

54 HUNTLEY STREET
Fitzrovia, London

DESIGN & HERITAGE ASSESSMENT

54 HUNTLEY STREET

OCTOBER 2018

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RIGBY AND RIGBY

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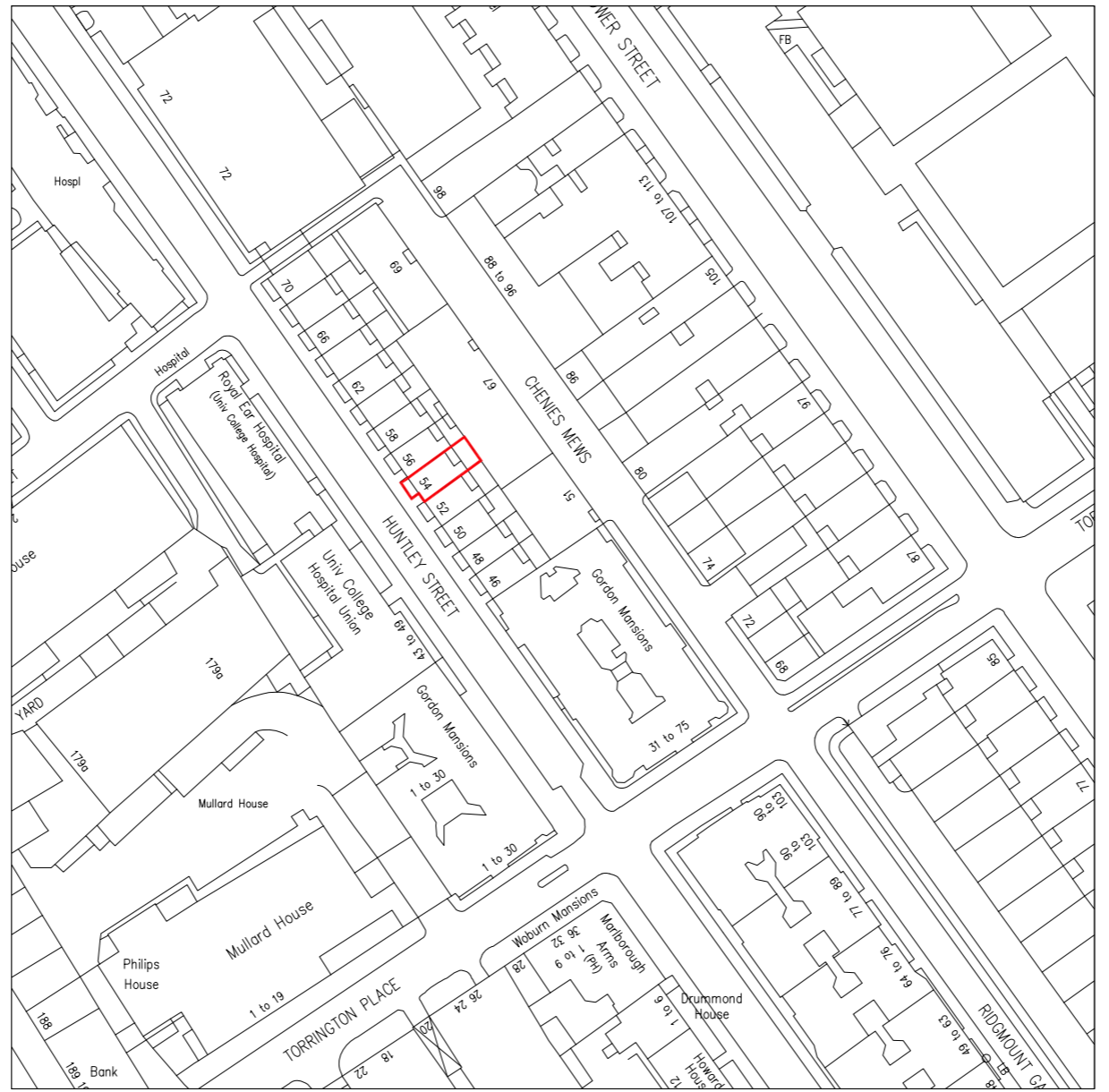
54 HUNTLEY STREET

REFURBISHMENT OF AN EXISTING 4 STOREY TOWNHOUSE CONTAINING:

