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FLAT 1, 10 RUGBY STREET, LONDON, WC1

DESIGN AND ACCESS / HERITAGE STATEMENT FOR THE RENEWAL OF THE ELECTRICAL INSTALLATIONS



17074/RS/ab

December 2017

1.0 INTRODUCTION

Application Site: Flat 1, 10 Rugby Street, London, WC1

Applicant: The Governing Body of Rugby School C/O Farebrother

Agent: Landers & Associates

The Design & Access Statement incorporating the Heritage Statement covers the renewal of the complete electrical installation at the above property.

This document should be read in conjunction with drawing Nos. 17074/01, 02, 03 and 04 and photograph sheets 1-.

10 Rugby Street was listed as a Grade II in 1951.

The English Heritage description of the property states:

TQ3082SE RUGBY STREET 798-1/96/1413 (North side) 24/10/51 Nos.10-16 (Even)and attached railings.

GVII

Terrace of 4 houses. c1721. Brown brick with red brick dressings and evidence of tuck pointing; later patching in multi-coloured stock brick to upper storeys. 4 storeys and basements. 3 windows each. Good wooden, architraved doorcases with enriched carved brackets carrying hoods with panelled soffits; patterned fanlights (except No.16) and panelled doors. Doorcase of No.12 very fine example with fluted Doric pilasters, enriched capitals, carving at head and panelled soffit with enriched mouldings to hood. Gauged red brick arches to recessed sashes; Nos 10 and 14 segmental, Nos 12 and 16 flat. No.10 with exposed boxing. Parapets. INTERIORS: not inspected but noted to contain some original staircases and panelled rooms. SUBSIDIARY FEATURES: attached cast-iron railings with urn and torch flambe finials to areas.

2.0 SITE ANALYSIS

2.1 Site Location

The property is situated on the North side of Rugby Street, a street of predominately residential properties with some commercial at both the east and west ends of the street. The properties are terraced on both sides and are predominately 5 storeys. The street is a mixture of Georgian and Victorian properties of similar size and stature. Immediately surrounding streets are a mixture of residential and commercial properties of varying age but again predominantly Georgian and Victorian but with some 20th Century residential and commercial blocks.

2,2 10 Rugby Street

Internally 10 Rugby Street consists of 4 four flats over basement, ground and three upper floors. The subject flat (Flat 1) is accessed through the common part entrance at ground floor level and consists of a living room, dining room and kitchen at ground floor level and three bedrooms and bathroom at basement level accessed via internal private staircase. At ground floor level within the communal areas and the flat, the

external and internal walls are lined with full height timber panelling with moulded plaster covings and plaster ceilings. Windows are timber sliding sashes with deep timber panelled reveals. The kitchen has timber panelling in some parts and other areas are plastered and tiled.

At basement level the flat has been modernised in the past and there remains none of the original fabric and finishes other than perhaps the timber staircase between the ground and basement floor. The ceilings at basement level are lined with modern gypsum plasterboard and plaster covings, the external and solid internal walls finished in modern gypsum plaster finish and the internal stud partition walls lined with plasterboard and plaster finishes. Skirtings, door linings, architraves and doors themselves are modern timber construction. The floor is solid concrete.

Electrically the installation having been tested in 2016 by a qualified electrical contractor has been condemned and it has been recommended necessary to replace the entire installation. The existing installation comprises fully concealed wires / cables that are presently hidden within the plastered walls and ceilings and behind the timber panelling. The cables are unfortunately not within re-wirable conduits however. The sockets and switch plates are currently flush with the plaster and timber panelled wall surfaces with the electrical pattress/back boxes concealed, cut into the walls and timber panelling.

3.0 RELEVANT PLANNING HISTORY

There is no relevant Planning History available to view on the Council's website relating to Flat 1. Listed Building Consent under application No. 2006/1987/L was granted for internal refurbishment and alterations to Flat 3, 10 Rugby Street in 2006.

4.0 DESIGN PROPOSALS & SCOPE OF WORKS

The proposals are to replace the entire electrical installations in the flat. The details of the electrical equipment to be used and installed can be seen in the attached Electrical Equipment attachments.

It is intended to replace the equipment (dual split RCD protected consumer unit, socket outlets, switch plates pendant light fittings and IP65 rated fluorescent bathroom light fitting) in their existing locations so that it will not be necessary to cut further apertures/openings into the existing solid and timber panelled wall linings.

