

4.0

DESIGN STATEMENT

4.2 HERITAGE APPROACH

The five terraced houses have features that vary. Many of these decorative features are not original to the buildings but were replaced post war following extensive bomb damage. See the building condition survey report for itemised list.

There is great richness within the houses and the entrances that is to be restored, reinstated or renewed.

After the existing building survey and thorough review, design work in relation to building modifications, upgrades and improvements in line with the sustainability targets we have established three categories in which we position these features.

RETAIN & RESTORE

REINSTATE

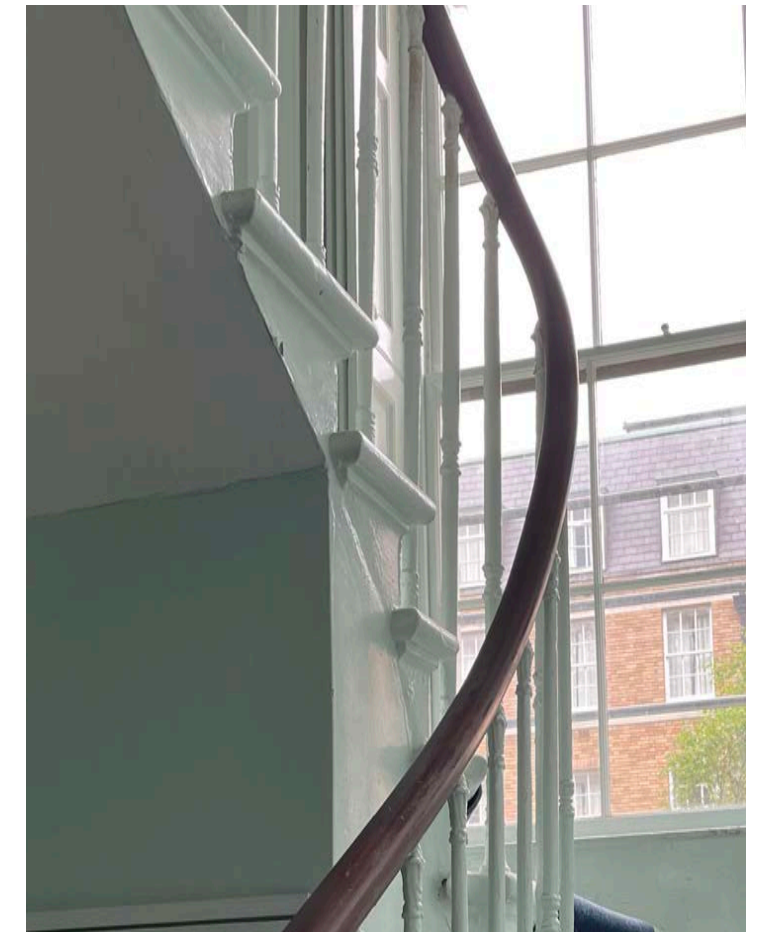
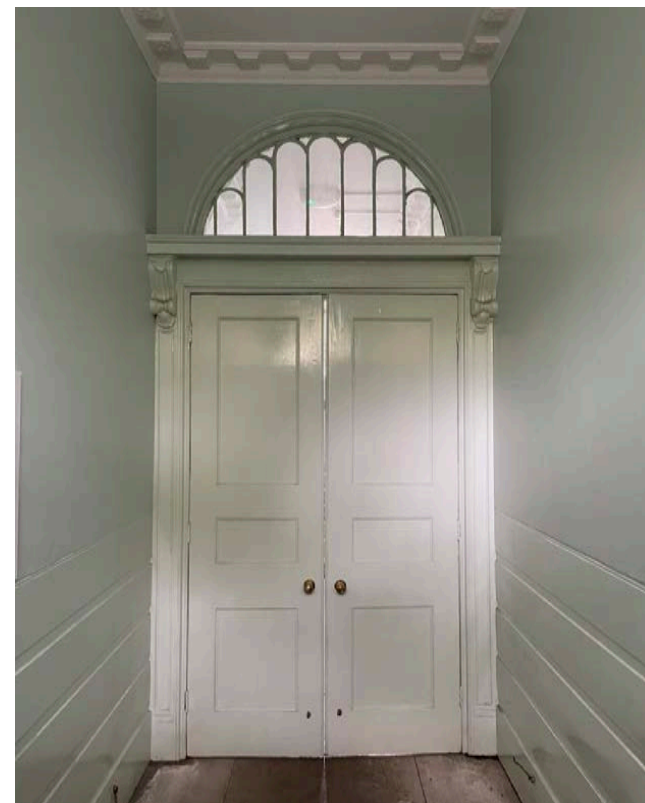
RENEW

These items will be subject to detailed development in the next stage, the next pages represent an overview of key features that are identified in drawings and the outline specification.

RETAIN & RESTORE

Where possible, features are kept in-situ or removed for restoration. This applies particularly in areas where no major works are to be undertaken such as:

- Front railings removal, sandblasting, new paint and fixing of acorn / urn finials or other features in a like-for-like manor.
- Front doors and fan-light to be improved but kept as is with new paint, new leaves where rot requires it and fixing to fan-light including new bird deterrent wires.
- Entrance hall and staircase, including panelling, handrails and steps.
- Ceiling features where possible.
- Wall linings to inner walls in front rooms Ground Floor and First Floor.
- Fire places.



REINSTATE

Features that require to be removed for works relating to internal reordering will be reinstated such as, skirting, panelling, cornices in a like-for-like manner, reusing material where possible.

