

Design/Access and Heritage Statement

Refurbishment Works at:

Flat 3, 37 Lambs Conduit Street WC1N 3NG



16th August 2016

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1.0 INTRODUCTION

- 1.1 This Design/Access and Heritage statement provides supporting information of the Listed Building Application on the proposed works to Flat 3, 37 Lambs Conduit Street, London, WC1N 3NG. The information contained in this report aims to explain the reasoning between the necessary works, details of the proposed works and the historic character of the Grade II listed property in the Bloomsbury Conservation Area.
- 1.2 This statement has been prepared as in accordance with the guidance contained within the National Planning Policy Framework and Camden's local area requirements for Planning Applications February 2014 for Listed Building Consent. Early advice was sought via previous consultations with Camden Council Duty Planning Officers via telephone and email correspondence between 06/06/2016 to the 09/06/2016 in the form of application advice.
- 1.3 This statement is intended to be read in conjunction with the following supporting documents:
- Appendix A - Photograph schedule external elevations
 - Appendix B - Property inventory report and photograph schedule of flat 3
 - Appendix C - Existing and Proposed drawings

2.0 THE SITE & SURROUNDING AREA

- 2.1.1 Flat 3, 37 Lambs Conduit Street lies in the heart of Bloomsbury conservation area and is a Grade II listed building and forms part of a row of an early Georgian Terrace of mixed residential / commercial properties. The immediate surrounding area of flat 3, 37 Lambs Conduit Street is of a mixed commercial and residential nature with predominantly Georgian properties. Neighbouring properties 29, 31, 33 and 35, are all Grade II listed (please see Heritage Section for further details).
- 2.1.2 No. 37 Lambs Conduit Street consist of 4 storeys and basement. The main roof is an asphalt covered flat roof with a large glazed roof light above the communal staircase. The external walls are solid brickwork laid to Flemish bond and internally at third floor level are timber stud. Windows are single glazed timber box sash with doors being timber. Floors to the upper level are of timber suspended floor construction.
- 2.1.3 The subject flat has been modernised by previous owners using modern methods of construction and finishing including gypsum plasters and plasterboard and modern joinery throughout.
- 2.1.4 No. 37 Lambs Conduit Street is of mixed use with a retail shop to the ground floor and residential units to ground floor flat which also occupies part of the basement, flat 1 to the first floor, flat 2 to second floor and flat 3 to the third floor.

2.2 THE PROPOSAL & OUTLINE SCOPE OF WORKS

- 2.2.1 To refurbish the flat to the new owners particular requirements to the same internal layout, improving the standard and quality of fixtures and fitting to suit as outlined in the below Outline Scope of Works.

EXISTING ARRANGEMENT	PROPOSED WORKS
<p><u>Entrance Hallway (Inventory Report – Pages 5-15)</u></p> <p>Ceiling – Gypsum plasterboard, gypsum plastered and painted with modern plaster covings.</p> <p>Walls – Internal timber stud partition walls with gypsum plasterboard, gypsum plaster and painted finish with gypsum plastered and painted party walls.</p> <p>Floor – Suspended timber floor with plywood deck and carpet coverings.</p> <p>Doors – modern flush faced internal fire doors, modern 6 panel flat entrance door.</p> <p>Architraves and Skirting's – modern Torus design.</p>	<p>Replace carpet coverings with engineered wood floor with insulative underlay and mineral wool insulation laid between joists.</p> <p>Replace cupboard and living room entrance doors with 4 panel half hour fire rated doors with appropriate ironmongery including concealed door closers, retain flat entrance door.</p> <p>Replace coving with simple 50x50mm 'Ovolo' coving.</p> <p>Replacement 'Ovolo' timber skirting's.</p> <p>Addition of intumescent strip to flat entrance door for fire safety purposes.</p> <p>Redecoration of room.</p>
<p><u>Bedroom (Inventory Report – Pages 16 - 31)</u></p> <p>Ceiling – Gypsum plasterboard, gypsum plastered and painted with modern plaster covings.</p> <p>Walls – Internal timber stud partition walls with gypsum plasterboard, gypsum plaster and painted finish with gypsum plastered and painted party walls.</p> <p>Floor – Suspended timber floor with plywood deck and carpet coverings.</p> <p>Doors – modern flush faced fire doors.</p> <p>Architraves and Skirting's – modern Torus design.</p> <p>Steel panel radiator affixed to staircase partition wall.</p> <p>Horizontal timber shelves to either side of chimneybreast in alcoves.</p> <p>Timber sliding sash window with timber window cill.</p> <p>Flush face timber door to hot water storage cylinder cupboard, cylinder within with shower pump above cylinder.</p>	<p>Replacement floor coverings as described above.</p> <p>Door, architrave and skirting replacement as described above.</p> <p>Overhaul of existing windows including installation of draught-proofing and replacement of ironmongery.</p> <p>Construction of built-in wardrobes to chimneybreast alcoves.</p> <p>Replacement 'Ovolo' timber skirting.</p> <p>Redecoration of entire room.</p>

