

20<sup>th</sup> June 2016

## **Heritage Statement**

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

#### **1. History**

One of a row of terraced houses. Built c1750 and restored in 1989. Built of multi-coloured stock brick with stone bands at 1st and 2nd floor levels.

The birthplace of Benjamin Disraeli, Earl of Beaconsfield (LCC plaque)

At some point the property evolved both residential and commercial uses, however the applicant took possession of the ground and upper floors some 13 years ago and the commercial elements ceased soon after.

The basement is in separate ownership, retains commercial use and does not form part of the accompanying planning application.

#### **2. Listing**

Listed Grade II on 24<sup>th</sup> October 1951 (English Heritage Building I.D. 478369)

#### **3. Description**

##### **i Exterior**

Four storey with 3 windows to each floor level and a basement.

Good wooden pedimented to front doorcase with Doric engaged columns carrying entablature with Greek pulvinated fret frieze and modillion cornice and pediment.

Double paneled door.

Windows have gauged brick flat arches to recessed sashes, some reddened.

Brick parapets at roof level.

Attached cast-iron railings with torch flambe finials to areas.

##### **ii Interior (not inspected when Listed)**

Some original internal period features vis. fireplaces, cornices, doorcases and paneling remain, but were damaged when interiors were modified to create smaller rooms.

Large reception rooms have been subdivided to create bedrooms.

A period staircase with metal balustrade that rises from ground to second floor has been encased in timber in modern times.

#### **4. Proposal**

- i To create studio flats at ground and first floor levels, with a three bedroom maisonette at second and third floor levels, to create a mix of residential units, that comply with Camden Council's Space Standards and Fire Regulations.

#### **5. Conservation**

- i Where existing modern light weight timber partitions touch original floor, wall and ceiling finishes, at ground, first and second floors, they are to be carefully removed and original finishes repaired and renovated to conservation standard.
- ii Other damaged original features e.g. fireplaces are to be renovated to conservation standard wherever practical.
- iii Modern timber cladding that encloses the period staircase that rises from the ground floor entrance hall to the second floor is to be removed and historic period architectural staircase elements thus exposed are to be repaired and renovated to conservation standard.