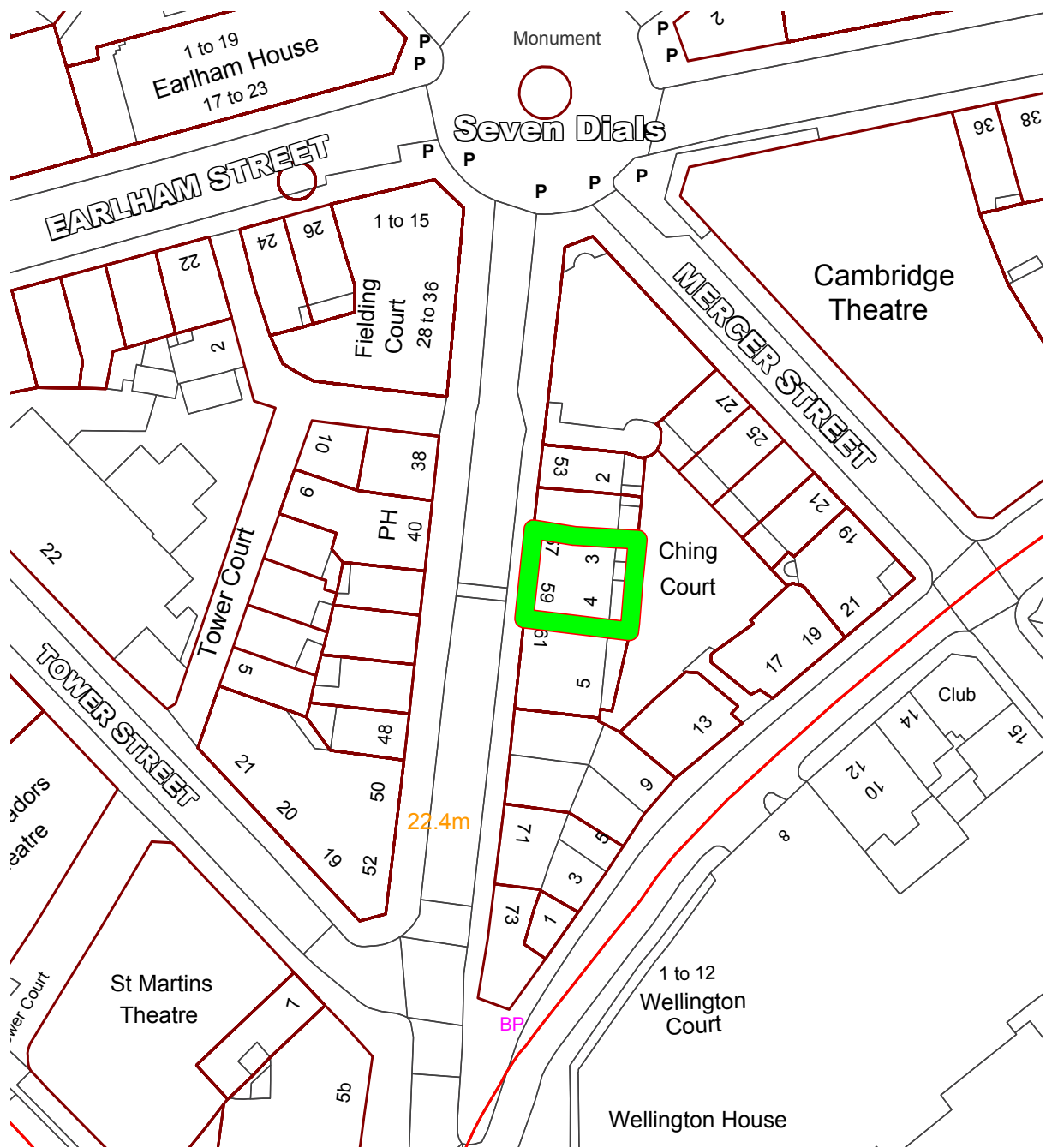
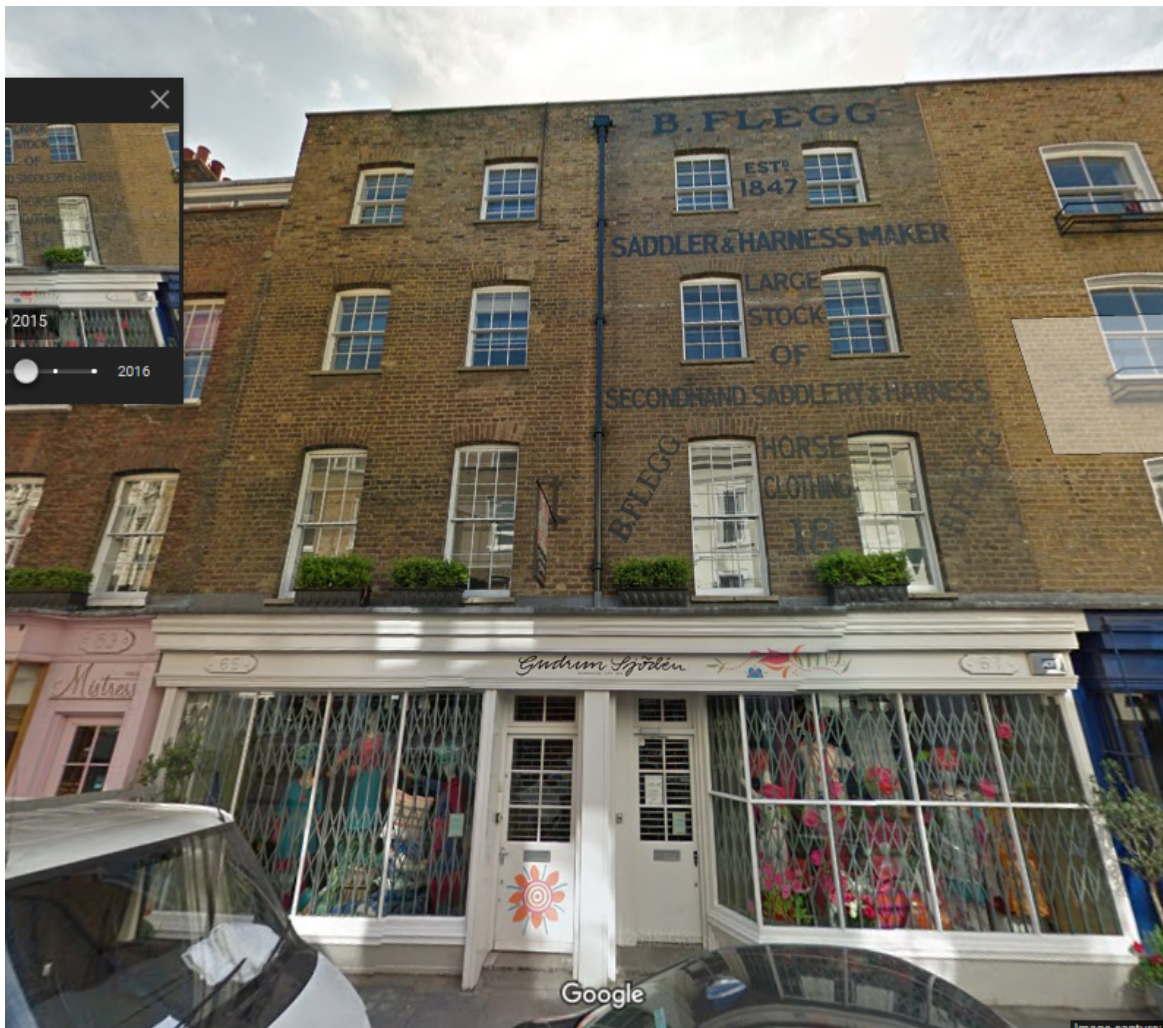


