

DESIGN AND ACCESS STATEMENT

131-P-000-A

Flat A
3 Great Ormond Street
London WC1N 3RA

May 2017



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I. INTRODUCTION

This application covers the proposed internal alterations to the Ground Floor and Lower Ground Floor of number 3 Great Ormond Street, and the front portion of the Lower Ground Floor of 5 Great Ormond Street London, WC1N 3RA.

The address of the property is 3 Great Ormond Street London WC1N 3RA.
For the purpose of this application this is the captioned address.

This statement is to be read in conjunction with the following drawings and documents:

I31-P-000-A	Design and Access Statement REV A
I31-P-001-A	Site Location + Drawing List
I31-P-002-A	Site Photographs
I31-P-003-A	Site Photographs
I31-P-004-A	Site Photographs
I31-P-005-A	Existing Lower Ground Floor Plan
I31-P-006-A	Existing Ground Floor Plan
I31-P-007-A	Existing Section A-A
I31-P-008-A	Existing Section B-B
I31-P-009-A	Existing Section C-C
I31-P-010-A	Existing Front Elevation
I31-P-011-A	Existing Rear Elevation
I31-P-012-A	Existing Front Room Elevations (Ground Floor No 3)
I31-P-013-A	Existing Rear Room Elevations (Ground Floor No 3)
I31-P-014-A	Existing Kitchen Elevations (Ground Floor No 3)
I31-P-015-A	Proposed Lower Ground Floor Plan
I31-P-016-A	Proposed Ground Floor Plan
I31-P-017-A	Proposed Section A-A
I31-P-018-A	Proposed Section B-B
I31-P-019-A	Proposed Section C-C
I31-P-020-A	Proposed Front Elevation
I31-P-021-A	Proposed Rear Elevation
I31-P-022-A	Proposed Front Room Elevations (Ground Floor No 3)
I31-P-023-A	Proposed Rear Room Elevations (Ground Floor No 3)
I31-P-024-A	Proposed Kitchen Elevations (Ground Floor No 3)
I31-P-025-A	Proposed Lower Ground Floor Plan
I31-P-026-A	Proposed Ground Floor Plan
I31-P-030-A	Proposed Adjustments to External Door at Room L-04

I31-P-150-A	Heritage Statement
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2. BRIEF HISTORY OF THE BUILDING AND DESCRIPTION

2.1 Building Description

3 Great Ormond Street was built as part of a terrace of 4 houses between 1710 and 1715.

It is a 5 Storey terraced house constructed in brown London stock brick in a Flemish bond with red brick dressings.

The front façade comprises 3 bays of tall sash windows with flat red brick voussoirs set within narrow load bearing brick piers.

The house has a wide front area with large basement sash windows and a landing connecting the front door and the street.

At ground level the entrance door is framed with a timber Doric door case with original painted cast iron railings.

The original 5-storey house (lower ground, ground, first, second and third floors) is split into 5 separate tenures with Flat A comprising the lower ground and ground floors + rear garden.

In the 20th century alterations were carried out throughout the building and the rear closet wing was rebuilt. At ground floor, a new hallway and WC were formed in the rear room with panelled wall and doors. At lower ground floor the alterations include a shower room towards the front and a doorway linking through the party wall to number 5.

Internally the building has original raised and fielded panelling to the common hallway and paneling in the principle rooms throughout. The ground floor front room has dado paneling, window shutters and cornice with a stone chimneypiece. The 'victory arch' (separating the front room G-01 and the rear room G-02) has been in-filled with a 20th century plasterboard partition and door.

5 Great Ormond Street was built as part of the same terrace of 4 houses between 1710 and 1715.

The front elevation is very similar to No 3 (fewer glazing bars to the windows and minor differences to the door case to the front door).

The original 5-storey house (lower ground, ground, first, second and third floors) is split into 5 separate tenures.

The front portion of the lower ground floor is within the demise of Flat A 3 Great Ormond Street and is not accessible through number 5.

Alterations were carried out throughout the building in the 20th century and the front of the lower ground floor was subdivided by stud partitions and linked to No 3 by the aforementioned doorway linking through the party wall.

