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**7-8 Sandwich Street
London WC1H 9PL:
Residential (HMO) Refurbishment**

Addendum to Design, Heritage & Access Statement

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1 Introduction

1.1 The Site

Numbers 7 and 8 Sandwich Street form part of a terrace of 8 houses dated c1813-1824, which form the southern half of the eastern side of the street. The buildings were originally built as two houses, but have subsequently been converted into a House in Multiple Occupation (HMO), with connections across the line of the former party wall between the buildings at lower ground and 3rd floor levels, and extensive internal modifications. They comprise five storeys of residential accommodation including a basement (lower ground floor).

The row of properties from No. 2-9 Sandwich Street back onto a private rear access – all of the buildings within the terrace have had similar rear extensions incorporating garages erected facing on to this access route. Many of these garages have been subsequently converted into habitable living space, including those associated with the buildings included in this application.

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

1.2 Description of Proposed Works

Planning permission and listed building consent were granted in April 2016 for modifications to the properties to enable them to be used as temporary accommodation for visiting parents of seriously ill child patients at Great Ormond Street Hospital (Planning Application Reference 2015/6620/P and Listed Building Application 2015/6163/L).

Subsequently, the hospital has concluded that to ensure that the refurbished building suits the proposed use as fully as possible, certain amendments will be required to the design which was approved. In summary, these changes are as follows:

- The communal accommodation is relocated to the lower ground floor, and the staircase to the lower ground floor in No. 7 is reinstated, ensuring equity of access to communal accommodation for all residents, and ensuring that bedrooms are located in the locations that provide the most appropriate quality of accommodation.
- Additional new shower rooms are proposed. This is both to ensure that all bedrooms have direct access to a shower room, and because of the change to the location of the communal accommodation, which displaces bedrooms and associated ensuites to the ground floor.
- The design of the new shower rooms has been simplified to create a design that makes better use of the available space, and enables ease of cleaning and maintenance, while retaining the requirement that new insertions should be removable in future and clearly new and distinct in character.

It has been confirmed by the London Borough of Camden Planning Department that these changes to the proposals should be addressed via the submission of a non-material amendment to the Planning Application, and a new Listed Building Application.

1.3 Status of Addendum to Design and Access Statement

This document is an addendum to the Design, Access and Heritage Statement (document reference 1279/HMO) that accompanied the consented applications. The addendum describes:

- The reasons why changes have been proposed to the consented design,
- The proposed works, and how these differ from the consented design, and
- How consideration has been given to reducing any negative impact of the works upon the heritage value of the buildings when compared to the previously approved design, and how negative impacts have been minimised or mitigated.

This document should be read in conjunction with the following information:

- The key drawings for the application approved in April 2016 (plans and drawing of typical new ensuite shower room),
- Drawings for the proposed design, comprising location plan, existing plans and elevations, proposed plans and elevations, drawings of proposed ensuite shower rooms, and 3D sketches showing visual impact of proposed ensuite shower rooms and housing for ventilation ducts from ensuite shower rooms to vents on rear elevation.
- The Design, Access and Heritage Statement (document reference 1279/HMO) that accompanied the consented applications. This document should be referred to for further information on:
 - The proposed use for the refurbished buildings.
 - The heritage significance of the properties, including the description of the key features of the buildings included in the list entry, and the description of the area included in the 'Bloomsbury Conservation Area Appraisal and Management Strategy'.
 - Related planning applications.
 - Relevant planning policy.

2 Reasons for Proposed Changes to Consented Design

2.1 Location of Communal Accommodation

The consented design locates all communal accommodation at ground floor level. This causes problems for the functionality and quality of environment of the refurbished buildings as a whole:

- In the existing buildings, the staircase in No. 7 has been removed between ground and lower ground floors. As a result, in both the buildings as existing, and as reconfigured in the consented scheme, access to communal space is not equal for people staying in No. 7 and No. 8: in the consented scheme in No. 7 the communal spaces serve five bedrooms, whereas in No. 8 the communal spaces serve ten bedrooms. This imbalance is exacerbated by the fact that the communal spaces are slightly larger in No.7 than in No. 8, and in the consented scheme the laundry is only accessible from within No. 7.

- Dividing the communal accommodation into rooms solely serving either No. 7 or No. 8 requires the types of communal accommodation provided in each half of the development to be duplicated (i.e. one living room and one kitchen in each). This limits the range of communal functions that can be provided.

