



Design & Access Statement

The Calthorpe Arms, 252 Grays Inn Rd, London WC1X 8JR

The retention and reconfiguration of the existing public house and retention of a public house manager's flat (Sui Generis) at the third storey; works to convert the first and second storeys of the public house to provide two residential apartments (Use Class C3), including a two-storey infill extension, internal and external alterations; the erection of a lockable bike shed on Wren Street; and the relocation / replacement of the existing kitchen extract system.



Fig 1: CGI Proposal - View to site from Gray's Inn Road looking East

1.0 Introduction

This Design & Access statement is submitted in support of a Planning application in regard to:

The retention and reconfiguration of the existing public house and retention of a public house manager's flat (Sui Generis) at the third storey; works to convert the first and second storeys of the public house to provide two residential apartments (Use Class C3), including a two-storey infill extension, internal and external alterations; the erection of a lockable bike shed on Wren Street; and the relocation / replacement of the existing kitchen extract system

It is prepared on behalf of the applicant and is written with advice taken from the Communities and Local Government guidance on Information requirements and validation.

This statement is to be read in conjunction with the following drawings / supporting information:

PLC Drawings: 23.304.07.001_P1, 002_P1, 003_P1, 004_P1, 100_P2, 101_P4, 102_P12, 103_P4, 104_P1, 105_P2

Planning Statement prepared by CPC Planning Consultants
CGI by PM Creative
Heritage Statement by Heritage Information Ltd
Noise Impact Assessment by Airtight Noisecheck Ltd
Energy/ Sustainability Statement by SRE

The application proposals have been designed to accord with The London Plan, Camden Local Plan, Camden planning guidance, National Planning guidance and all relevant material considerations

The site comprises the Calthorpe Arms, 252 Gray's Inn Road, London WC1X 8JR. It is a Grade II Listed Building and located within the Bloomsbury Conservation Area (Sub-Area 14). The proposed development also affects the setting of the neighbouring Grade II listed 2-9 Wren Street.

2.0 Site Analysis



Fig 2: Birds eye view of site (© 2023 Google).

The application site (0.0117 hectares) located on the corner of Gray's Inn Road and Wren Street in Bloomsbury, central London. The local area was established and later developed in the first half of the nineteenth century, and still reflects elements of Georgian planning such as terraces and garden squares.

The Calthorpe Arms was built c.1821 on the estate of Lord Calthorpe which was developed from 1814. A later two-storey extension was built in c.1904, replacing the earlier structure. Since then, large amounts of internal alterations have taken place, subsequently leaving a number of unnecessary stud partitions, arguably causing detriment to the existing heritage fabric.

The pub is a significant surviving example of an early nineteenth century purpose built public house and is a key component of the nineteenth century townscape of this part of the Bloomsbury conservation area. So much so, it was listed as an asset of community value in December 2021, following the nomination in October 2021.

The extension built c.1904 is of less architectural and historic interest in its own right, in comparison to the original 1820's building. It holds a low level of significance into the story of the pub and its development over time.

Neighbouring property's No.2-9 Wren Street are prime, significant examples of Georgian architecture, with well-preserved/ restored both front and rear elevations. These form an important part of the historic townscape of the conservation area.

Interior Configuration

The whole of the c.1820 Ground Floor is given to a bar area. This is a single space with the bar located on the south side of the room. As mentioned in the heritage statement, this would have likely had several rooms. The four entrances to the ground floor reflect the possible subdivisions, however, the original plans are no longer accessible. The stairs are located in the South-east corner and project beyond the line of the wall, which may indicate they have been moved in the past.

The rest of the c1904 extension consists of an office, WC and store. The original plan from 1904 indicates the space is largely intact, with the exception of partitions that form part of the ladies toilets. That space would have originally been occupied by a kitchen. The gents toilets occupy what was originally the tap rooms but had been converted to toilets in the 1950's. The office is in what was originally the staff room and was top lit. (skylight has been now covered over).

The first floor of the 1820's building is much like the ground floor, a large open plan dining space with seating and a pool table. The east side of the room was subdivided in 1904 to create a WC and lavatory, now a store room. There are known to have been at least two rooms on the first floor in the 1820's part of the building. This is emphasised by the presence of two chimney breasts, one on the east wall of the store room, the other on the south wall of the function room. These two rooms were subsequently converted into a single space by at least 1904 to create a billiard room (possibly during the 1890's craze for billiards).



Fig 3: View of first floor function room with fireplace and pool table.

