

51 SIDMOUTH STREET

DESIGN, ACCESS & HERITAGE STATEMENT



CHRIS DYSON ARCHITECTS LLP
11 Princelet Street, Spitalfields, London, E1 6QH

T 0044 2072471816 W www.chrisdyson.co.uk

TABLE OF CONTENTS

1.0	INTRODUCTION	Page 3
2.0	SITE	Page 4
2.1	Location	
2.2	Historic context	
2.3	Listing	
2.4	Conservation area	
3.0	EXISTING BUILDING & ALTERATIONS	Page 9
3.1	Externally	
3.2	Internally	
4.0	PROPOSALS	Page 14
4.1	Front of house	
4.2	Internally	
5.0	CONCLUSION	Page 20
6.0	CHRIS DYSON ARCHITECTS	Page 21
6.1	Brief history of CDA	
6.2	AJ Small Projects Award 2014	
6.3	Heritage award	

1.0 INTRODUCTION

Chris Dyson Architects have been instructed to prepare a planning and listed building consent application for the property at 51 Sidmouth Street WC1H 8JX. The site consists of an early 19th century 4 storey building arranged over lower ground to second floor. The property is Grade II (two) listed.

This application relates to; full internal refurbishment and reinstatement of features to restore character; replacement of front door and front path tiles with more sympathetic alternative; reinstatement of lightwell access stair. The building was partially destroyed as a result of enemy action and as a result all that remains of the early 19th century building is the front facade.

This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its surroundings and assesses the heritage value of the fabric affected by the works.

2.0 SITE

2.1 Location

51 Sidmouth Street

London

WC1H 8JX

The site is located close to Corams Fields in central London. It enjoys very close proximity to the amenities around Kings Cross and St Pancras Station.



 Aerial View



 Ordinance Survey

2.2 Historic context

51 Sidmouth Street was built between 1807 and 1813 as part of the wave of development sweeping out of London. It was built at the same time as the adjacent Regent Square but the buildings along Sidmouth Street are architecturally different from those of the square and separated by a step in plan.

The 1867 map shows the houses backing onto a small square named Wellington Square which was exited via Derry Street and Prospect Place. Just to the west was a burial ground that has since become a public garden. The graves are still visible within the garden.

By the 1870's the area was in decline and the inhabitants of Derry Street and Prospect Place were labelled by Charles Booth in 1898 as 'Vicious, semi criminal'. Wellington Square had been demolished and replaced by a

school. In his notebooks Charles Booth describes the area as:

"Sidmouth Street, 4 and a half stories, some crowding in single rooms. Mess, bread in street. Mixed working class people. Into Derry Street, 3 and a half stories, very rough, costers. Irish predominant, asphalt paved. Vegetables, meat and bread lying about, all doors open, children dirty, ragged, 4 barefoot and one child with only a shirt. Hunter had been into one house after some watch stealer and found rooms low and dirty, a father and mother and eight children in one room. Bricks thrown down on Police from rooftops. None living in the basement though a good many make a free night lodging of it."



Map, 1868

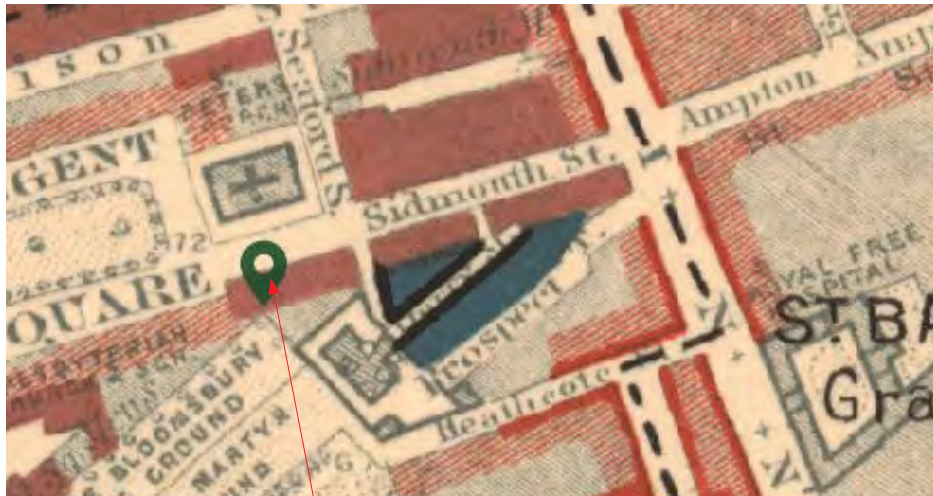
Site



Map 1890's

Site

The area was heavily bombed during the war and the terrace of houses immediately to the east of no. 51 were destroyed and no 51 itself suffered extensive damage. The bombing also cleared away the slums of Derry and Wellington Streets and allowed more speculative development to take place after the war.



