

**64 - 65 GUILFORD STREET**

**LONDON WC1N 1DD**

#



## Design & Access Statement

June 2022



RICHARD MALTESE ARCHITECTS LTD



## Design & Access Statement

### 64 – 65 GUILFORD STREET, LONDON WC1N 1DD

#### INTRODUCTION

The following Design & Access Statement is submitted to London Borough of Camden as part of the Planning Application & Listed Building Consent for the properties noted above. The statement outlines the main issues considered and has been produced using the guidance by CABE in their publication '*Design & Access Statements*'.

This Design Statement should be read in conjunction with Richard Maltese Architects existing drawings Drawing No 11203/ 01, 02, & 03 Existing Location Plan, Floor Plans and Elevations, Drawing No 11203/ 04, 05 & 06 Proposed and Drawing 11203/ 07 & 08 Proposed Demolition. Photographs of the existing buildings and the site have also been included for reference. This DAS is accompanied by a Heritage Statement by *The Heritage Practice*.

Guilford Street lies within the North London area of the Bloomsbury Conservation Area of Camden, Sub-area 11: Queen Square/ Red Lion Square. Whilst Bloomsbury Estate entered into development in 1670s, the land was laid out but Cockerell in 1792, with James Burton responsible for their construction and form part of the heritage grouping.

The proposal may be described as the refurbishment, reconfiguration & conversion of the existing terraced town-house properties, demolition of the closet wings, forming a new part two & three-storey rear extension, some changes in fenestration to the rear, internal reconfiguration and refurbishment.

#### PLANNING & POLICY

The proposed development accords with strategic planning guidance and policies as set out in the Mayor's *London Plan Spatial Development Strategy for Greater London 2021*, and the *London Borough of Camden Local Plan 2017*, *Bloomsbury Conservation Area Appraisal and Management Strategy*. The National Planning Policy Framework document has also been considered.

In summary, the following policies in particular have informed the design and arrangement;

- *National Planning Policy Framework 2019*,
- *London Plan Spatial Development Strategy for Greater London 2021*,
- *London Borough of Camden Local Plan 2017*,
- *London Borough of Camden Planning Guidance Design 2021*,
- *Bloomsbury Conservation Area Appraisal and Management Strategy 2011*,
- *Policies DP24 & DP25 – Design & Conserving Camden's Heritage*
- *Core Strategy policy CS14 – 'Promoting high quality places and conserving our heritage'*
- *Historic England 'Conservation Principles, Policies and Guidance 2008'*
- *Historic England 'Easy Access to Historic Buildings' 2015*
- *(DDA 1995) Equality Act 2010*
- *BS 8300:2009 + A1:2010 Design of buildings and their approaches to meet the needs of disabled people*
- *The current Building Regulations (Part M)*

Listing NGR: TQ 30243 82080. NUMBERS 61 TO 66 AND ATTACHED RAILINGS, 61-66 GUILFORD STREET was Grade II listed on 8<sup>th</sup> June 1999, ref (Heritage England Building ID): 1245858

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Listing description;

*Terrace of 6 houses, now a hotel and houses. c1793-9. Built by James Burton. Flemish bond brick; front of Nos 61 to 63 partly rebuilt after damage in World War II. Welsh slate roof having brick ridge and end stacks. Double-depth plan. Nos 61-65: 4 storeys and basement, symmetrical 15-window range. Doorways; No.61 has C20 panelled door set in mid C19 semicircular arched stucco surround, Nos 62 & 63 have late C18 fielded 6-panelled doors set in similar surrounds with late C18 fluted and reeded architraves, Nos 64 & 65 have flat arches over late C19 panelled doors set in ground floor of channelled stucco. Gauged brick flat arches to tall 1st floor C20 casements and plate-glass sashes. Continuous stucco sill bands beneath 1st and 3rd floor windows. Plain stone coped parapet. Late C18 sashes with glazing bars to rear of Nos 64 & 65.*

