
Design and Access / Planning / Heritage Statement

Relating to

Parnell House, Streatham Street, London WC1A 1JB

Revision: P4



Contents

1.0 Introduction.....	3
2.0 Existing Building	3
2.1 Location	3
2.2 Building Description.....	4
2.3 Planning restrictions	4
3.0 Planning History	4
3.1 2024/2787/P & 2024/2837/L	4
3.2 2016/4861/INVALID	5
3.3 2023/4420/L	5
3.4 2020/4381/L and 2020/3879/P	5
3.5 2012/2243/P and 2012/2242/L	5
3.6 2011/5416/L	5
4.0 Design Proposals	6
4.1 Front Entrance Doors replaced	6
4.2 Existing Doors	6
4.3 Existing Doors Photo Schedule	6
4.4 Proposed Doors	16
4.5 Proposed Door Sections	17
5.0 Heritage	18
5.1 Conservation Area Description	18
5.2 Listed Building Appraisal	19
5.3 Heritage Impact of Proposals	20
6.0 Social/Economic benefits	20
7.0 Access	21
7.1 Car Parking	21
7.2 Transport.....	21
8.0 Refuse Strategy and Disposal	21
9.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12	22
10.0 Summary	22
Appendix A: Photo Schedule	23
Appendix B: References.....	27

LBC001 – Parnell House

Design and Access Statement



1.0 Introduction

ARJ Surveying Services have been commissioned by KBH on behalf of Peabody Housing, the freeholder of Parnell House, WC1A 1JB to compile planning application and Listed Building Consent documents for the replacement of flat entrance doors to the units within the block. This design and access and heritage statement has been compiled to support the application.

A previous application for retrospective permission was applied for in July 2024 under applications references 2024/2787/P & 2024/2837/L to replace all of the flat entrance doors to the block (following FRA guidance to do so) and was subsequently withdrawn during the determination process. This application is a revision of that application, and instead seeks to replace 14 of the doors which have previously been unlawfully replaced, both recently and historically.

2.0 Existing Building

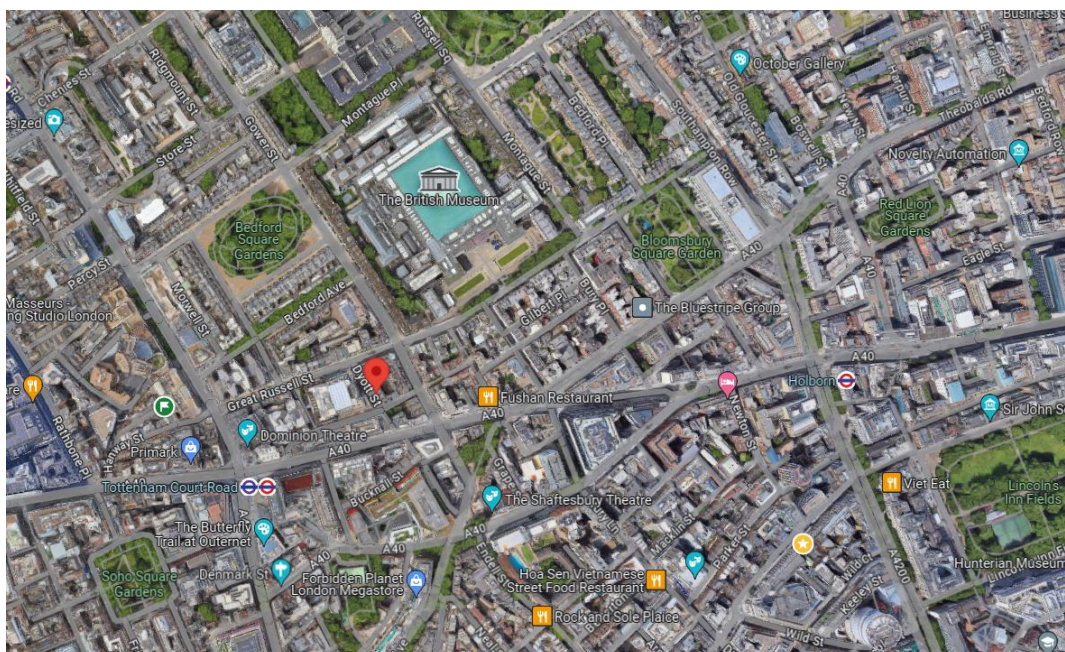
The host building 'Parnell House' is a 5-storey (plus basement) corner block built in 1849, and contains 39 units.

