

DESIGN AND ACCESS STATEMENT

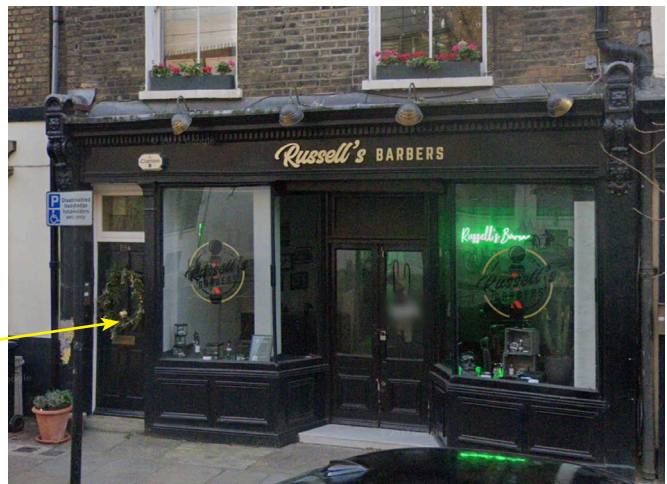
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| Listed Building Consent Application | PP-11187420 |
| Local Authority | Camden Council |
| Property Address | Flat A, 19 Great Ormond Street, London, WC1N 3JB |
| Applicant Name | Ms Clare Conville |

Property:

The applicant is the freeholder of the entire property, namely 19 Great Ormond Street, London, WC1N 3JB is Grade II Listed under List Entry Number 1113207. However, we refer to Flat A for this application, which is accessed from a door to the left of the ground floor shop and occupies the first, second, and third floors.

The official list entry states: "Terraced house with later shop c1708, refaced mid C19. Yellow stock brick, 3rd floor refaced. 4 storeys and cellars. 2 Windows. Late C19 wooden shop front with fascia and dentil cornice flanked by enriched consoles; panelled risers and recessed, part-glazed double doors. Recessed, panelled house door with rectangular fanlight. Gauged brick flat arches to recessed 4-pane sashes, 3rd floor with segmental arches. Parapet. INTERIOR: not inspected."

Access door to Flat A



Existing Features:

This application is for internal alterations to Flat A of which none will change the property's external appearance.

Whilst the interior had not been inspected as part of the official list entry, our inspection identified little of significance from a heritage perspective other than possibly the fireplaces and window frames. It appears that ad-hoc modifications have been made over the years but now in a rather sorry state, the flat requires a complete yet sympathetic overhaul.



Existing Stairs from
Ground Floor



Existing Living Room
into Kitchen



Existing Kitchen



Existing Library Room



Existing 3rd Floor
Bathroom



Existing 3rd Floor
Master Bedroom

Access:

The proposed internal alterations will not lead to any increase in traffic to the site which is purely residential. Although governed by the positioning, angle and width of the existing staircase from the ground to first floor, there is an opportunity to improve the lighting and floor covering to provide safer access.

Design Work

The aim of the proposed work is to develop the interior of the property to improve its appearance, its utility and flexibility, its thermal performance and reduce its carbon footprint. Heritage features will be retained such as the fireplaces or reinstated wherever possible such as the shutters in the kitchen which are currently painted shut. The choice of materials and sympathetic repair/ refurbishment will enhance the existing heritage features.

Description of Proposed Works:

1. Third Floor - Remove ceiling and wall between front two bedrooms and landing area (not bathroom & laundry room) to create a new insulated vaulted ceiling in Front Bedroom and Landing.
2. Third Floor - Reinstall fireplace and chimney/flue for use by a new gas effect fire.
3. Second Floor - Reinstall fireplace and chimney/flue for use by a smokeless fuel fire.
4. Second Floor - Block off existing door opening between Library/TV Room and Spare Bedroom.
5. First Floor - Living Room - Reinstall fireplace and chimney/flue for use by a new gas effect fire.
6. Sanitaryware - Replace sanitaryware in second floor shower room and third floor bathroom.
7. Kitchen - Replace existing kitchen cupboards and sink unit.
8. Install new skirting boards, cornice and door architrave only where required.
9. Make good, prepare and decorate in all areas.
10. Make good and prepare all floors for installation of new flooring/tiling.
11. Remove all existing window furniture, restore and replace.

Listed Building Alterations:

1. Third Floor - The removal of the ceiling in the front two bedrooms and landing area will not impact on the heritage significance of the building. It would appear that the existing ceiling is a fairly recent addition and its removal enables thermal insulation to be installed, reducing the flat's carbon footprint, and removes the existing bulkhead detail by the window. (See picture - Great Ormond Street 4). The removal of the wall between the front two rooms to create a single room will increase the usability of room.
2. Second Floor - The existing door between the Library/TV Room and Spare Bedroom is not required as the natural entry is via the door adjacent to the stairwell. Our inspection shows that the door and frame are of little historical interest and blocking it off will increase the thermal efficiency in both the Library/TV Room and spare bedroom.

Layout

There is no change to the current layout of the site.

Scale

There is no change to the current scale of the site.

Appearance

The external appearance of the heritage asset will be retained. The internal works will bring together a 'mish mash' of piecemeal alterations into a single cohesive design.