

## **Request for Listed Building Consent – Flat 1A, King Edward Mansions, 8 Grape Street, WC2H 8DY**

### **Overview**

The property is a one bedroom flat in a five storey, grade II listed building, which lies within the Bloomsbury Conservation Area. The building was constructed around 1900 in brick with exuberant terracotta dressings and decorations. The rear of the property overlooks a central courtyard within the block.

### **Request**

This application requests listed building consent to carry out works to replace and upgrade the existing kitchen and bathroom.

### **Use / Appearance**

The flat is a residential, one bedroom property. This use will not change, but the intention is to improve the appearance of the kitchen and bathroom which are tired and need of updating.

The bathroom would maintain the existing layout and the existing white appearance, and replace the existing basin, shower bath, toilet and tiling. The kitchen would maintain the existing open style, and replace the existing cabinetry with white or light wood cupboards. The existing grey plywood benchtop would be replaced with a neutral grey benchtop. It is considered that the replacement would refresh the flat, improve the overall appearance of the flat, whilst still reflecting the style and character of the original building. It appears that it has been some years since these rooms have been maintained.

It is submitted that the proposed amendments would have no harmful impact upon the character and appearance of the building or the area. The proposed amendments would not cause any harm to the setting or significance of the building.

### **Access**

The proposed works are to an existing residential property and access to the site, and through the building, will remain unaltered.

