



DESIGN & ACCESS STATEMENT

MONMOUTH ST

DESIGN AND ACCESS STATEMENT



Client: Shaftesbury Covent Garden Ltd
Address: 22 Ganton Street, Carnaby, London, W1F 7FD
Date: April 2019
REF: 1923
AT: 2nd and 3rd Floor, 42 Monmouth Street, London
Written by: VT
Checked by: NH

CONTENTS

- 1.0 Introduction
- 1.1 Project Background

- 2.0 Site and Context
- 2.1 Site Location
- 2.2 Site Photos
- 2.3 Historic Photos
- 2.4 Previous Planning Applications
- 2.5 Planning Context

- 3.0 Proposal
- 3.1 Use and Amount
- 3.2 Layout
- 3.3 Scale and appearance
- 3.4 Materials and detailing
- 3.5 Landscaping
- 3.6 Sustainability
- 3.7 Access and security
- 3.8 Local Authority requirements

- 4.0 Conclusion



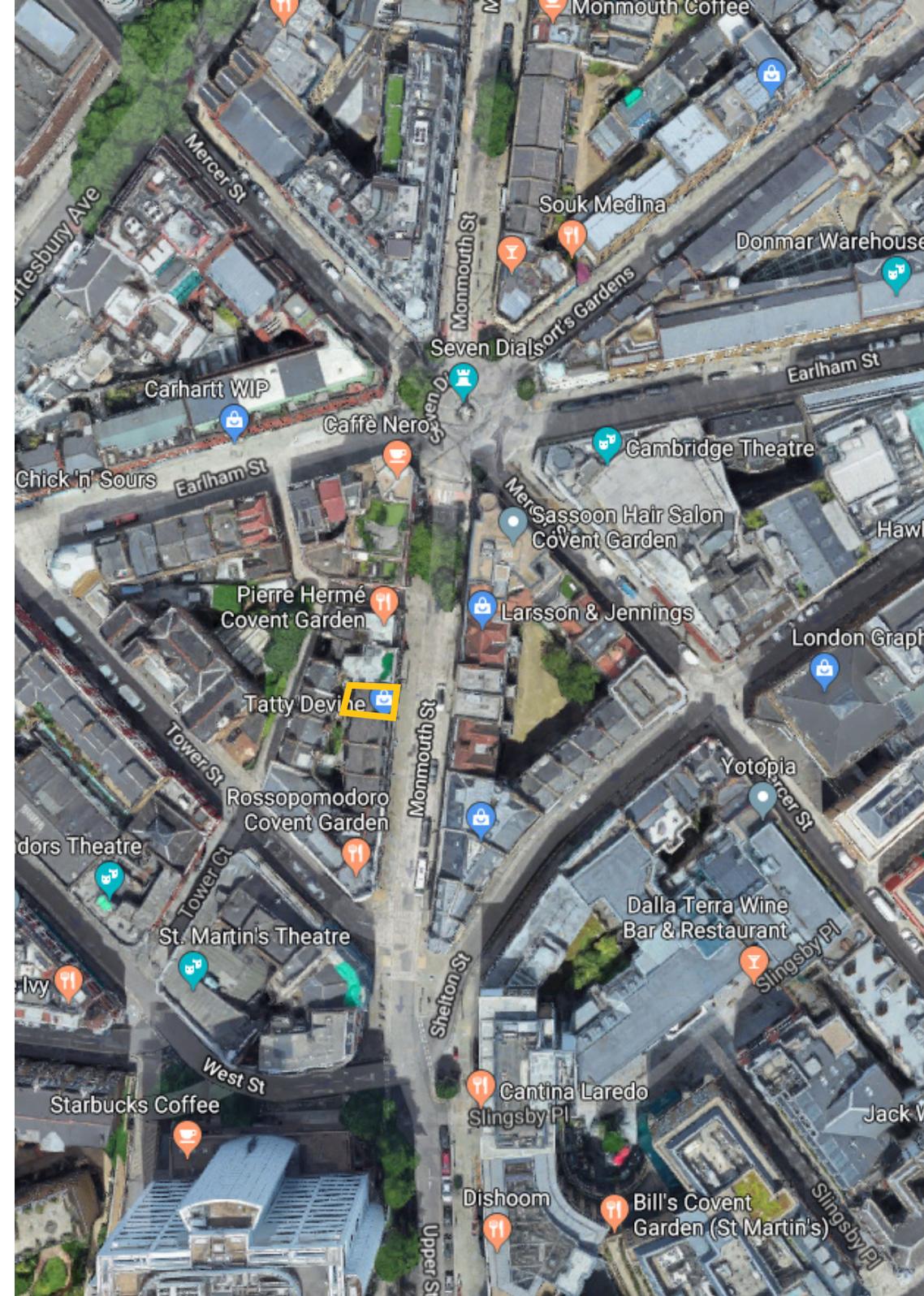
1. INTRODUCTION

1.1 PROJECT BACKGROUND

AR-DE were appointed to undertake a Listed Building Consent Application for the renovation of the one bedroom flat on the 2nd and third floors of 42 Monmouth Street. All alterations are internal but given the Grade II Listed status planning approval is required.

2.1 Site Location

The site is located within the London Borough of Camden, to the western side of Monmouth Street, just south of Seven Dials. It is within the Seven Dials Conservation Area and is Grade II Listed. The building itself is 18th Century with the ground floor shop front being listed as a shopfront of merit.



2. SITE AND CONTEXT



2.2 SITE PHOTOS



Front Elevation



Historic feature in kitchen



Listed cabinetry



Modern stud wall dividing window



Blown plasterwork



Little heritage value remains



Listed staircase



Modern bathroom

2. SITE AND CONTEXT

2.3 HISTORIC PHOTOS



Historic Image of 42-48 Monmouth Street dated 1958



Historic Image of 42 Monmouth Street dated 1978



2. SITE AND CONTEXT

2.4 PREVIOUS PLANNING APPLICATIONS

No relevant planning history. Property has not been touched for 30+ years.

2.5 PLANNING CONTEXT

Although all proposed works are internal, due to the property being Grade II listed, planning consent is required.

Listing Information:

GV II