The flats on each floor are as follows:

- Basement: No units, storage space only
- Ground Floor: Flats 1 – 8
- First Floor: Flats 9 – 16
- Second Floor: Flats 17 – 24
- Third Floor: Flats 25 – 32
- Fourth Floor: Flats 33 – 39

2.1 Location

As indicated on the below satellite image taken from Google, the site is located in Central London on the junction of Streatham Street and Dyott Street, between Tottenham Court Road tube station and the British Museum.



2.2 Building Description

The building in question is a purpose-built block of flats built in 1849 in the early stages of social housing. The inner courtyard areas are accessed from a communal (timber, double hung) main entrance door from Streatham Street. There is a concrete staircase near the entrance door that services the upper floors, and an inner courtyard area with refuse storage opposite the entrance. The block forms an L-shape along Streatham Street and Dyott Street, and the street scenes feature 6-over-6 Georgian style sash windows to the above ground levels, with a render band between the first and second floors, and grated half-opening to the basement floor at low level (to the pavement). There are no private entrance doors located on either of the street facing elevations.

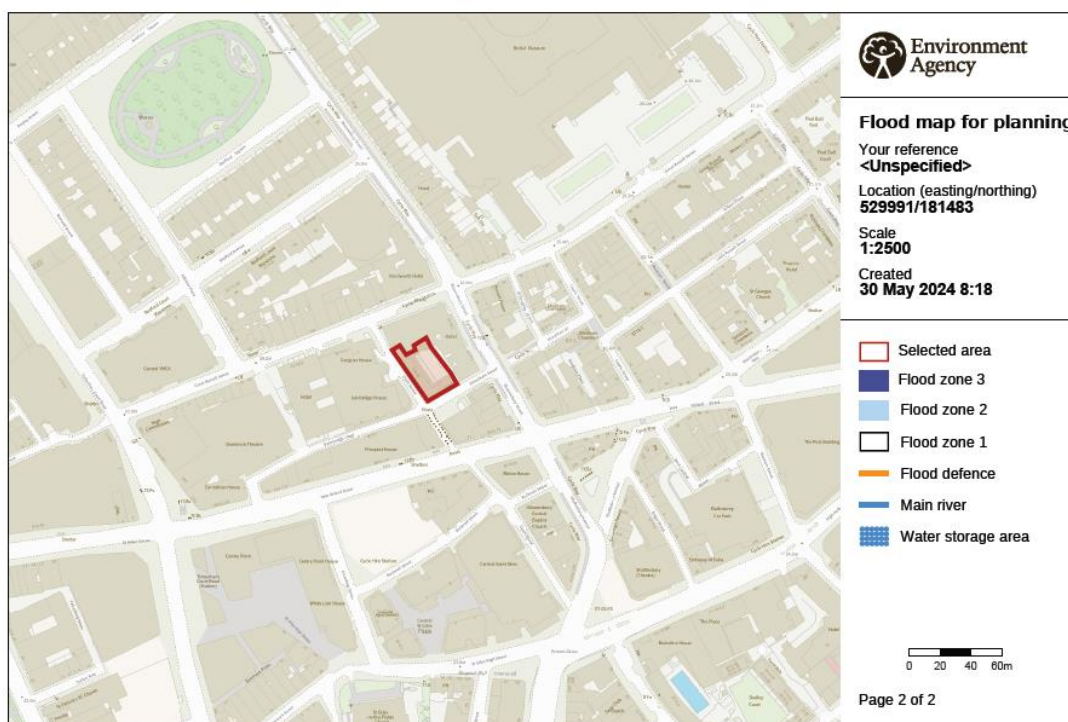
The inner courtyard services properties 1-8, with deck balconies servicing units 9-39 on the floors detailed above. Apart from the top floor, these balconies are covered by the balconies above, and are supported by brick columns with brick arches every second floor. The private entrance doors are located on the deck balconies, some recessed within alcove areas, and are partially visible from the courtyard area.

2.3 Planning restrictions

Conservation Area: Yes (Bloomsbury)

Listed Building: Yes (Grade II*)

Flood Risk Zone: No [1]



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3.0 Planning History

3.1 2024/2787/P & 2024/2837/L

As described above, an application was submitted in July 2024 to replace all flat entrance doors on the basis on Fire Safety. During the determination process, it was deemed that the proposed doors were not suitable, and therefore the design has been amended, forfeiting the Fire Safety upgrades in preference of preservation of the character of the building.

