

Planning and Listed Building submission Design and Access Statement

Project: Alterations and extension to 3 Endsleigh Street, London. WC1H 0DD

Date: 29 October 2015.

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Document status: Planning and Listed Building Submission.

1.00 General Context

The existing building is Grade 2 listed and the original building is believed to date from circa 1825. It was constructed as part of a block of terraced houses. Four of the of the houses remain and make a significant contribution to the street scene

In more recent times 3 and 4 Endsleigh Street were united with openings formed through the party-wall and a single storey rear extension was constructed at basement level.

The two properties have now been reinstated as two separate properties (Planning Permission 2014/6675/P and Listed Building Consent 2014//7808/L).

In its current form 3 Endsleigh Street comprises:

- Basement with single storey extension at the rear.
- Ground Floor with 'closet' rear extension.
- First Floor with 'closet' rear extension.
- Second Floor
- Third Floor
- Fourth Floor

A substantial refurbishment of the property was carried out in the later part of the 20th century. As part of this refurbishment a steel frame has been inserted. Original internal decorative features (cornices etc) have been removed. Original doors and frames removed, original internal walls removed, rooms opened up to for single spaces and new ceilings have been installed

However notwithstanding the more recent alterations the basic form of the original building can be determined and the original stair is retained. Original cornices have been removed. Many of the original windows and window surrounds are existing. Some of the internal door frames remain but generally the internal doors are modern none original doors. In the existing principle rooms and the staircase it is believed that the skirtings are not existing but follow the pattern of the original skirtings.

The exterior of the building retains many of its original features with few modern interventions. The rear closet extension retains its original form but has been rebuilt in recent years with an additional floor.

The existing building is in reasonable structural order and generally there is little sign of damage from water ingress or other physical damage. There are a few local patches where water penetration is evident. There is evidence at the basement level of the failure of water proofing and damp proofing systems.

2.00 The Site

Refer to photographs P.001 and P.003 which shows the front elevation and adjacent buildings. Photograph P.002 shows the rear of 3 Endsleigh Street.

The site is bounded on the north side by modern buildings. As can be seen on photograph P.004 and P.005 the rear of 2 Endsleigh Street comprises flat roofs and escape staircases. Abutting the 'closet' extension of 3 Endsleigh Street is a five storey brick rear extension rising above the roof line of 3 Endsleigh Street. At the rear of 2 Endsleigh Street there are no windows which would be affected by the proposed ground floor extension. There is a planning permission (reference 2014/5034/P) for substantial alterations and extension of 2 Endsleigh Street. When implemented the proposed extension of 2 Endsleigh Street will substantially alter the existing conditions at the rear of the site. The proposed extension will essentially close off the vista when looking north from the rear of 3 Endsleigh Street

The site is bounded to the east by a modern five storey buildings. The external wall of the property forms the boundary to 3 Endsleigh Street. Refer to photograph P.006.

Within the site there is a small open yard between the rear of the basement extension and the wall of the adjoining property. The yard extends for the full width of the property and is about 4.90m deep. There is a substantial tree within the yard. Refer to photographs and the Arboricultural Feasibility Report.

The site is bounded on the south by 4 Endsleigh Street which is a building of a similar age and type to 3 Endsleigh Street. There is a current Planning and Listed Building Application for the alterations and extension of this property (Planning Application 2015/2756/P and Listed Building Application 2015/3635/L). Refer to photograph P.007.

To the west the site is bounded by Endsleigh Street.

3.00 Description of the Proposal

The intent is for the existing front (Endsleigh Street) elevation of the 1825 building to remain as existing. The only works proposed are repair and redecoration. It is proposed that the external steps will be refurbished and that paving finishes and external decorations will be carried out in the basement area.

At the rear of the property the intent is for the general arrangement of to remain as existing. Above the height of the existing lower ground floor extension the only intervention is for a structural glass infill between the 'closet' extensions of 3 and 4 Endsleigh Street. The intent is for the rear elevation of the original 1825 building to remain as existing. The only works proposed are repair and redecoration.

Based on a preliminary inspection there are no major or extensive elements of repair required to either the front or rear elevations anticipated.

The existing roof form of the original 1825 building is to remain as existing. Some elements of repair are required to the roof coverings, dormer windows, gutters, flashings and chimney stacks and parapet.

Internally the general intent is for the existing 1825 building to remain without significant alterations. Recently added non load bearing partitions and areas of raised floors to be removed. Interventions to provide toilets and other secondary spaces are shown on the drawings. It is proposed that there will be new heating system and electrical and data installations.

No major structural alterations or repair is anticipated within the original 1825 building.

The primary element of work proposed is to the more recent existing basement extension and is to include the construction of the new extension at ground floor.

It is the intent that the works within the lower ground floor extension will not impact on the existing 1825 building. Based on visual inspection of the structure by a Structural Engineer it is believed that the existing foundations to the rear extension can be reused which will minimise potential risks of excavations adjacent to the 1825 building.