This applies for:

- Skirting
- Dado Rail
- Cornice
- Shutters
- Window timber panelling [to be retained in situ where possible and made good and repainted]
- Balcony railings

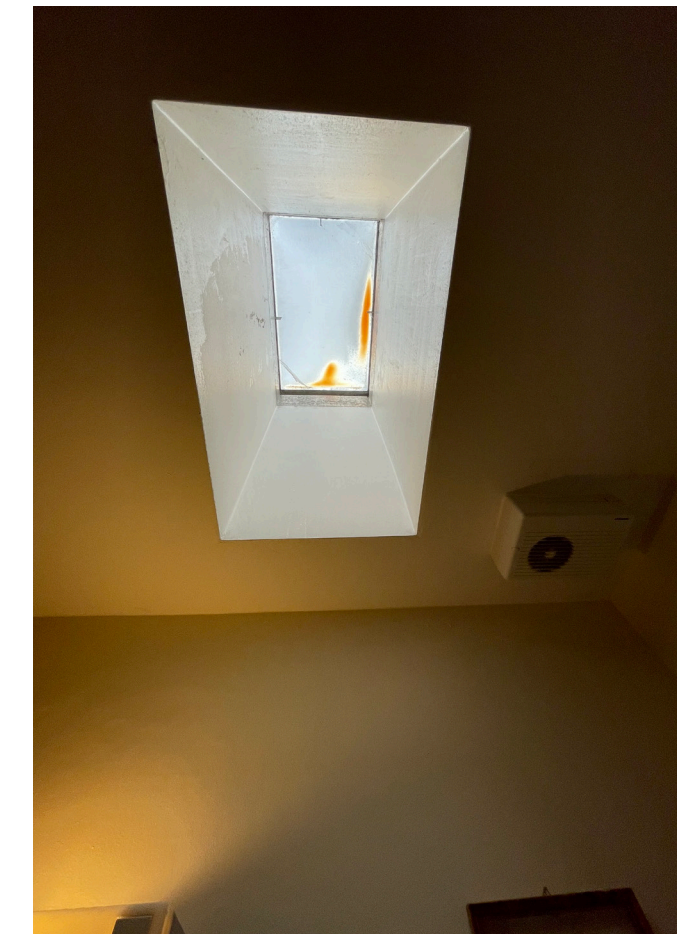


RENEW

The project improves the overall performance of the building with new plasterboard and insulation, allowing for thermal upgrades and addressing fire rating.

This results in new elements such as

- Flooring [timber, carpet and stone]
- Windows with thin profile double glazing
- Rooflights
- Plasterboard with skirting and reinstated ornate finishes where existing



4.5 SUSTAINABILITY STRATEGY

The project brief outlined key aspirations for the team to take a sustainable approach, prioritising environmental and wider sustainability in the design, materials and fittings to the fullest extent possible whilst maintaining a sensitivity and consideration to the heritage settings.

The refurbishment of 43-47 Mecklenburgh Square is being carried out to increase the life of the houses, improving their functionality with a long term view. Part of this requires an holistic sustainability strategy to be in place which considers efficiency, future maintenance and cost in use as well as making it easier for the occupants to live and behave more sustainably in the houses.

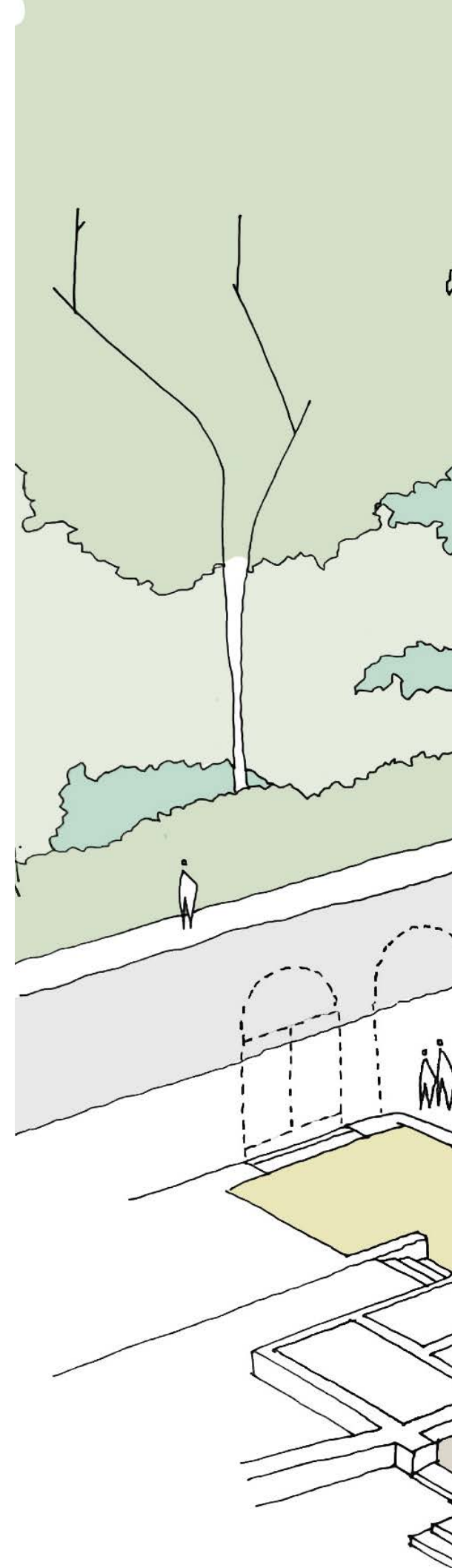
Note: works to the courtyard are not to be carried out under this application.

Statutory requirements:

Our key aims are to extend the life of the houses by improving their thermal efficiency, offering a more comfortable and considered internal environment and bringing them up to or as close to current standards as is possible within the existing heritage constraints.

Camden Council have declared a climate emergency and have stated the need for all projects, new and refurbishment, to address this. With this in mind the proposals forming part of the holistic sustainability strategy include the following points:

- ① **Wall and roof upgrades** - All external walls and roof to be insulated to improve the thermal efficiency of the houses.
- ② **Window upgrades** - Majority of window glazing to be upgraded to provide thermal efficiency and support the heating strategy.
- ③ **Airtightness** - Perimeter seals introduced to all windows and doors. Chimneys to be sensitively sealed to prevent draughts.
- ④ **Fire and acoustic upgrades** - All separating floor and walls to be upgraded to meet high levels of fire safety and offer improved acoustic comfort.
- ⑤ **Energy** - Gas boilers to be removed and replaced with an Air Source Heat Pump system located in the garden of house 46.
- ⑥ **Biodiversity** - Gardens to be replanted to improve the biodiversity of the site and to create an enhanced outlook for all residents.
- ⑦ **Wellbeing** - Internal arrangements of houses adjusted to provide garden access to all residents.