3.2 2016/4861/INVALID

An application (ref 2016/4861/INVALID) was submitted in 2016 to complete fire safety works, however this was withdrawn. This was presumably due to a lack of information submitted, but this is not known. The application proposals were described as follows:

'Alterations in relation to fire upgrading works, including replacement of all timber front entrance doors with chipboard fire doors to match, replacement of frosted glazed windows with fire resistant glazing along escape routes, and application of fire resistant material internally to coal hatch.'

The application was seeking for permission for the replacement of the timber front entrance doors but was not re-submitted, but reflects the same proposals included within this application.

3.3 2023/4420/L

The application (ref: 2023/4420/L) proposals are described as follows:

'Installation of a blue heritage plaque on the Dyott Street side of Parnell House, commemorating Billy Waters.'

This is not relevant to our application, but permission was granted.

3.4 2020/4381/L and 2020/3879/P

Both applications submitted in 2020 (refs: 2020/4381/L and 2020/3879/P) had proposals described as follows:

'Replacing existing failing flat roof coverings.'

This is not relevant to our application, but permission was granted for the Listed Building Consent application and the planning application was withdrawn. Whilst it is not known, it is assumed that the applicant was advised that planning permission was not required in addition to Listed Building Consent.

3.5 2012/2243/P and 2012/2242/L

Both applications submitted in 2012 (refs: 2012/2243/P and 2012/2242/L) had proposals described as follows:

'Installation of boiler flues on Dyott Street and Streatham street facades in connection with existing residential flats (Class C3) (Retrospective).'

This is not relevant to our application, and both were refused with a warning of enforcement action to be taken.

3.6 2011/5416/L

The application submitted in 2011 (ref: 2011/5416/L) had proposals are described as follows:

'Installation of 2 communal satellite dishes, 1 aerial and associated equipment at roof level and external cable runs to residential block (Class C3).'

This is not relevant to our application, but permission was granted.

4.0 Design Proposals

4.1 Front Entrance Doors replaced

The replacement of the front entrance doors has started due to the urgency of reducing the fire risk of certain flat's fire doors in the block. Work has now ceased in this regard, with this application seeking to resolve the impact of the replacements on the building's heritage, by proposed 14 new units to the flats that have previously been unlawfully replaced.

4.2 Existing Doors

The existing flat entrance doors are not visible from the public realm, as they are located on the gallery balconies and ground floor area. The photos included in this report demonstrate their location, as do the drawings submitted with the application.

There are a mixture of door styles that are in place, some of which are plain, flush door, and as such are unsympathetic to the character of the building. The most sympathetic design in place is a 4-panel Victorian style door with vision panels (accompanied on most doors by a fanlight above). The 14 replacement doors proposed seek to replicate the original door style entirely.

The 14 doors to be replaced are to flats 4, 10, 19, 20, 24, 27, 28, 31, 32, 33, 36, 37, 38, and 39

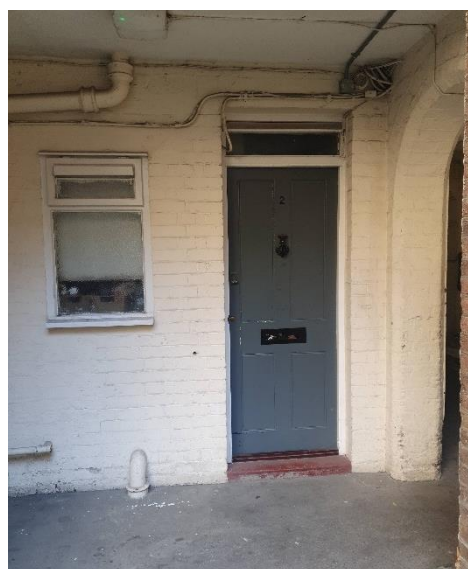
The small fanlights above doors also form part of the fire safety and compartmentation.

4.3 Existing Doors Photo Schedule

Each Fire Door has been recorded in its current state (post-replacement of a number of the doors) and the pictures are included below.



