



218_Wheatsheaf Yard

Design & Access Statement

50c Red Lion Street
London
WC1R 4PF

Prepared by
David Kohn Architects

in collaboration with
Structure Workshop
SGA Consulting
Gleeds Cost Management
Waldrams
Behan Partnership
Harwood Building Control
Collective Planning
Iceni Projects
CgMs Heritage

On behalf of
Patricia Lennox-Boyd & Jamie Stevens

Rev. * 18.06.19 Issue for Planning

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1.0 Executive Summary

1.01 Application

This Design & Access Statement has been prepared by David Kohn Architects (DKA) to accompany a planning application submitted to Camden Council. The application seeks approval for the partial demolition and refurbishment of an existing mews-type property located at 50c Red Lion Street, the property is also referred to as Wheatshaeaf Yard.

The application comprises:

- Design & Access Statement prepared by DKA;
- 1:500 Location Plan prepared by DKA;
- 1:50 Existing Plans, Sections & Elevations prepared by DKA;
- 1:50 Proposed Plans, Section & Elevations prepared by DKA;
- Planning Statement prepared by Collective Planning;
- Heritage Statement prepared by Icen Projects;
- Archeological Desk Based Assessment prepared by CgMs Heritage;
- Structural Appraisal prepared by Structure Workshop.

1.02 Consultant Team

The application has been prepared in collaboration with:

- Architect: David Kohn Architects;
- Structural Engineer: Structure Workshop;
- Services Engineer: SGA Consulting;
- Quantity Surveyor: Gleeds Cost Management;
- Daylight & Sunlight Consultant: Waldrams;
- Party Wall Surveyor: Behan Partnership;
- Approved Inspector: Harwood Building Control;
- Planning Consultant: Collective Planning;
- Heritage Consultant: Icen Projects;
- Archaeologist: CgMs Heritage.

1.03 Location

The property is located to the rear of terraced houses found on Red Lion Street and Princeton Street, and situated behind the north-east corner of Red Lion Square. The property can be accessed through a covered alleyway between 50-51 Red Lion Street, which leads to a cobbled yard immediately to the front of Wheatshaeaf Yard and adjoins the rear of 7a Lamb's Conduit Passage, the only other property forming part of the mews. Whilst the front can be glimpsed from Red Lion Street, the rear elevation is more prominent and can be seen from the pedestrianised Lamb's Conduit Passage.

1.04 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 Wheatshaeaf Yard, with 7a Lamb's Conduit Passage and 49-50 Red Lion Street benefitting from a right of way through the courtyard. Wheatshaeaf Yard also benefits from a right of way at the rear, through to Lamb's Conduit Passage.

1.05 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.

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

1.06 History & Use

Wheatshaeaf 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 a studio and residence for artists, including a sculptor, photographer and silversmith.

The property has been unoccupied from September 2017, when the previous owner vacated, and since then the premises have been targeted by squatters. From November 2018 the client has used a professional management company who have arranged 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/gallery space for their own use.

A Heritage Statement has been prepared by Icen Projects to assess the proposed development and its potential impact to identified heritage assets.

1.07 Planning Context

The property is not statutorily or locally listed, however it does fall within the Bloomsbury Conservation Area. Planning permission was granted in 1999 (although not fully implemented) for the erection of a roof extension with new openings and various internal alterations (ref: PS9804997).

1.08 Pre-Planning Applications

Two pre-planning application consultations were held with the Council providing written feedback in September 2017 (ref: 2017/3846/PRE) and April 2018 (ref: 2018/0301/PRE). Both applications proposed the full demolition of the existing building and the construction of a basement. Following advice given by the council, the proposals have been reduced to comprise the partial demolition of the property and a more sympathetic redesign of the existing property.

1.09 Daylight & Sunlight

Waldrams were appointed in September 2017 to review the impact on daylight and sunlight following advice given in the first pre-planning application. Maximum envelope analysis was undertaken to inform the design of any roof extension to minimise impact on neighbours.

1.10 Design

The property's original use as a stable/workshop and its existing architectural language has informed the design and use of materials. The front elevation has been designed to respect the original proportions of the building, whilst amplifying the existing details. At the rear the original wall is retained, and openings are playfully used to celebrate the elevation's public frontage towards Red Lion Square.