*INTERIORS: retain late C18 dog-leg staircases with stick balusters set on open strings with fret-cut brackets and wreathed mahogany handrails. Late C18 enriched and modillioned plaster cornices survive in most rooms; mid C19 marble fireplace in 1st floor room of No.61; Nos 64 & 65 also retain late C18 shutters and panelled doors set in moulded and reeded architraves. Late C18 fireplaces noted to survive in some rooms which could not be inspected. SUBSIDIARY FEATURES: attached wrought-iron railings with urn finials to front. No.66: 4 storeys and basement. 3 windows. Ground floor of channelled stucco. Flat arch to doorway with late C19 panelled door with overlight. Ground floor sashes with flat arches and late C19 plate-glass. Upper floors have gauged brick flat arches to late C19 4-pane plate-glass sashes; 3rd floor stucco sill band. Stone coped parapet. To rear, late C18 sashes. INTERIOR: not inspected but noted as having late C18/early C19 dog-leg staircase with turned balusters. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 32).*

We suggest that when all material considerations are taken into account, the proposed removal of the modern internal partitioning within the existing buildings, and rebuilt closet wings would not detrimentally impact on the qualities of the building and protect the character of this property within the Bloomsbury Conservation Area. The design of the reconfigured property is such that, it enhances & preserves the character and appearance of the property, conservation area, and neighbouring area of special character.

The building is currently in hostel house use. The buildings have gone through a number unsympathetic changes with little regard to its original historical interest and has lost both architectural features and its Georgian plan form resulting in sub-standard accommodation and interiors.

The architectural interest of 64-65 Guilford Street as a listed buildings lies principally in their original Georgian style, although this has been much altered and changed in later phases of intervention, and whilst internal features remaining in the buildings would form a part of this typology there are now few remaining. The proposal seeks to redress the poorly designed spaces, removing the sub-dividing partitions, and making-good the architectural elements whilst simultaneously providing improved access. The proposal is described in further detail in 'Design'.

It is perhaps worth noting that Historic England's Conservation Area's information describes its general philosophy on development in Conservation Areas: *'The streets and buildings of our towns and villages are part of the historic character of England. Where these places are of special architectural or historic interest, they can be designated as conservation areas. However, this does not mean that they have to remain frozen in time, change is often necessary to accommodate the demands of modern living'*. We suggest that the proposal looks to renew the buildings original fabric whilst providing a sensitively designed modern interior that can be clearly distinguished from the historical elements.

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It should be noted that Planning has been granted for the following for this property;

- **9570232R3. 64-65 Guilford Street, WC1.** Alterations, refurbishment and internal partitioning in association with the conversion of the buildings to provide a 32-bedroom hostel, as shown on drawing numbers 533-3, 4, 5, 6, 6B, 7, 8, 14E & 15E. 1996 Consent
- **9501341R3. 64-65 Guilford Street, WC1.** The erection of a single storey boiler enclosure at rear, plus minor elevational alterations including the reinstatement of an entrance at No.64, in association with the continued use of the properties as a hostel, as shown on drawing numbers 533-3, 4, 5, 6, 6B, 7, 8, 14E & 15E. 1996 Permission

A large number of recent local and neighbouring precedents for this type of proposal exist, including;

