

# **MATTHEWS & SON LLP**

*Chartered Surveyors*

## **DESIGN, ACCESS AND HERITAGE STATEMENT**

**for**

### **CREATION OF TWO DOOR OPENINGS AND CONSTRUCTION OF A NEW PARTITION ON THE GROUND FLOOR**

**at**

**CONWAY HALL  
25 RED LION SQUARE  
LONDON  
WC1R 4RL**

**Matthews & Son LLP  
91 Gower Street  
London, WC1E 6AB**

**Ref: DET/10853/19  
Date: July 2013**

**t: 020-7387 8511  
f: 020-7383 5064  
e: [det@matthewsandson.co.uk](mailto:det@matthewsandson.co.uk)**

## **Design, Access Statement**

### **1.0 The existing site**

- 1.1 Conway Hall was built in 1929 for the South Place Ethical Society which is an educational charity. South Place Ethical Society is now known as Conway Hall Ethical Society (CHES).

The hall was Grade II listed in 2007, and it is in the Bloomsbury Conservation Area.

- 1.2 Conway Hall hosts a significant number of lectures, auctions and displays in the various lecture halls on the ground floor. They currently store the chairs for the halls in a disused servery on the ground floor. CHES wish to use the servery for other purposes and consequently require alternative chair storage. They propose to convert the existing ground floor bookings office from one room into two - the second room being turned into chair storage. These works involve reinstating an original door opening for the chair storage room through the corridor wall, and constructing a demountable partition in the lettings office to separate the chair storage room from the lettings office.

- 1.3 The servery adjoins a kitchen. Currently, there is no direct access between these two rooms, so it is proposed to create a door opening between these rooms.

### **2.0 Important features**

- 2.1 The important external features of the building - the elevations facing onto Red Lion Square, Theobald's Road and Lambs Conduit Passage - will not be affected as the proposed alterations are internal.

- 2.2 The important internal features of the property in Camden Council's description of the listed building are the lobby, the staircase, the central corridor, the library and the main hall. The proposed internal alterations will have very little impact on these features. The corridor wall which will accommodate the chair storage door opening (a door opening which is being reinstated) is not original.

### **3.0 How people in the locality will be affected by the proposal**

- 3.1 The proposed works are internal, so they will have a no effect on neighbouring properties.

- 3.2 No new windows are proposed, and as such there are no issues associated with overlooking neighbouring properties.

- 3.3 The store will be used by CHES staff only.

### **4.0 Layout details**

- 4.1 See Matthews & Son drawings 10853/19/1 - 10853/19/6 for further details on the proposed alterations.

- 4.2 The alterations will be undertaken such that the visible parts of all new materials (doors and other joinery, and internal finishes) match existing adjacent surfaces to blend with and retain the character of the building.

**5.0 Scale of the proposed development**

5.1 The proposed works will not affect the floor area of Conway Hall.

**6.0 Landscaping**

6.1 The proposal will not change the existing landscaping, and there are no proposals to change the landscaping of the site.

**7.0 Appearance of the proposed development**

7.1 The proposed works will match all adjacent surfaces internally to blend with and retain the character of the existing building.

7.2 Modern materials will be used to meet Building Regulation requirements.

7.3 See Matthews & Son photo schedule for photos of the areas where the proposed works will be undertaken.

**8.0 Access issues**

8.1 No changes are being made to the existing access arrangements. All existing access and egress routes are to be retained.