

# **Flat 2, 51 Lambs Conduit Street WC1N 3NB**

## **Design & Access Statement & Heritage Statement**

### **Background**

51 Lambs Conduit Street is a Grade II listed terraced property built c1700- 1715 as a house with a later shop. The property owned by our client (The Governing Body of Rugby School) is occupied as a restaurant at ground and basement levels with three flats over 3 floors above. There are further later two storey additions to the rear of the property occupied by the restaurant (tenant currently Noble Rot)

The attached photographs show the current arrangement of the internal parts of the flat and the relevant external elevations.

### **The Listing for the property states:**

“GV II

Terraced house with later shop. c1700-15, refronted c1779. Yellow stock brick. 4 storeys and cellars. 3 windows. Good early C19 wooden double shopfront with Greek Doric attached columns carrying entablature with enriched architrave, inswept frieze and projecting ovolo cornice. Central entrance; shop windows altered, panelled stallboards. House doorway to right with fanlight and panelled door. Gauged brick flat arches to recessed sashes with early glazing bars. Parapet. Lead rainwater head and pipe. INTERIOR: not inspected but noted to retain some early C18 panelling and staircase with twisted balusters and carved brackets to treads.”  
(From Historic England’s website)

### **Relevant Policies & Guidance**

National Planning Policy Framework (2021)

London Plan (2021)

LB Camden Local Plan (2017) D2 Heritage

Supplementary Guidance -Design (2021) & Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

### **Previous Applications**

Earlier this year we applied for Listed Building Consent and Planning Approval for a more extensive scheme of refurbishment which included structural floor strengthening works and mechanical extract ventilation sited to both the front and rear elevations. Planning (ref: 2024/0889/P) and Listed Building Consent (ref: 2024/1940/L) was refused. The floor strengthening works and extract ventilation to the street facing front elevation have been removed from this application.

### **Proposals**

The flat is to be internally refurbished, the previous tenant having occupied the flat for over 20 years. The works include the replacement of the existing kitchen units and appliances, the replacement of bathroom sanitaryware in existing locations, the redecoration throughout and the replacement of floor coverings including the water damaged modern chipboard flooring and floating floor coverings. The internal room layouts will not be altered in any way.

The proposal includes the installation of an Energy Efficient Heat Recovery Extract Fan to the Kitchen, to help combat issues of condensation and mould growth. This will involve coring a 100mm diameter hole through the external wall through which a 100mm diameter wall pipe and heat exchanger passes through terminating approximately 100mm from the face of the wall, finished with a circular brown wall bezel. Internally the unit comprises an internal motor chassis and cover (See attached Vent Axia Lo-Carbon Tempra Installation and Wiring Instructions).

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#### **Access Assessment**

The proposals do not change the access into or within the property in any way. The flat is currently entered at second floor level through the flat entrance door from the common part staircase. Entrance into the common parts is from street level to the front elevation.

#### **Heritage Impact Assessment**

##### **Internally**

Internally the flat retains very little of the original historical finishes as is demonstrated in the attached photographs. The ceiling, wall and floor linings have been replaced with modern gypsum plasterboard and plaster finishes to the ceilings and walls and chipboard has replaced the original timber floor boards. The original layout of this floor comprising three rooms, has been sub-divided to create a one bedroom flat including a bedroom, bathroom, living room and kitchen with a series of storage cupboards / built in wardrobes and a central hallway.

The living room contains some of the original timber panelling to the north elevation, party wall elevation and the south elevation. The panelling to the east and south elevations is not original but has been constructed to imitate the appearance of the original panelling. This room also has the original ceiling coving. There is no intention to disturb these original features. The panelling will be painted with intumescent paints to improve the fire resistance between the flat and the common parts in the interest of life safety.

As the kitchen sink and bathroom sanitaryware are being replaced in existing locations, the waste pipework will follow existing routes and will not require altering internally or externally.

The tongued and grooved chipboard that lines the floors throughout the flat as well as the acoustic floating floor laid above this has been damaged by water leaks in the past and is to be replaced as part of the works, neither of which are original or of architectural significance.

The core hole will be carefully drilled through the external wall to accept the wall pipe and heat exchange unit for the Heat Recovery Extract Fans. Internally the surface fixed wall unit comprises an internal motor chassis and cover which is affixed to the wall at high level.

##### **Externally**

The Heat Recovery Extract Fan external part is a 100mm diameter heat exchanger which projects from the face of the external wall by approximately 100mm. This part is brown (See attached details) and is in keeping with the colour of the surrounding brickwork.

In summary the works described are not considered to have any detrimental impact on the character and architectural significance of the property itself or the surrounding properties and conservation area.

In summary the proposed works to this Listed Building in a Conservation Area will not detrimentally affect the property's architectural significance or the character of its surroundings. The proposed works are deemed compatible with the preservation goals of the council, ensuring that the unique architectural features and historical importance of the property remain unharmed. Moreover, the broader context, including neighboring properties and the conservation area itself, will also remain unaffected by the proposed modifications. This conclusion reflects a comprehensive evaluation aimed at balancing the need for development with the imperative to safeguard the cultural and environmental heritage of the area.