Booth map 1897

Site



Map 1947

Site

2.3 Listing

Name: NUMBERS 51-55 AND ATTACHED RAILINGS

List entry Number: 1378668

Location

NUMBERS 51-55 AND ATTACHED RAILINGS, 51-55, SIDMOUTH STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478002

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

CAMDEN

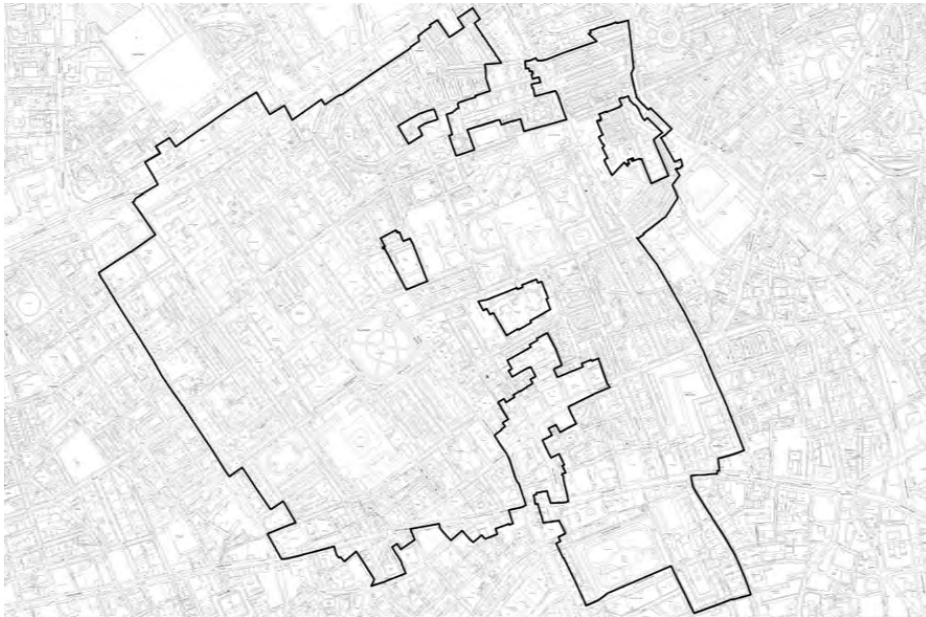
TQ3082NW SIDMOUTH STREET 798-1/90/1442 (South side) 14/05/74
Nos.51-55 (Odd) and attached railings

GV II

3 terraced houses. 1807-1818, altered, restored late C20. Darkened stock brick with some later patching. Rusticated stucco ground floors with 1st floor sill bands; Nos 51 and 55 rusticated. 3 storeys and basements. 2 windows each. Round-arched doorways, No.53 with architrave, with fluted attached Doric columns carrying dentil cornice-heads and patterned radial fanlights; panelled doors. Round-arched ground floor windows. Gauged brick flat arches to recessed sashes; Nos 51 and 55 1st floor windows in round-arched, shallow recesses with impost bands. No.51 1st floor windows with architraves, No.53 with casements. Cast-iron balconies to all 1st floor windows. Parapets; No.53 with stuccoed 2nd floor sill band and stuccoed parapet. Right hand return of No.55 painted with early C20 advertising material. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials. (Survey of London: Vol. XXIV, King's Cross Neighbourhood: London: -1952: 77).

2.4 Conservation Area

51 Sidmouth Street is within the Bloomsbury Conservation Area



Island Gardens CA

3.0 EXISTING BUILDING & DEMOLITIONS

3.1 Externally

3.1.1 The front elevation of Sidmouth Street remains largely unchanged from the time of construction. The house enjoys original spear head finial railings to the lightwell, although those to the east of the path have been lost, presumably at the time of the bomb damage.

