



**Kitchen and Pantry Refurbishment
Design and Access
Statement**

58 Argyle Street
London WC1H 8ER

1. Introduction

58 Argyle Street is a mid-terraced Grade II listed house located in the Bloomsbury Conservation Area.

2. Planning History

There are two planning cases linked to the address:

Case Number	Application Details	Permission Granted
2010/2465/T	Notification of Intended Works to Tree(s) in a Conservation Area	14/06/2010
2020/2298/T	Notification of Intended Works to Tree(s) in a Conservation Area	25/06/2020

3. Current Use

No changes; a single family dwelling.

4. Planning Proposal

The proposed works are the complete refurbishment of the basement kitchen, including an upgrade of existing cellar into pantry.

Replacement of the garden gate door with new painted timber door to match the existing.

Remedial works to the cracked render of the boundary wall

5. Scale and Size

There are no changes to the scale of the building as the proposed refurbishment is within existing basement floor's internal footprint.

6. Access

No changes.

7. Heritage impact assessments

Grade II according to Historic England listing following external façade elements apply:

- Yellow stock brick.
- Round-arched ground floor openings.
- Doorways with stucco surrounds; pilaster-jambs, cornice-heads, fanlights, and panelled doors.
- Ground floor windows with intersecting tracery.
- Upper floors with gauged brick flat arches to recessed sashes.
- Parapets.

The proposed works will not affect any of the listed elements and as such will not have detrimental impact on building's heritage assets.