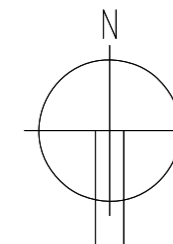
1 X STUDIO FLAT & 2 X TWO BEDROOM APARTMENTS

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been submitted in support of the application for listed building consent.
- 1.2 This report has been prepared by Rigby & Rigby to support an application for listed building consent at 54 Huntley Street. The proposed work includes the repair, refurbishment and modernisation of the existing 3 self contained apartments that was converted over 40 years ago.
- 1.3 54 Huntley Street is an existing Four Storey Townhouse that contains three apartments comprising the following:
2 bedroom apartment on the basement and ground floor / Studio apartment on the first floor / 2 bedroom apartment on the second and third floor.
- 1.4 The proposed repairs, refurbishment and modernisation will be carried out to all 3 apartments. In addition the following alterations are proposed: 2 bedroom apartment on the basement and ground floor incorporating a new ensuite bathroom at basement level. Studio apartment on the first floor re-configured to incorporate a separate bedroom. 2 bedroom apartment on the second and third floor incorporating a new ensuite on the third floor.
- 1.5 No major external alterations or new build are proposed to the historical fabric of the building and internal alterations have been kept to a minimum.
- 1.6 54 Huntley street sits on a site property area of 81.5m² (0.00815 hec). The existing floor areas are:
Lower Ground Floor 39.72m²
Ground Floor 41.52m²
First Floor 41.52m²
Second Floor 41.52m²
Third Floor 36.71m²
Total Gross Internal Area 201.00m²
- 1.7 Approximate accommodation area is 158.86m² and staircase circulation space is 43.14m². The proposed apartment areas are:
Lower level 2 Bedroom maisonette 81.24m²
First floor Studio / 1 bed apartment 41.52m²
Upper level 2 Bedroom maisonette 78.23m²
- 1.8 This proposal is based on providing accommodation that will enhance and protect the existing fabric and character of the Grade II Listed Building. No external alterations are envisaged apart from repairs and minimal internal alterations to retain and enhance the historic floor plan of this georgian townhouse.



SITE LOCATION PLAN
(SCALE 1:1250 @ A3)



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 Do not scale, use given dimensions only, please read this drawing in conjunction with the specification.
 All site dimensions to be checked prior to fabrication.