3.1.2 The front door has been replaced at some point and the current front door is not in keeping with the age of the building and its replacement is proposed as part of this application. Additionally the front path tiles are modern replacements and not in keeping with the character of the building.

3.1.3 The original access gate in the front railings is present but the stairs from street level to lightwell have been lost and this application seeks to reinstate them.

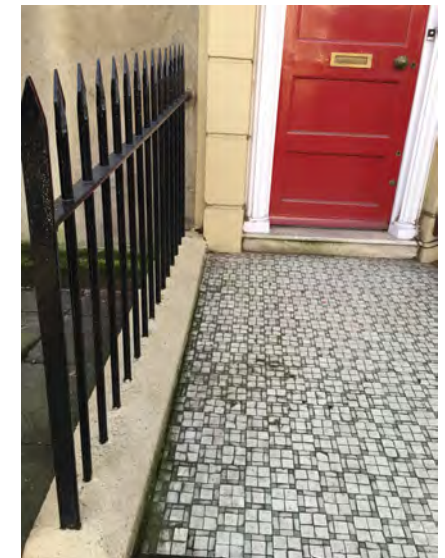


Modern front door in original doorcase and fanlight



Modern path tiling to be replaced

Non original railings to be removed and replaced



Modern railings to left hand side to be removed and replaced

3.1.4 When the rear of the house was rebuilt after the war and due to the loss of the terrace to the east, concrete buttresses were installed to the party wall to counter the side thrust. A window was also included within this rebuild and to increase security an aesthetically appropriate grille is proposed to the outside of this window.



Side view of house

3.1.5 The rear of the house demonstrates the extent of the post war rebuild. The new rear elevation bears no resemblance the original. The butterfly roof line has been lost to a new, lowered flat roof; the window openings have been changed and the windows replaced with Crittal casements that are in poor condition; window lintels are pre stressed concrete; a two storey closet wing has been added; the house has been rebuilt to a lesser width than the original giving a wedge shape to internal rooms



3.2 Internal

3.2.1 Due to the post war rebuild, no original internal early 19th century fabric remains. The interior is very simple and characterless. Doors are plain ply panel doors, there are no cornices, ceiling roses or decorative plaster work and skirtings are simple square pieces of softwood. All partitions, floors and woodwork are of modern plasterboard and stud, softwood and plywood.

3.2.2 The ground floor hallway partition is positioned uncomfortably in the space and clashes on contact with the doorcase and fanlight. It is proposed to remove this partition and reposition it to give a more generous hallway and create symmetry.



