



## Design and Access Statement

39 Marchmont Street,  
London,  
WC1N 1AP



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# Introduction

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I am instructed by my client, Fortune Green Capital Ltd ("the Applicant") to submit an application for Listed Building Consent in relation to 39 Marchmont Street ("the Site"). The application ("the Application") proposes the following works ("the Proposed Works"):

*"The restoration and repair of 39 Marchmont Street, including the internal reconfiguration of the first floor flat and refurbishment of the second and third floor flats."*

This Application follows the receipt of positive pre-application advice (LPA ref: 2023/4285/PRE) that included a site visit with LB Camden's conservation officer (Rose Todd).

This design and access statement should be read alongside the following documentation, which accompanies this submissions:

- Full set of existing and proposed application drawings prepared by City Planning.
- Structural Report ("SR") prepared by Banfield Wood LLP.
- Heritage Statement ("HS") prepared by John Lowe Heritage.



Figure 1: Aerial View of the Site



# The Site 02

The Site and the terrace that it belongs to (39-73 Marchmont Street) is Grade II listed (see Figure 2 and 3). The listing for the terrace states:

Heritage Category:	<b>Listed Building</b>
Grade:	<b>II</b>
List Entry Number:	<b>1113112</b>
Date first listed:	<b>14-May-1974</b>
List Entry Name:	<b>39-73, MARCHMONT STREET</b>
Statutory Address 1:	<b>39-73, MARCHMONT STREET</b>
Terrace of 18 houses with later shops. c1801-6. Yellow stock brick; Nos 45, 61 and 63 stucco. 4 storeys and cellars. 2 windows each. Mostly altered later C19 and C20 shopfronts. Gauged brick, (mostly reddened), flat arches to recessed sash windows, some with original glazing bars. Parapets. No.43: original wooden shopfront with pilasters and brackets carrying projecting cornice. Shop window altered. Round-arched house doorway with fluted jambs, lionhead stops, cornice-head, fanlight and panelled door. Shop doorway with fanlight and panelled door. No.45: architraved, recessed sash windows. Stucco cornice and blocking course. Nos 57 & 59: mid C19 wooden shopfronts with pilasters carrying entablature with dentil cornice flanked by enriched consoles. Shop window of No.59 with segmental-arched lights. Square-headed house doorways with overlights and panelled doors (No.57, C20). No.57 with wrought-iron sign bracket at 1st floor level. Nos 61 & 63: recessed sash windows with architraves and cornices. Bracketed stucco cornices at 3rd floor. Nos 65-73: with enriched fascia consoles. No.69: with plaque "St. G.B. 1817". No.71: with plaque "S PP 1791". INTERIORS: not inspected.	

The Site is a three-storey terrace property with basement accommodation. There is a commercial unit at ground and basement floors with three two-bed flats on the upper floors. The first floor flat has its bathroom on the half landing (between ground and first floors). It has exclusive use of this bathroom. Both the second and third floor flats have their own separate bathrooms.

As can be seen in the accompanying SR, the Site is structurally deteriorating. The SR identifies the following structural issues that need resolving.

- Extensive cracks are present in the brickwork.
- Potential deterioration or corrosion of the support beam over the shop frontage.
- Cracking, dipping brickwork, spalling render, water and frost damage are common on both facades.
- Both elevations require general repair and maintenance to the brickwork, lintels, rainwater goods, window reveals and parapets.
- Sagging timber floors on the upper floors.



Figure 2: Site (middle)

