

## Design Access Statement

### 9 Thanet Street, London WC1H 9QL

The property, built circa 1820, is a Grade II Listed building situated in the Cartwright Gardens/Argyle Square sub areas of the Bloomsbury Conservation Area. The house has three storeys comprising a Lower Ground, Ground and First floor. It is part of a terrace of 10 similar houses also Grade II listed buildings.

It has a combination yellow London Stock brick frontage with a rusticated stucco finish to the lower section. The rear elevation comprises brick wall with painted lower section with 5 windows and a rear door to the garden

Fig 1 No 9 Thanet Street



Fig 2 rear elevation



Fig 3 Thanet Street - street view

## **Design**

### **The application is for an enlargement of the existing lower ground floor and excavation of the rear garden**

The proposed enlarged basement will sit entirely within the property boundary and the works only effect the lower ground floor with the upper floors, their access and features remain unaffected. The excavation to the rear will provide light to the new lower living accommodation and access from the new area to an enlarged garden at that level.

The excavation to the rear elevation will be also completed to match the existing brickwork on the rear elevation. We feel that the proposal reflects acceptable siting, scale and design which do not harm the character or appearance of the building itself or the nearby buildings of landscape merit.

The application comprises:

1. The removal of the existing wall which divides the lower ground floor and replacement with a steel support.
2. The removal of the existing wall which forms lower section of the rear elevation at lower ground floor level and replacement with a steel support.
3. The removal of the partition walls which have been added to create the existing bathroom and providing a new support to the half landing between the lower ground and ground floor.
4. Blocking up of the existing access door to the existing garden.
5. The construction of an extension with a flat roof , single skylight and metal framed glazed doors. This will form an enlarged kitchen and living/family space.
6. The creation of a better proportioned bathroom with a utility space.
7. The excavation of the garden to the level of the lower ground floor.

See figure 4, the existing plan, and figure 5, the proposed plan

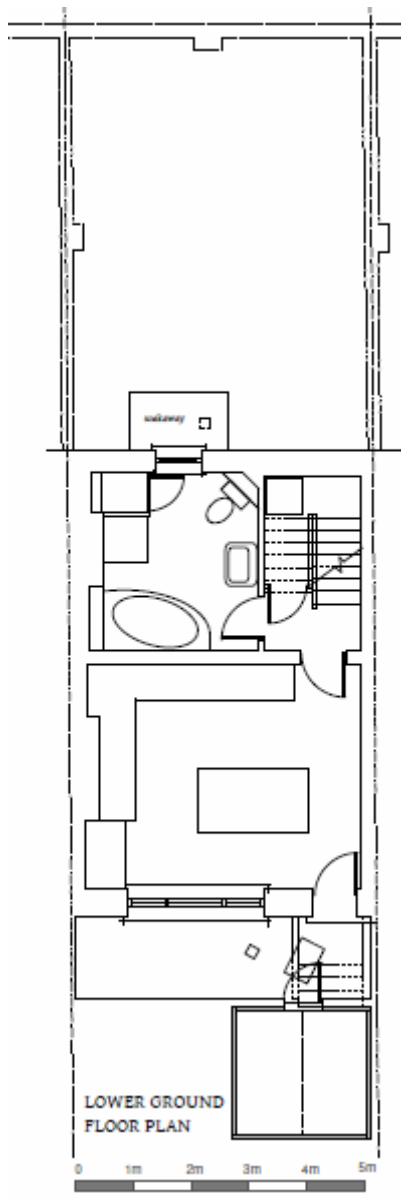


Fig 4 as existing

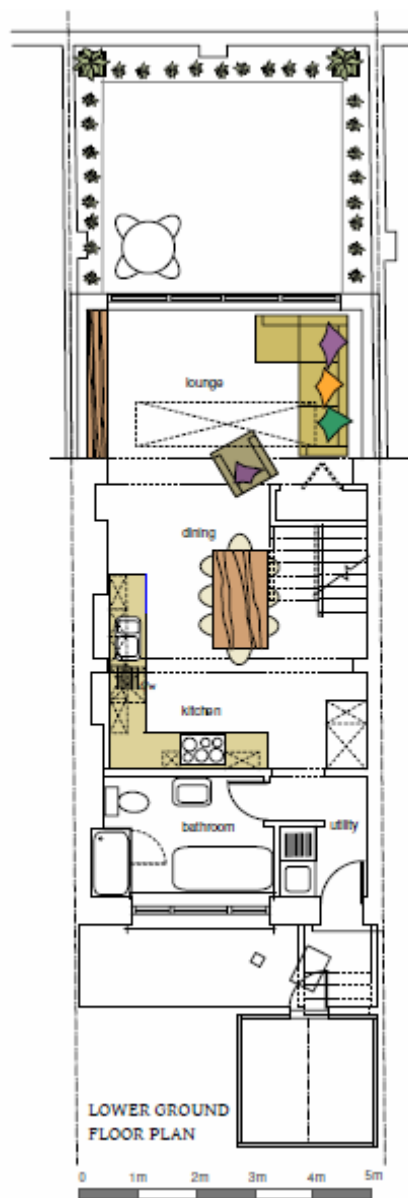


Fig 5 as proposed

### Accessibility

The basement extension will be accessed within the property via the existing staircase to the lower ground floor.

Vehicular access and parking is unaffected.