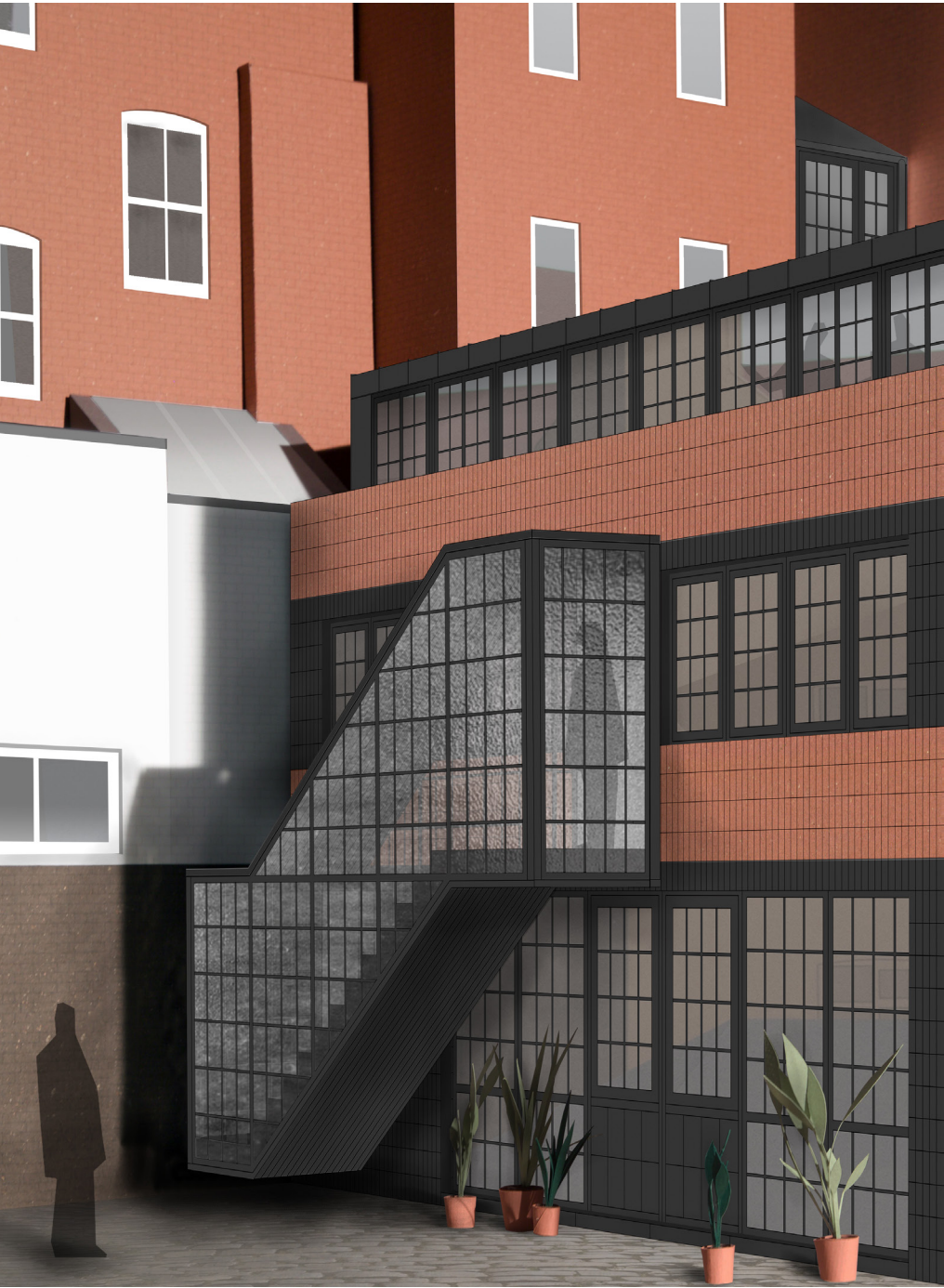
The use of reclaimed brickwork and timber frames reference the conservation area, but are used in a manner that further exaggerates the repetition and grid-like pattern of the window panes.