# 2017/1261/L - 57- 59 Monmouth Street / 3-4 Ching Court



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Front elevation – Monmouth Street (no external changes)



Ching Court courtyard – Access to 55-57 far left blue door



Rear of properties, No.3 Ching Court/57 Monmouth Street with Mansard to right (with aerial)



Rear Access stair to upper levels



Example of existing interior



Example of interior and windows



Example of interior





Example of interior – door to right where existing opening in party wall has been formed



Example of interior and window – rear of building



Example of interior (to be retained)



Rooflight in attic floor



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>27/04/2017</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>10/05/2017</b>
<b>Officer</b>			<b>Application Numbers</b>		
Gideon Whittingham			1. 2017/1261/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
57- 59 Monmouth Street / 3-4 Ching Court London WC2H 9DG			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
		Rachael Parry			
<b>Proposal(s)</b>					
Listed building consent for internal and external alterations associated with change of use of first to third floors from office (Class B1) to alternative uses, either as 3x2 bed self-contained residential units (Class C3) or office (Class B1) uses. Alterations include new vents, secondary glazing and associated internal alterations.					
<b>Recommendations:</b>		Grant listed building consent			
<b>Application Type:</b>		Listed Building Consent			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>A site notice for the application was displayed near to the site on the 17/03/2017 (consultation end date 07/04/2017). A second site notice was displayed following correction of the address and proposal on the 19.04.17 (consultation end date 10/05/2017)</p> <p>Both applications were also advertised in the local press on the 23/03/2017 (consultation end date 13/04/2017).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>11</b>	No. of objections	<b>10</b>
<b>Summary of consultation responses:</b>	<p>Letters of objection were received by owners of nearby properties;</p> <ol style="list-style-type: none"> <li>Flat 3, 13 Shelton Street: current business use limits intrusion on privacy, change to current arrangement to locking of courtyard. Noise concerns especially at the Shelton Street entrance.</li> <li>Flat 5, 17 Shelton Street: due to change of use; part of the listed Comyn Ching triangle was the establishment of a mixed use scheme – with new residential units overlooking opposite residential units and adversely affecting their privacy. Ching Court being an oasis of quiet after office users leaving. This application would require the new residential units to access the courtyard at anytime for access in to the buildings; allowing for noisy misuse and gates being left open and being a magnet for drug dealers.</li> <li>Flat 5, 17 Shelton Street: noise from users and key holders. Significant added disturbance to the silence and privacy</li> <li>Belinda Briones: mixed use needs to remain as it is. This application would make it much less mixed use and no longer successful for residents like the objector who depends on current mix use for a liveable home. Cut in to fabric and spoil it. Mansard roof raised and therefore no longer match the mansards to the rest of the roofs in Ching Court</li> <li>Flat 2, Mercer Street: Current mixed of offices and flats works really well and it seems a shame to break away from this carefully planned concept. Increasing the residential element would change the balance and character of the area. Existing courtyard space works well – increasing the residential element will lose the character. Courtyard entrance is well managed; change of use will lead to gates being left open and increased noise late at night, and potential misuse of the space by non-residents. Courtyard is small and they need to keep blinds permanently to stop people looking in; residential development would increase this problem.</li> <li>Flat 4, 19 Mercer Street: president of Ching Court, adversely affect us as existing residents by severely affecting our privacy; it will raise security issues and increase the risk of noise pollution. The block has a fine balance and this balance will be destroyed by changing the</li> </ol>			

issues of the buildings in this application

7. Flat 3, 13 Shelton Street: the windows on one side of my home look out onto Ching Court directly opposite the property in question. I strenuously object to any change of use to domestic since it would mean looking straight into others' homes, and others looking into mine. With commercial use the premises opposite are occupied by day, but not by night. With domestic, use it that would reverse. Concerned that residents of these properties could only enter through Ching Court itself. Ching Court is like an echo chamber, and it is easy to imagine disturbance with residents returning home at night. Also, the neighbourhood has a problem with homeless people camping in doorways and drug addicts shooting up. The gates to Ching Court are seriously locked from 6pm until 8am weekdays and 24 hours on holidays and weekends. It is easy to imagine residents returning at night carelessly leaving the gates open. The whole block around Ching Court has been designed as to accommodate residential and commercial use. The property in question is part of a whole, and while you could of course knock the interiors around to turn it into flats, you can't really change the block of which it is a part.
8. 27 Mercer Street: enjoy the privacy of no other homes looking into ours of evenings and weekends. We also enjoy the little noise in the evenings. We have a young family, and was a key reason for us choosing our house some years ago.
9. 19 Mercer Street: It is important to the homeowners within the Ching Court triangle to preserve the integrity of the listed nature of the complex and maintain the balance of the commercial and residential occupancy for reasons of privacy, noise and security. The Farrell design was careful to place residential units on the two short sides of the triangle, and offices on the hypotenuse. In this way there is no substantial overlooking for us from other residential units. We are only overlooked by offices, which operate mainly only during working weekdays. If the offices were to become flats, in use 24/7, this privacy would be significantly diminished. The only entrances requiring access via the courtyard are those to the offices. Any covenants restrict the house during which the courtyard can be used, because anything happening in the courtyard during quiet times echoes incredibly and disturbs residents. But people and their friends need to go to and from dwellings at hours way beyond those of office workers. If they were to need to do so through the courtyard, it would be impossible without making a noise, and it would make life difficult for both them and us. At present office workers and cleaners are all clear of these buildings by early to mid evening. Shaftesbury's security team check the gates at 6pm, then again late and everything is locked down for the night. It is unusual for anyone to come back through the courtyard late, or to enter before it opens at 8am in the morning. If the building were to contain flats then the new residents, their friends and anyone they sublet to, would have to be committed to locking up religiously. It is likely that security would be more much difficult to maintain. The Ching Court triangle has been listed for many decades (and forms a primary clause in our leases). Evidently, the listing is up for renewal, which Shaftesbury plc, is challenging. For the reasons above and to ensure the safety and integrity of the complex, we impore you to renew the listed nature of the buildings at issue and deny Shafesbury plc, - a purely commercial endeavour – the right to

denigrate the safety, privacy and noise levels of our complex.

10. Flat 1, 17 Shelton Street: really like the privacy that it offers based on the current set up at Ching Court. The one thing we have not enjoyed in our first month is the drug usage around Ching Court. 13 year old daughter had to step over two active crack using addicts at 11am on a Saturday morning on front door step. The idea that due to the proposed change of usage, the courtyard gates will no longer be officially kept locked from 6pm is applauding (because if will instead rely on flat owners and their tenants). What a perfect invitation to encourage increased drug usage in the area. surely this cannot be acceptable under any circumstances purely for safety. I am also unhappy about the corresponding loss of privacy because the new flats will look directly into our first floor living room windows. As a family we strongly request that this planning application is rejected. The issue around safety and security is undeniable. There can be zero justification for increasing the risk to personal safety of the existing residents, especially children.

11. 21 Mercer Street: believes that the 'development' authorised by the grant of permission on 15/2/11 has NOT taken place as there has been no change to the building to allow the flexible use to be implemented. Therefore the full application needs to be reviewed as well as the LBC. Since the previous applications were granted there has been a significant change. This is that the entire group of buildings surrounding the courtyard have been granted Listed Building Status by the Secretary of State. This includes a change in the listing description which specifically refers to the contextual place making of the scheme. My view that this places a greater emphasis on the points made by residents and the CGCA in their objections to the original applications – that the physical changes to these buildings to allow C3 use should be refused because of the impact of the use that it facilities on the balance between the various uses in the space. These were important considerations in the contextual place making which is considered to make them worthy of listing. Questions why the applicant has only applied for LBC given that the physical changes would also seem to require PP to be renewed. View is that LBC should be refused and that an application to renew the PP and LBC should be made in the context that the listing for the buildings, and the whole of Ching Court has been amended by the SofS. This is substantial change in the context of this application and means it should be reviewed.

