



SOHO HOUSE

DESIGN

Design and Access Statement

Project Title: 14 Monmouth Street
Project Address: Monmouth Street, London, WC2H 9HB
Rev: A
Date: February 2020

Note: This Design and Access Statement is to be read in conjunction with the planning drawings as set out on the issue sheet.

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1.0 Introduction

This Design and Access statement forms part of the planning application and listed building consent for the proposed renovation to no 14 Monmouth Street, a Grade II listed building located in the Seven Dials Conservation Area. This document is to read in conjunction with the Architect's drawings and the Heritage Statement.

2.0 Site and Context

2.1 Site and Site Location

The site is located within the London Borough of Camden, to the western side of Monmouth Street, just north of Seven Dials. It is within the Seven Dials Conservation Area and is Grade II Listed. The building itself forms part of a terrace made up of three late 17th Century, four-storey townhouses, now flats with shops on the ground floor. The shop front is noted to be mid-19th century. The ground floor shop and shop front does not form part of this application.

The property has been described in the pre-application advice report as:

The flat has a three-cell plan with a central half-turn staircase. This stands away from the southern party wall leaving a three-storey void, occupied by modern cabinetry. The front rooms have conventional mid-wall chimney breasts while the rear ones have corner chimney breasts. At some point, the building has lost its butterfly roof, which has been replaced with a flat roof now used as a roof terrace but approached through a cabin via a ladder. The roof also features a large lean-to rooflight.

Apart from the first-floor front room, which contains no light fittings, there are minispotlights throughout in what appear to be original lath-and-plaster ceilings. Most rooms have heavy cornices and dadoes, with the exception of the main bathroom. Several fireplace surrounds are present. The first-floor back room has a fitted kitchen. Two ducts penetrate the back wall. The second-floor back room has been subdivided with a bathroom, which has been corniced into the room. The third-floor back room contains the master bathroom, in which the bathtub unsympathetically straddles the corner fireplace. This room has an inappropriate modern window.

2.2 Site Photos

Please refer to Heritage Statement for Current Photos

2.3 Historic Photos

Please refer to Heritage Statement for Historic Photos

2.4 Previous Planning Applications

Please also refer to the Heritage Statement for full list of planning applications.

2.5 Planning Context

Listing information:



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MONMOUTH PLACE (South side) No.14 (Formerly Listed as: UPPER BRISTOL ROAD Monmouth Place No.14) 05/08/75

GV II

End terrace house. Late C18 (lease dated 8th October 1792) altered C19 & C20. MATERIALS: Limestone ashlar, asbestos cement slate mansard roof. EXTERIOR: Three storeys and attic, all windows six/six sash. Paired sash dormer above paired sashes to flush stone mullion at first and second floors. Ground floor has single sash, set deep right, six-panel door. Platband above continuous wood plate above ground floor, small cornice, blocking course and parapet, with high coursed rubble coped gables. No stacks are visible. Return to right plain, one blocked light at first floor, rear courtyard. INTERIOR: Not inspected.

Listing NGR: ST7444364990

SOHO HOUSE response: The property has undergone extensive alteration since the listing as explained in the Heritage statement. The mansard roof has been replaced with a flat roof with rooflights and access cabin which project from the roof level. The proposal reduces the visibility of the roof access by lowering the projection from roof level. The new rooflight and railing are set back from the front parapet reducing the visibility from Monmouth street.

There are various areas of damaged and blown plasterwork which need to be removed/repared and replaced. Where this is required, damaged areas will be made good using lime plaster sensitive to the existing will be applied.

3.0 Design & Historical Impact

3.1 External Alterations

- 3.1.1 It is proposed to cover the rain water down pipe adjacent to the entrance door in a manner similar to the adjacent building with a timber panel decorated to match the entrance door panelling.
- 3.1.2 The existing flat roof is concealed from street view by a parapet. A modern metal railing is mounted on top of the parapet clearly visible from Monmouth street. It is proposed to replace the existing railing with a new painted metal railing set in from the parapet to reduce the visibility from street level. To the rear it is proposed to replace the metal railing with one matching the design of the front railing.
- 3.1.3 It is proposed to remove the existing lean-to rooflight and access cabin at roof level. A new openable rooflight will be installed. The rooflight construction will be kept low minimising the visible impact from surrounding buildings and therefore providing a positive contribution to the conservation area compared to the existing setup.