Revisions

London
 T: +44 (0)20 3418 0446
 E: enquiries@rigbyandrigby.com

80 Brook Street, Mayfair,
 London,
 United Kingdom W1K 5EG

Reg in England & Wales No. 5884731

Country
 T: +44 (0)1789 610010
 E: enquiries@rigbyandrigby.com

Bridgeway House, Bridgeway,
 Stratford Upon Avon,
 United Kingdom CV37 6YX

Company VAT No. 937214131

Job Title
 Drawing Title

Job Number
 Drawing Number
 Scale
 Status

54 Huntley Street,
 Holborn
 Site Location Plan

163
 100
 1:1250 @ A3
 PRELIMINARY



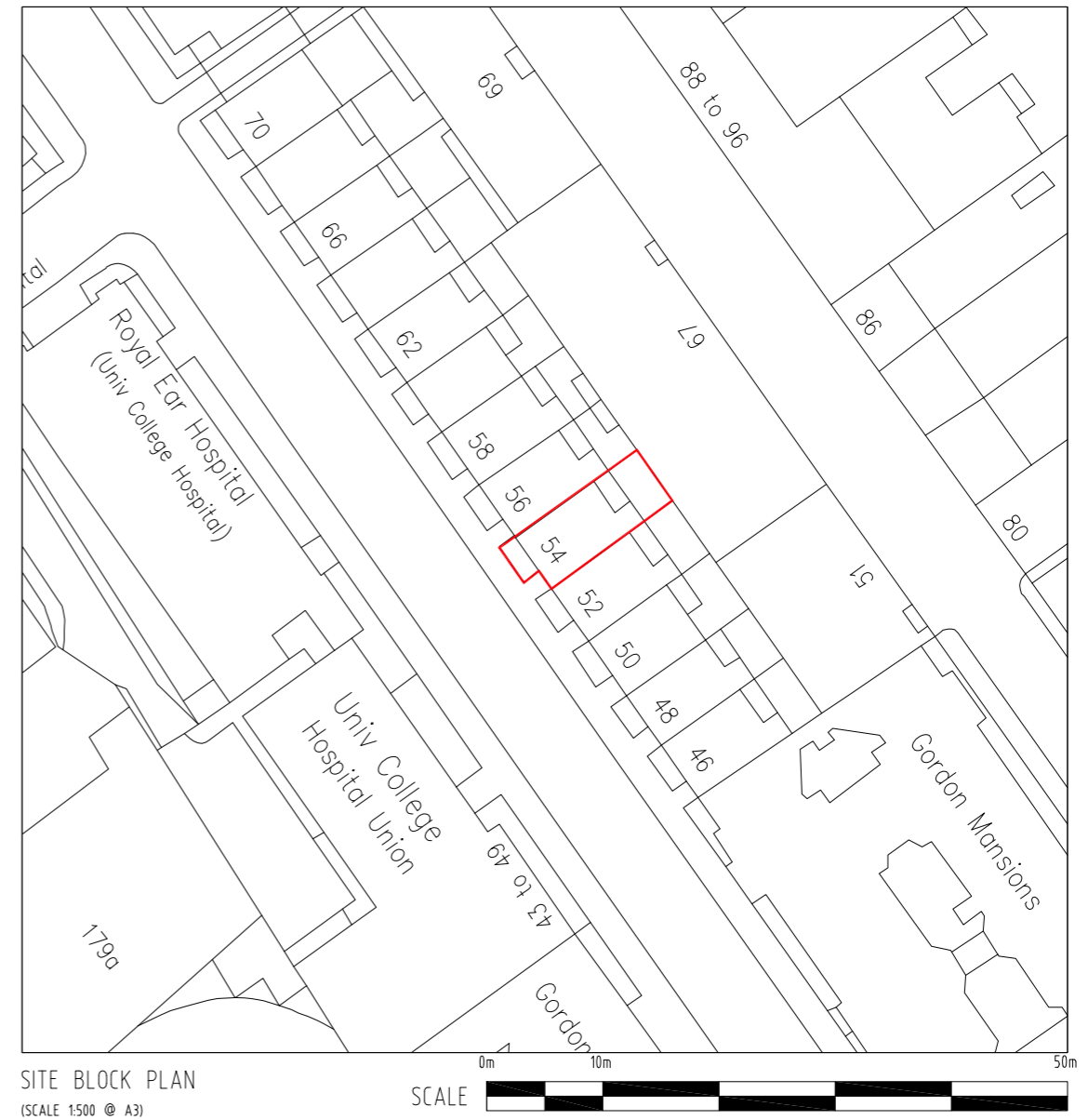
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Fitzrovia, London

