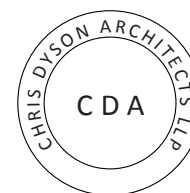




Flat C, 8 Calthorpe Street London WC1X 0JS

Design, Access and Heritage Statement

June 2016



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TABLE OF CONTENTS

1.0	INTRODUCTION	Page 03
2.0	SITE	Page 04
3.0	PLANNING HISTORY	Page 05
4.0	EXISTING BUILDING	Page 06
5.0	PROPOSAL	Page 11
6.0	DESIGN PRECEDENTS	Page 13
7.0	ACCESS	Page 14
8.0	APPENDICES	Page 15

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1.0 INTRODUCTION

This is a Design and Access Statement for Flat C, 8 Calthorpe Street, London WC1X 0JS

This report describes the current proposals and also seeks to ratify alterations carried out [it is understood] around 2005

This report is to be read in conjunction with the drawings and other documentation submitted as part of this Listed Building Consent Application for minor internal alteration to flat C. This flat occupies the second and third floor.



2.0 SITE

2.01 Location

Calthorpe Street is located between Gray's Inn Road and Farringdon Road. No 8 is on the south side. This application relates to Flat C which occupies the upper two floors of the building

2.02 History

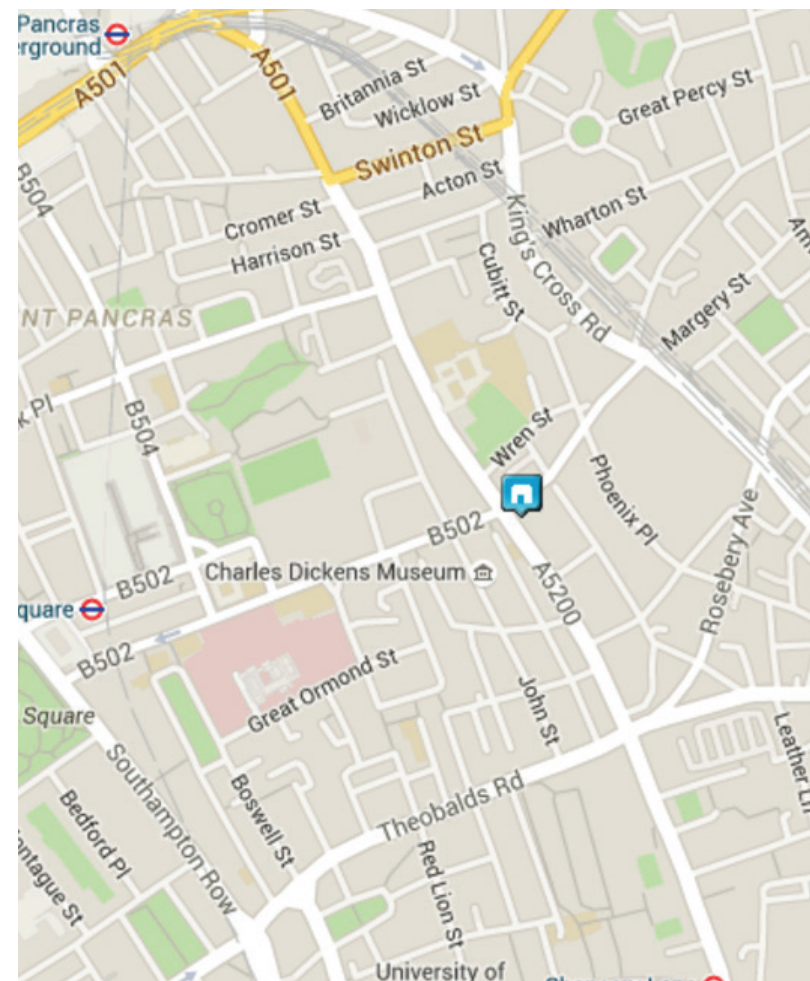
Calthorpe Street is named after Lord Calthorpe, the original land owner. The section between Gray's Inn Road and Gough Street was built gradually between 1821 and 1826. The section east of Gough Street was built between 1842 and 1849.