2.2 Building History

In 1688 the site was leased by the Rugby Estate to Nicholas Barbon who was responsible for redeveloping the area of Bloomsbury around Lamb's Conduit Street following the Great Fire of London (1666). The terraced houses to the east side of Great Ormond Street, of which Numbers 3 and 5 are a part, are the last survivors of this redevelopment.

The building is a Georgian terrace house with rooms laid out en-suite with a rear closet wing to all floors. The terrace was constructed as a set of single, individual, large, family dwellings. As the wealthy moved to new suburbs the buildings became increasingly sub divided and let as flats. The buildings were subdivided into smaller units and therefore carried greater loads than they were originally intended to. They eventually fell into disrepair with loss of maintenance funding and increased loading. This damage was exacerbated during the two World Wars, which left the buildings heavily damaged.

Despite their listing the Great Ormond Street terrace was scheduled for demolition to be replaced with contemporary and safer accommodation. The terrace, including numbers 3 and 5 were sold to Camden council to be used as part of their social housing stock. Numbers 3 and 5, along with the rest of the street was conserved and restored in the early 1970s and subdivided into flats. The houses remain subdivided in this arrangement today.

Originally the interiors were left to be finished and fitted-out by the individual lessees. The structural walls of the terrace are formed with 3 No. load-bearing walls running parallel to Great Ormond Street; an external front and rear wall and a structural spine wall through the middle. Originally this offered alternative structural openings for the tenant's choice of doorway through to the rear of the building. In the early 19th century a practice of opening up the front and back rooms of properties was common. This was undertaken at the properties on Great Ormond Street in the form of arches. These arches were nicknamed 'victory arches' in celebration of the Battle of Waterloo. The arch at 3 Great Ormond Street has since been infilled with 20th century plasterboard. The current partition is of low quality plaster board and skim on timber studwork.

3. ARCHITECTURAL SIGNIFICANCE

3.1 The House

3 and 5 Great Ormond Street have a significant group value as part of four handsome and high quality Georgian terrace houses. The terrace represents a rebuilding of London after the Great Fire and was designed to give a new urban unity to London. The listing description does not include detailed information about the interior paneling. Nevertheless the extent of rich classical detailing and timber paneling throughout the house is of high significance.

3.2 Previous Alterations

The houses on Great Ormond Street (including No. 3 + 5) were conserved and rebuilt in the 1970s after threats of demolition but were saved by the London Borough of Camden deciding to convert into social housing. As part of these alterations numbers 3 + 5 were subdivided into flats of varying sizes.

Flat A of number 3 was linked to the front portion of the lower ground floor of No. 3 in order to create a larger 3 bedroom family unit. These alteration works included the rebuilding of the rear closet wing (containing the kitchen at ground floor and studio room at lower ground) the installation of the WC G-06 + Hall G-05 at ground floor; and at lower ground the new shower room, partitions and the doorway in the party wall between Nos. 3 and 5.

The ground floor rear room has been subdivided to accommodate the 20th century WC off the existing hallway. The chimneybreast in the ground floor rear room is a painted timber panelled stud partition – an addition 'echoing' the position of the original chimneybreast. The ground floor rear room has original panelling to 3 No. walls, except the north wall. From site inspection and investigations the north wall is seen to be a 20th century alteration to integrate the new WC G-06 and Hall G-05 behind.

The lower ground floor rooms in Nos. 3 + 5 have been substantially modified with the original ceilings, cornicing, and skirting replaced or omitted.

4. DESIGN PRINCIPLES

Any proposed development must seek to preserve and enhance the building's use containing a family home. The successful preservation of the building in the 1970s illustrates the value of the terrace and its importance in the local area to continue to function as homes in the 21st century. The best way to enable 3 Great Ormond Street to continue to serve its original function as a family home would be to make alterations to it with sensitivity to the existing building, taking into account its grade 2* listing.

As part of the effort to save the building from demolition in the 1970s a number of interventions had to be made. These include the ground floor WC, which divides the originally large ground floor room, and the reconstruction of the rear closet wing.

