

Design & Access Statement Construction Method & Heritage Statement

Introduction

This Design and Access Statement is prepared for a Planning and Listed Building Consent to reinstate ceilings which were removed 20 years ago from two upper storey bedrooms in 16c Calthorpe Street, WC1.

Site and Surrounding Location and Setting

Calthorpe Street is located off Grays Inn Road in the London Borough of Camden. Number 16c is a flat in the upper two storeys of a terrace of 12 houses constructed in yellow stock brick with evidence of tuck pointing. The terrace, which was built in 1821 - 1826, was Grade II listed on 26 February 1970. List entry number 1244306 states the interior of the buildings were not inspected at the time of listing. The building was converted into three flats at an unknown date. The freeholder London Borough of Camden have stated they have no records in respect to the conversion of the building.

Design Proposals

The flat was purchased by the current leaseholder in 1995 at which stage he removed the low ceilings in the two bedrooms in the upper floor and put two skylights in the roof valley which can not be seen from either the front or the rear exterior of the building. This improved head room and light conditions in the two rooms, without altering the exterior appearance of the building in any way, but London Borough of Camden have now requested the reinstatement of the original lower ceilings and it is for this reason that permission to do so is now applied for.

Entry to the flat is on the first floor. Stairs go directly from the door to the second floor where there is a living room and a kitchen. The stairs continue to the third floor where there are two bedrooms and a bathroom.

The proposed works

Although the original low ceilings in the bedrooms had very little heritage value the owner has been advised by Angela Ryan, Planning Officer at London Borough of Camden that the ceilings should be reinstated and as such now applies for listed building consent to do so. This straightforward procedure will involve the plasterboard ceilings with timber joints being reinstated in line with the original plan form.

Plans and photographs are attached showing the flat as it currently is and plans showing the proposed reinstatement of the ceilings in the two bedrooms.

Use:

The current use of the rooms as bedrooms in a residential home is retained.

Appearance:

The external appearance of the building remains the same. The interior of the the two bedrooms will be considerably darker with the reinstatement of the lower ceilings.

Access:

Access to the flat will remain the same as will all other aspects of the flat.

Heritage Statement

Calthorpe Street was named after Lord Calthorpe, the owner of the estate. The street is numbered from west to east, the odd numbers on the north side and even on the south. It is now an interconnecting street between busy thoroughfares of Grays Inn Road and Kings Cross Road. The residential street consists of terraces of Georgian homes built in 1821- 1826. The houses were constructed in yellow stock brick, each terrace is four storeys over basement. The terraces were designated a Grade II listing in 1970 at which time the interiors were not inspected.

To the Eastern end Calthorpe Street borders the rear of the former Mount Pleasant postal sorting office. The street is tree lined with resident parking bays.

The rear of 16 Calthorpe Street is bordered by a 1970s style office building. The front of the building has a step and railings fronting the street.

The interior of 16c Calthorpe Street is divide into three apartments which were refurbished at the time of conversion to provide modern living spaces, bathrooms and kitchens.

Proposals

The proposed works affects only the interior of 16c Calthorpe Street. The interior of 16c, as with the other flats within the building, and indeed those of the rest of the terraces in the street, is almost entirely modern as a result of refurbishment when the building was converted into flats.

This proposal to reinstate the low ceilings in the two bedrooms will lower the financial value of the property, but will have no impact on the heritage value of the building and will not affect the historic fabric in any way.

The existing plasterboard finish will be removed from the ceilings and plasterboard from the existing timber wall joist removed. the timber condition will be inspected and assessed for suitability to receive joisting.

Access panels, with plasterboard facing, will be put in bot bedroom ceilings. Plasterboard slings of 12.5mm will be installed to the original position in both bedrooms. These will have a 5mm lightweight plaster finish and bonding grade undercoat.

There will be no other changes to the property.

Summary and conclusion

The proposed alterations set out above do not result in harm to the significance of the listed building or the the character and appearance of the area as they can not be viewed from the exterior.

Construction method statement

The proposed alterations are of such a small size and so simple that there will be no need for heavy machinery. Basic builders tools will be used. Construction method is as laid out above in 'Proposals.

Proposal of works

The reinstatement of two plasterboard ceilings with timber joints in accordance with the original plan form. The site will be kept clear of dust and rubbish and work will be carried out during daytime hours.

Additional information attached:

Photographs of the interior of 16c Calthorpe Street

Photograph of the exterior of 16 Calthorpe Street

A location map outlining the entire building.

A site plan outlining apartment 16c

Architectural drawings showing the existing plans at a scale of 1:50

Architectural drawings showing the proposed plans at a scale of 1:50