The remainder of the first floor occupies two rooms in the 1904 extension. The kitchen occupies what was previously the sitting room, with a bow window seat overlooking Wren Street. All the kitchen fitting are now modern. The other room is a pantry, which was originally a bathroom and separate WC, with passage connecting them. These partitions were subsequently taken down to create the pantry and a small outdoor area at the south east corner.

The second floor comprises two bedrooms and in between them, a bathroom; all opening onto a landing. A secondary staircase leading to the third floor is boxed in, an alteration of unknown date. Like the first floor, there are two hearths indicating there were only two rooms. The second floor is entirely within the 1820's building with the exception of a small part of the staircase compartment which projects beyond the east wall.

The balustrades on the second floor landing appear to date around 1900. The rooms to the west end of the second floor retains what appears to be a historic chimney piece.

Similarly, the third floor is entirely within the 1820's building. There doesn't appear to be a record of the original floor plans in the archive. However, there may have been two rooms as reflected by the two hearths. It currently comprises a hall/ landing which opens onto two bedrooms, bathrooms and living room with kitchen area.

The third floor has evidently been refurbished at some point in the twentieth century. Flush panels have been fixed to doors and a bakelite switch is in one of the bedrooms. There is an historic chimneypiece in the room at the west end of the floor and the newel post and balustrade appears to have an 1820's appearance. The doorcases to the bedrooms also appear to be original features.

The Heritage statement suggest that in recent years, there appears to have been a lack of investment in the fabric of the listed building. The current proposals represent an opportunity to address that lack of investment and give the building a better chance at a sustainable future.

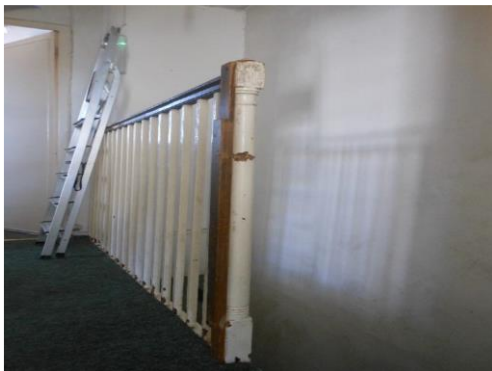
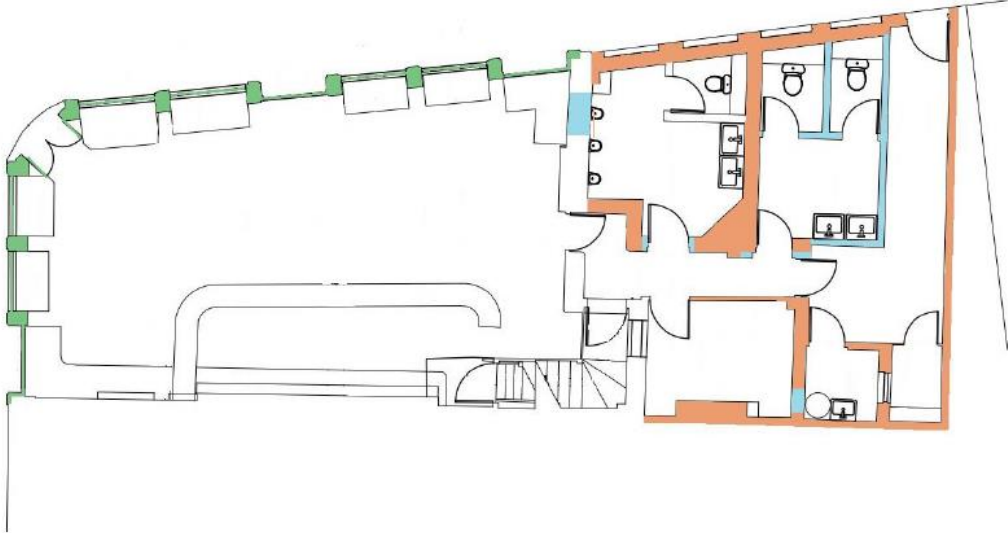
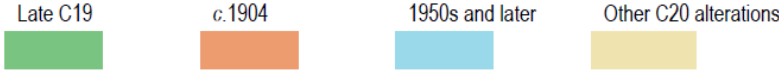
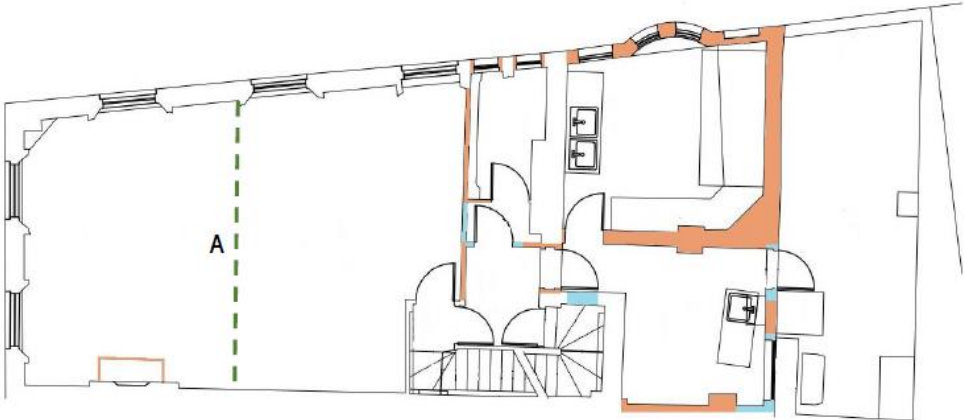


