

May 2018 | 16G4 | 3D



**DESIGN AND ACCESS STATEMENT**

for

**PROPOSED ADDITIONS & ALTERATIONS**

to

**65 – 65 GUILFORD STREET**

**LONDON**

**WC1N 1DD**

**On behalf of**

**IMPERIAL LONDON HOTELS**

# 1 INTRODUCTION

1.1 This Design and Access statement has been prepared to accompany a full planning and listed building application for demolition, renovations and additions to existing properties at 64-65 Guilford Street.

This document is to be read alongside the existing and proposed drawings submitted.

The application is accompanied by a Heritage Statement prepared by KM Heritage.

1.2 This report has been set out under the following headings:

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## 2 Project Team

Planning Consultant – Walsingham Planning  
Architects – IPA Architects, London  
Planning and Heritage Consultants – KM Heritage, London  
Sustainability Consultant - Mecserve  
Applicant – Imperial London Hotels

## 3 Project Brief

The building is currently owned by Imperial London Hotels (The applicant) and is currently used to provide hotel staff accommodation. Imperial Hotels owns and operated seven hotels in Camden in the Russell Square area.

The buildings have undergone a number of internal changes resulting in loss of original features and plan form.

The proposals aim to revert the buildings back to separate terrace buildings. The existing internal arrangement of small hostel rooms will be removed in order to provide larger one-bedroom flats.

No64 will be for use as staff accommodation. No65 will be for open market rental. The general condition of the buildings to be improved to maintain their continued relevance.

The proposals should retain as many of the original feature as possible, and where possible, reinstate the original plan form of the original Georgian buildings.

## 4 Existing Buildings and Surroundings

The application applies to the buildings at 64-65 Guilford Street.

Both buildings are traditionally constructed four storey town houses with basement plus three floors with the later addition of closet wings of differing plan form and height.

The buildings form part of the heritage grouping of terrace row houses extending from Herbrand Street No 61 to Grenville Street No 83.

The North of the site is bound by the mews buildings of the Colonnade.

The site falls within the Bloomsbury Conservation of Camden.

Guilford Street suffered extensive blast damage during the Blitz of 1940-41 with No's 64-65 listed as suffering 'general blast damage, not structural'.<sup>1</sup>

The repairs to Nos. 64-65 carried out following wartime blast damage is evident on site where the brickwork of the top two floors are a contrasting lighter colour to the ground and 1st floor – front elevation. Similar contrasting brickwork repairs to the closet wing of No 64. are also clearly evident on site. (Fig 2)

The closet wing to No 65 was rebuilt in recent years.

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<sup>1</sup> *Op. cit.* Ward (2015).LCC bomb damage map.



Figure 1 - Site Location Plan



Figure 2- Rear elevation repairs



Figure 3- Front Guilford St Elevation

For five years in the early 1980s, Nos. 64-65 Guilford Street was squatted by a collective of alternative artists. Following purchase by Imperial Hotels, in 1996's the buildings underwent major refurbishment subject to approved Planning and Listed Building conditions<sup>2</sup>.

<sup>2</sup> M14/22/J Camden Planning and Listed Building Consent

No 64 & 65 were co-joined at each floor with new connecting doorways through the party wall, extensive structural works undertaken to strengthen the floors throughout, and the room layouts on all floors reconfigured by way of modern plasterboard and studwork construction to form a series of smaller bedrooms for multiple occupancy.

Original ceilings, cornices and fireplace detail had already been lost before the above-mentioned renovation works were undertaken.

The sliding sashes to second and third floor windows were replaced, but have not weathered well with time, and need to be replaced again.

On ground, first and second floor, where sliding sashes were replaced, the original panelled reveals have been retained in relatively good condition. These will be retained and restored.

In a lot of instances, the room layouts have been altered or sub-divided such that they retain little of their original plan form except on basement and ground floor where loadbearing brickwork has been retained albeit with new door openings inserted.

The majority of the doors and skirtings are modern replacements. While no details of the 1996 renovation could be found, it is assumed that the current replacements were copies of the originals.



