



THEOBALD'S
ROAD

12 Theobald's Road and Rear
Building of 16 Theobald's Road
Design & Access Statement - Aug 2020



THIRDWAYARCHITECTURE

INTRODUCTION

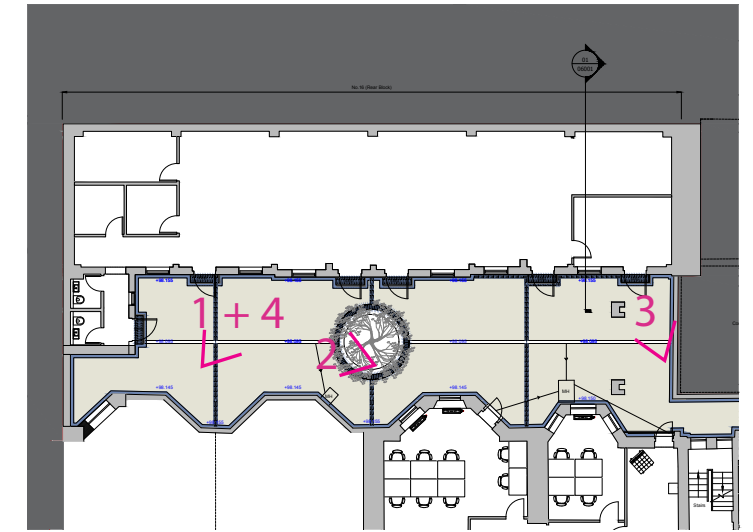
The design and access statement has been prepared in support of application for listed building consent. The application propose the internal works to extend the existing stair to the rear block of No.16 at Theobalds Road, London WC1X 8PL in the London Borough of Camden. The document has been prepared on behalf of owners Fernglen Properties Ltd. The proposal does not involve any external works.

The rear building was built in 1989 and is currently linked to no.16 from the ground floor. However, the basement level's only access is via the lightwell to No.12. By extending the stair on the rear block from ground level this will provide a direct and clear access through No.16 at ground level.

The overall intention of the proposed works to the rear of no.16 Theobald's Road is to support the building's re-occupation by making it more accessible. The interiors have no features of historical significance.

