



---

7 & 8 Sandwich Street

---

Heritage Statement for  
7 & 8 Sandwich Street,  
London  
WC1H 9PL.

Date : 6<sup>th</sup> October 2014  
Ref : 1279  
Revision : One



# Contents

1. Introduction .....	2
2. Existing Site .....	3
3. Relevant Planning Applications .....	4
4. History, Values and Cultural Significance .....	5
5. Pre-Planning Enquiry.....	6
6. The Proposed Works And Their Impact on Cultural Significance .....	7
7. Conclusion .....	8

# 1. Introduction

- 1.1.** Planning permission and listed building consent were granted in 1991 for the conversion of 7-8 Sandwich Street for change of use from single houses to maisonettes. (Refs: 9170012 and 9100067).
- 1.2.** Retrospective Listed Building Consent was sought for internal alterations, including the installation of bathrooms in the front rooms at lower ground, ground, first and second floor level in September 2012 (Ref:2012/3262/L). The application was refused and a warning of enforcement action to be taken. It was refused because the proposed bathrooms inserted to the ground, first and second floors of 7 and 8 Sandwich Street are considered to harm the historic room layout and proportions of the Grade II listed buildings.
- 1.3.** It should be noted that it is understood that the bathrooms on the ground floor bathroom in No. 8, on the first floor in No.7 and the second floor at No. 8 had been installed prior to the purchase of the property by the applicant, when Camden Council held the freehold of the property.
- 1.4.** Retrospective Listed Building Consent was also sought for the replacement of staircase in no. 7 at first, second and third floor level. The existing stairs were beyond repair and needed replacement. There was no evidence to the contrary, thus the replacement flights were considered to have been designed to match the lower flights and satisfactory for the age and style of the building. The replacement staircases were considered to preserve the historic appearance of the property.
- 1.5.** This application aims to resolve the series of works that were undertaken without listed building consent. It is proposed to return the listed buildings to their historic form, as far as is feasible, while minimising the loss of student accommodation. This will be achieved through the conversion of the current student accommodation from 19 units to 12 units, forming 8 one bedroom flats across the ground, first, second and third floors and four studio flats on the lower ground floor.
- 1.6.** On the premise that consent is granted for the works, it is understood that the enforcement notice will be removed.

## 2. Existing Site

- 2.1.** The application site is one of a terrace of 8 houses dated c1813-1824, located to the southeast of Sandwich Street and comprises a four storey property with basement that is occupied by residential units. The row of properties from No. 2-9 Sandwich Street back onto a private rear access in which they have all had similar rear garages erected, many of which have been converted into habitable living space.

The site is a Grade II listed building and falls within the Bloomsbury Conservation Area.

### 2.2. Listing Detail

The building was Grade II listed on 14<sup>th</sup> May 1974. The list entry description is as follows:

*CAMDEN*

*TQ3082NW SANDWICH STREET  
798-1/90/1425 (East side)  
14/05/74 Nos.2-9 (Consecutive)  
and attached railings*

*GV II*

*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-jambs (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).*

### 2.3. Conservation Area

The site is also located within the Bloomsbury Conservation Area. The 'Bloomsbury Conservation Area Appraisal and Management Strategy' document makes reference to the site as follows:

*'To the east, in the north-south running streets such as Sandwich Street, Thanet Street, Judd Street and Tonbridge Street, are a series of Edwardian mansion blocks of differing heights and scales, but sharing a common vocabulary of red brick.*

*Several of these mansion blocks were built by Abraham Davis, and Alderman of St Pancras Council, under the auspices of the London Housing Society which he founded.'*

There is no specific reference of the group that 7 & 8 Sandwich Street form part of (late Georgian Houses constructed of yellow stock brick are with rusticated stucco ground floors), but they are considered to make a positive contribution to the Bloomsbury Conservation Area.