The present proposals aim to improve access from pavement level to the lower ground floor via introducing a new staircase. They also envisage reuniting the ground floor front and rear rooms with the removal of the 20th century WC and partition currently dividing them. They also aim to improve the arrangement of the lower ground floor hallway.

5. DESIGN PROPOSALS

5.1 Proposals

The present proposals include:

01. The removal of the upstand kerb to the area of pavement railings below the proposed gate outside No. 3 at pavement level.
02. The removal of the area of pavement railings to become a new gate outside No. 3 at pavement level.
03. The removal of the existing, architrave and wall paneling to the side + above the existing doorway between G-01 and the Common Entrance Hallway at ground floor.
04. The removal of the 20th century partition and door between the Front and Rear Rooms (G-01 + G-02) at ground floor.
05. The removal of the 20th century partition and sanitary fixtures, fittings and water tanks forming the WC G-06 at ground floor.
06. The removal of the 20th century partition between the existing Lobby and Rear Rooms (G-01 + G-02) at ground floor.
07. The removal of the floor screed and lowering of the floor slab to enable new of new under-floor heating to all of the rooms at lower ground floor.
08. The removal of the partition between the existing Shower Room and Hallway (LG-01 + LG-07) at lower ground floor.
09. The removal of the sanitary fittings, fixtures and stud partitions in the existing Shower Room LG-01 at lower ground floor.
10. The removal of the 20th century partition and water cylinder in the Hallway LG-07 at lower ground floor.
11. The removal of the length of existing masonry wall which projects into the mid-point of Hallway LG-07 at lower ground floor.
12. The removal of the 20th century partition to the underside of the side of the staircase LG-09 at lower ground floor.
13. The removal of the section of masonry wall between LG-08 + LG-09 to form a new doorway at lower ground floor.
14. The removal of the 20th century partition forming the dummy chimneybreast in Bedroom 4 (LG-08) at lower ground floor.
15. The removal of section of external wall to form the opening for a new window in the Studio LG-10 at lower ground floor.
16. The removal of a core of external wall to form the opening for the new boiler flue in the Studio LG-10 at lower ground floor.
17. The removal of a length of existing masonry party wall to increase the width of the existing opening between Nos. 3 + 5 Hallway LG-07 and Lobby LG-05 at lower ground floor.
18. The removal of the 20th century partitions and doors within No.5 at lower ground floor.
19. The removal of the masonry wall and part-height side piers between the Front Yards LG-15 + LG-16 at lower ground floor.
20. The removal of the doors and frames to the openings into the Vaults LG-17, LG-18, LG-19 and LG-20 at lower ground floor.
21. Installation of new gate within the pavement railings outside No. 3 at pavement level.
22. Installation of new 14 riser painted metal staircase in the Front Yard Lightwell LG-15 between pavement + lower ground floor.
23. Installation of new central heating and radiators to the rooms at ground floor.
24. Installation of new insulated plasterboard linings to the ceilings of the rooms at ground floor.
25. Installation of new wall paneling around / over the existing door between G-01 and Common Entrance Hallway at ground floor.
26. Installation of new panelled stud wall and panelled cupboard in G-02 at ground floor.
27. Installation of new cupboard in the below mantel panelling + over mantel panelling in the chimneybreast in G-02 at ground floor.
28. Installation of a new door at the top of the staircase in G-02 at ground floor.
29. Installation of new kitchen fittings + fixtures (base units, worktop, wall units + sanitary fittings) in the Kitchen G-03 at ground floor.
30. Installation of new under-floor heating to the lower ground floor.
31. Installation of new structural support to mid-point of Hallway LG-07 (where structural wall to be reduced) at lower ground floor.
32. Installation of new structural support over the widened opening in the party wall between LG-05 + LG-07 at lower ground floor.
33. Installation of a new door and a half and architrave in the enlarged opening between LG-05 + LG-07 at lower ground floor.
34. Installation of new worktop, base + wall units, washing + drying machines and wall in the Utility Area LG-01 at lower ground floor.
35. Installation of a new door and architrave in the new doorway opening between LG-08 + LG-09 at lower ground floor.
36. Installation of a plasterboard faced stud partition between Bathroom LG-06 + Bedroom 4 LG-08 at lower ground floor.
37. Installation of new sanitary fittings in the new Bathroom LG-06 at lower ground floor.
38. Installation of a new boiler in the Studio LG-10 at lower ground floor.
39. Installation of new painted timber sash window with stone cill in rear wall of Studio LG-10 at lower ground floor.
40. Installation of new plasterboard lined stud partitions with doors forming Lobby LG-05, Bedroom 1 LG-03 and Bedroom 2 LG-04 at lower ground floor.
41. Installation of new plasterboard lined stud partitions with doors forming WC LG-14 at lower ground floor.
42. Installation of new sanitary fittings in the new WC LG-14 at lower ground floor.
43. Installation of a new floating timber floor finish or ceramic tile finish to the rooms at lower ground floor.
44. Installation of a new masonry wall blocking up the opening to Undercroft / Vault LG-17 at lower ground floor.
45. Installation of new doors and architraves to the doorways into Undercrofts / Vaults LG-18, LG-19 + LG-20 at lower ground floor.
46. Installation of new waterproof tanking to the walls and roof of Undercrofts / Vaults LG-18, LG-19 + LG-20 at lower ground floor.