No 8 is within a five storey terrace built of stock brick. The basements front lightwells with iron railings. The ground floor has round-headed doorways and windows with a decorative fan light and door surround. The two storeys above have a moulded stucco string course and or stone cornice below the attic storey.

The terrace was listed grade II on the 26 Feb 1970. The listing description notes that the interior were not inspected. this was presumably a rapid listing following the application to demolish.

The Building was subsequently converted to flats in 1975. This conversion has left a building devoid of any original features. An inspection of the flats below has not been possible but the interior of flat C is lined in modern gypsum plasterboard, the existing doors are all standard sized modern doors [flush hardboard and pressed panel] in modern openings and the skirting's and architraves are all modern. From a search on the Council's website there is no record of later refurbishment works and by judging from the style of the internal joinery and obscure glass etc, this appears to have been contemporary with the buildings conversion.

The applicant has recently bought the flat and had started to put together a Listed Building consent for minor internal alterations. In initial discussions with the Conservation Officer, Catherine Bond it has come to light that the previous owner had removed an internal wall without seeking Listed Building Consent. An application had been submitted and then withdrawn.



Location plan



2.03 Listing status

Listing description: TQ3082SE CALTHORPE STREET 798-1/96/136 (South side) 26/02/70 Nos.2-24 (Even) and attached railings Grade II

Includes: Nos.238A AND 238B GRAY'S INN ROAD. Terrace of 12 houses. c1820-1826. Built by N Stallwood. Nos 2 and 4 refronted after 1850. 4 storeys and basements. 2 windows each. EXTERIOR: Nos 2 & 4: yellow stock brick with stucco rusticated quoins and dressings. Rusticated stucco ground floor with cornice and plain band at 1st floor sill level. Plain stucco band at 2nd floor sill level and cornice at 3rd floor sill level. 3rd floor with stucco pilasters at angles carrying a stucco entablature with blocking course. No.2 slightly projecting with 2 window return to Grays Inn Road. Entrance to No.2 on Grays Inn Road, round-arched with C20 door. Entrance to No.4, round-arched doorway with vermiculated, rusticated dressings, reeded surround, fanlight and panelled door. 2-pane sashes, 1st and 2nd floors architraved; 1st floor with console-bracketed cornices. No.238 Grays Inn Road is a single storey projection forming the rear of No.2 Calthorpe Street. Rusticated stucco. 2 windows. Central round-arched entrance having vermiculated voussoirs, impost bands, double part-glazed doors and fanlight. Flanked by round-arched windows. Nos 6-24: yellow stock brick with evidence of tuck pointing. Stucco 1st floor sill band and 3rd floor cornice. Left hand end bays (Nos 23 and 24) and central bays (Nos 10-16) slightly projecting). Round-arched ground floor openings. Doorways with reeded surrounds, cornice-heads, patterned fanlights (except Nos 12 & 14) and panelled doors; No.6 doorhead with Greek fret pattern. Ground floor windows with pointed lights except No.24 with margin lights. Gauged brick flat arches to recessed sashes on upper floors. Parapets. No.6 with lead rainwater head and pipe. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. HISTORICAL NOTE: No.20 was the residence of WR Lethaby, architect (GLC plaque). (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 61)

3.0 PLANNING HISTORY

In addition to the applications listed below there are a number of applications to the neighbouring properties in the terrace

HB136	To demolish nos. 2-24 (even) Calthorpe Street, W.C.1	Refused 22.04.1970
15187R	Conversion of existing houses at 6/24 Calthorpe Street, WC1 to form 50 self- contained flats	Conditional approval 27.11.1972
20642	The change of use of a terrace of 10 houses into 20 x 2 bedroom maisonettes and 10 x 1 bedroom flats	Approved 10.04.1975
LSX0105338	Installation of secondary glazing. (Plans submitted).	Withdrawn 17.01.2002
2016/0676/NEW	Retrospective application for internal alterations at second floor level which involved the removal of partition wall, the removal of a cupboard in the kitchen area, and the filling of a door in the kitchen to hallway wall.	Recieved 08.02.2016 later withdrawn.

