

**HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED
ALTERATIONS TO THE INTERIOR OF FLAT 55, RADCLIFFE BUILDING
BOURNE ESTATE, PORTPOOL LANE, LONDON EC1N 7TY**

Introduction

1. This heritage, design and access statement has been prepared in support of an application for permission to move an interior stud partition wall between two rooms. The property is a Grade II* listed building.
2. Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works have driven the length of this document.

HERITAGE

Context

3. Historical context. The Bourne Estate is an Edwardian housing estate in the Holborn district of Central London. It is bounded by Clerkenwell Road to the north, Gray's Inn Road to the west, Leather Lane to the east and Baldwins Gardens to the south. It is also intersected by Portpool Lane, which forms part of the estate itself.
4. Aesthetic Context. The estate is built in a free Classical style, with Arts and Crafts touches, developing the idiom established by the London County Council with the Boundary Estate and Millbank Estate in a formal direction.
5. Communal Context. The estate consists of a number of residential blocks which enclose a number of quiet shady courtyards containing mature trees, mostly London Plane trees. The buildings are constructed in dusky red and yellow bricks and the design incorporates classical pediments and stucco pilasters as well as arts and crafts details such as gabled walls, and casement windows on the inner courtyards and decorative mouldings to the large arches on the access ways.

The property

6. History and development. Constructed from 1905–1909, it is regarded as one of London's best examples of tenement housing and the majority of the housing blocks within the Estate have been Grade II listed. The Estate was designed by the London County Council Architect's Department, by E. H. Parkes under W. E. Riley.
7. External features. The Bourne Estate is the third of the three key estates built by the London County Council in the years of its greatest innovation. In Britain the Bourne Estate is the least known, but it has an international significance as the model for the much admired and highly influential public housing erected in Vienna immediately after the First World War.

8. Camden Council is the freeholder and refurbished and remodelled flats for the purposes of social housing. The majority of residents rent their home from Camden Council and flats vary in size from studios to 3-bed flats.

DESIGN PROPOSALS

9. The aim of the proposed work is to improve the usability of the internal space for the benefit of its resident(s) as, currently, the rear centre room is too small to be used as a sleeping room or a living room. It is understood that the local authority had shaped the space in relation to the rear centre room when it refurbished all flats decades ago and made them available for social housing.
10. Prior to the applicant's ownership of the property, planning permission was granted to the previous owners to reshape the kitchen and change an existing cupboard into an en-suite bathroom. With this change, it made the rear right room, which might have reasonably been used as a living room, only suitable for use as bedroom due to the connected bathroom. This was inappropriate as it is standard or certainly more usual for a living room to be the largest room in a home.
11. If another family member or person lived in the property and required their own sleeping room, the only room currently reasonably suitable for this use is the rear left room because a standard double bed, wardrobe, drawers and other standard furniture cannot be accommodated in the rear centre room.
12. The rear centre room is unsuitable as a living room as a sofa and other furniture could not be comfortably accommodated within it. The kitchen is not large enough to be used an "open plan" kitchen and living room, although that is how the previous owners may have attempted to use it.
13. The proposed work will rebalance the share of the space between the three rear rooms so their proportions are more similar and each is usable for any purpose the resident(s) might reasonably require.