

Design and Access Statement:

Alterations to 5 Great James Street, London WC1N 3DB to improve Fire Separation.

Document Ref: 177A-D01-DAS-180501- Design and Access Statement
May 2018



Fig 1 Street View: 5 Great James Street

Project Details:

Site Address:

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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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:

177A-100	Site Location Plan	1:1250	A3
177A-200	Existing Basement and Ground Floor Plan	1:50	A1
177A-201	Existing First and Second Floor Plan	1:50	A1
177A-202	Existing Third Floor Plan	1:50	A1
177A-210	Proposed Basement and Ground Floor Plan	1:50	A1
177A-211	Proposed First and Second Floor Plan	1:50	A1
177A-212	Proposed Third Floor Plan	1:50	A1
177A-710	Construction Details – Ceilings	1:10	A1
177A-711	Construction Details – Timber Panel Wall	1:10	A1
177A-712	Construction Details – Window	1:10	A1
177A-713	Construction Details – Door	1:10	A1

Other Supporting Documents:

MSA

- 177A-D01-HIA-180501- Historic Impact Assessment
- Engineers Drawings
 - 2018 039-R01A
 - 2018 039-R02A
- 177A-D01-180429-Pre app advice 5 Great James Street
- 177A-William Martin Fire Risk Assessment 5 Great James Street
- 177A-LFB London Fire Enforcement Notice

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1. Introduction

This Design and Access Statement sets out the details of the proposed alterations to the Third Floor Flat, 5 Great James Street, to comply with fire protection regulations.

5 Great James Street is a 4 storey with basement Grade II* listed mixed use terrace building. The building was listed on 24th October 1951 and the designation has remained unaltered (1113197).

A previous Listed Building application 2017/3927/L was approved in September 2017 for alterations and improvements to the common areas and the third floor flat.

The site owners have been served with an enforcement notice from the London Fire Brigade to improve the fire resistance between floors in ceilings and walls. The following application will give details of how these proposed alterations will be completed.

Pre-Application Advice has been sought for the proposed alterations and an inspection was undertaken by Colette Hatton from Camden council. Notes on the advice were issued on 10/04/2018.

2. Site Assessment

2.1. The site and Context



Fig 2 Aerial view of site: highlighted site in red circle. Copyright Google Maps. Not to Scale.

The site is in a row of terrace houses along Great James Street. The neighbouring buildings of No3-16 Great James Street is similarly listed and is noted with the description of 5 Great James Street. The site is in the Borough of Camden, and the Bloomsbury Conservation area.

The Historic England listing describes the property as follows:

Description

*"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."

2.2. The Building

No5 is a mixed use property which has been separated into offices on the ground and lower ground levels and individual flats on the first, second and third floors, with a shared common access corridor.



Fig 3 Front of building from Great James St



Fig 4 Ground Floor common hallway RM.0.1 timber panel wall



Fig 5 Ground Floor timber panel wall as seen from office RM.0.2



Fig 6 Ground floor ceiling with cornice seen in RM.0.3. Lath & Plaster.



Fig 7 Ground floor ceiling without cornice seen in RM.0.4, plasterboard over lath & plaster



Fig 8 Basement floor ceiling without cornice seen in RM.B.5, plasterboard (unconfirmed lath & plaster above)



Fig 9 First floor window W.1.8



Fig 10 First floor door DR.1.5 and Lath & Plaster ceiling with cornice



Fig 11 Rear basement light well window W.B.5 showing deformed lintel



Fig 12 Partial view of front Lighwell and timber treads



Fig 13 Partial view of front Lighwell and timber treads

2.3. Planning Policy

5 Great James Street is within the Bloomsbury Conservation Area. The property is included within the conservation area audit as being listed, but is not specifically mentioned within the wider document. Great James Street is included in the sub area 10.

The Camden local planning policy and the National Planning Policy 13 promote the protection and enhancement of the historic environment. The proposed alterations to the property are intended to maintain its historic features whilst adhering to fire protection standards.

3. Design

3.1. Introduction

The building has been altered significantly during its lifespan and some of the original interior features have been altered, removed or concealed throughout the building.

The proposed alterations will improve the fire resistance between floors and protect the common area staircase, while maintaining the appearance of the existing historic features.

The alterations will allow the site owner to comply with an enforcement notice served by the London Fire Brigade.

3.2. Use

The use of the building will remain as existing. The basement and ground floor units are office B1. The first, second and third floors are residential c3 flats.

3.3. Appearance of repairs and alterations

The appearance of the alterations will minimise visual changes to the historic features and incorporate the necessary fire resistance within the fabric of the building.

The accompanying Historic Impact Assessment document will give a full itemised schedule of works, the following will give a description of the intended alterations by type.

3.3.1. Ceiling Alterations:

Following investigation of the ceilings, there have been two existing ceiling types identified; Lath & Plaster with cornice or Plasterboard with cornice [some rooms have been confirmed to have lath & Plaster above]. The principle of the proposals is to either maintain the existing historic character or improve where appropriate. Detailed drawings of the proposals can be seen in drawing 177A-710.

