

Historic Impact Assessment

Alterations and Repairs to Third Floor Flat:
5 Great James Street, London WC1N 3DB

Document Ref: 177-D01-HIA-170626-Historic Impact Assessment Rev A
August 2017



Fig 1 Street View: 5 Great James Street

Project Details:

Site Address:

Third Floor Flat
5 Great James Street,
London
WC1N 3DB

Applicant:

Hatton Garden Properties Limited
c/o MSA Ltd
70 Hatton Garden
London
EC1N 8JT

Agent:

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70 Hatton Garden
London
EC1N 8JT

This document is to be read in conjunction with the following drawings and documents submitted as part of the application (and added in appendix to the rear of this document for further information):

MSA Drawings:

| | | | |
|---------|--------------------------------------|-----------|----|
| 177-100 | Site Location Plan | 1:1250 | A3 |
| 177-200 | Existing Ground And First Floor Plan | 1:50 | A1 |
| 177-201 | Existing Second and Third Floor Plan | 1:50 | A1 |
| 177-210 | Proposed Ground and First Floor Plan | 1:50 | A1 |
| 177-211 | Proposed Second and Third Floor Plan | 1:50 | A1 |
| 177-600 | Kitchen Internal Elevations | 1:20 | A1 |
| 177-601 | Bedroom 2 Internal Elevations | 1:20 | A1 |
| 177-602 | Bedroom 3 Internal Elevations | 1:20 | A1 |
| 177-700 | Existing and Proposed Flat Partition | 1:20/1:10 | A1 |
| 177-702 | Proposed Window Details 1 | 1:20/1:10 | A1 |
| 177-705 | Proposed Internal Door Types 1 | 1:10 | A1 |
| 177-706 | Proposed Internal Door Types 2 | 1:10 | A1 |

Other Supporting Documents:

- 177-D01-DAS-170626- Design and Access Statement Rev A

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- **Introduction**

This Historic Impact Assessment has been completed as part of the planning application for alteration and repairs to Third Floor Flat, 5 Great James Street and should be read in conjunction with the Design and Access Statement 177-D01-170626- Design and Access Statement.

- **Camden Historic Impact Assessment**

Details about the character and architectural/historical interest of the associated property or structure:

The Historic England listing describes the property as follows:

*"CAMDEN, TQ3081NE GREAT JAMES STREET 798-1/101/658 (East side) 24/10/51 Nos.3-16 (Consecutive) and attached railings, GV II**

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some later refacing in multi-coloured stock brick. No.3 refaced in yellow stock brick. EXTERIOR: 4 storeys and basements. 3 windows each. Segmental red brick arches and dressings to flush frame windows, some with glazing bars and some with reeded frames with roundels. Parapets. Wooden, architraved doorcases. Nos 3 and 4 with half pilasters, plain pediments, patterned fanlights and panelled doors. Nos 5, 7 and 10-16 with enriched carved brackets carrying hood with panelled soffits, most with patterned radial fanlights and panelled doors. No.6 with engaged columns (Tower of Winds), frieze with festooned urns, dentil pedimented cornice, round arched doorway with fanlight and panelled door. Nos 8 and 9 with pilasters, dentil cornices, patterned radial fanlights and panelled doors. Between the houses, lead rainwater heads with lion masks and lead pipes. At 2nd floor level of No.16, a very worn stone cartouche inscribed "Great James Street 1721". INTERIORS: most houses with good panelling; open staircases with turned balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings to areas, with urn or torch flambé finials. No.14 was listed on 14/05/74."

An explanation of the principles behind and the justification for the proposed development:

Additional HMO License has been granted by Camden providing the works, subject to this application, are carried out. Further descriptions can be found under Schedule of Works. The proposed works are primarily to improve safety within the flat.

Details of the expected impact that the proposed development will have on the special interest of the listed building or structure and its setting (and adjacent listed buildings):

The historic features noted in the listing are primarily the materials used on the facade of the property and the architectural features around the windows, which will remain unaltered. Internally the wood panelling around the common staircase is listed as a specific feature and the proposed internal repairs will restore and help to maintain these features using traditional materials.

The common area staircase handrail is included in the listed building notes. The existing condition is compromised and does not allow the handrail to be seen and used fully, and is additionally not providing sufficient protection between individual flats. The proposed alterations will build a new self-supporting stud wall besides the handrail to provide the required separation, and it will also protect and maintain the handrail for use if the property is restored to the historic use of a single premises.

The works are minor alterations to the interior of the third floor flat, therefore will have no impact on neighbouring properties.

An outline of the steps taken to avoid or minimise any adverse impacts on the significance of the building:

The proposal is for alterations and repairs to the third floor flat. All materials proposed to be used in the property will be to match the existing where appropriate. The building access will be maintained as existing. Most of the historical features within the flat have been removed in the past including most historic cornice and skirting. The proposed works will not remove any original cornice, architrave or skirting. Localised repairs and decoration will be undertaken to maintain the building and to meet current Building Standards.