- **2019/2546/P. 79 Guilford Street London WC1N 1DF.** Erection of a single-storey rear extension (following removal of existing); extension of existing basement with associated works. Granted
- **2018/4610/L. 109 & 110 Guilford Street London WC1N 1DP.** External works in association with change of use from 2 HMO bedsits to 2 x 1 bed self-contained flats at basement level at 109 and 110 including refurbishment of both buildings including erection of 1st floor rear extension to existing closet wing, partial demolition of existing ground floor rear extension and enlargement of the existing lightwell, replacement of windows at third floor level to front elevation at no. 110 and internal alterations on all floors to both buildings including provision of en-suite in all HMO units. 2018 Granted
- **2018/1475/L. 67 Guilford Street London WC1N 1DF.** Minor changes to approval of details pursuant to condition 3G (upgrading works) of listed building consent dated 10 October 2016 (2016/4864/L) with respect to details the replacement of the front lightwell stair balustrade. 2018 Granted
- **2018/1474/L. 66 Guilford Street London WC1N 1DF.** Minor changes to approval of details pursuant to condition 3A (doors) & 3G (upgrading works) of listed building consent dated 10 October 2016 (2016/4863/L) with respect to details of a set of new basement door and the replacement of the front lightwell stair balustrade. 2018 Granted
- **2017/4664/P. 73 Guilford Street LONDON WC1N 1DF.** Proposed erection of single storey rear conservatory extension to lower ground floor flat (Class C3). 2017 Granted
- **2017/3223/P. 81 Guilford Street LONDON WC1N 1DF.** Conversion of a 3-bed unit in to 2 flats (1x 3-bed and 1x 1-bed) (Class C3); erection of a single-storey rear extension at ground floor level. 2017 Granted
- **2016/3485/P. 68-69 Guilford Street London WC1N 1DF.** Use as 43 self-contained residential studio units and one 2 bed residential flat on ground floor of no. 69 (Class C3). 2016 Granted
- **2015/5376/L. 106 Guilford Street London WC1N 1DP.** Erection of a single storey infill extension to the rear first floor level. 2015 Granted
- **2015/2654/P. 82 Guilford Street London WC1N 1DF.** Change of use from nurses' hostel (sui generis) to residential (use class C3) (4 x 1 bedroom flat; & 1 x 2-bedroom flat) and associated alterations, including rear extension at basement, ground, first & second floor levels. 2015 Granted

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- **2013/3939/L. 67 Guilford Street London WC1N 1DF.** Erection of a 2-storey part width rear extension, following demolition of existing, erection of a full-width rear dormer, and internal alterations and associated works in connection with change of use from nurses' hostel (*sui generis*) to 1x 3-bedroom, 1 x 2 bedroom and 2x 1-bedroom self-contained residential units (Class C3). 2013 Granted
- **2013/3938/L. 66 Guilford Street London WC1N 1DF.** Erection of a 2-storey part width rear extension, following demolition of existing, erection of a full-width rear dormer, and internal alterations and associated works in connection with change of use from nurses hostel (*sui generis*) to 1x 3 bedroom, 1 x 2 bedroom and 2x 1 bedroom self-contained residential units (Class C3). 2013 Granted



LCC map

The buildings suffered damage in 1940-41 during the Second World War (see LCC mapping above) which led to some repair and replacement at the upper levels. The upper floors were reconstructed, which is apparent to the rear of both buildings in which a different brick has been used. Repairs are also obvious at the top floor of the rear extension of No.64 and the closet wing at No 65 has been recently rebuilt.

The buildings have been very heavily altered in a way that has little do with the special architectural and historic interest of the listed building. The plan form has been altered on every floor to enable cross connection between the rooms and where this has been carried out, architectural detailing; doors architraves, cornicing, skirtings, have all been lost. **5.212** of Camden's CA Appraisal acknowledges; *the historic fabric of the terrace only partially survives and the properties have been much altered.*

Just after 1996 the buildings underwent major change following Planning & Listed Building Consents (see LBC ref. above). The buildings were co-joined at each floor, structural works undertaken, and floor layouts reconfigured with plasterboard partitioning. Although the staircase to No 65 is located in its original position in the building, the stair itself is a somewhat clunky modern copy and is not historic. The stair to No 64 has been retained and is to remain in place as part of this application. We will expand on the proposed work further in this document and also refer you to the Heritage Statement.

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#### SCALE

Existing Floor Area is 668 sq M. The site area is approximately 313 sq M/ 0.03 Ha. Proposed Floor Area is 778 sq M, a 110 sq M increase.

The existing floor levels to the original buildings are to remain unaltered by the proposal.

The scheme proposes the demolition of the existing closet-wing extensions, forming a new part two, part three-storey rear extension, and internal alterations.

The rear extension parapet is 2m higher overall than the existing. The extensions have been designed so their widths at the original building are at, or less, than the existing closet-wings so that the rear elevation & fenestration to No 64-65 remains unaltered.

The partial third-storey rear extension is set back 3.7m from the rear wall.

The proposed lift shaft dimension is suitable for disabled access and will not be visible externally.