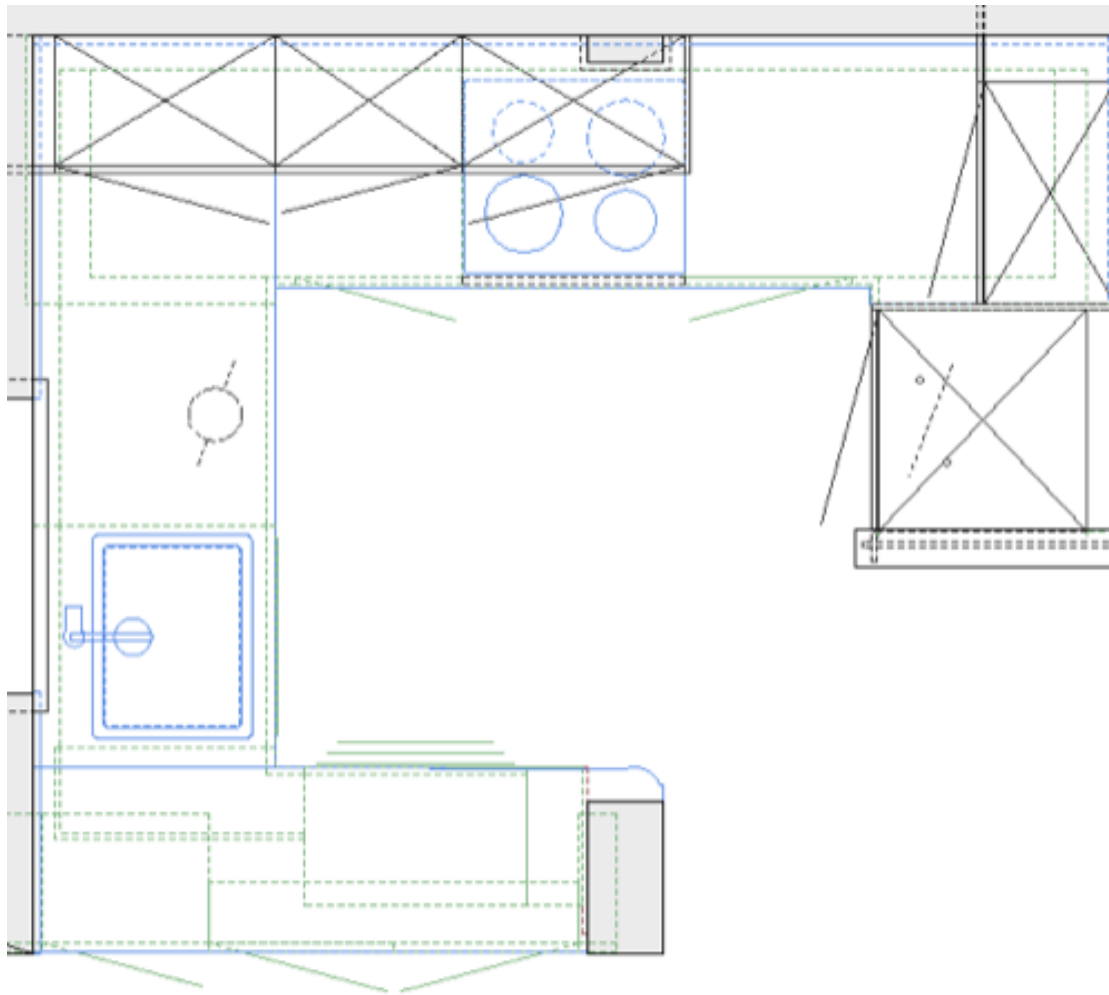
### **Heritage Statement**

It is understood that the building was constructed c.1900 with shops on the ground floor, former showrooms and offices on the first floor, and flats on the remaining floors. In c.1960 Camden Council converted the first floor to residential flats.

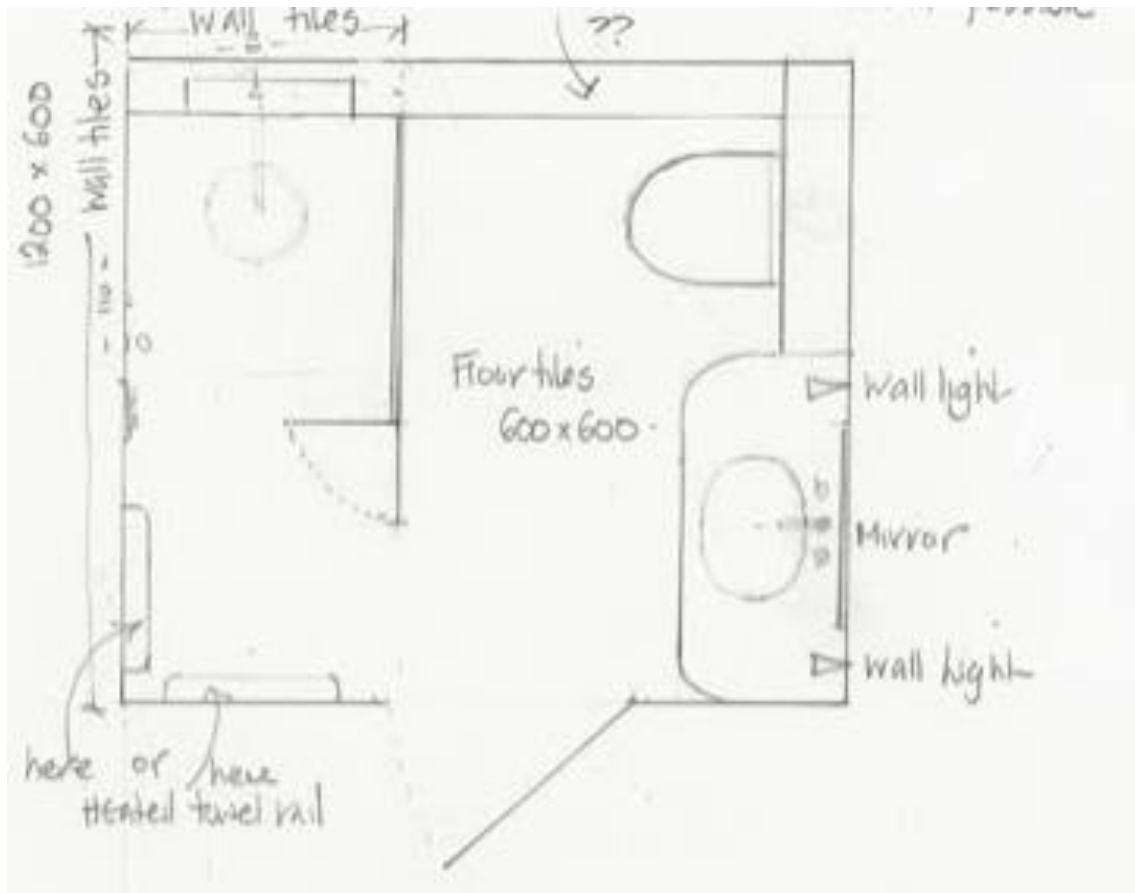
The applicant purchased the property in 2024. He is not aware of any relevant applications being made on the property previously.