Fig 4 and 5: original 1800's balustrade and chimneypiece (third floor)

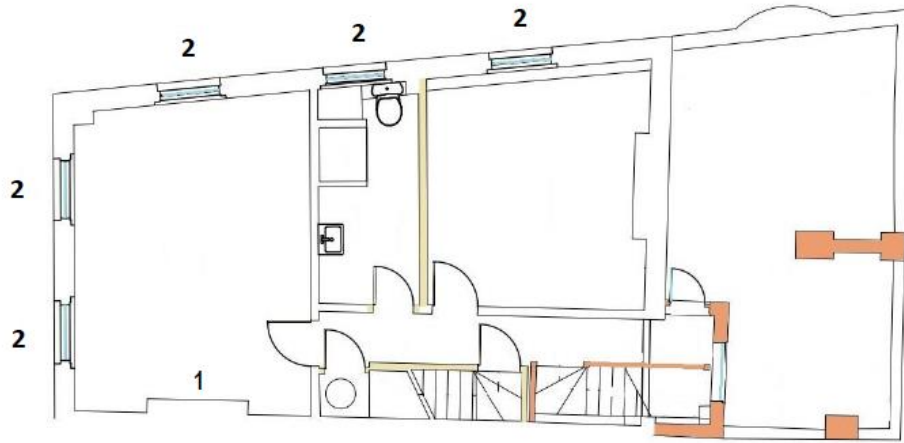
The following diagrams illustrate the age of each part of the building.



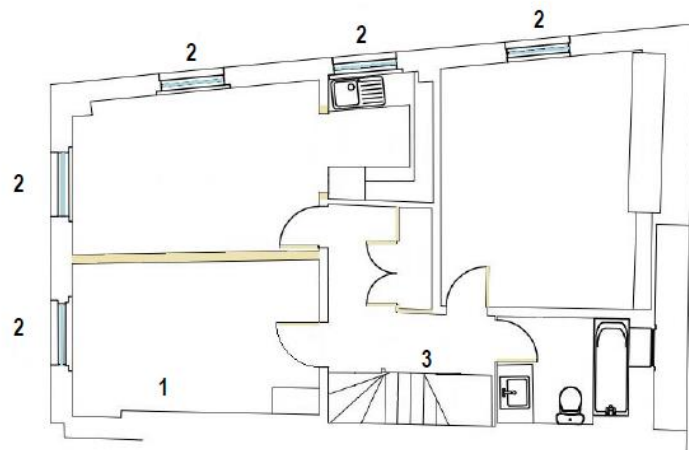
Existing Ground floor Plan



Existing First floor Plan



Existing Second floor Plan



- 1. Historic chimneypiece
- 2. Windows replaced
c.2013 (with LBC)
- 3. Historic balustrade

Existing Second floor Plan

3.0 Site Photos



Fig 6: View of site from Wren Street, facing South East.



Fig 7: View of site from Wren Street, looking up at existing oriel window



Fig 8: View of neighboring buildings, opposite the Calthorpe Arms, along Grays Inn Road



Fig 9 and 10: View of site from Wren Street, facing South East – focusing on existing window composition and desired residential entrance respectively



Fig 11 and 12: View of site from Wren Street, facing South East – focusing on existing window composition

Existing window composition and aperture sizes are incredibly important when considering the proposed design. We have used the window locations and sizes to ensure the proposed scheme echoes that of the existing building. In figures 8 and 9, it is clear to see there are two main window sizes. The main part of the Calthorpe Arms c.1820 has much wider 1 over 1 sash windows and the extension c.1904 has much narrower one over one sash windows. Please refer to Section 5.0 to see how we have incorporated this rationale in the final layout.



