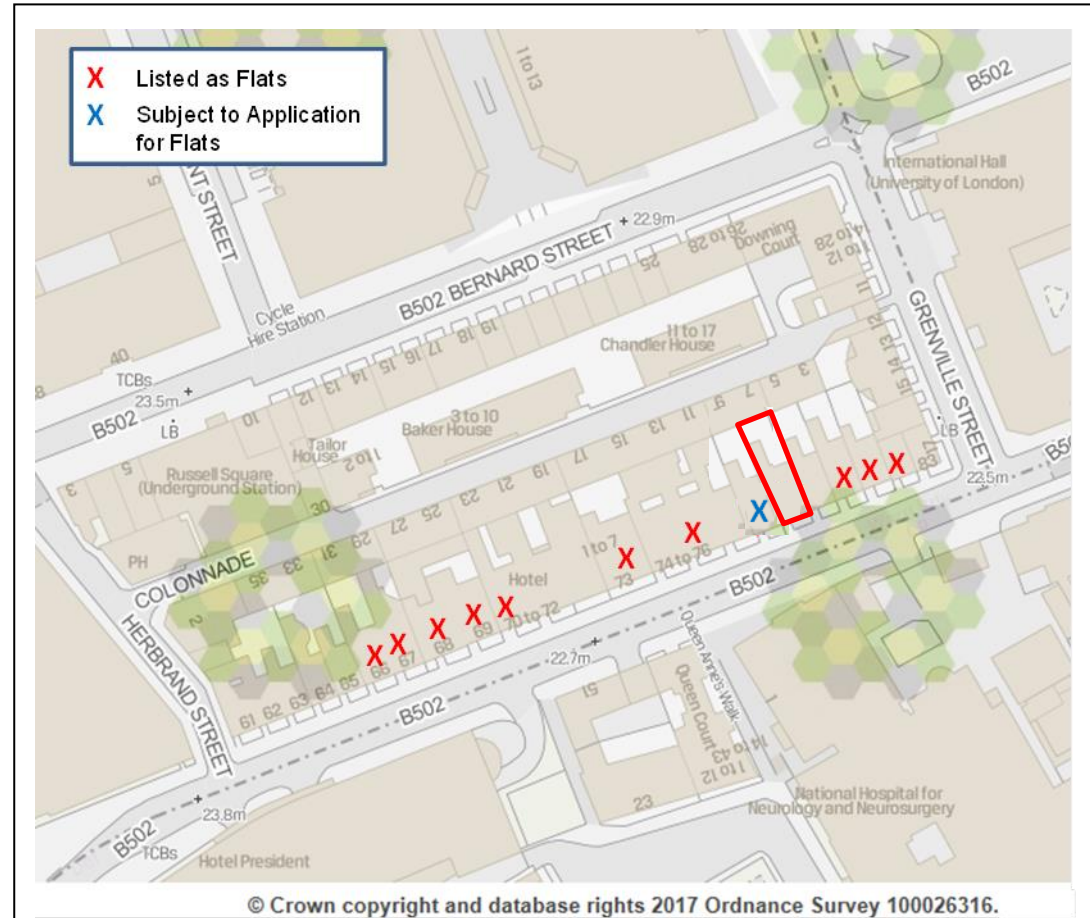
Great Ormond Street Hospital occupied the building until the turn of the century as nurse's accommodation. The recent years, the building was sold-on and used unlawfully as House in Multiple Occupation together with one sub-standard studio flat.

As a consequence, the LPA issued an Enforcement Notice (EN11/0234) requiring that use to cease. That Notice remains extant.

With regard to the accompanying plans, the intention of the proposal is to reconfigure the property as 5no self-contained flats.

As such, the building will retain a residential use, consistent in terms of character with those properties in the terrace which have been similarly converted after occupation by the Hospital had ceased - refer to the Relevant Planning History section above.

On that basis, the proposed use is considered to be acceptable in principle with regard to the relevant planning policy framework.