5.2 Impact of the Design on the Historic Building

- The building would maintain its function as a house with multiple dwellings – containing four flats over five storeys.
- The introduction of a gate in the pavement railings and steps down to the lower ground Front Yard would follow a precedent well established in many of the surrounding houses. This would not be detrimental to the historic significance of the house.
- The client has undertaken opening-up of the ceiling linings to lower ground floor LG-02 + LG-08 and the floorboards and some of the existing panelling to the ground floor Front Room G-01 and Rear Room G-02. This has exposed historic arrangement of timber spine joist of the ground floor running parallel with the party walls and supporting the lateral secondary joists.
- Investigations have shown that the partitions and suspended ceiling forming the ground floor WC are all of 20th century origin.
- Investigations on the suspected modern panelling in the Front Room G-01 at ground floor near to a leaky riser by WC G-05 exposed white paint and undercoat over modern laminated timber panels – not the original paneling.
- The existing WC G-06 and Hall G-05 currently subdivide the rear room G-02. The removal of the partitions around the WC and Hall would enhance the architectural significance of the building by returning the ground floor to its original layout.
- The opening up of the 'Victory arch' would restore a key visual element of the property and enhance its function as a family home by allowing a large and flexible ground floor room.
- The existing chimneybreast in the ground floor rear room G-02 could be modified to incorporate cupboards within the below mantel and over mantel panelling without harming the integrity of the building and would not be detrimental to the historic significance of the room.
- The removal of the existing studwork mock chimneybreast in the lower ground floor rear room LG-08 would not be detrimental to the historic significance of the room, which is proposed to be sub-divided.
- The removal of the partition from the underside of the staircase, the removal of the cylinder enclosure, the structural nib wall and the removal of the wall between the Hallway LG-07 and LG-01 would help create an clear orthogonal space with natural light at either end, traversing the depth of the property either side of which are arranged the bedrooms and sanitary accommodation. A considerable improvement on the irregularity and darkness of the existing arrangement.
- The installation of a new Bathroom LG-06 and WC LG-14 would make use of the existing drainage stacks and allow the existing WC G-06 to be removed from the ground floor.
- The installation of a window into the rear wall overlooking the Rear Garden would make Studio LG-10 far more usable space.
- The removal of the existing masonry wall between the Front Yards of Nos. 3 + 5 would correspond to the double frontage at lower ground floor and make it a far more usable space.

5.3 Review against the NPPF section 12

129. Please see section 3. above

131. The alterations are mostly internal. The proposals would enhance the existing house allowing it to function in its use as a 21st century home. Opening up the ground floor would make the space flexible whilst returning the rooms to their early 19th century layout. The opening up of the lower ground floor hallway would make the space more legible and improve its ability to function as a part of a 21st century home. The modification of paneling on the chimneybreast would not harm the significance of the building.