EXTERNAL FACADE

Existing Condition

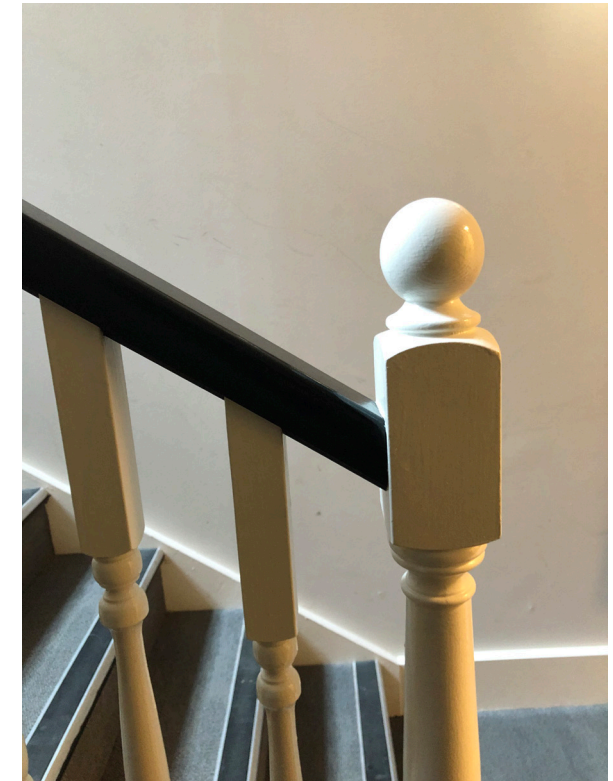
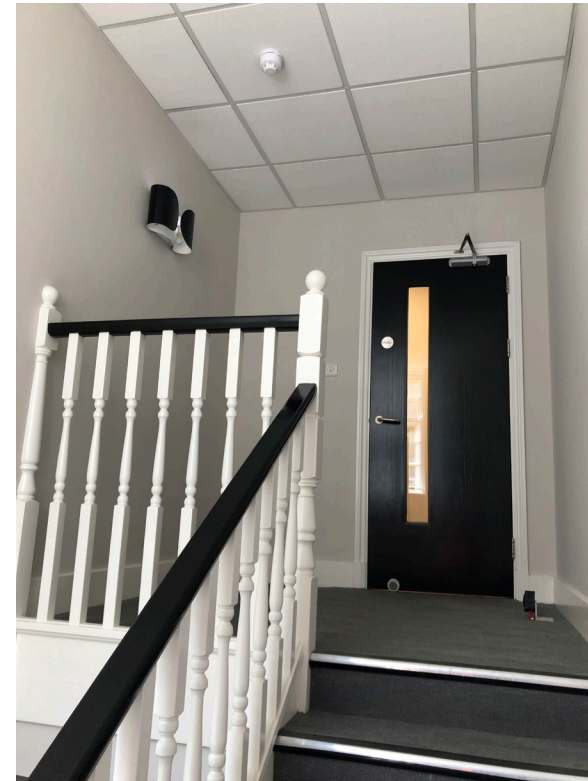
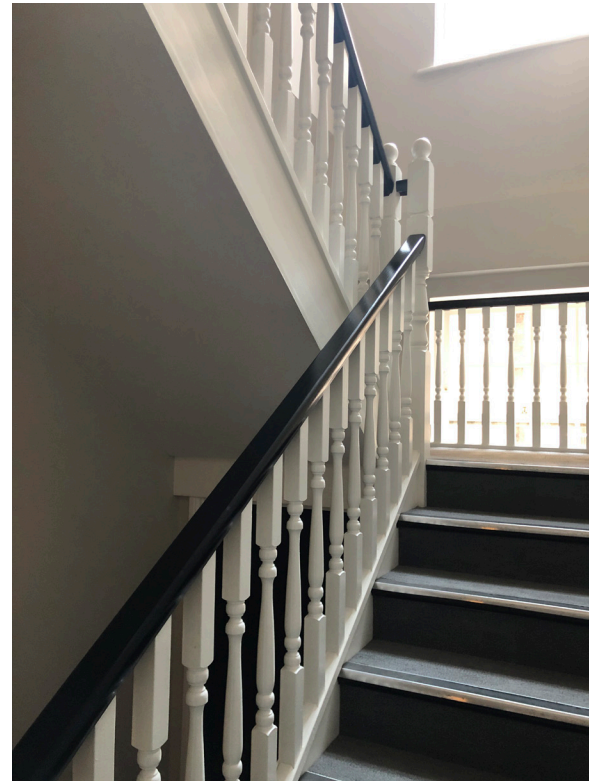