2.2 Bedrooms Located Within Lower Ground Floor

The consented design retains the existing lower ground floor layout with only minor amendments (one bedroom is lost in order to create an ensuite shower room and a store). The layout and environment within the lower ground floor as existing is not ideal for bedrooms.

Issues include:

- Room proportions and shapes that do not suit acceptable furniture layouts or efficient use of available floor area.
- Low ceiling heights.
- Changes in floor level within bedrooms.
- Poor daylight and outlook.

2.3 Provision of Ensuite Shower Rooms

The consented design includes 4 bedrooms which do not have direct access to a shower (i.e. access is only via communal circulation space), and 3 bedrooms which do not have direct access to a WC / wash hand basin. The 4 bedrooms without direct access to a shower share 3 showers.

2.4 Design of Ensuite Shower Rooms

The consented proposal includes a design for the new shower rooms that features a number of elements that we are concerned are impractical or are difficult to realise. These are as follows:

- The shape of the proposed shower rooms creates a space adjacent to the existing chimney breast that could not be effectively cleaned. Similarly, the adjacent narrow tapering space within the shower room would also be difficult to clean.
- The space above the shower room would be very difficult to clean, and is at a height above floor level at which use for storage would be unsafe. The route shown for the extract duct would mean that some of the space above the shower room would need to be boxed in, compromising the design intent. The existing ceiling heights on the 2nd and 3rd floors are too low to enable a space to be left above the shower room ceiling.
- The width of the shower room impacts both the extent to which the original room proportions can be perceived, and the extent to which the space within the bedroom can be used efficiently (e.g. to install beds in appropriate positions).
- The complex curved forms proposed would be difficult to realise with a good quality, robust finish. The complex form has led to the selection of finishes that are difficult to keep clean and maintain (e.g. varnished timber cladding and mosaic).
- The drainage for the layout shown would only be feasible if it were located within the depth of the existing floor construction. Depending on the direction of the floor joists this could result in extensive modifications to the existing floor structure.

3 The Proposed Works

Description of proposed works by floor

3.1 Lower Ground Floor

3.1.1 Existing layout

5 bedrooms, 3 shower rooms (2 of which ensuite), 1 WC. All rooms solely accessed from No. 8.

3.1.2 Proposed layout in consented design

4 bedrooms, 4 shower rooms (3 existing (2 of which ensuite), one new (ensuite)), 2 stores. All rooms solely accessed from No. 8.

3.1.3 Proposed layout in revised design

Staircase in No. 7 from ground to lower ground floor reinstated in original location. Layout of lower ground floor accommodation reconfigured to provide all communal facilities to serve both Nos. 7 and 8. Shared accommodation to comprise: Kitchen, Dining Room, Quiet Living Area, Informal Living Area with Play Space, Laundry, WC, and an office for the housekeeper. Locating the communal facilities at lower ground level and reinstating the stair have several benefits:

- All bedrooms can have equal access to communal space.
- All communal spaces are brought together in one location, enabling the creation of a range of types of living space (e.g. both a lounge area incorporating play space for children, and a more peaceful lounge area, can be provided), and ensuring that shared support space (e.g. the laundry) is equally accessible from either No. 7 or No. 8.
- The lower ground floor has a larger floor area than the ground floor, which enables the creation of communal accommodation more appropriate in size to the number of users.
- Moving bedrooms from the lower ground floor prioritises the quality of the environment in the bedrooms (enabling more functional layouts, and better natural light and outlook), which is a key aspiration of Great Ormond Street Hospital.

3.2 Ground Floor

3.2.1 Existing layout

2 hallways (from main entrance on Sandwich Street), 2 bedrooms, 2 kitchen/dining, 2 shower rooms (not ensuite, 1 of which comprises shower, WC, basin, one of which provides only a shower).

3.2.2 Proposed layout in consented design

2 hallways (from main entrance on Sandwich Street), 2 lounge / dining, 2 kitchen, 1 laundry, 2 stores.

3.2.3 Proposed layout in revised design

2 hallways (from main entrance on Sandwich Street), staircase in No. 7 from ground to lower ground floor reinstated in original location. 4 bedrooms, all with ensuite shower rooms (3 new, 1 existing shower room reconfigured).

3.3 First Floor

3.3.1 Existing layout

2 bedrooms, 1x suite comprising kitchen/lounge, bedroom and shower room.

3.3.2 Proposed layout in consented design

2 bedrooms (each with new ensuite shower room), 1x family suite comprising 2 bedrooms and refurbished existing shower room.