Flat 1 Front Entrance Door (To Remain)



Flat 2 Front Entrance Door (To Remain)



Flat 3 Front Entrance Door (To Remain)



Flat 4 Front Entrance Door (To be replaced)



Flat 5 Front Entrance Door (To Remain)



Flat 6 Front Entrance Door (To Remain)



Flat 7 Front Entrance Door (To Remain)



Flat 8 Front Entrance Door (To Remain)



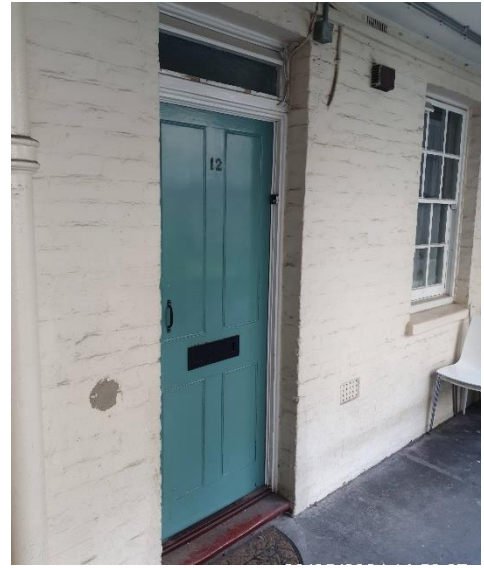
Flat 9 Front Entrance Door (To Remain)



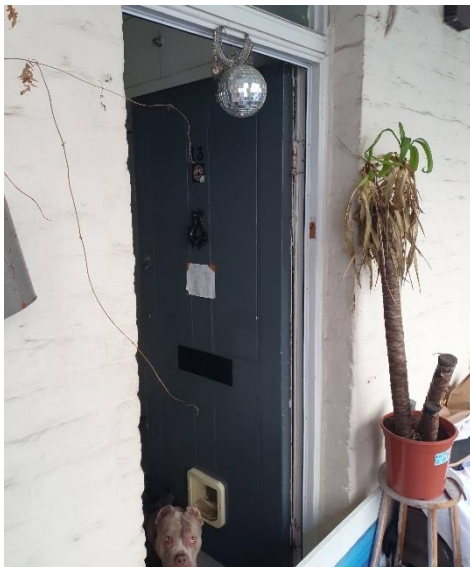
Flat 10 Front Entrance Door (To be replaced)



Flat 11 Front Entrance Door (To Remain)



Flat 12 Front Entrance Door (To Remain)



Flat 13 Front Entrance Door (To Remain)



Flat 14 Front Entrance Door (To Remain)



Flat 15 Front Entrance Door (To Remain)



Flat 16 Front Entrance Door (To Remain)



Flat 17 Front Entrance Door (To Remain)



Flat 18 Front Entrance Door (To Remain)



Flat 19 Front Entrance Door (To be replaced)



Flat 20 Front Entrance Door (To be replaced)



Flat 21 Front Entrance Door (To Remain)



Flat 22 Front Entrance Door (To Remain)



Flat 23 Front Entrance Door (To Remain)



Flat 24 Front Entrance Door (To be replaced)



Flat 25 Front Entrance Door (To Remain)



Flat 26 Front Entrance Door (To Remain)



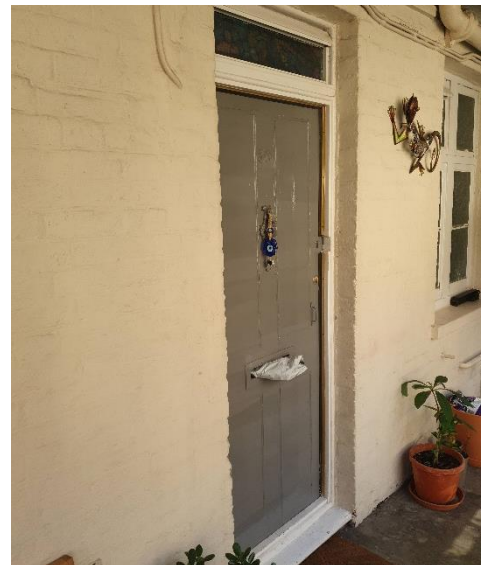
Flat 27 Front Entrance Door (To be replaced)



Flat 28 Front Entrance Door (To be replaced)



Flat 29 Front Entrance Door (To Remain)



Flat 30 Front Entrance Door (To Remain)



Flat 31 Front Entrance Door (To be replaced)



Flat 32 Front Entrance Door (To be replaced)



Flat 33 Front Entrance Door (To be replaced)



Flat 34 Front Entrance Door (To Remain)



Flat 35 Front Entrance Door (To be replaced)



Flat 36 Front Entrance Door (To be replaced, however are not subject to current enforcement notice)



