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Heritage, Design and Access Statement

59 Endell Street, WC2H 9AH

relating to the conversion of a single dwelling into 2 x self contained flats.

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Application Site

The site is located in a town centre location, with highly sustainable transport links.

The application site is located above a commercial premises (Café Mode) on Endell Street, and forms a maisonette over the upper 2 floors, which consist of the third floor and a previous mansard roof extension.

The property does not currently conform to building regulations standards, with the staircase protruding into an open-plan area.

The current floorspace is 75m² and is spread over 2 floors.

Listing

The property is part of a terrace that is Grade II Listed. The English Heritage Listing is as follows:

TQ3081SW ENDELL STREET 798-1/105/383 (South West side) 15/01/73 Nos.51-59 (Odd)

GV II

5 terraced houses with later shops. C18, altered mid C19. Stucco with stone cornice at 3rd floor level. 4 storeys and basements with 3 windows each (No.59 has 2 windows). Ground floor formerly with mid C19 wooden shopfronts has pilasters carrying fascia-entablature with dentil cornice flanked by modified consoles: shop windows and doorways now altered, No.59 with a C20 shopfront. Recessed sash windows, the 1st floor with console bracketed segmental pediments, the 2nd with architraves (No.51 has lost its pediments & architraves). Parapet. INTERIORS: No.55 with original staircase and panelling, and cornices and panelling to 1st and 2nd floor rooms. No.57 noted to have original staircase and panelling. 2nd floor with panelled rooms and cornice; cupboard in back room with arched head.

The Listing does not mention any features internally at number 59 that are of particular merit. It is also apparent from site that none of the features appear to be original or are particularly worthy of protecting. The internal walls are timber stud and there are no detailing or stand-out architectural features. The upper floor (mansard roof) also appears to be a later addition and does not have any features that warrant listing.

Observations

Internally the property has been converted with new staircases and divided into separate units and have lost a lot of the character of the original rooms in the process. The main hallway has high ceilings but no architectural features of merit.

Inside the application flat within the top 2 floors, the property similarly does not have any features or any particular architectural merit or importance; there are no signs of decorative cornicing or architectural features.

The Ground Floor is open plan, with no visible signs of original walls. Low ceiling heights. A staircase provides access into the top floor of the mezzanine, which is non-original. Walls/ceilings have been plastered and painted.

The top floor of the mezzanine appears to be a mansard roof, added as a later addition. The walls within the top floor are all timber stud, non-original. Laminate floor in hallway, timber sash windows, doors are non-original. No architectural features/cornicing. Signs of dampness and peeling. Timber windows need attention.

Proposed Internal Works

- Works include the adjustment of temporary partitions within the first floor layout and also the ground floor around the staircase.
- Floors to be sound insulated, take up floorboards where necessary.
- Replace existing non-original staircase.
- All external doors and windows to remain, timber windows to be treated and made good, outside face of the property to be rendered.
- Create bathroom on ground floor directly below first floor. All pipework to be fed to connect to the existing drainage. Studwork to consist of 100 x 50mm timber studs at 400c/c with 50 x 100 head and sole plates. 100mm rockwool acoustic quilt between studs.
- Any evidence of original chimneys, fireplaces, cornicing, frames and internal architectural detailing to remain.

Impact on heritage asset

No external changes apart from renewing the existing render and maintaining the timber windows, are proposed and therefore the scheme is not considered to cause any disruption to the appearance or character of the wider area or the individual building.

In regards to internal changes, all door openings are to remain, apart from one opening between the ground floor rear bedroom and front bedroom. Although no original detailing and frames can be found, anything that is unearthed during the construction will be maintained. The partitions are non-original and therefore it is not considered that this will impact on the heritage asset.

The 'Listing' describes parts of the building that are external and therefore it is probable that the building did not warrant its listing due to internal features.

The removal of internal, non-original stud partitions are not considered to have an impact on the heritage asset as these walls offer no value or significance to the building.

Some additional pipework will be needed in order to facilitate additional facilities. This will be secluded within the floors and/or boxed in internally in order to minimise the impact. The drainage will be drained to the rear part of the building, where the main drains are for the property. The drains will aim to utilise the existing pipework that is formed to the rear of the building.

Proposed Use

The application proposes to convert each floor into a self contained flat. Each flat will be for the use of one person.

It is considered that the conversion into 2 x self-contained flats would make an efficient use of space, within a property that lends itself well to a conversion. Each flat would have a separate entrance and would be upgraded to the latest standards of building and fire regulations.

Pre-application discussions with a duty planning officer has confirmed that the floorspace being a little under the London Plan standard of 37m², would still be considered in light of other factors such as the need for additional residential accommodation in a highly sustainable location within the London area.

The internal floorspace for the lower floor unit would be 34.5m²; and the floor space for the upper floor unit would be 40m².

Both of these floor areas surpass the previous floorspace standard of Camden Council, which was 32m². The upper floor flat also surpasses the 37m² requirement of the London Plan.

It is considered that the overall benefits of providing a high quality, additional accommodation within a highly sustainable location, outweighs the slight inadequacy in the floorspace for the lower floor flat, a requirement introduced in the London Plan.

It should also be noted that the site circumstances mean that 37m² would not be possible for the lower floor flat, and the current arrangement ensures the best standard of amenity possible for future residents.

NPPF

It is felt that there are a number of principles within the NPPF that support this development. The NPPF advocates the more boarded spectrum of sustainable development within the planning system, stating the idea of sustainable development as:

'Meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

The NPPF continues with three dimensions to sustainable development:

- *An economic role* - ensuring the right land is available at the right time in the right place to support growth and innovation
- *A social role* - providing a supply of housing to meet the needs of present and future generations and providing a high quality built environment with accessible local services
- *An environmental role* - contributing to protecting and enhancing the natural built and historic environment

The economic sustainability objectives of the proposal are clear in the fact that a more efficient use of land is being created, with high quality accommodation, therefore bringing vitality and diversity to the area.

The ability to provide a high standard of accommodation to future tenants within the proposal ensures that the general desirability and economic prosperity of the area will be significantly increased.

It is clear that the site is in accordance with the objectives of the NPPF. Section (19) states *'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'*

Section (23) states *'residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites'* Section (58) states that decisions should *'optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses.'*

The idea of providing a better standard of living for people to meet the needs of people in the present and future generations within sustainable locations fully complies with the principle of the proposal.