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7-8 Sandwich Street London WC1H 9PL:

**Modifications to Sandwich Street Façade and Roof:
new cast iron rainwater pipe, building name plaques,
and dormer to provide safe roof maintenance access**

Design, Heritage & Access Statement

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7-8 Sandwich Street

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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 Purpose 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). Amendments to these approved plans were approved in March 2017 (Planning Application Reference 2017/0032/P and Listed Building Application 2017/0022/L) – the works to implement these approvals are currently ongoing.

These approvals related to the internal refurbishment of the buildings, with very limited implications for the exterior (replacement of two doors at basement level, and modifications to ventilation grilles to the rear of the building). Two issues have now emerged, however, that have resulted in a requirement to submit further planning and listed building applications:

- The Great Ormond Street Hospital Charity wishes to install a plaque beside each of the two main entrances from Sandwich Street, naming the buildings. The position where a plaque could be mounted on No. 7 Sandwich Street is currently bisected by a rainwater pipe, which as well as clashing with the preferred plaque location is in poor physical condition and is of a modern type of fabrication that is not in character with the buildings.
- The buildings currently have no internal access to roof level: access can only be achieved by installing scaffolding. This has caused problems since the Charity purchased the buildings, as it makes routine inspections / maintenance, and rapid response to issues such as leaks, impossible.

2 The Existing Buildings

2.1 Description

The application properties form part of a terrace of 8 houses constructed between c1813-1824, located on the East side of the Southern portion of Sandwich Street, and comprise five storeys of accommodation including a basement (lower ground floor). The external materials used are as follows:

Sandwich Street façade: rusticated stucco (basement and ground floors). Yellow stock brick (first to third floors), with parapet to roof edge. Upper portion of façade to No. 7 has been rebuilt (second and third floors) – more recent brickwork does not accurately match appearance of older brickwork, and does not align with the facing brickwork to No. 8, resulting in an untidy toothed junction between newer and older brickwork.



Figure 1: mismatched brickwork between 7 and 8 Sandwich Street

Windows are timber single glazed sash windows, with brick flat arches above.

Other significant features of interest on the Sandwich Street elevation include arched doorways with fanlights and paneled front doors, and cast iron railings.

Roof: pitched slate roof with central ridge parallel to front elevation. Yellow stock brick chimneys. Originally all area of the roof would have drained to the rear of the buildings, with the gutter to the side adjacent to Sandwich Street probably draining via concealed gutters located in the roof void. At some point in the past the roof drainage strategy was changed, with the installation of a rainwater pipe centrally located on the Sandwich Street elevation of No. 7 to drain the front half of the roof.

This rainwater pipe and hopper head are grey PVC products, and are in poor condition. As a result these items are detrimental to the appearance of numbers 7 and 8.



Figure 2: existing PVC rainwater pipe on Sandwich Street façade

2.2 Listing

The building was Grade II listed on 14th 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-jambes (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 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 to the group that 7 & 8 Sandwich Street form part of in the Bloomsbury Conservation Area Appraisal and Management Strategy.

2.4 Significance

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).

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.

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, iron railings, gate, steps and window boxes; and storage vaults beneath the pavement, contribute to the special interest.

3 Description of Proposed Works

To address the issues listed in section 1.2 of this report the following works were proposed:

3.1 New Rainwater Goods

Installation of new round-section cast iron rainwater pipe and hopper head, all with traditional eared sockets, in factory-applied black finish, to match cast iron rain water goods used on similar houses in Sandwich Street and Leigh Street. Create new chute through parapet to drain gutter into new hopper head. New rainwater pipe to be located centrally between windows of 7 & 8, covering the irregular and non-flush vertical junction between mismatched areas of existing brickwork. Line chute with sheet lead, detailed according to Lead Sheet Association standard details. Retain bricks removed to form chute and re-use to infill redundant chute. Modify falls to gutter to drain to new hopper head.



Figure 3: cast iron RWP



Figure 4: cast iron hopper head

In order to determine the most appropriate alignment for the new rainwater pipe down the façade options were submitted to the conservation officer for comment. The options were as follows:

- Above the stucco ground floor centre the pipe on the brick pier between the windows of numbers 7 and 8. This arrangement achieves a symmetrical appearance, and allows the pipe to be positioned to cover the join between the areas of original and newer brickwork. Offset the rainwater pipe a small distance just below the top of the stucco ground floor, enabling the pipe to drop vertically to basement level without clashing with the main entrance or railings.
- Vertical pipe drop for full building height, but off-centre between the windows, and not covering the junction between the two areas of mismatched brickwork.

Confirmation was provided by the Conservation Officer that the first option was preferable, and this option was therefore adopted in the design.

3.2 Removal of Existing Rainwater Goods

Removal of the existing PVC rainwater pipe and hopper head on the front elevation of No. 7 Sandwich Street. This is located centrally between the windows on the 2nd and 3rd floors, offsetting to beside the front door at ground and basement levels. Making good of existing chute location using bricks retained from creation of chute associated with new cast iron hopper head. Making good of fixing locations for removed rainwater pipe using materials to match existing façade (mortar to upper floors, painted stucco to lower floors).

3.3 Install Building Name Plaques

Installation of building name plaques beside front doors of Nos. 7 and 8 Sandwich Street (size 350mm wide x 250mm high). Plaques to be fabricated in brass, with a polished finish, and black etched text. Plaques to be mounted using 4 No. screws fitted with brass cover caps



Figure 5: proposed plaque design

3.4 Creation of Dormer to Enable Safe Roof Maintenance Access

Dormer clad in sheet lead with black painted timber door, to match appearance of similar dormers to roofs of adjacent properties. Sheet lead cladding to be installed with vertical welted joints to Sheet Lead Association standard details.

Dormer configured to minimise visibility from street level: height limited to the minimum required to achieve safe access, front face set back from roof edge as far as possible.



Figure 6: typical example of roof access dormer to similar neighboring buildings (6 Sandwich Street shown in the foreground)

Providing safe access to the roof has the benefit of significantly reducing the instances in which there would be a need to install scaffolding to the Sandwich Street façade, which will in turn reduce the risk of damage to the façade caused by scaffolders drilling into brickwork, mortar joints or stucco to secure the scaffolding.

4 Access

In most respects access into and within numbers 7 and 8 Sandwich Street is not affected by the works included in this application. The one area that is affected is maintenance access to the roof, which is facilitated by the creation of the new dormer. By making access possible without the need for scaffolding the safety of maintaining the roof is improved, as the need for ladder access is significantly reduced. The dormer is positioned for safe and convenient access via the existing drop-down access ladder in the roof space of No. 7, which is equipped with handrails. The roof space is equipped with a light on a motion sensor to assist safe use.