KEY



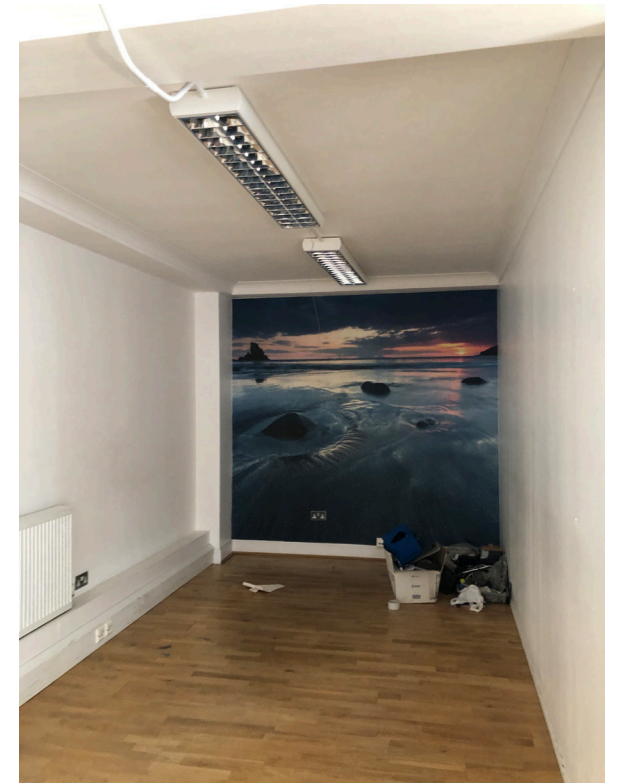
INTERNAL STAIR - GROUND LEVEL

Existing Condition



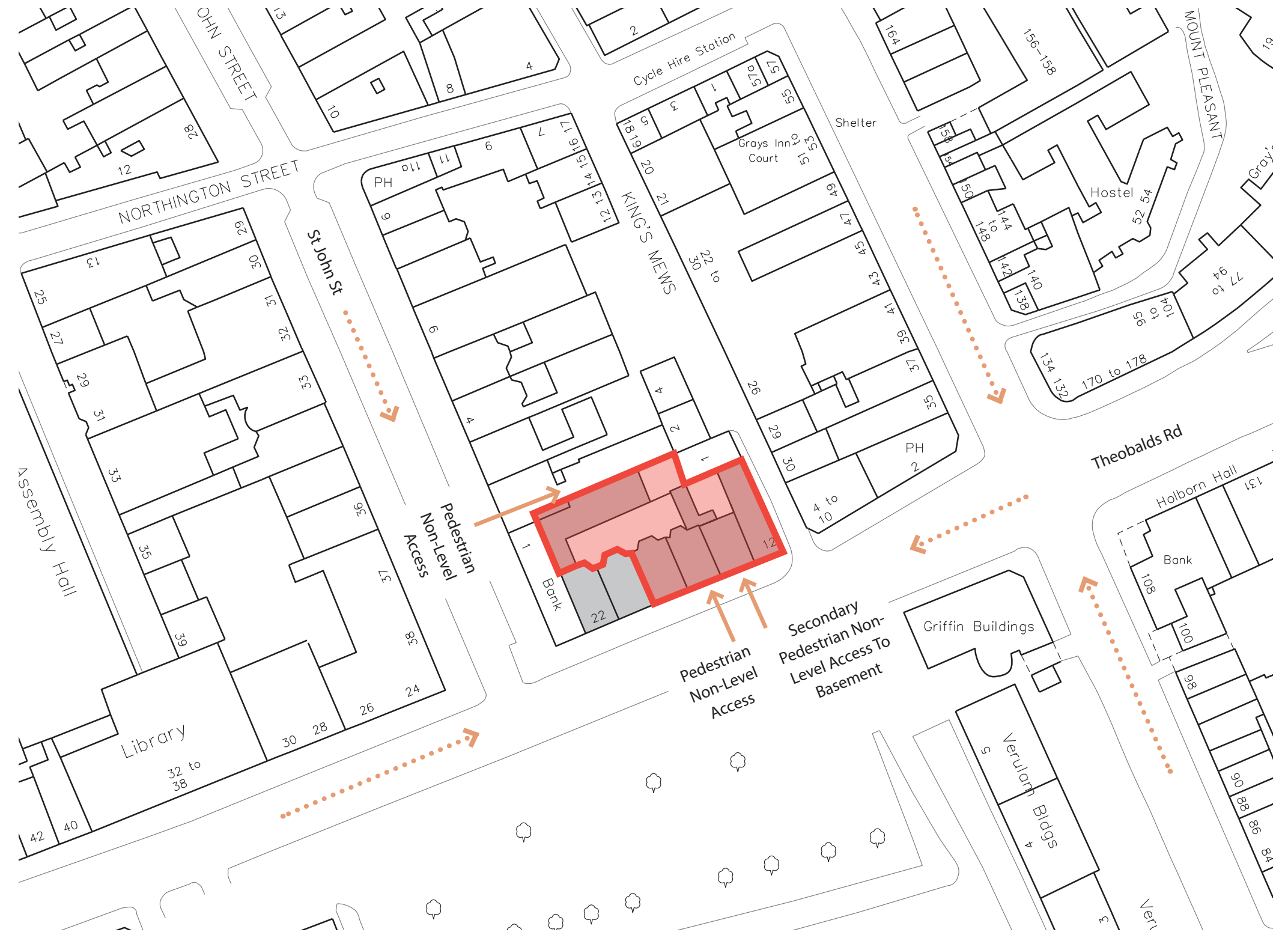
INTERIOR - BASEMENT LEVEL

Existing Condition

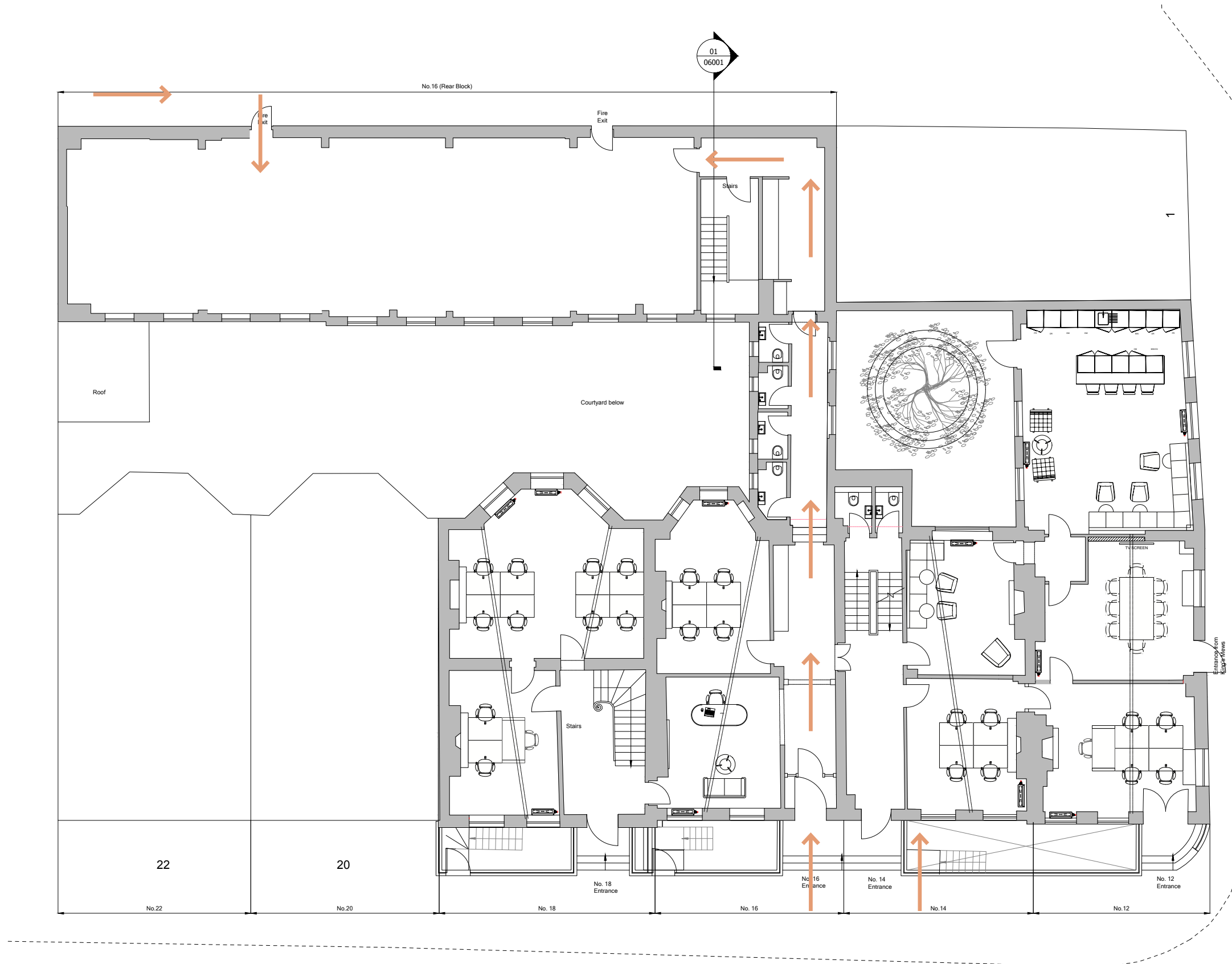


SITE PLAN & ACCESS

