

Design Statement

4 Sandwich Street, London, WC1H 9PL

29th February 2024



View of 4 Sandwich Street from the street

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Aerial view of 4 Sandwich Street captured the roof re-covering works being undertaken

1. Introduction

- 1.1.1. This Written Statement has been produced for the retroactive Listed Building Consent for the restoration of the roof at 4 Sandwich Street, London, WC1H 9PL. We, the agent, have been appointed and commissioned to apply for the consent in 2024. The owner undertook the works around Summer 2022.
- 1.1.2. The works included the replacement of the roof covering of the building down to the existing roof boarding, with new counter battens, breather felt, treated softwood battens, and natural slates. A rooflight was also introduced to replace an existing lead roof hatch.

2. Site and Existing Building

2.1. Location

- 2.1.1. The site is located on the eastern side of Sandwich Street, which forms part of the Bloomsbury Conservation Area of Central London south of Euston Road.

2.2. Existing Building

- 2.2.1. No. 4 Sandwich Street forms part of a terrace of eight houses built between 1813-1824. It comprises of four storeys and basement, unlike the others in the row its front facade is completely stuccoed, with a rusticated appearance at ground floor. From the street, roofs are deliberately visually suppressed, and the building relies on the simple architectural hierarchy of the principal front facade for unity with its surroundings. Inside, the building lacks period detail having been adapted to suit particular owners.

- 2.2.2. The building is Grade II listed as part of the row, entry number 1245856. The listing is given as follows:

Terrace of 8 houses. c1813-1824. Yellow stock brick with some later patching and refacing. No.4 stuccoed. Rusticated stucco ground floors; Nos 2 & 9 lightly scored as ashlar, No.3 plain. Stucco 1st floor bands. 4 storeys and basements. 2 windows each. Round-arched doorways with pilaster-jambes (mostly reeded) carrying cornice-heads; patterned or radial fanlights (except Nos 2-4) and panelled doors. Gauged brick flat arches to recessed sashes; 1st floor (except No.3) with cast-iron balconies. Parapets. Nos 2 & 4, decorated cast-iron rainwater heads. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: 24: London: -1952: 88).

- 2.2.3. The building and the significance of the works to the listing is described in more detail in the Heritage Statement submitted as part of this application.

2.2.4. Relevant planning applications

Reference	Description	Decision	Date registered
2009/1922/L	Alterations to remove and replace internal partitions to residential dwelling (Class C3).	Granted	28/04/2008
2009/1921/L	Alterations to repair joists in attic storey of residential dwelling (Class C3).	Granted	28/04/2008
2008/0916/P	Retrospective planning permission for the retention of two self contained studio units (Class C3).	Granted Subject to a Section 106 Legal Agreement	23/04/2008
2008/0962/P	Replacement of garage doors with door and window at basement level on the rear elevation.	Granted	23/04/2008
2008/0917/L	Internal alterations and replacement of garage door with door and window at basement level on the rear elevation.	Granted	23/04/2008

3. Works

The work to restore the roof was undertaken, in the first instance, to address water ingress into the upper storeys of the building. The work is detailed in the Schedule of Works document accompanying this statement as well as the Heritage Statement. It is outlined as follows:

- 3.1.1. The existing roof coverings, both the fibre cement man-made slates on the pitched roof and the mineral finished roofing felt to the narrow flat roof, were stripped back to the existing roof boarding. Concrete ridge tiles bedded with mortar were removed.
- 3.1.2. Lead roof hatch removed as part of the works. This was a raised element that was not a continuous part of the roof and was inadequately waterproofed.
- 3.1.3. On the pitched roof new softwood battens, counter-battens, and breather felt was installed beneath new natural slates all fixed in accordance with manufacturer's recommendations.
- 3.1.4. The rear flat roof was re-covered with like for like materials that comprised of a high performance built-up roof felting system with PIR insulation and incorporated vapour barrier.
- 3.1.5. Ventilation was provided to the roof through a new mechanically fixed ridge system, inline ventilated slates at low level on the roof, and lead pipe penetrations with flashings.
- 3.1.6. New lead work to parapets and party walls to address damp issues.
- 3.1.7. A new small black roof access rooflight matching the size of the existing hatch was installed in place of the lead raised roof hatch to the rear facing pitch of the roof.

4. Conclusion

Historic England Advice Note 2 Making Changes to Heritage Assets notes that the best way to conserve a building is to keep it in use. The work and repairs were undertaken in an effort to ensure the future use of the building and the heritage asset. The change from cement fibre man-made slates to natural slate is an improvement on the previous material finish of the roof. The work undertaken to the roof of 4 Sandwich Street do not amount to any changes to the character or significance of the listed building and should therefore be granted retroactive Listed Building Consent.