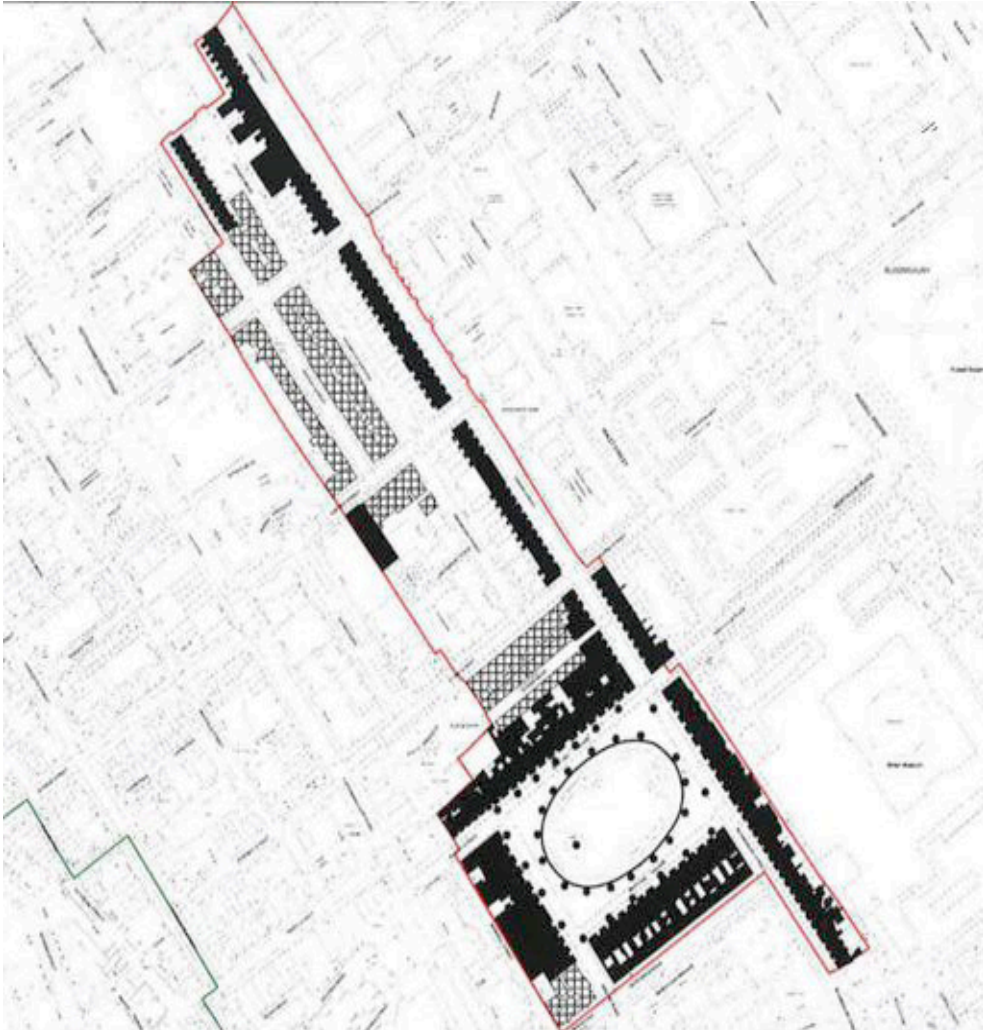


- 2.8 Within the Conservation Area and more specifically within the bounds of Chenies Street, Store Street, Ridgmount Street and Alfred Place, 16 Chenies Street is actually one of the few buildings of only three visible storeys. Other buildings range up to 8 storeys in height.



Map of Conservation Area sub-area 5

- 2.9 16 Chenies Street was originally the Drill Hall and headquarters of the Bloomsbury Rifles, built 1882-3 by Samuel Knight, and is Listed Grade II. The Listing Ref 798-1-20391 more fully describes both the exterior and the interior of the front portion of the building. There is also reference to the actual drill hall (now the theatre) with its metal-trussed roof and glazed lantern at the rear.



