

Building Consultancy

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3 SANDWICH STREET, LONDON WC1H 9PL
RESIDENTIAL ALTERATIONS AND REARRANGEMENT OF
GROUND FLOOR AND BASEMENT LEVELS

PLANNING DESIGN AND ACCESS STATEMENT

FOR MR NICK CHADWICK WILLIAMS
JUNE 2021

Rev. A

CONTENTS

1. Introduction
 - Existing Building and Site Location
2. Planning History
3. The Proposal
4. Policy And Conclusion

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Image 1: Front View

1.0 INTRODUCTION

Existing Building and Site Location

The property is located on the east elevation of Sandwich Street, and is part of a terrace of Grade II Listed Buildings of similar style. Primarily, the terrace is in residential use with some of the properties split into flats, as is the case with 3 Sandwich Street. This application is for the basement and ground floor. There is a large University Halls of Residence directly opposite. Sandwich Street is a typically quiet residential street that benefit from the private shared access to the rear off Leigh Street.

The below extract includes the listing of the property and terrace, reference Sandwich Street 798-1/90/1425 (East Side):

Terrace of 8 houses, c 1813-1824. Yellow stock brick with some later patching and refacing, No.4 stucco. Rustigated stucco ground floors; Nos 2 and 9 lightly scored as ashlar, No.3 plain. Stucco 1st floor bands. 4 storeys and basements. 2 windows each. Round arched doorways with pilaster-jambes (most receded) carrying cornice-heads; patterned or radical fanlights (except 2-4) and panelled doors. Gauge brick flat arches to recessed sashes; 1st floor (except No 3) with cast iron balconies. Parapet. Nos 2&4, decorated cast iron rainwater heads. Interior: not inspected. Subsidiary features: attached cast iron railings with urn finials to areas. (Survey of London: 24 London: 1952; 1988).

As stated above, the front of 3 Sandwich Street is yellow stock with rustigated stucco to the ground floor. The rear of the property is similar yellow stocks with garages and terraces added. The rear elevation opens into a courtyard entered from Leigh Street.

The property is divided into two flats, the lower flat being a duplex flat over ground floor and basement access via a front staircase down to the front. The existing layout of this flat is a living room and one bedroom on the ground floor. On the basement level are a bedroom, bathroom, kitchen and garage.



Image 2: Location Plan

2.0 PLANNING HISTORY

An online search of the London Borough Camden, Environment Department, planning and Built Environment Department website records, the Grant of Certificate of Lawful Use ref PL/9500143 for the use of 3 Sandwich Street as a self-contained flat on the floors above. In the 1970's the rear addition garage was add to the terrace of Nos 2 to 9 inclusive.

In 1992, the erection of a rear extension at ground floor balcony level to provide a toilet was granted both planning (ref: 9200215) and Listed Building Consents (ref: 9270051), which was not built.

The Historical Record drawing, Ref: 25079/A-150P2 and Proposal drawing identify decorative cornices and details although modern are to be retained as part of the character of the interior



Image 3: As Existing Floor Plans

3.0 THE PROPOSAL

This application seeks Listed Building Consent for the alterations to improve and modernise the existing accommodation to the flat layout. Our client would like to enhance the layout of the flat by bringing the sleeping accommodation on the basement floor level and the living accommodation on the ground floor level.

The most significant change is to remove the garage and incorporate it into part of the living accommodation resulting in the removal of the garage door and changes to the rear façade, similar to adjacent properties in the terrace. The result of this change means the ground floor bedroom can move down to the basement level and the kitchen up to the ground floor level. This results in a much more spacious duplex flat that flows and separates the living areas from the sleeping accommodation.

There are no proposed changes to the front external façade other than secondary glazing is proposed as sliding sashes to match the existing sashes.

It is proposed to tile the front entrance steps and landing (see Image 5) to the property to match adjacent properties using non slip black and off white ceramic tiles.



Image 4: As Proposed Floor Plans

4.0 POLICY AND CONCLUSION

Under the Camden Local Plan Policy D2 Heritage the policy states:

“...to preserve or enhance the borough’s Listed Buildings, the council will:

- j. resist proposals for change of use, alterations and extensions to a Listed Building where this would cause harm to the special architectural or historic interest of the building”.

We consider the proposed alterations and scheme to the ground floor and basement at 3 Sandwich Street will not cause harm to the historic interest of the building. As stated in the extract from the Survey of London above, the historic interest of this property is in its frontage as part of the Listing of the terrace as a whole. Interior details such as moulded cornices, dado, skirting and architraves are to be retained and where the layout is altered similar to be used.

Conclusion

To conclude, the proposals are to improve the quality of the living space and accommodation within the duplex flat by moving the sleeping to one level and the living to the other level. The changes and enhances will improve the quality of life for those using the flat.

The external front façade will remain unaltered other than the main entrance step greatly improved. The the rear elevation improved to match adjacent properties in the terrace that have undertaken similar works.

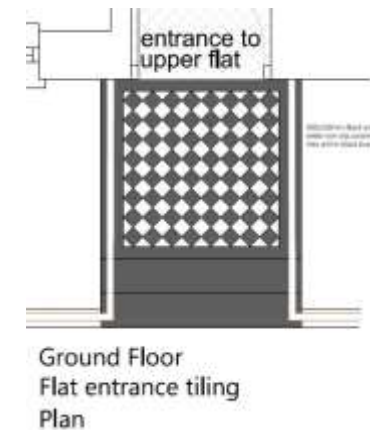


Image 5: Proposed Tiled Entrance steps

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