Flat 37 Front Entrance Door (To be replaced, however are not subject to current enforcement notice)



Flat 38 Front Entrance Door (To be replaced)



Flat 39 Front Entrance Door (To be replaced, however are not subject to current enforcement notice)



Communal Entrance Door (not being replaced)

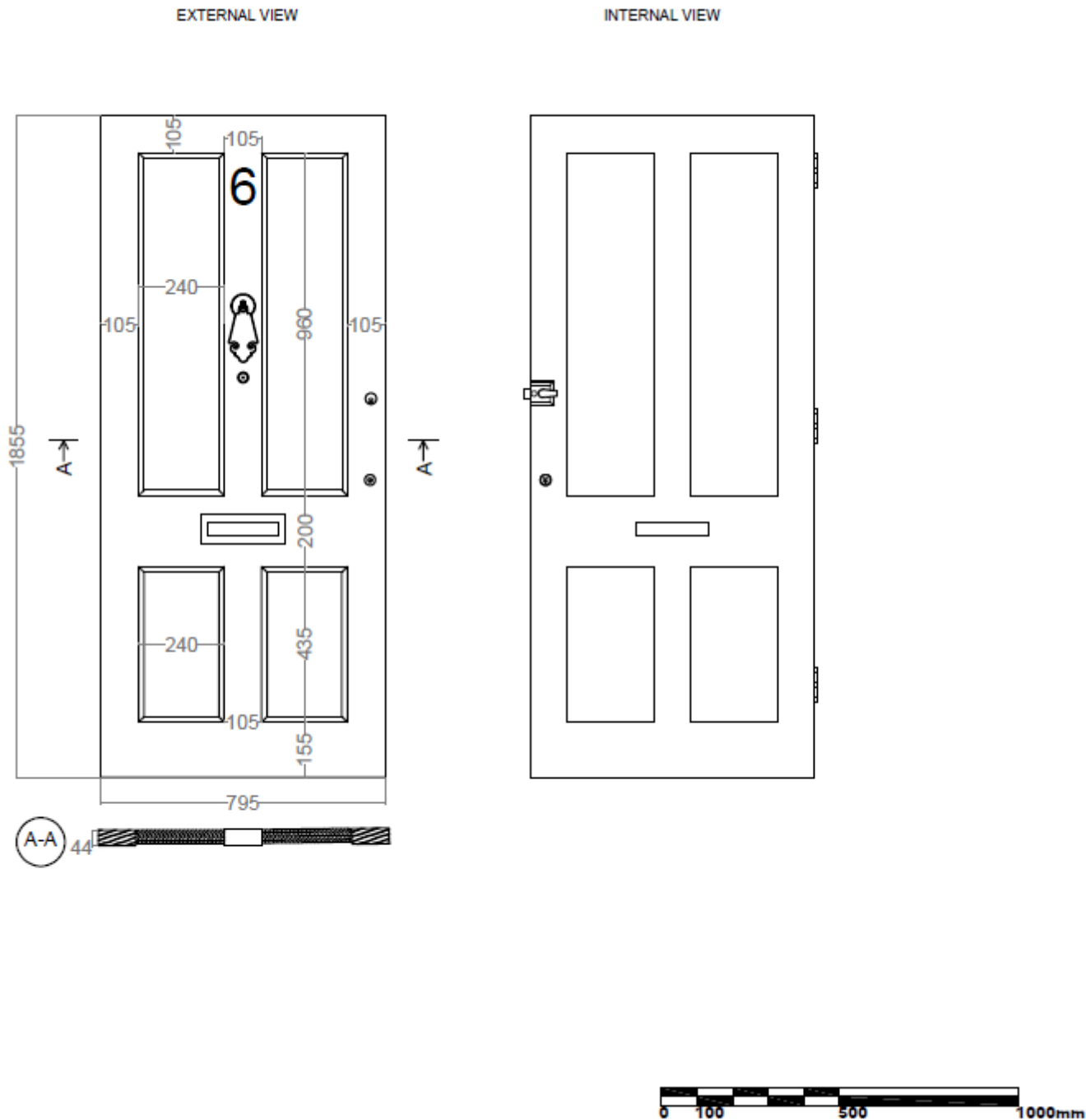
4.4 Proposed Doors

The replacement doors will be hardwood timber, and will match the original style of the door as closely as possible. This is in a Victorian style 4-panel door with no glazing panels, a letter box, and black ironmongery. The doors will not meet fire safety standards in preference for retaining the character of the building, which will be recorded in the building managers Fire Strategy and risk assessments.

