

Delegated Report		Analysis sheet		Expiry Date:		06/10/2006	
		N/A / attached		Consultation Expiry Date:		15/09/2006	
Officer				Application Number(s)			
Gareth Wilson				1. 2006/3160/P 2. 2006/3161/L			
Application Address				Drawing Numbers			
83 Endell Street London WC2H 9DN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
<p>1. Works to Grade II listed building occupied as sheltered accommodation (Class Sui Generis), including demolition of ground floor extension to create courtyard and glazed single storey garden room, alterations to fenestration, and installation of new fire escape stair at rear elevation.</p> <p>2. Alterations to listed building including, demolition of ground floor extension to create courtyard and glazed single storey garden room, alteration to fenestration, installation of new fire escape stair at rear elevation, the creation of a mezzanine floor area for office use, alterations to ground and first floors, alterations to second to fifth floors to create new bedrooms and bathrooms on each floor.</p>							
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notices. No responses					
CAAC/Local groups* comments: <small>*Please Specify</small>		Covent Garden CAAC: No response at time of writing Covent Garden Community Association: No response at time of writing					

Site Description

Grade II listed former school dating from 1860 by EM Barry. Now in use as a hostel for the homeless (use class Sui Generis). The building has been substantially altered internally and few original features remain. Those that do are broadly confined to the Ground floor. The building is located on the Corner of Endell Street and Shaftesbury Avenue. The site falls within the Seven Dials Conservation Area.

Relevant History

None

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

RUDP 2006 - B3, B6, B7, H9,

Assessment

Consent is sought to make various internal and external alterations in order to improve the standard of accommodation. Internal alterations are centred on improving the internal layout and function of the building, which currently has poor circulation space and a lack of residential facilities of modern standards. The alterations would result in a decrease in residents of the hostel from 93 to 53, with shared rooms converted to single rooms. Improved facilities include private ensuite bathrooms on most bedrooms, additional communal TV rooms, additional kitchens etc. Ground floor layout would provide for an open more welcoming space for residents and visitors along with a private, secure, south facing outdoor amenity area for residents.

Council policy H9 states that where hostels are in listed buildings being upgraded, the council may consider a small decrease in the number of units where this would prevent damage to the internal layout of the building. Although there is a reduction in bedspaces, the reduction in capacity is more due to doing away with double occupancy rooms. It is considered that the vast improvement in facilities available to residents and to visitors far outweighs the number of bed spaces lost in this instance.

1. Planning permission is sought for:

Works to rear elevation

The external works are concentrated at the rear elevation of the property, effectively total hidden from views from the public realm.

The scheme involves demolition of a single storey extension to expose courtyard and the original ground rear elevation of the building. A detached single storey 'garden room' in brick with full height glazing and a inclined mono pitched roof would be erected in the W. corner of the exposed courtyard. The detached building would be much smaller then the existing rear extension and although of a contemporary design it would not be attached to the listed building and there is no objection to its design or materials. There is no appreciable impacts on neighbouring properties or the wider C.A. The new garden room is considered acceptable.

The scheme to provide an area of private outdoor amenity space for residents of the hostel is welcomed. The exposure of the rear façade at ground level is a positive development for the building, which has several high gothic style arches that are currently bisected by the existing extension abutting the building. The proposal to fit out the arches with timber framed glazing to open onto the courtyard is acceptable.

The loss of the external fire escape removes a large bulky addition to the rear of the building reducing

visual clutter. At officers suggestions the door openings at first and second floor are to be reinstated to original window openings where possible, by reinstating window sills and reusing window from the 1st floor window to be altered to provide a new fire escape from 1st floor to ground level. These changes are acceptable. The new metal fire escape stair from 1st to g/f is acceptable.

At upper second floor, third and loft level of the elevation facing the courtyard the existing fire escape doors to be removed would be replaced with glazed panels. This is unfortunate as reinstating the character of the original building would be preferred, however taking into account the overall proposal it is consider that this element would not justify refusal of the entire scheme, which is overall having a welcomed positive redevelopment of the building and hostel faculties.

Works to New windows on South elevation

The introduction of two small window openings with timber framed glazing to the second/upper second floors on the S. elevation would be in keeping with the design of the building and are acceptable.

Works to rear elevation roof level

A vent is proposed at loft level however the vent would be hidden in a valley roof profile and as such would not be unduly noticeable. This is acceptable.

Recommendation

The scheme involves internal and external alterations to the listed building to aimed at improving the facilities and amenity for residents and the function of the building as a whole. The alterations are generally sympathetic and therefore the planning application is **recommended for approval**.

2. Listed building consent is sought for:

Works to Ground floor

The Ground floor currently comprises myriad stud partitions and suspended ceilings, which cut into the Gothic arch window heads at this level. The removal these non-original elements in order to create a more open reception area is considered to be acceptable; this will allow the Gothic windows to be appreciated more easily, and will not involve the loss of significant historic fabric. The significant elements of original fabric, namely the arched brickwork adjacent to the stair core, will remain in place. The ground floor reception space will be opened up and glazed partitioning used to form multi-purposed meeting rooms. This contemporary approach is considered acceptable.

It is proposed to form a mezzanine office space. This will be a lightweight structure comprising mostly glazing. The floor slab will cut across the fenestration horizontally but this will not adversely affect the appreciation of these tall windows, from the inside or outside, and so this element of the scheme is considered acceptable.

The removal of the later addition structure to the rear and formation of a courtyard with access through the retained window arches is not considered to be contentious in listed building terms.

Works to Upper floors

The upper floors of the building have been heavily altered and their reconfiguration is considered to be acceptable as it will not involve the loss of any historic fabric nor alteration to significant historic plan form.

In a couple of places it is proposed to form partitions against the window, along the line of the mullion. I had raised concerns about this previously, but saw on site that it has taken place in a couple of locations, and does not have any noticeable effect on the external appearance of the building due to the depth of the mullions. Some of this partitioning is confined to windows which have already been horizontally divided when a new floor slab was installed, and as such it will have a negligible impact on the character of the space internally.

Works to New windows on South elevation

These are sensitively positioned and are be designed to match the original windows adjacent, and as

such will not have a detrimental effect on the building.

Works to External alterations – rear courtyard

The courtyard elevation has been compromised in the past with the addition of an external fire escape stair; many of the windows have been altered to form doors. It is proposed to remove this and have a single door egress leading to one flight of steps. This will significantly reduce the clutter on the rear of the building and as such is welcomed. Where two of the doors are to be removed these will be replaced with windows to match the existing, and will have the sills built up accordingly. On the upper floors, however, it is proposed to replace the door openings with a single sheet of glass, as funds do not permit a full-scale re-instatement of the gothic window here. It is regrettable that a full restoration of this elevation is not possible at this stage, however the financial constraints of the institution are understood, and in light of this and the removal of much of the unsightly escape stair from the rear elevation, this approach is considered acceptable in listed building terms.

Recommendation

In summary the proposal is considered to be acceptable in listed building terms and is **recommended for approval**.

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