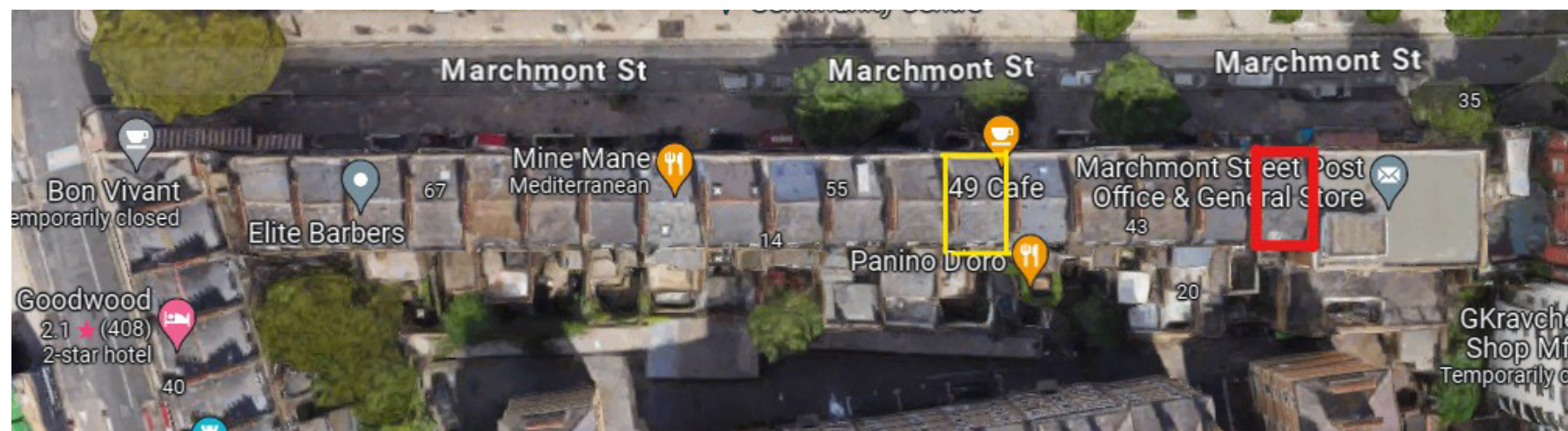


Figure 3: Terrace at 39-73 Marchmont Street, See Site highlighted red, See 49 Marchmont Street highlighted yellow.

# Property History

03

As evidenced in the HS and SR, the works that have taken place on the upper floors were undertaken historically and the three flats have existed for many years. They have all been registered for council tax since it first came into effect on 1st April 1993, as shown in Figure 4 below. The flats have been in situ for over 30 years and their use is considered to be lawful.

Property information for  
**FLAT 1ST FLR 39,  
MARCHMONT STREET,  
LONDON, WC1N 1AP**

Local Authority	Camden ( <a href="http://www.camden.gov.uk">http://www.camden.gov.uk</a> )
Local authority reference number	5058707
Council Tax band	D
Improvement indicator	No
With effect from	1 April 1993
Mixed-use property	No

Property information for  
**FLAT 2ND FLR 39,  
MARCHMONT STREET,  
LONDON, WC1N 1AP**

Local Authority	Camden ( <a href="http://www.camden.gov.uk">http://www.camden.gov.uk</a> )
Local authority reference number	5058706
Council Tax band	C
Improvement indicator	No
With effect from	1 April 1993
Mixed-use property	No

Property information for  
**FLAT 3RD FLR 39,  
MARCHMONT STREET,  
LONDON, WC1N 1AP**

Local Authority	Camden ( <a href="http://www.camden.gov.uk">http://www.camden.gov.uk</a> )
Local authority reference number	5058705
Council Tax band	C
Improvement indicator	No
With effect from	1 April 1993
Mixed-use property	No

Figure 4: Council tax entries for all flats on-Site



# Planning History

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## 1. Site

There are no planning records relating to the Site other than listed building consent (LPA ref: 2013/1626/L) for the installation of a commemorative plaque to Charles Fort in April 2013. A planning application (LPA ref: 8900186) was also refused for the change of use of the ground floor to a restaurant in April 1989.

## 2. The Terrace

Numerous applications have been granted consent for works within the terrace either pertaining to the flats on the upper floors or the conversion of basement to flats. Of particular relevance to this Application were works to the first floor that were granted on 24th October 2018, as part of a listed building consent (LPA ref: 2018/1006/L) at 49 Marchmont Street.

This Application involved the conversion of the upper floor into three self-contained flats, including the installation of a bathroom into the front roof at first floor level as can be seen in Figure 5. As set out on the Listed Building Consent Decision Notice, the layout of the floors would maintain the character and appearance of the host property.