This final application is now on the Council website but has no supporting document - plans or specifications.

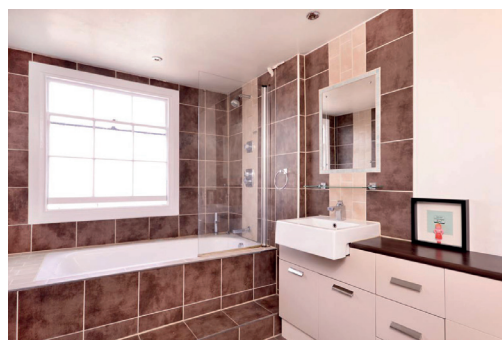
4.0 EXISTING BUILDING

4.01 Exterior

The exterior of the building is typical of its period in soot blackened London stock brick with stucco/ painted stone string courses etc.. as described in the listing description. No alterations to the exterior are proposed

4.02 Interior

The the apartment occupies the top two floors of the original house which would have formed bedroom and servant accommodation in the original 1820's layout. The comprehensive conversion and refurbishment in the 1970's removed all original features. the fireplaces have been removed and the openings filled in. All internal joinery including the doors, door frames, architraves, skirting boards, stairs, balusters and handrails are all utilitarian modern replacements with no reference to the original. the internal plasterwork is modern gypsum and no plaster features survive. The floors have been overlain in modern carpet and hardwood flooring and where the existing floorboards beneath are accessible these appear also to be modern replacements