4.5 SUSTAINABILITY - THERMAL UPGRADES

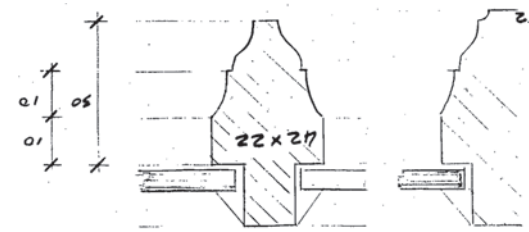
Thermal upgrades - windows

The existing houses are thermally inefficient, largely in part to the size of the single glazed windows which contribute to high levels of heat loss.

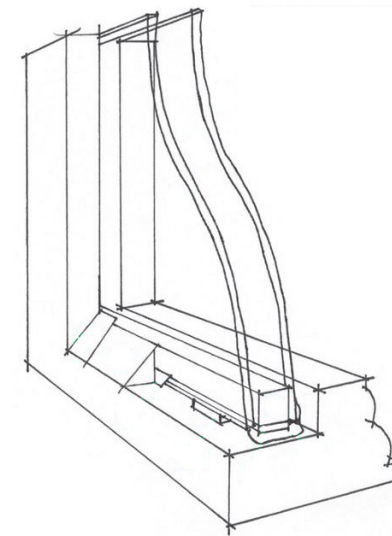
The windows are a significant feature of the facade and add to the heritage value of the houses although they are later additions - replaced in the 1980s works. The single glazed units offer a U-Value of 5.1 W/m²K. Lack of maintenance has also led to high levels of deterioration throughout.

As part of the sustainability strategy, to improve the thermal efficiency of the buildings, it is proposed that the sash windows are fully replaced, incorporating thin profile double glazing to improve the U-Value to 1.8 W/m²K, an improvement of 65%. In addition, new draught seals will be added, increasing air-tightness and further reducing heat loss.

A sensitive approach will be taken to the replacements, ensuring that existing window panel arrangements, sash frame sizes and window bar profiles are followed. Record drawings from the 1980s works list profiles which can be utilised - see MICA conservation buildings report for more information.



Example of window bar record drawings



Sketch showing thin profile double glazing installation



Existing window bars and visible frame deterioration



Excerpt from proposed South elevation

Thermal upgrades - walls

In addition to the window upgrades, improvements to the thermal efficiency of the external walls are proposed to be made. There are different conditions to be addressed:

1. Solid masonry walls with plaster finish

Insulation will be applied directly and refinished. This will only be carried out in rooms with no decorative cornicing to ensure these features are conserved.

2. Solid masonry walls with cavity (formed in 1980s works)

Where an existing cavity is present, insulation will be installed behind the plasterboard, maintaining the existing wall line and ensuring decorative features including cornicing, picture rails, dado rails and skirting are conserved.

By incorporating new insulation, within the heritage constraints, the thermal efficiency of the walls can be improved by approximately 67% which, coupled with the window upgrades will offer significant improvements to the internal thermal comfort for residents, energy usage and ongoing running costs.

Thermal upgrades - roofs

Currently, there is some insulation in the roof voids at ceiling level. In the proposed works to refinish the roofs, additional insulation is proposed between the roof joists, improving the thermal efficiency of this element of the buildings. The level of the roofs will be unaltered.