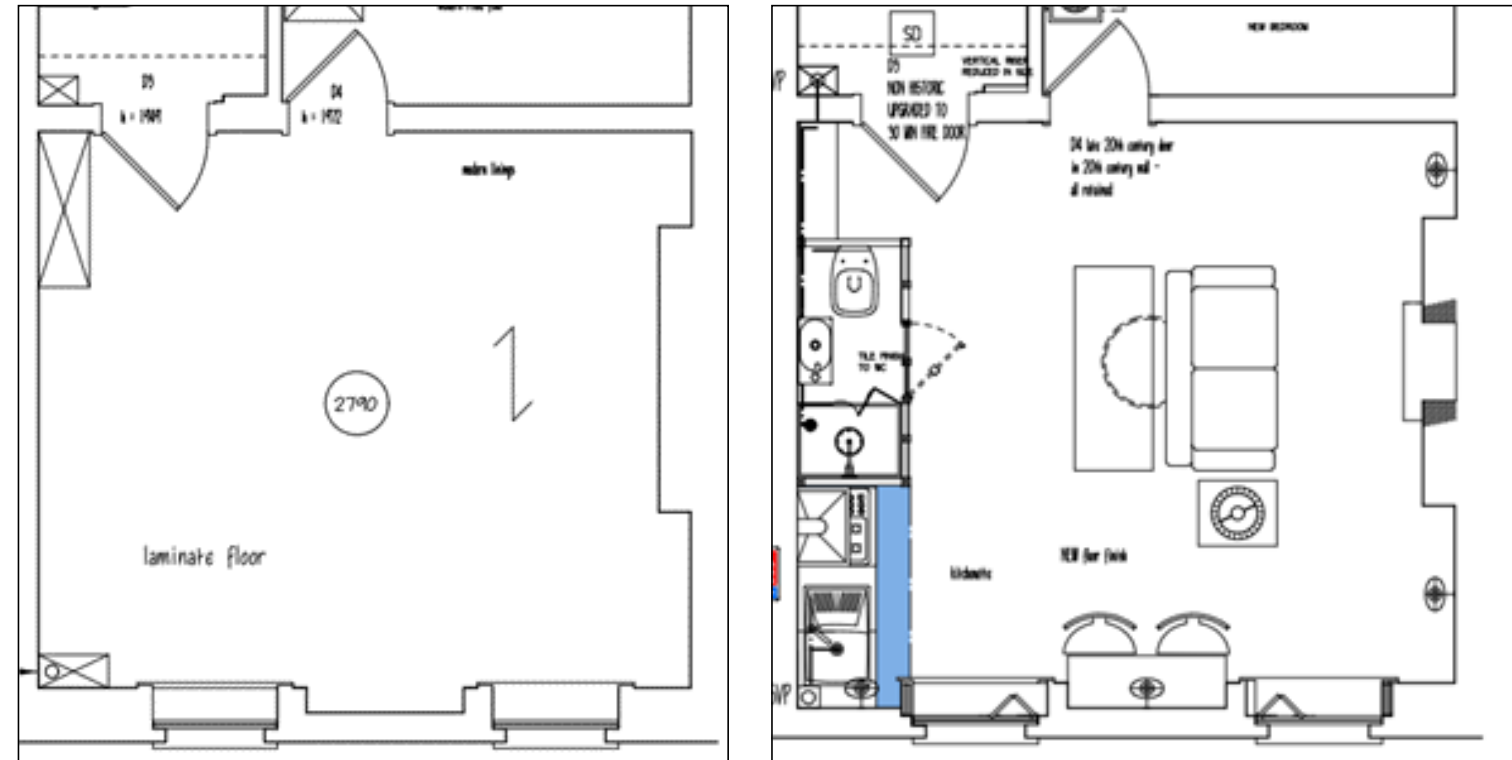


Figure 5: Existing (left) and Proposed (right) first floor layout plans for similar works at 49 Marchmont Street

# Pre-Application Advice 05

Prior to the submission of this Application, the Applicant sought pre-application advice (LPA Ref: 2023/4285/PRE) from LB Camden. The pre-application proposal was generally supported by officers. The only modification to the scheme is shown on the images opposite, where the advice suggests moving the bathroom into the rear room and bringing the kitchen away from the window to where the bathroom was previously proposed. The door to the rear room has also been moved towards the main entrance to the flat. These modifications have been included in this Application, as shown in Figure 6.