Fig 13 and 14: View of site from the first floor function room and oriel window in the kitchen.

4.0 Amount & Use

This application proposes the construction of a purpose built infill extension across the first and second floor which provides an additional (20.96m²/ 224 sqft and 26.1m²/ 280 sqft) usable floor space.

A new residential stair core has been created which starts at ground floor (accessed via Wren Street) and finishes at second floor (access to units 1 & 2). The stair case has been designed to wrap around the original fabric and ensure no damage is caused to the original c1820 staircase, located on the second floor. This is an original element and several design considerations we're undertaken to ensure the retention of this crucial heritage asset.

In addition to the new stair core, the first floor now provides a new managers office with ancillary storage (12.1m²/ 130 sqft) and existing kitchen (13.7m²/ 147 sqft). In addition, the existing function room has been reconfigured and has a working dumbwaiter and bar area (52.6m²/ 566 sqft). The existing public house staircase has been retained.

The second floor features a 1B1P dual aspect studio apartment (38m²/ 409 sqft) , a self-contained residential stair core and 1B2P unit (52m²/ 559 sqft) with an outlook onto Wren Street and Grays Inn Road.

Finally, the third floor occupies the 1B2P managers flat (58m²/ 624 sqft), again with outlooks onto Wren Street and Grays Inn Road.

4.0 Scale & Mass

The site is located on the corner on Grays Inn Road and Wren Street in Bloomsbury, central London. The area was developed in the first half of the nineteenth century. Georgian typologies such as terraces and garden squares can still be seen.

The area is generally generously built up but open up onto St Andrews Gardens, a burial ground in use from 1754 and 1885.

The immediate locality consists of blocks of early nineteenth century terraces on Grays Inn Road, Wren Street and Calthorpe Street. All of which remain largely unaltered. The interior of the blocks are filled by a green yard, a row of mews houses, 1990 by Pollard Thomas & Edwards. These are primarily two storey, stock brick and feature slate roofs.

The adjoining terraces along Grays Inn Road and Wren Street are again stock brick with slate roofs. They are between three and four storeys plus basement. They have a flat fronted elevations with regular arrangements and sash windows. The majority can be seen with parapet roofs, that appear to be barely, if at all visible from street level.



Fig 15 and 16: View of site from Wren Street and Grays Inn Road, respectively.

5.0 Design & Appearance

Extensive analysis of the site has taken place and the resultant proposals have considered the site's development potential in terms of sensitive relationships with neighboring properties, building lines, views, scale, focal points and important views.

The proposed design solution seeks to reinforce the street scene and public realm whilst ensuring that neighboring heritage assets are not obstructed or negatively impacted. Instead, the proposal aims to echo the neighboring design cues to sympathetically infill and provide a rationalized use of underutilised space. This ideology has been reinforced in our heritage assessment where it has been deemed that a low level of harm would be caused by altering the existing appearance of the Calthorpe Arms and altering the setting of 2 Wren Street but this is mitigated by the modest size of the new extension and the contextual nature of the design. A very low level of harm would be caused by the loss of minimal amounts of historic fabric, mostly of low significance, from the listed building.



Fig 17: CGI Proposal - View to site from Gray's Inn Road looking East

Figure 14 depicts our proposal for the infill extension along Wren Street. As you can see, our first and second floor infill extension is an almost identical mirror image (in terms of proportion, scale and composition) as the Calthorpe Arms neighboring property along Grays inn Road.

A great deal of attention has been made to ensure the window placement, aperture size and detail link to both the c.1820 host building and neighboring Georgian properties.

As part of the wider proposal, a number of heritage enhancements have been made to the existing Public house. The main benefactor to this will be a complete set of replacement single glazed timber frame sash windows with secondary glazing. It appears over time, the sash windows have been incorrectly replaced with 'one over one' sashes. To correctly reinstate the Calthorpe Arms original aesthetic, the primary c.1820 building will feature new accurately detailed 'six over six' sashes which will contribute in enhancing the architectural interest of the building. To ensure the chronological evolution of the Calthorpe Arms is continued, the extension c.1904 and our newly proposed infill extension will feature new and replacement 'one over one' timber sash windows. This will be in keeping with the period in which the extension was built.

The two types of sash windows provides articulation to the elevations and differentiated between the original c.1820 and the later additions it has incurred throughout the buildings lifetime.

Similar to the replacement windows, matching flat gauged brick soldier courses and stone lintels will be incorporated as part of the proposal.