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- 3.1.4 It is proposed to replace the existing casement window to the rear elevation at third floor level with a new sash window to match the detailing and proportions of the existing sash windows below at second floor level.
- 3.1.5 It is proposed to install an external condenser unit located in the middle section of the flat roof to be concealed by slatted boards. Air conditioning condenser units are present to properties immediately adjacent and in the vicinity of 14 Monmouth street. Listed building consent has also recently been granted on 23.11.2018 for the internal and external alterations associated with the installation of air condenser units to no 35-37 Monmouth Street (application ref 2019/2756/L) setting a precedence for air conditioning provision to listed buildings of this nature in the Seven Dials conservation area.

3.2 Internal Alterations

- 3.2.1 It is proposed to install internal freestanding slim ac units fully concealed by joinery. The proposals will not detract from any of the heritage assets present in the building, and will make use of existing service runs as routes for the pipework. Rooms with proposed units are; Living Room, Bedroom 1, Bedroom 2, and Bedroom 3. The requirement for air-conditioning results from the central location of the flat being on a busy and noisy street, meaning that opening windows for cross-ventilation would result in an uncomfortable living environment. The roof mounted air conditioning unit will be screened from view.
- 3.2.2 Mini-spotlights currently appear throughout the building. In order to enhance the historic character of the building and conservation area, these spotlights will be removed in all areas except within the ground floor entrance hallway and shower/wc, and replaced with more appropriate central pendant and/or wall lights as shown in drawings.
- 3.2.3 Where no existing floorboards/skirting are present in ground floor hallway, kitchen and bathrooms, electric underfloor heating will be installed. The electric underfloor heating, installed as mats immediately below the floor finish, will not affect the historic fabric.
- 3.2.4 The decreased depth of the full height cupboards within the stairwell between ground and first floor will introduce the requirement for a section of new banister and handrail to be installed directly above. This will be to match the above banister and timber handrail to maintain the character of the stair. Existing storage joinery within this location on all floors is understood to be modern.
- 3.2.5 The staircase flight from second to third floor changes from very detailed turned stick balusters to simple straight stick balusters. It is proposed to replace the straight stick balusters with a turned baluster to enhance the character of the stair, with simpler detailing than on the lower floors to maintain the hierarchy between the floors.



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- 3.2.6 Where existing timber boards are present in floors, new timber boards are to be installed above to replace existing carpet and underlay. This will be to provide a protective layer to historic boards, as well as enhancing character of the floors to be more in keeping with the building's original appearance.
- 3.2.7 Fireplaces throughout are to be retained and restored. In the kitchen where no fireplace surround is currently visible, a surround will be installed in order to enhance the character of the room.
- 3.2.8 The third-floor bathroom currently contains a modern casement window which appears to have been present at the time of listing. It is proposed to change this for a more appropriately proportioned sash window with timber detailing. This would add public benefit as noted in the heritage statement.
- ~~3.2.9 It is proposed to install full height timber panelling to the primary rooms, Hallway, Kitchen, Living Room, and all 3 bedrooms. It is noted in the heritage statement that there would have been timber panelling to these rooms previously, and the re-introduction of this would allow for the proposed wall lights/ switches/ sockets to be installed while avoiding damage to the existing wall fabric.~~
- 3.2.10 It is proposed to enlarge the sub-divided rear bathroom on second floor, and to install lightweight partitions to the third-floor rear bathroom to form a shower room and toilet. As noted in the heritage statement, the rear rooms are more altered than the front rooms, and permission has been previously granted to sub-divide the rear rooms as an established principle.
- 3.2.11 It is proposed to re-locate the boiler from its current position in the rear room on first floor (kitchen) to the third-floor bathroom. The current position does not conform to building regulations as a result of the flues proximity to the rear window. It is therefore proposed to re-locate the boiler to the third-floor rear bathroom and concealed within joinery, with the flue extending through the non-historic fabric of the roof. This also provides the opportunity in the kitchen to re-install the fireplace surround and restore the character of the room.
- 3.2.12 It is proposed to extend the staircase upward from third floor to give safer access to the roof in replacement of the existing ladder access. The stair would follow the same U-shape form as the flights below, and be of a lightweight timber/metal structure so as to be discernible from the existing stair. The access through the roof wouldn't result in the loss of historic fabric, as stated in the heritage statement the roof structure appears to be modern. The current rooflight will be replaced with an opening flat roof light to allow access.