**General Comment:**

1. 19 Mercer Street: disappointed to see any alterations to the existing Terry Farrell listed structures and any change of use from office to residential would impact greatly on their enjoyment of the environment.

**Officer's Response:**

*(1-3) Please see paras. 1.2 and 3.10*

*(4) Please see paras. 1.2 and 3.10 re mixed use, paras. 3.7 re fabric and 3.5 re mansard*

*(5-6) Please see paras. 1.2 and 3.10*

*(7) Please see paras. 1.2 and 3.10 re mixed use and 3.7 re fabric.*

*(8) Please see paras. 1.2 and 3.10*



	<p><i>(9) Please see paras.1.2 and 3.10 re mixed use, the listing is not up for renewal it has been upgraded and undertaken by Historic England – see comments in ‘Site Description’.</i></p> <p><i>(10-11) Please see paras.1.2 and 3.10</i></p> <p><i>(12) noted</i></p>
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**Sir Terry Farrell CBE  
(Architect for  
redevelopment of  
Ching Court):**

A letter of objection was received By Terry Farrell. His objection comments can be summarised as follows:

1. Two houses converted for retail and office use and linked as a pair in the 1982-5 scheme by Farrells with a new entrance door and case to Ching Court and refurbished internal timber staircase
2. Office interiors designed with mouldings and colours to have similarly of detail across the Monmouth Street terrace, with each house having a unique design to suit layout
3. Proposals include part of the interior lobby and WC on each upper floor to be removed to make a second connecting door through the party wall, an existing connecting door will be infilled as a cupboard, stair walls will be covered by new acoustic lining concealing mouldings, new fitted bathrooms and cupboards will cut across ceiling, wall and skirting mouldings, therefore the integrity of interiors will be lost
4. Since the previous 2010 scheme has received consent the historical, architectural, and architectural context and significance of Comyn Ching Triangle has been recognised and given elevated status through the 2016 listing
5. Comyn Ching Triangle has been widely supported and recognised as an exemplar of a mixed use scheme with sensitive adaption of historic fabric and inventive detailing, including the interiors
6. The proposed change to residential use will be detrimental to the mix of use and the character of the courtyard which are both essential parts of the architectural and historic value.
7. The new listing description has added more detailed reference to the office interiors of Monmouth Street and includes description of this particular part of houses with reference to description, plan and elevations in the AJ of March 1985. Therefore there is a much stronger case to retain the integrity of the historic architectural interiors and the existing office use.
8. Strongly object and recommend refusal of the application for alterations and change of use

Officer's Response:

*(1 & 2) Noted*

*(3) The proposals are no different to the consented scheme and the harm was assessed at that time in terms of the loss of historic fabric and impact upon the significance.*

*(4) The list description has been enhanced but it still remains Grade II*

*(5-6) Please see comments in 'Site Description' and paras.1.2, 3.5 to 3.12*

**Twentieth Century  
Society:**

A letter of objection was received on behalf of the Twentieth Century Society. Their objection comments can be summarised as follows:

1. Farrells work was listed in its own right at Grade II
2. Historic England have described Comyn Ching as 'Postmodernism at its purest' and one of Terry Farrells most important accomplishments.
3. This application therefore warrants further scrutiny given that the significance of the mixed use scheme has been more fully recognised and elevated through this additional designation
4. The reasons for designated are manifold and relate to the significance of the architect; the architectural interest which was

based on a rigorous intellectual understanding of the historic precedent; the contextual place-making which skilfully integrated of old and new, and the degree of overall interest of the entire scheme.

5. In 2017 detailed list descriptions were submitted for each key element of the Comyn Ching scheme. The description for 53-59 Monmouth Street makes specific mention of the quality of interior mouldings and fittings
6. The proposals include a change of use from office to residential, and amongst other things will involve the application of an acoustic lining to the stairwell, the insertion of partitions which will harm the high quality mouldings which run throughout, the loss of doors, the cutting through of the party wall and the loss of bathroom fittings. The society considers that the overall impact of these works will be that the quality and coherence of the interior is greatly compromised, and that the proposals unjustified harm to a rare, intact postmodern interior.
7. The NPPF requires that great weight is given to the conservation of designated heritage asset, and that where the proposal will lead to harm, this should be weighed against public benefit. The Society does not consider that in this case the applicants have justified their proposals in these terms, and in line with the national policy we therefore recommend that permission is refused.

Officer's Response:

*(1-2) Noted*

*(3) see paras. 3.5 to 3.12*

*(4) Noted*

*(5) Minor removal or covering up of interiors proposed*

*(6) see paras 1.2 and 3.10 re mixed use, paras 3.9 re insulation being applied NOT to stairwell, paras. 3.8 re partitions*

*(7) harm and significance discussed in paras. 3.5 to 3.12*

**Bloomsbury  
Conservation Area  
Advisory Committee  
(BCAAC):**

A letter of objection was received on behalf of the Bloomsbury Conservation Area Advisory Committee (BCAAC). Their objection comments can be summarised as follows:

1. Support the substantial objection from the 20<sup>th</sup> century society, and in particular the last part of the letter objection concerning the lack of proper justification
2. The idea that this small and in this case, inherently harmful, residential conversion could properly be regarded as a 'public benefit' to outweigh the considerable harm, as described in this letter to what is a very rare and therefore precious heritage asset of considerable historic and architectural value is simply laughable
3. Fear that whenever the planning committee and officers come to that, see a proposed change of use to 'residential' they instinctively seize their rubber stamps as though it would in any way contributed to solving our housing crisis!
4. Trust that this application will be presented to the planning committee for determination and recommend refusal
5. BCAAC willing to support the council in any resulting planning inquiry
6. Matter of concern that it appears that the 20<sup>th</sup> century society were not consulted about this application

Officer's Response:

- (1) *(Noted)*
- (2) *harm and significance discussed in paras. 3.5 to 3.12*
- (3) *noted*
- (4) *Await Members Briefing review*
- (5) *Noted*
- (6) *Application does not trigger the need for them to be formally consulted*

**The Ching Court  
Association:**

A letter of objection was received on behalf of the Ching Court Association. Their objection comments can be summarised as follows:

1. Proud of the Courtyard and its heritage. Understand the way it works – both its delights and its limitations
2. Must object as it would push out 3 small business from relatively low cost offices and replace with 3 luxury residential units
3. Most importantly, it would do it in a way that goes against the protections in the recently updated listing by Historic England
4. The buildings that surround the courtyard include 20 dwellings, 7 businesses that operate in shops and 8 businesses that operate in offices. 3 of these offices are in the building at 3-4 Ching Court
5. During 2016 we worked with Historic England, and with the architects from the previous Terry Farrell Partnership who had designed Ching Court, with the aim of listing the development as a whole. The reasons for listing were; that the 1980s buildings needed protection, and that the development also needed protection as a cohesive whole
6. The nature of the space surprises newcomers everyday, who happen on this tranquil corner in the middle of the craziness of the West End. It is laid out to encourage calm, and it is a delightful place to back onto.
7. Some people have lived here for over 25 years, and some flats are still owned by the people who brought them from Comyn Ching in the 1980s. The front of those homes are fully exposed to noise and

pollution, but at the back it is incredibly quiet and airy.