Figure 4 Typical Room-

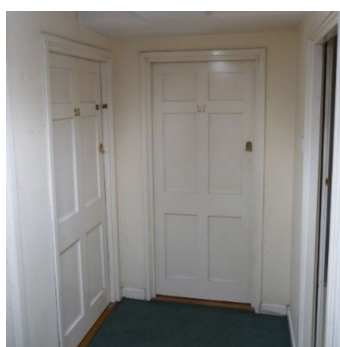


Figure 5- Typical corridor



Figure 6- Party wall door

The closet wing of No64 is not fit for purpose, the result of severe rising damp and water ingress from above caused by poor repairs, failing brickwork and failed parapets and lintels. A more recent incongruous structure was added to the closet wing at second floor level with slate tile cladding and hipped slate roof, evidentially for the sole purpose of accommodating a boiler.



Figure 7 No64 Closet Wing

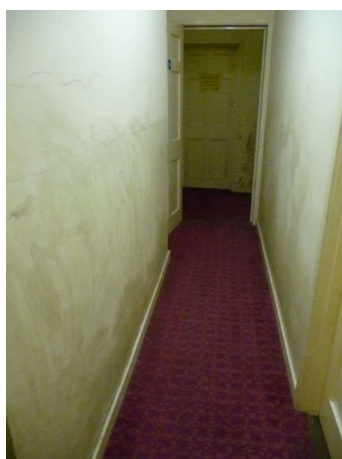


Figure 8- No64 Closet Wing rising damp

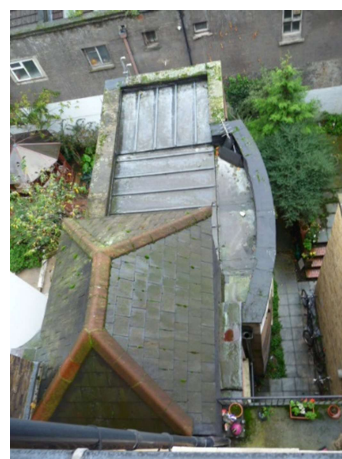


Figure 9- NO64 Clst wing Addition

The main staircase to No64 has retained its original form and is in sound condition together with an original sash window on first floor half-landing level and surviving period timber and glass screen at 2<sup>nd</sup> floor level. Both to be retained and restored.

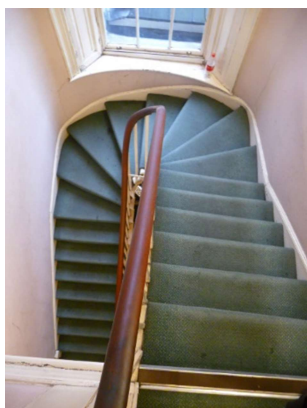


Figure 10 No64 Main Stair



Figure 11 No64 half-landing window



Figure 12 No64 2<sup>nd</sup> Fl stair screen

The main staircase to No65 is still in its original positions, but most original features have been lost.

A more detailed Historical Appraisal of the site and the buildings is included in the Heritage Statement prepared by KM Heritage.

Appendix B to this Design and Access statement provides a brief list of features of heritage value in the houses, which will be retained and restored.

## 5 Proposals

Rear Closet Wings:

Demolition of the rear closet wings on both No's 64 & 65.

Proposed reconstruction of new rear extensions in matching brickwork extending to the rear boundary at basement and ground floor level and stepping to  $\frac{3}{4}$  set-back at first floor level.

The facades of the reconstructed closet wings are to be in keeping with the character, materials and proportion of the original using brickwork, sliding sash windows, door, architraves, skirting and roof materials to match existing.

Staircases:

Retention and restoration of existing main and upper staircases to both 64 and 65.

Extending upper staircases on both floors to a proposed new loft extension.

Layout:

Removal of all modern stud partitions on all levels to reinstate, where possible, the proportion and dimensions of the original volumes.

Removal of link doorways through party wall on all levels.

Reinstatement of traditional plan form with large front and rear room arrangement around stair core on each level.

Loft:

Extend upper stairs and create proposed new 4<sup>th</sup> floor loft space in roof, set back from parapet to reduce visibility from street level. (Similar to roof works recently approved at no 66 Guilford Street adjacent)

Dormer windows will have lead clad cheeks and roof finish slate tiles in-keeping with the general character of the adjacent terrace houses.

#### Detail:

Retention and restoration of identified original windows, frames and panelled reveals. Refer to Appendix B.