EXISTING ARRANGEMENT	PROPOSED WORKS
<p><u>Ensuite Bathroom (Inventory Pages 32-46)</u></p> <p>Ceiling – Gypsum plasterboard, gypsum plastered and painted.</p> <p>Walls – Gypsum plasterboard, gypsum plaster and painted internal walls with gypsum plastered and painted external walls with half height tiling to perimeter of room comprising large stone tiles.</p> <p>Floor – fully tiled beige stone tiling to suspended timber plywood sheeted floor.</p> <p>Joinery – modern 6 panel means of escape door to communal area, flush timber door to bedroom.</p> <p>Architraves and Skirting's – modern Torus design.</p> <p>Sliding timber sash window.</p> <p>Simple MDF door and timber framed plasterboard lined boiler housing storage unit.</p> <p>Various timber shelving units affixed to party wall.</p> <p>Heated towel rail radiator affixed to party wall and floor.</p> <p>Freestanding bath with ceiling fixed circular shower rail and curtain. Back-to-wall WC pan with concealed cistern, large washhand basin with decorative supporting legs.</p>	<p>The replacement and reconfiguration of the entire bathroom suite including new tiling to floors and walls including full height in shower area, a new shower cubicle and shower tray installation in place of bath, a new WC and low level cistern, new washhand basin and pedestal.</p> <p>Formation of new opening in hot water storage cylinder cupboard to enable door to be opened from within bathroom and not bedroom. Opening within modern timber constructed studwork which is non-loadbearing. New door, frame and architrave to match those in other rooms.</p> <p>Overhaul sash window as before described.</p> <p>Relocation of boiler and associated pipework in location as shown on drawing. The new flue will run parallel with joist, pass through the ceiling and terminate above the flat roof. The previous balance flue opening will be made good using brickwork to match existing.</p> <p>Minor adjustment to drainage pipework to connect new sanitaryware to rear elevation soil stack.</p> <p>Mechanical extract fan installation with flue passing through rear elevation brickwork, location as shown on drawings.</p> <p>Redecoration of room.</p> <p>New towel rail radiator.</p>
<p><u>Walk Through Wardrobe (Inventory Pages 47-60)</u></p> <p>Ceiling – Gypsum plasterboard, gypsum plastered and painted with modern plaster covings.</p> <p>Walls – Internal timber stud partition walls with gypsum plasterboard, gypsum plaster and painted finish with gypsum plastered and painted party walls.</p>	<p>Removal of built in cupboard to staircase partition elevation.</p> <p>Replacement of built in wardrobes to party wall elevation.</p> <p>Replacement of corridor doors with 4 panel half hour fire resistant doors and ironmongery as before described.</p>

EXISTING ARRANGEMENT	PROPOSED WORKS
<p>Floor – Suspended timber floor with plywood deck and carpet coverings.</p> <p>Architrave and Skirting – modern Torus design.</p> <p>Doors – Flush timber fire doors leading to living room at one end and bedroom at other end of walk through wardrobe.</p> <p>On either side of corridor series of flush timber constructed wardrobes/ cupboards.</p> <p>Steel panel radiator affixed to internal partition.</p>	<p>Replacement architraves and skirting as before described.</p> <p>Replacement engineered wood floor coverings as before described.</p> <p>Replacement ‘Ovolo’ timber skirting.</p> <p>Redecoration of room.</p> <p>New column radiator.</p>
<p><u>Reception/Living Room (Inventory Pages 61-79)</u></p> <p>Ceiling – Gypsum plasterboard, gypsum plastered and painted with modern plaster covings.</p> <p>Walls – Internal timber stud partition walls with gypsum plasterboard, gypsum plaster and painted finish with gypsum plastered and painted party walls.</p> <p>Floor – Suspended timber floor with plywood deck and carpet coverings.</p> <p>Joinery – flush face timber doors to kitchen, hallway and walk through wardrobe.</p> <p>Skirtings and architraves as before described.</p> <p>Modern replica stone fireplace surround with metal inset and slate hearth.</p> <p>2 No. timber sliding sash windows to front elevation.</p> <p>Built in low level cupboards either side of chimneybreast in alcoves of timber construction with timber shelving above.</p>	<p>Replacement covings as before described.</p> <p>Overhaul of sash windows as before described.</p> <p>Replacement timber built in cupboards either side of chimneybreast alcoves.</p> <p>Installation of stainless steel chimney flue liner to open flue with necessary cowl fitted to existing chimneypot at roof level.</p> <p>Replacement engineered wood floor coverings as before described.</p> <p>Replacement ‘Ovolo’ timber skirting.</p>