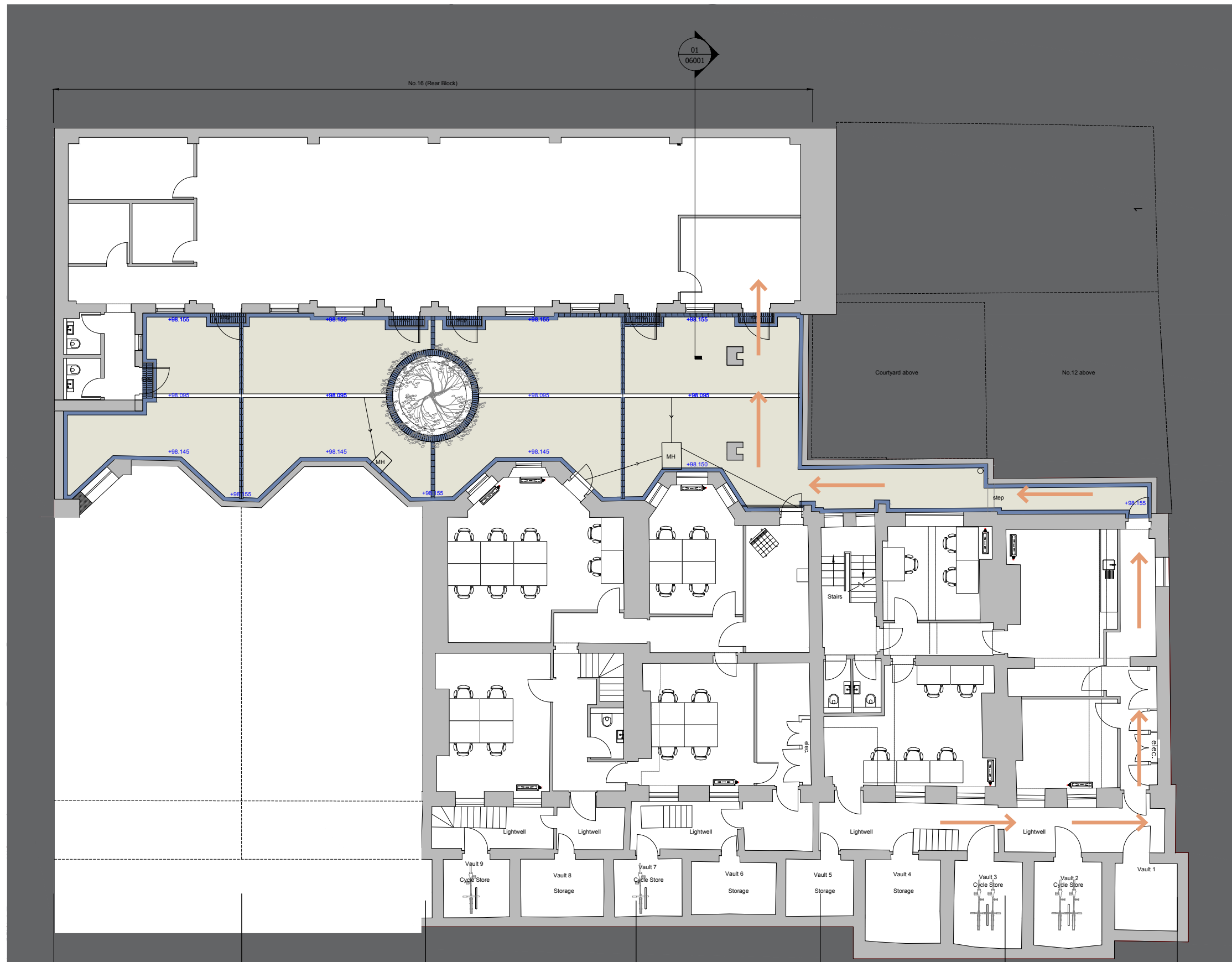
- The rear block at No.16 can be accessed at ground level from both Theobalds Rd and St Johns St through primary entrances
- The basement level however currently is not accessible and the stair core only stops at ground level
- The only way to access the basement level is via the lightwell to No.12 which isn't a primary entrance
- Extending the stair core to the basement will rationalise wayfinding and ensure all users to the rear block enter and leave the building through the same routes