The works to the entrance door and partition have been decided as the least invasive proposal which protects the historic features while providing a safe and habitable premise.

An explanation of the sources considered and the expertise consulted in the formulation of the associated application:

Planning consultants EM Pick Planning were contacted to discuss the proposal. The proposed alterations will affect non historic features only. The proposed works are being sought for approval following direction from Camden Council HMO Private Sector Housing Team.

• Schedule of Works

To be read in conjunction with submitted annotated drawings for further details.

Fire Safety/Means of Escape

1. Automatic Fire Detection System (AFD) Grade D:LD3
 - 1.1. Upgrade the automatic fire detection and warning system within the flat to comply fully with BS 5839: Part 6: 2013 for a Grade D system, with LD3-type coverage, having mains-wired interlinked or radio linked smoke alarms with integral battery back-up in the following locations:
 - Escape route hallway on second and third floors and to lounge on third floor
 - An interlinked heat alarm with integral battery back-up in the third floor kitchen area.
2. Flat entrance partition
 - 2.1. Upgrade the existing match-board partitioning adjacent to the flat entrance door to be 30 minute fire resisting, when tested to BS 476. The existing partition has no integrity as a self-supporting structure and no insulation from Flat 3.
 - 2.2. A new timber stud wall will be built besides the staircase handrail. The new stud wall will be lined with plasterboard and skim to give full fire insulation between flats. Further plasterboard lining will be included below the staircase in Flat 2.

The partition wall between Flat 2 and the common areas will be replaced with a new stud wall in the same location to improve the appearance and stability of the wall. The wall will be built to match the existing. The transom windows will be replaced with a fully fire resisting glazed panel with replica beading in the style of the existing. The partition wall is non-original and these works will not affect any historic features.
3. Replacement doors
 - 3.1. Replace all existing interior thin and hollow flat doors to bedrooms and living room with solid 4-panel 30 minute fire rated doors with beading to match the entrance door.

4. Electrical Bedrooms

- 4.1. Provide additional suitably located double electric sockets to give a total provision of four double sockets within each room being used as a bedroom. Works to be carried out by a suitably qualified electrician. Leave in a safe condition upon completion.

Kitchen

- 4.2. Provide 1 no. additional double sockets in the kitchen at skirting level. All works to be undertaken by a competent person, preferred to be registered with a nationally recognised third part body such as N.I.C.E.I.C.; E.C.A.; or NAPIT. All works must be accompanied by a certificate of compliance, either a minor works certificate or an electrical installation certificate as appropriate.

5. Windows

- 5.1. Install secondary glazing to inside window reveals to improve thermal efficiency. A secondary glazing system will be surface mounted and installed to the window reveals with a panel pattern to match the existing windows.
- 5.2. Install a glazed fall restraint barrier inside of the existing windows with toughened laminated glass fixed in surface mounted metal channels in the window reveals. The existing windows have a low sill height of approximately 70cm and therefore do not provide sufficient fall protection. A new barrier will extend the fall protection to 1100mm from finished floor level.

6. Fixings

- 6.1. Install a surface mounted handrail to the perimeter of the flat staircase to give continuous assistance.

7. Asbestos

- 7.1. A full check of the property will be undertaken for any asbestos materials in line with HSE guidelines. Any materials found will be properly removed by a qualified contractor and disposed of appropriately. Any repairs which need to be undertaken to make good the asbestos removal will be completed with traditional materials to match the existing.

8. Common Area Fire Detection

- 8.1. The common area fire alarm system to the whole of 5 Great James Street will be upgraded with additional detectors. New surface mounted mains powered with battery back-up heat detectors will be installed to the inside of each separate residential unit within the property and new surface mounted mains powered with battery back-up smoke detectors will be installed to each floor landing in the stairwell. All alarms in this system will be radio interlinked to remove the requirement for additional cables to be run between fittings and will therefore not affect the historic ceilings or any historic features of the cornice of the wood panelling in the hallway.

9. Fire Separation in Common Area

- 9.1. The existing 6 panel doors on the ground and second floors will be maintained and upgraded with additional protection from fire. The paint finishes will be stripped from the door, and repainted in an intumescent paint. The edges of the doors will be rebated with an intumescent strip and the ironmongery will be replaced.
- 9.2. The fixed door on the first floor will be maintained as existing with a new fire resisting partition built behind the door inside the unit with the architrave of the door being restored.
- 9.3. All the existing non-original doors on the ground floor will common areas will be replaced with new 4-panel replica 30 minute fire resisting doors.
- 9.4. Provide increased fire resistance within the common areas by applying intumescent paint to the wood panelling in the common area staircase.