**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**

1. 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.
2. 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.
3. 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**

1. 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.
2. 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.
3. 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**

1. As part of the requirements of an HMO licence for the property, air from bathrooms abd kitchen need to be vented externally.
2. The images and floorplan show the proposed 100mm holes.