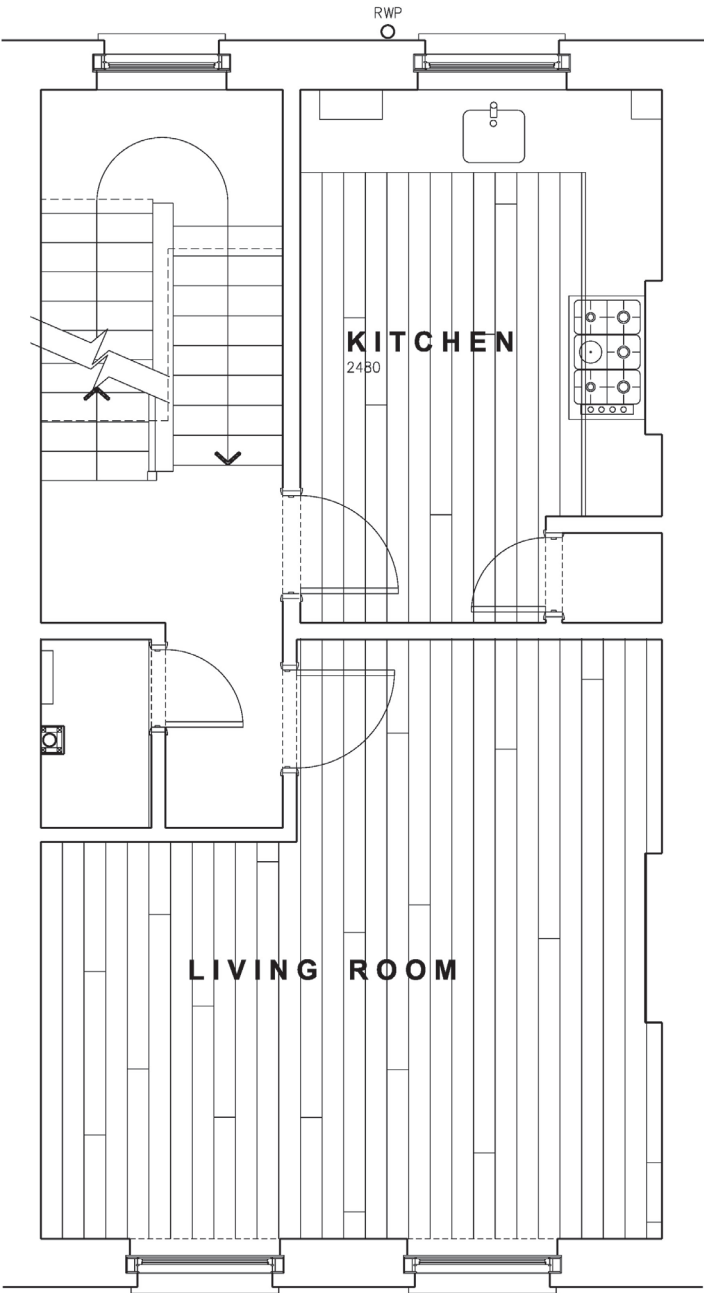


FLAT C, 8 CALTHORPE STREET, LONDON WC1X 0JS

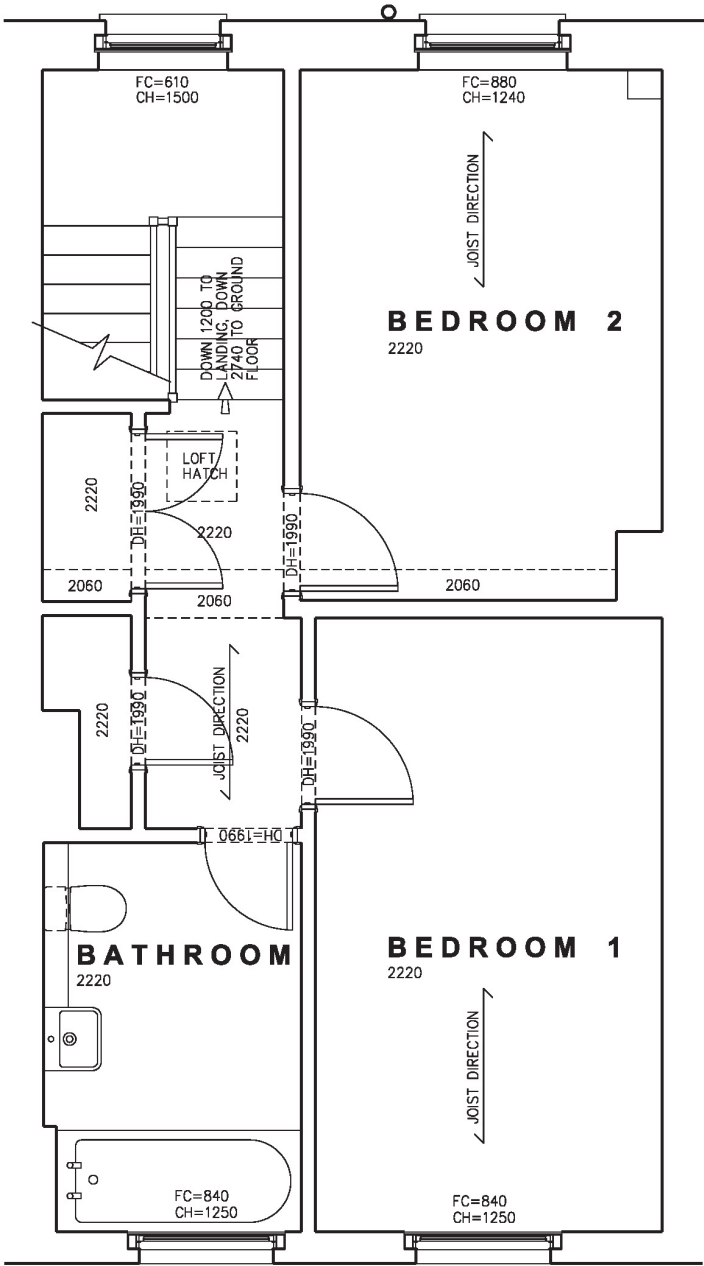
Right : the view from the living area into the kitchen. this photograph shows the position of the wall removed without approval around 2005 by the previous owner