The rear 'closet' extensions are to remain. Internal walls and fittings within the 'closet' extensions will be removed and there will be new openings formed to link the existing building and the proposed new rear ground floor extension.

A new extension is proposed at ground floor. The extension to be formed of structural glass to minimise the visual impact. The extension to be set wholly within the space between the rear 'closet' extensions of 3 and 4 Endsleigh Street. The gross internal area of the proposed ground floor extension is approximately 16 sq m (172 sq ft).

The proposed rear extension will have no impact on the Endsleigh Street frontage and due to the size, scale and location of adjacent properties the rear extension cannot be seen from any of the surrounding roads. The proposed infill between the 'closet' extensions will be not extend eastwards beyond the line of the of the existing rear (east) walls of the existing 'closet' extensions.

The proposed rear ground floor rear extension will not affect the amenity of the bounding properties to the north, east or south sides of the site.

4.00 Trees

AGB-Environmental have inspected the existing tree at the rear of the property and an Arboricultural Feasibility Report (Reference: P2442.1.0 dated 12 August 2015) is included as part of this submission.

Based on the review carried out by the arboricultural specialist the proposed works to the building and the ground floor rear extension will not have an adverse impact of the existing tree.

5.00 Car and Cycle Parking

There is no off-street car parking for the property.

It is the intension that one of the existing vaults will be refurbished as a cycle store.

6.00 Access to the property

Access to the property is from Endsleigh Street via a stepped access to the basement level and stepped access to the Ground Floor main front entrance door. Due to the constraints of the Grade II listing and the distance between the footway and the front entrance door it is not possible to form a ramped flush entrance to the building.

Wheelchair access to the ground floor will have to be provided by temporary movable ramps.

There is no separate access at the rear of the property. The only access to the property is from Endsleigh Street.

Due to the constraints of the Grade II listing it is not possible to introduce a lift into the property to assist in vertical circulation within the building.

Vertical circulation is via the existing stairs.

An access (Part M compliant) WC is provided within the ground floor layout of the building

Photographs

(A separate document which includes more photographs of the existing property is included as part of the Planning and Listed Building submissions).



P.001 Front (Endsleigh Street) Elevation of 3 Endsleigh Street



P.002 Rear Elevation of 3 Endsleigh Street

3 Endsleigh Street



P.003 Street Elevation 1-6 Endsleigh Street



P.004 View from the rear of 3 Endsleigh Street looking towards the rear of 2 Endsleigh Street. Refer to Planning Permission 2014/5034/P for the substantial rear extension to be constructed on the site of 2 Endsleigh Street.



P.005 View looking north from the rear of 3 Endsleigh Street looking over the rear of 2 Endsleigh Street towards the rear of the properties on Endsleigh Gardens. This vista will be closed off when the substantial rear extension of 2 Endsleigh Street is constructed



P.006 View from the rear of 3 Endsleigh Street from the roof of the existing basement extension looking East towards the properties abutting the rear (East) boundary of the site. To the left hand side of this photograph (the northern boundary of the application site) the substantial extension to 2 Endsleigh Street (Planning Permission 2014/5034/P) will be constructed.



P.007 View from the rear of 3 Endsleigh Street looking south over the rear of 4 Endsleigh Street and the properties beyond.



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P.008 Interior of 3 Endsleigh Street. Basement rear extension as existing.



P.009 Interior of 3 Endsleigh Street. 1825 Building Ground Floor as existing.



P.010 Interior of 3 Endsleigh Street. 1825 Building Second Floor as existing.

Summary of proposed works within the building including the Basement Area and vaults.

Refer to plans for extent of existing walls to be removed, new walls constructed and new openings to be formed

Basement Area

- 1) Refurbish the existing vaults located under the footway. Work to include the reduced level of the floor, the formation of a new floor slab and the installation of a waterproofing system in each vault.
- 2) Refurbish the store area under the external area steps. Work to include the installation of a waterproofing system.
- 3) Install new external finishes to the floor of the area.
- 4) Refurbish the external steps including installing new treads of reconstructed stone.
- 5) Investigate and open up vault which appears to have been closed off.

Basement (Core 1825 building)

- 1) Remove all existing floor coverings.
- 2) Carry out damp-roofing and insect infestation treatments
- 3) Investigate and rectify failed floor construction and install a DPM.
- 4) Repair and decorate existing skirtings and replace defective skirtings with new to match the pattern of the period skirtings.
- 5) Replace existing non- original doors and frames.
- 6) Repair existing plaster including replacement of areas of failed plaster. Repair and replacement to incorporate appropriate damp proofing measures.
- 7) Repair, overhaul and decorate existing windows.
- 8) Repair, make good and decorate existing ceilings.
- 9) Install new floor coverings.