Layout

Again with reference to the accompanying plans, the proposed layout has been configured to stack rooms so as to avoid noise and vibration transfer between incompatible uses.

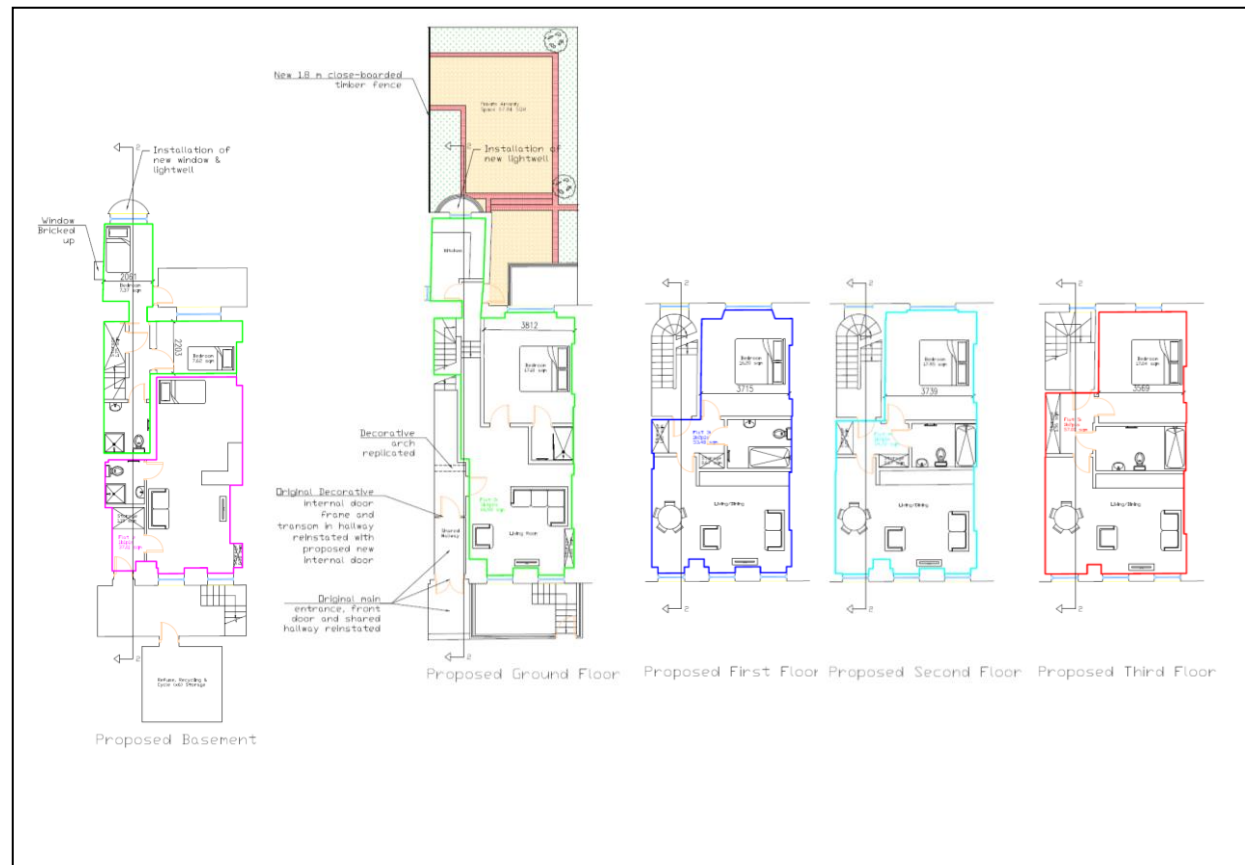
Public and private spaces will continue to be arranged as per the current configuration, with the front of the building contributing to the public realm and private space to the rear, within the existing perimeter block.

All units comply with the required GIA as set out in the statutory Development Plan. Internal storage, bedroom areas and operational widths are also compliant with policy expectation - with the exception of the third bedroom to the 3-bed unit, where there will be an average shortfall of around 10cm. However, it is considered that this negligible shortfall would be preferable to undertaking works to widen the existing basement and safeguard against diminution to the historic integrity of the Listed Building.