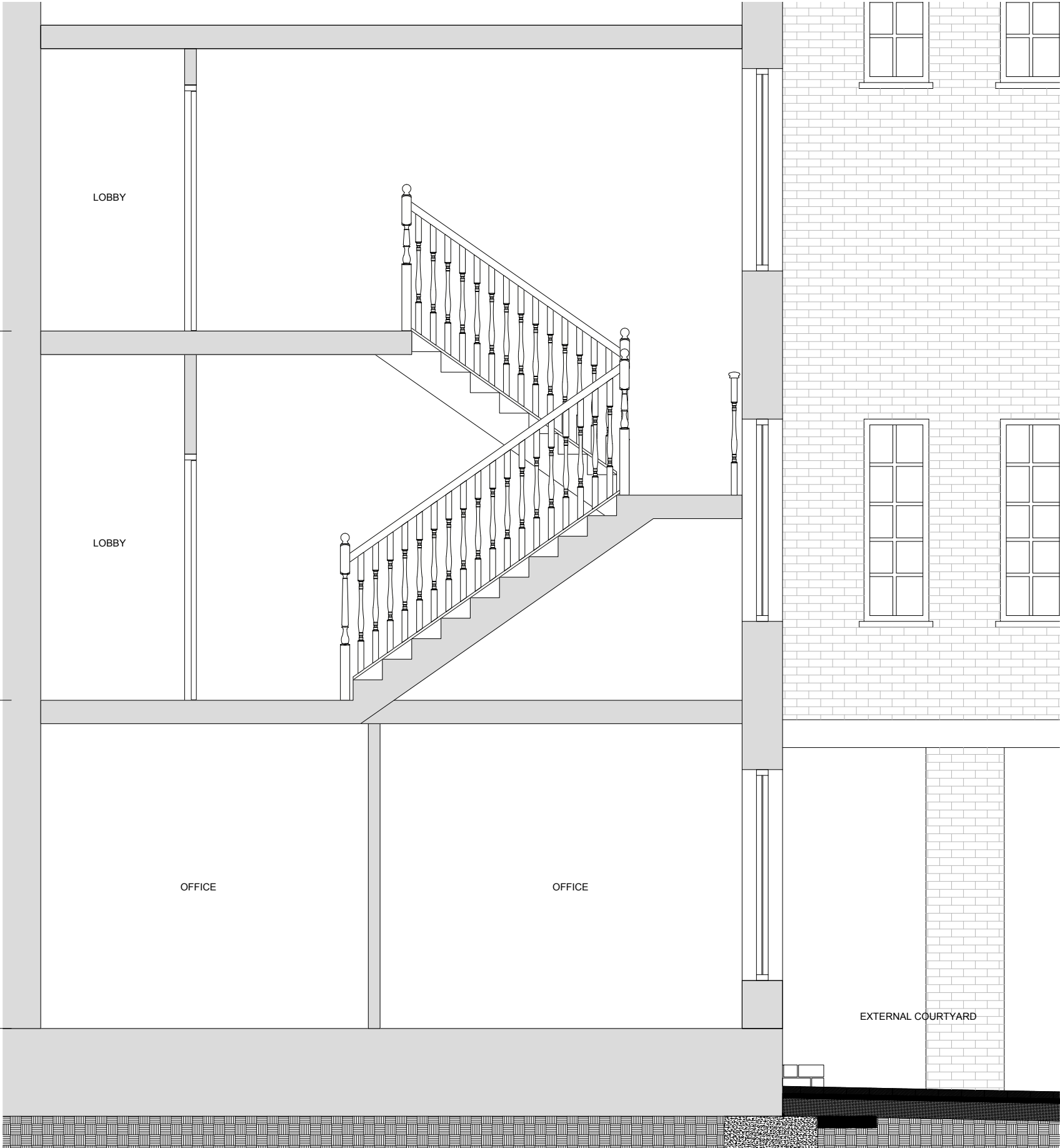
EXISTING GROUND FLOOR



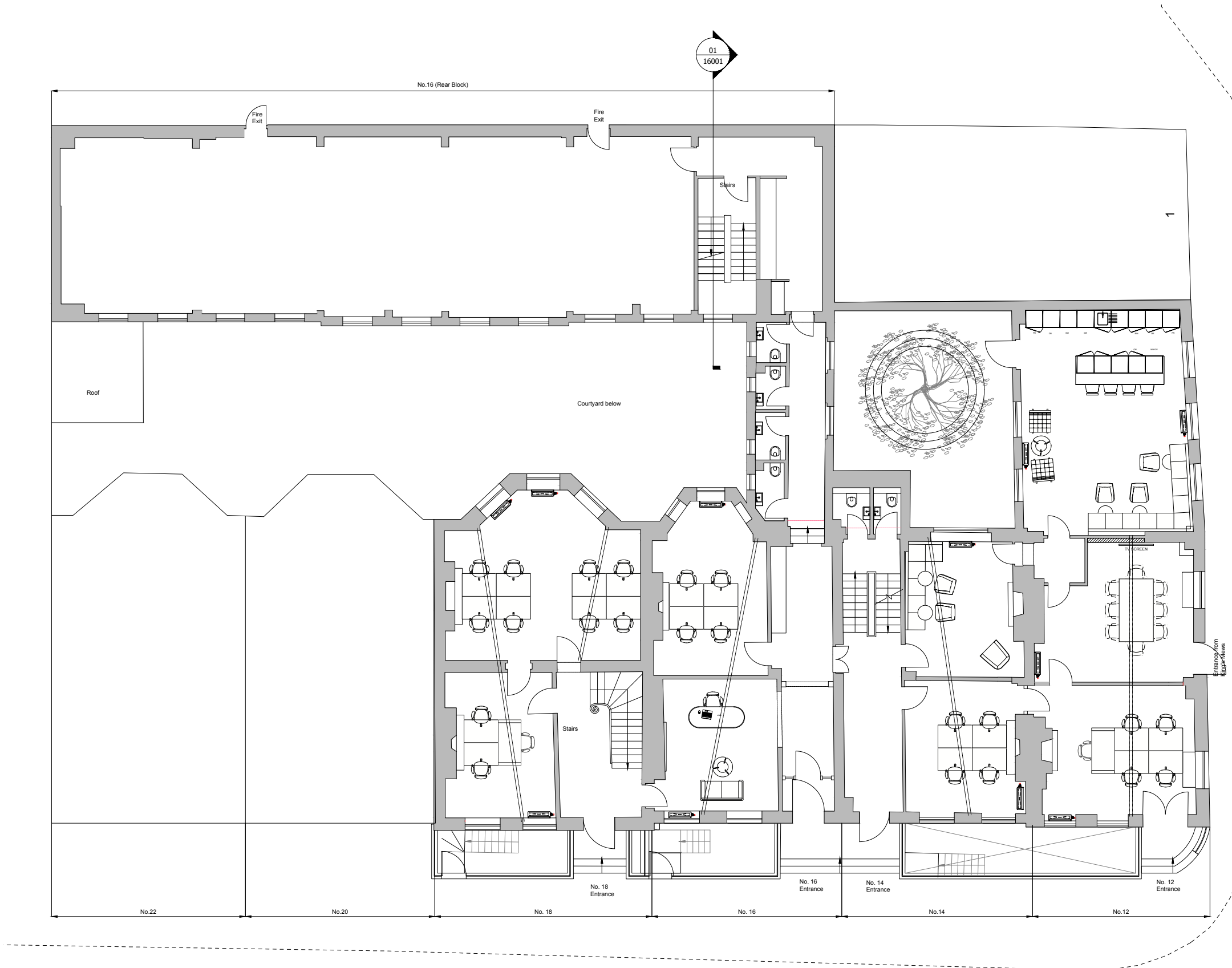