2.0 LOCATION

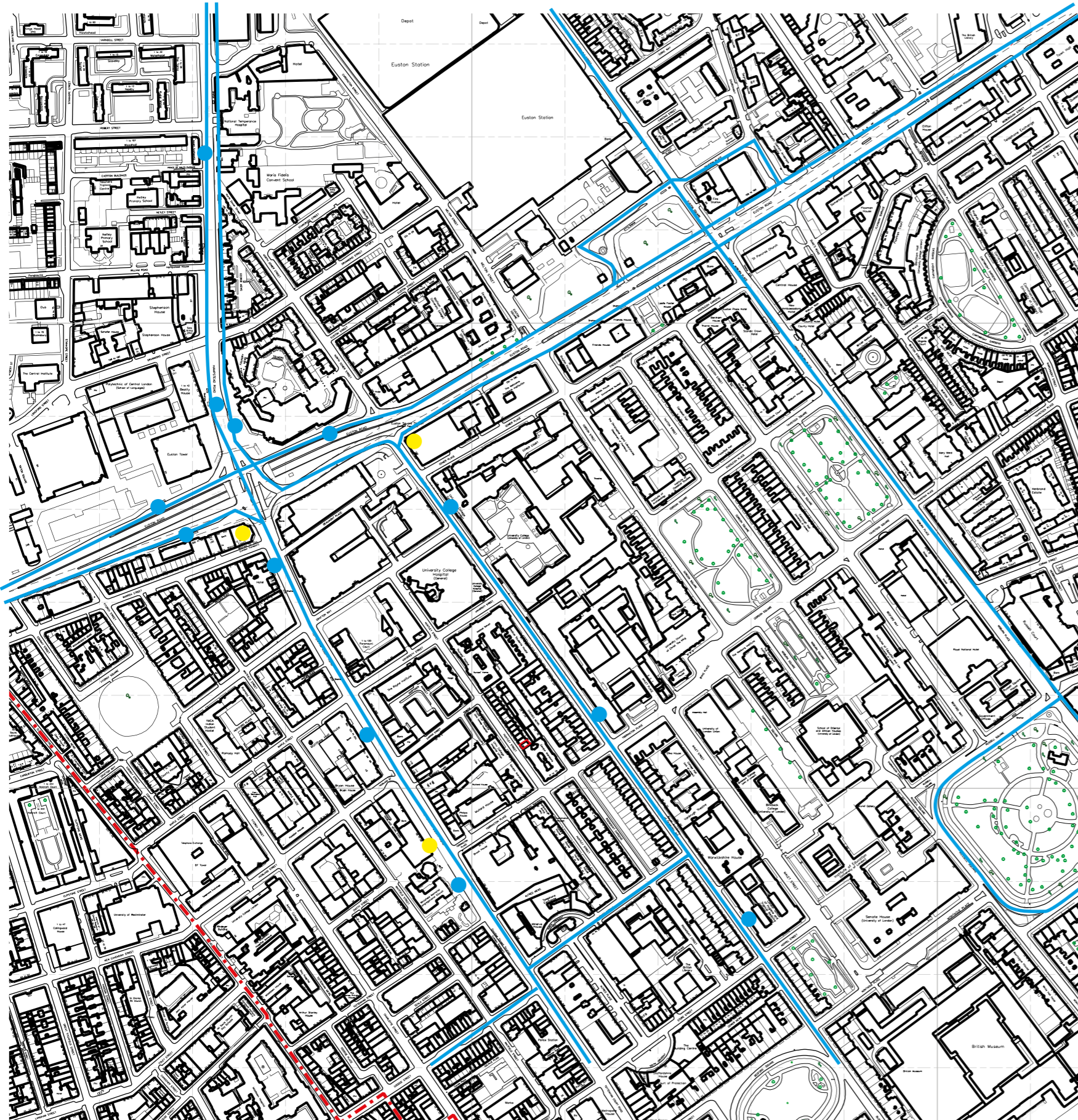
- 2.1 The application site is located at Number 54 Huntley Street, Fitzrovia, London, WC1E 6DD. This 4 storey terrace property is located centrally within an existing row of 13 terrace properties that are on the eastern side of Huntley Street.
- 2.2 Huntley Street is aligned on a north-south orientation and is located between Gower Street and Tottenham Court Road within Fitzrovia in the London Borough of Camden.
- 2.3 The immediate area comprises hospital uses to the north and west, university uses to the east and a mix of residential and university uses to the south. The university and hospital buildings to the north of the site include the area's principal landmarks; the main University College London building and quadrangle, the UCLH Cruciform building and the newly constructed UCLH Trust hospital.
- 2.4 The site is located in the City of Camden, and within the Bloomsbury Conservation Area. 54 Huntley Street is a Grade II listed building.



3.0 ACCESSIBILITY

- 3.1 The site has a good Public Transport Accessibility Level. Various tube and bus routes are within 5 and 10 mins walking distance. These are highlighted on the adjacent plan.
- 3.2 The following tube stations are within close proximity and easy walking distance. These are:
- Euston Square North-East of site
 - Warren Street North-West of site
 - Goodge Street Westwards of site
- 3.3 Mainline Railway stations are also accessible. These are within a 5 - 10 min walking distance or accessible by bus.
- 3.4 The site also has good connections for six bus services that run parallel to the site on Tottenham Court road and Gower Street. These are within a couple of minutes walking distance.
- 3.5 Huntley Street is a two way local road and is covered by controlled parking zone status.

54 HUNTLEY STREET
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- Camden & Westminster Boundary
- Proposed Holburn Growth Area
- Bus Stops & Routes
- Tube Stations
- ◇ 46 Huntley Street site