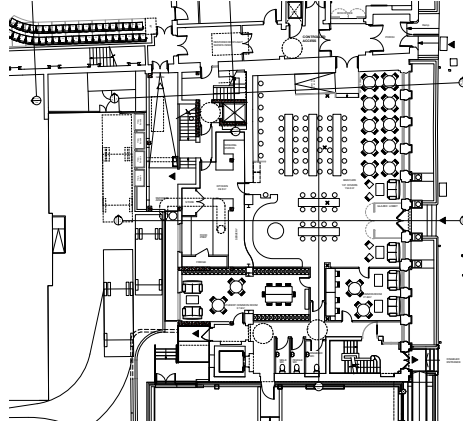


Proposed Fourth Floor - 18 Chenies Street

- 5.3 22 All bedrooms are a minimum of 6.5m<sup>2</sup> area. Each grouping would also have a wheelchair accessible kitchenette with a small kitchen unit including fridge, sink and microwave and a table and chairs.
- 5.3 23 As well as the 4 wheelchair accessible units, which meet Part M of the building Regulations with walk in wet rooms, a further 10 bedrooms are proposed with en-suite facilities leaving 46 bedrooms sharing 23 communal shower and toilets. That is 50% provision of communal facilities. Other facilities for live in students are provided as part of the overall facilities of RADA at 16-22 Chenies Street. A laundry is proposed located in the basement of 16 Chenies Street, the refectory where a main meal can be obtained, will be relocated within the ground floor of 18 Chenies Street, as will a Student Common Room. These can cater for all students both live in and live out.
- 5.3 24 The ground floor of 18 Chenies Street will therefore be refurbished internally to accommodate staff and student common rooms, new refectory/bar with approximately 100 covers and relocated kitchens with easy servicing from the rear yard. Such will form a new hub to the whole of 16-22 Chenies Street with the refectory/bar also being utilised for theatre visitors when performances are planned. The refectory can either be a controlled entry via the main 16 Chenies Street entrance or have direct publically accessible street access from the existing 18 Chenies Street entry. Disabled entry is via either the existing ramped entry to 16 Chenies Street or the existing disabled ramp entry to 18 Chenies Street.



Proposed Ground Floor 18 Chenies Street

- 5.3 25 The basement floor of 18 Chenies Street will also be extended, mainly for plant areas but the existing Sewing Room and Paint Spray Room within the existing basement will also be relocated. A link from the basement will be provided for fire escape routes from the Theatre to discharge to Ridgmount Mews.
- 5.3 26 Additionally at ground level is the main entry and rear access to the Student accommodation, service access to relocated kitchens, refuse storage area and designated loading bay, and theatre get in route.
- 5.3 27 The remainder of 18 Chenies Street consists of the existing training rooms and these parts of the building will be refurbished as required.

## 6.0 Impact of the Proposal

### 6.1 Impact upon the Listed Building.

- 6.1 1 Externally the impact of the proposals upon the Listed Building will be minimal, the loss of fabric is restricted to the rear stage block. Further insertions are for the lift and links through the party wall and to the front vaults. These losses have previously been discussed at Pre Application stage and accepted in the context of providing a meaningful, vibrant and continuing use for the building allied to both its original and more recent uses. To the drill hall part of one truss and part of the floor will be removed as previously discussed as necessary to provide a competent theatre.



Proposed Street Scene - Chenies Street

- 6.1 2 The proposed external amendments to the front elevation, restoring the original fenestration, are a benefit.
- 6.1 3 To the rear the design of the new library/office accommodation is both sympathetic and moderate in scale being of 1.8m less a height than the front building. The far end external wall of the original drill hall is retained and remains identifiable.



Proposed Street Scene – Ridgmount Mews

- 6.1 4 Internally the removal of crude recent interventions to the ground floor front room and drill hall to provide escape routes are of benefit. The lift insertion to extend up to all floors of the building is handled sympathetically and is also of benefit in providing full accessibility.
- 6.1 5 The minor loss of fabric to the floor and part of one truss and the new interventions to form the theatre are the type of modifications which are necessary to provide a technically proficient space with capacity, flexibility of performance, accessibility and sufficient and compliant escape requirements. The detail design of the new interventions will be such as to be fully readable and complimentary to the existing drill hall space which remains in its original form.
- 6.2 Impact upon the Conservation Area.
- 6.2 1 The continuing use of the building in the manner proposed, and the continued presence of RADA as an Institution will maintain that aspect of the inherent nature of the Conservation Area. The loss of such a use would be most detrimental.
- 6.2 2 The benefit of restoring the original elevational treatment to 16 Chenies Street will be likewise of benefit to the Conservation Area viewed from Chenies Street. The only other alteration to the front elevation is to each end of the dormer of 18 Chenies Street and will be of a most minor nature, almost unseen behind the existing parapet.
- 6.2 3 To the rear the character of Ridgmount Mews will not be adversely affected by the proposals. The alterations to the rear of 18 Chenies Street are not out of place when compared to the form, nature and appearances of the rears of other buildings fronting onto this service access. Nor are views into this space from Ridgmount Street impinged. The Conservation Area Appraisal emphasises the enclosed urban feel of this area generally.
- 6.2 4 The proposed new library/office block to the rear of 16 Chenies Street will also not be of any adverse impact to that part of the conservation area, albeit that it can only be viewed from rear windows of other adjoining buildings. It is a small sympathetic insertion within an area of much larger buildings of rectangular form. It will remain

subservient to all of these buildings including the front portion of 16 Chenies Street itself. It maintains a stop end to the drill hall roof.

### 6.3 Impact upon Neighbouring Buildings.

6.3 1 The extended length of the projection of the rear of 18 Chenies Street will reduce the distance to the University of Law opposite. However at its closest point it is still some 7.8m away. At this distance it is apparent that affected accommodation within the University of Law is largely that of lavatory accommodation.

6.3 2 The proposed new rear block to 16 Chenies Street is approximately some 4.3m higher than the ridge of the existing and, as existing, a distance of some 7m from the return wall of the University of Law. Likewise it is some 13m distant from the rear of Whittington House. It will not detrimentally impinge on these commercial buildings.

6.3 3 As far as the relationship to the residential development of Rossetti Court, to the south, is concerned, whilst the replacement building is only 1m from the shared boundary nevertheless Rossetti Court aspects to the south and there will be no real perception of any further overbearing or overlooking.

### 6.4 Impact on Daylight and Sunlight.

6.4 1 The proposals have now been considered by John Carter of Brooke Vincent and partners, an acknowledged surveyor in this field and he has assessed the proposals in respect of policies CS5 and DP26. His view is that 16 Chenies Street is located in a mostly non-residential area. The great majority of neighbouring buildings do not, therefore, require further consideration with regard to Policies CS5 and DP26, as Camden's overriding concerns have always been with the effect on neighbouring residential buildings.

6.4 2 He is also able to confirm that neighbouring residential accommodation is confined to the rear of 25 Ridgmount Street and the relatively modern mews in Ridgmount Place, Rossetti Court. In both locations, any view of the proposed development will be peripheral and this means there will not be an adverse effect on the receipt of daylight or sunlight.

6.4 3 Finally the extent of daylight and sunlight available to the student bedrooms is now a reasonable provision. Most rooms face south or have roof lights. Only 8 student bedrooms face towards Chenies Street.