Internally the spatial arrangement is greatly improved by the relocation of circulation, and the recreation of double-height rooms and flexible spaces – which will be used by the couple either as artist studios or gallery.

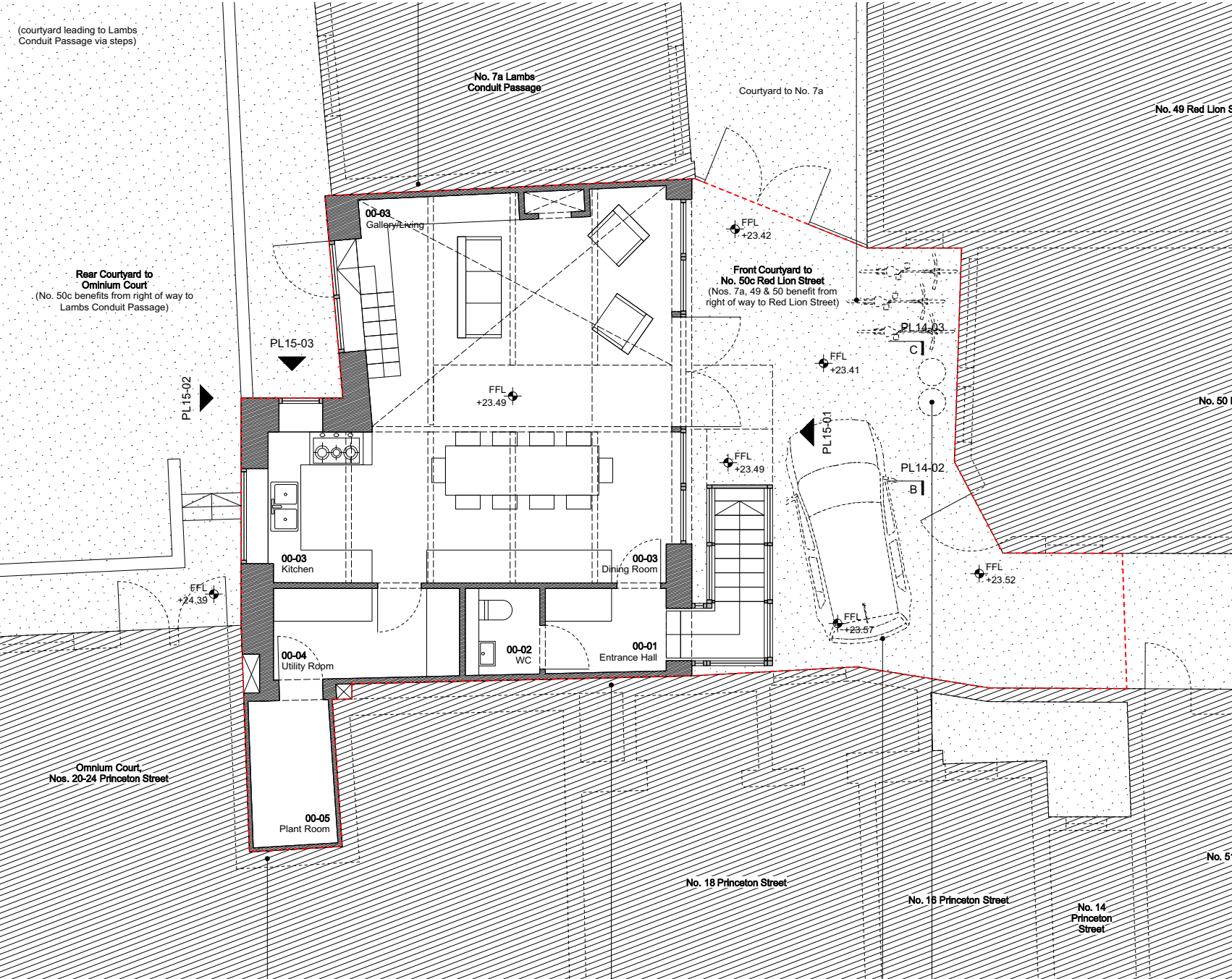
The thermal performance of the building is improved through the introduction of insulation and double-glazing. The refurbishment will also provide the opportunity to meet current building regulation requirements especially improving the access and fire strategy.