Basement (Rear extension)

- 1) Remove existing ceilings.
- 2) Remove existing wall plaster.
- 3) Remove existing floor coverings.
- 4) Remove column encasement.
- 5) Investigate the existing profiled metal desking forming the roof construction and replace if necessary. The work to the rear extension is to include the removal of the flat roof coverings and upgrading of the roof insulation and the laying of new flat roof coverings.
- 6) Carry out damp proofing treatments.
- 7) Investigate and rectify failed floor construction and install DPM.
- 8) Re-line wall and decorate.
- 9) Install new ceiling.
- 10) Install new skirtings
- 11) Install new floor coverings.

Ground Floor

- 1) Remove existing floor coverings.
- 2) Carry out insect infestation treatments to the timber floor and retained timber framed partitions.
- 3) Repair and decorate existing skirtings and replace defective skirtings with new to match the pattern of the period skirtings.
- 4) Replace existing non- original doors and frames.
- 5) Doors and frames which are original to be repaired, overhauled, up-graded to provide the required fire rating and decorated.
- 6) Repair existing plaster including replacement of areas of failed plaster. Repair and replacement to incorporate appropriate damp proofing measures.
- 7) Repair, overhaul and decorate existing windows.
- 8) Install plasterboard suspended ceiling to conceal existing down-stand beams. Where new suspended ceilings are installed they shall be installed at a level to preserve the visual integrity of the window surrounds.
- 9) Repair, make good and decorate retained existing ceilings.
- 10) Install new floor coverings including appropriate sheathing sub-strat.

First Floor

- 1) Remove existing floor coverings.
- 2) Carry out insect infestation treatments to the timber floor and retained timber framed partitions.
- 3) Repair and decorate existing skirtings and replace defective skirtings with new to match the pattern of the period skirtings.
- 4) Replace existing non- original doors and frames.
- 5) Doors and frames which are original to be repaired, overhauled, up-graded to provide the required fire rating and decorated.
- 6) Repair existing plaster including replacement of areas of failed plaster.
- 7) Repair, overhaul and decorate existing windows.
- 8) Install plasterboard suspended ceiling to conceal existing down-stand beams. Where new plasterboard suspended ceilings are installed they shall be installed to preserve the visual integrity of the of the window surrounds.
- 9) Repair, make good and decorate retained existing ceilings.
- 10) Install new floor coverings including appropriate sheathing sub-strat.

Second Floor

- 1) Remove existing floor coverings.
- 2) Remove localised areas of raised floor.
- 3) Remove existing non-original partitions.
- 4) Carry out insect infestation treatments to the timber floor and retained timber framed partitions.
- 5) Repair and decorate existing skirtings and replace defective skirtings with new to match the pattern of the period skirtings.
- 6) Replace existing non- original doors and frames.
- 7) Doors and frames which are original to be repaired, overhauled, up-graded to provide the required fire rating and decorated.
- 8) Repair existing plaster including replacement of areas of failed plaster.
- 9) Repair, overhaul and decorate existing windows.
- 10) Repair, make good and decorate retained existing ceilings.
- 11) Install new floor coverings including appropriate supporting sheathing sub-strat.

Third Floor

- 1) Remove existing floor coverings.
- 2) Remove localised areas of raised floor.
- 3) Remove existing non-original partitions.
- 4) Carry out insect infestation treatments to the timber floor and retained timber framed partitions.
- 5) Repair and decorate existing skirtings and replace defective skirtings with new to match the pattern of the period skirtings.
- 6) Replace existing non- original doors and frames.
- 7) Doors and frames which are original to be repaired, overhauled, up-graded to provide the required fire rating and decorated.
- 8) Repair existing plaster including replacement of areas of failed plaster.
- 9) Repair, overhaul and decorate existing windows.
- 10) Repair, make good and decorate retained existing ceilings.
- 11) Install new floor coverings including appropriate supporting sheathing sub-strat.

Fourth Floor

- 1) Remove existing floor coverings.
- 2) Remove existing non-original partitions.
- 3) Carry out insect infestation treatments to the timber floor and retained timber framed partitions.
- 4) Repair and decorate existing skirtings and replace defective skirtings with new to match the pattern of the period skirtings.
- 5) Replace existing non- original doors and frames.
- 6) Doors and frames which are original to be repaired, overhauled, up-graded to provide the required fire rating and decorated.
- 7) Repair existing plaster including replacement of areas of failed plaster.
- 8) Repair, overhaul and decorate existing windows.
- 9) Generally existing ceilings to be replaced with new plasterboard linings to the rafters. Any existing retained ceilings to be repaired, made good and decorated.
- 10) Install new floor coverings including appropriate supporting sheathing sub-strat.

Services Generally

- 1) Existing heating, hot and cold water and ventilation systems to be removed including the removal of existing pipework, radiators and plant.
- 2) New heating, hot and cold water and ventilation systems to be installed.
- 3) The existing electrical, power and data installations to be removed.
- 4) New electrical, power and data systems to be installed. The new system to include new lighting and light fittings.
- 5) All existing sanitary fittings are to be removed.
- 6) New sanitary fittings to be installed.
- 7) Extend the existing soil drainage to serve new