Front Entrance Doors	Existing	Proposed
Material:	Timber	Timber
Colour:	Varies	Matched to the current grey for uniformity unless otherwise agreed with the LPA. Note . <i>If individual variations in colour are to be supported, then a limited selected colour palette in the same tonal range needs to be provided.</i>
Fenestration:	4-panel Victorian style with no glazing.	4-panel Victorian style with no glazing to match the existing.
Glazing:	None	None
Fanlight:	Single Glazed	Single Glazed
Door Frame:	Timber	To be replaced as part of the proposals.

4.5 Proposed Door Sections

Proposed door elevations and sections have been attached to scale along with this submission, but are also indicated here:



A separate ironmongery schedule has been provided to accompany the application.

5.0 Heritage

5.1 Conservation Area Description

The building is located within the 'Bloomsbury' Conservation area and is a Grade II* listed building.

[2] Bloomsbury represents a period of London's early expansion northwards, dating from Stuart times (around 1660), which continued through the Georgian and Regency periods to around 1840. This period of expansion, which followed the Plague in 1665 and the Great Fire of London in 1666, replaced a series of Medieval Manors on the periphery of London and their associated agricultural and pastoral land. The first swathe of building created a mix of uses with houses, a market, commercial, cultural uses (the British Museum), hospitals and churches.

The progression of development across the Conservation Area illustrates the subtle changes in taste and style in domestic architecture that occurred throughout the 17th, 18th and 19th centuries. The Victorian era saw the urban area evolve with a movement of the wealthy to newly developing urban and suburban areas to the north. New housing for the poor, often of a philanthropic nature, was built in several parts of the northern section of the Conservation Area. The development of a series of railway termini along Euston Road saw an expansion in hotel developments, and office development took place throughout the Conservation Area.

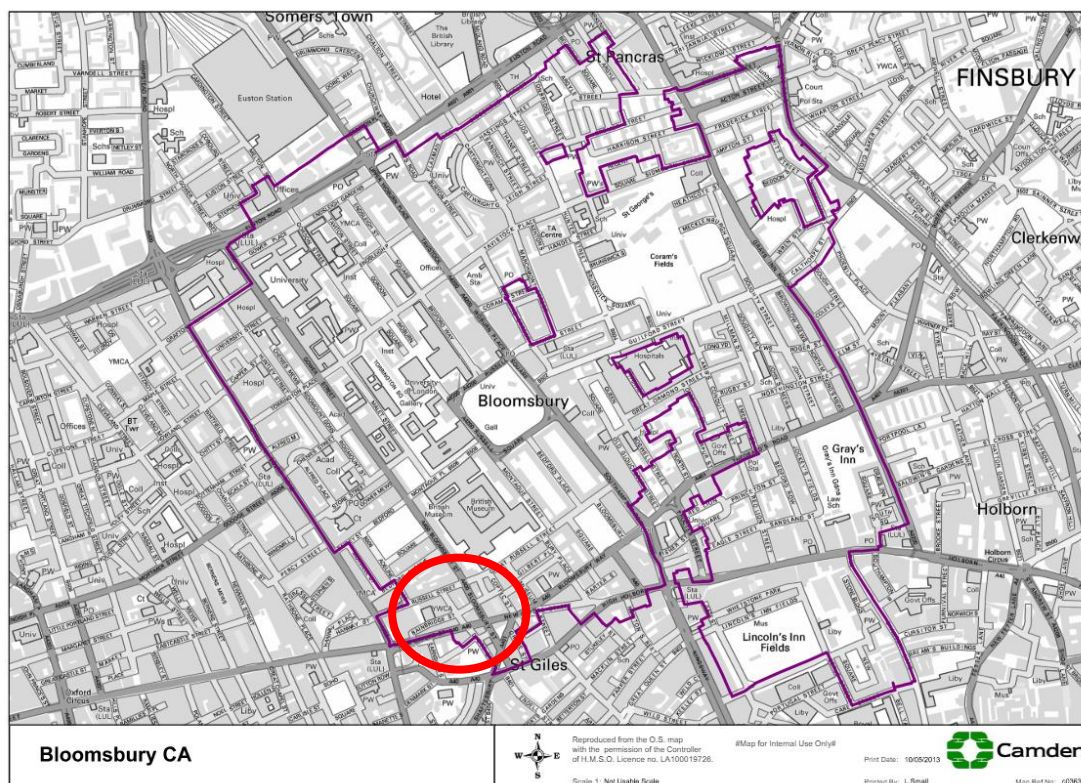
Recent housing developments have mostly meshed sensitively with the older fabric. There are a number of recent developments, undertaken both by the larger institutions (such as the university, the hospitals and the British Museum) and by smaller scale developers, for instance in the mews, continuing the Bloomsbury tradition of development of its time as exemplars of contemporary but contextual design.