The proposed 3-bed family-sized unit is located over ground floor and basement level, with sole access to the amenity space to the rear.

This enables the occupiers of the principal unit to benefit from on-site recreational space, whilst also safeguarding against a loss of privacy to rooms in the rear elevation at ground floor and basement level.

Secure refuse and cycle storage is provided within the front cellar, with direct access to the street.





Scale

As per the Relevant Planning History and section on Intended Use, the proposed intensity of occupation (5no flats) is commensurate with surrounding sub-divisions – in particular those at Nos 80 & 82.

With regard to Policy H7 of the LB Camden: Local Plan (2017) and the accompanying Dwelling Size Priorities (Table 1), as part of that sub-division it is also proposed to provide a 3-bed family-sized dwelling - an identified high priority dwelling type.

However, the constraints of the location and Listed status of the building – reducing the opportunity for alterations such as to provide amenity space in the form of balconies or insert additional staircases – is considered to justify the proposed dwelling mix.

The restoration of the front door will replicate those in evidence across the remainder of the terrace. As such, it is considered to be appropriate in scale.

Similarly, the new light-well to the rear will match that at No 77.

The proposed demolition of internal walls is again commensurate with that approved in the conversion of Nos 80 & 82.

Please refer to the Heritage Statement and Schedule of Works for further details.