Ground floor hallway



Typical simple door



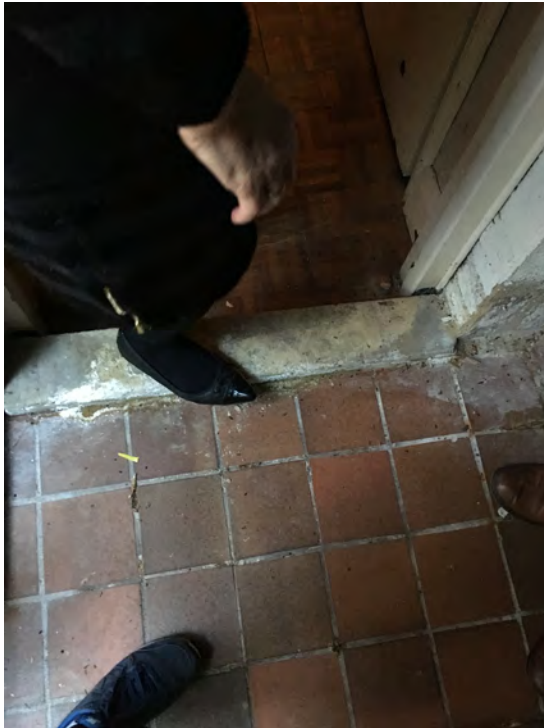
Ground floor modern fireplace



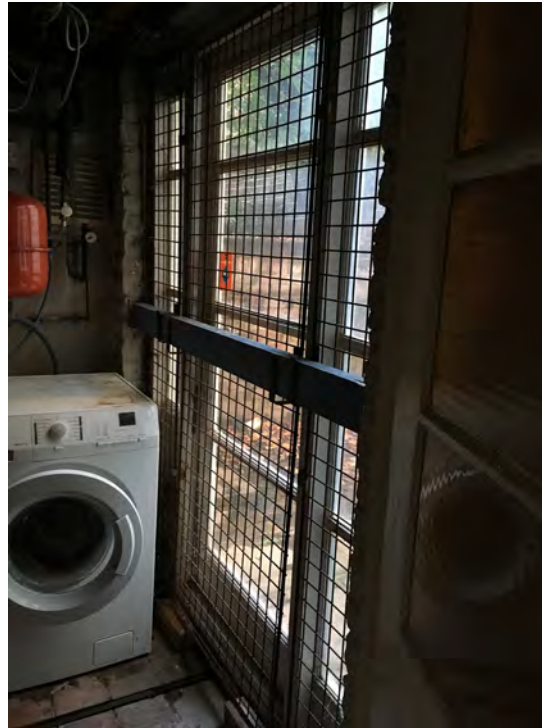
Ground floor kitchen

3.2.3 The uninsulated concrete floor slab across the whole lower ground floor will be broken out and reinstated. The floor level of the boiler room will be lowered to give adequate headroom for a bathroom.

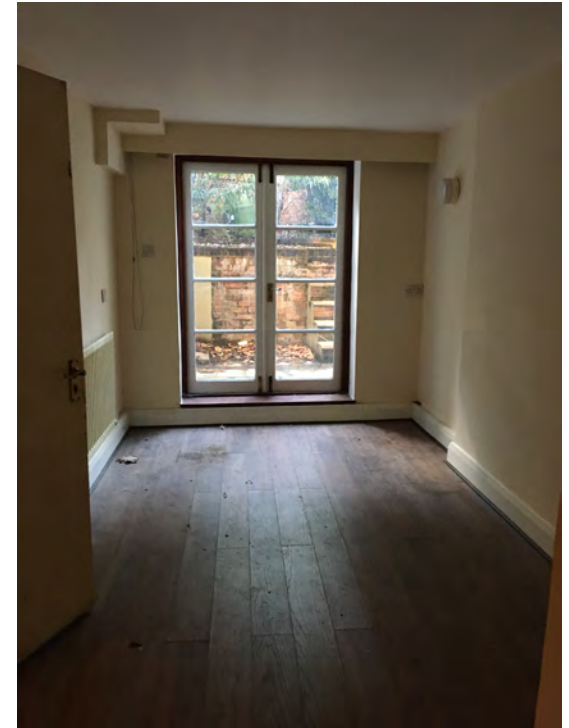
3.2.4 The side door from boiler house to garden will be removed and the cill and nibs on either side built up to allow installation of a new window.



Raised tiled floor of boiler room



Raised tiled floor of boiler room



Lower ground floor rear room

3.2.5 The internal staircase is an early 1950's staircase, constructed when the house was rebuilt. The stair looks bulky and isn't in keeping with the character of the house. To make the staircase look more elegant the square spindles will be removed and replaced with thinner, more slender spindles. The bannister and newel post will be stripped back and french polished.



Internal stair

3.2.6 The door to the master bedroom on the top floor landing will be moved to the other side of the partition to allow full height fitted storage to be fitted along the party wall.



New doorway, existing door infilled.

Top floor landing

4.0 PROPOSALS

4.1 Front of house

4.1.1 The existing front path is of modern, unsympathetic modern tiles. We propose to replace this path with a black and white chequer path tile that is typical of the period.

4.1.2 The lightwell stair would be replaced with a painted metal stair that would have been present originally. The gate would remain intact.

4.1.3 The lower ground lightwell window would have sympathetic traditional window bars fitted for additional security.



Typical early Victorian chequer pattern floor



Existing lightwell gate



Traditional window bars



Typical metal lightwell stair

4.1.4 The existing front door is an unsympathetic modern replacement and it is proposed to replace with a traditional late Regency style door. The proposed design is taken from a classic late Regency design of 1815-1830 from the Kings Cross Development Area.