Wiring will be surface mounted in mini trunking and conduits as indicated on the attached drawings. For Electrical Regulation compliance mechanical protection to the wiring is required achieved by way of plastic circular and rectangular mini trunking that is affixed with self adhesive tape and screw fixed to the existing ceiling and wall finishes without causing unnecessary damage.

The proposed drawings show the routes of the conduits to the existing locations of the light fittings at ground level from the consumer unit located in the cupboard horizontally affixed to the ground floor ceiling and to the hallway and bathroom ceilings at basement level where access utilising the floor void above is not possible. Where access from the floor void above is possible (above bedrooms 1,2 and 3) the cables will pass through the floor void using existing cable routes. The existing floor coverings (carpet, vinyl and laminate) will be removed and the floorboards lifted to

allow the cables to pass beneath. Extreme care will be taken when lifting the floor boards which will be carefully re-laid in their original locations and re-secured on completion. The cables will pass from the floor void directly to the pendant light positions and extend to the light switches in ceiling and wall mounted conduit.

Cables to the power socket outlets at ground floor level will again pass through the floor void and feed the socket positions in existing locations by passing the cables behind the timber panelling and pulled through into the existing socket outlet positions without further affecting the timber panelling.

At basement level the cabling for the sockets will pass again from the consumer unit into the floor void and then pass through the ceiling down the wall in mini trunking to the surface fixed socket positions.

Hand annotated photographs have been used to illustrate how the mini trunking will be used in timber panelled and non timber panelled rooms and as shown on the timber panelling elevation and section drawing.

Where cables need to pass over decorative covings the cables will remain as exposed cables and will follow the contours of the underlying covings without causing damage.

5.0 DESIGN ASSESSMENT

5.1 Access

The layout of the flat has not been altered in anyway as a result of the proposed works or the access route to it.

5.2 Layout

The internal layout remains unchanged by the proposals. There is no intention to add addition electrical installations merely to replace what presently exists.

5.3 Consultation

In respect of prior consultation, the applicant's electrical Contractor Polyteck have previously made an Application for Listed Building Consent for the same scope of works. Application ref: 2016/6652/NEW.

The assigned Case Officer, Catherine Bond wrote to Dorin Tudor of Polyteck by email 19 December 2016 confirming that as a result of a lack of necessary information the application would be considered Invalid until such time as this information was available.

Landers & Associates, the applicant's consultant Chartered Building Surveyors have recently been appointed to provide the requested information and re-submit the application on behalf of The Governing Body of Rugby School.

Prior to submitting their application Polyteck received Pre-Application advice from Cilpa Beechok from Camden's Development Management section who confirmed that Listed Building Consent would be required despite in usual circumstances it would not usually be required.

Catherine Bond states in her email “that Listed Building Consent is not normally required for straightforward rewiring of Grade II properties. However, in this situation, the interiors of the flat are characterised by historic timber panelling and historic ceiling plasterwork which is our duty to preserve as valuable features of the listed building”.

6.0 HERITAGE STATEMENT

The basement level is void of any historic fabric as has been described above and is shown in the photographic schedule. As stated by Catherine Bond previously listed building consent is not normally required for straightforward re-wiring. We surmise there will be no objection with the proposals as described above for the electrical installations at this level as there are no finishes of historical value at this level to preserve or that are affected.

The Use of plastic mini trunking and conduit is considered to be the least invasive practical method of cable replacement in timber panelled rooms as the mini trunking can be affixed with self adhesive tape and minimal fixings as can the conduit. Where it is necessary to pass decorative covings and other timber projections such as dado rails, the cables will be run over the surface in exposed cables. As a result of this proposed method it will not result in unnecessarily disturbance to the historic fabric and finishes.

The Council’s policy seeks to protect Heritage assets within the borough. The policy however enables alterations and extensions to Listed Buildings provided they are not detrimental to the building’s appearance, historic interest and setting. We believe we have demonstrated in the above and as shown on the drawings that we have been respectful of the Listed Buildings and the interest to protect the historic fabric. The special character and historic fabric of the property is preserved and maintained through our carefully considered design proposal.

We would be more than happy to meet with you on site to discuss the proposals in more detail should you wish to do so.