Annexed are the plans for the kitchen and the bathroom and the floor plans of the flat.

# Annex 1 - Plan for kitchen



## Annex 2 - Plan for bathroom



# Annex 3 – Floor plan

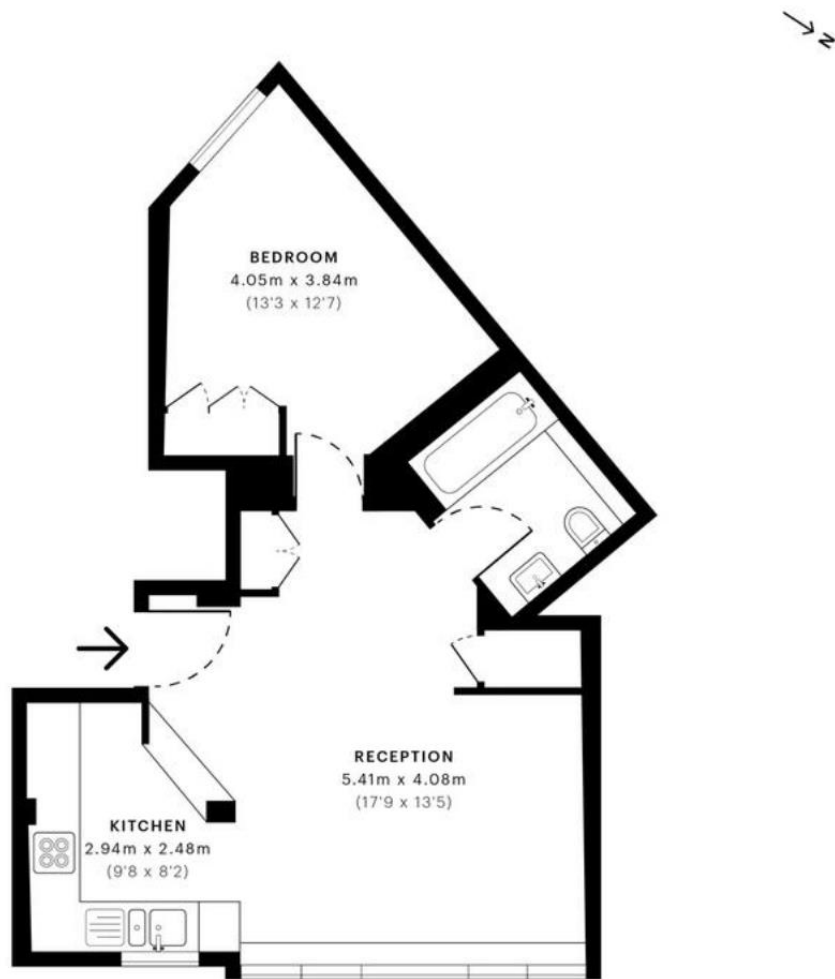
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Grape Street, WC2H

CAPTURE DATE 22/02/2023 LASER SCAN POINTS 27,731,522

GROSS INTERNAL AREA

45.72 sqm / 492.13 sqft



— First Floor

**GROSS INTERNAL AREA (GIA)**  
The sum of all the premises  
45.72 sqm / 492.13 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and structural features  
Includes accessibility, restricted head height  
43.22 sqm / 465.22 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, overhangs etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use areas under 2.1m  
0.00 sqm / 0.00 sqft