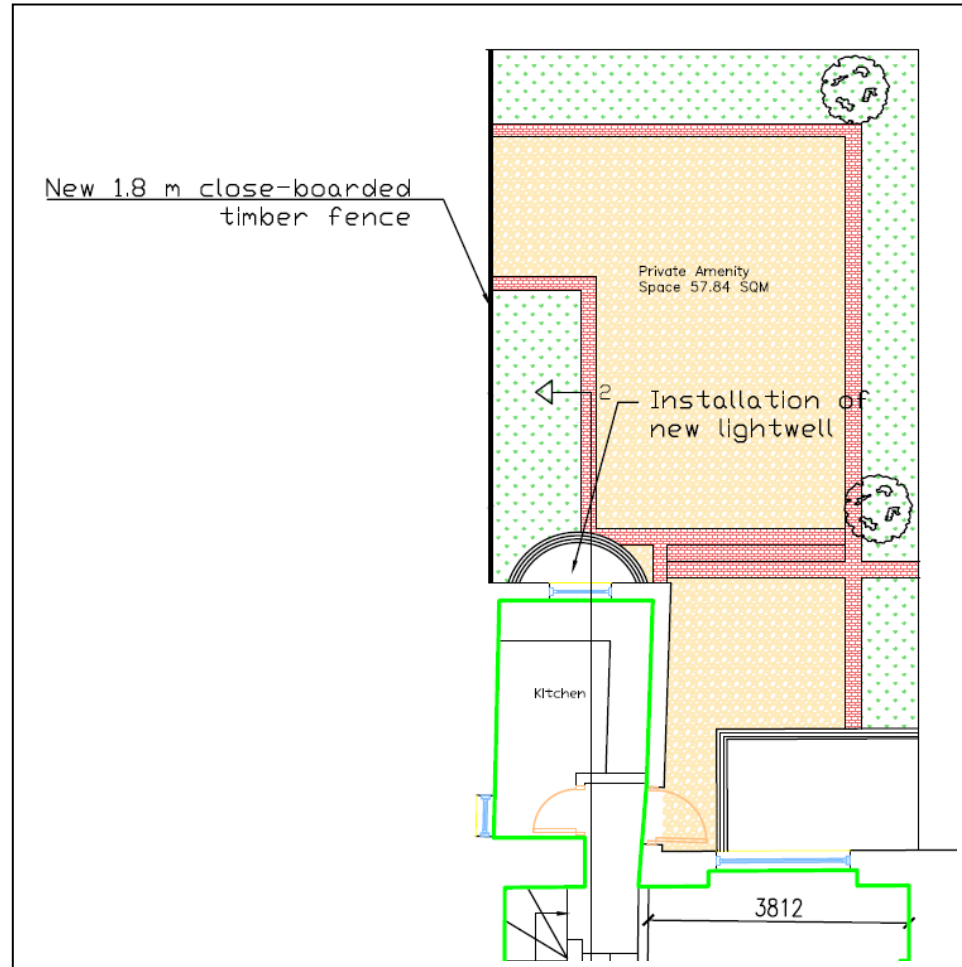
Landscaping

As per the section on Layout, the scheme provides only two external amenity spaces which do not contribute to the public realm. Both relate to the private amenity space afforded to the 3-bed family unit – the basement level light-well to the rear which forms an existing terrace and the rear garden area at ground floor level.

The rear garden is currently set out in a formal style – with gravel areas edged in brick detail containing plant borders. However, it has become overgrown with weeds and incorporates a self-set tree which appears to be ash.

The scheme proposes minimal intervention – including the erection of a new 1.8m dark-stained close-board timber fence to separate Nos 77 & 78 (details may be reserved by condition if determined necessary) and the sinking of a new light-well to match that already in existence at No 77, surmounted by an incidental iron railing

The borders will be left for future residents to elect planting. No additional structures are proposed to be erected, or additional hard-surfacing laid.





Appearance

This scheme proposes the restoration of the rounded-arch doorway with fluted surround, radial fanlight and double-panelled door, together with the approach and railing – including decorative finials. This will match those original doorways which remain in place. As a result, the balance and integrity of the terrace will be restored and enhanced.

The Grade II listed status provides for additional consideration of the proposed internal alterations. Although there are no features explicitly referenced in the Listing and the property has undergone a number of degradations to the internal fabric during its time in institutional occupation, the scheme proposes to salvage and replicate surviving features.

Further details can be found in the accompanying Heritage Statement and proposed Schedule of Works.

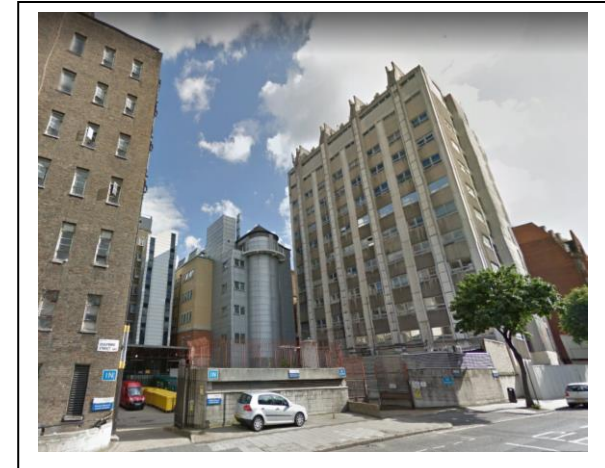
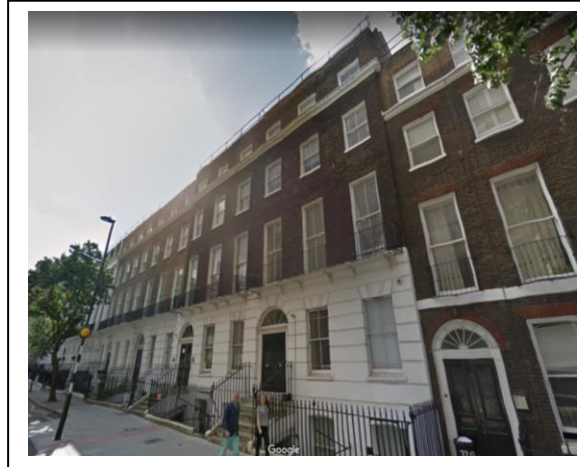


Local Context

Guilford Street is a one-way secondary route (B502) between Grays Inn Road (A5200) to the east and Russell Square (A4200) in the west and is lined with trees. The area comprises a mixture of uses – including residential, retail and leisure (principally Brunswick Square), offices, hotel – however, the immediate context is dominated by the healthcare foundations associated with Great Ormond Street and the National Hospital for Neurology.