EXISTING ARRANGEMENT	PROPOSED WORKS
<p><u>Kitchen (Inventory Pages 80-106)</u></p> <p>Ceiling – Gypsum plasterboard, gypsum plastered and painted ceiling with recessed low voltage light fittings inset.</p> <p>Walls – Gypsum plasterboard, Gypsum plastered and painted stud partition walls with Gypsum plastered and painted solid external and party walls.</p> <p>Floor – ceramic tiling to plywood decking to suspended timber floor.</p> <p>Kitchen units comprising laminated gloss finish wall and floor base units with metal handles. Marble worksurface with stainless steel splashback between worksurface and wall units with stainless steel extractor hood above stainless steel hob and oven unit. White goods include dishwasher, washing machine and under-counter fridge unit.</p> <p>Timber sliding sash window to front elevation.</p> <p>Circular stainless steel inset sink unit.</p>	<p>Replacement of kitchen wall and floor base units to broadly speaking the same configuration retaining worksurface, cooker and sink positions and stainless steel splashbacks.</p> <p>Replacement of floor tiles with similar ceramic tiles.</p> <p>Replacement ‘Ovolo’ timber skirting.</p> <p>Overhaul of sash window as before described.</p>
<p><u>Mechanical & Electrical Services</u></p> <p><u>Electrics</u></p> <p><u>Lighting</u></p> <p>Entrance hallway – wall lights.</p> <p>Bedroom – pendant and wall lights to alcoves.</p> <p>Bathroom – bulkhead ceiling fitting.</p> <p>Walk Through Wardrobe – recessed downlighters.</p> <p>Living Room – pendant and wall lights.</p> <p>Kitchen – recessed downlighters.</p> <p>Electrics generally are all in PVC conduit concealed behind the various wall finishes. The consumer unit is located in the built in cupboard to the chimney alcove in the living room. There are a series of both plastic and</p>	<p><u>Electrical</u></p> <p><u>Lighting</u></p> <p>Entrance hallway – low voltage recessed downlighters.</p> <p>Bedroom – remove pendant, replace wall light to alcove and further in other alcove.</p> <p>Bathroom – low voltage recessed downlighters.</p> <p>Walk-through Wardrobe – low voltage recessed downlighters.</p> <p>Living Room – new wall lights.</p> <p>Kitchen – replacement low voltage recessed downlighters.</p> <p>Replacement of all switch plates and socket outlets to brushed chrome from plastic. Replace consumer</p>

EXISTING ARRANGEMENT	PROPOSED WORKS
chrome electrical sockets and lightswitches. <u>Plumbing and Heating</u> A balanced flue boiler is located in the bathroom in a cupboard. The hot water storage cylinder is within a cupboard accessed from the bedroom in which there is also a pump for the bath. There are steel panel radiators in each of the rooms (excluding the kitchen and entrance hallway) including a towel rail radiator in the bathroom.	unit in existing location to current Regulations. Mechanical extract fan installed to bathroom flued out through rear elevation wall with a brown PVC termination grille. <u>Plumbing and Heating</u> Relocation of boiler as before described, replacement of hot water storage cylinder in existing location. Installation of new column radiators, wall hung in positions as shown on drawings. New towel rail in bathroom.

3.0 DESIGN AND ACCESS STATEMENT

3.1 CONTEXT

3.1.1 The details of the proposal are discussed in detail in Section 2 above. The site is located within the Bloomsbury Conservation Area and the property is Grade II listed. The building is within a mixed commercial and residential area and fronts Lambs Conduit Street. The main entrance at street level is approached by steps to the door, the upper level flats are then accessed via the communal staircase.

3.1.2 LAYOUT

3.1.3 No internal structural alterations, extensions or increase in floor space are proposed as part of the proposed refurbishment. Minor internal door alteration to the heating cupboard is proposed which will create a more accessible layout for the bedroom and access to the cupboard. The bathroom is to be re-configured which will see the introduction of a new shower in replacement of the bath; the W.C. is to be positioned in front of the bathroom window. For the existing and proposed layout refer to appendix A.

3.1.4 SCALE

3.1.5 The scale of the existing buildings will not be affected as a result of the proposed works.

3.1.6 USE

3.1.7 It is not proposed to change the use of flat 3; the existing use will remain residential.

3.1.8 ACCESS

3.1.9 No access changes are proposed as part of this refurbishment. Access to the property will remain as existing from Lambs Conduit Street.