4.02 Interior



Second floor plan as existing



Third Floor Plan as existing

5.0 PROPOSAL

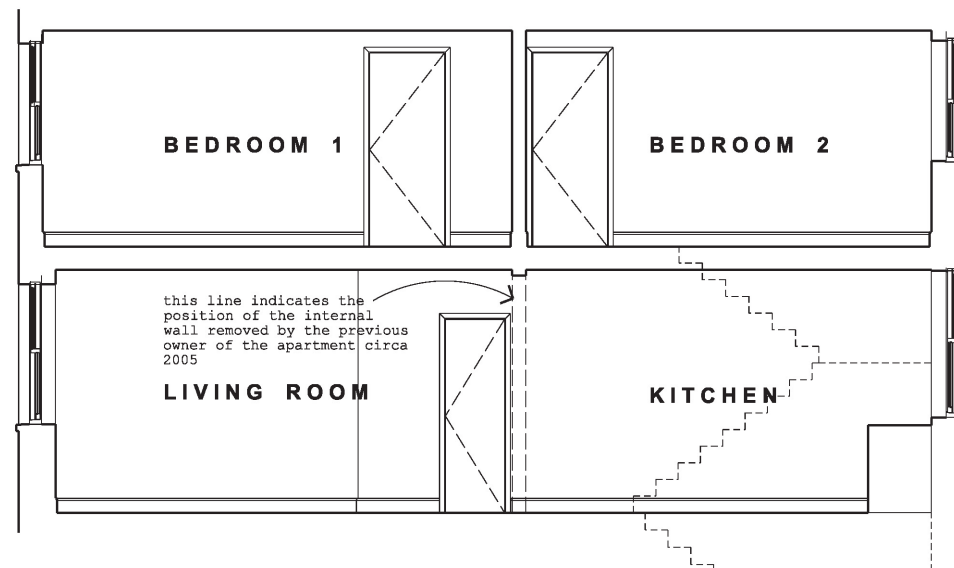
5.01 Description

The proposals involve the refurbishment of the existing second and third floor apartment. This includes the removal of internal finishes dating from the 1970's onwards and does not affect the original historic building fabric. This work includes the following -

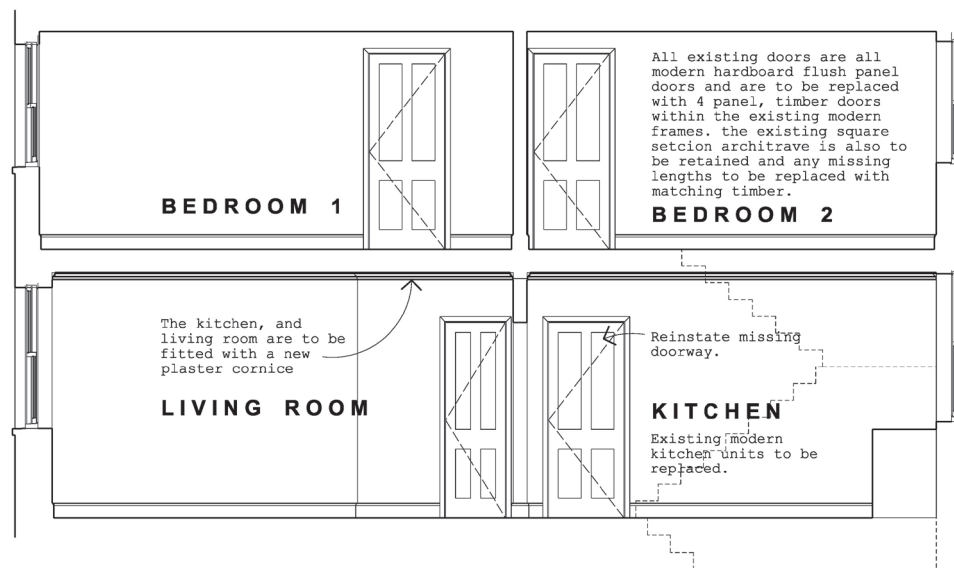
- The replacement of the hardboard flush panel doors within their existing door frames.
- The installation of a new fitted kitchen.
- The renewal of modern floor finishes
- The replacement of the bathroom fittings.
- The installation of a new WC and hand basin within the existing second floor cupboard.
- The installation of a new plaster cornice to the second floor.