1.11 Conclusion

The proposed redevelopment will be high quality and will reinstate the property as a two bedroom home with ancillary artist's studio and gallery space. The design seeks to protect and positively contribute to the character and appearance of the conservation area, whilst improving the performance of the existing building. The proposal should therefore be considered acceptable and be determined favourably.



Proposed view from front courtyard looking towards front elevation, with Princeton Street visible behind.



1:100 Proposed Ground Floor Plan

2.0 Consultant Team

2.01 Consultant Team

The application has been prepared in collaboration with:

- Architect: David Kohn Architects;
- Structural Engineer: Structure Workshop;
- Services Engineer: SGA Consulting;
- Quantity Surveyor: Gleeds Cost Management;
- Daylight & Sunlight Consultant: Waldrams;
- Party Wall Surveyor: Behan Partnership;
- Approved Inspector: Harwood Building Control;
- Planning Consultant: Collective Planning;
- Heritage Consultant: Icen Projects;
- Archaeologist: CgMs Heritage.

2.02 David Kohn Architects

David Kohn Architects (DKA) is a London-based practice established in 2007, working internationally on arts, education and residential projects. DKA were appointed by the clients in 2017 to refurbish and extend the property.

The practice has a wealth of experience working on sensitive urban sites. These include A Room for London, a one room installation on the top of Queen Elizabeth Hall in Central London; The V&A Photography Galleries, renovation of the Grade I listed Galleries within the Victoria & Albert Museum; and Sanderson House, a surprising residential refurbishment and extension set within a London conservation area.

Current projects include a proposal for a new quad for New College, Oxford and the refurbishment of the Institute of Contemporary Arts in the Grade I Listed Carlton House Terrace, on the Mall.

The practice has a reputation for the quality design, recognised by winning Young Architect of the Year in 2009, One-Off House Architect of the Year in 2010, as well as World Interior of the Year in 2013.

2.03 Structure Workshop

Structure Workshop is an engineering design consultancy based in London. The practice was founded by Peter Laidler in 2004 and is responsible for a diverse portfolio of contemporary structures including buildings, pavilions and large-scale artworks.

Across all projects there is a commitment to collaboration and engagement and an enthusiasm for beautiful architecture and design. This has resulted in a series of carefully detailed and widely acclaimed projects, both permanent and temporary across the United Kingdom and internationally.

2.04 SGA Consulting

SGA Consulting are a London based team of award winning Building and Environmental Services Consultants with the aim of providing a fully coherent and pragmatic solution; blending building services with cost, buildability and aesthetic requirements.

2.05 Gleeds Cost Management

Gleeds have been providing quantity surveying services from the outset of the project, to ensure proposal are cost feasible and acknowledge the relevant risks – paramount when working with existing buildings.

2.06 Waldrams

Waldrams were appointed to review the impact on daylight and sunlight following advice given in the first pre-planning application.

2.07 Behan Partnership

Behan Partnership were appointed to address the party wall aspects of the project and will ensure that any boundaries are dealt with due consideration.

2.08 Harwood Building Control

Harwood are appointed as Approved Inspector to ensure the project complies with Building Regulations. The Regulations provide an opportunity to improve the performance of the existing building, where many aspects of the property fails to meet modern standards.

2.09 Collective Planning

Collective Planning were appointed following pre-planning application advice to assist in the preparation and submission of the planning application. Collective Planning have experience working with heritage assets in conservation areas, and have worked on numerous projects in Camden, using their experience to ensure the process runs smoothly.

2.10 Icen Projects

Icen Projects were appointed to provide advice on the heritage context of the project, ensuring that the project appropriately responded to the historic setting of the conservation area and addresses the concerns raised in the earlier pre-planning applications.

