Design and Access Statement-

Basement Flat
93 Judd Street
London
WC1H 9NE

syte ARCHITECTS
83-84 Berwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8801 studio@sytearchitects.com www.sytearchitects.com

Introduction

The application relates to a building at 93 Judd Street which dates from 1816, is Grade II Listed and is in a Conservation area. Figure 1.

Currently the building has a self-contained Basement flat with its own entrance via the front lightwell. The front part of the plan is used as a shop, with its own entrance from the street. The remainder of the Ground Floor is a self contained flat, with an entrance door from the entrance hall. The First, Second and Third floors above have been converted into bed sitting rooms with internal baths and kitchens and communal WCs, accessed from the stair enclosure.

This listed building application relates solely to the proposed refurbishment of the self-contained Basement flat. As part of the refurbishment it is proposed to undertake some alterations to the internal layout. These works are fully described below and on the application drawings.

Proposals are have also been prepared for the refurbishment of the upper floors. The proposals for the whole building have been the subject of two pre-application drawing submissions and site visits with Caroline Carr from Camden Conservation.

Rob Whitlock of Syte Architects met Caroline Carr of Camden Conservation at 93 Judd Street on 8 January 2009, for an initial discussion on the proposed works. Subsequently initial as existing and as proposed drawings, together with a short explanatory report and set of photographs was issued to Caroline Carr at Camden Conservation as a pre-application submission on 14 January 2009. Caroline Carr provided comments by email on those drawings on 21 January 2009. Enquiry number 33649.

Subsequently a package of opening up works was agreed with Caroline Carr, to enable further information to be obtained on the building.

A second site visit was undertaken on 4 August 2009. Rob Whitlock again met Caroline Carr on site with Shahine Mardani of First Class Interiors, who is the contractor that has been appointed to carry out any building works. Drawings of the proposals were submitted to Caroline Carr the following day. Caroline Carr provided further feedback on the basis of those drawings and the site visit by email dated 19 August 2009.

Caroline Carr advised that the proposals for the upper floors are not likely to be acceptable to Camden Conservation in their current form. The proposals for the upper floors are currently being developed in an attempt to address Caroline Carr's latest comments. However it appears that the proposals for the Basement are broadly acceptable, as advised by Caroline Carr in her email of 19 August 2009.

Current and Proposed Accomodation

The Basement is currently arranged as a one bedroom flat. There are no original interior features surviving, with no cornices and modern skirtings of a poor quality. The existing doors are also not original.

The flat has its own separate entrance from the front lightwell. There is an area of boxing out against the lightwell wall to the lefthand side of the approach to the entrance door. There are service intakes behind this boxing out (Figure 2) It is proposed to locate the new water and gas meters against this wall in the area beneath the boxing out.

The window that looks into this lightwell is not original (Figure 3). There is an open space under the external entrance area to the shop above (Figure 4) it is proposed to put an open steel gate on this to create some secure external storage space.

The existing entrance door is solid timber; painted blue (Figure 5) It is proposed to replace this with a glazed timber door, painted black and glazed with frosted glass. This would admit more natural light into the entrance hall behind.

A bedroom is located at the front of the plan with a window into the front lightwell. There are no proposed changes to the bedroom, with the partitions forming the bedroom and the entrance door left as they are. It is proposed to replace the built in joinery. There is an existing wall mounted electric heater which will be removed. (Figures 6 7 and 8)


