



SOHO HOUSE

DESIGN

Design and Access Statement

Project Title: 14 Monmouth Street
Project Address: Monmouth Street, London, WC2H 9HB
Rev: A
Date: July 2021

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:

“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.”

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:

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



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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.

3.0 Design & Historical Impact

3.1 External Alterations

- 3.1.1 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 at the front with a new painted metal railing set in same location. To the rear it is proposed to restore the existing metal railing, consolidating it where necessary.
- 3.1.2 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 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.
- 3.1.3 It is proposed to locate the external condenser unit to the roof area by the front elevation within a suited acoustic enclosure.

As stated in the heritage statement the proposed location of the condenser unit wouldn't result in the loss of historic fabric.

The installation of a new condenser has received consent with:

- Planning Permission 2020/0623/P
- Listed Building Consent 2020/5419/L



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3.2 Internal Alterations

3.2.1 It is proposed to extend the staircase upward from the third floor to give safer access to the roof in replacement of the existing ladder access. The stair would follow the perimeter of the stairwell 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.

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
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
3	Formation of lightweight staircase leading up to existing roof terrace.	Increases accessibility to roof without affecting the historic fabric.	Positive
Roof	Replacement of existing railing to front parapet.	Improves safety and structural stability of metal railing.	Positive
Roof	Relocation of condenser unit and acoustic enclosure.	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



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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 are 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 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.