2.11 CgMs Heritage

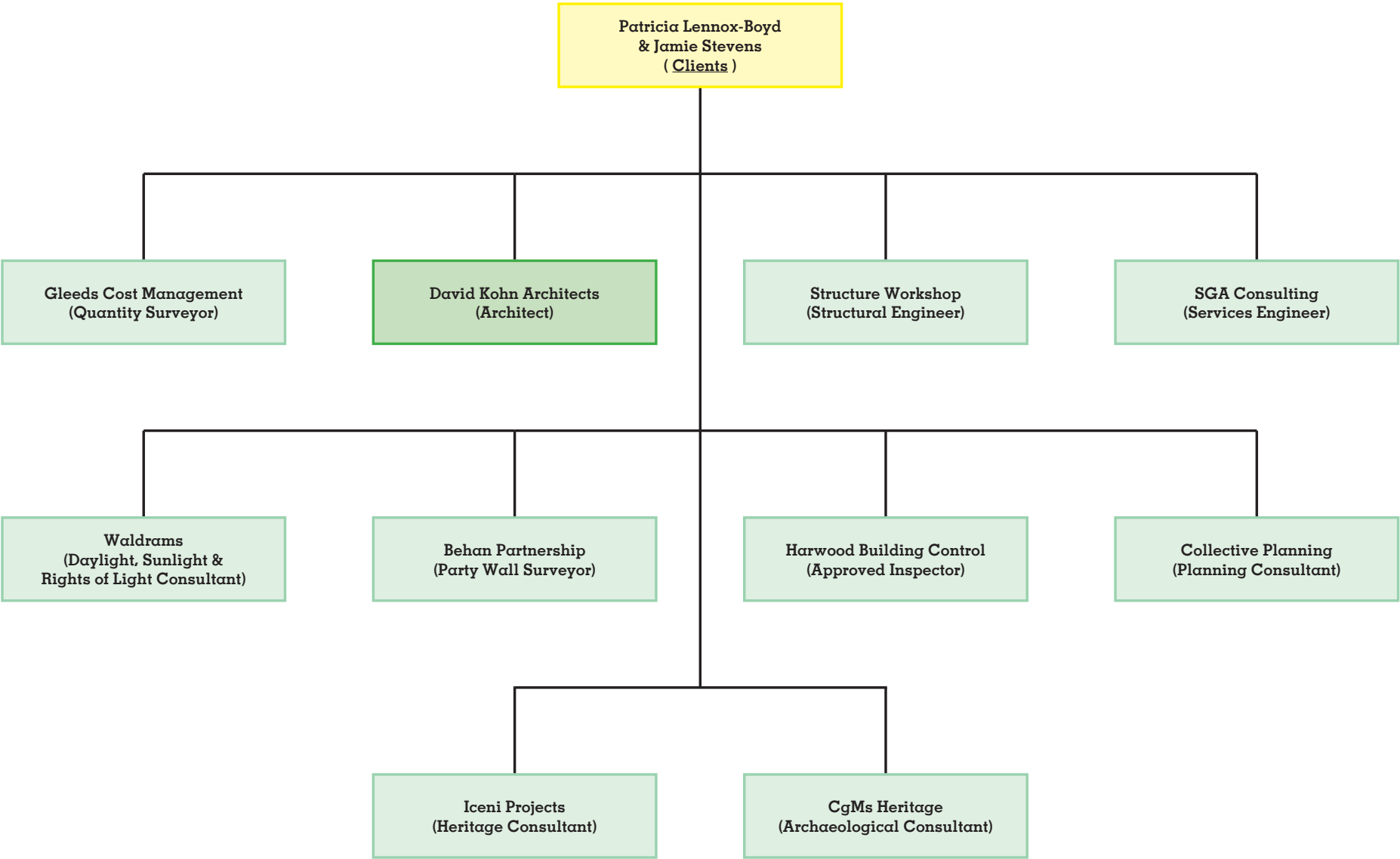
CgMs Heritage is a specialist archaeological and built heritage consultancy, and the largest independent archaeology and heritage consultancy in the UK. CgMs were appointed to provide an archaeological desk based assessment following advice from Historic England.



DKA's A Room for London: A one room hotel on the roof of the Queen Elizabeth Hall.



DKA's Sanderson House: A unique extension within an inner London conservation area.



