

14, ARGYLE STREET LONDON WC1H 8EG

DESIGN & ACCESS STATEMENT

Background Information.

Argyle Street is part of the 'Battle Bridge Estate', the development was set out in 1833 by Messers. Dunston, Robinson & Flanders to a design prepared by their surveyor Ebenezer Perry. This included four streets; Argyle, Belgrove, Crestfield and Birkenhead. By 1849 forty-seven houses were complete.



The 'Survey of London' comments that in Argyle Street there were two types of houses;- smaller two storey houses and larger houses which had an 'attic floor contained within a mansard roof'. These houses differ to those in the main square through the absence of moulded stucco architraves around the windows. Argyle Street doors have 'archivolts' and some of the ground floors are wholly stucco-fronted. The edition of the Survey of London is the mid 1930's copy and many subsequent changes have taken place since publication.



The north western end of Argyle Street (nos. two-ten) was demolished to make way for the London Borough of Camden's office, now converted and extended to a hotel.

All of the houses have been altered since their initial construction. The degree of alteration has depended on their use, in many cases hotel use. No 12 is 5 apartments and No. 16 a hotel currently undergoing internal repairs.

The front windows are for the most part original and it is intended to retain these features. Replacement single glazing has taken place to the upper floor and much of the rear elevation. No 12 is part double glazed front and rear.

Internally, the staircase is mainly fair condition though there are areas of repair, as might be expected, and points of damage to the handrail particularly around the newel posts. The ground floor has part of a moulded cornice and part of the shutter boxes. The modern kitchen has removed skirtings and architraves. The rear room door is sealed shut. The 1st floor retains the front window shutter box. Much of the lath and plaster ceilings are either removed or over boarded with plasterboard, this varies within rooms as much as from floor to floor. The second floor is much altered, and services introduced including the domestic gas boiler.

Proposal.

The property has received planning consent to be converted to two flats; 2009/1342L & 1340P. More recently approval was granted for a rear extension 2018/5910/P & 6326/L and the insertion of a metal staircase in the front light well 2019/4260/P & 4593/L. Both of these latter approvals are now enacted with works currently on site. The applicant wants to 'reactivate' the earlier lapsed consent for two individual residential units.

The proposed division of the property at ground floor level, forming an enclosure at the top and bottom of the stair will retain the existing fabric. No further alteration to the interior or exterior of the building will take place. The formation of a 'cupboard' will introduce a false door and timber match board screen in a mid-Victorian manner.

The lower ground floor unit will be accessed from the front light well in common with many similar properties locally. The ground and upper floor unit will be via the existing street frontage.

The existing kitchen on the ground floor would be carefully removed to protect the existing historic fabric. The room will have the joinery items repaired and extended in profiles to match. The original cornice will be carefully cleaned to recover as much hidden detail without further damaging the moulding. The new kitchen will be housed in the extension.

Works currently in hand, have removed the 1970's & 80's service installation. It has also exposed inherent workmanship which requires attention. The property will be rewired and replumbed. Service routes wherever possible will follow the existing tracks. It is being explored whether the service riser on the stair can be removed without damaging fabric in other parts of the building. Further details will be provided.

All the existing features will be retained. This includes decorative details on the ground floor.



Hall



1st Floor Stair



Ground floor



1st Floor Front Room

The rear extension is currently being constructed. The external brickwork will be of London yellow stock in Flemish Bond to match the existing brick bond on the rear elevation all as approved. New windows will be timber sliding sash window recessed into the inner leaf as is traditional and to match the existing design, though there would be a preference to double glaze the windows in the rebuilt section of the building. Albeit to an altered window pattern

Design benefits.

The property will form 2 residential units, 1 x 1 bedroom 54sqM & 1 x 3 bedroom 126sqM.

Access.

Access to the main house will not be altered. The existing raised steps and threshold will be retained. The existing doors are generally of reasonable width. The new metal stair to the lower maisonette will be constructed to meet current requirements in terms of treads and risers. (See approval 2019/4593/L)

Access to the lower ground floor apartment is using the stairs in the lightwell.

The property will be rewired and all electrical points will be stripped out of skirting boards, architraves and other historic feature. All new sockets will be mounted 450mm above floor level and plaster chases will be made good in materials to match existing. Light switches will be set minimum 100mm away from architraves.

Water services will generally be contained within existing pipework or replacement in existing locations.

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