

3.0 Site Existing

3.07 Existing Property

The existing property comprises a three storey existing mews house with a ground floor living room, office and two WCs; first floor kitchen, studio space and music room; and second floor mezzanine bedroom providing access to a bathroom and further bedroom.

3.08 Neighbours & Rights of Way

The property is attached to 7a Lamb's Conduit Passage to the north, and 18-24 Princeton Street to the south (with 20-24 forming Omnium Court, c.1950s purpose-built apartment block). The cobbled yard to the front of the property is also under the same ownership as Wheatshaf Yard, with 7a Lamb's Conduit Passage and 49-50 Red Lion Street benefitting from a right of way through the courtyard. Wheatshaf Yard also benefits from a right of way at the rear, through to Lamb's Conduit Passage.

3.09 History & Use

Wheatshaf Yard was originally connected to 23 Red Lion Square (now demolished, following bomb damage during WWII) and served as a stable and coachhouse, with the upper floors used as workshop spaces. Since the early 20th century the property has been used as an artist studio-cum-residence.

The property has been unoccupied since September 2017, when the previous owner vacated, and since then the premises have been targeted by squatters. From November 2018 a professional management company has established live-in guardians to secure the property.

The current owners (an artist and curator couple) wish to restore the house as a home and studio space for their own use.

A Heritage Report has been prepared by Iceni, which outlines the history of the site, significance of the property, and interrogates the proposals for planning.

3.10 Current Condition

50c Red Lion Street is a three-storey building. The roof is supported on four king post trusses that span front to back, landing on front and rear walls. The rear wall is solid masonry, assumed to predate the rest of the building. The front wall is formed from a series of timber posts, bressummer beams and masonry spandrel panels. First and second floors are supported on timber joists, which span left to right between down stand timber beams. The down stand beams are supported on timber posts within the front facade, which transfer loads to the ground.

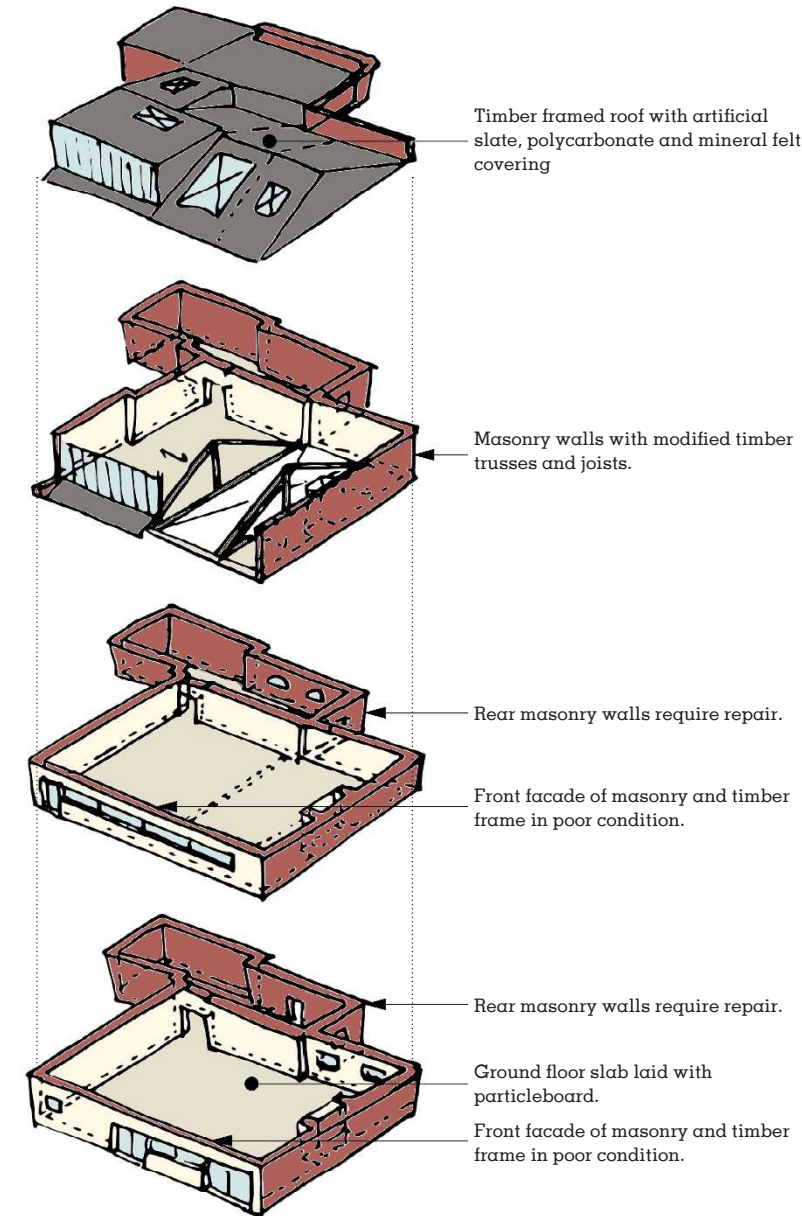
There is evidence to suggest that the building was an infill to a space between 7a Lambs Conduit Passage and 18 Princeton Street. This is