This application also seeks to ratify the alterations carried out by the previous owner sometime around 2005. This work involved the removal of an original partition between the kitchen and Sitting room and the blocking up of the kitchen door. It is not known whether there was an opening within the removed partition

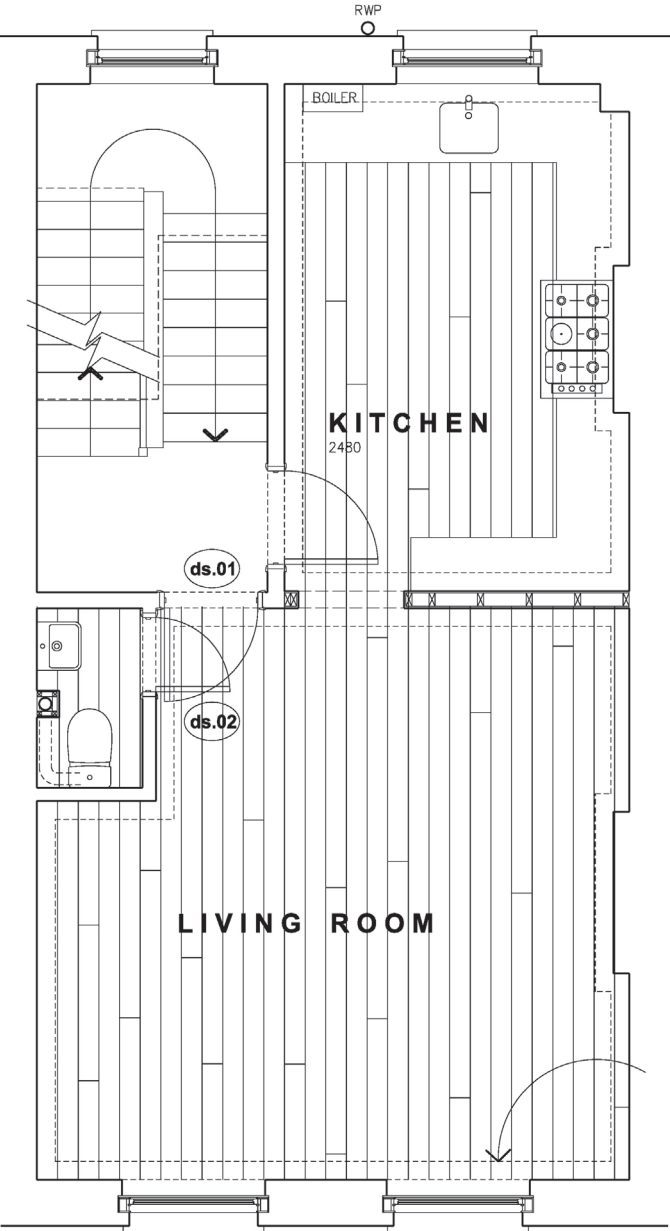
The position of the partition can still be read as a small downstand beam now occupies this position. All the historic fabric was, however, removed both in the 1970's and in 2005