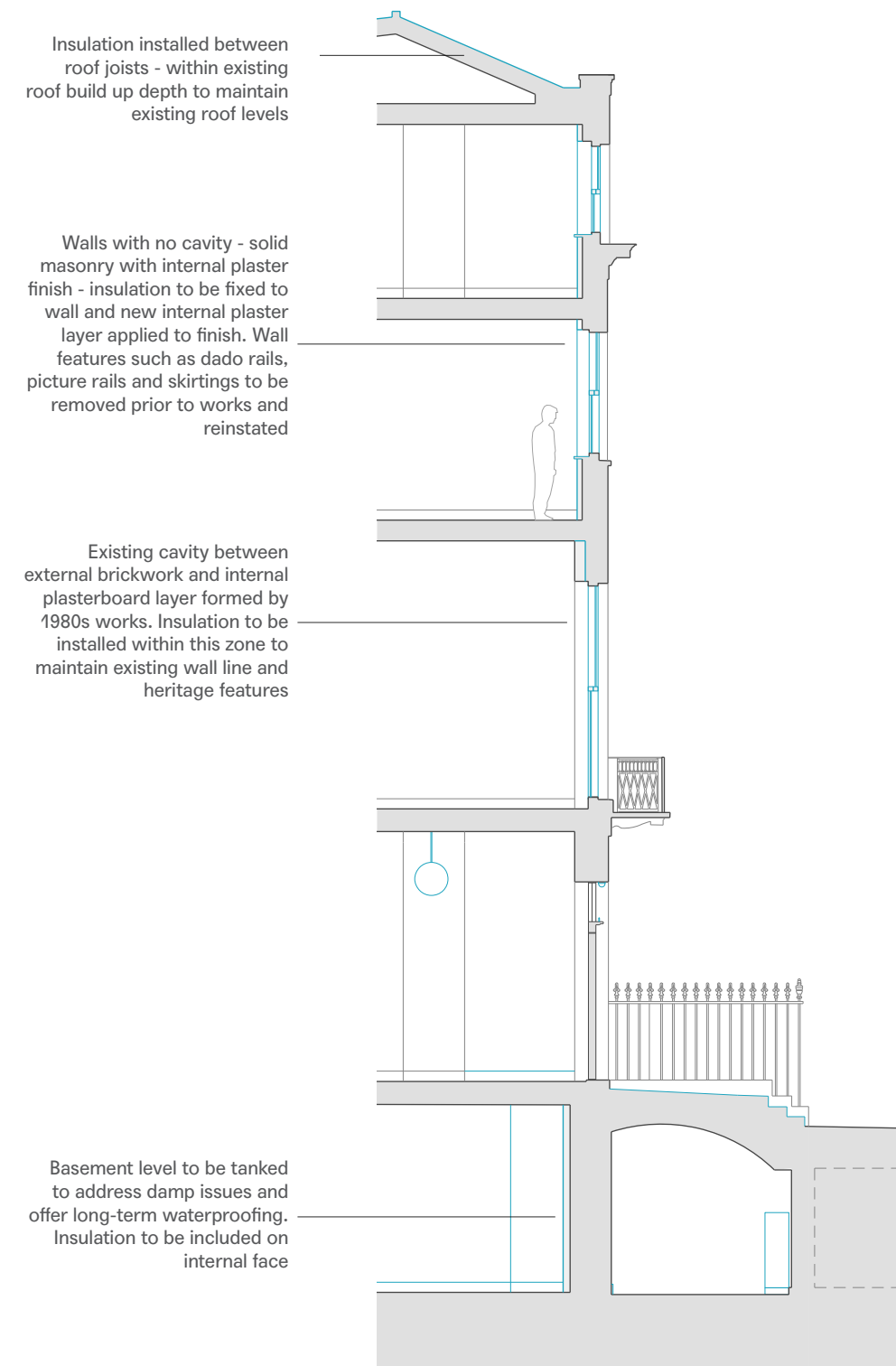
Existing wall cavity



Basement damp walls



Existing insulation at ceiling level - no insulation between joists



Excerpt from proposed section AA

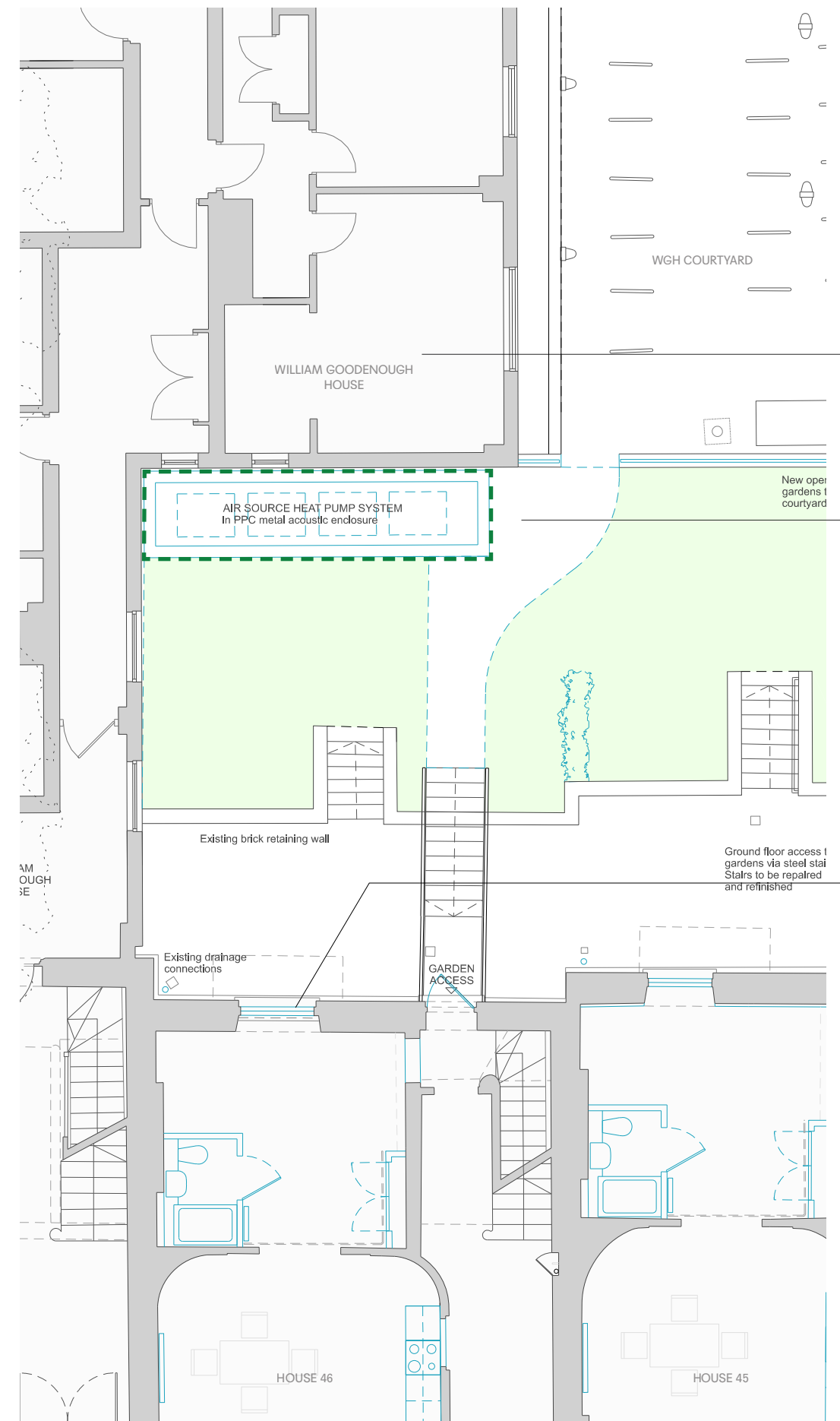
4.5 SUSTAINABILITY - ASHP

The existing houses are heated by gas boilers located in each individual flat. As part of the sustainability strategy, the approach to heating and hot water has been considered in line with local government targets to address the climate emergency.

It is proposed that a new central Air Source Heat Pump (ASHP) system be installed within the garden of House 46 with the associated buffer vessel located in the adjacent William Goodenough House plantroom. District heating will then provide heating and hot water from local interface units provided in each flat.

The location of the ASHP units has been carefully considered to minimise impact on the surrounding environment and occupants. It is proposed that they be located in the garden of House 46, adjacent to communal areas of William Goodenough House and housed within an acoustic enclosure to limit noise transfer.

