



LEES ASSOCIATES

ARCHITECTURE AND DESIGN

23 Macklin Street

London WC2B

Design and Access Statement

(998 / P030)

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RIBA 

Chartered Practice



23 Macklin Street - External view of front elevation

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Site Location - View looking North over 23 Macklin Street.



1:1250 (@A4) neighbourhood map indicating 23 Macklin Street.

Introduction

The proposal is for the conversion of 23 Macklin Street. The building is a single family home in the Seven Dials Conservation area of The London Borough of Camden. The building is grade II listed.

The building was a mid-19th century purpose-built theatre scene-painting workshop until being converted to a single residence in the late 20th century. During this time it has been the subject of many planning applications and alterations. Currently the building is under construction, with the implementation of planning permission 2013/8263/P and listed building consent 2014/0171/L.

Our client has asked Lees Associates to provide a proposal that reduces the scope of the consented applications whilst utilising their beneficial aspects, has a more sympathetic approach to the historical structure and achieves greater amenity.

This application seeks to vary condition 3 of planning permission 2013/8263/P and a new listed building consent for the amendments to the current consent 2014/0171/L. Therefore **this statement is to act as an addendum to original Design and Access Statement** by Carmody Groarke, focusing on the changes to the consented applications and any new relevant information. The original Design and Access Statement and Planning Statement by DP9 have been added as appendices to this Statement and sections referred to where applicable to reduce unnecessary duplication of information.

The amendments have been developed through consultation with Camden Planning and Conservation officers. This process has fed into the design response; providing one that conserves and reveals the historic fabric where possible, rationalises the Front Elevation to better reflect its historic proportions, but also provides better accommodation and amenity for the building as a modern home.

The proposed changes have been outlined in detail in section 7.0 and numbered to correspond to the submitted drawings.

This statement should be read in conjunction with the application to vary condition 3 of planning permission 2013/8263/P and listed building consent application prepared by Lees Associates.

P001 Location Plan

P002 Block Plan

P003 Basement Floor Plan - Existing

P004 Ground Floor Plan - Existing

P005 First Floor Plan - Existing

P006 Second Floor Plan - Existing

P007 Third Floor Plan - Existing

P008 Fourth Floor Plan - Existing

P009 Roof Plan - Existing

P010 Section A-A - Existing

P011 Section B-B - Existing

P012 Section C-C - Existing

P013 Front Elevation - Existing

P014 Courtyard Elevation - Existing

P015 East Elevation - Existing

P016 Basement Floor Plan - Proposed

P017 Ground Floor Plan - Proposed

P018 First Floor Plan - Proposed

P019 Second Floor Plan - Proposed

P020 Third Floor Plan - Proposed

P021 Fourth Floor Plan - Proposed

P022 Roof Plan - Proposed

P023 Section A-A - Proposed

P024 Section B-B - Proposed

P025 Section C-C - Proposed

P026 Front Elevation - Proposed

P027 Courtyard Elevation - Proposed

P028 East Elevation - Proposed

P029 Front Elevation Comparison

P031 Heritage Statement

P000 Issue Sheet