3.3.3 Proposed layout in revised design

2 bedrooms (each with new ensuite shower room), 1x family suite comprising 1 bedroom/lounge and 1 bedroom and refurbished existing shower room.

3.4 Second Floor

3.4.1 Existing layout

4 bedrooms, 1 kitchen/dining, 1 WC.

3.4.2 Proposed layout in consented design

2 bedrooms (one with new ensuite shower room), 1x family suite comprising 2 bedrooms and refurbished existing shower room. 1 WC.

3.4.3 Proposed layout in revised design

4 bedrooms (each with new ensuite shower room). Note: the second family suite has been re-located to the third floor in order to minimise the impact of the works on the original room layout (see section 4.4 below).

3.5 Third Floor

3.5.1 Existing layout

5 bedrooms, 3 shower rooms (2 of which ensuite), 1 shower.

3.5.2 Proposed layout in consented design

3 bedrooms, 2 shower rooms (existing rooms reconfigured - not ensuite), 1 WC (existing room reconfigured – ensuite), 1 shower.

3.5.3 Proposed layout in revised design

1 bedroom (with ensuite separate WC and shower rooms – existing rooms reconfigured), 1x family suite comprising 1 bedroom/lounge and 1 bedroom and refurbished existing shower room, 2 stores.

4 Measures to Ensure Design is Appropriate to Heritage Context

In developing the revised design, extensive consideration has been given to how any negative impacts of the works upon the heritage value of the buildings can be minimised or mitigated. Below are listed the key aspects of the design that were highlighted during the pre-application consultation process with the Planning Officer and Conservation Officer, and the attributes of the design that have been developed to address the concerns raised.

4.1 Design of the shower rooms

The proposed design which accompanies this report includes a design for the new ensuite shower rooms that has been modified from the version included in the approved application. This has been developed to address the issues listed in section 2.4 above, while still achieving the objectives of preserving the characteristics of the listed building which were key factors in shaping the currently consented design. The attributes of the re-designed shower room are as follows:

- The ensuites are more rectilinear in their design than in the consented scheme, which will make them more buildable and help to ensure a high standard of finish is achieved, by elimination complex geometries and junctions.
- The intent for the new ensuites to be read as ‘large scale furniture’ within the building rather than permanent additions is retained. This is achieved through both material selection and detailing.
 - The materials selected are designed to be high quality but very robust and maintainable. Timber appearance laminate is specified for the main surfaces, with hardwood trims to vertical external corners to maintain the appearance of high-quality joinery.
 - The detailing has been developed to appear clean, simple and clearly contemporary. The ensuite shower rooms are detailed to match the built-in wardrobes and other joinery to emphasise their status as ‘furniture’ with a consistent design language. This impression is further reinforced through specific details such as the concealed door frame specified for the door into the shower room.
- Where the shower room would clash with an existing chimney breast it is spaced away from it, with a shallower built-in wardrobe located between the two. This ensures that the full width of all chimney breasts is visible in rooms where they occur, while also ensuring that no difficult to clean spaces are created. Combining the wardrobe and ensuite in this manner also has the benefit of integrating new elements in one clean form and by doing so avoiding impact by wardrobes on key heritage features, such as the arched recesses along the street edge of the first floor bedrooms.
- Rather than the lowered ceiling to the ensuite shown on the approved design the amended design extends to the full height of the room. This avoids the problems associated with a space that is difficult to clean, not safe to access, and that is not achievable on the upper floors due to the existing low floor to ceiling height. The impression of separation between the existing building fabric and the shower room enclosure is further emphasised through the use of a recessed skirting and matching recessed strip at ceiling level.

- The shower rooms included in the consented proposal have a minimum width of approx. 1420mm (and in certain instances are substantially wider), compared to a standard width of 1075mm in the revised proposal. This reduction in width will have advantages both functionally, as the resulting proportions of the bedrooms will be more fit for purpose and more flexible in use, and in terms of aesthetics, enabling a better impression of the original room proportions to be retained.
- The new ensuite shower rooms are designed to be fully removable in future.

A 3D sketch view is included as part of this application, showing the example of the shower room that would appear most prominent within the room where it is located (No. 7, first floor). This is the most prominent example because of a series of factors, including the high ceiling at this level, the configuration of the existing chimney breast and the door into the room, and the presence of existing building features that it would be inappropriate to locate wardrobes against (the arched recesses along the front wall). In all other rooms the shower room would appear less prominent. As noted above the width of the proposed shower room in this option is significantly reduced from the consented scheme – the consented design would therefore be more prominent within the space.