#### DESIGN & FORM

The following elements have been evaluated within this scheme and have informed the design of the proposal, some is discussed in specific sections:

- Location off of Guilford Street
- Relationship of building to its site and its surrounding environment
- Scale of the proposal and the spaces created
- Location, size and design of the adjacent buildings and those opposite
- Use of appropriate materials and finishes
- *L.B. Camden Local Plan & Development Management Policies*
- Building use and future needs
- Views/ Overlooking of neighbours
- Access, Safety & Security
- Sustainability

In general, the proposal will not have a detrimental impact on the visual or residential amenities of the neighbouring occupiers. The scale and design proposed is considered in keeping with the character of the Conservation Area and would not have a harmful impact upon the streetscape. The proposal is also in accordance with the aforementioned planning policies.

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The choice of individual design elements is carefully made, reflecting the architectural period of this particular building. The Bloomsbury CA, throughout, has continuity in design of doors and windows with strong linking features, giving the development an architectural form and harmony – this is continued in this proposal. We suggest that this is in harmony with the special character and appearance of the Conservation Area.

In accordance with LBC Policy D2, the proposal preserves & enhances the listed buildings. The changes, alterations and extensions do not cause harm to the special architectural and historic interest of the building or the significance of the listed buildings through an effect on its setting in the wider terrace.

From the historical records available, it appears the rear closet-wing extension to No.64 appears to have been altered in the late 19th century, with the addition of the bow window, and No 65 extension was constructed within the last 15 years. Whilst the CAAC objected to its loss in September 2017 (App ref. 2018/3096/P), this did not take into account its poor structural state and the extensive damp penetration that the wing is suffering from and ad-hoc (boiler room) extension. The CAAC also remark that the proposed extensions should leave space between them and the mews building (the Colonnade) to the North, however, their reasoning is unclear when more than half of the properties along Guilford Street fully extend to the rear mews properties.

The level of damage that has been caused to the existing buildings provides an opportunity to restore and further enhance them. The proposals provide the opportunity to reinstate sympathetic and appropriate period skirting, cornices and doors that will enhance an appreciation of the actual status of the buildings as originally intended.

The internal walls are now modern plasterboard partitions however, the proposals have sought to work with the main historical plan form of each floor and that the principal rooms at the front of each house are being re-instated to their original proportions.

The new rear extensions proposed to each individual property, at 64 & 65, will be of traditional materials, and reduce the attachment to the main buildings, and their height is typical rising to just first floor level. The proposal negates the potential effect on the amenities of the occupiers of the adjoining properties by overlooking.

The traditional layout does in part conflict with contemporary requirements for vertical access, however, the proposal broadly balances the original architecture of these houses, and ambulant disabled/ less-abled access requirements without harming the valued elements of the building. A new lift is proposed to the rear of No 64 within the extension.

The proposed rooms are well-proportioned, providing good daylight, sympathetically based on the original floor plan, no-longer poorly subdivided into narrow spaces (some of which are currently less than 1.8m wide).

Ensuite shower-rooms have been provided to the rooms, and these are generally stacked which allows rational drainage/ servicing. Shower-rooms and new partitions are not full height over the floors that have sufficient headroom. These modular 'pod-like' interventions are located centrally within the properties and do not impact any views into the buildings. This has been illustrated in the plan diagrammatic overleaf.

Kitchen facilities are located at basement & first floor levels for ease of access, with the communal sitting-lounge room alternated between levels. Overall, the facilities available are much improved and of a far better standard for future occupiers than exists currently.