demonstrated by the vertical joint on both ends of the brickwork to the front façade and a vertical joint between chimney and party wall of 7a Lambs Conduit Passage.

Structure Workshop have prepared a separate Structural Appraisal to fully assess the condition of the existing building.

Site investigations were undertaken in April 2018 to inform Structure Workshop's design. The trial pit excavations found a wide range of different foundation types, constructions and depths used for the adjoining properties and the building itself. The front wall appears to be an infill wall constructed off a concrete beam while the other foundations comprise corbelled brickwork founded at varying depths from 0.63-1.75m. The only modern foundation for the adjoining apartment block was exposed as being brickwork onto mass concrete.

The existing staircases and balustrades do not comply with Building Regulations in their current arrangement. The services of the property need complete replacement, and the property does not meet current performance standards for Part L. The thermal elements of the property require significant upgrade to meet current regulations.



Wheatshaf Yard taken by P. Barkshire on the 8th August 1981, Camden Local Archives.



Photographs showing the ruins of 22-24 Red Lion Square in 1941 with the rear of Wheatshaf Yard now visible, Camden Local Archives.

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3.11 Measured Survey
Maltby Surveys undertook a measured survey of Wheatsheaf Yard recording in plan, section and elevation the existing property and site. This information has been used to generate the existing drawing set.

A 3D laser survey can be viewed online here:
 • Website: maltbysurveys.websharecloud.com
 • Username: 17056@maltbywebshare.com
 • Password: Wwut342sk2k

3.12 Existing Drawings
Existing drawings of the property, shown at 1:200:

- 1 Ground Floor Plan;
- 2 First Floor Plan;
- 3 Second Floor Plan;
- 4 Roof Plan;
- 5 Front Elevation;
- 6 Rear Elevation;
- 7 Section 2;
- 8 Section 3 / Side Elevation.

3.13 Internal Photographs
Photographs showing the interiors of the property:

- 9 Ground floor living room, looking towards the front windows;
- 10 First floor kitchen and studio space, looking up to the second floor mezzanine bedroom;
- 11 Ground floor office at the rear of the property with door to rear courtyard;
- 12 First floor music room with half-moon windows;
- 13 Ground floor living room, looking towards the rear windows;
- 14 Second floor bedroom at the rear of the property, which opens directly to the bathroom behind (see 15);
- 15 Second floor bathroom set within the 'nook' of Omnium Court with glazed roof.

3.14 Areas
Summary of gross external and internal areas of existing property:

Location	Existing GEA	Existing GIA
Ground	73 m ²	66 m ²
First	73 m ²	67 m ²
Second	71 m ²	31 m ²
Total	217 m ²	164 m ²