LBC001 – Parnell House

Design and Access Statement



Parnell House is located to the south of the conservation area, near the British Museum and is an early Victorian block:



Parnell House is an example of philanthropic construction mentioned above.

5.2 Listed Building Appraisal

Parnell House is a Grade II* listed building.

The listed description on Historic England's website [3] describes the building as follows:

'CAMDEN

TQ2981SE STREATHAM STREET 798-1/104/1544 (North side) 14/05/74 Parnell House

II*

Block of artisans' flats. 1849. By Henry Roberts. For The Society for Improving the Condition of the Labouring Classes. Interiors replanned c1985. Yellow stock brick with rusticated stucco 1st & 2nd floors, and stucco dressings. Fireproof construction of brick load-bearing walls and arched hollow-brick floors. L-shaped plan. EXTERIOR: 5 storeys and basement (top storey added later). 6 bays and 12-window return to Dyott Street. Stucco doorway surround with architrave, console-bracketed cornice and pediment. Plain stucco band at 2nd floor level inscribed "MODEL HOUSES FOR FAMILIES". Square-headed recessed sash windows with stucco lintels in form of gauged flat arches; ground and 1st floor windows in stucco recesses. Stucco sill bands at 2nd and 4th floors, and stucco plinth. Bracketed brick cornice. Open galleries in courtyard, supported by brick piers which span 2 floors, give access to flats comprising kitchen and scullery, living room and mostly with 2 bedrooms. INTERIORS: not inspected. HISTORICAL NOTE: originally known as Streatham Street Buildings, they are the earliest surviving example of flats to provide accommodation for the "deserving poor" in regular employment. The second earliest survivor is New Court, Flask Walk (qv).

Listing NGR: TQ3000581476'

The description provides a detailed description of the subject building. The open Galleries described are where the flat entrance doors are all located. These galleries form the L-shape described, as can be reviewed on the drawings submitted with this application. There is an additional section of the group of flats (accessed to the North from the top of the 'L' shaped gallery on each floor) which by virtue of it's style matching the main building, is assumed to have been built at the same time as the rest of the building. This creates more of a 'U' shaped gallery and symmetrical shape to the block that described above, minus an additional arched opening width to the other side near the entrance. The flats accessed in the northern section of the building are flats 8, 16, 24, and 32. When the additional floor was added to the building, it did not include this section where instead there is a flat roof above flat 32. This means that this northern part of the block forms a 4-storey (plus basement) part of the estate rather than 5 like the main part of the block.

The front entrance double door off of Streatham Street provides access to an initial lobby area, which provides direct access to the staircase to access upper flats which leads up to the top (fourth) floor and serves flats 9-39. Beyond the staircase (and adjacent locked basement access) the ground floor area can be accessed, which leads to flats 1 through to 8 as well as a communal garden area with refuse store and a lightwell over the basement floor.

5.3 Heritage Impact of Proposals

Whilst none of the front entrance doors are visible from the public realm, the importance of retaining the features of our historical buildings remains to be an important factor for our generation and generations to come. Some of the historic changes to the doors have not followed this philosophy, and are plain, flush flat entrance doors (see number 39 for example).

The proposals have been discussed with the Council's conservation team by virtue of the submission of the previous application, and the design replicate the original doors. Therefore it is understood that the proposals included improve the heritage nature of the building by replicating the original details exactly.

The historic replacement of some of the doors has not followed the philosophy of maintaining the heritage features (such as the 4-panels) and as such some of the doors have been replaced with a plain, flush front entrance doors. These proposals would provide a uniform appearance across the estate, matching the original style (whilst ensuring fire safety).

6.0 Social/Economic benefits

The proposals will achieve social and economic benefits for the residents of the units proposed for refurbishment. The social benefits will include improved living conditions, where residents will benefit from improved thermal comfort and improved security. The economic benefits will come in the form of reduced energy bills for the residents of the units, as well as the business generated through the client's supply chain.