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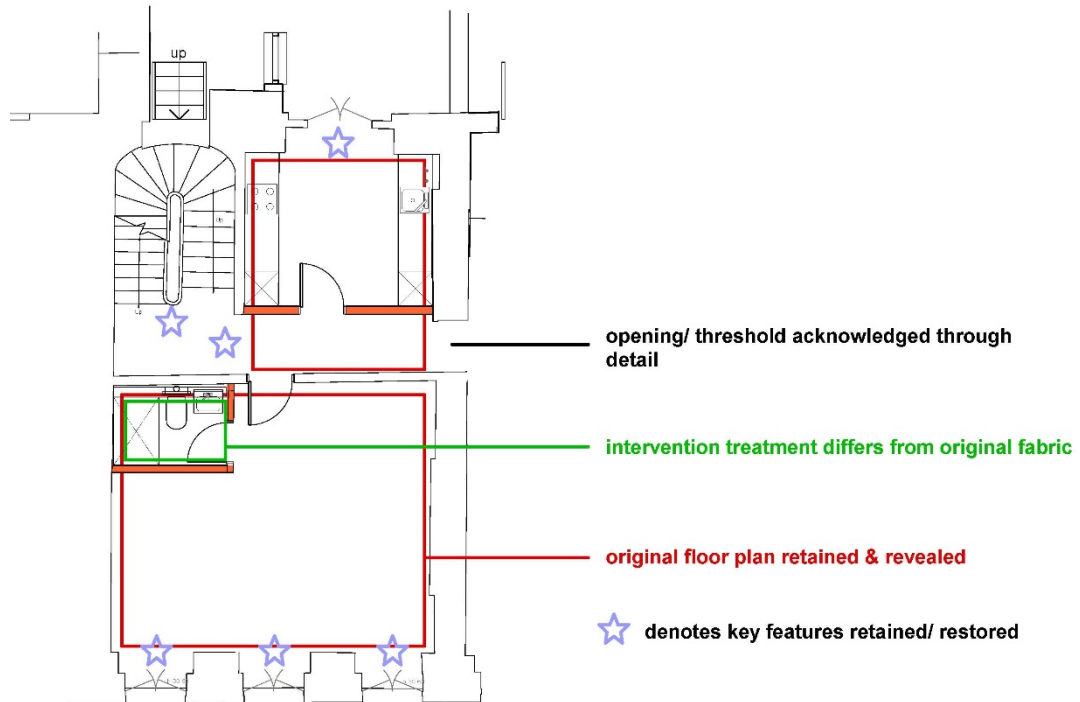
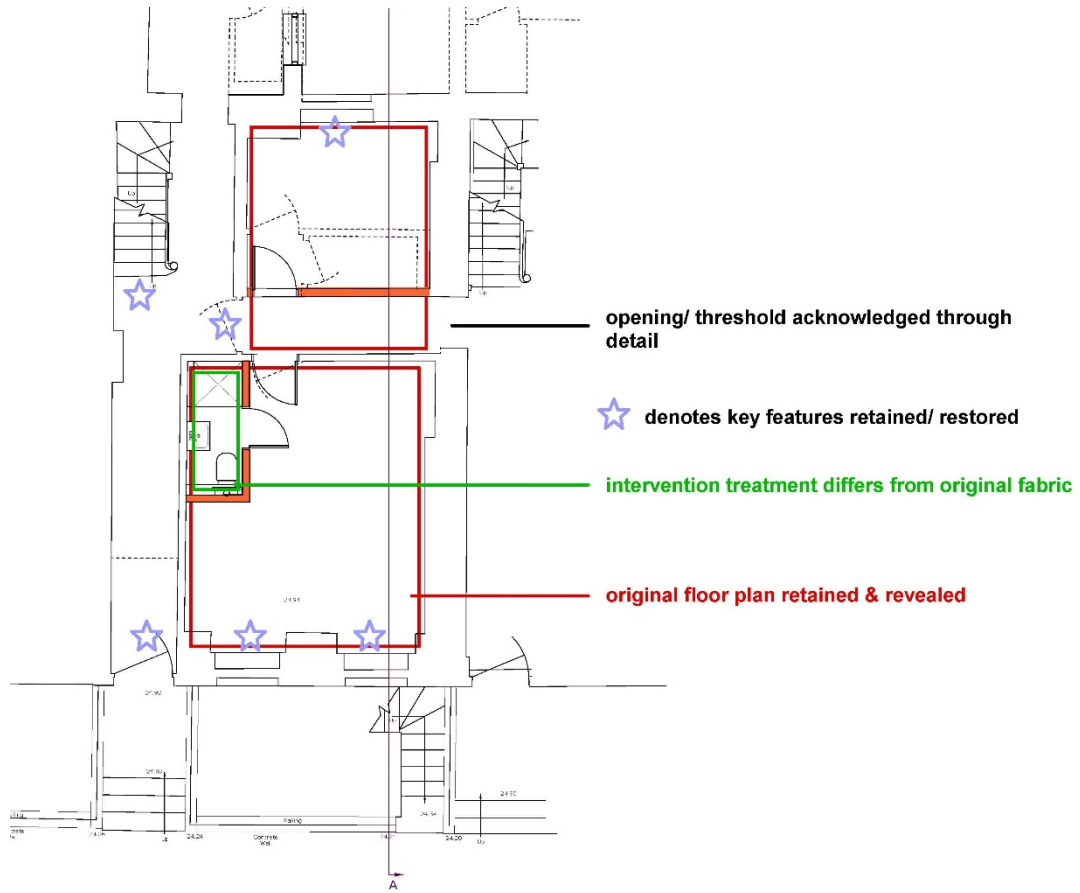


