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## Design, Access and Heritage Statement

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Residential (HMO) Refurbishment &  
Change of Use at  
7 & 8 Sandwich Street  
Kings Cross  
London  
WC1H 9PL.

Date : 3<sup>rd</sup> November 2015  
Ref : 1279/HMO  
Revision : FINAL



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# 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 were considered to harm the historic room layout and proportions of the Grade II listed buildings.
- 1.3.** 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.
- 1.0.** This application aims to resolve the series of works that were undertaken without listed building consent. The properties are also proposed to be used as temporary accommodation for visiting parents of seriously ill child patients at a local hospital (GOSH) and, therefore, there is a preference for the existing accommodation use to remain as a HMO, but as an HMO (Hostel), with the bathrooms retained.
- 1.4.** On the premise that consent is granted for the works, once implemented, it is understood that the enforcement notice will be removed.

## 2. Existing Site

- 2.1.** The application property is one of a terrace of 8 houses dated c1813-1824, located to the southeast of Sandwich Street and comprises a five storey residential property including a basement (lower ground floor). 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 forms 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 8 (and 7) Sandwich Street to maisonettes (Refs: 9170012 and 9100067), however there is no evidence to prove that permission was lawfully implemented.

- 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)
- 4.9.** Unfortunately, the original internal fabric of the listed building has been lost through years of unauthorised alterations. The building has previously been divided into student accommodation, over 10 years ago, and none of the original internal features, e.g. fireplaces, fitted cupboards, panelling, staircases and plasterwork have been retained.

## 5. The Proposed Use

- 5.0.** Great Ormond Street Hospital Children's Charity (GOSH) hopes to be able to use the application properties for use as accommodation for parents of children being treated at their hospital, with the flexibility to be used for staff accommodation.
- 5.1.** Every year, Great Ormond Street Hospital (GOSH) receives over 240,000 patient visits from children as young as a few hours old up to 18 years old. Children are referred to GOSH when they are too ill to be treated by their local hospital.
- 5.2.** Advances in modern healthcare, along with general population growth in the UK, mean that demand for the hospital's specialist services has never been higher. Advances in medical technology- including those pioneered by the hospital - have enabled their world class clinicians to develop new and better treatments, meaning we can now help children who were once considered untreatable. This increase in demand- and subsequent expansion of the hospital to treat more patients- has led to an urgent need to source additional accommodation facilities so that patients admitted to the hospital can have their parents close by when they are critically ill. GOSH know how important it is for families to be together during these times and, in fact, parents are increasingly becoming an important part of the care team and play a critical role in their child's recovery.
- 5.3.** Given the proximity of Sandwich Street to the hospital, the application properties provides GOSH with an opportunity to help meet this need and make the experience for their patients' families better, and reduce the amount of stress placed on parents when their child is treated at the hospital.
- 5.4.** The current layout of 7 & 8 Sandwich Street is suitable for parent accommodation as it combines private bedrooms (with and without en-suite facilities) with communal living areas. Not only does this layout give families some semblance of a normal life, but importantly the communal living areas will help support the emotional wellbeing of parents by providing a

place for them to share their experiences with other families who understand exactly what they are going through.

- 5.5.** In addition to providing parent accommodation, GOSH would like the properties to have the flexibility to be used as staff accommodation for medical staff as needed. As the increase in demand of the hospital's services continues to rise, so does the hospital's need to continue to attract the best medical talent in the world. However, the cost of living in London including the rising costs of the private rental market means the hospital often struggles to recruit nursing staff. To combat this, the charity aims to provide discounted accommodation for nursing staff as a way to attract and retain them at the hospital and the properties on Sandwich Street provide additional scope to help meet this ongoing requirement.

## 6. The Proposed Works

### **6.0.** Ground Floor Bathroom (No. 7 Sandwich Street)

- 6.0.1. It is proposed to relocate the partition of the unauthorised bathroom projecting into front room to the ground floor of No. 7 Sandwich Street in line with loadbearing spine wall.
- 6.0.2. The reduced bathroom installation will utilise the existing drainage arrangements and soil vent pipe.