EXISTING BASEMENT FLOOR



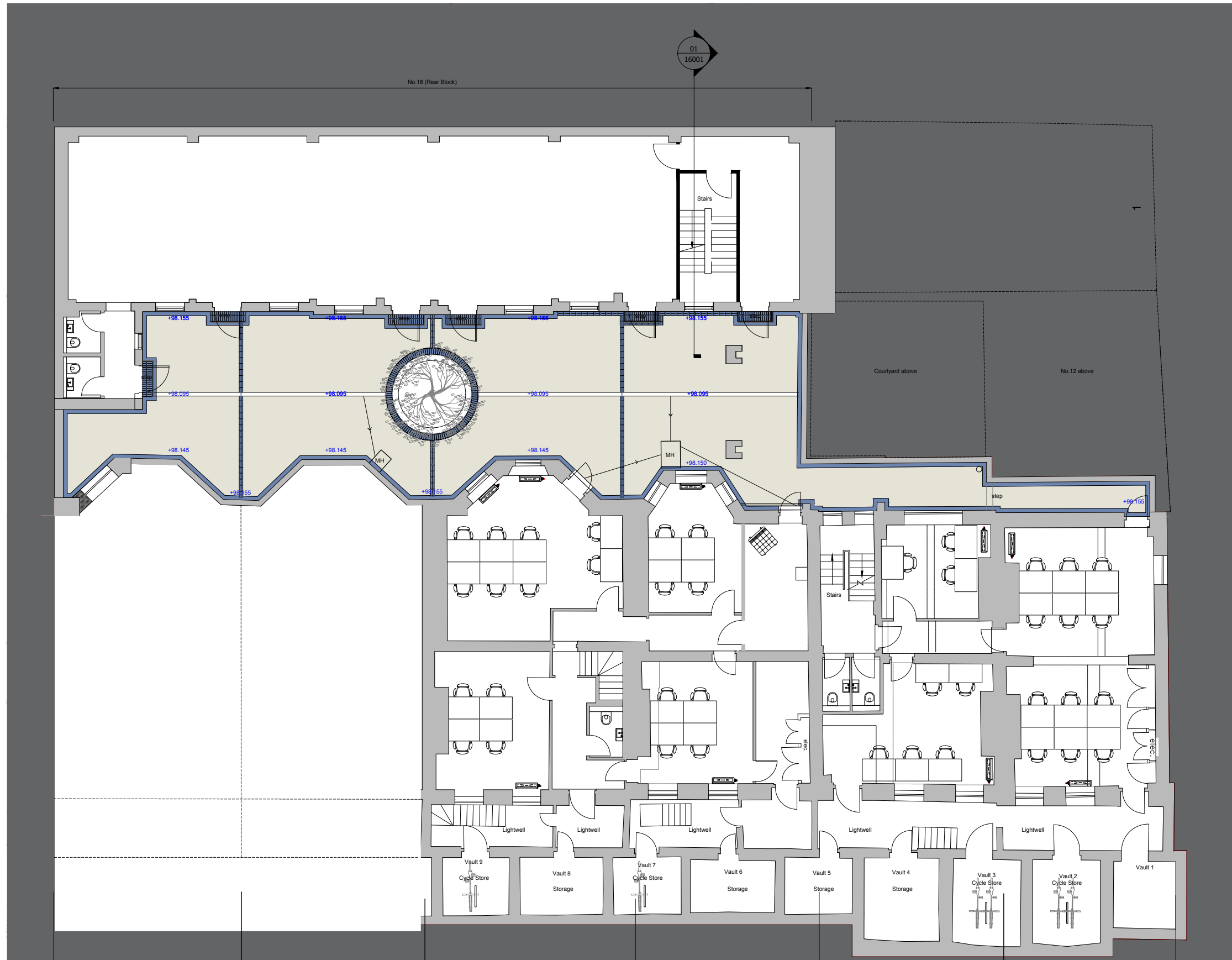
EXISTING SECTION THROUGH STAIR



PROPOSED GROUND FLOOR



PROPOSED BASEMENT FLOOR



PROPOSED SECTION THROUGH STAIR