3.1.10 APPEARANCE

- 3.1.11 The refurbishment and alterations to flat 3 will not affect the exterior of the building and have no appreciable impact on the Bloomsbury Conservation Area. The proposal will enhance and improve the interior of flat 3 while retaining the character and both heritage and value, as the street elevation will remain unchanged.

3.1.12 PLANNING POLICY

- 3.1.13 A review of Camden planning guidance, development and core strategy policies and Bloomsbury Conservation Area Appraisal and Management Strategy was undertaken. The refurbishment does not interfere with the Camden planning policies.

4.0 HERITAGE STATEMENT

- 4.1 No. 37 Lamb's Conduit Street is a Grade II listed building in the Bloomsbury Conservation Area within the London Borough of Camden. The initial designation as a Conservation Area was in 1968. The NPPF considers Conservation Areas a heritage asset that should be taking into consideration when determination applications. Within the borough there is over 5,600 listed buildings in a variety of ages, types and architectural styles and a total of 39 Conservation Areas which is approximately 50 per cent of the borough.

- 4.1.1 This Heritage Statement has been prepared in line with the Design and Access Statement that accompanies the application for Listed Building Consent for the refurbishment of flat 3 according to proposals set out in section 2.

- 4.1.2 Nos. 29-37 (odd) have been listed as Grade II since 14th May 1974, the listing details are as follows:

Description: 29-37, Lambs Conduit Street

Grade: II

Date Listed: 14 May 1974

English Heritage Building ID: 478636

TQ3081NE LAMB'S CONDUIT STREET 798-1/101/1003 (West side)

Terrace of 5 houses with later shops. c1765-7 with later alterations. Darkened multi-colour stock brick. Stone bracketed cornices at 3rd floor. No.29 with slated mansard roof and dormers.

EXTERIOR: 4 storeys and cellars (No.29 with attic). 3 windows each except Nos 29 and 31 with 2 each. Gauged brick flat arches to recessed sash windows, most with original glazing bars.

Parapets.

No.29: painted stucco shopfront, dated 1887 on corner plaque, with orders of pilasters carrying entablature. Segmental arched, architraved shops windows and doorway. Shop front with splayed corner on 2-window return to Dombey Street. Square-headed house doorway on return with fanlight and panelled door; one window to the left. 3-window return at 1st floor level.

Refaced above 2nd floor level. Lamb's Conduit Street facade, 2nd and 3rd floor windows blocked.

No.31: C20 shopfront.

No.33: late C19 shopfront with C20 glazing. Refaced above cornice.

No.35: earlier C19 stucco ground floor frontage with string at 1st floor level and ground floor windows with arched lights. Doorway with panelled jambs, lion-heads on brackets carrying cornice with fanlight over (originally flanked by wreaths) and panelled door. Refaced above cornice.

No.37: mid C19 shopfront with enriched, console-bracketed entablature and projecting shop window. House doorway with fanlight and panelled door approached by steps flanked by railings. Original lead rain-water head and pipes. Refaced above cornice.

INTERIORS: not inspected.

- 4.1.3 The buildings, as a terrace and as a whole, form part of the setting of the Bloomsbury Conservation Area and street seen along Lambs Conduit Street.
- 4.1.4 The townscape of Lamb's Conduit Street is predominantly Georgian terraced town-houses / flats above ground and basement level commercial units, generally four storeys in height set along pedestrianized central section with more modern buildings at the northern and southern ends and directly opposite No.37.
- 4.1.5 No. 37 Lambs Conduit Street is a building of historical interest due to its location within Bloomsbury Conservation Area, as described under the Grade II listing and in the buildings external design and character. Architecturally the front elevation displays good quality 18th century design and contributes to the street scene of Lambs Conduit Street. However the interior of flat 3 has been modernised by previous owners and there are no internal historic materials or architectural features and will not affect the original layout and form or exterior of the property.

As mentioned above the current arrangement and finishing of flat 3, works which we understand were completed by the previous owners have been completed using modern methods and materials and there remains nothing within the flat of historical and architectural significance or importance.

5.0 CONCLUSION

- 5.1 The above proposals will have a minimal impact to the existing building fabric. The proposal will retain the character and both heritage and value as a result of the street elevation remaining unchanged.
 - 5.1.1 We welcome the opportunity to discuss the Listed Building application and any conditions where necessary.

APPENDIX A



Frame No: 01
Location: Flat 3, 37 Lambs Conduit Street
Description: Front Elevation
Date: June 2016



Frame No: 02
Location: Flat 3, 37 Lambs Conduit Street
Description: Rear Elevation
Date: June 2016



Frame No: 03
Location: Flat 3, 37 Lambs Conduit Street
Description: Rear Elevation
Date: June 2016



Frame No: 04
Location: Flat 3, 37 Lambs Conduit Street
Description: Rear Elevation
Date: June 2016