Client

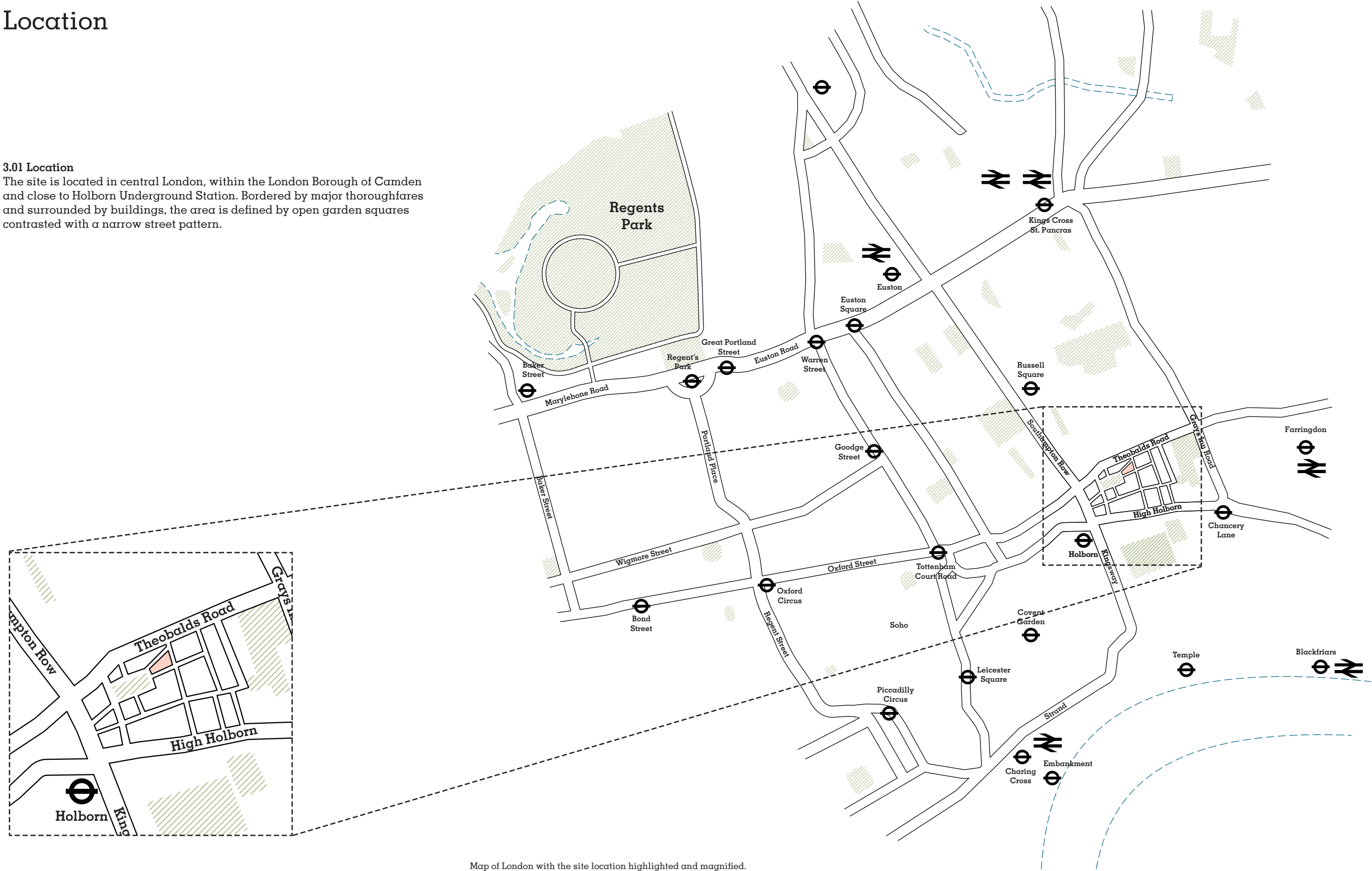
Lead Designer

Consultants

Consultant Team Matrix

3.0 Site Location

3.01 Location
The site is located in central London, within the London Borough of Camden and close to Holborn Underground Station. Bordered by major thoroughfares and surrounded by buildings, the area is defined by open garden squares contrasted with a narrow street pattern.