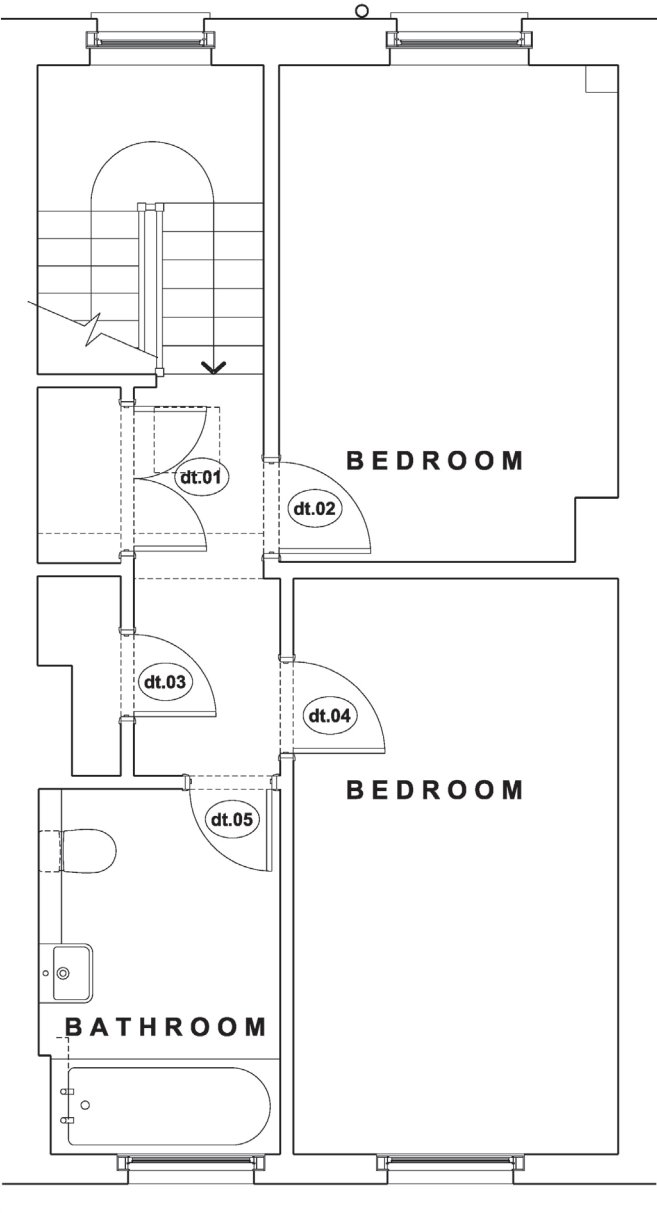
Section as existing



Section as proposed



Second floor plan as proposed.



Third floor plan as proposed.

7.0 ACCESS

INCLUSIVE ACCESS

The scope for achieving full access to an historic building is always limited to a greater or lesser degree by the existing Layout. The conversion of the building approximately 40 years ago allowed for no improved access under what is now part M of the building regulations approved documents. These new alterations do not improve the level of access other than the continued use of the opening between the kitchen and living area. The flat is to be also occupied by the applicants mother in Law, an older lady who has recently lost her husband and suffers from a bad back. the open nature of the apartment and the continued use of the WC at second floor level was one of the key points in choosing to buy the flat.

TRANSPORT

Calthorpe Street is ideally located close to a wide variety of shops and amenities on Gray's Inn Road, Holborn, Russell Square and Covent Garden.