View from Huntley Street

- 2.10 The Conservation Area Appraisal does not concern itself with the space created between the rears of 16 Chenies Street, the University of Law and Whittington House. Nor is there any specific mention of the rear of 16 Chenies Street or the setting of the rear within the Listing.



View southeast towards the University of Law

- 2.11 Likewise there is no specific reference to the rear of 18 Chenies Street and Ridgmount Mews within the Conservation Area Appraisal.
- 2.12 An audit of Heritage Assets within the Conservation Area has been undertaken and 16 Chenies Street and its frontage railings are referred to as Listed Grade II. 18 and 20-22 Chenies Street are also both deemed to make a positive contribution to the Bloomsbury Conservation Area.
- 2.13 Whittington House is located within Sub Area 4 of the Conservation Area and is also deemed to make a positive contribution with emphasis on its tree-lined façade to Alfred Place. There again is no specific reference to the space at the rear.

3.0 The Existing Buildings

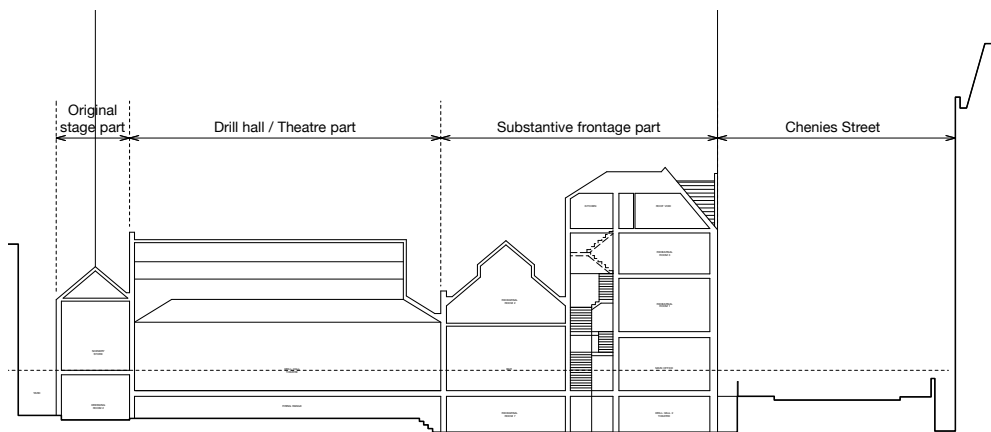
3.1 16 Chenies Street

- 3.1 1 16 Chenies Street has a fine and unusual appearance to the Street. It is a three storey with a basement and a taller attached battlemented entrance tower reflecting its military heritage. It was designed by Samuel Knight and built in 1882-3. A report of its completion was included in The Builder of 2nd June 1883 and, as can be seen from the fine sketch included within the report, the frontage has altered little since then.



Sketch of 16 Chenies Street from The Builder (1883)

- 3.1 2 The building can be simply divided into three elements. The substantive three-storey frontage building originally incorporating officers' and sergeants' mess rooms to the ground and first floors, and a billiard room over to the second floor. The central part or theatre, originally a drill hall, but even at that time given the possible use as a theatre by the final element which was a platform stage with proscenium arch to the drill hall. This element sits at the rear of the site.



Section indicating the three distinct elements of the building

- 3.1 3 Whilst most original interior features of the front element remain, albeit now in some poor state of repair, the drill hall and rear stage have been much altered. The stage area is now basically a plant room and divided off from what is now the theatre. The theatre itself has changed orientation from north-south to east-west with the seating arrangement changed in its directions. As a result of the adaption to the current theatre use interventions such as fire escape routes have been necessary. These interventions are rather crude but in that sense the language of the original is still quite clear.

- 3.1 4 The massing of each element varies from the substantive frontage element, the smaller more domestic scale of the rear two storey element formed with a simple pitched roof, and the pitched lantern roof of the theatre which sits between the two. Only the front elevation of the frontage element is finely detailed in a Burgesian style. Elevationally the remainder is rather plain.



Rear of 16 Chenies Street, as existing

3.2 0 18 Chenies Street

3.2 1 This building is of a four storey simple rectangular form with basement and roof addition. It has an ornate Italianate style to Chenies Street which forms quite a contrast to the style of 16 Chenies Street frontage. It is a pleasing elevation that makes a positive contribution to Chenies Street.

