

1 Taviton Street

Listed Building Application to Amend Micro Flat Layout
Previous Consent: 2018/2970/L

January 2019

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1.0 INTRODUCTION

APPLICATION STATUS

Stanesby Architecture (SA) has been appointed to progress the technical design & construction phase for the works to No.1 Taviton Street, London, WC1H 0BT. Listed Building consent was achieved in November 2018 and is described under the following application reference; 2018/2970/L.

The Project Team has now been appointed & detailed design is underway. Additionally, Stanesby Architecture have already made an application to discharge Conditions 4, 5 & 6 of the Consent. This application was made on the 16th of January 2019.

DESIGN TEAM

Architects: Stanesby Architecture
Structural Engineers: Jensen Hunt
Services Engineer: Cooper Homewood
Approved Inspector: Oculus Consulting

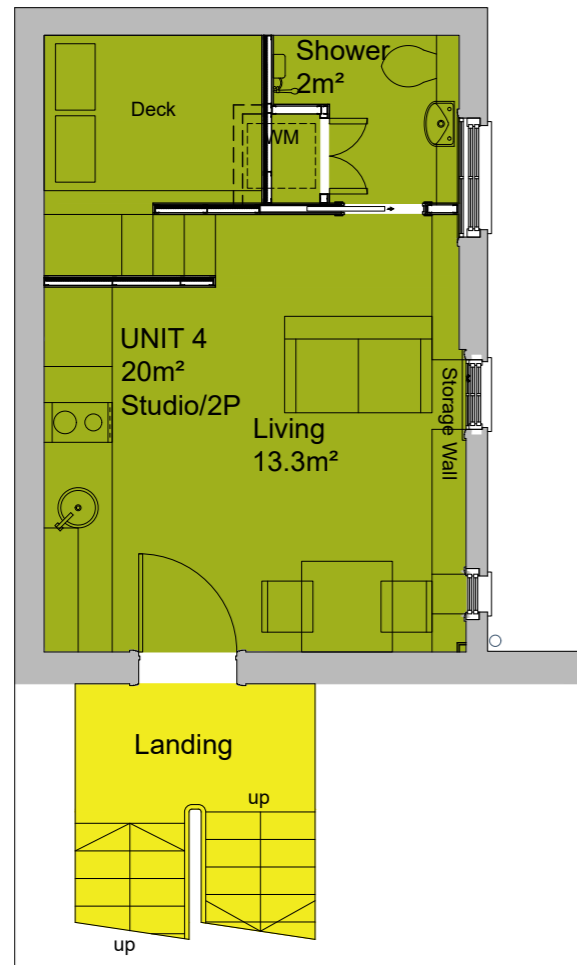
LISTING AND CONSERVATION AREA STATUS

1 Taviton Street is a grade II listed building within the Bloomsbury Conservation Area. The building forms part of a terrace of 12 built by Thomas Cubitt. Set over four storeys, with an attic & basement, the building is constructed from darkened stock bricks with a stucco ground floor. The building has previously been divided into flats however, many historical features survive internally, such as cornices & joinery.

DESIGN AMENDMENTS

Following review of the layouts by the Design Team, the Approved Inspector confirmed that the layout of the Micro Flat did not comply with Building Regulations as the front door to the apartment was not lobbied from the rest of the flat or staircase. This application therefore seeks approval from minor amendments to the layout of the modern, internal partitions to incorporate the required lobby.

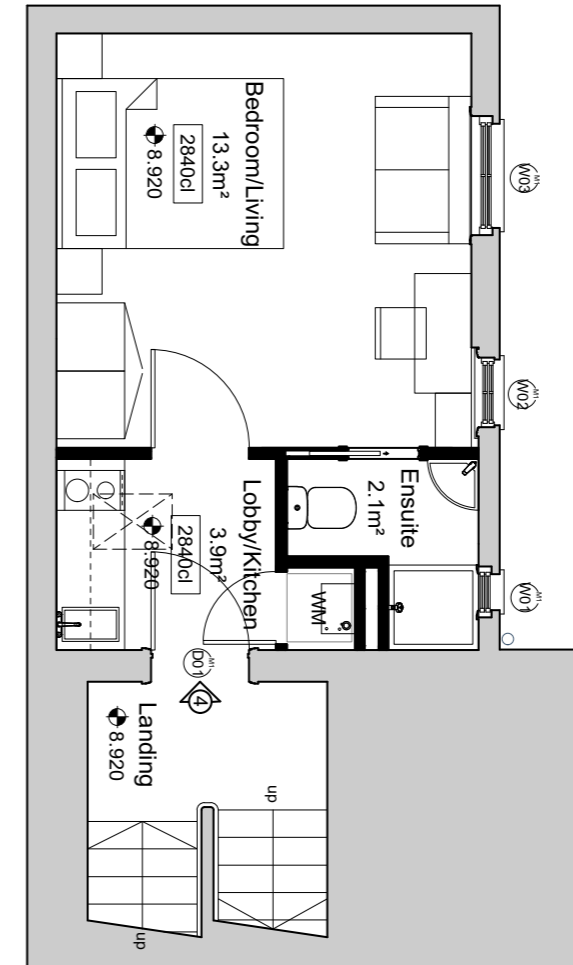
2.0 COMPARISON OF CONSENTED & PROPOSED SCHEME



First Floor Mezzanine
20m² - 2P

MICRO FLAT - CONSENTED SCHEME

1. Layout does not comply with Building Regulations
2. No window in bedroom
3. Shower Room partition conflicts with window