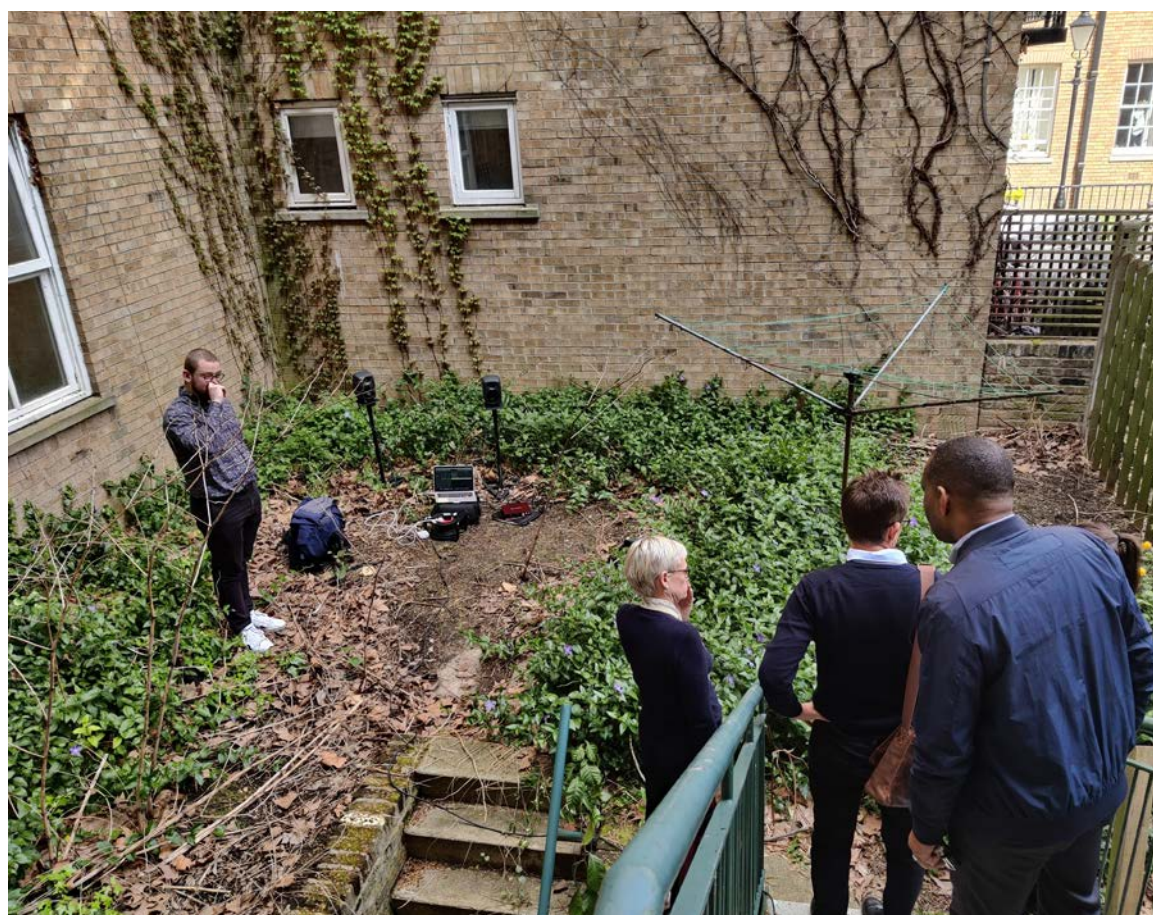
By moving away from a reliance on gas and to an electric system, operational carbon will be significantly reduced. This is aided by the improvements proposed to the external building fabric through the thermal upgrades listed on earlier pages.



Rooms adjacent to proposed location of ASHP units are kitchens and circulation spaces. Windows above height of units.

Location of ASHP units - to be housed within acoustic enclosure to meet Part E requirements

Acoustic testing has been carried out to ensure that noise level of attenuated ASHP units will not impact nearest bedrooms and living spaces



Acoustic demonstrations carried out by acoustic consultant to present the level of attenuated noise from the ASHP units within the gardens of House 46. Noise levels were also checked in the adjacent corridors where the sound was inaudible.



Proposed location of ASHP acoustic enclosure in garden of House 46

Secondary windows to kitchens in William Goodenough House - primary windows on east facade (not visible in photo) and away from ASHP enclosure

Existing plant room of William Goodenough House in basement directly behind proposed ASHP location

Located in corner, below windows the impact of the ASHP enclosure is minimised

Acoustic enclosure powder coated to minimise impact. Acoustic rating defined by acoustic consultant to meet Part E requirements

East facade of William Goodenough House facing garden and acoustic enclosure occupied by circulation corridors on all levels

4.0

DESIGN STATEMENT



4.6 SETTING & LANDSCAPE

Existing conditions:

FRONT ENTRANCES

Key to the overall appearance of the houses and their place on the streetscape are the railings and gates surrounding the lower ground floor front yards and vaults and the entrance steps up to the front doors. As with the houses there are differing conditions across the length with some missing railing heads and finials with significant rust deterioration.

The steps of house 47 have been covered in small tiles, not in keeping with the age of the buildings and the top landing of the steps of house 44 has been covered over with asphalt.

Proposals:

- Repair damaged railings and replace missing sections.
- Re-hang gates that are not securely on hinges.
- Sand back and refinish railings.
- Repair stonework at base of railings as needed.
- Introduce drainage channels between landing and entrance doors to reduce water damage.
- Remove later finishes to steps and repair / replace stone to match adjacent.
- Repair front doors and fan-lights over.
- Install new discreet bird deterrent wires.

Missing railing heads have left the top of posts exposed and vulnerable to further rust damage

Layers of paint on fan-light timbers and cracks in glazing. Unsightly bird deterrent spikes located on top of door frame

Deterioration of the various types of finials has been caused by rusting - crevices open in places

