

## **Planning and Heritage Statement**

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

**Date: 29 October 2015**

**Reference: 1845/PL/D/02**

**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:

- Lower Ground Floor 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 20<sup>th</sup> 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.

The rear extension at Lower Ground Floor is of modern construction and is believed to be part of the alterations carried out at the later part of the 20<sup>th</sup> century.

However notwithstanding the more recent alterations the basic form of the original building can be determined and the original stair is retained. Original internal 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 and Context**

Refer to photographs PH01 and PH02 which shows the front elevation and adjacent buildings. Photograph PH03 shows the rear of 3 Endsleigh Street.

The site is bounded on the north side by modern buildings. 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 (2014/5034/P) to substantially extend the properties to the north of the site such that open aspect to the north of the site will be closed off by the proposed alterations and extension of 2 Endsleigh Street.

The site is bounded to the east by a modern building five storey building. The external wall of the property forms the boundary to 3 Endsleigh Street. Refer to photographs in the Design and Access Statement.

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 photographs in the Design and Access Statement.

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.

Above the height of the existing basement extension the intent is for the rear elevation of the original 1825 building to remain as existing. The only intervention proposed is a fully glazed infill at the ground floor level between the closet extensions of 3 Endsleigh Street and 4 Endsleigh Street. The other 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. It is the intent to renew the roof coverings, parapet gutters, flashings to the parapets, chimney stacks and party wall parapet. The dormer windows are to be reconstructed.

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, electrical and data installations and where necessary a ventilation system will be introduced.

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 Lower Ground Floor extension. The roof coverings and decking to the roof of the basement extension is to be upgraded and where necessary renewed to permit the roof to be used as a terrace.

It is the intent that the works within the lower ground floor extension will not impact on the existing 1825 building.

The rear 'closet' extensions are to remain. Internal walls and fittings within the 'closet' extensions will be removed and new openings formed to link the existing building to the new fully glazed area between the closet extensions.

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

There is a summary of the proposed works to the interior of the building within the Design and Access Statement (Document 1845/PL/D/01).

## **Heritage Considerations**

The property is Grade II listed and falls within the Bloomsbury Conservation Area.

The property was listed as Grade II in 1969 and is part of a group of 4 terraced houses.

Listing description;

4 terraced houses, remainder of a terrace built c.1825 by Thomas Cubitt.

Multi coloured stock brick with stucco ground floors. 4 storeys and basement. 3 windows each. No 4 slightly projecting. Round arched doorways with vertical barred fanlights and panelled and studded doors. 1<sup>st</sup> floor casements with continuous cast iron balconies. Gauged brick flat arches to casements and 3<sup>rd</sup> and 4<sup>th</sup> floor sashes. Continuous entablature at 3<sup>rd</sup> floor level. No 4 with tetra style pilaster treatment through the 1<sup>st</sup> and 2<sup>nd</sup> floor. Attic storey with pilaster strips. Cornice and blocking course.

Interiors: Not inspected

Subsidiary features: Attached cast iron railings with foliated finials to areas.

The basement extension is a relatively recent addition dating back to the later part of the 20<sup>th</sup> century. The rear extension is of little architectural merit with no special features worthy of retention.

The interior of the property has been substantially altered.

A steel frame has at some point been inserted within the building and this has resulted in the loss of original ceilings, cornices and friezes. There are no original ceilings or cornices within the existing building. Due to the down-stand beams of the newer steel frame it would not be possible to sensibly reintroduce cornices to the existing spaces.

There are a number of newer internal walls and partitions and areas of raised floors which have been added. These are believed to date back to the later part of the 20<sup>th</sup> century. These newer elements have no architectural merit and detract from appearance of the original core 1825 building and it is the intent to remove these interventions. The extent of these partitions and raised floors to be removed is shown on the submitted plans.

The staircases and balustrade appears to original and part of the core 1825 building. The stairs between Lower Ground Floor and Second Floors are stone with metal balustrade and hardwood handrails. The stairs between the Second and Fourth Floors are timber with timber balustrades and handrails. It is the intent to retain and refurbish the retained staircases and balustrades.

Internal doors door surrounds and architraves are generally non original. Original doors and door surrounds will be retained.

Skirtings generally are not original. In a number of rooms newer skirtings have been added which we believe are based on the pattern of a period skirtings. These will be retained. The

skirtings are of a 'period' profile appropriate to a building dating from circa 1825 but there is no evidence of 'piecing-in' where doors have been infilled, original walls and fire surrounds removed and it is therefore believed that they are not original but date from the 20<sup>th</sup> century alterations.

Windows and window surrounds (with the exception of the fourth floor) appear to be original. These will be refurbished and retained.

There are no original fire places and fire surrounds and although chimney projections remain the openings for the fire places have been built-up.

A separate photographic record of the interior of the building is included as part of the Planning and Listed Building submissions (Document 1845/PL/D/03).

Plans and elevations of the existing building are included as part of the Planning and Listed Building submissions.

### **Bloomsbury Conservation Area**

The building is located within the Bloomsbury Conservation Area. The Borough's Bloomsbury Conservation Area and Management Strategy was adopted in April 2011.

The external appearance and contribution of the property to the streetscape and conservation area will remain unchanged. The external decorations and repairs including the refurbishment of the area railings and refurbishment of the basement areas should enhance the contribution to the Conservation Area of this property.

The proposed alterations to the rear of the property will not detract from the conservation area. The rear of the property cannot be seen from any of the surrounding streets. The proposed alterations to the rear of the property will not compromise the essential character of the original 1825 core building.

The alteration and refurbishment proposals for the property should leave the character and appearance of the conservation area unharmed.

### **Pre Application Submission**

A Pre-Application submission was made.

The response (Reference 2015/4768/PRE dated 14 October 2015) primarily dealt with heritage and conservation issues. As suggested in the response to the Pre Application submission we have reviewed the proposals submitted for Planning and Listed Building Permission for 4 Endsleigh Street. This property is almost identical to 3 Endsleigh Street.

We set out below commentary on the issues raised:

- 1) Generally the advisory comments made in the response to the Pre-Application submission have been incorporated into this Planning and Listed Building submission.
- 2) The plan for the principal rooms at ground floor (Rooms GF R01 and GF R02) remains as the Pre-Application submission. As advised in the response to the Pre-Application submission we have reviewed the proposals for 4 Endsleigh Street. In the proposal for 4 Endsleigh Street solid partitions have been introduced. The solid partitions introduced do not reflect the original room layout or take into account the location of the existing chimney breasts. With the use of the glazed partitions in the proposal for 3 Endsleigh Street the form of the original spaces can be seen and represent a lesser intervention than the proposals for 4 Endsleigh Street.
- 3) The smoke lobbies on first, second and third floors remain as part of the proposal. The total height from street level to fourth floor is 14.70M. This exceeds the 11.0M maximum for a single staircase building and the lobbies are required to protect the staircase as a means of escape. The principle of lobbies has been accepted in the proposals for 4 Endsleigh Street. It is the intent that the lobbies are not take up to ceiling height so that above the lobbies the original form of the rooms can be seen.
- 4) The central partition at fourth floor is not an original partition and therefore the removal of this partition remains part of the current proposal.
- 5) The larger ground floor extension is not now part of the current proposal. A structural glass infill between the rear closet extensions has been included as part of the current proposal. This is in line with a similar infill for 4 Endsleigh Street.