As touched on in Section 2.0, there are two distinct window sizes. To ensure the proposed infill extension sympathetically approaches the existing building and neighboring properties, our new window composition replicates this format.



Fig 18 and 19: View of site from Wren Street and the proposed elevations along Wren Street.



Fig 20: Proposed Elevations

Figure 17 (above) illustrates the proposed elevation along Wren Street. It is clear to see the differentiation between the original c.1820 building and later extension c.1904. As mentioned the original building features timber 'six over six' sash windows and the later extension c.1904 and our proposed infill extension features 'one over one' extension window. The new set of timber sash windows are designed to insulate the building further against noise, whilst providing an improved aesthetic.

The palette of external materials is to include stock brickwork with timber painted , doors and sash windows. Flat gauged arched a contrasting colour (to match existing) would provide articulation to the elevation and link to the existing Heritage asset.

New coping stone will be added to the third floor parapet wall. This will be a replacement for the existing coping stone being removed as part of the infill extension.

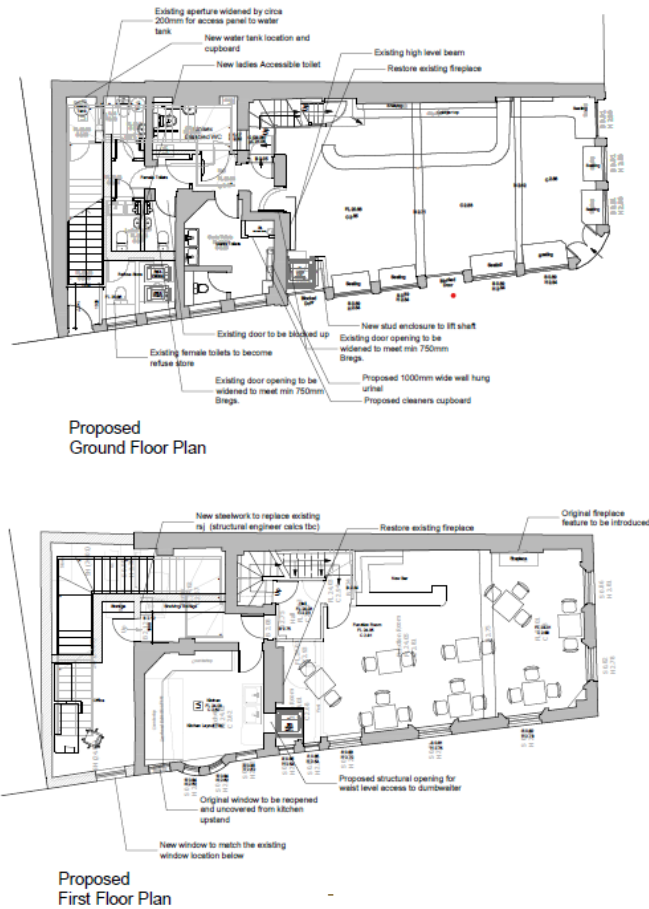
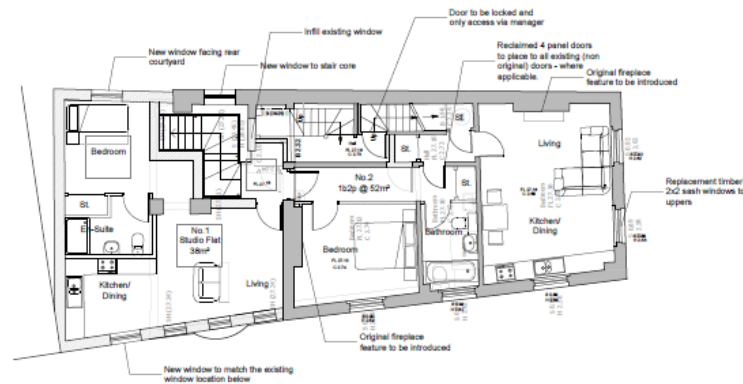