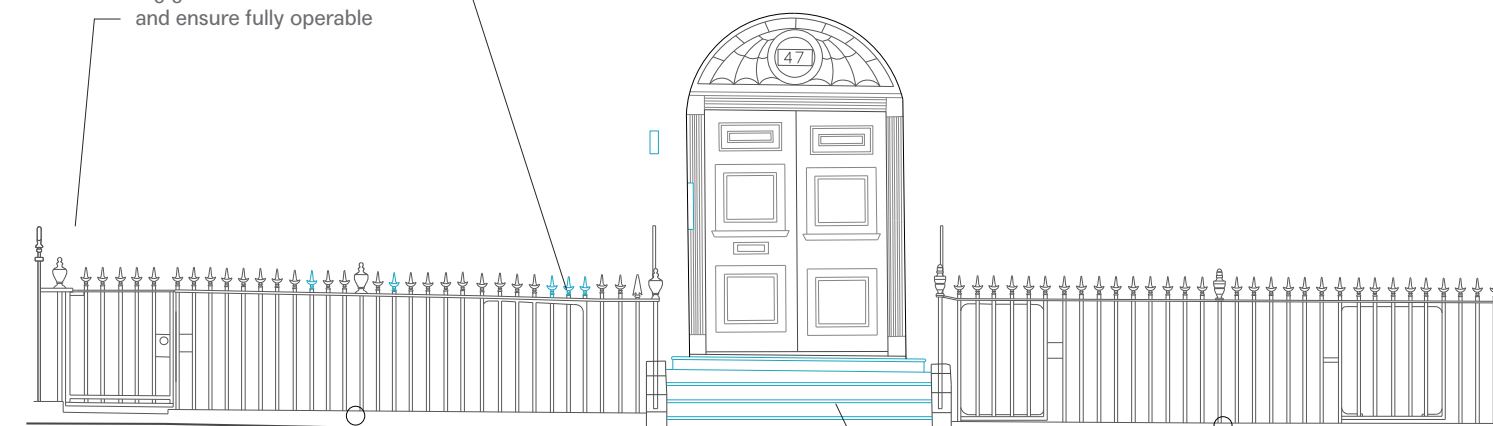


Existing south elevation railings and entrances to houses 43-47

Small tiles have been used to cover the original finishes of the steps to house 47. No drainage channel in place

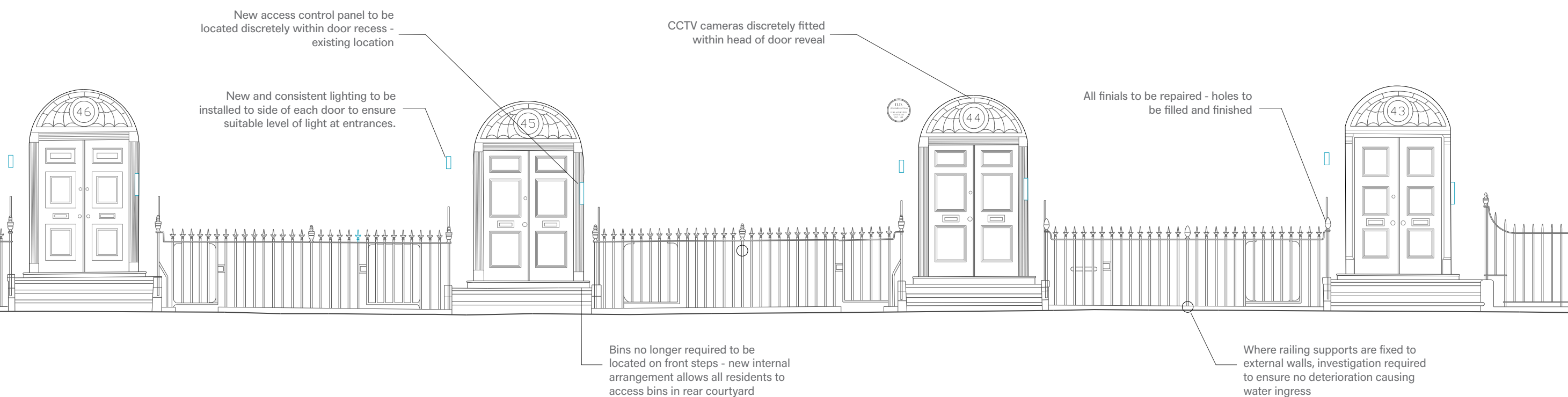
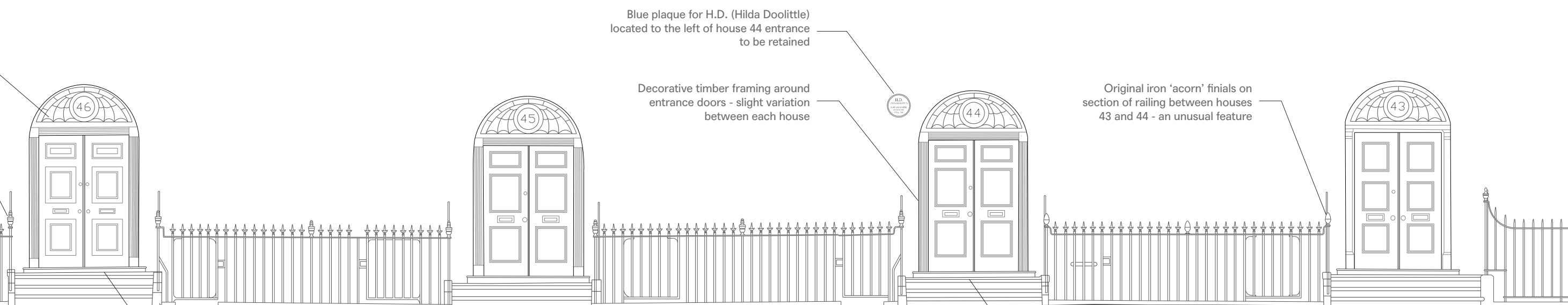
Replacement railing heads to be made to match existing design and fixed to bottom railings.

Re-hang gates to make secure and ensure fully operable



Proposed south elevation railings and entrances to houses 43-47

Small tiles to be removed to determine if original yorkstone paving in place. Repair / replace yorkstone to match adjacent as required.



4.6 SETTING & LANDSCAPE

FRONT YARDS

Existing conditions:

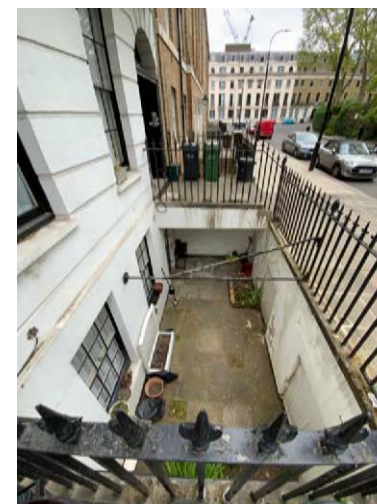
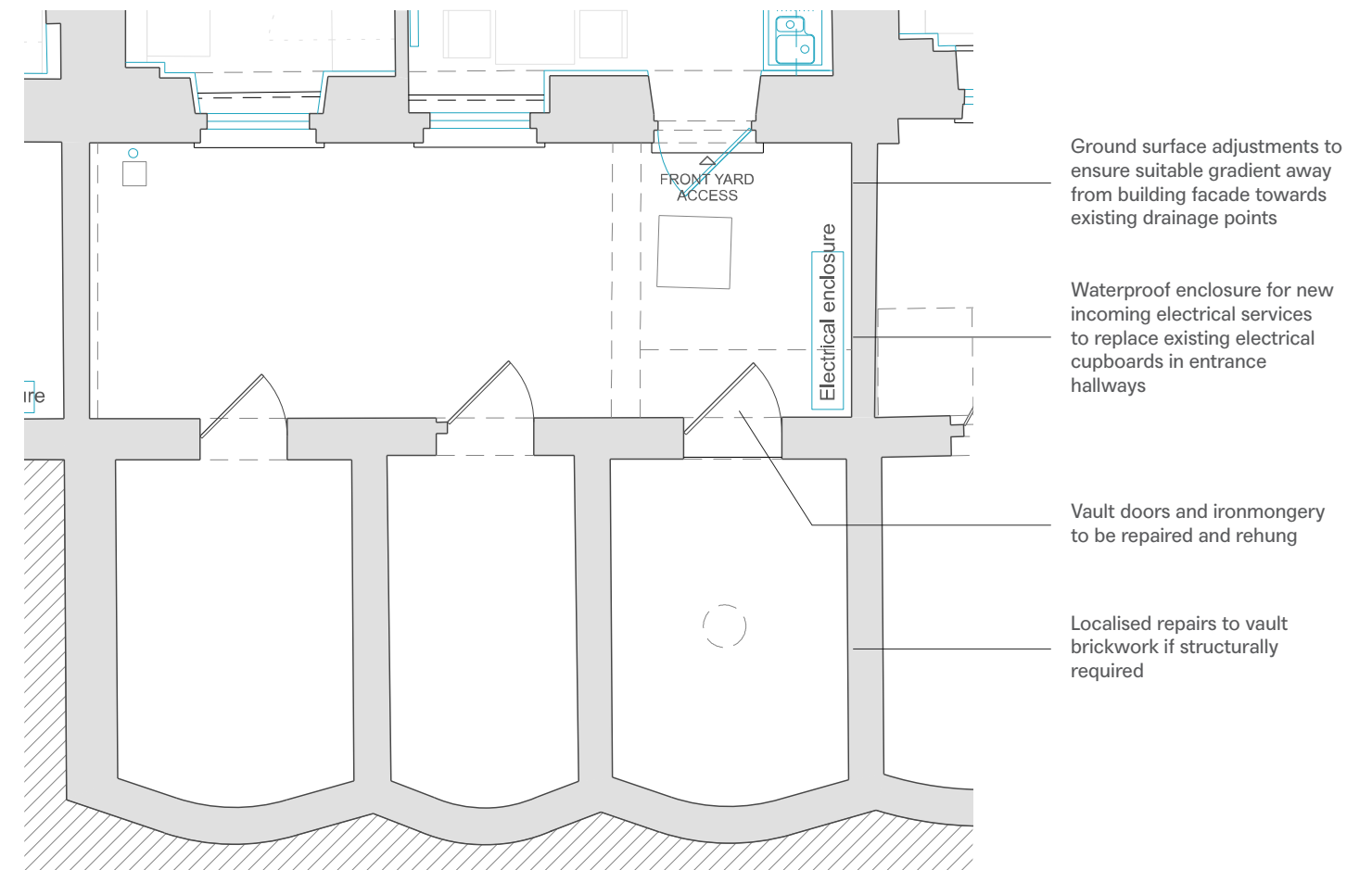
The front yards of Houses 43-47 are accessed from the lower ground floor with gated entrances also from street level. The house entrance steps bridge over sections.

Finishes have deteriorated with some of the render blown. House 47 has had some areas repaired along with the balcony repairs.

House 43 ground surface is yorkstone pavers whereas the other houses have been concreted over in previous works. Existing drainage points remain.

Proposals:

- Repair damaged finishes to facades and bridges
- Ensure suitable tapers to ground surface to take water away from the building facades to existing drainage points.
- Repair / replace vault doors and hinges as required.
- Waterproof enclosure for new incoming electrical services in yards of Houses 43, 46 and 47. Incoming services for Houses 44 and 45 to be located within existing gas meter room below steps of House 45.
- Localised repairs to vaults internally - not intended for use.



Front yard of House 43



Front yard of House 43



Front yard of House 47

REAR GARDENS

Existing conditions:

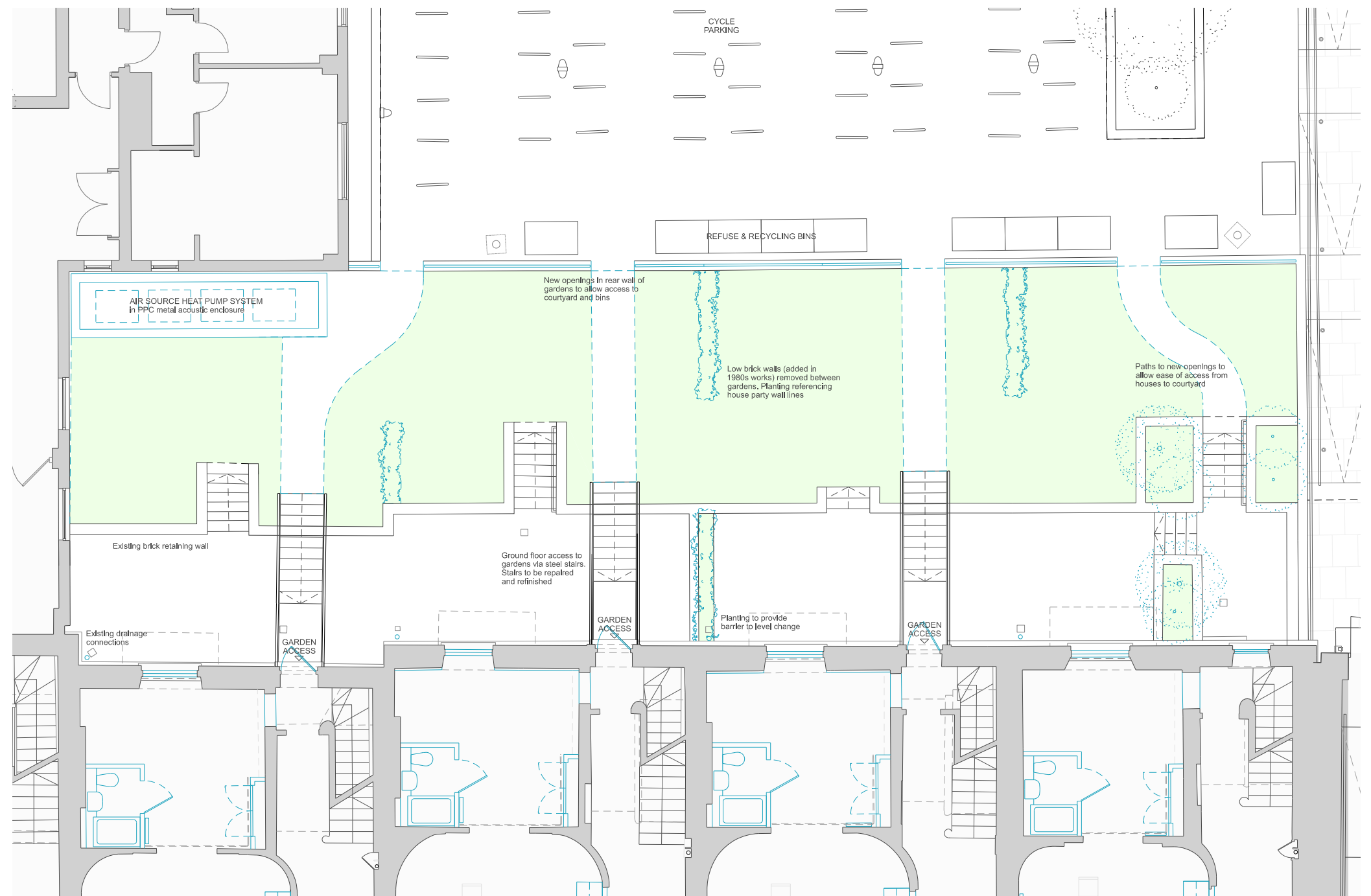
Originally there is evidence that the rear gardens of the houses stretched back to the rear of the terrace running along Heathcote Street to the north. On the construction of Heathcote Grove the gardens were modified and halved.

After the war, the courtyard became a car park followed by various iterations of landscaping and currently the gardens are subdivided from the courtyard arrangement with a low wall and fencing.

The gardens have division along the party wall of the houses which consists of a low wall with concrete posts and timber fencing above. A concrete slab has been introduced at lower ground floor level with a brick retaining wall and steps to reach ground floor level. This is accessed at lower ground floor of House 43 and via steel staircases from the ground floor of Houses 44-46.

Proposals:

- Remove concrete posts and timber fences
- Remove low wall between gardens. Introduce planting to reference house party wall lines
- Clear dead foliage and improve planting
- Repair steps, handrails and brick retaining wall as required
- Make openings in rear wall to allow access to courtyard for bins and bike storage
- Create clear paths to openings in walls from access staircases
- Introduce lighting near doors for safety



5.1 ACCESS PROPOSALS

As part of the design development stages, an access consultant was appointed - David Bonnet Associates (DBA) - who have carried out an assessment of the proposals. The below is information taken from their access statement.

Project constraints

The 43-47 Mecklenburgh Square Project has several constraints that will require an innovative or managed approach to access including:

Conservation: Due to their listed nature, no works can be carried out which materially alter the external facade and overall appearance from the street. This includes works to the entrance steps from the street and levels around the rear gardens. This makes it unfeasible to introduce level access to any of these houses using conventional means. The refurbishment of each house will be limited to those features designed to accommodate either ambulant disabled people of blind and partially sighted people.

Structure: The existing structure of 43-47 Mecklenburgh Square will limit the potential to replace existing features with more accessible alternatives. The main stone staircase cannot be altered. Similarly, the opportunity to change the rise, going and width of internal stairs will be constrained by the dimensions of the existing stairwell in each house.

With these points in mind, MICA and DBA reviewed the opportunities within the proposals and will work together on defining the requirements for finishes and fittings.

Provision for wheelchair accessible rooms

Residents who require access to a wheelchair accessible room will be assigned one of 7no. existing accessible rooms elsewhere within the College. 5no. accessible study bedrooms (with en-suite bathrooms) and 2no. accessible studios suitable for wheelchair users are located within the adjacent William Goodenough House. The College also makes specific adjustments and provides equipment as needed for wheelchair users. All of the common area facilities in WGH are wheelchair accessible.

Access aims

The proposed refurbished 43-47 Mecklenburgh Square is designed to be as inclusive as practicable. The houses have been designed to comfortably and independently be used by disabled people as residents, College staff and people visiting the houses.

Subject to the constraints described the project has the potential to meet the guidance of Approved Document M, Volume 1 (AD-M1), Volume 2 (AD-M2), and the access and inclusive design policies of the Greater London Authority.

Summary of access provisions

DBA have concluded that the proposals demonstrate that a good level of inclusive design will be achieved.

The key access provisions for the proposed scheme include:

- Incorporation of the principles of inclusive design where practicable.

- Accessible routes to all connections with local pedestrian routes and public transport.
- The interior of each house, including sanitary accommodation and kitchen facilities will be designed to accommodate both ambulant disabled people and blind and partially sighted people.

“In DBA’s opinion, the proposed 43-47 Mecklenburgh Square Project has the potential to meet the Building Regulations Approved Documents relating to disabled access and the expectation of the Equality Act...”

Public transport connections

The proposed 43-47 Mecklenburgh Square Project has a Public Transport Level (PTAL) of 6a - 'excellent' access to public transport. The PTAL is an indication of the frequency, reliability and distance of public transport services close to a site; it does not take into account the accessibility of transport services.

Since the public transport is not accessible for all, the following provisions have been identified for alternative means of access to the site:

- Suitable drop off points. There is road access to directly in front of the houses.
- Accessible car parking.
- Accessible cycle storage within the courtyard of William Goodenough House - level access from main reception area at ground floor level.