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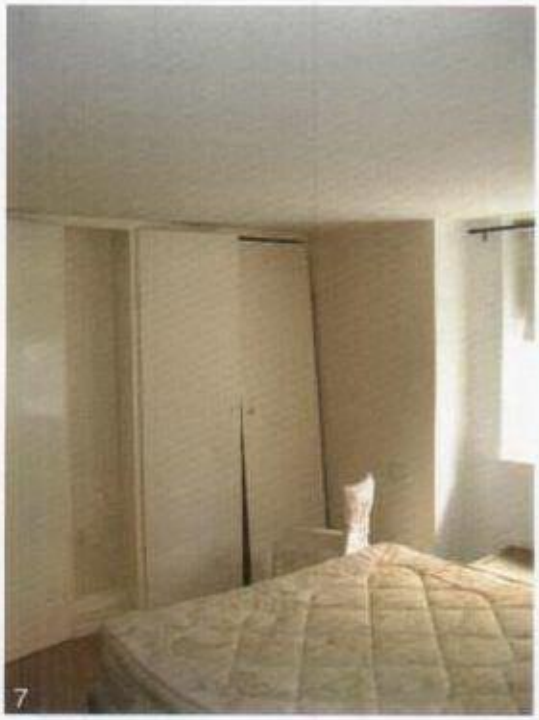
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The existing kitchen is located in the area under the staircase. It is accessed off the living space, (Figure 9) which is to the rear of the main building, with a pair of windows looking into the rear lightwell. (Figure 10) The lightwell is accessed via a glazed timber door located in the flank wall of the existing rear addition. (Figures 11 and 12). This would be replaced with a new timber glazed door painted white. The windows are timber sashes but are not original (Figure 13). It is proposed to redecorate these.

The existing kitchen, toilet, bathroom installations are of a poor standard and need replacement (Figures 14 15 16 17 and 18). The spaces for these uses are not generous and the toilet accommodation is particularly unsatisfactory. In addition existing the spatial arrangement of the flat as a whole is not particularly efficient with a large amount of corridor spaces. (Figure 19)

It is proposed to create a proper entrance hall that gives access to a Living space that extends across the full width of the space to the rear. In the existing arrangement the entrance space is open to the living area. The consumer unit and associated electrical intake are located at high level on the Party Wall on the left as the flat is entered. At the end of the entrance space is a wall that currently forms the kitchen. There is an existing opening in the masonry wall that has been infilled with plasterboard. On the kitchen side the recess created for the infill has been used for shelves. (Figure 15). It is proposed to reinstate this opening as the entrance to the living space, directly off the new entrance hall. A row of built in cupboards would conceal all the electrical consumer unit and associated equipment and provide valuable storage space.

It is proposed to locate the new bathroom against the partition that currently separates the bedroom and the Living space. This would enable the creation of a suitable bathroom with WC incorporated. This would also be accessed off the new entrance hall. There is an existing drainage run under the basement slab and a new connection would be made into this. The kitchen would be relocated to the existing rear addition.

All new partitions would be formed of 2 layers of plasterboard on either side of the studs with mineral wool acoustic insulation incorporated into the depth of the studs. Where partitions face bathrooms moisture resistant grade plasterboard would be used.

The existing plasterboard partition that separates the existing kitchen from the living space (Figure 9) would be removed to create the wider living space. The removal of this partition would necessitate the insertion of a new beam to support the stair partition. Details of the proposed beam are shown on drawing 145.501 and on the Structural Engineer's drawing 4037-300.

Ceiling / Floor Construction

The existing ceiling is formed of 2 layers of plasterboard (Figure 20). It is proposed that this ceiling be removed so that Rockwool RWA 45 mineral wool can be incorporated into the spaces beneath the joists. A new ceiling of 2 layers of Gyproc Soundbloc plasterboard would be installed. In the area of lower ceiling height to the front of the plan this would be on Gyproc RB1 resilient battens. In the areas to the rear, where headroom is slightly more generous the plasterboard would be supported on Gyproc MF frames. These proposed constructions would upgrade the fire resistance of the ceiling and improve its acoustic performance. Details of the proposed ceiling construction are shown on drawing 145.501.


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Services

Gas

There is no central heating system, with heating provided by individual wall mounted electric heaters. (Figures 6 and 9). It is proposed to introduce a new gas supply to the property. This would allow the use of an efficient condensing boiler with a new central heating system.