There are a number of window sliding sashes in a poor state of repair, particularly on the 2<sup>nd</sup> and 3<sup>rd</sup> floors street facing. These are not original and were replaced at the time of the 1996 renovation works<sup>3</sup>.

The sliding sashes will be replaced with new slim profile double glazed units. (Refer to detail drawings included in this application)

Many of the panelled window reveals and wainscoting have survived. These to be retained and renovated.

No new window openings are proposed in the existing original front or rear facades. All window existing opening sizes to be maintained.

#### Façade:

All external works to the rear and front façade of the core buildings will be remedial by nature with repointing in traditional lime mortar where necessary to restore the original appearance of the Georgian façade.

## 6 Scale

The proposals retain the original stair core of both houses and reinstate the houses as separate units.

The proposed new reconstructed rear extensions are designed similar in scale and height to the new rear extension recently approved at No66 Guilford street.

The proposals for the 4<sup>th</sup> floor loft extension are similar in configuration and setback to the recently approved loft extension at No66.

## 7 Access & Security

There are no major changes proposed to the current access arrangements in the buildings.

The buildings are both Grade II listed.

Existing corridor widths and door opening do not satisfy current Lifetime Homes recommendations.

Each house will maintain their existing internal stair core to maintain the general historical plan form of the Georgian houses.

Existing staircases are narrow and have varying tread and riser dimensions and a host of design oddities not compatible with easy access.

Generally the room sizes of the historical plan form curtail the provision of modern recommended circulation space in bedrooms in all but the largest of the proposed flats.

Extensive structural alterations would be required to achieve general parity with Part M and Lifetime Homes standards.

The houses are each served by an elevated stepped entrance ramp over the front lightwell with metal rails.

External access from the lightwell is by way of a steel staircase rising to street level.

The existing upper level stair will be extended to serve the new loft room space.

Due to the Grade II listing there are currently no proposals to introduce an external platform lift for access.

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<sup>3</sup> M14/22/J Camden Planning and Listed Building Consent

It would be possible, should Camden Conservation approve, to introduce an external platform lifts to each of the houses. This would make the Ground and Lower Ground floors wheelchair accessible.

Our own heritage consultants have advised against such action due to the resulting negative impact on the heritage asset.

The existing house front doors will be retained and retrofitted with PAS24 3-point locking and controlled electronic access.

Separating the houses out will once again reinstate the primary function of the front door at no65, currently serving as a secondary escape door.

Suitable illumination will be provided to assist with external security and to illuminate external access stairs.

PIR's will control lighting to internal common areas and external access stairs to assist with security and access.

The landscaping of the rear amenity spaces will be brought up to a standard in keeping with a courtyard garden aesthetic.

## 8 Sustainability

Sustainability issues are addressed under a separate sustainability report which forms a part of this submission.

## 9 Conclusion

The proposals seek to upgrade the standard of accommodation in the buildings. The proposals will reinstate room volumes and layouts more in keeping with the original Georgian plan form.

The incongruous closet wing buildings are in a bad state of repair and their configuration not fit for purpose.

Replacement of the closet wings and loft extension will allow for the buildings to remain relevant and fit for purpose.

Complete renovation allows for upgrading of thermal performance and services, reinstatement of traditional window types and for much-needed general restoration and preservation of original features.

The proposals aim to revert the buildings back to separate terrace buildings.

No64 will be for use as staff accommodation. No65 will be for open market rental.

Imperial London Hotels is a responsible employer with a long history operating seven hotels and eight staff hostels in Camden.

This building provides live-in accommodation for essential staff and the proposed additions and renovations form part of their continued commitment to the local community.