8. Many of the small businesses that have come through have been here for over 10 years at a time. Ching Court has been home to many small businesses that have huddled into the compact floors at 1-5 Ching Court, at relatively low rents with no lifts, and have moved out elsewhere in the West End when they have outgrown us.
9. The really smart things about this development, though, and things that we sought to project through the listing, were the way that the architects dealt with the two main weaknesses of the space; a) close proximity of buildings at the back leading to lack of privacy, and b) very challenging acoustics leading to amplified noise and disturbance. Only by dealing with these weaknesses could the space be made to work as 'mixed use'.
10. Ching Court is a right-angled triangle. The potential lack of privacy was dealt with by placing the residential units along the sides that are at right-angles to each other, and placing the offices on the hypotenuse side. Lack of privacy was dealt with by changing the initial design. The initial design had entrances to both offices and residential units with Ching Court. However, residential entrances need to be usable at all hours, which would never work in Ching Court because people would wake their neighbours whether they intended to or not. So the residential entrances were moved to the side street, and only the 2 office entrances at 1-5 Ching Court retained in the final design.
11. It is worth noting that various offices have engaged with new cleaners over the years, some of whom have come in at night, and despite efforts to be quiet, have woken people. On every occasion we have to get them to change their rotas.
12. It is also worth noting that the covenants attached to the freeholds of the buildings around Ching Court were written in acknowledgement of the problem. There are rules about noise emanation from buildings at all times, and restrictions from using Ching Court at night when the gates are locked.
13. Main objection is that the application would go against the very reason that Listing was sought in 2016, and against the listing itself in 3 ways:
14. The application would damage interiors that we sought to protect;
15. It would diminish the mixed-use by removing 3 of the 8 office-based businesses – possibly followed by the others
16. It would reverse the design choices in relation to privacy and noise that make it work as a mixed-use development, as detailed above. The mixed use was something that we and Historic England sought to protect because it is so well designed into the development, and so vulnerable to commercial pressures.
17. A subsidiary objection is that the roof of 3 Ching Court would be raised in a way that would be out of keeping with the other mansard roofs in the courtyard, by adding height above the windows.

Officer's Response:

(1) Noted

(2) Please see paras. 1.2 and 3.10

(4-5) Please see comments in 'Site Description' and paras. 3.10

(6-12) noted and see paras. 1.2 and 3.10

(13-16) - see paras. 3.5 to 3.12

(17) see paras. 3.5 minimal change proposed to mansard roof

**Covent Garden  
Community  
Association**

A letter of objection was received on behalf of the Covent Garden Community Association (CGCA). Their objection comments can be summarised as follows:

1. The proposals misrepresent the position as a 'renewal' of LBC. However the old consent expired in March 2014. This application therefore cannot be for a renewal, but must be a new application which is dated after the Listing was extensively updated in 2017
2. Proposals misrepresent the position in relation to planning consent for change of use, which they understand also expired in 2014
3. The proposals would damage elements projected by the Listing: a) the protected fabric of the building b) the character of the listed building in its context, which are together protected. The context is specifically described in the listing.
4. Although the building was Listed at the time of the previous application, that Listing carried no detail of the elements that were protected. In particular it did not carry detail of the post-modern elements, the way in which these are integrated with the historic elements, and the relevance of the building as part of a mixed use development. All the buildings within the development are now Listed, which was not the case then
5. The applicant has acknowledged to us that the new Listing requires them to reconsider what they can do with the buildings. They are now therefore fully aware that the new situation may justify refusal of LBC now
6. Any application for LBC must considered in the light of the planning consent for change of use having expired. They have sought counsels opinion in this matter and the legal position is that: 1) the development that is permitted is change of use, not use. A case cited to support this is the Court of Appeal decision in Cynon Valley Borough Council v Secretary of State for Wales, 1986. 2) therefore, as the first use is in existence a the time of granting the permission, the first change must occur within 3 years to comply with the 3 year commencement condition. Should the local authority make a decision on the basis of ongoing permission, we would have to consider a legal challenge because the possibility of alternative or flexible uses being able to change after prolonged periods would have serious implications for our community – both residents and small business.
7. The proposals would damage a) the fabric of the building b) the character and viability of buildings and their context as specifically protected by the new listing
8. The proposals include changes that damage the fabric of the restored interiors as listed. The walls between the two houses will be cut through afresh in the lobby to each flat. Other walls will be blocked up, and mouldings will be hidden and cut into to make way for residential features such as bathrooms and wardrobe. There is unnecessary vandalism to a listed building which is very commercially viable under its current use.

9. Detracting from the historic layout of two distinct houses that have been joined with minimal interference in the Farrell scheme
10. The proposals would seriously damage the exemplary 'mixed use' character of the development, which is specifically protected by the new listing
11. Referring to the list description; a) if the change were made, then the 'mixed used' would be severely compromised because a substantial amount of the office use would disappear- Ching Court are the most prominent buildings in the courtyard, at the centre of the main side of the Triangle, and make up on third of the 'office use' side of the triangle. The Triangle would no longer be 'mixed use', but 'residential use with a few offices'. If consent were given to make these changes, the same rationale could be applied to convert the remaining two thirds of office uses to residential, completely destroying the 'mixed-used' designated.
12. Referring to the list description b) the changes would render far less viable the residential elements of the 'mixed-used'. The residential elements make up the other two sides of the triangle. The development was cleverly designed by Farrells to ensure that the commercial and residential uses could happily co-exist. This was done by ensuring that night time uses do not directly overlook other night-time uses. Offices look in to dwellings, and vice versa, but dwellings do not look in to other dwellings. These changes would mean dwellings looking straight into other dwellings at the back. It was also done by ensuring that only daytime uses require entry into the Courtyard. The courtyard is an echo-chamber and this was well recognised by the architects who did not place any residential entrances within the courtyard. All dwellings are accessed from the street and the gates to the courtyard are locked at night. There are rules requiring no noisy activity at night – rules which would be very hard to keep if residents and their guests had to unlock heavy steel gates and move through the courtyard where every sound is amplified and there is no ambient sound at night.
13. Where the viability of residential use has been compromised in other locations in Covent Garden, families and long-term residents have moved out and been replaced by short term tenants and even bed and breakfast style uses. This was not the intention of the 'mixed-use' scheme development.
14. It is worth noting that, prior to the updated list description being agreed by the DCMS, the Historic England Advice report to DCMS dated 27/02/17 reported that the applicant 'expressed concern at the level of detail given to describing interiors refurbished by Farrell, as opposed to historic c18 and c19 elements of the buildings, and the constraints this might impose on flexible use of the buildings. The response from HE was that 'the amendments are intended to capture Farrell's contribution to this important and early regenerative scheme, which has now come of age and is recognised in its own right. The amended list entry highlight where Farrells interior schemes are most significant, whether for the retention of old fabric or introduction of new material in the vibrant post-modern interpretation that is characteristic of Comny Ching Triangle'

Officer's Response:

(1) Please see comments in 'Site Description' and paras. 3.10. The previous

	<p><i>application was assessed as the building was grade II listed and afforded protection, as this application does.</i></p> <p><i>(2) please see paras. 1.2, 2.2</i></p> <p><i>(3) harm and significance discussed in paras. 3.5 to 3.12</i></p> <p><i>(4) The previous application was assessed as the building was grade II listed and afforded protection, as this application does. A listed building is a term of law, the list description does not state what is listed; it is simply to identify the building. Not clear in the list description that new buildings have been included; existing list descriptions updated.</i></p> <p><i>(5) The applicants are aware that the building was listed in 2010 and that the list description has been updated; they also are aware that the listing has not been upgraded from Grade II.</i></p> <p><i>(6) The legal case provided is a change from use from A to B and not that similar to this case which is in use as A or B for 10 years. The applicants contends that the planning permission has been implemented – see paras. 1.2</i></p> <p><i>(7-9) harm and significance discussed in paras. 3.5 to 3.12</i></p> <p><i>(10-13) Please see paras. 1.2 and 3.10</i></p> <p><i>(14) harm and significance discussed in paras. 3.5 to 3.12</i></p>
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<p><b>Historic England</b></p>	<p>It is important to note that Historic England did not consider that it is necessary for this application to be notified to Historic England. It was made clear to them following their letter the reasons why it was felt that they should be consulted due to their recent involvement with enhancing the list; however no further comments have been submitted.</p>
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## Site Description

This application relates to 57-59 Monmouth Street which is included within the grade II listed '53-59 Monmouth Street' and are a terrace of 18<sup>th</sup> and 19<sup>th</sup> century houses which have been restored and remodelled in 1983-5 by The Terry Ferrell Partnership as part of the wider regeneration of Comyn Ching Triangle. The building is situated within the Seven Dials Conservation Area.

The terrace is of three storeys with attic and basements; and constructed from stock and red brick front elevations, with stock brick dressings and tiled roofs. The rear elevation is of red brick with timber masonry porches. 57-59 currently have retail uses at ground floor accessed from shopfronts on Monmouth Street; the upper floor offices are accessed from the rear in Ching Court. The internal rear stair and associated detail is a replica of the 18<sup>th</sup> century stair seen in other properties; other internal details date to the mid 1980s following the Farrell's regeneration scheme. Much of the original 18<sup>th</sup> and 19<sup>th</sup> century detailing has been lost.

The buildings were first listed in 1973 however, its description has received amendment on 16 March 2017. To note the listing has not been upgraded and retains its grade II status.

The upgraded list description states the principal reasons for it being listed at grade II is a) architect: a significant, formative scheme by a lead British architect and exponent of postmodernism; b) architectural interest: 18<sup>th</sup> and 19<sup>th</sup> century houses retained as part of a spatially powerful, mixed use regenerative scheme, marked by bold form and detail, notable in Farrell's new rear entrances, based on an intellectual understanding of historic precedent, interpreted in a witty postmodern idiom; c) Contextual placemaking; a masterly exercise in placemaking, eliding the old and the new, that recognised the scale and patina of the original building and spaces in the creation of Ching Court; d) Degree of survival; very little altered, retaining Farrell's restored facades and interiors, their detail, fixtures and fittings; e) Historic Interest; an early and exemplary project in urban contextualism, reflecting the emerging philosophy of conservation and regeneration. (see attached List Description)

Consent (see below) was granted in 2010 for conversion of the existing offices in to residential and included creation of an additional opening within the party wall at each floor level for lateral access and insertion of partition walls and associated fixtures and fittings. This Listed Building Consent application is a resubmission of that previously approved due to the works not being completed prior to the expiry date.

## Relevant History

The application site has the following planning history:

**2010/6158/P:** Planning permission was granted on the 15/03/2011 for the 'Change of use of first to third floors from office (Class B1) to alternative uses, either as 3x2 bed self-contained residential units (Class C3) or office (Class B1) uses and associated external alterations including new vents'

**2010/6172/L:** Listed Building Consent was granted on the on the 04/03/2011 for 'Internal and external alterations associated with change of use of first to third floors from office (Class B1) to alternative uses, either as 3x2 bed self-contained residential units (Class C3) or office (Class B1) uses. Alterations include new vents, secondary glazing and associated internal alterations.

## Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance:

CPG1 (Design) 2015

**Seven Dials (Covent Garden) Conservation Area Statement (1998)**

## Assessment

### 1. Introduction

- 1.1. Listed Building Consent is sought for various internal and some minor external alterations to the existing offices which sit at first, second and third floor of 57- 59 Monmouth Street / 3-4 Ching Court. These would allow for creation of 3 x 2 bed flats (1 at each floor level) and the works include; creation of door openings within the party wall at each floor level; insertion of stud partitions, adding acoustic lining to some areas of internal walls, installation of secondary glazing, slight alteration to the mansard roof finish (increasing its height by 120mm) and installation of flues at roof level.
- 1.2. It is important to note that this application is for Listed Building Consent only and the Planning Permission that was previously approved (2010/6172/L) is not being discussed in this report. Where a planning application would assess factors such as bedroom sizes, room layout, change of use, amenity, overlooking and the quality of accommodation, a listed building application would not have these matters within its scope and therefore has not be assessed as part of this LBC.
- 1.3 Objectors have raised concerns as to whether the original planning permission for an alternative use to either B1 (office) or residential (C3) has been implemented or has expired. The original planning permission had a standard condition attached required development to have begun within 3 years of the decision, and an informative stating that once implemented the use could alternate between B1 and C3 at any time within 10 years of the date of the decision, with the use at the end of the 10 years becoming the authorised use.
- 1.4 The objectors argue that as the B1 use has merely continued since the grant of permission, this is not implementation. The applicant contends that any B1 use since the grant of permission would constitute implementation, and therefore a continuation of the B1 use is itself implementation of the planning permission.
- 1.5 Legal officers acknowledge that it is difficult to demonstrate that an alternative use has been implemented when one of those uses is the same as the existing use. Section 56(2) of the TCPA 1990 states that development is begun on the earliest date on which any material operation comprised in the development begins to be carried out. A material operation includes any change in the use of any land where that change constitutes material development. This suggests that there is an active obligation on the applicant to show that they are implementing the planning

permission under S56.

- 1.6 It is considered that the applicant should demonstrate that the permission has been implemented and therefore an informative has been attached in this reference. There may be no active discretion to do this given the nature of the planning permission itself allows B1 use, however for the purposes of the Act and to show that due process is being followed it is recommended.
- 1.7 Legal officers further advise that in relation to the Listed Building Consent application, there is no discretion to refuse to consider a renewal application and the listed building application can be recommended for approval, with the proviso that the applicant would need either fulfil or re-apply planning permission. As such, an informative will be attached informing the applicant of the need to regularise the planning status of the premises.

## **2. Background**

- 2.1. Listed Building Consent was granted on the 4<sup>th</sup> March 2011; this consent has now expired and this application is a complete replication of that previously made.
- 2.2. The list description has been updated and includes more detail regards to the background of the regeneration scheme in the mid 1980's; it also mentions its architectural interest is partly based on the mixed use scheme. The building has not received any upgrading from its Grade II status.
- 2.3. It is considered that the harm of the proposed works were considered fully by The Council before coming to a decision on the previous scheme. No changes to that scheme have been included within the current scheme.

## **3. Assessment**

- 3.1. The principal considerations material to the determination of this application are as follows:
- The impact upon the character and appearance of the GII listed property, and the Seven Dials Conservation Area

### **Design and Heritage**

- 3.2. Policy D1 of the Local Plan seeks to secure high quality design in development and Policy D2 notes that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains and locally listed heritage assets.
- 3.3. The Council's design guidance (CPG1) states that when assessing proposals involving listed buildings, we will consider the impact of proposals on the historic significance of the building, including its features, such as:
- original and historic materials and architectural features;
  - original layout of rooms;
  - structural integrity; and
  - character and appearance (para 3.22)
- 3.4. The CPG continues to state that the Council will expect original or historic features to be retained and repairs to be in matching materials; and that proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them (para 3.23).