Terrace of 4 houses with later shops. c1792-3. Brown stock brick with slate mansard roofs and dormers. EXTERIOR: 3 storeys, attics and basements. 2 windows each. Nos 42 & 44 with late C19 wooden, pilastered shopfronts and panelled house doors with fanlights. Nos 42 and 48 C20 shopfronts. Gauged brick segmental arches to recessed 2 and 4-pane sashes on upper floors. Coped parapet. Rear elevations with wall stacks, 2 with angled flues and chimney surrounds; sashes with gate stops. INTERIORS: **with closed string staircases having square section balusters, moulded handrails and simple Doric newels; top landing newels with extra Doric colonnette where handrails intersect. All with moulded wood architraves. No.42, alcove forming glazed china cabinet in front room.** HISTORICAL NOTE: these houses retain the scale and plot size and reuse features of earlier houses on the site erected by Thomas Neale.

Seven Dials Conservation Area Assessment

SD3 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent.

Ar-De Response:

All alterations are internal and significantly improve the quality of the dwelling. The majority of the original features have been removed and therefore the proposals do not result in the loss of any heritage or historic features. The cabinetry mentioned in the listing is to be retained, as is an original oven/ fireplace in the 3rd floor kitchen. The staircases are to be restored, as are the interior of the windows which

have been neglected over time.

By removing the stud wall between the WC and the bathroom, the original plan form is to be reinstated.

Asbestos is present in some areas of the duplex, and much of the plasterwork is blown and needs to be removed. There is no heating to the property and all wiring is exposed. Heating will be added as part of the renovation and wiring will be hidden within the walls and floor, making this property suitable for modern living.

There are various areas of damaged and blown plasterwork which need to be removed/ repaired and replaced. Where this is required, damaged areas will be hacked off, with new plasterwork applied and the walls/ ceilings reskimmed and redecorated.

3. PROPOSAL

3.1 USE AND AMOUNT

There are no changes to the use of the property or its size.