Electrical

The existing installation is inadequate and would be stripped out. The existing consumer unit and incoming supply are located behind the entrance door (Figure 24) These would be replaced in their existing locations and concealed in new hall cupboards. It appears that the installation has been added to piecemeal over the years. Supplies have been run in surface mounted cabling, with cables run along the top of skirting boards and sockets surface mounted on skirting boards. (Figures 21 22 and 23) The entire flat would be rewired to modern standards, with sockets recessed into the wall in locations compliant with Part M of the Building Regulations.

Extract ventilation

It is proposed to provide mechanical extract ventilation to the bathroom to current Building Regulation standards. The use of MF support for the new ceilings would enable a small void for the running of extract ventilation from the new bathroom to a terminal on the rear elevation.

The proposed kitchen location is also more suitable for providing extract ventilation to the new boiler and extract for the hob.

The provision of adequate extract ventilation would be of benefit to future occupants, meet minimum health requirements and will help maintain the fabric of the building. Inadequate extract ventilation is often associated with moisture problems.

Lighting

The current installation is a combination of pendants (Figure 25), recessed downlighters (Figures 6 and 26) and wall-mounted bulbs (Figure 11). It is proposed to use a combination of pendants and recessed downlighters in the ceiling. Each downlighter would have a fire and acoustic hood to maintain fire and acoustic separation.

Existing features partitions and joinery

No original features or details remain in the flat. Door architraves and skirtings are not original and do not relate to one another at their junction. Doors are modern flush doors with low quality ironmongery and would be replaced with new flush doors and simple ironmongery. (Figures 27 and 28)

The opening between the existing kitchen and living space has no door, and is lined with an architrave. (Figure 29) The adjacent opening from the living space to the rear addition is open with an architrave. (Figure 30)

The rear addition itself has an accumulation of built in cupboards to house water tanks (Figure 31) and partition with internal, frosted glass window to the WC and flush door. (Figure 32) The door to the bathroom is a similar flush white door.

Floor finishes

Through the hall, living room and bedroom carpet is used (Figures 11 29 and 33). In the Kitchen vinyl tiles are used (Figure 29). Vinyl flooring is also used in the WC (Figure 17) and the bathroom (Figure 19).

Access

No changes are proposed to the access arrangements in terms of gaining entrance to the flat. The simplified layout, removal of corridors, and more generous kitchen and bathroom accommodation result in an improvement in accessibility within the flat itself.


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Listed Building Policy and Guidance

Planning Policy Guidance 15 (PPG 15): *Planning and the Historic Environment*
English Heritage: *London terrace Houses: 1660-1860*

The English Heritage publication on London Terrace Houses makes clear that the principal floors at Ground and First level are of more significance and a greater level of restrictions would apply to proposals for these floors.

...elsewhere a greater degree of flexibility may be possible; although the original plan form and features should remain discernible.

It is maintained that the proposal does not obscure the original plan form. There are no existing features.

Paragraphs 3.8 and 3.10 of PPG 15 also makes clear that, alongside the characteristics and features that make up the special interest of Listed Buildings, other considerations need to be made in particular the importance of keeping listed buildings in viable economic use. Paragraph 3.8 states that,

Generally the best way of securing the upkeep of historic buildings is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new, and even continuing, uses will often necessitate some degree of adaption.

It is clear that the current accommodation is not of an acceptable standard and requires updating. A successful refurbishment would enable the property to be used as a residence.

Summary

It is maintained that the proposal will result in a lettable property of a significantly higher standard than the current accommodation. Standards of health and safety will be significantly improved, with the introduction of central heating; improvement of the acoustic and fire separation of the property, provision of extract ventilation to modern standards and a new and safe electrical installation.

The proposed layout changes create a simplified layout with the removal of 'dead' corridor spaces and an entrance hall from which rooms are accessed. It also enables appropriate and practical kitchen and bathroom accommodation to be incorporated. It is accepted by relevant guidance that some form of adaption will be required to keep buildings in viable economic use, particularly at Basement level. The proposed layout amendments create improved accommodation but do not result in a greater obscuring of the original plan form.