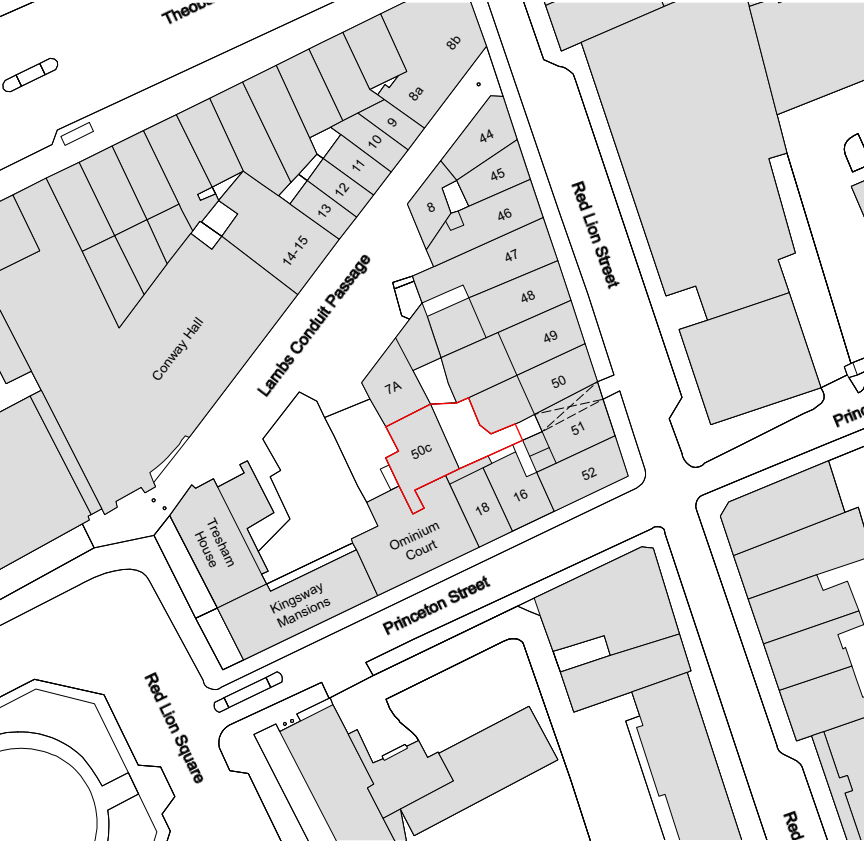


Map of London with the site location highlighted and magnified.