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3.3 Assessment

3.3.1 The following assessment is undertaken using the customary scale of assessment of the change as Negative – Neutral – Positive and the potential for qualifying the degree of change as Major or Minor for each change other than Neutral:

Floor	Works	Consideration	Assessment
G	Removal of recessed spot lights from ceilings. Installation of pendant light fitting	Enhanced historic character of entrance hallway. Minor	Positive
G	Installation of electric underfloor heating beneath new stone flooring	Existing ceramic tile floor non-historic fabric. Minor	Neutral
G	Addition of half height timber wall panelling	Enhanced character of entrance hallway. Minor	Neutral
1	Cupboard depth to stairwell reduced.	No impact. Minor	Neutral
1	Replace of existing kitchen and appliances, refurbishment of kitchen.	No impact. Minor	Neutral
1	Removal of recessed spot lights from ceilings. Installation of pendant light fitting	Enhanced character of primary rooms. Minor	Positive
1	Timber flooring to be installed in living room above existing boards.	Action taken to protect historic boards. Minor	Neutral
1	Fireplaces to be retained and restored.	Enhanced character of primary rooms. Minor	Positive
1	Addition of full height timber wall panelling	Enhanced character of primary rooms. Major	Positive
2	New handrail and banister with timber handrail where modern cupboards below are pushed back - to match flight above installed to stair.	Enhanced character or staircase. Minor	Positive
2	Replacement of modern balusters from 2 nd floor and above with simple turned baluster of appropriate style to age of the building.	Enhanced character of staircase. Minor	Positive
2	Demolition of partition and formation of new shower room	Removal of non-original fabric. Minor	Neutral
2	Installation of electric underfloor heating beneath new stone floor to bathroom	No historic fabric on building affected. Minor	Neutral
2	Removal of recessed spot lights from ceilings. Installation of pendant light fitting	Enhanced character of primary rooms. Minor	Positive
2	Addition of full height timber wall panelling to bedrooms	Enhanced character of primary rooms. Major	Positive
2	Fireplaces to be retained and restored.	Enhanced character of primary rooms. Minor	Positive
2	Timber flooring to be installed to bedrooms above existing boards.	Action taken to protect historic boards. Minor	Neutral
3	Replacement of existing casement window with new sash window to match existing	Improvement to rear elevation to public benefit. Major	Positive



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3	Stripping out of bathroom and reconfiguration	Existing bathroom much altered from original. Enhancement by providing new concealed shower and wc. Minor	Neutral
3	Installation of electric underfloor heating beneath new stone floor to bathroom	No historic fabric on building affected.	Neutral
3	Relocation of boiler from first floor to third floor	Free up chimney breast on level one. Conform with building regulations. Minor	Positive
3	Formation of lightweight staircase leading up to existing roof terrace	Increase accessibility to roof without affecting the historic fabric.	Positive
Roof	Replacement of existing railing to front set in front parapet	Reduce visibility of railing from street level to public benefit.	Positive
Roof	Installation of condenser unit concealed by slatted screens	No impact on historic assets or character of the listed building and conservation area. Minor	Neutral

3.3.2 In summary the proposed alterations do not result in any harm to the significance of the listed building or to the character and appearance of the conservation area.

3.4 Landscape

3.4.1 There are no landscape issues associated with this application

3.5 Use

3.5.1 The use of the residential property as a single-family dwelling remains unaltered

3.6 Size and Layout of Accommodation

3.6.1 14 Monmouth Street is a three-storey mid terrace house comprising of an entrance hallway at ground floor, first, second and third floors with a roof terrace currently accessible via access hatch and ladder. The ground floor and basement is occupied by a retail unit and does not form part of this application. The layout of the accommodation is shown with minor modifications from the existing layout to suit current family requirements. The internal floor area of the house remains unaltered.

3.7 Access and Security

3.7.1 The property is at the northern end of Monmouth street and backs on privately occupied rear terraces. The front entrance door faces onto Monmouth Street, a busy road in the vicinity of the Seven Dials historical monument. The central location poses a security risk to the property and



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its inhabitants especially during the night hours. For this reason, the existing windows will mainly remain shut during the night and when the property is unoccupied.

- 3.7.2 The nature of the property split over several floors requires able bodied occupants. Access to the property will remain unaltered. The proposed staircase to the roof level will facilitate access to the existing roof terrace.

3.8 Local Authority Requirements

- 3.8.1 Refuse store remains as existing for a residential property in a city centre location.

4.0 Conclusion

The proposed development is minor in nature. There is a minimal loss of the historic fabric considering the overall benefits gained to the plan for, facilities and sustainability of the building. The internal works preserve the building's special interest. The proposed works do not give rise to any adverse impact upon the neighbours' amenity. The proposal meets the requirements of the relevant national and local policies.

The external alterations preserve the special interest of the building and the character and appearance of this part of the Conservation Area. We trust that the London Borough of Camden will have no difficulty approving the applications as submitted.