3.2 2 Again the rear of the building, addressing the University of Law beyond, is of no great merit. A timber-glazed lean-to at ground floor level, currently housing part of the library, is in a poor state and there is a proliferation of a/c plant to the rear wall and dust extraction plant to the projecting rear staircase.



View towards rear of 18 Chenies Street

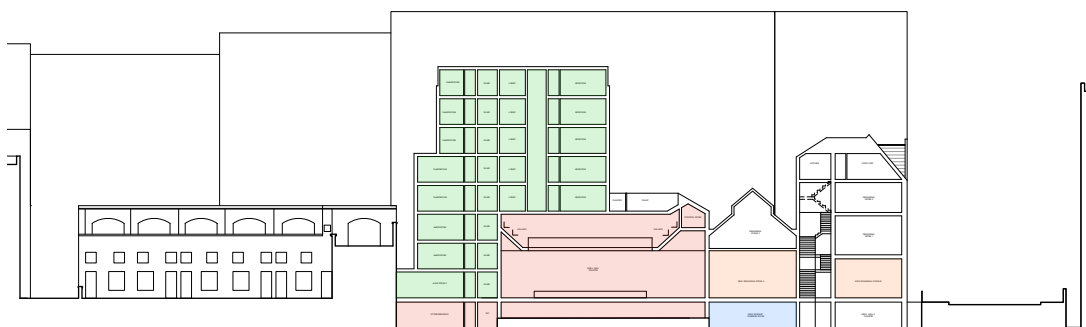
- 3.2 3 The space created at the rear by the juxtaposition of these buildings, Ridgmount Mews, is little more than a service road, and is of no spatial merit.
- 3.2 4 Currently a small parking area is located between the lean-to extension and Ridgmount Mews.



View of parking and delivery area to rear of 18 Chenies Street

4.0 The Previous Pre-Application Proposals and Advice Letters

- 4.1 Pre Application Ref 2014/0050/PRE dated 13th March 2014.
- 4.1 0 On 20th December 2013, on behalf of RADA, a pre-planning application was submitted which included a Client Statement, Drawings 3769/S04B, S102, S103, S104, S105, S106, S107, S108, S109, S110, S111, P101D, P102E, P103D, P104D, P105D, P106D, P107D, P108C, P109C, P110D, P111C, P112D, P113D and SK11, a Design and Access Statement, and subsequently a Planning Support Statement.
- 4.1 1 On 17th January 2014 a meeting was held at Camden Council Offices with Eimear Hervey Case Officer, Hannah Walker Design and Conservation Officer and the representatives of RADA. At the meeting RADA explained the proposals in greater detail however Camden officers expressed particular concern at the loss of the existing lantern roof to the theatre and the bulk of the proposals at the rear, but agreed to undertake a site visit before forming any conclusion.
- 4.1 2 On 12th February 2014 the Camden officers visited the site with RADA representatives. A short meeting was held during this visit at which some further optional layout drawings were tabled. These generally showed greater retention of the existing fabric and a lesser bulk at the rear that reduced the number of proposed student rooms from 70 to 60. Photographs of the interior of the theatre were also taken.
- 4.1 3 An advice letter from Camden dated 13th March 2014 was received. The advice letter acknowledges the reduction in footprint of the rear block but notes that the optional proposals still involve the loss of the former stage area, and more importantly a section of the drill hall and its lantern roof.
- 4.1 4 The advice goes on to state that the works proposed to the drill hall, its truncation and loss of its lantern roof are not justifiable and would be a cause of harm.

