

Design and Access Statement:

Alterations repairs to improve fire separation:
7 Windmill Street, London W1T 2JD

Document Ref: 185-D01-180803-DAS: Design and Access Statement
August 2018



Fig 1 Street View: 7 Windmill Street

Project Details:

Site Address:

7 Windmill Street,
London
W1T 2JD

Applicant:

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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:

185-100	Site Location Plan	1:1250	A3
185-200	Existing Basement and Ground Floor Plan with ceiling details	1:50	A1
185-201	Existing Second and Third Floor Plan with detailed section.	1:50	A1
185-210	Proposed Basement and Ground Floor Plan with ceiling details	1:50	A1
185-211	Proposed Second and Third Floor Plan with detailed section.	1:50	A1

Other Supporting Documents:

MSA

185-D01-180806-HIA: Historic Impact Assessment

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1. Introduction

This Design and Access Statement sets out the details of the proposed alterations to the basement and ground floors of 7 Windmill Street, to comply with fire protection regulations.

7 Windmill Street is a 4 storey with basement Grade II listed mixed use terrace building. The building was listed on 12th November 1990 and the designation has remained unaltered (1379205).

The proposals are to increase the fire separation between the commercial and residential units to give 60 minutes resistance. It is proposed to add a second layer of plasterboard to the ceilings which are already single plasterboard.

A partition is proposed on the second floor to give internal separation between the residential escape route and the living kitchen area. The proposed partition is in line with a historic partition wall which has previously been removed.

2. Site Assessment

2.1. The site and Context

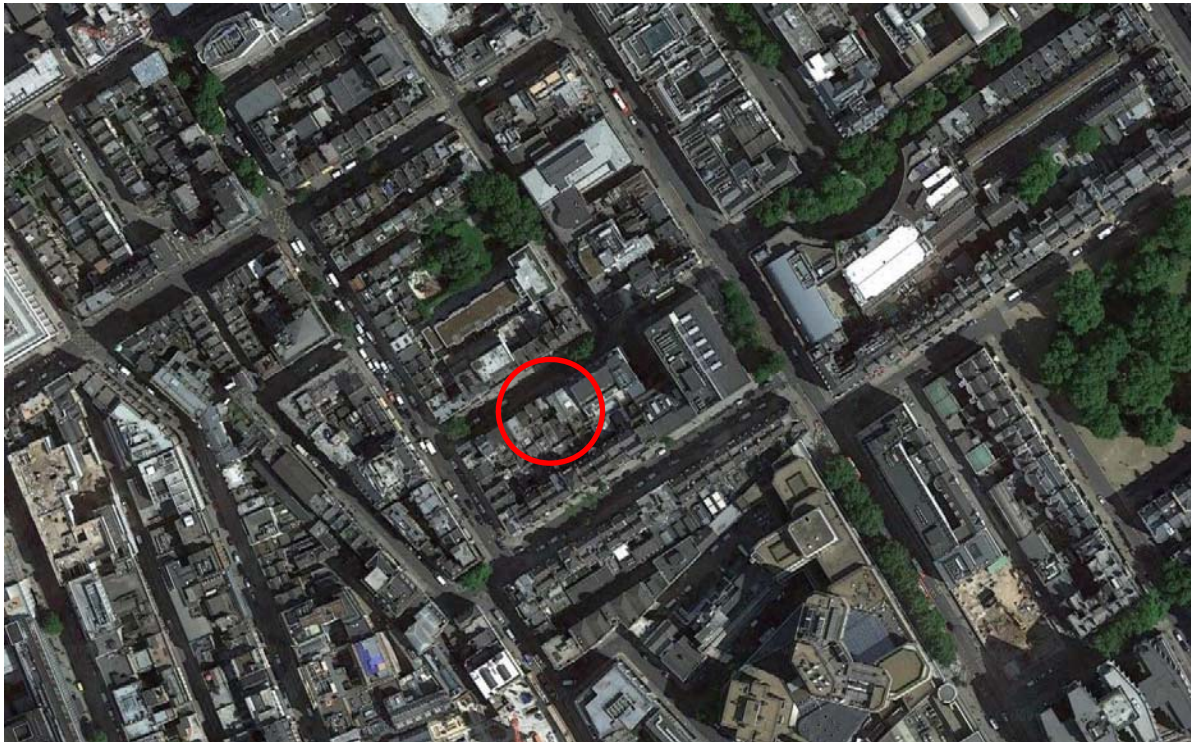


Fig 2 Aerial view of site: highlighted site in red circle. Copyright Google Maps. Not to Scale.

The site is in a pair of terrace houses along Windmill Street. The site is in the Borough of Camden, and the Charlotte Street Conservation area.

The Historic England listing describes the property as follows:

Description

"CAMDEN, TQ2981NE WINDMILL STREET 798-1/99/1730 (South side) 12/11/90 Nos.7 AND 8, II

Pair of terraced houses with later shops. Late C18. Yellow stock brick with red brick dressings. 4 storeys. 2 windows each. C20 shopfronts; upper floors with gauged red brick flat arches to recessed sashes and casements. Modillion cornice at 3rd floor level. 3rd floor partly refronted, with parapet. INTERIORS: No.7 retains original room plan to 1st floor and some panelling; 1st floor front room with plain grey marble fireplace. No.8 retains original room plan to 1st and 2nd floors and some panelling."

2.2. The Building

No7 is a mixed use occupancy with a commercial shop unit on the ground and basement, offices in the rear annex, a studio residential units on the first floor and a single duplex residential unit on the second and third floors.



Fig 3 Front room ground floor shop.



Fig 4 Rear room ground floor shop.



Fig 5 Front room shop.



Fig 6 Ceilings by front windows of shop.



Fig 7 Basement ceiling with internal skylight.



Fig 8 Basement ceiling plasterboard.



Fig 9 Existing opening on second floor.



Fig 10 The opening with modern timber architraves.

2.3. Planning Policy

7 Windmill Street is within the Charlotte Street Conservation Area. The property is included within the conservation area audit as being listed, but is not specifically mentioned within the wider document.

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 existing features whilst adhering to fire protection & HMO Licensing standards.

3. Design

3.1. Introduction

The building has been altered during its lifespan and some of the original interior features have been altered at some time in the past, as stated in the building's listing. The ground floor shop does not show any original or historic features on the walls or ceiling as these have been removed at an earlier time. The proposed alterations to the ground and basement floors will therefore not alter the appearance of the building, but will improve the fire separation and protection within the building.

It is also proposed to provide separation between the kitchen and circulation route through the second floor residential unit by adding a glazed partition and door in the location of a historically removed wall.

3.2. Use

The use of the building will not be affected. The basement and ground floors will remain in use as a commercial shop and the residential units on the first, second and third floor will remain as existing.

3.3. Appearance of alterations

In the basement and ground floors, the ceiling will be clad with an additional layer of plasterboard and plaster skim to gain additional fire resistance. There will be no change to the appearance of the rooms as there are currently no historic cornices on either of these floors.

There is a stepped recess by the front windows to allow the top casements to open which will be maintained without alteration.

On the second floor, the building has been historically altered to incorporate what was originally the main staircase within the private residence and a partition wall between the stairs and the living area has been removed, replaced with a timber lined opening.

It is proposed to install a fire resisting partition of a fire door and glazed panel to the side which will be located in the position of the original partition wall. The flat has been modernised and there are no historic features maintained around the opening. The use of a modern glazed partition will be in keeping with the existing modern appearance of the flat.

3.4. Landscaping

The proposal does not include any alterations to the existing landscaping.

3.5. Access

The access to the site will be maintained as existing.