### 3. Related Planning Applications

- 3.1.** There are a number of relevant applications for listed building consent for the listed group (Nos.2-9 Sandwich Street).
- 3.2.** 9 Sandwich Street (2013/4686/L) was granted consent for *'Alterations at 3rd floor level, including internal re-configuration and installation of sash window to rear elevation.'*
- 3.3.** 4 Sandwich Street (2009/1922/L and 2008/0917/L) was granted consent for *'Alterations to remove and replace internal partitions to residential dwelling'* and *'Internal alterations and replacement of garage door with door and window at basement level on the rear elevation.'*
- 3.4.** 3 Sandwich Street (9270051) was granted consent for *'Erection of rear extension at ground floor balcony level to provide toilet...'*
- 3.5.** 5 Sandwich Street (9170011) was granted consent for *'Alterations in connection with the sub-division of the house into two maisonettes including the removal of the basement garage...'*
- 3.6.** 5 Sandwich Street (HB2613) was granted consent for *'Internal alterations, and the construction of an external stair and entrance lobby in the front basement area'*.

## 4. History, Values and Cultural Significance

- 4.1.** The street is an example of a later eighteenth-century Georgian terrace. Due to the regulations of the London Building Act of 1774, later eighteenth-century terraces are generally more austere; their windows longer and glazing bars thinner; grey or stock brick superseded red; and projecting bands of brickwork were eliminated. What is lost in the detailing is made up for in the syncopation of repetition, and in the emergence of finely detailed decorative ironwork and carved or moulded stonework, rusticated ground floors, Coade stone decoration, or stucco dressings applied to brickwork, which lent an extra level of interest to the later Georgian town house.
- 4.2.** Prior to being listed, Planning Permission was granted in 1964 to demolish and redevelop the site with a part four, part three storey building consisting of four maisonettes and sixteen flats. (Ref: TP103644/12389).
- 4.3.** This listing description for the building is brief and makes no reference to its internal features. However, this is not uncommon with earlier listings and does not imply that the interior of the building is of no significance. The listing description is for identification purposes and does not necessarily contain all of the 'listed' features, the whole building is protected and any alterations internal or external require listed building consent.
- 4.4.** Group Value:  
The properties have been listed as a cohesive terrace. Terraces are often listed even where individual components would otherwise fall below the standard (for instance, due to internal alterations).
- 4.5.** Architectural Value:  
The properties are considered to have been listed on their architectural and historic interest, as a result of their design; decoration; planning and construction.
- 4.6.** Subsidiary Features:  
The terraced houses include attached cast-iron railings with urn finials on a low wall at the front enclosing the lower ground floor well or 'area'.  
The walls, stone steps; iron railings, gate, steps and window boxes; and storage vaults beneath the pavement, contribute to the special interest.

- 4.7.** Planning permission and listed building consent were granted in 1991 for the conversion of 7-8 Sandwich Street to maisonettes (Refs: 9170012 and 9100067). However, none of the original internal features, e.g. fireplaces, fitted cupboards, panelling, staircases and plasterwork have been retained. Unfortunately, the building has been previously been divided students accommodation over 10 years ago and much of the original internal fabric of the listed building has been lost through years of unauthorised alterations.
- 4.8.** Planning permission and listed building consent were granted for the alteration of the rear elevation at basement level of No. 8, including the replacement of the garage door with a new window. (2010/0259/L)

## 5. Pre-Planning Enquiry

- 5.1.** A Pre-planning application was submitted on 29<sup>th</sup> May 2014 (Ref:2014/3598/PRE)
- 5.2.** With regards to the internal alterations proposed the advice received was as follows:

*'The previous application was refused as the case officer was concerned that the new en suites were insensitively sited in principal rooms and by their full-height design obscured the original proportions and layout of the listed building.*

*The current proposal removes en suites from the front rooms at ground, first, second, and third floors at No. 8 and at ground, first, and third floors at No. 7. The proposed partition alterations largely reinstate the historic form, including entirely separating the two houses.*

*However, new or altered en suites appear on every floor in both houses. In heritage terms, the ideal situation is that these houses should be able to revert to single family dwellings, as they were built, if circumstances allow in the future. Therefore, where these en suites are entirely or substantially new installations should be pod installations, visibly differentiated from the surrounding room to preserve the visual appearance of its original layout.*