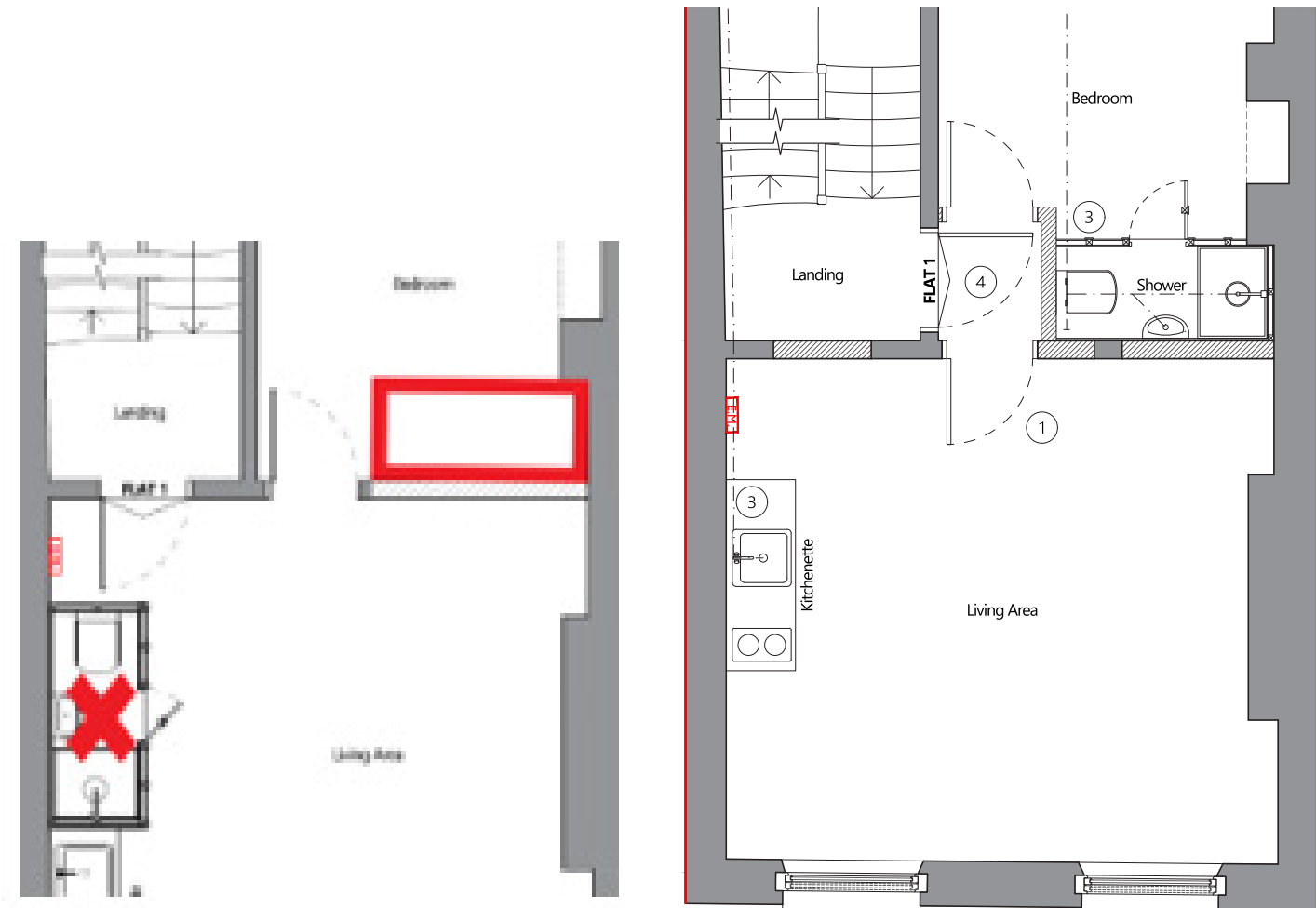


Figure 6: Annotated plan showing advice to relocate the shower pod and kitchenette (left) and proposed drawings as part of this Application (right)

# Application Proposal

06

The Applicant wishes to undertake both external and internal remedial works as well as alterations to the first floor.