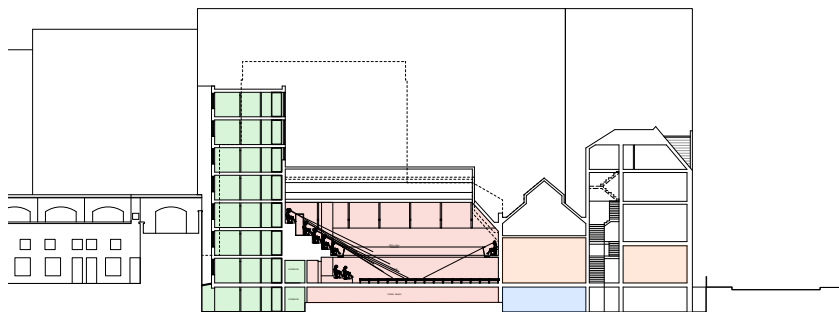


Section through 16 Chenies Street

- 4.1 5 Furthermore that the height bulk and position of the accommodation block proposed to the rear, rising several stories higher than the tallest frontage element, would also severely compromise the setting of the listed building, notwithstanding the bulkier

existing buildings of Whittington House and the University of Law to the north east and south west of the proposals at the rear.

- 4.1 6 Finally, advice is given, should an application proceed, on other matters. Primarily support for the provision of student housing, subject to meeting Council space standards, the need for a daylight/sunlight report, the need to demonstrate a satisfactory relationship to Rossetti Court, sustainability issues, and the need for a construction management plan and for liability towards Mayoral CIL.
- 4.2 Pre Application Ref 2014/7036/PRE dated 23rd December 2014.
- 4.2 0 A further pre planning application was made on 6th November 2014 incorporating updated and revised drawings. Major changes seeking to address the previous comments included retention of the lantern roof, but raising it by 1 metre to improve headroom, a reduction in the bulk and footprint of the rear block proposed to 16 Chenies Street so that the footprint of the original Drill Hall is also retained.
- 4.2 1 The revised proposals were now based on a measured survey of the drill hall to further inform the pre-application and were shown as drawings P101E, P102F, P103E, P104E, P105E, P106E, P107E, P108E, P109D, P110E, P111D, P112E, P113F and SK111A.



Section through 16 Chenies Street

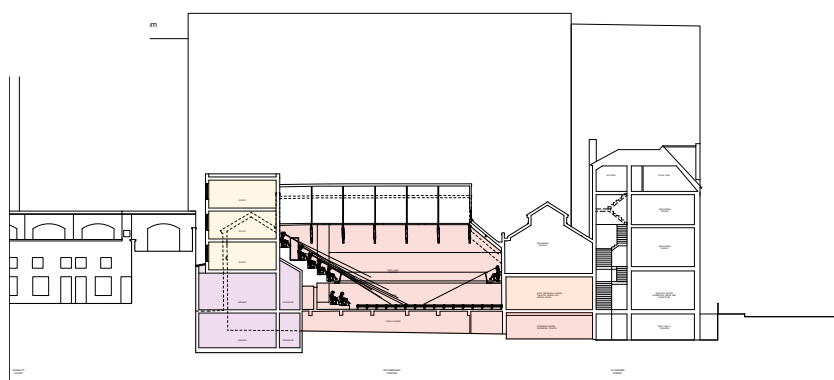
- 4.2 2 Modifications, it was felt, addressed the Council's concerns over the loss of a section of the drill hall and its lantern roof. The existing wall line, which clearly differentiates the former stage area from the drill hall itself, was respected in the revised proposals and the drill hall itself no longer truncated.
- 4.2 3 RADA also further considered their requirements for a multi function theatre space with an increased capacity of approximately 300 seats. A gallery was added and this and any other new elements within the now retained existing drill hall footprint considered contrasting in detail so as to clearly define the original. In order to accommodate modern technical requirements it was proposed that the existing roof form, and metal trusses be entirely retained but raised approximately 1 metre above their existing height. This also facilitated the inclusion of new sound proofed plant areas within the retained profile of the lantern space. Boundary walls to the drill hall would be raised in rendered brickwork to match existing exposed parts.
- 4.2 4 As a result of the retention of the separating wall line to the rear of the drill hall the proposed residential block, comprising a reduced 60 bedrooms including disabled

provision, was relocated further from the rear of the main part of the listed building. Additionally removal of previously proposed additional facilities in the basement of the relocated proposed rear block has enabled it to be reduced in height by one full storey and further lowered by a half storey thereby making it no higher than the main part of the adjacent University of Law building. All student bedrooms were located on outside faces of the block to maximize daylight and sunlight within this urban setting. Council space standards for bedrooms were complied within.