*This can be achieved either by making the bathrooms less tall than the surrounding rooms or by giving them substantial glazed margins where their top edges meet the ceilings. Care should be taken when attaching waterproof interior finishes not to irreversibly harm the finishes of the original interiors.*

*You will need to demonstrate as part of any application that vents/pipes/etc. associated with the en-suites will not unduly harm the exterior of the building and that pipes will not damage floor structures, such as floorboards and joists.'*

## 6. The Proposed Works

- 6.1.** This application is for the conversion of the current student accommodation from 19 units to 12 units, forming 8 one bedroom flats across the ground, first, second and third floors and four studio flats on the lower ground floor. Reinstating the historic form, including entirely separating the two houses.
- 6.2.** It is proposed to remove the bathrooms/en-suites from the front rooms at ground, first, second, and third floors at No. 8 and at ground, first, and third floors at No. 7. These proposed partition alterations reinstate the historic form.
- 6.3.** It is proposed to remove the sub-division of the front rooms at second and third floor at No.7 and at third floor level of No.8, again reinstating the historic form.
- 6.4.** Following the pre-planning advice, it is then proposed to install en-suites to the rear bedrooms of the ground, first and second floor one bedroom flats by the use of 'pod' installations. The 'pods' will be lower in height than the surrounding rooms, making them visibly distinct from the surrounding room and allow the historic form to be easily recognised. Refer drawing 1279/05. This type of installation will be fully reversible
- 6.5.** At third floor level, as a result of the lower ceiling height and lesser significance of this floor level the en-suites will not be 'pod' installations. This type of installation is considered a minimal intervention and will still be fully reversible.
- 6.6.** The proposal also includes the provision of four studio flats to the lower ground floor. The two studios to the front will restore the original lower ground floor external doors.
- 6.7.** Where feasible it is proposed to reinstate some of the internal historic features that have been previously lost. An appropriate Georgian Cornice and historic joinery (skirtings and architraves) will be returned in all Kitchen/living rooms and bedrooms where they have been previously lost.
- 6.8.** Mechanical Extract ventilation to the new en-suite pods and kitchen areas will be taken up vertically through the existing ducting and terminate through the roof to a propriety vent.
- 6.9.** All the bathroom installations will utilise the existing soil vent pipes.
- 6.10.** Where new combination boilers are required to be installed, they will be situated to the rear with flues mounted through the rear external wall at high level.



- 6.11.** All the existing windows and external doors will be retained and restored.
- 6.12.** Cycle storage for residents within the building is not considered feasible as it will have a detrimental impact on the historic form of the building that we are aiming to revive. However, it is proposed to have external cycle racks concealed beneath the entrance walkway within the lower ground floor well.

## 7. Conclusion

- 7.1.** This application seeks to remove the series of works that were undertaken without listed building consent. It also seeks to reinstate the historic form of the buildings and the key architectural features such as cornices and historic joinery in the main living accommodation.
- 7.2.** The en-suite and bathroom installations will be visibly distinct from the surrounding room and allow the historic form to be easily recognised and will be fully reversible.
- 7.3.** The proposals return the listed buildings to their historic form, as far as is feasible, while minimising the loss of student accommodation. The reduction of student housing from 19 units to 12 units is a necessity in order to return the listed buildings to their historic form and is therefore considered to be sufficiently justified.
- 7.4.** The proposals will enhance the overall historic character of the interior of the building and are considered to preserve the special architectural and historic interest of the listed building.

*Simon Foulkes*

Signed:

Simon Foulkes BSc (Hons) PgDip  
For and on behalf of pod LLP

Date: 6<sup>th</sup> October 2014



---

## Contact details

---

Simon Foulkes BSc (Hons) PgDip  
pod LLP  
Unit 1.3  
13 The Leathermarket  
Weston Street  
London SE1 3ER

Telephone: 020 3176 5590  
Mobile: 07808 037 998

Email: [simon@podpartnership.com](mailto:simon@podpartnership.com)  
Web: [www.podpartnership.com](http://www.podpartnership.com)