### **Exterior**

- 3.5. There are minor alterations proposed to the exterior of this building and they include a slight increase in the roof of the mansard due to upgrading the insulation and installation of flues. These elements are not considered to impact upon historic fabric, the buildings character or its setting. This aspect of the proposal was assessed during the previous application; the upgrading of the list description is not considered to change the level of assessment required.
- 3.6. The installation of secondary glazing is considered to represent a sensitive approach to improving thermal efficiency whilst avoiding excessive intervention into historic fabric/characteristic features. The detail submitted is considered acceptable; there are already some secondary glazing in the building and this has minimal impact upon historic fabric; the proposals are totally reversible with little harm to the existing window and frame and will have minimal visual appearance from the exterior. This aspect of the proposal was assessed during the previous application; the upgrading of the list description is not considered to change the level of assessment required.

#### Interior

- 3.7. The proposed works include the creation an additional opening within the party wall at each floor level to allow for access across the two former dwellings. A wardrobe will be formed in the existing openings at each floor level; the proposed layout would not be the most efficient or effective if the existing opening were to be used for access. It is acknowledged that historic fabric will be lost by creating new openings, however is total is considered to be minor in terms of the building overall. The works would also enable the existing layout and historic plan form for to be read and referenced. This aspect of the proposal was assessed during the previous application; the upgrading of the list description is not considered to change the level of assessment required.
- 3.8. Partition walls are to be installed at each floor level to subdivide and allow for two bedrooms, a bathroom and en-suite for each residential unit. These are considered reversible and will not require removal of historic fabric. This aspect of the proposal was assessed during the previous application; the upgrading of the list description is not considered to change the level of assessment required.
- 3.9. Internal wall insulation is being proposed at each floor level around the stair core; this will be positioned within the residential units and not within the stairwell. This is considered removable and reversible; causing little harm or damage to historic fabric. It is only proposed on a small section of the total wall finishes and not impacting the character of the internal spaces; and as such is considered acceptable. This aspect of the proposal was assessed during the previous application; the upgrading of the list description is not considered to change the level of assessment required.
- 3.10. The proposals do include the change from existing office units to provide residential accommodation; three separate 2 bed units will be created at each floor level. The updated list description does now mention the interest of the mixed use scheme following the 1980s alterations as a key reason for it being grade II listed. Although the previous application would not have assessed the proposals against this list description; it still would have paid due consideration (along with the associated Planning Application) of the use of the properties within this context. This application will see three office units being lost; however, there still are numerous other offices within Ching Court and as such the residential accommodation is considered still to add to the mixed use of this complex. Therefore, this aspect of the proposal is not considered harmful to the overall significance of the listed buildings.
- 3.11. Overall, the proposed internal alterations are considered to be acceptable as they would necessitate minimal loss of historic fabric, layout or spatial hierarchy. Much of the existing fabric dates to the 1980s; and although this is highlighted within the updated list description; minimal

change is proposed and where there will be some loss it is not considered to be harmful to the listed building/complex as a whole.

### Conclusion

3.12. Overall, officers are of the view that the proposed alterations would not cause a detrimental impact upon the character and appearance of the host property, Ching Court and would preserve the special character of the conservation area. The proposed interventions into the historic parts of the listed dwelling have been thoroughly considered and would, on balance, result in benefit to the longevity of the building. The proposed development is not considered to harm the significance of the grade II listed building or adjacent listed buildings. The development is therefore considered to be in accordance with policies D1 and D2.

3.13. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the historical significance of the listed terrace, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

### **Recommendation**

1. Grant conditional listed building consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12<sup>th</sup> February 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Rolfe Judd Planning  
Old Church Court  
Claylands Road  
Oval  
London  
SW8 1NZ

Application Ref: **2017/1261/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

1 February 2018

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**57- 59 Monmouth Street / 3-4 Ching Court  
London  
WC2H 9DG**

**DECISION**

Proposal:

Listed building consent for internal and external alterations associated with change of use of first to third floors from office (Class B1) to alternative uses, either as 3x2 bed self-contained residential units (Class C3) or office (Class B1) uses. Alterations include new vents, secondary glazing and associated internal alterations.

Drawing Nos: Rolfe Judd Cover Letter CB/RL/P6589 dated 02.03.17; Site Location Plan; Photographic Schedule 20151-ps01 Rev A; Existing First Floor 20151-01; Existing Second Floor 20151-02; Existing Third Floor 20151-03; Existing Monmouth Street Elevation 20151-04; Existing Ching Court Elevation 20151-05; Existing Section (no.3) 20151-08; Existing Section (no.4) 20151-09; Existing Section (cornice, rails, skirtings) 20151-10; Existing Roof 20151-11; Proposed First Floor 20151-p01 C3 Rev A; Proposed Second Floor 20151-p02 C3 Rev A; Proposed Third Floor 20151-p02 C3 Rev A; Proposed Monmouth Street Elevation 20151-p04 Rev A; Proposed Ching Court Elevation 20151-p05 Rev A; Proposed and Existing Window Section 20151-p06 Rev A; Proposed and Existing Roof and Floor sections 20151-p07; Proposed Section (no.3) 20151-p08 Rev A; Proposed Section (no.4) 20151-p09 Rev A; Proposed Section (cornice, rails, skirtings) 20151-p10; Proposed Roof 20151-p11

Executive Director Supporting Communities



The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Rolfe Judd Cover Letter CB/RL/P6589 dated 02.03.17; Site Location Plan; Photographic Schedule 20151-ps01 Rev A; Existing First Floor 20151-01; Existing Second Floor 20151-02; Existing Third Floor 20151-03; Existing Monmouth Street Elevation 20151-04; Existing Ching Court Elevation 20151-05; Existing Section (no.3) 20151-08; Existing Section (no.4) 20151-09; Existing Section (cornice, rails, skirtings) 20151-10; Existing Roof 20151-11; Proposed First Floor 20151-p01 C3 Rev A; Proposed Second Floor 20151-p02 C3 Rev A; Proposed Third Floor 20151-p02 C3 Rev A; Proposed Monmouth Street Elevation 20151-p04 Rev A; Proposed Ching Court Elevation 20151-p05 Rev A; Proposed and Existing Window Section 20151-p06 Rev A; Proposed and Existing Roof and Floor sections 20151-p07; Proposed Section (no.3) 20151-p08 Rev A; Proposed Section (no.4) 20151-p09 Rev A; Proposed Section (cornice, rails, skirtings) 20151-p10; Proposed Roof 20151-p11.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new joinery and plasterwork at a scale of 1:10 with typical details at a scale of 1:1.

b) Samples and/or manufacturer's details of new facing materials for the mansard roof (to be provided on site and retained on site during the course of the works).

c) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the

building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Notwithstanding the Listed Building consent hereby granted, should implementation works take place in conjunction with a material change of use to residential use then planning permission may be required, unless it can be demonstrated that the flexible planning permission for B1 office / C3 residential use granted on 15th March 2011 (ref: 2010/6158/P) has been implemented. The Council may consider it to be expedient to take enforcement action if the use of the property is deemed to have materially changed without the benefit of planning permission.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>



Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**

## **Appendix One – Updated List entry**

*(Changes highlighted below)*

### **List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 53-59 Monmouth Street

List entry Number: 1322125

### **Location**

53-59 Monmouth Street, London, WC2H 9DG

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 15-Jan-1973

Date of most recent amendment: 16-Mar-2017

### **Legacy System Information**

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

Legacy System: LBS

UID: 477528

### **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.

# List entry Description

## Summary of Building

A terrace of C18 houses and C19 houses, restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle.

