

Planning and listed building application for the change of use of the third and fourth floors from office (Class B1) to residential (Class C3) use, associated internal alterations in connection with the residential use and repositioning of existing lift and stairs within 69 Monmouth Street/ 5 Shelton Street

Planning Portal Ref: PP- 02204221

Heritage, Design and Access Statement

- **An assessment of the site and its surroundings**

The property comprises number 65-75 Monmouth Street and 1, 3, 5 Shelton Street, which combined is known as St Martin's House. The property is an end of terrace, corner building with a frontage along Monmouth Street and Shelton Street. The property currently comprises a mix of retail uses on the ground and basement floors and office use on the upper four floors.

Number 65-71 Monmouth Street within St Martin's House is Grade II Listed. The remainder of the property i.e 73-75 Monmouth Street and 1, 3, 5 Shelton Street is not listed as these properties were completely redeveloped and therefore contain no original fabric or heritage importance. The property is within Seven Dials Conservation Area and Central London Area.

- **Design, appearance and sustainability**

What is the purpose of your proposal?

The application seeks the change of use of the third and fourth floor from office to residential use and associated internal alterations relating to the residential use, and repositioning of the lift and stairs within 69 Monmouth Street /5 Shelton Street.

We can confirm that only 65-71 Monmouth Street are listed and therefore listed building consent is sought for the alterations to this part of the building only.

The upper floors of all the properties have been stripped out and linked internally. We therefore consider that the upper floors do not form part of the listing.

How will the proposed works relate to the existing building?

The application seeks the change of use of the third and fourth floors from office to residential use and associated internal alterations.

Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

No. The proposals will not impact on the neighbouring properties. There are many residential flats in the immediate area (including the adjacent properties) and therefore the proposed residential use is considered acceptable in this location.

Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.

Yes, the property was assessed by Heritage Consultant Mr Martin O'Rourke prior to the detailed design stage to ensure the proposal did not impact on any historic or original fabric within the properties. The assessment confirmed that there is little to consider regarding internal features on the upper floors of the building.

The layout of the third and fourth floor was also assessed by Camden design officer Mr Alan Wito during an earlier withdrawn application. The design officer considered '*the conversion of the upper floors does not harm the special interest of the building and arguably is an improvement as it reintroduces a more cellular arrangement instead of open plan*'.

Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?

No, the proposal does not impact on the buildings setting.

If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?

n/a.

If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?

n/a.

If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?

All internal fabric on the upper floors of the building was removed during the 1980's refurbishment works. We therefore consider that the proposed residential use does not impact on the layout or fabric of the building. We consider the residential layout is improving the building by reverting it back to its original residential use.

What is the relationship between the proposed works and public routes and do they have any impact?

N/A.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

N/A. There is no outdoor space.

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given

to maintenance?

Please refer to drawings for further details on materials.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

No changes are proposed to either street elevation. A new internal winter garden is proposed for the fourth floor flat however this has been sensitively designed to be in-keeping with the character and appearance of the building.

How sustainable is your proposal? How has your proposal addressed the need for energy efficiency? How does it reduce carbon emissions? What consideration has been given to low-energy and renewable energy technologies?

A sustainability statement has been submitted in support of the application. It should be noted that the proposed residential units are being provided through a change of use of an existing building and not a new build. Nevertheless, sustainability has been addressed during the detailed design stage.

What provision has been made for the storage of waste and recyclable material?

A new separate waste and recycling store is being provided in the basement for the residential flats.

Office waste store and collection will remain as existing.