4.2 Ventilation of proposed shower rooms

The proposed ensuite shower rooms will all require an extract fan connected by a ventilation duct to the outside air. The manner in which these ducts are incorporated into the design must take into account the need to minimise negative impact upon the existing building.

Three options exist for the route of these ducts:

1. Horizontal to the rear elevation, below existing ceiling level, within an enclosure.
2. Horizontal to the rear elevation, within the depth of the existing floor construction.
3. Vertical to roof level.

It has been confirmed by the Conservation Officer that a solution in which the ducts are invisible should be adopted if possible. At present it is not possible to carry out the intrusive surveys that would be required to prove the viability of options 2 and 3. These will take place when all current residents have vacated the building and a refurbishment/demolition asbestos survey has taken place. Horizontal ducts within the floor construction will only be possible where joists run perpendicular to the rear elevation. The viability of vertical ducts will depend on the construction and profile of the existing party walls.

Due to the uncertainty concerning options 2 and 3, the drawings accompanying this report currently show option 1, as it is known to be viable. In order to minimise the potential impacts of this option upon the listed building several steps would be taken:

- Rather than form the duct enclosure in plasterboard, which would have the appearance of a permanent compromise to the form of the rear rooms, the duct encasement would be clad in laminate faced board, which would be detailed as a piece of furniture to match the language of the shower rooms and the built-in wardrobes rather than as an integral part of the ceiling.

- The impression of the duct enclosure as a piece of joinery would be reinforced by integrating the horizontal enclosure above the bed head with a built-in wardrobe of matching depth beside the bed.
- A key advantage of option 1, compared to option 2, is that the impact upon the existing building fabric would be much reduced by routeing the ducts below ceiling level. As with the shower rooms, all aspects of the encasement to the ducts could then be removed at a later date, returning the rooms to their original dimensions, without the need for extensive making good. Maintenance access to the ducts could also be achieved via an unobtrusive removable section of the encasement to the ducts – in option 2 if access is required it would need to be via access hatches in the ceiling, which could be unsightly and would be out of character with the existing building.

A 3D sketch view is included as part of this application, showing the proposed configuration of the duct enclosure, and how it is integrated with the built-in wardrobe.

4.3 Use of ground floor of No. 8 as bedrooms

As described above, the revised design re-locates the communal accommodation to lower ground floor level, with the ground floor used for bedrooms. The client, Great Ormond Street Hospital, view the change to the location of the communal facilities as being essential to the provision of an appropriate environment for parents and families of children who are patients at the hospital.

This change to the use of the ground floor has little impact on the existing spaces within No. 7, but requires shower rooms to be inserted in No.8 in a manner similar to that proposed for the upper floors. During pre-application consultation with the Conservation Officer it was advised that the insertion of new ensuites in a location where they were not previously proposed could be seen as detrimental to the character of the building, but that the impact of this change would be judged against other changes that are improvements to the existing condition of the building and/or to the consented design. These changes that return the building to a state closer to its original design include the reinstating of the stair between ground and lower ground levels in No. 7 and the de-cluttering of the ground floor entrance hallways (fuse boxes and other electrical services currently located here will be moved to the lower ground floor).

4.4 Location of upper family suite in No. 8

A change from the consented design in the revised proposals is the location of the upper family suite, which has been moved from 2nd to 3rd floor level. This change has been made, following liaison with Conservation Officer, to create a functional layout while minimizing the impact on the existing walls and the form of the space facing Sandwich Street at 2nd floor level.

The issue relates to the need for a shower room within the suite that suitably sized and laid out, and that could be accessed from a lobby between the two bedrooms, rather than only via the larger bedroom. On the 2nd floor, the position of the spine wall between the front and rear bedrooms, and the location of the existing door into the front bedroom, impose restrictions on the available layout options for a self-contained family suite. If the family suite remained at 2nd

floor level the partial removal of the spine wall between the front and rear bedrooms would be required, changing the proportions of the front bedroom. The consented design also struggled with this issue, adopting a layout where the shower room is only directly accessible from one of the bedrooms, and is an awkward proportion that projects much further into the front bedroom than was required in other parts of the refurbished buildings.

In response to the advice received during pre-application consultation the design has been modified: the family suite is moved to the 3rd floor, and the 2nd floor is laid out similarly to the standard floors, with two bedrooms each with their own shower room. As a result, the alignment of the spine wall on the 2nd floor is not affected, and the 3rd floor existing layout lends itself well to being used as a family suite with the front and rear bedrooms sharing the refurbished existing shower room.