### **6.1.** Pod installations

- 6.1.1. We are proposing to remove the unauthorised bathrooms and install 'Pods', which will be lower in height than the surrounding room, and utilising a glazed ceiling and glazed abutments to the historic form and copper cladding finish to the external partitions.
- 6.1.2. All original finishes will be restored to the original partitions and none of the new sanitary ware, fixtures or fittings will be fixed the original to the original spine wall.
- 6.1.3. The design, finishes and construction will be of a high quality and clearly distinct from the original building. By keeping as many modern service requirements within the existing voids and ducts as possible, damage and reworking of the original building is minimised. The 'pods' will be visibly distinct from the surrounding room and allow the historic form to be easily recognised. This type of installation will be fully reversible.
- 6.1.4. We consider this to be a creative intervention that utilises an appropriate modern architectural language that demarcates it from the historic building and can be interpreted as an obvious modern intervention, allowing the historic form to be easily recognised.



- 6.1.5. This is an honest approach that is consistent with architectural conservation best practice.
- 6.1.6. The mechanical extract fan will be installed at floor level, ducted in floor void through to the rear external wall via a cast iron air brick
- 6.1.7. The installation will be raised, creating a service void for drainage and supply pipe work. The bathroom installations will utilise the existing soil vent pipes.

## **6.2. General Internal Alterations**

- 6.2.1. It is also proposed to remove the partitions that sub-divide the historic form of the front rooms at second and third floor level.
- 6.2.2. Minor Internal layout alterations are proposed to the second floor of No.7 Sandwich Street so the communal W.C. meets the space standard requirements for HMO (Hostel)
- 6.2.3. Internal layout alterations are proposed to the third floor of No.8 Sandwich Street so the rear bedroom meets the space standard requirements for HMO (Hostel). This is considered a minimal intervention due to the lesser significance of this floor.
- 6.2.4. 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.

## 7. Planning Policy

### 7.0. The National Planning Policy Framework 2012 (NPPF)

The National Planning Policy Framework 2012 (NPPF) sets out the Government's planning policies and how these are expected to be applied. Several sections are relevant to the proposals at 7 & 8 Sandwich Street.

7.0.1. Policy 7 states that: *'There are three dimensions to sustainable development: economic, social and environmental.'*

7.0.2. Policy 12 states that: *'...at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.'*

7.0.3. Section 12, policies 133. And 134., states the following with regards to heritages assets:

*'...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss...*

*'...harm should be weighed against the public benefits of the proposal'*

7.0.4. It is considered that public benefit is a fundamental element of the 'social' dimension of sustainable development, which is a key facet of the NPPF. The proposal clearly demonstrates a substantial public benefit, given the proposed use of the properties, which would significantly outweigh any negative impact on the heritage asset that may be construed. Notwithstanding the fact that we consider the proposals do not have a negative impact on the heritage asset, given the sensitive design.

## 8. Conclusion

- 8.0.** This application seeks to remove the series of works that were undertaken without listed building consent. The properties are also proposed to be used as temporary accommodation for visiting parents of seriously ill child patients at a local hospital (GOSH) and, therefore, there is a preference for the existing accommodation use to remain as a HMO (Hostel) with the bathrooms retained.
- 8.1.** The proposed replacement with ‘pod’ installations is considered to be a creative intervention that utilises an appropriate modern architectural language that demarcates it from the historic building and can be interpreted as an obvious modern intervention, allowing the historic form to be easily recognised. This is considered to be an honest approach that is consistent with architectural conservation best practice.
- 8.2.** The proposed internal alterations also enables the listed building to easily be returned to its original historic use and layout in the future, while still meeting the ever increasing demands and needs of GOSH.
- 8.3.** We consider the proposal clearly demonstrates a substantial public benefit, which would significantly outweigh any negative impact on the heritage asset that may be considered.



Signed: .....

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

Date: 3<sup>rd</sup> November 2015 .....



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