## 1. External Remedial Works

See elevation drawings and annotations on this page.



Figure 7: Proposed Front (left) and Rear (right) elevations



# Application Proposal

06

## 2. Internal Remedial Works

See layout plans and annotations on this page.

## 3. Internal Alterations at First Floor Level

This Application seeks to reinstate the original layout at first floor and remove the partitions that have been installed. To form the proposed layout, as well as removing the modern partitions, the spinewall will have to be partially reinstated. The proposed layout would effectively be a reinstatement of the first floor original plan form, comprising a large front room and a smaller rear room, adjacent to the stair compartment.

Finally, the original entrance to this floor will be reinstated. This is required for fire regulation purposes so that any occupant of the bedroom can leave the flat without having to go through the kitchen.

Taking on board, the pre-application advice, the "shower pod" will now be installed in the rear bedroom. The pod will comprise lightweight partitions and would sit lower than the ceilings (as shown in the section drawing), allowing the room's full proportions to remain legible. The entrance to that bedroom will be moved towards the stairwell. The kitchen, in the front room, will now be located away from the window towards the main entrance to the flat.

The second and third floors will keep their existing layouts and be refurbished.



### REMEDIAL WORKS TO INTERNAL STRUCTURE:

(subject to a full investigation of the existing floor joists)

1. The timber floors at the upper levels show extensive sag / deflection due to both age and historic defects such as excessive notching. The additional load applied due to partition works has also contribute to the joists becoming overstressed and hence deflecting further than expected. New joists are to be introduced adjacent to the existing joists or at 600mm ctrs (whichever greater), supported on the external walls at one end and the central spine structure at the other end of the joist. They shall be through bolted to the existing joists at regular centres. The new joists shall be installed to be level across the entire floor plate.
2. Where joists meet the external walls, brick repairs are likely required. Investigations show the façade may reduce to one brick thickness through the zone of the floor. New reclaimed brickwork to be introduced in lime based mortars.
3. Proposed drainage run through floor to connect to existing soil pipe.
4. Historic (blocked up) opening to be reinstated to form new fire protected entrance lobby into Flat 1.

Figure 8: Proposed Ground, First, Second and Third Floor layout plans (left to right)

# Listed Building Considerations

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Accompanying this Pre-Application Proposal is a HS. An **Assessment of Effects of the Proposed Development** is contained on Page 21 (paragraphs 38-47 of the HS).

The structural repairs will be undertaken with full understanding of the Site's special interest and where possible would utilise traditional techniques and materials. The proposed structural repairs would ensure the longevity of the building and its continuing contribution to the terrace and conservation area.

In terms of the removal of partitions and reinstatement of the plan form at first floor, this would greatly improve its architectural value and enhance the Site's overall significance.

The introduction of the 'shower pod' and kitchenette at first floor would be sympathetic to the building's internal character, allowing it to be read as a modern yet contextual addition.

As set out in the **Planning History** section of this statement, a similar proposal was recently accepted at 49 Marchmont Street, which demonstrates the acceptability of this type of development and the ability of the building to absorb this type of change without adverse effects to significance.