Russell Square - Piccadilly line, Zone 1

Chancery Lane - Central line, Zone 1

King's Cross (Thameslink) - Rail

8.0 APPENDICES

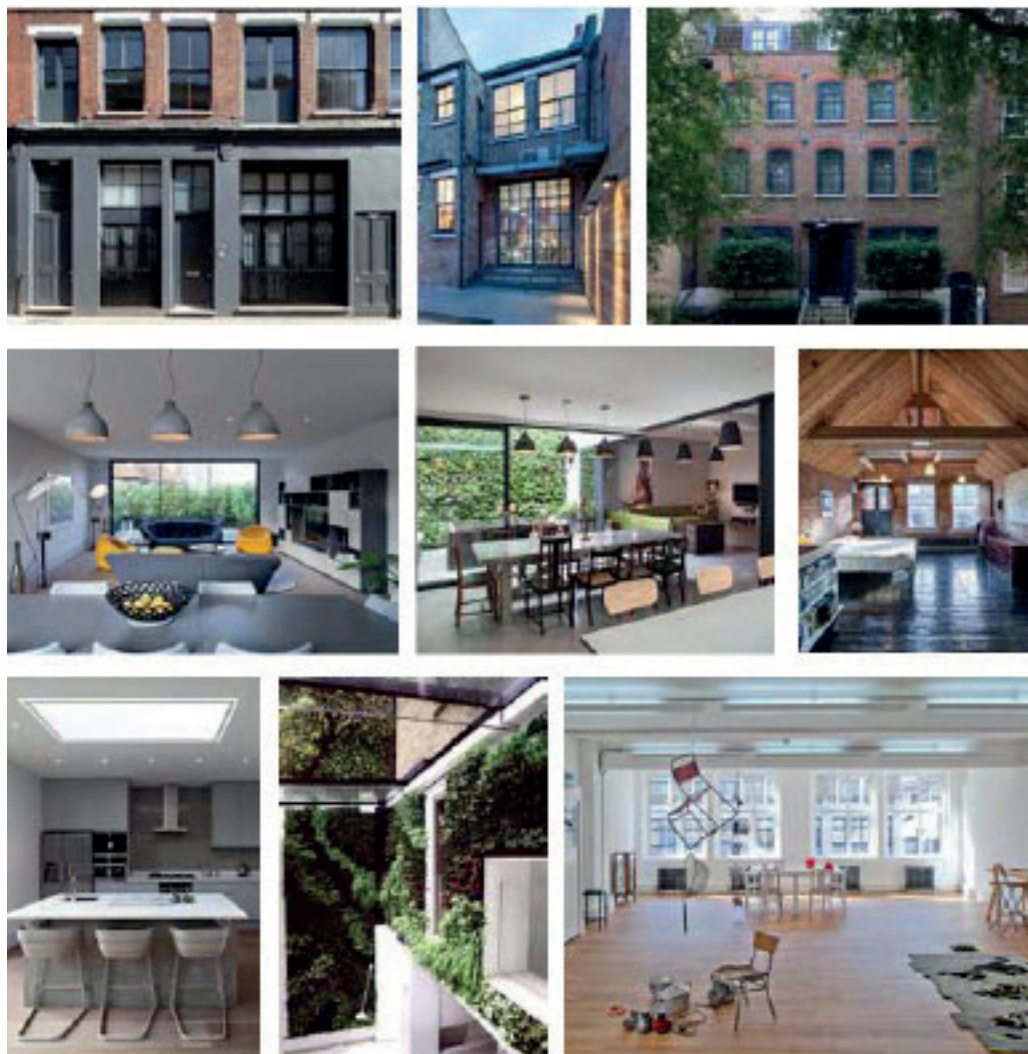
8.01 History Of Chris Dyson Architects

CDA was founded in 2004 by Chris Dyson, a former senior designer at Sir James Stirling and Michael Wilford Associates, and more recently at Sir Terry Farrell and Partners. The practice is based in the historic Spitalfields area of London, where Dyson has lived and worked for 20 years, and where many of the practice's early projects are located.

We have a diverse portfolio of projects across the United Kingdom, from small private commissions to public buildings and urban planning proposals.

There are two primary strands to the practice: the first is historic conservation architecture applying skills in intelligent conservation and sensitive building design to projects, and the second is grand architecture concerned with cultural and commercial commissions.

We enjoy working on challenging projects of all scales, including many historic listed buildings. We pride ourselves on a high degree of attention to detail and a flair for innovative and modern design.



8.02 AJ Small Projects Award 2014

In 2014 Chris Dyson Architects were awarded the 'Architects Journal Small Projects Award' for the extension to a private residential project at Wapping Pier Head

The project was chosen ahead of 23 other finalists to win the award which celebrates the best schemes built with a contract budget of £250,000 or less.

The 'subtle, thoughtful yet mischievous' addition to a Georgian-style terrace in east London was described as 'architecture for architects, yet a building the public would walk by and equally enjoy'.