Image above; restoring the layout, with original volumes expressed



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We suggest that the proposal restores the elegance of these rooms, accommodating the functionality without compromising on the spatial and volumetric qualities of the space. The design establishes a hierarchy within these functionalities, using the contrast in material finish (e.g., painted panel) to highlight the new for occupants and visitors. The original rooms full of light, with high ceilings and walls and decorative detail will be exposed with the smaller modular interventions treated differently in finish to reflect their smaller tactile scale. See sketch volumetric/ room perspective provided overleaf and photographic examples of similar constructions describing the design intent.



Sketch perspective; interventions differentiated, and retaining & restoring the original room volume & detailing



Photograph 1; example of similar installation to be employed. Painted panels to pod partitions, shadow 'flash-gap' detail at existing floors and walls.

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Photograph 2 & 3; examples of similar interventions within clear volumes. Painted panels to pod partitions, shadow 'flash-gap' detail at existing floors and walls.

The proposal uses an architectural palette of finishing materials in sympathy with the building and the local area, refer 'materials' section.

### ACCESS & SAFETY

Guilford Street runs from Russell Square in the west to Gray's Inn Road to the east and forms what was once the southern boundary of the Coram Estate.

The entrances to the property would remain as existing due to the listed building status of the property. Whilst internal circulation and access will be much improved by the introduction of the lift, due to the stepped approach, wheelchair users will be unable to access the building without assistance.

The building will continue to be accessed from the main entrances on Guilford Street through the original front door. The secondary entrance to the Lower Ground maisonette is accessed via a private flight of steps leading down from street level, this entrance is only to be used in an emergency or for cycle storage.

The proposals and extension do not lead to a requirement for additional parking and therefore, does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways.

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The security of the property will be improved by the construction. Suitable illumination will be provided to assist with external security and to illuminate external access stairs. PIR's will control lighting to internal common areas and external access stairs to assist with security and access.

The new design satisfies the requirements of the Building Regulations/ *Part M 2004 – Access to & use of Buildings* and will upgrade the existing building to current standards.

#### MATERIALS

The materials to be used in the construction of the external surfaces of the building shall match those used in the existing listed building and are in sympathy with the streetscape. Almost all the alterations proposed are remedial, in order to restore the original facade and improve the appearance.

Brickwork and pointing are to match the existing. Constructed in a yellow stock brick and is four storeys high over a basement and is three windows wide. In common with other buildings in the terrace has red brick window arches.



The existing sliding sashes are to be overhauled and restored. Please refer to the accompanying Heritage Statement. Panel reveal and wainscoting are to be retained and restored where these still exist. Traditional scholarly ceiling cornice, skirtings & architraves are to be reinstated.



The rear facade is to allow for demolition of subsequent additions to the property, including sootwashing any new brickwork and ensuring that the restoration and replacement of the windows are to match the existing. The new closet wings, although not visible from the surrounding streets & properties, are intended to be in keeping with the character, materiality and proportion.

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Limestone paving with granite/ stone setts to border to rear

It is proposed that the existing concrete to the garden is replaced with a Limestone flags with paviour edging at green planted areas. A photographic example is provided below.

The proposal will improve the existing construction and energy efficiency of the building.

#### *ENERGY & SUSTAINABILITY*

The construction will use current materials and technologies to satisfy the requirements of the Building Regulations/ *Conservation of Fuel & Power Part L*, and will upgrade the existing fabric of the building to current standards.

