

13th April 2016

Design and Access Statement

22 Theobald's Road, London WC1X 8PF – (Ground, First, Second & Third Floors)

1. History

- i Constructed circa 1750, in a row of terraced houses.
- ii At some point the property acquired commercial tenants.
- iii The Property was 'Listed' on 24th October 1951
- iv In 1998 planning permission was granted to convert the basement, ground and upper floors into: 1 three bedroom flat, 1 one bedroom flat and 2 studio flats.
- v The permission was not implemented, but mixed residential/commercial uses evolved.
- vi The applicant took possession of the ground and upper floors some 13 years ago and 'commercial use' elements on these floors ceased soon after.
- Vii The basement is in separate ownership and retains commercial use.
- Viii Camden Council Environmental Health and Planning officers met the applicant/owner in March 2016, at the property, ruling the accommodation substandard.

2. Proposal

- i The applicant's objective is to redesign flats at ground, first, second and third floor levels, to create a mix of residential units, that comply with Camden Council's Space Standards and Fire Regulations, taking care to remove timber cladding from the period staircase that rises from the ground floor entrance hall and preserving historic period architectural elements.
- iii The attached design shows flats that are similar to those approved in the lapsed 1998 planning consent, but modified to accommodate current fire regulations.

3. Access

- i There is one shallow step and one regular step into the building on the Theobald's Road elevation, that affords awkward but possible access for wheelchairs. It will not be possible to modify the entrance externally to introduce ramped access without compromising architectural quality reflected in the 'Listing'

- ii The proposed ground floor flat has an open plan and spacious bathroom that will be quite acceptable to a wheelchair user.
- iii It is not possible to modify this Listed Building to provide wheelchair access to upper floors, without compromising the period staircase that rises from the ground floor entrance hall or to introduce a lift into the Georgian entrance volume.

4. **Listed Building** (English Heritage Building I.D. 478369)

No's 14 to 22 Theobald's Road are a circa 1750 row terrace of Listed Buildings.

- i Various external features are scheduled, but this application does not include any external alterations.
- ii Interiors were not inspected.

5. **Period internal features to be retained**

- i Ground and first floors: Period pieces: fireplaces, cornices, doorcases, panelling, sashes and panelling are to be retained throughout.
- ii Second floor: Period pieces: fireplaces, cornices, doorcases, panelling, sashes and panelling are to be retained in rear room.
- iii A period staircase with timber handrail and ironwork balustrade that has been cased in timber, is to be uncovered and retained.

6. **Consultations**

- i Two consultations were carried out in March 2016. The first on site, attended by the applicant, Jack Kane a Camden Council Environmental Health Officer and John Sheehy a Camden Council Planning Officer. The same persons, together with Ray Baum, the applicant's architect, attended a second meeting at the Council Offices to agree a way forward.
- Ii The applicant and his architect have had further telephone conversations with council officers regarding this design proposal prior to this submission.