## Reasons for Designation

53-59 Monmouth Street, a terrace of C18 houses and C19 houses, restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle, are listed at Grade II for the following principal reasons:

- \* Architect: a significant, formative scheme by a leading British architect and exponent of postmodernism;
- \* Architectural interest: C18 and C19 houses retained as part of a spatially powerful, **mixed-use regenerative** scheme, marked by bold form and detail, notable in Farrell's new rear entrances, based on an intellectual understanding of historic precedent, interpreted in a witty postmodern idiom;
- \* Contextual placemaking: a masterly exercise in placemaking, eliding the old and new, that recognised the scale and patina of the original buildings and spaces in the creation of Ching Court;
- \* Degree of survival: very little altered, retaining Farrell's restored facades and interiors, their detail, fixtures and fittings;
- \* Historic interest: an early and exemplary project in urban contextualism, reflecting the emerging philosophy of conservation and regeneration.

## History

**SITE HISTORY** Comyn Ching Triangle in its present form is the result of a regeneration project, executed in three phases from 1978-91 by the Terry Farrell Partnership. The project integrated the restoration of existing C17, C18 and C19 listed buildings and shop fronts with the design and erection of new buildings and the creation of a new public space, in a mixed use development. It occupies one of the triangular blocks that radiate from the Seven Dials, laid out in 1692 by Sir Thomas Neale, and is bounded by Monmouth Street to the W, Mercer Street to the NE and Shelton Street to the SE, and at its core is Ching Court, and a public thoroughfare through it, created in 1983-5.

The regeneration of Comyn Ching Triangle was central to Farrell's work in the Covent Garden area, following Clifton Nurseries (1980-1). It is a significant example of his approach to urban contextualisation from the 1980s, in its pragmatic elision of a new urban plan and structures with the existing scale,

fabric and patina of the essentially C17, C18 and C19 streetscape.

Farrell created a new landscaped, public space in the centre of the site, an area which had previously been gradually built over, obscuring the original building line. New entrances from Monmouth Street and Shelton Street provided access to this courtyard, and a diagonal public route across it, while a series of added entrances at ground floor level within the courtyard provided access to the upper floors of the existing buildings and gave prominence to the rear elevations which had been previously hidden by extensions and years of accumulated buildings. At the corners of the site new buildings replaced redundant commercial premises, while the intervening street frontages of existing commercial premises, most of them listed buildings of C17 and C18 origin, were renovated. Integral to the project was the reinstatement and refurbishment of the premises and showroom of the longstanding occupants, Comyn Ching ironmongers, at 17-19 Shelton Street.

The historic streetscape is made up of traditional three and four storey buildings, now mostly with added attics or mansards and with basements. Most are conventionally constructed in red, plum and stock brick, some with red brick or engineering brick dressings, some stucco rendered or painted, and have slate and tile roofs.

The scale, forms and palette of materials and colours used in the new buildings at the corners of the site complement and provide both a unifying identity and new vitality to the scheme. They are clad in traditional materials interpreted in a forward-thinking way, while windows and bold Mannerist entrances are coloured turquoise blue and deep red. Throughout, the scheme is unified by Farrell's interpretation of the Comyn Ching logo – paired inverted 'Cs' which are a signature of the metalwork.

At the core of the site, Ching Court is a discrete and tranquil paved court, which creates a seamless connection with the buildings. Sloping from N to S, it is reached by semicircular steps descending from the N entrance and shallow stepped paving rising from the Shelton Street entrance. The corner rotundas, prominent rear entrances, modelled rear windows, masonry parapet walls, kerbs and a built-in seat to the rear of Mercer Street, place the buildings within the landscape. Varied forms of steel balconies, window guards, and later planters also designed by Farrell, and bearing the CC logo, provide context within the idiom of the site.

**RECEPTION** On completion the scheme was admired and well received, notably in a critique in the Architects' Journal (6 March 1985), which praised its architectural assurance and ingenuity. 'Where old fabric has been kept it is revered and treated seriously, but in the final result we are not so much aware of the old and the new co-existing side by side as of one single lively identity embodied in the still recognisable historic streets' (AJ 6 March 1985, 58). The project won a Civic Trust Award in 1987 and on 26 March 1999 the Seven Dials Renaissance Project was awarded an Environmental Design Award by the London Borough of Camden.

PROJECT DEVELOPMENT Designs for the enabling stage were prepared from 1978 and executed on site from 1981 to 1983. Following the granting of listed building consent, the corner buildings at Seven Dials were demolished and the C17 panelled interiors and stairs from 51 Monmouth Street were removed and stored, to be reinstated in 55 Monmouth Street.

Phase 1 (on site June 1983, completed May 1985), entailed the restoration, conversion or part-reconstruction of 15 listed C17-C19 houses and shopfronts; and the creation of Ching Court and new entrances within it to the upper floors of Shelton Street and Monmouth Street buildings. It encompassed 53-63 Monmouth Street, laid out as a mix of offices on three storeys above retail on the ground floor and basement levels; 11-19 Shelton Street, arranged as a mix of flats on three storeys above retail at ground floor and basement levels; and 21-27 Mercer Street, arranged as four houses, for private sale.

Phase 2 (on site 1985, completed c1987) comprised a new building on the corner of Seven Dials, at 45-51 Monmouth Street and 29-31 Mercer Street, which provided four storeys of offices above ground and basement level retail premises. A new building on the corner site at 19 Mercer Street and 21 Shelton Street provided flats on six storeys and a basement.

Phase 3 (on site c1989, completed c1991), addressed the southern apex of the site, 65-75 Monmouth Street and 1-9 Shelton Street. The restoration, conversion or part-reconstruction of four listed buildings (65-71 Monmouth Street) and four unlisted C17-C19 houses and shopfronts on Shelton Street, integrated with a new building at the southern corner of the triangle, provided retail accommodation on the ground floor and basement, three storeys of offices above, with a residential top floor.

ARCHITECT Sir Terry Farrell (b 1938) is a pre-eminent British architect and urban designer, of international standing. He has been a leading force in establishing postmodernism as an architectural presence in this country. After graduating from the University of Newcastle School of Architecture, Farrell took a Masters in Architecture and City Planning at the University of Pennsylvania, where tutors included Robert Venturi and Denise Scott Brown, whose work would later have a bearing on the postmodernist movement in Britain.

While working briefly for the LCC in 1961-2, Farrell was responsible for the Blackwall Tunnel Ventilation Towers (constructed 1961-4, each listed at Grade II, National Heritage List for England 1246736 and 1246738). After 15 years in partnership with Nicholas Grimshaw, which included the Herman Miller Factory, Bath (1976, listed Grade II, NHLE 1415261), Farrell set up practice independently. At that time he was also involved in Charles Jencks' Thematic House, London (1979-84), an early and important essay in postmodernism. Notable projects in Britain, the majority in London, include Clifton Nurseries, Covent Garden, (1980-1), TV am studios, Camden Lock, 1982, now altered; Comyn Ching, Seven Dials (completed 1985); Landmark House, City of London (1985-7), Charing Cross Station (Embankment Place), Westminster (1990); Alban Gate, 125 London Wall (1990-2); MI6 headquarters, Vauxhall

(1993); also the Edinburgh International Conference Centre (1995). More recent projects range from the Home Office, London (completed 2005); the Great North Museum, Newcastle (completed 2009) to Bicester Eco Town, Oxon (ongoing). He established an office in Hong Kong in 1991, leading to a prolific practice in Asia, noted for Beijing South Station (completed 2008).

Farrell continues to be an important voice, contributing through published works to current architectural opinion. The Farrell Review of Architecture and the Built Environment (2014) followed a commission from the Department of Culture Media and Sport.