Classic late Regency street door from *Elements of Style* by Stephen Calloway (1991)



Proposed replacement front door

4.2 Interior

4.2.1 As previously stated, the interior of the property was constructed in the 1950's following demolition after bomb damage. There are no remaining original features and this application seeks to reinstate features and fittings that are appropriate to the age of the house.

4.2.2 Throughout the house blank chipboard or plywood doors will be replaced with 6 panel doors with decorative architraves. On the lower ground and second floors the door panelling would be unbeaded and the architrave simple, as befits these less public areas on the house. On the ground and first floor the door panelling would be beaded and the architraves more elaborate.



1815 six panel internal door with reeded frame and counter blocks of wood grained softwood.



Curved six panel door at Dickens House, London



Proposed section showing door types

4.2.3 Similarly the replacement cornicing and skirting on the ground and first floors would be more elaborate than that of the lower ground and second floors. We have good photographic evidence of original cornices and skirting boards from neighbouring houses and intend to reinstate matching cornices and skirtings at the application site.



Neighbouring 17 Regent Square showing ground floor cornicing and skirting from *Collage, City of London*



Typical skirting formed 20cm high softwood plank with decorative moulding. Note presence of softwood dado.



Typical cornice of period 1800-1830. The motifs are derived from classical elements. From Charles Dickens House.

4.2.4 Potential proposed skirting below is RSK0173 Regency skirting from Atkey and company. It is the correct height at roughly 23cm.



Proposed skirting

4.2.5 Below is an example of a potential proposed cornice. It the Hamdon Georgian and Regency coving from Regency Mouldings.

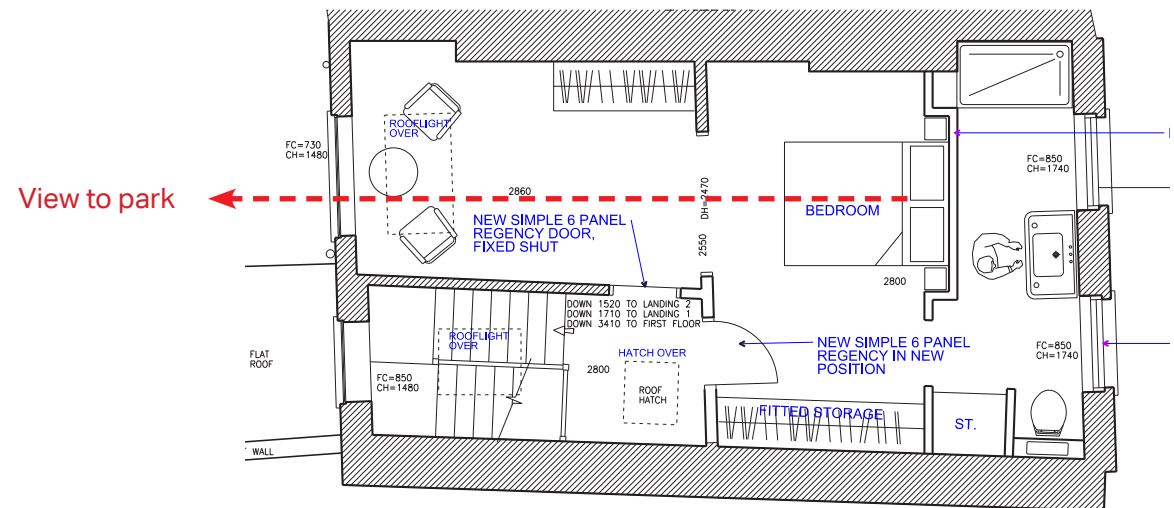
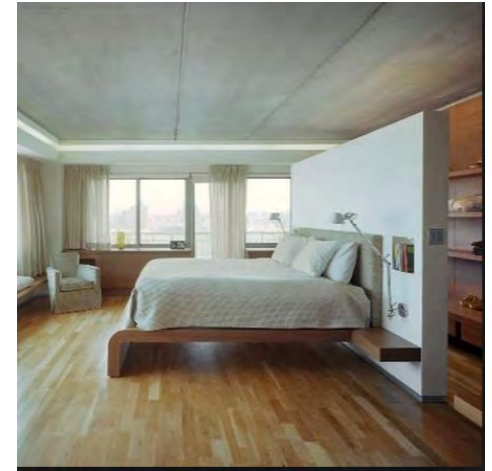


Proposed cornice

4.2.6 Due to the requirement to include an ensuite within the second floor master bedroom space it is proposed that low level partitions (circa 1.9m high) are used to create an area within the room, but still allow the space to be read as a larger room. The low level wall is recessed to accommodate bed, small bedside tables and reading lights and creates a private space at the back of the bedroom in which there is a shower, WC and basin. Windows to the street would be treated with translucent film to maintain occupant privacy..



