

DESIGN AND ACCESS STATEMENT

**81 GUILFORD STREET
FLAT 1
LONDON WC1N 1DF**

INTRODUCTION (HERITAGE STATEMENT)

This design and access statement relates to the proposed development affecting Flat 1, 81 Guilford Street, London WC1N 1DF. The property is grade II listed and is situated within the Bloomsbury Conservation Area. As such considerable thought has been given to any impact on the Conservation Area and we believe that there is no measurable impact. The proposed internal alterations away from the street scene do not provide any measurable impact to the built environment. In this particular instance we believe the proposals to be modest and in keeping with alterations that have approved on neighbouring properties along the same street over the years.

DESIGN PRINCIPLES

The objectives in respect of the development are to:

- Provide well designed fire / means of escape lobby that sits comfortably within its historic setting
- The design reflects the character and internal vernacular of the existing building
- Provide safe escape passage and protection in the event of a fire within the property

LOCATION AND SETTING

Guilford Street is located near Russell Square tube station and streets away from Great Ormond Street. It occupies a prominent location in amongst a terrace block of Grade II listed buildings which front Guilford Street.

PROPERTY HISTORY

The property has previously been converted into self contained units, apartment 1 on the ground floor (to which this proposal relates) has previously obtained approval to be a self contained 1 bedroom unit. This separate listed building consent application relates only to the proposed internal means of escape / fire lobby which is contained within this apartment – no other parts of the building are affected.

PROPOSAL

The proposal is to provide an internal fire / means of escape of lobby to apartment 1 on the ground floor of this property

USE

The proposed use of will be for residential purposes and is in keeping with the character of the surrounding properties.

ACCESS

The existing access arrangements will not be altered or affected by the proposed internal alterations. This scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.

LAYOUT

Internally at ground level the changes will not affect the layout of the other parts of the building, but will improve means of escape access in the event of a fire.

SCALE

The scale of the proposal is in keeping with the proportions and scale of the interior, materials used will be match those used on the main building again minimising the overall effect of the means of escape / fire lobby.

APPEARANCE

The proposed design will be in keeping with internal décor and finish of the existing property.

CONCLUSION

The proposal will not adversely affect the listed building fabric and is entirely reversible as such listed building consent should be granted for the proposed means of escape lobby in order that the scheme complies with advice from London Fire Brigade and London Building Control.

REFERENCES

CAMDEN LOCAL DEVELOPMENT FRAMEWORK

SPAB

HERITAGE ENGLAND

PLANNING PORTAL