## APPENDIX – A


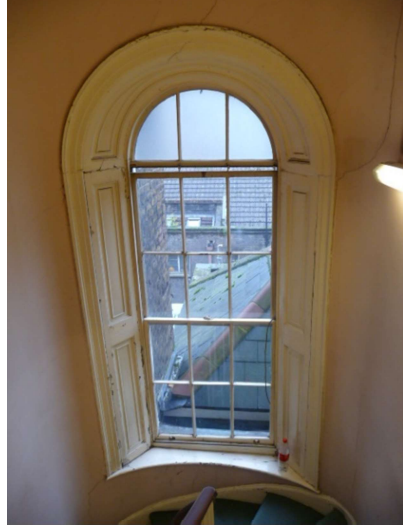

### Areas – Proposed & Existing

GEA m <sup>2</sup>						
	EXISTING		PROPOSED		NET PROPOSED	
	#64	#65	#64	#65	#64	#65
Arches	25	22	25	22	0	0
Lower Ground	114	83	127	125	13	42
Ground Floor	104	84	124	125	20	41
First Floor	74	66	110	111	36	45
Second Floor	64	65	64	65	0	0
Third Floor	64	65	64	66	0	1
Fourth Floor	0	0	42	43	42	43
<b>Total</b>	<b>445</b>	<b>385</b>	<b>556</b>	<b>557</b>	<b>111</b>	<b>172</b>
Site area	65	66	<b>131</b>			

GIA m <sup>2</sup>					
		#64		#65	
		Lower Ground	<b>01</b>	37	1b1p
	<b>02</b>	55	1b2p	54	1b12p
Ground	<b>03</b>	36	1b1p	36	1b1p
	<b>04</b>	46	1b1p	51	1b1p
First	<b>05</b>	43	1b1p	43	1b1p
	<b>06</b>	37	1b1p	38	1b1p
Second	<b>07</b>	43	1b1p	40	1b1p
Third	<b>08</b>	45	1b1p	45	1b1p
Fourth	<b>09</b>	38	1b1p	40	1b1p

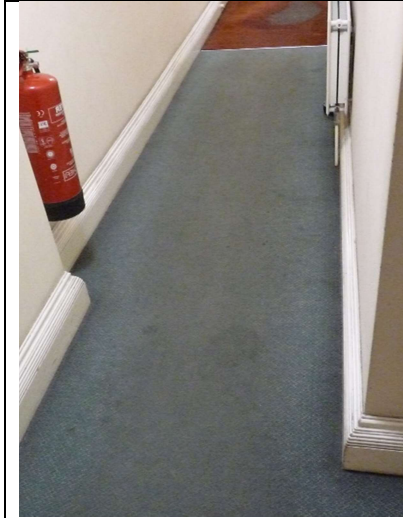
# APPEDIX B

## Heritage Features

Image	Location/Description	Action
	<p>No 65: <i>Ground Floor detailed panel doors and architraves.</i> Assumed interpreted copies installed during 1994 approved planning and Listed Building works.</p>	Retain and restore
	<p>No 64: 1<sup>st</sup> floor half-landing original sash window and panel surround</p>	Retain and restore
	<p>No 64: Staircase Ground – 2<sup>nd</sup> floor.</p>	Retain & and restore. Minimal work as required.

	<p>No 64: Screen and detailed architraves – 2<sup>nd</sup> floor level</p>	<p>Retain and restore. Investigate features beneath painted plasterboard field panel – reinstate where possible.</p>
	<p>No 64 &amp; 65: Window reveal panelling 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors.</p>	<p>Retain and restore.  All sliding window sashes at 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor to be replaced with new to maintain façade uniformity.</p>
	<p>No 64 &amp; 65: 1<sup>st</sup> Floor French doors to front and single to rear</p>	<p>Retain and restore.</p>

	<p>No 64 &amp; 65: Rear facing 2<sup>nd</sup> floor sliding sash windows.</p>	<p>Retain &amp; restore</p>
	<p>No 64 &amp; 65 3<sup>rd</sup> floor sliding sashes – front elevation</p>	<p>Replace only sliding sashes with new – refer to replacement Window detail drawing. Existing widow reveal and wainscot panelling, where still intact, to be retained and restored.</p>
	<p>No 64 &amp; 65: 2<sup>nd</sup> floor sliding sashes – front elevation.</p>	<p>Replace only sliding window sashes with new – refer to replacement Window detail drawing. Existing widow reveal and wainscot panelling, where still intact, to be retained and restored.</p>



No 64 & 65 – existing skirting to ground floor entrance and in some areas of first floor. Not all original. Copies installed during 1994 approved Planning and Listed building works.

Retain and restore where possible. Install new matching skirting throughout ground and 1<sup>st</sup> floor areas. In keeping with original hierarchy of house – install less detailed profile skirting to other floors.