## **Details**

**53-55 MONMOUTH STREET** A pair of C18 houses, refronted in the C19, restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle.

**MATERIALS:** the pair have stock brick front elevations in Flemish bond, with stock brick dressings and tile roofs. The rear elevation is in red brick, with a timber and masonry porch and paving, and masonry parapet walls with steel rails.

The scale, forms and palette of materials and colours used in the new work complement and provide both a unifying identity and new vitality to the scheme. Traditional materials are interpreted in a forward-thinking way, while windows and bold entrances are coloured turquoise blue, black and deep red.

**PLAN:** a pair of houses with the entrances to the right (No 53) and left (No 55), and consequently the ground floor is fitted out with individual shops. The upper floors of No 53 are served by rear entrance No 2, where the original but restored C18 stair survives in situ. The upper floors of No 55 are reached by the conventional Monmouth Street entrance and hallway.

**EXTERIOR:** the street elevation is in three storeys, with an added attic storey. The shopfront to No 53 has shaped brackets on an otherwise plain fascia, a window of five-over-five fixed lights with slender glazing bars, and a raking stall riser. The glazed two-leaf door is set back beneath a two-light overlight. The shopfront to No 55 has a slightly moulded architrave, full-height glazed lights with slender glazing bars, with possibly later horizontal bars, above a panelled stall riser. The entrance, set back behind outer screen gates, has a six-panel door beneath a tall overlight. Both buildings have Farrell's lozenge-shaped number plates.

Upper floors have recessed four-pane sashes with masonry cills, beneath gauged, flat, stock brick arches. The attic storey, behind a plain, rebuilt parapet, has set-back, half-hipped dormers, each with three timber casements and tile roofs. There is a stock brick stack to the left (No 53).

**REAR:** the rear elevations enclose Ching Court, which slopes from N to S. Throughout, rear basement areas, clad in masonry, are set behind a shallow

moulded masonry plinth with a tubular steel balustrade, with Farrell's signature reversed CC insignia.

Nos 53-55 are in red brick, and symmetrically arranged in four storeys plus a basement. Dominating the ground floor is Farrell's monumental porch, one of three serving the upper floor offices on this side of the Court. Each is a bold interpretation of a baroque C18 doorcase, flat-roofed and almost Mannerist in concept. The doorcases are painted turquoise blue, the outer face of the canopy picked out in deep red. Each is reached by a shallow flight of semi-circular masonry steps - a single step in this case, with an inset polished circular panel in the upper step, and a masonry threshold, between flared masonry parapet walls, here of different heights. The entrance is recessed behind square-section openings and beneath a canopy with a central convex moulding, also picked out in deep red colour, which responds to the concave cornice above. The door has four square glazed lights above flush moulded panels, at the centre of which is a door knob and a letter box set low beneath it. The returns, which in this case project, have simple recessed panels beneath a shallow cornice. Each has a recessed fixed panel resembling a door with four square glazed lights, and similar blind panels flanking the entrance.

To each side is a six-over-six pane sash with very slender glazing bars, painted black, beneath a flat, gauged brick arch, and with Farrell's window guard. The upper floor windows have segmental heads in C18 manner, and six-over-six or two-over-four panes.

INTERIOR: the stair to No 53 rises the full height of the house at the rear and is the only retained C18 stair in the scheme, albeit restored with some fabric renewed (AJ, 6 March 1985, 53). It has a moulded closed string, square section moulded rail, square section newels with moulded caps, and turned balusters. The stairwell has a panelled dado, of incised mouldings which successfully echo the original scheme (AJ *ibid*). In the stairwell, renewed panelling and doorcases, with torus mouldings, have robust flying cornices, in a Mannerist, postmodern interpretation of an C18 decorative scheme.

The upper floors of No 55 are reached from Monmouth Street. The hall has full-height plain panelling with moulded cornices, and a moulded arch; the stairwell has a plain panelled dado, and is lined in vertical boards on the upper floor. It has a robust C18 stair, along with panelling salvaged from No 49 Monmouth Street (AJ *ibid*); it has a closed string, square newels, a moulded rail and vase balusters. The stairwell and principal rooms have full-height plain panelling, the first floor rooms with box cornices, the upper floor with cavetto cornices. There is a six-panel door on the first floor, elsewhere doors and cupboards match the panelling.

**57-59 MONMOUTH STREET** A pair of early C19 houses, probably with an earlier core, restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle.

**MATERIALS:** No 57 is in red brick, No 59 in stock brick, both in Flemish bond, and with stock brick dressings. At the rear is a timber and masonry rear porch.

The scale, forms and palette of materials and colours used in the new work complement and provide both a unifying identity and new vitality to the scheme. Traditional materials are interpreted in a forward-thinking way, while windows and bold entrances are coloured turquoise blue, black and deep red.

**PLAN:** the ground floor is fitted out as a single shop, but preserves the traditional entrances to left and right. The upper floors are fitted out as offices and served by rear entrance No 4.

**EXTERIOR:** the street elevation is in three storeys plus a full attic storey, flush with the facade, and each of two bays, with a set back entrance in the outer bay. The shop front, restored and rebuilt by Farrell, has a sloping stall riser and slender glazing bars and is canted at the entrances which are set back, with part-glazed four-panel doors. The left hand entrance (No 57) has a retained ornate metal screen and overthrow. Both buildings have Farrell's lozenge shaped number plates. First and second floor windows are recessed six-over-six pane sashes with slender glazing bars, beneath gauged, flat brick arches and have masonry cills. The attic storey, above a plain brick and stone cornice, has three-over-six pane sashes, and a corbelled brick cornice. There is a single stack to the left (No 57).

**REAR ELEVATION:** the rear Ching Court elevation is in stock brick, and asymmetrically arranged. No 57 is in three storeys and No 59 in four storeys, each with a basement. Dominating the ground floor is Farrell's monumental porch, one of three serving the upper floor offices on this side of the Court. Each is a bold interpretation of a baroque C18 doorcase, flat-roofed and almost Mannerist in concept. The doorcases are painted turquoise blue, the outer face of the canopy picked out in deep red. Each is reached by a shallow flight of semi-circular masonry steps - three steps in this case, with an inset polished circular panel in the upper step, and between a flared masonry threshold. The entrance is recessed behind a square-section opening and beneath a canopy with a central convex moulding, also picked out in a deep red colour, which responds to the concave cornice above. The door has four square glazed lights above flush moulded panels, at the centre of which is a door knob and a letter box set low beneath it. The returns have simple recessed panels beneath a shallow cornice. Each has a recessed fixed panel resembling a door, with four square glazed lights above flush panels.

Ground floor windows are also six-over-six pane sashes beneath flat gauged brick arches, with slender glazing bars, painted black, and with Farrell's window guards. Upper floor windows have segmental heads and vary from two-over-four to six-over-six panes depending on function.

**INTERIOR:** the stair to the rear of the building is a reproduction, based on a design from the Inns of Court (AJ, 6 March 1985). It has a closed string and robust, tall turned balusters. The dado has plain panelling, and as elsewhere in the scheme, the stairwell has Farrell doorcases, with torus mouldings and robust flying cornices, in a Mannerist, postmodern interpretation of an C18 decorative scheme. The upper floor rooms are similarly interpreted, the first



floor front room to No 57 has a circular ceiling motif and structural and partition walls have plain full-height panelling with robust moulded cornices. No 59, with which it connects internally, creating a larger office space, has dado panelling beneath the windows.

NOTE: the mapping of the rear porches, parapet walls and railings is not drawn to scale.

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