132. The proposals are conservative and seek to return the house to an earlier layout by removing some 20th century alterations and repairing and replacing panelling where required

134. The use of the property would be increased by the modification of the lower ground floor to accept under-floor heating, the removal of the wall separating the front lightwells, the widening of the opening in the existing structure around the lower ground floor hallway. The proposals would lead to little change to the original fabric. Additionally the alteration of the wall paneling in the ground floor front room and rear room, the removal of the existing paneled 20th century partition walls, modification of an area of pavement railing into a gate would be designed in such a way as to integrate them into the existing fabric using as much of the existing timber panelling as possible.

6. CONCLUSION

The proposed alterations at ground floor would neither cause harm to the existing historic fabric nor affect its significance. They have been designed to cause as little impact as possible.

In cases where historic fabric would be altered it is done so in a sympathetic way, using as much of the original materials as possible.

The proposal to modify the existing pavement railings into a gate and introduce an external access staircase within the front lightwell of No. 3 would neither cause harm to the existing historic fabric nor affect its significance. It would greatly benefit the ability of the property to function as a family residence without disturbing the flats above and would follow the precedent in neighbouring houses.

The proposals to open up the ground floor would give this portion of the house its pre-restoration layout which would help restore the overall significance of the house and allow it to better function to contain a family home.

At lower ground the proposal to open the wall separating the front lightwells of No. 3 and No. 5 greatly improve the arrangement to the front of the property and would neither cause harm to the existing historic fabric nor affect its significance.

At lower ground floor the proposal to remove a narrow section of the historic fabric, which currently projects 600mm into the hallway, would not be detrimental to the existing fabric and would not affect the significance of the remainder of the wall.
Also at lower ground floor the proposal to widen the existing opening in the party wall between Nos. 3 and 5 and the proposal to form a door opening in the wall beneath the staircase would not be detrimental to the existing fabric and would not affect its significance.

7. APPENDIX 1 – Opening-Up Investigations

Areas of ceiling in the lower ground floor front and rear rooms: Revealing the timber spine joist of the ground floor supporting the lateral secondary joists.

Stud chimneybreast in the lower ground floor rear room: Revealing the modern plasterboard faced stud construction.

Area of ceiling in the lower ground floor hallway: Revealing the existing lintel support over the hallway.

Area of peeling paint on the wall paneling of the central wall in the ground floor front room: Revealed modern joinery

Stud chimneybreast in the ground floor rear room: Revealing the modern panel faced plasterboard lined stud construction.

Areas of wall linings in the ground floor WC: Revealing the underside of the 1st floor above the ceiling.

8. APPENDIX 2 – Listing Description

Q3082SE GREAT ORMOND STREET 798-1/96/664 (South side) 24/10/51 Nos.1-7 (Odd) and attached railings and lamp-holder
(Formerly Listed as: GREAT ORMOND STREET Nos.1-15 (Odd))

GV II*

4 terraced houses. c1710-15, restored c1980 by Donald Insall & Associates for Rugby Estates. No.1: built by J Ritchbell, J Walker and J Hiron. Brown brick with red brick dressings. 2nd and 3rd floor refaced in multi-coloured stock brick. 4 storeys and basement. 3 windows. Wooden Doric doorcase with fluted pilasters carrying entablature; square-headed radial patterned fanlight and panelled door. Gauged red brick flat arches to flush frame sashes with exposed boxing. Parapet. INTERIOR: not inspected but noted to retain panelling and staircase with spiral balusters. Nos 3, 5, 7: altered. Built by J Cooper and E Chapman. Brown brick with red brick dressings. 3rd floor rebuilt in multi-coloured stock brick. 4 storeys and basements. 3 windows each. Wooden Doric doorcases with fluted pilasters carrying entablature; square-headed radial patterned fanlights and panelled doors. No.7 with fine carved, foliated brackets and hood. Gauged brick flat arches to sash windows; No.3 with flush frames and exposed boxing, No.5 recessed with exposed boxing and No.7 recessed. Moulded stone bands at 1st and 2nd floor levels. Stone cornices at 3rd floor level. Parapets. INTERIORS: not inspected but noted to retain panelling and original staircases, No.3 with spiral balusters and carved brackets. SUBSIDIARY FEATURES: attached cast-iron railings with urn and torch flambe finials to areas; No.7 with cast-iron lamp-holder.