

**THE VIOLET HOUSE  
54 BIRKENHEAD STREET  
LONDON  
WC1**

**DESIGN AND ACCESS STATEMENT**

## **Design and Access Statement**

Violet House Hotel  
54-55 Birkenhead Street  
London  
WX1H 8BB

**"Internal alterations including openings in original walls, insertion of new doors, removal and erection of stud walls and the re-roofing of the property to meet insulation requirements. External works to include replacement door to Chad Street, replacement of rainwater goods and soil pipes, new balance flue, new CCTV cameras and hard landscaping details."**

### **Application for Listed Building Consent**

To be read in conjunction with covering letter dated 7 September 2006, and drawings submitted with the planning application.

Use, amount, layout and scale are not applicable to this application for Listed Building consent and therefore do not form part of this Design and Access Statement.

### **Landscaping**

It is proposed to hard-landscape the rear of the basement. The hard-landscaping works that we are requesting consent for include patterned tiles (details to be supplied separately) with nosing on stairs and lower basement area along with a 6mm crushed stone dressing to be applied on to a tack coat to overlay existing concrete hardstanding.

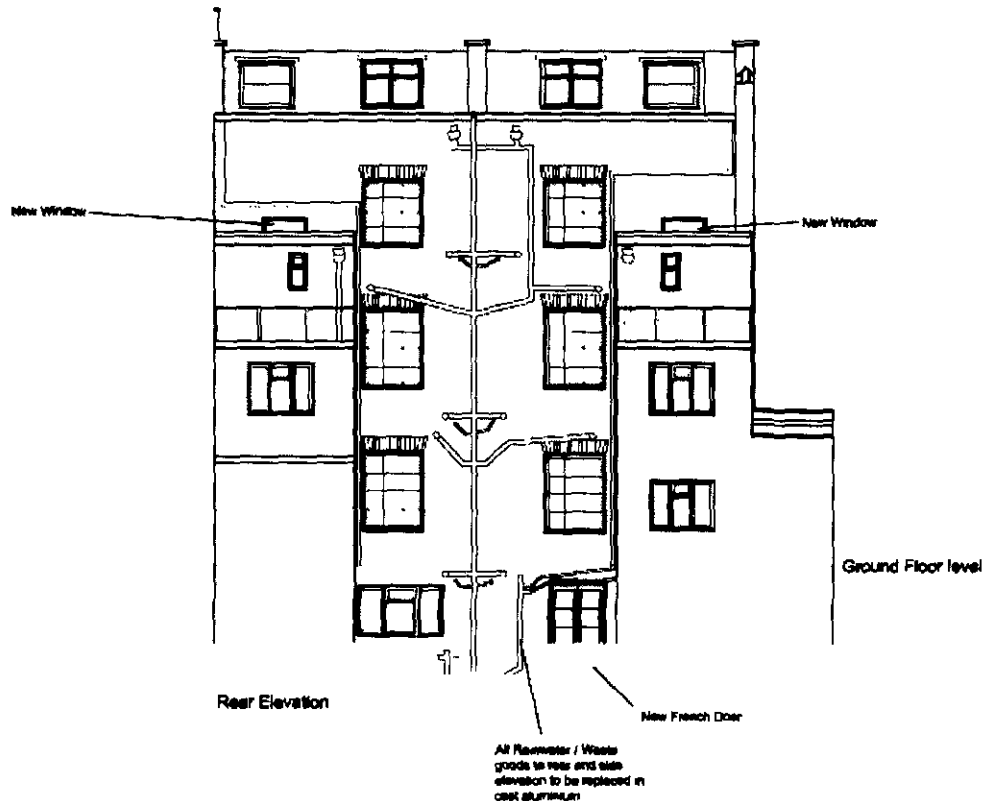
The works will tidy and improve the area and increase durability of the surfaces. The area is enclosed and hidden away from any public view, although the materials to be used will have no impact to the setting of the listed building in any case.

### **Appearance**

The works proposed in this application look to return a large part of the building back to its original form whilst remaining suitable for the use of our client. The external work proposed, including the hard landscaping mentioned above and the

replacement of the UPVC white rainwater goods and soil pipes with black painted cast aluminium pipes have been considered as appropriate to the appearance of the building.

### Rear Elevation



### *New downpipes and utility pipes*

The front of the building already uses black painted aluminium pipes and we intend to replace the UPVC pipes to the rear to provide consistency and return the building to a more historic appearance.

### *New Windows*

We are also proposing to replace the 2 small windows (as shown on Drawing No: BC06 and above) on the third floor. These are in poor condition as shown in the photograph below and it is more efficient and cost effective to replace rather than repair the windows. The windows in question are not visible from the surrounding

### *New Double Entrance Doors*

New double doors to the Chad Street entrance are proposed and full scheme drawings are submitted with the application (Drawing No: BC13). The double doors are designed in a historic style more suitable to the building of its age. The doors are to be similar to those located further along Chad Street as shown in the photograph below.