Fig 21 and 22: Proposed Ground and First Floor Plan

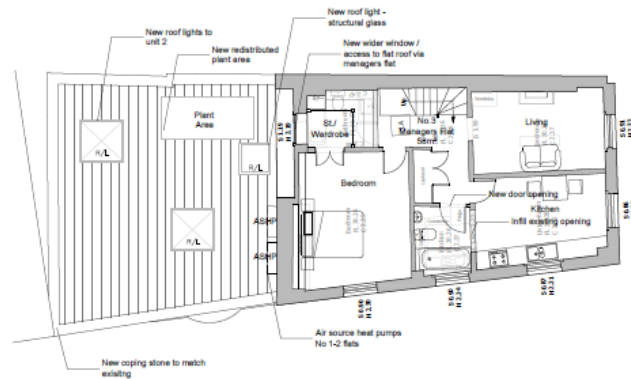
New The new proposed residential access will be via an existing door along Wren Street. Please see figure 7 for reference. An acute entrance lobby provides a residential refuse area and access to the new protected stair core. The public house features reconfigures male and female toilets. New accessible toilet has been incorporated as part of the proposal. The majority of the main function/ bar area remains untouched, apart from the introduction of a new dumbwaiter. This will make the transportation of warm foods between the ground and first floor much easier. As part of the pubs business plan, there is a high demand for use of the kitchen. This new addition will make the day-to-day transportation of plates/ food etc run much smoother.

The first floor function room features the removal of a large stud partition. This in turn creates a much larger space and makes good use of an existing, and previously covered fireplace. A new bar area now increases the achievable yield from the first floor trading space. Again, the introduction of the dumbwaiter make it effortless to transport food, drink

and cutlery between the two floors. The infill extension provides the manager with a new office with ambulant storage.



Proposed Second Floor Plan



Proposed Third Floor Plan

Fig 23 and 24: Proposed Second and Third Floor Plan

The second floor extension provides a new dual aspect 1B1P studio apartment (38m²/ 409 sqft). The bedroom features a new sash window with views out onto the rear courtyard mews and Velux window. The open plan Living/ Kitchen area has 4 narrower 1 over 1 sash windows, echoing the composition of the existing oriel window on the first floor elevation.

A new stud partition has been added into the existing and proposed lobby to completely separate both entities (public house/ private residential). The staircase has also been designed to ensure the retention of the existing c.1820 staircase. A second 1B2P unit (52m²/ 559 sqft) is accessed via the new lobby. This unit has dual aspects onto Wren Street and Grays Inn Road. Given this unit is within the original c.1820 part of the building,

and as part of the schemes pack heritage enhancements, it will feature a complete set of replacement painted timber 'six over six' sash windows.

A previous Pre-application as undertaken on this site which meant the original c.1820 staircase was removed. Several design reiteration have been undertaken to ensure the new residential staircase makes the most effective use of space.

The proposed third floor houses the managers flat (58m²/ 624 sqft). A new walk – in wardrobe offers an access point to the roof for servicing. The unit features several original features, including balustrade and fireplace. These are to be retained, made good where necessary and emphasized as part of the proposed development.

The third floor roof then houses the relocated plant equipment and air source heat pumps. Given the height of the proposed development, the relocated equipment will no be visible from street view.

As part of the application, a demolition plan has been created to highlight the level of significance that's affecting the existing fabric. The drawings has been split into three colors, to signify the age of each part of the effected fabric. Green has low or no impact, amber has low impact and red highlights the impact to the c.1820 part of the building. It is clear to see a significantly small amount of c.1820 fabric being effected as part of the proposal. *(Please see figure 22).*

