

University of London
International Hall
Nos. 1 - 4 Lansdowne Terrace
Nos. 5 - 8 Guilford Street
London, WC1N 1AS

Application of Listed Building Consent - Design and Access Statement

First Issue 6th September 2021
09/09/21 Rev B Planning Update
07/07/22 Rev C Planning Update



1.0 INTRODUCTION

1.1 This Statement supports a planning application for listed building consent relating to Nos. 1 - 4 Lansdowne Terrace (Google street view image above), and Nos. 5 - 8 Guilford Street. Owned by the University of London (UCL) it forms part of the International Hall of Residence. They were built in 1794 to designs by James Burton. Grade II listed, Lansdowne Terrace is a tree-lined street overlooking Coran's Fields between Guilford Street and Brunswick Square. Guilford Street connects Russell Square with Doughty Street, with Great Ormand Street Hospital for Children located to the south. The British Museum is to the south-west.

- 1.2 The International Hall of Residence provides accommodation for university affiliates and their families, and it is assumed occupiers will walk or cycle to their place of work or study. For those travelling beyond the university, it is assumed they will use public transport or hail a taxi. Bloomsbury is well served by local buses and the London Underground system. At date of writing this statement Guilford Street is served by bus routes 17 and 46. The nearest Underground station is Russell Square to the west. Further afield to the north is King's Cross St Pancras, and to the south, Holborn and Chancery Lane. A site location plan is included in the application.
- 1.3 The buildings are positioned behind spear headed railings allowing light to enter light wells facilitating the lower ground level. Above ground there are 4-storeys. Access to the upper ground level is via at least one step. This application does not propose neither a level access between pavement and upper ground floor, the installation of lifts or upgrade to bathrooms and kitchens to comply with the Disability Discrimination Act 2010. The buildings form part of a wider portfolio of accommodation provided by the University of London for its international students, and it is assumed suitable DDA compliant accommodation is provided elsewhere in a more suitable building.
- 1.4 Nos. 1 - 5 Lansdowne Terrace and Nos. 6 - 9 Guilford Street each provide access to one flat except the access for L402 and L502 having a common hallway entrance. All accommodations comprises of sitting room, kitchen, bedroom, and bathroom. Proposals increase only one flat in total number of flats on the ground floor; however the overall design propose only structural rectifications and upgrades to the existing quantity. Windows overlooking the street to the front and gardens to the rear provide natural ventilation and daylight. Access to the garden is only for those occupants residing in the lower ground flat.
- 1.5 Demolition and strip out works are set out in the following drawings:
 - 22-2342-P-601 - Lower Ground Floor Plan, as Existing
 - 22-2342-P-602 - Ground Floor Plan, as existing
 - 22-2342-P-603 - First Floor Plan, as existing
 - 22-2342-P-604 - Second Floor Plan, as existing
 - 22-2342-P-605 - Third Floor Plan, as existing
 - 22-2342-P-606 - NE & SE Elevations, as existing
 - 22-2342-P-607 - SW & NW Elevations, as existing
- 1.6 Proposed works are set out in the following drawings:
 - 22-2342-P-608 - Lower Ground Floor Plan, Planning as propose
 - 22-2342-P-609 - Ground Floor Plan, Planning as proposed
 - 22-2342-P-610 - First Floor Plan, Planning as proposed
 - 22-2342-P-611 - Second Floor Plan, Planning as propose
 - 22-2342-P-612 - Third Floor Plan, Planning as proposed
 - 22-2342-P-613 - NE & SE Elevations, Planning as proposed
 - 22-2342-P-614 - SW & NW Elevations, Planning as propose
- 1.7 Means of escape is via the staircase serving each level, with exit to the street via the front door. Included in the proposals is the replacement of the fire rated flat entrance door, new emergency lighting, exit signs, and the replacement of heat and smoke detectors to meet current Building Regulations Part B covering fire safety matters within and around buildings.
- 1.8 The external fabric of the building will remain largely unaltered. Repairs will address any structural defects, missing roof slates, or damaged brickwork. Where windows are replaced these will match existing. Refinishing the railings will be to match existing. Internally, works will involve rectifying structural defects to the uneven floor levels, the installation of new bathrooms and kitchens.

New lighting and an overhaul of mechanical services is proposed throughout, with replacement plant Where required. Where possible, to minimise waste, materials will be re-used or re-purposed.

Further details are included in the Heritage Statement.