First Floor Mezzanine
20m² - 2P

MICRO FLAT - PROPOSED SCHEME

1. Protected Lobby added to comply with Building Regulations
2. Layout altered to take advantage of natural light
4. Layout adapted to ensure windows are unobstructed

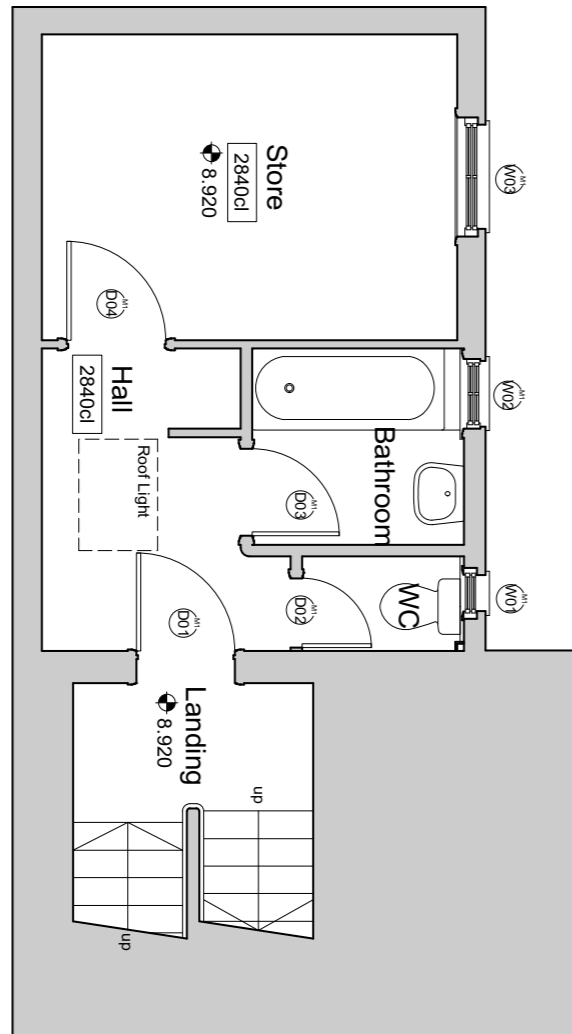
3.0 CONCLUSION

The proposed amendments to the consented layout of the micro flat are minor and consistent with the scope of the consented scheme. We make the following comments in support of these amendments:

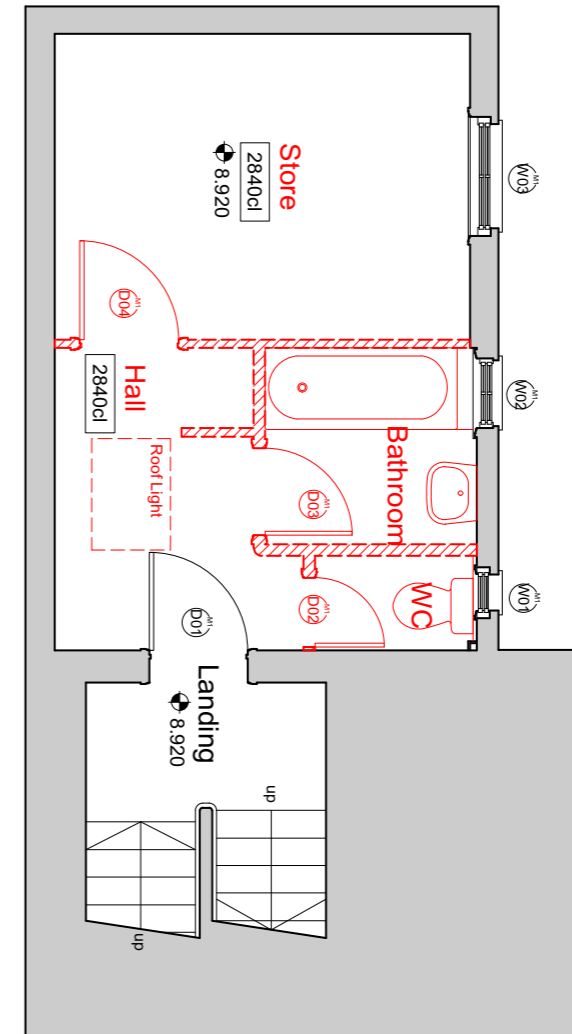
- The consented layout did not comply with Building Regulations. This application seeks to rectify this;
- The overall area of the micro flat & occupancy remain as per the consented scheme;
- The proposed layout provides natural light throughout & as such is an improvement on the consented scheme;

The changes to the consented layout are considered positive in terms of the historic fabric, due to the windows remaining whole & unobstructed. Further, these changes have little or not impact on the architectural intent of the consented scheme.

4.0 APPENDIX - EXISTING & DEMOLITION PLANS



Existing First Floor Mezzanine
NTS



Demolition to First Floor Mezzanine (Consented)
NTS