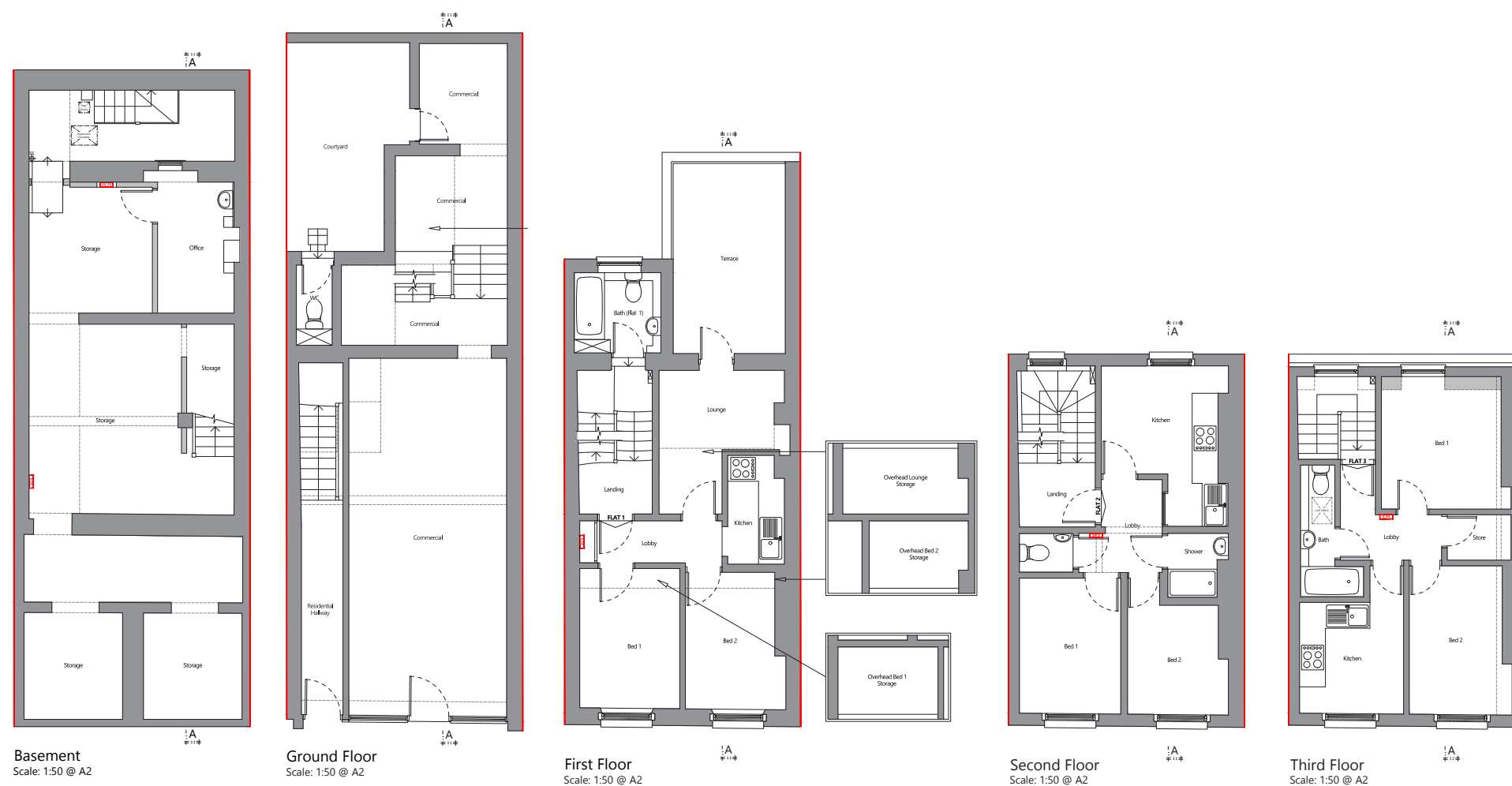


Figure 9: Existing layout plans



# Conclusions

08

The Application Proposal seeks to comprehensively repair the structural integrity of the listed building and at the same time undo harmful past change and reintroduce the original plan form at first floor. Whilst the 'shower pod' would be non-traditional in its form, it would be a respectful and contextual addition, undertaken as part of a beneficial scheme of change that would allow the proportions of the affected room to remain legible.

For these reasons, the Application Proposal is considered to have merit and accords with Development Plan policy. As such, listed building consent should be granted.