Double doors located along Chad Street – the proposed double doors are designed to resemble these

area and their replacement will have no impact on the visual amenity of the listed building.



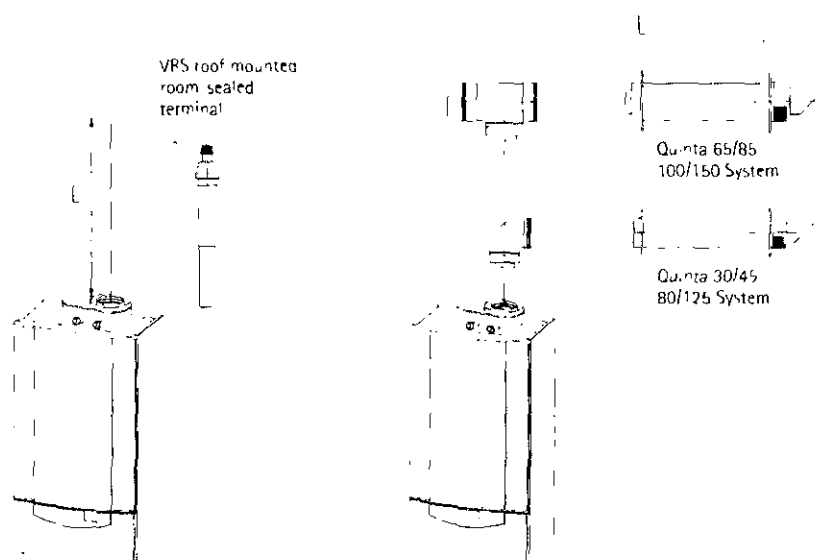
One of two identical windows on the 3<sup>rd</sup> floor that will require replacement

### *New Balanced Flue*

Also proposed, as part of the works is a new balance flue from the boiler situated on the ground floor. The flue needs to exit above the boiler itself and there is very limited space on the exterior wall for such an exit point. The only option for the flue is through the flat roof directly above the two boilers. Visibility of the flue from the surrounding area will be extremely limited as it rises just 200mm from the roof level. Details of the Concentric Room-sealed Application boiler and flue can be found below. The proposed flue will not have any impact on the listed building or it's setting but will allow for the building to be properly heated and the water vapour produced emitted safely.

## Typical Flue Systems

### Concentric Room-sealed Applications



Calculation data – room-sealed applications

		Quinta 30 80/125mm	Quinta 45 80/125mm	Quinta 65 100/150mm	Quinta 85 100/150mm
max eq. length	m	22	16	13	13
eq. length bend 45°	m	1	1	1	1
eq. length bend 90°	m	2	2	2	2

### *Works to the roof*

Works are also sought to repair and add insulation to the roof of the building. The asphalt will be stripped and a layer of new insulation (100mm thick) will be added, finally a new 20mm thickness of asphalt will be detailed at abutments to slate and masonry in lead work or to match existing. As a result of the new insulation there is an increase in the overall height of the roof by 100 mm. The concrete copings will be carefully removed to allow the new asphalt upstand and then re-laid. The copings will remain at their existing height; the visual appearance of the building will remain unchanged.

To improve the insulative quality of the slated sloping roof sections we intend to install insulation internally behind new plasterboard linings, which will not affect the appearance of the building. The works are necessary to protect the long-term sustainability of the building.

*Photographs showing the existing condition of the roof can be seen in the Photograph Schedule, nos. 93 to 113.*

The proposed works have taken into account PPG15 – Planning and the Historic Environment and in particular paragraph 3.5 of this Guidance. The internal works look to restore some rooms to their original state whilst enabling the building to be fully utilised for its intended use (see covering letter). The building is Grade II and forms part of terrace with a single storey rear extension to no. 54. The building is a yellow stock brick with red brick parapets. The features described in the Listed Building description will remain untouched. The majority of the works to the exterior of the building are being undertaken to the rear of the property and these works include the replacement of the windows on 3<sup>rd</sup> floor and the UPVC pipework, with either a like-for-like or a more suitable material such as aluminium downpipes. This will help restore the building to a more original state, increased with the replacement of the front door of no. 54, exiting out onto Chad Street, with a more traditional style double door.

Other works being undertaken to the exterior including the installation of the balance flue pipes and the re-roofing are necessary to support the long term sustainability

and use of the building and will not result in any visual damage to the building or its setting.

### **Access**

The double doors proposed along Chad Street are necessary to meet with the duties imposed by the *Disability Discrimination Act* and allow a wheelchair to access.

Access is proposed to this door by a removable ramp, which can be positioned in front of the step when access is needed and stored in the entrance hall at all other times.

Previous applications have granted the installation of an electronic lift to the rear of the site that can allow wheelchairs access from the rear of the property to the basement level. The basement level has been altered in previous applications to allow for full manoeuvrability of a wheelchair and also supplies a disabled toilet. The *Ground Floor* allows the manoeuvrability of a wheelchair but not the adequate toilet facilities.

Access to the front and the rear will remain as existing and approved under listed building consent 2006/0039/L.