



Flat A, 4 Mecklenburgh Street, London, WC1N 2AH  
Design, Access, Planning and Heritage Statement  
April 2015  
Rev -

## CONTENTS

- 1.0 Introduction
- 2.0 Policy Context
- 3.0 Design Principles
- 4.0 Heritage Statement & Conclusion

Client:  
Totis Kotsonis  
4 Mecklenburgh Street  
London  
WC1N 2AH

Agent/Architect:  
Tim Greatrex Architect  
22-27 The Oval  
London  
E2 9DT

Site Address:  
4 Mecklenburgh Street  
London  
WC1N 2AH

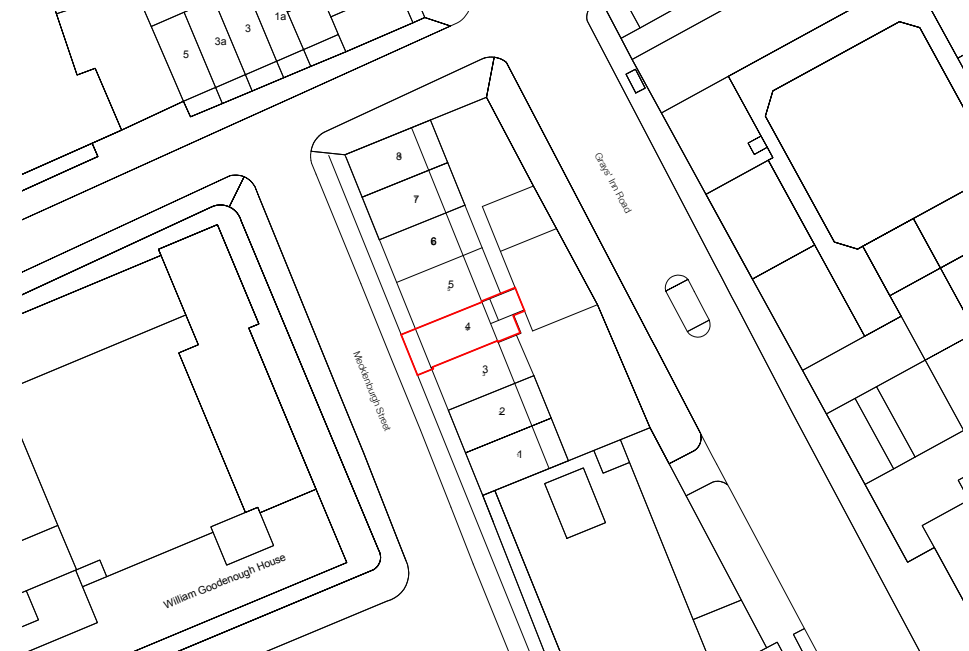
## 1.0 Introduction

1.1 This Design, Access, Heritage and Planning Statement is to be read in conjunction with all drawings and supporting documents submitted as part of this application for planning permission.

1.2 This application seeks Listed Building Consent and Planning permission for the conversion of one of the front vaults at lower ground floor level to use as internal dry storage and utility use, and for a new entrance doorway threshold to be created inline with the bidge above to form a new entrance lobby, within ground and lower ground flat of the Victorian terrace at No.4 Mecklenburgh Street.



Aerial photograph of 4 Mecklenburgh Street



Existing site plan of 4 Mecklenburgh Street



## 2.0 Policy Context

2.1 The site and scheme has not been formally discussed with the planning department through pre application advice.



4 Mecklenburgh Street Street / Ground Floor Entrance



4 Mecklenburgh Street Lower Ground Light Well

### 3.0 Design Principles

#### 3.1 Site Location

The site is located at the middle of the Grade II listed Victorian terrace along Mecklenburgh Street.

#### 3.2 Site Description

The site is a terraced early Victorian house. The flat occupies the lower and ground floors of the terrace building.

#### 3.3 Surrounding Area

The surrounding area is residential and of very similar Georgian/Victorian terraced housing.

#### 3.4 Use

The site will remain as existing, a terraced residential dwelling. The external vault will be drylined and tanked to create a new use of a dry storage and utility room.

#### 3.5 Layout

A new entrance lobby will be formed under the ground floor bridge access to the main front door. A new timber partition wall and timber framed set of double doors will create the new threshold below.