#### *SUMMARY*

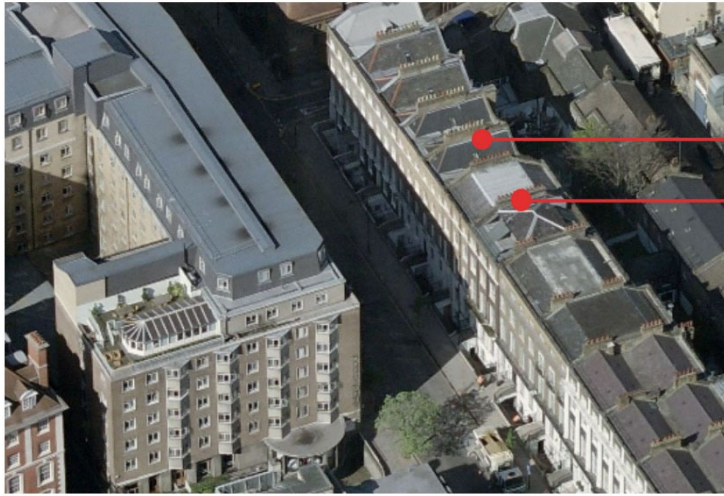
In summary we believe the proposed extension, due to its siting and design, does not detract from the character and appearance of the existing property or the visual amenities of the surrounding area having regard to policies; *National Planning Policy Framework 2019; London Plan Spatial Development Strategy for Greater London 2021; London Borough of Camden Local Plan 2017; London Borough of Camden Planning Guidance Design 2021; Bloomsbury Conservation Area Appraisal and Management Strategy 2011; Policies DP24 & DP25 – Design & Conserving Camden’s Heritage; Core Strategy policy CS14 – ‘Promoting high quality places and conserving our heritage’*

The effect of the works and new extensions on the heritage significance described earlier is therefore positive. The works will preserve and enhance the special architectural and historic interest of the listed building and its setting – its historic fabric and features, where they remain, are retained and the appearance and layout of the listed building remains legible and appreciable. The proposals will also preserve and enhance the setting of other listed buildings and the character and appearance of the Bloomsbury Conservation Area.

The new extensions to the rear will replace more recent and, in some cases, ad hoc additions that are suffering from structural and damp problems. They have been contextually and sympathetically designed to enhance the listed buildings.

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64-65 Guilford Street

66-67 Guilford Street

Aerial View along Guilford Street



64-65 Guilford Street

66-67 Guilford Street

Aerial View towards Rear

Aerial photographs of the neighbouring extensions

We therefore consider that the proposed extension and alterations would be in keeping with the character and appearance of the existing building. It preserves the character and appearance of the Conservation Area, and would have an acceptable impact on the character and appearance of the general locality.

The design and layout of the building is considerate in scale and composition. It provides for improved access into the property simultaneously addressing issues of long-term sustainability. The proposal would not detrimentally impact on the qualities of the building and protect the character of this part of the Bloomsbury Conservation Area. The design, size and siting of the alterations are such that they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area, area of special character.

The scheme will also provide appropriate space and conditions for the future occupiers and provides positive improvements to these badly dilapidated buildings within the borough.

We ask that the LB Camden support this application.

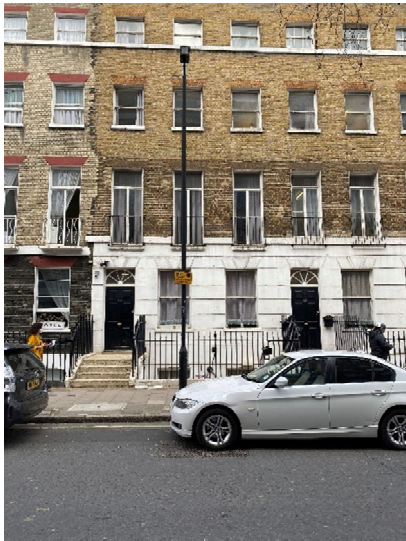
**Richard Maltese Architects Ltd**

*June 2022*

**Photographs of the existing property overleaf –**

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1. Front Elevation



2. View of closet-wing additions



3. Rear Elevation No 65 & wing



4. Rear Elevation No 64 & wing



5. Subdivision example at first floor



6. Entrance at No65 to be renewed