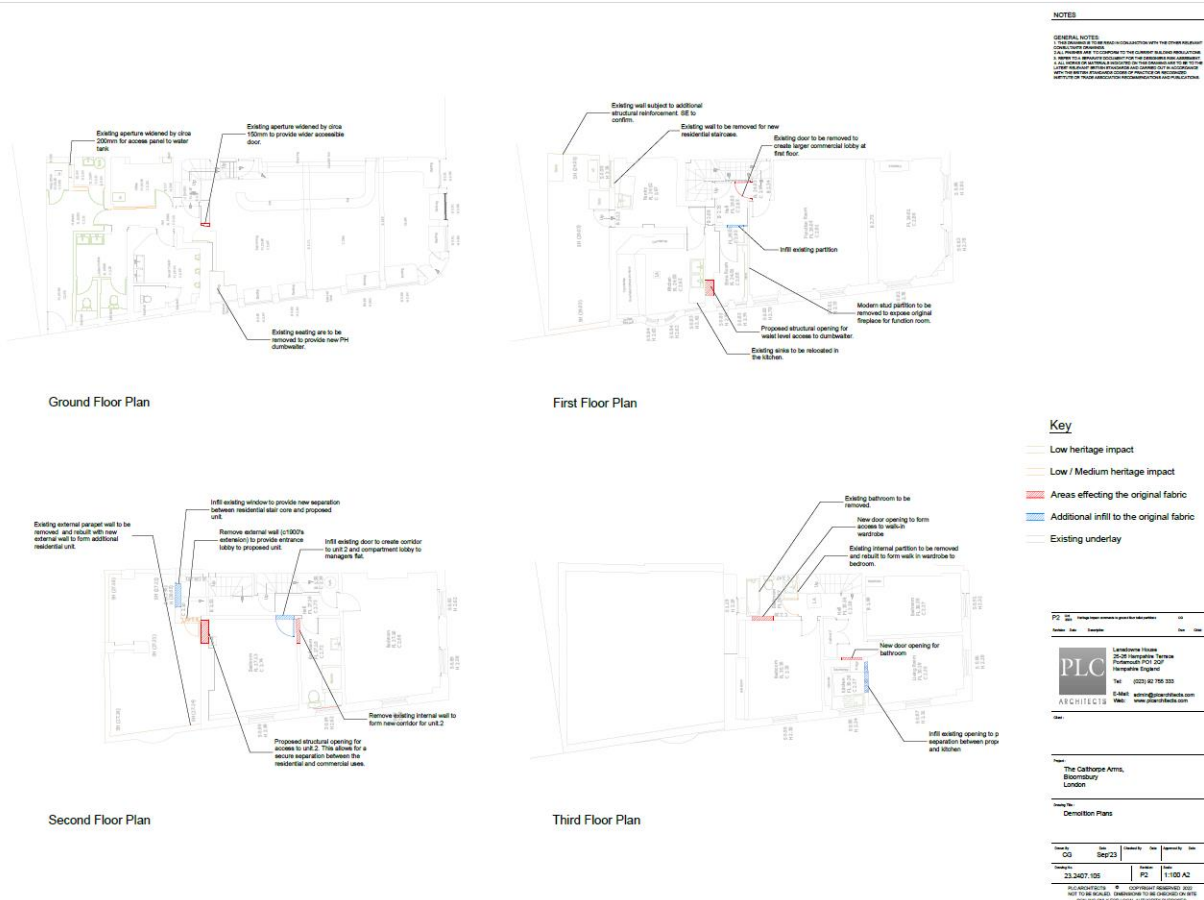


Fig 25: Proposed Demolition Plan

6.0 Materials



Fig 25: Painted timber 6 over 6 sash windows.



Fig 26: Reconstituted stone window cills.



Fig 27: Flat gauged soldier course/ arch.

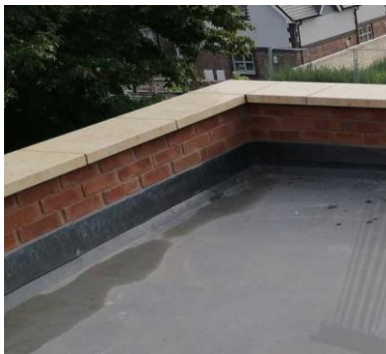


Fig 28: Stone parapet wall coping.

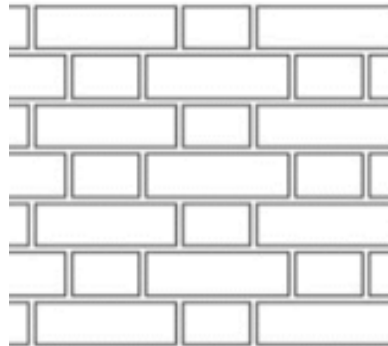


Fig 29: Flemish bond brickwork to match existing.



Fig 30: London stock brickwork to match existing.



Fig 31: painted timber 1 over 1 sash windows.

7.0 Transport & Access

Being situated within central London and served by a number of tube stations and bus stops in the local vicinity, the site location has a high PTAL rating of 6a, reflecting how highly accessible the site is by public transportation.

As part of an earlier submitted pre-application, the LPA stated, “it is acceptable for the development to be car free, in line with the Parking Standard established in the London Plan. As pointed out in paragraph 11.1 of the written response, we are committed to secure a Section 106 legal agreement with the council to restrict future occupant from obtaining on street parking permits”.

“Paragraph 11.4 of the written response also highlighted the potential need to secure a highways contribution via a legal agreement in any circumstances that there might be damages to the public highway in the general vicinity of the site on completion of the development. The council indicates that such contribution will be subject to the proposed development. Having said that, we are committed to proceed with the preparation of the legal agreement with the council when necessary.” (please refer to para 11.4 in the pre-app response).

As part of this application, a new residential bicycle hanger is being proposed on Wren Street which will store 6 bicycles in compliance with cycle parking standards.

Cycle ‘hangars’ are becoming an ever popular alternative for bicycle storage in London. A number of London boroughs are adopting this form of arrangement, including Camden.