Lath & Plaster

The existing lath and plaster will be repaired and stabilised while maintaining the existing cornice. Where the plaster is cracked but otherwise sound, the loose plaster will be scraped out and repaired with Plaster of Paris with canvas reinforcement as per the plaster specialist recommendation. Where larger patches of plaster are unstable and loose, the loose plaster will be removed back to sound plaster, any damaged laths replaced and the patch repaired with a traditional three coat lime plaster to match the existing.

Once the ceiling has been stabilised, the ceiling and cornices will be coated with Intumescent paint to provide 60 minutes fire resistance.

Plasterboard

In most rooms with existing plasterboard ceilings, an additional layer of plasterboard will be fixed to the existing to increase the ceiling to 60 minutes fire resistance. This will not affect or conceal any existing visible historic features.

In rooms RM.B.6 and RM.O.4 the existing ceilings will need to be removed to give access to the joists and allow structural stabilisation work as per the structural engineer's specification. The existing lath & plaster ceiling above the plasterboard ceiling will be damaged in the resultant works and will likely be partially or wholly removed to give access. In these rooms it is proposed that a new lath & plaster ceiling is installed with a three coat lime plaster system. Before the new ceiling is installed, fire batt insulation will

be installed between the joists and secured in place with wire mesh to provide 60 minutes fire separation.

3.3.2. Timber Panel Wall

The existing timber panel wall separating the ground floor office from the common hallway and staircase RM.0.1 is structurally unstable and does not provide sufficient fire separation. On investigation of the panel wall, it has been found to contain asbestos panelling which has been poorly installed and has likely contributed to the structural instability of the existing wall.

It is proposed that the timber panelling is carefully removed from inside the office unit, labelled and stored. There is an existing layer of asbestos panels which can be appropriately removed and disposed of according to HSE guidelines. The studs of the wall will be stabilised and replaced as necessary to secure the wall. The studs will be fully filled with fire batts and a layer of 15mm fireline plasterboards installed. Finally, the timber panels will be reinstalled in place.

The proposed works will not disturb the cornice, and any damage will be appropriately repaired. The proposed construction may necessitate the wall thickness increasing to accommodate the necessary additional fire resistance materials. If this happens, the timber panels will be carefully scribed into the cornice above, losing a portion of the cornice details (anticipated approximately 15-20mm) and the junction sealed with intumescent silicone.

3.3.3. Structural stabilisation

Full details of the structural repairs are listed in the structural engineer's proposals.

The external rear lightwell wall has become unbonded and needs to be made structurally sound. The existing wall is constructed of two layers of 9 inch bricks and the outer layer has become unbonded from the inside layer and is leaning out, providing little structural support. It is proposed that the outer layer is carefully fully demolished and re-built using the reclaimed bricks. This will stabilise the structure and will maintain the existing appearance of the wall.

The head of the double skin wall will need new lead flashing installing to prevent the damage from occurring again. Additionally, the existing timber bracing will be removed and replaced with a new galvanised steel brace.

The existing windows lintels have become unstable with the movement of the wall and need to be replaced. The windows will be carefully removed and stored ready to be reinstalled, the lintels replaced with a pre-cast concrete lintel to match the arch of the existing window, and use pistol slip bricks made from the reclaimed bricks.

Internally the walls on the basement and ground floor are pulling away from the existing floor joists. Therefore the joists will need to be strapped back into the wall structure. All straps and ties will be fixed in place from inside the building and concealed with the new ceiling works as per the architectural drawings.

3.3.4. Improvements to window fall protection

Window W.1.8 on the landing between the ground and first floors is a timber sash window and has a very low cill level of approximately 25cm from floor level. It is proposed to create an effective fall protection barrier in front of the window.

The glass panels in the lower sash will be replaced with single pane toughened safety glass.

A new toughened laminated barrier will be installed to a height of 1100mm to the inside of the window. The barrier will be secured to either side of the window reveal walls with a metal channel to provide the necessary fall restraint.

No existing historic features will be damaged to install the fall restraint.

3.3.5. Improvements to doors

The internal doors to the ground and first floor flat are non original and need to be replaced with 30 minute resistant doors in a style to match the existing.

The doors will be made as 4 panel solid timber doors as per the architects details. The accompanying door schedule gives additional details on the proposed finishes.

3.3.6. Improvements to electrical cabinet

The basement incoming electrical cabinet is not fire resistant and needs to be replaced to give 30 minutes fire resistance.

The cabinets will be replaced in size and appearance to match the existing with fire resistant MDF and fire resistant doors with locks.

3.3.7. Electrical Works

New sockets electrical sockets are required within the kitchen of the first flat. The electrical sockets will be installed and not damage historic skirting. Locations of sockets are shown on the attached general arrangements.

3.4. Landscaping

The existing rear lightwell will be restored to the existing appearance following the works to the brick walls. No proposed changes to the appearance of the lightwell.

The front lightwell has an existing metal fire escape staircase with timber treads. The treads have become rotten and are unsafe as a means of escape. The timber treads will be replaced with new to match the existing.

3.5. Access

The access to the site will be maintained as existing.