Despite the relative homogeneity of the building line and proportions Georgian terracing to the north side of this part of Guilford Street, the properties display some variation in detailing – including coloured stock bricks, painted stonework, decorative colonnades and ironwork.

To the south side is a greater degree of variation in height, design and materials. However, though the imposing red-brick façade of the 1930's Queen Court provides a prominent feature, the direct setting of No 78 is dominated by the concrete and metallic finishes of the taller, more brutal institutional buildings set around the service yard of the hospital.



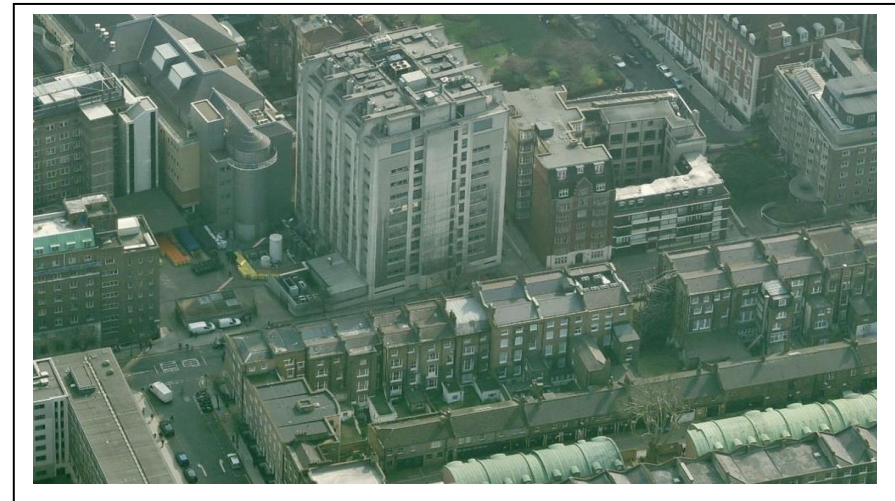


Those hospital buildings directly opposite are the tallest – and represent the greatest juxtaposition – within the surrounding area, which otherwise ranges from the two-storey mews buildings to the rear, through the largely 4/5 storey Georgian terraces to the eight storey President Hotel.

Notwithstanding that Russell Square, Queen's Square and Brunswick Square are within a short distance, there is little greenery within the immediate context – limited mainly to private amenity areas within the perimeter block, which in turn are largely hard-surfaced.

Although the historical context is discussed in more detail in the accompanying Heritage Statement, the entirety of the north side of Guildford Street is listed, which has limited the opportunity for external interventions – though a number have been subdivided to form flats (see also the section on 'Intended Use').

As such – informed by an analysis of the local context – the proposal develops upon an established use type in providing residential development in the form of flats (including the immediately adjoining neighbours), maintains the existing building envelope, restores the façade, lays out those units with living rooms to the front and bedrooms to the rear and incorporates an upgrade in the amenity of the rear garden area.





Access

As a result of the historic separation of the mews to the rear from the principal dwellings facing Guilford Street, the site provides no off-street parking. However, the street is within a CPZ with existing on-street permit bays.

Secure cycle storage is proposed to be provided on-site in accordance with Policy 6.9 of the London Plan – as adopted by LB Camden Policy T1(h).

Notwithstanding the above, the site also benefits from an excellent PTAL rating of ‘6a’ – being in close proximity to the Underground Station and numerous bus routes emanating from Russell Square.

The property itself is currently served by a stepped access from Guilford Street to both ground floor and basement entrances, whilst the upper floor units are accessed only by way of an internal staircase.

As such, the accessibility of the site to ambulant disabled and wheelchair users is limited. However, as a result of the Grade II listed status afforded to the building and its fabric, the necessary alterations are considered to be outweighed by the obligation to preserve and enhance.

