

Guilford Street, Bloomsbury

London Borough of Camden, WC1

Haines Phillips Architects were appointed in 2017 to prepare proposals for development of the site, a mid terrace property on Guilford Street with side entrances on the flank and rear elevations on Brownlow Mews. The existing building in the Bloomsbury Conservation Area probably dates from the early 19th century and was built originally as a single family dwelling but was subsequently altered and most recently contained a café on the ground floor and substandard dwelling space on the basement and upper floors.

The first photo opposite shows the completed front elevation of the building, and the second the building as it was before construction works commenced.

Our proposal was for the conversion and rear extension of the existing building to convert it in to two maisonettes, with a new office space at ground floor level. The first flat is a three bed unit on the upper floors, and the second a two bed unit on the lower floors.

The basement is extended to the rear of the site, which includes forming a new patio for flat 2 to bring natural light in to the basement living accommodation via new double glazed, double height bay windows. Closet wing extensions at first and second floors provide an access route to a first floor terrace for flat 2 and for a new bathroom for flat 1.

Careful consideration has been given to the creation of high quality accommodation using the existing building envelope and new extensions whilst minimizing impact on adjoining properties through the form of the extensions, placement of fenestration and choice of external materials.

Interestingly under the site runs the Post Office Mail Tunnel. One of the considerations during the design and construction process has been to ensure that the structural integrity and amenity not just of the surrounding buildings, but also the tunnel below.

Planning consent was obtained for the development in 2017. Construction of the development commenced in 2019 and is completed in spring 2021.

Client: Euston Trust Limited

Contractor: [Quinn London Ltd](#)



Structural Engineer: [Price & Myers](#)

Services Engineer: [Barker Steels](#)

Principal Designer: [SafeScope](#)

Contract Value: Approximately £0.8m