In fact, Camden are ‘committed to providing (bike) hangars’ on their streets and housing estates as part of the councils residential parking programme. There are a number of cycle ‘hangar’ providers, Cyclehoop for example, currently provide Camdem council with their standard bike hangar, accommodating 6 standard bicycles. This would be the desired route for the Calthorpe Arms.



Fig 30: Cyclehoop bicycle ‘hanagrs’, Camden Council

More information regarding the proposed cycle hangar can be found on drawings number 23.3407.104_P1.

8.0 Sustainability & Energy

SRE has been instructed to prepare an Energy and Sustainability Statement to support this application. The report demonstrates the measures incorporated into the design of the proposed development at the Calthorpe Arms.

The energy strategy in question has been designed to adopt the Greater London Authority Energy hierarchy of Lean, Clean, Green and Seen along with the local Camdem policy guidance. The strategy for the proposed development is:

- High Performance building fabric
- High efficiency light-emitting diode (LED) lighting
- Wastewater heat recovery systems applied to each shower
- High efficiency ASHP's supplying space heating and hot water to the two units
- Low water consumption fixtures.

The proposal has been designed to minimise the impact on the environment at both construction and operational phases through implementing several sustainable measures. These measures can be found in the Energy statement and are summarised as follows:

- Replacing gas boilers with ASHP's to mitigate any potential air pollution contributions at point of use.
- The proposed development is at very low risk of flooding from surface water and rivers
- The proposed development will not detrimentally affect the ecology
- 95% waste will be reduced using fittings of a low capacity or flow restrictors
- Sustainable construction techniques and materials, inclusive design, site management and procurement procedures will be adopted.

The proposed development also seeks to provide replacement radiators fed by ASHPs which will be located on the third floor roof, along with the existing relocated plant.

A noise survey was also conducted to determine the affects of the noise associated with the road, traffic and public house. In this report it was determined that these factors will not have an adverse impact on the residential dwellings, providing the necessary mitigation measures are applied to the site. These recommendations include providing a robust glazing system, alternative ventilation to ensure ventilation is accessible when windows are closed, upgrading the separating floors between the dwellings to reduce sound transmission between the dwellings and the public house and measures to improve overheating and ventilation. We believe that these solutions can be achieved with ease to provide adequate sound levels throughout the dwellings.

9.0 Refuse & Recycling

A refuse area accommodating 1 x 360L waste and 1 x 360L recycling bins can be found in the lobby of the residential lobby. This is within close proximity to the public highway.

10.0 Conclusion

To summarise the scope of works, the proposal is to enlarge the first floor to fill the footprint of the building and add an additional second floor across the whole of the footprint.

The extension has a low level of significance in its own right so the loss of existing external space will cause a minimal amount of harm to the overall significance of the listed building.

The proposals will have an effect of the covering of two terrace roofs on the existing extension, neither of which has any historic or architectural interest, or any historic features. There will be some loss of existing fabric in the form of parapet walls and chimneys, all of which is of low significance. Part of the side (1820's) building will be obscured, but this has already been altered and has minimal architectural or historic interest in its own right. It's worth mentioning the brickwork in this particular area is of poor quality and would be lost or obscured as part of the development.

The second floor terrace is not a significant feature of the building. It is of a poor quality brickwork, is not part of the 1820's fabric and has a modern door and window that detract from the appearance of the historic building. Its absorption into the building and partial removal will therefore not be harmful to the significance of the listed building

As existing, the extension is subservient to the host building in size. This relationship will be maintained by only extending up to the second floor, leaving the host building as the taller and dominant element of the listed building.

The extension currently harmonises with the 1820s building in terms of materials, floor heights, wall-to-window ratio and a generally traditional appearance. The proposals retain this relationship with the host building by using matching brick for the walls, rubbed orange brick arches to the windows and coping stones to match those on the host building and other neighbouring buildings. In order to retain a sense of the separate identity of the extension, the new windows will be plate-glass sashes without glazing bars, in contrast to the six-over-six Georgian style sashes proposed for the 1820s building.

Great attention has been made to ensure the scheme does not detract from the neighbouring 2-9 Wren Street. The design has ensured the proposal remains subservient to both 2-9 Wren Street and that of the Calthorpe Arms.

The proposals have been considered with particular regard to relevant regional, local and national planning policies.

It is considered that the proposals will result in a development which enhances the locality and street scene, which has a consistent and sympathetic character. Any harm has been minimized by the relatively modest size additional and their design which is in keeping with the existing character.

The proposals will provide high quality well managed, residential dwellings, which will support the local housing requirement and provide welcomed enhancements to one of Camden's Grade II Listed Public Houses.