

**APPLICATION FOR PLANNING, DEMOLITION WITHIN A
CONSERVATION AREA AND LISTED BUILDING CONSENT. FOR
ALTERATIONS, EXTENSIONS AND GENERAL REFURBISHMENT
TO 16-18 CHENIES STREET, LONDON WC1E 7PA.**

**TO CREATE 268 SEAT RICHARD ATTENBOROUGH THEATRE,
NEW REFECTORY, BAR AND KITCHEN, LIBRARY, EXHIBITION
SPACE, ANCILLIARY OFFICES AND 54 BED STUDENT
ACCOMMODATION.**



DESIGN AND ACCESS STATEMENT FOR PLANNING, DEMOLITION IN CONSERVATION AREA AND LISTED BUILDING APPLICATIONS.

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A INTRODUCTION

0.0 General Introduction

- 0.1 This statement is prepared in respect of further proposals for 16-18 Chenies Street following granting of planning, ref. 2015/5759P, and listed building, ref. 2015/5984L, consents dated 14th August 2018 by LB Camden.
- 0.2 Because much of the current proposal is similar to the previous consented scheme, the Design and Access Statement prepared for that consented scheme is included now as Section B of this statement. Section C of this statement is supplementary to explain and illustrate the reasons and justification for the modifications now included in this application. The main changes incorporated are to the proposed Theatre, the proposed number of student bedrooms and increased plant provision.



18 CHENIES STREET

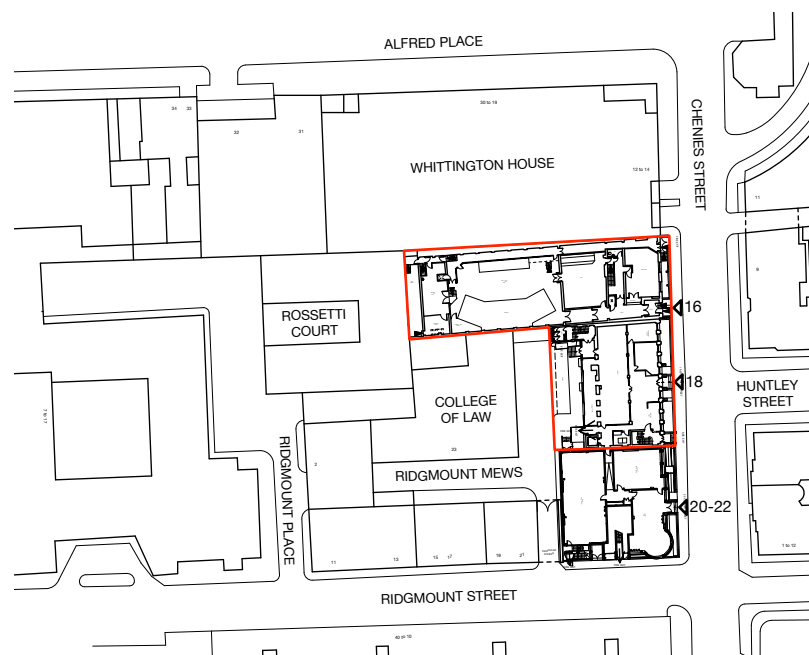
16 CHENIES STREET

Front Elevation

B CONSENTED PROPOSALS

1.0 Introduction to the Consented Proposals

- 1.1 RADA's administrative offices, rehearsal studios and some other departments are located at their premises at 18 and 20-22 Chenies Street.
- 1.2 In 2012 they also took possession of 16 Chenies Street, formerly the Drill Hall Theatre and originally built for the Bloomsbury Rifles. This building currently houses further rehearsal studio space, offices and at the rear a 206 seat theatre. The building is not in a good state of repair internally.
- 1.3 This practice originally obtained planning consent for RADA at 20-22 Chenies Street (consent ref. PSX 000 4379) in 2002. RADA now occupy the lower three floors of this building linked through to 18 Chenies Street.



Site location plan

- 1.4 RADA now wish to fully integrate 16 Chenies Street into this range and improve further the facilities of 16 and 18 Chenies Street.
- 1.5 They have a continuing programme of expansion which is more fully explained in the attached Statement of Client Needs. Therefore there is a need to provide further administrative and rehearsal studio space within 16 and 18 Chenies Street as well as a general upgrade and increase in seating for the Theatre.

- 1.6 RADA has also identified a need for a small amount of on site student residential accommodation of 60 bedrooms to match their first year intake. This is again explained more fully in their statement. This need has also been addressed in these proposals.

2.0 The Site and its Location

- 2.1 16 and 18 Chenies Street are located on the south side of Chenies Street between Tottenham Court Road and Gower Street and only a short distance from RADA's other premises in Gower Street and Malet Street. They are both fully within the Bloomsbury Conservation Area and 16 Chenies Street is also listed Grade II.
- 2.2 The area is well known for its emphasis on higher educational uses particularly with University College London close by. Medical uses and research are also prevalent, primarily in connection with University College Hospital.
- 2.3 Within Chenies Street itself uses are varied with a large office block, Whittington House adjoining 16 Chenies Street, residential uses opposite, and also forming the upper parts of 20-22 Chenies Street as well as the RADA premises.



View towards site along Chenies Street

- 2.4 To the rear of 18 Chenies Street accessed from Ridgmount Street is Ridgmount Mews, a small service road serving RADA, and the University of Law opposite.



Rear of 16 Chenies Street

- 2.5 16 Chenies Street has a greater site depth than 18 Chenies Street, accommodating the current theatre space, and bordering the University of Law to the east, the commercial buildings, Whittington House to the west and Rossetti Court housing development to the south, the latter being accessed from the west from Ridgmount Place.
- 2.6 In fact within the bounds of the area defined by Chenies Street to the north, Store Street to the south, Ridgmount Street and Alfred Place to the east and west respectively 16 Chenies Street has by far the greatest plot depth of 48 metres compared to average plot depths of no more than 28 metres, and to a plot depth to 18 Chenies Street of only 21 metres.



View south from 18 Chenies Street towards Rossetti Court

- 2.7 Chenies Street lies fully within the Bloomsbury Conservation area for which an Appraisal and Management Study was adopted in April 2011. Both properties are within Sub Area 5 Bedford Square/Gower Street and this sub area is generally described as consisting of original terraced town houses. Chenies Street however is not of this nature and is more specifically described as having an enclosed urban feel. No.16 Chenies Street is noted as of high value as is No's 18-22 Chenies Street and these elevations to Chenies Street are more fully described elsewhere.