

**PROPOSED ALTERATIONS TO
53 SIDMOUTH STREET, CAMDEN, WC1H 8JX
HERITAGE, DESIGN & ACCESS STATEMENT**

In support of an application for Listed Building Consent prepared by:

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on behalf of

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To be read in conjunction with the following documentation & drawings

Photographic Survey Documents Parts 1 & 2 (A3 PDF)

With brief descriptions of proposed physical alterations

<u>REF</u>	<u>SUBJECT</u>	<u>SCALE</u>
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INTRODUCTION

53 Sidmouth Street is a single household dwelling in the ownership of the congregation of Crown Court Church of Scotland and is made available for use as the Manse (*rectory*) to our minister and their family.

HERITAGE STATEMENT

Sidmouth Street forms part of the estate developed by the Duke of Bedford from 1800 onward. No 53 is a Grade II Listed, 4 storey (including Basement) terraced town house situated in the Bloomsbury Conservation Area.

The property is typical of the style of townhouse built by James Burton or Thomas Cubitt, both of whom were instrumental in the development of Bloomsbury and its surrounding wards. Nikolaus Pevsner dates the terrace range containing No.53 to the early 1820's. The terrace abuts the last remaining (South side) range of Regents Square.

The house fits perfectly into Pevsners description of similar properties that form the predominant architectural character of the area:

“absolutely plain, decently proportioned, with stuccoed ground floors”
(The Buildings of England – London: except the Cities of London & Westminster)

No 53 Sidmouth Street has been subject to alteration since it was completed, principally:-

- the addition of a 2-storey annexe extension to the lower ground & ground floor at the rear; and
- infilling of, and a small ‘lean-to’ extension to the space (BF-04) under the access ‘bridge’ to the front door from the street.

Both of these alterations are likely to have been undertaken in the late 19th / early 20th centuries.

The other significant and unfortunate alteration has been the insertion of a Bathroom (1F-04 on A3-04) which currently sub-divides the principal room on the first floor (1F-02) overlooking Sidmouth Street. The date of this work is unknown but is assumed to be mid-1960’s

DESIGN STATEMENT

Proposed Alterations

1. Demolition & removal of existing first floor Bathroom (1F-04 on A3-04)

As part of a project to replace the existing outdated & malfunctioning electrical, hot & cold water and heating services we propose to demolish the existing Bathroom (1F-04) on the first floor in its entirety to facilitate the re-instatement of the principal first floor room (1F-02) as single space for use as a Bedroom. All existing interior architectural features in 1F-02 will be retained and new ‘patched in’ to match existing where required. A new painted 6 panel door will be made to match the existing door (DF-01) to the rear first floor room (1F-03).

2. Removal of existing wash hand basin from second floor Bedroom 2F-02

We propose to remove the existing wash hand basin and associated tiling & drainage pipework from existing Bedroom 2F-02.

3. New Family Bathroom in first floor rear room 1F-03

In order to compensate for the loss of the existing Bathroom (1F-04), we propose to change the use of the existing first floor rear room (1F-03) from a Bedroom to a Bathroom. The existing wash hand basin, tiling & associated drainage pipework will be removed and new sanitary ware installed. The proposed alteration is to be ‘lightly’ undertaken with all existing interior architectural features being retained, including those which will be sited behind the proposed pipe boxing and shower stall. As the proposed shower stall will not be full height, the appreciation of the original plan form of the room will be unaffected.

A significant benefit of proposals 1-3 above will be the removal of all existing external drainage pipework from the front elevation, resulting in the restoration of a pipework-free frontage to the terrace range formed by 51, 53 & 55 Sidmouth Street.

On the rear elevation, a new painted cast iron soil vent pipe & ventilation airbrick will be installed to serve the new Bathroom in 1F-03.

4. New Plant Room in basement room BF-04

We propose to change the use of the existing space (BF-04) from a Utility to a Plant Room to house all the incoming services, including the hot & cold water and heating systems. To achieve this, we propose very limited alteration to the existing fabric by removing existing window WB-02, which forms part of the 'lean to' extension mentioned in the Heritage Statement above.

The window aperture will be blocked up, stuccoed and painted to form a 'blind window'. This is proposed in order to accommodate a new boiler flue which will meet current regulations.

5. New Utility space in existing basement room BF-05

In order to compensate for the loss of a Utility space we propose to change the use of the existing Boiler Room (BF-05) to that of a Utility space. This proposal includes the creation of a new internal manhole (to access the below ground drainage) and two new storage cupboards.

6. Alterations to existing basement Bathroom BF-06

Our proposals for BF-06 require the removal and replacement of all existing sanitary ware & redundant pipework, the removal of a redundant hot water cylinder cupboard and the installation of a new pipe boxing to serve the new WC and wash hand basin locations.

In order to facilitate the installation of a Bathroom extract fan, we propose to form a pipe boxing in the ground floor Coats area (GF-05) to contain the extract duct which will discharge via a newly installed airbrick on the side elevation of the existing rear annexe extension.

7. Proposed replacement of Services

Although radiator, lighting & socket locations will be altered to better suit the use of the rooms, the replacement of electrical, hot & cold water and heating services will be undertaken on a 'like for like' basis.

Access Statement

There are no statutory requirements or proposals in this application to alter or improve access to the house, as any significant improvement would require both substantial and inappropriate alterations to a Listed property.

Conclusion

It is our opinion that these proposals, particularly the demolition and removal of the existing first floor Bathroom (1F-04 on A3-04) and the removal of all existing external drainage pipework from the Sidmouth Street façade, will restore and enhance the character of the Grade II Listed building and justify the limited removal of fabric proposed by the 'blinding' of window WB-02.