7.0 Access

7.1 Car Parking

By virtue of the location of the block, the only parking is paid street parking opposite the property for a maximum of 2 hours.



Car parking (source: Google maps)

7.2 Transport

The property enjoys a location with many others transport methods such as buses and taxis. The nearest underground stations are Tottenham Court Road (3-minute walk) and Holborn (9-minute walk).

8.0 Refuse Strategy and Disposal

Refuse Strategy

The existing refuse arrangements for the property remain unaffected by the proposals.

Waste

All refuse which arises from the replacement windows will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

9.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12

Information on space provisions for fire appliances and assembly points (criteria 1).

- a) The subject property is property consisting of a 5-storey (plus basement) purpose-built block of flats built predominantly with brick, which can be accessed via the road by the fire service. There is no change proposed to the existing arrangements.
- b) The assembly point for an evacuation of this building would be directly outside on the street (public realm).

Information on passive and active safety measures (criteria 2)

The subject property is a property consisting of a 5-storey (plus basement) purpose-built block of flats built predominantly with brick, which we are proposing to replace the flat entrance doors. This passive and active fire safety measures will remain as existing. The Front entrance doors will not be upgraded to modern standards by virtue of the need to maintain the historic character of the building. This will be recorded by the client and fed into fire risk assessments and the building's fire strategy (by others).

Information and data on construction products and materials (criteria 3)

The subject property is a property consisting of a 5-storey (plus basement) purpose-built block of flats built predominantly with brick, which we are proposing to replace the flat entrance doors.

Information on means of escape and evacuation strategy (criteria 4)

The subject property is a property consisting of a 5-storey (plus basement) purpose-built block of flats built predominantly with brick, which we are proposing to replace the flat entrance doors. The existing means of escape and evacuation strategy will remain the same. The front entrance door will remain to be controlled by a thumb-turn internally to allow for evacuation in the event of a fire.

Information on access and equipment for firefighting (criteria 6).

The subject property is a property consisting of a 5-storey (plus basement) purpose-built block of flats built predominantly with brick, which we are proposing to replace the flat entrance doors.

10.0 Summary

The proposals to replace the existing unlawfully replaced timber flat entrance doors with new timer fire doors will make a significant improvement to the preservation of the history of the block. The new doors replicate the original doors to best achieve this, including the ironmongery.

The proposed materials accord with the original building, and the condition of the doors means that they require replacement to for the prevention of risk to life on fire safety grounds.

Appendix A: Photo Schedule



Photo 1: Front Entrance (not being altered)



Photo 2: Facing south towards Streatham Street from Courtyard



Photo 3: Corner of Streatham Street and Dyott Street



Photo 4: Facing west towards Dyott Street from Courtyard

LBC001 – Parnell House

Design and Access Statement



Photo : Facing north-west towards Dyott Street from Courtyard



Photo 6: Refuse Store



Photo 7: Viewing North towards Flats 8, 16, 24, and 32



Photo 8: Viewing South towards Flats 1, 9, 17, 25, and 33 (Streatham Street behind)

LBC001 – Parnell House

Design and Access Statement



Photo 9: Viewing South towards Block (Streatham Street behind)



Photo 10: Viewing South-West towards Block (Streatham/Dyott Street corner behind)



Photo 11: Viewing West towards Top floor corner (Dyott Street behind)



Photo 12: Viewing West towards Main Block from top floor (Dyott Street behind)



Photo 13: Viewing West basement level from ground floor Courtyard



Photo 14: Front Entrance Lobby



Photo 15: Communal Front Entrance Door (not being replaced)

Appendix B: References

[1] GOV.UK (2019). Flood map for planning - GOV.UK. [online] Service.gov.uk. Available at: <https://flood-map-for-planning.service.gov.uk/>.

[2] Bloomsbury Conservation Area Appraisal and Management Strategy . (2011). [online] London Borough of Camden. Available at: <https://www.camden.gov.uk/documents/20142/7212389/Bloomsbury+Conservation+Area+Appraisal+and+Management+Strategy+Adopted+2011.pdf/6e29ae05-3837-6f7f-ce1b-3bbb0bd20493> [Accessed 27 May 2024].

[3] historicengland.org.uk. (n.d.). PARNELL HOUSE, Non Civil Parish - 1378865 | Historic England. [online] Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1378865?section=official-list-entry> [Accessed 30 May 2024].