3.2 LAYOUT

The modern stud wall between the WC and bathroom is to be removed and the space used as a kitchen. The existing kitchen on the third floor will become the bathroom. The living room and bedroom will remain the same but with minor changes to access. All rooms will now be accessible from the main stair core, likely how the original plan would have been arranged.

3.3 SCALE AND APPEARANCE

There are no changes to the scale of the property or its external appearance. However, great improvements will be made to the interior which is currently uninhabitable by modern standards.

3.4 MATERIALS AND DETAILING

The original flooring will be restored where possible - it is damaged in several areas and therefore it may be necessary to match the flooring in some areas. The existing staircase and windows will be stripped back and painted. The blocked up fireplace is to be restored and reinstated.

All interior finishes will be of high quality, with all damaged plasterboard and plaster being removed and replaced.

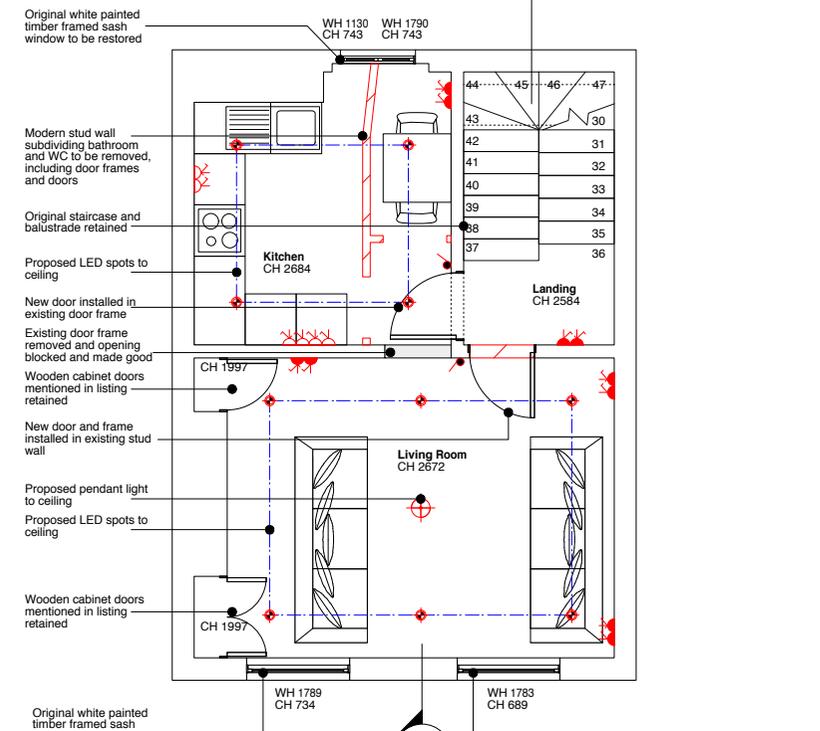
All modern skirtings and doors will be removed and replaced with more appropriate features, helping to restore the flat back to how it once was.

3.5 LANDSCAPING

N/A - as existing



Proposed Second Floor Plan



Proposed Third Floor Plan



3. PROPOSAL

3.6 SUSTAINABILITY

By renovating the property and bringing it up to modern standards, this one bedroom property in central London will be able to be used as a high quality home.

3.7 ACCESS AND SECURITY

N/A - as existing

3.8 LOCAL AUTHORITY REQUIREMENTS

CYCLE STORE

N/A - as existing

REFUSE STORE

N/A - as existing

4. CONCLUSION



We believe that the proposal should be considered acceptable for the following reasons:

1. The proposals adhere to Camden Planning Policy and Conservation Area guidance.
2. A currently uninhabitable unit will be restored and create a property in central London suitable as a home.
3. All alterations are internal and no historic features are to be removed.
4. Proposals improve the existing property.

AR-DE for and on behalf of Shaftesbury Covent Garden Ltd.

If you have any queries relating to this document and subsequent plans and sections please contact Vicky Tippell on 07806 636 741 or at vicky@ar-de.co.uk