Bed with low level walls to create separate wardrobe area



5.0 CONCLUSION

This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site and all local and national policy.

We believe that there is no material of note present inside the house. What is there was built, poorly, in the 1950's and lacks character, quality and sensitivity. Removal and adjustment of the specified areas of fabric and reinstatement of decorative fixtures and fittings that are commensurate with the age of construction of the house is considered of benefit to this heritage asset. Whilst the house is listed and that listing covers the external and internal parts of the building, in this case it is considered that the area of primary heritage importance is the front elevation which remains unaltered.

Overall we believe the proposals actively enhance the host building and restore some lost and badly needed character.

6.0 CHRIS DYSON ARCHITECTS

6.1 Brief History of Chris Dyson Architects

The principal architect Chris Dyson, who is a former senior designer at Sir James Stirling and Michael Wilford Associates, and more recently at Sir Terry Farrell and Partners, founded and incorporated Chris Dyson Architects [CDA] in 2004.

We have a diverse portfolio of projects in the Europe and Asia, from urban planning proposals to public buildings and small private commissions.

There are two primary strands to the practice: the first is historic conservation architecture applying skills in intelligent conservation and sensitive building design to projects, and the second is grand architecture concerned with cultural and commercial commissions.

We enjoy working on challenging projects of all scales, including many historic listed buildings. We pride ourselves on a high degree of attention to detail and a flair for innovative and modern design.

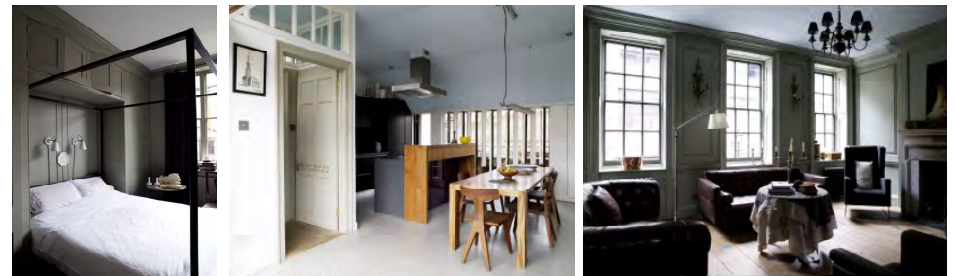
The practice is based in the historic Spitalfields area of London, where Chris Dyson has lived and worked for 20 years, and where many of our early projects are located.

Chris Dyson is supported by Partners Gideon Purser, Mathew Witts, and Harry Whittaker. Together we form a dedicated and committed team forged by close collaboration, and with the current workload, we have great confidence in our future.

CDA has much experience working in London Borough Of Tower Hamlets and has designed and realised successful projects in this Borough.



Spitalfields - various



Interiors - various



Trinity Green- Grade I Listed

6.2 Architect's Journal Small Projects Award 2014

In 2014 Chris Dyson Architects were awarded the 'Architects Journal Small Projects Award' for the extension to a private residential project at Wapping Pier Head

The project was chosen ahead of 23 other finalists to win the award which celebrates the best schemes built with a contract budget of £250,000 or less.

The 'subtle, thoughtful yet mischievous' addition to a Georgian-style terrace in east London was described as 'architecture for architects, yet a building the public would walk by and equally enjoy'.

RIBA

London Regional Award Winner 2015



6.3 City Heritage Award 2011

In 2011 Chris Dyson Architects were awarded the 'City Heritage Award' for number 5, 6 & 7 New Street in London. This award, now over 30 years old, is given each year to the best refurbishment project in the City. The three properties were previously used as a single office. CDA completed a sympathetic and quality refurbishment, and reinstated a domestic configuration. The award demonstrates CDA's experience and knowledge of Georgian architecture.