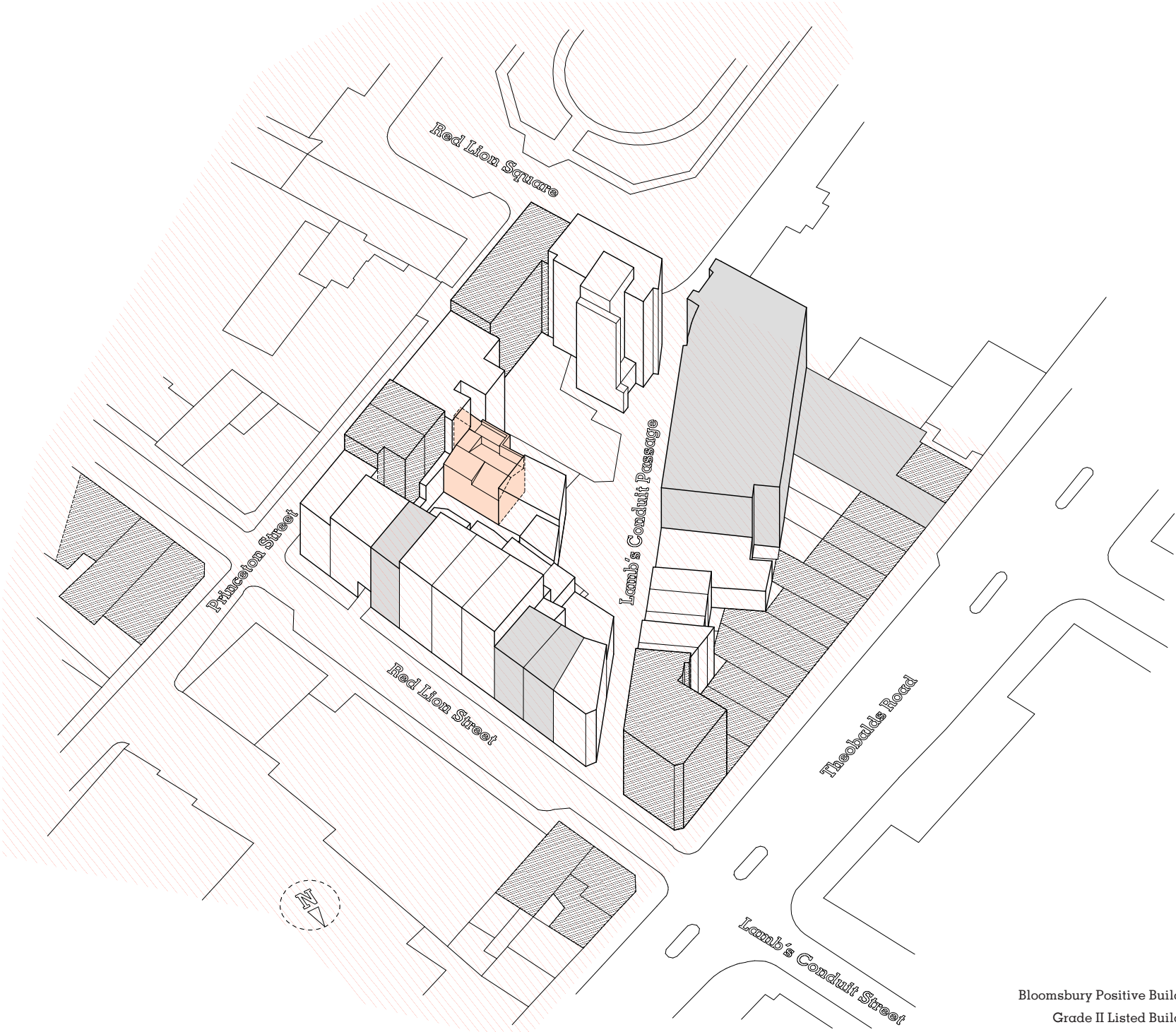
3.02 Address
Wheatstheaf Yard, 50c Red Lion Street, London, WC1R 4PF

3.03 Situation
The property is located to the north-east of Red Lion Square, and bordered by Red Lion Street to the east, Princeton Street to the south and Lambs Conduit Passage to the north-west. Situated behind terraced houses, the site can be accessed through a passage underneath 51 Red Lion Street, leading to a small collection of mews-type properties.

3.04 Context
The site is set within Bloomsbury Conservation Area, although not specifically mentioned in the Appraisal and Management Strategy. The site is bordered by Grade II listed buildings on Red Lion Street and Lamb's Conduit Passage and within close proximity to buildings determined as providing a positive contribution to the Conservation Area.



1:250 Site Plan



Site Axonometric with Historic Context

Site
Bloomsbury Positive Building
Grade II Listed Building
Bloomsbury Conservation Area

3.0 Site Surroundings

- 3.05 Area Photographs**
Photographs of the surrounding area show the mixed typologies, scales and use of brickwork:
- 1 Aerial view of the property looking south-west;
 - 2 Looking north-west up Lambs Conduit Passage, showing the area adjacent to the rear of the property;
 - 3 View south down Red Lion Street with the tunnelled alleyway to Red Lion Street visible between the two restaurants;
 - 4 With the property behind you, looking through the tunnelled alleyway to Red Lion Street in the distance.

- 3.06 External Photographs**
Photographs of the exteriors reveal the enclosed nature of the site and the varying adjacent buildings, as well as the disrepair of the building itself:
- 5 The approach to the front of the site from Red Lion Street;
 - 6 View of the front courtyard from the external staircase showing Nos. 49-50 Red Lion Street and the rear of No. 7a Lambs Conduit Passage;
 - 7 The front elevation showing deteriorating painted brickwork and array of windows, with 7a Lambs Conduit Passage to the right;
 - 8 View from Lambs Conduit Passage showing Wheatsheaf Yard in the shadow of Omnium Court;
 - 9 View from neighbouring Tresham Court showing the rear elevation;
 - 10 The rear courtyard of Omnium Court showing the door from Wheatsheaf Yard which provides access to the courtyard and Lambs Conduit Passage beyond.