#### 3.6 Appearance

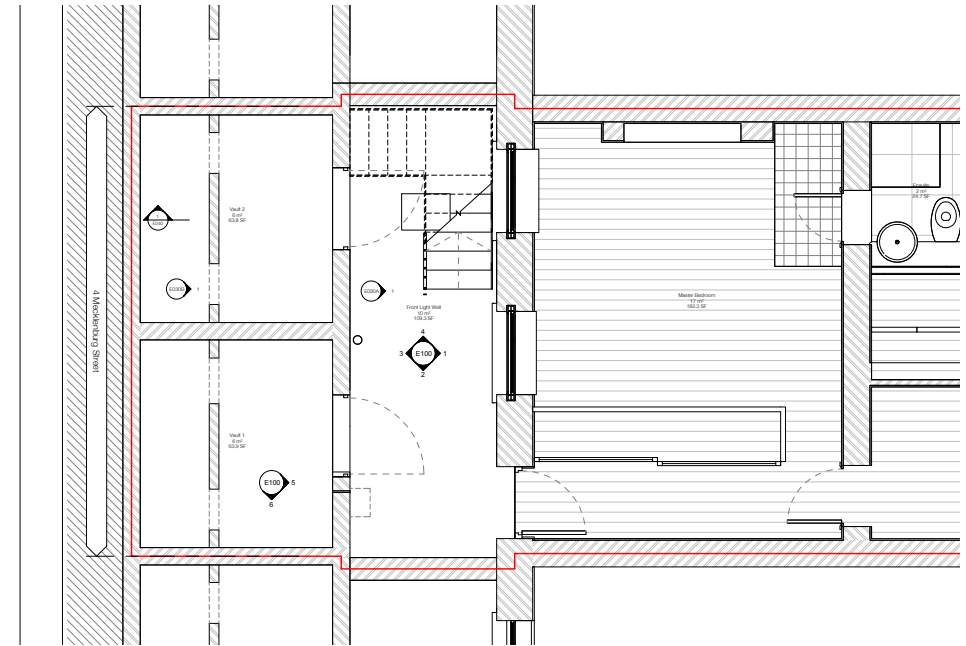
The proposals are sensitive to the existing character and appearance of the area. The choice of materials have been selected to be high quality and fitting to the period of the building and context, and are recommended within the design guidelines of Camden Council, including hardwood painted timber and lead.

#### 3.7 Access

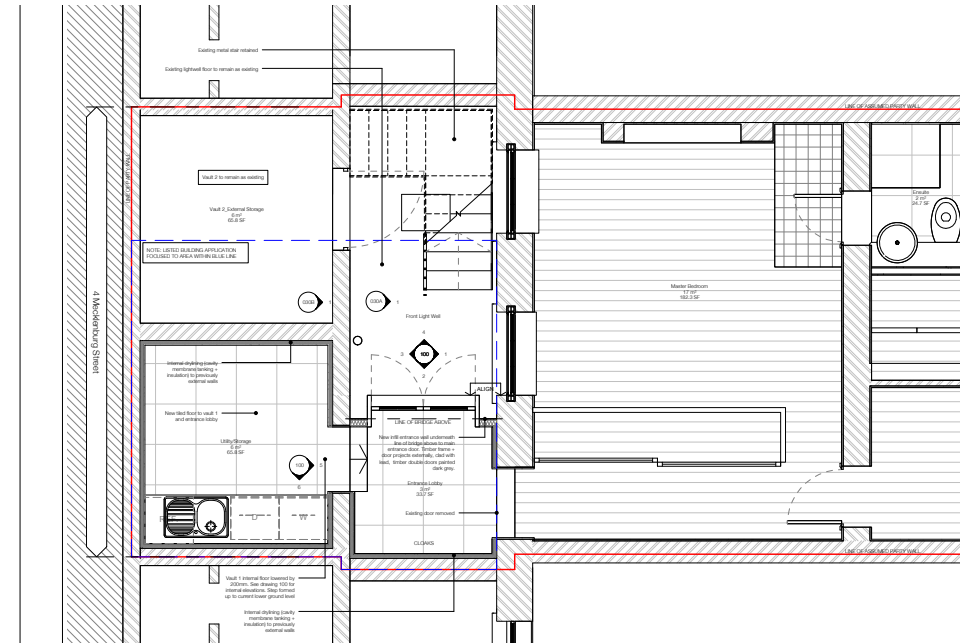
There are no proposed changes to existing footpaths or roads.

#### 3.8 Parking

The parking provision will remain as existing.



Existing Lower Ground Vault Floor Plan



Proposed Lower Ground Floor Vault Plan



#### 4.0 Heritage Statement & Conclusion

4.1 This design and access statement has been prepared with a thorough examination of the site and a respect and appreciation of the existing Georgian building. The proposals here seek permission for the conversion of the existing unused external vault below street level into a dry storage and utility room and the forming of a new threshold below the bridge.

4.2 This is a common application to convert the unused space within the vaults, as can be seen with the examples shown below which are further up from Mecklenburgh Street on Doughty Street. The Charles Dickens Museum is an example of a sensitive site and period property where the conversion has been completed.

4.3 The design proposed here we feel is a very high quality proposal which is sensitive to the surrounding area of the listed building, and has minimal impact on the existing fabric of the building.

4.4 It is kindly requested that permission be granted for this Listed Building and Planning application.



Existing Light Well Perspective



Doughty Street Vault Conversion  
Page 6



Charles Dickens Museum



Proposed Light Well Perspective