- 4.2 5 A second pre application meeting held on 3rd December 2014 remained cautionary. The Council expressed particular concerns regarding the height, bulk and position of the proposed student block to the rear of 16 Chenies Street. It was however agreed that the demolition of the rear stage block and retention of the lantern roof raised and the required interventions to the Drill Hall would cause less than substantial harm.
- 4.2 6 This was confirmed by Advice received dated 23rd December 2014 together with further concerns regarding day lighting to the proposed student block.

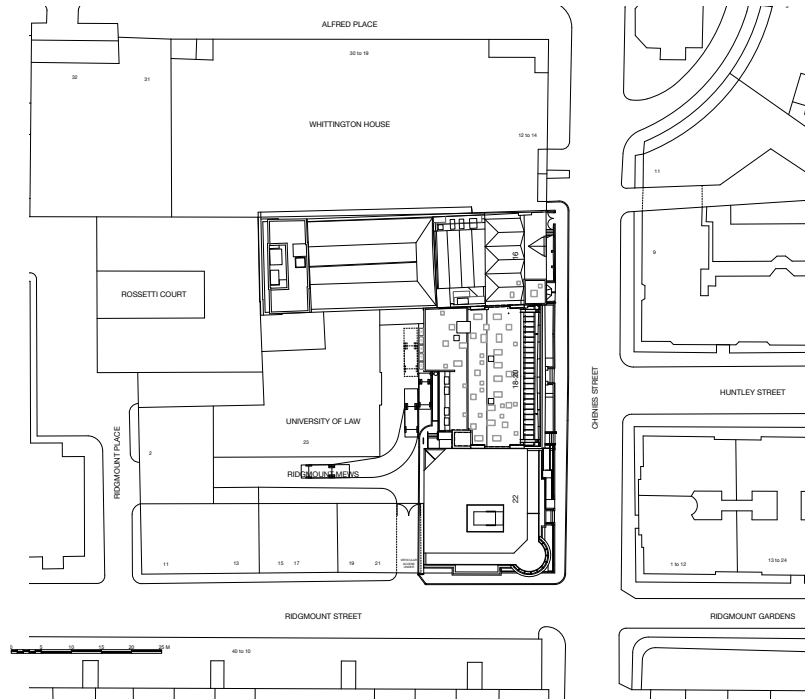
5.0 The Consented Proposals

- 5.1 0 The finalised proposals that form the Planning, Demolition in a Conservation Area and Listed Building applications which this statement accompanies have been further modified to address the Council's remaining concerns.
- 5.1 1 These modifications have been quite radical in so far as the student accommodation has needed to be relocated from the rear of 16 Chenies Street to the rear and existing top floor of 18 Chenies Street. This is due to the need to address the Council's continuing concern over the bulk of the proposal to the rear of 16 Chenies Street and provide a further reduction to the height and number of storeys.
- 5.1 2 As a result the proposed new public accessible library, new plant for the proposed upgraded theatre and some additional office space has now been relocated within the new development proposed to the rear of 16 Chenies Street. Thus enabling the proposed block to be now some 1.8 metres lower than the roof of the front element of the listed building and thus addressing one of the Council's remaining primary concerns.



Proposed Section through 16 Chenies Street

- 5.1 3 A further major change with the further development of the internal seating arrangement to the upgraded Richard Attenborough Theatre has been the omission of the need to raise the existing lantern roof to the theatre by 1 metre in height. The height of the lantern roof remains unchanged due to more detailed consideration of the seating plan. Thus reducing the proposed extent of alterations to the heritage asset.
- 5.1 4 Finally in order to accommodate all 60 bed spaces needed the extent of rear extension to 18 Chenies Street has been slightly increased. However it still remains within the line of the existing rear staircase and of 20-22 Chenies Street.
- 5.1 5 A more detailed description of these consented proposals now follows.



Site Plan

5.2 0 16 Cheries Street.

5.2 1 External Works.

5.2 11 The external street frontage to Cheries Street, will be generally refurbished and the original fenestration to the south western ground floor opening restored to its original form.