

Design and Access Statement:

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

Document Ref: 177C-D01-DAS-190110: Design and Access Statement
January 2019



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:

Matthew Springett Associates Ltd.
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:

177C-100	Site Location Plan	1:1250	A3
177C-200	Existing Basement and Ground Floor Plan	1:50	A1
177C-210	Proposed Basement and Ground Floor Plan	1:50	A1
177C-410	Existing and Proposed Front Elevations	1:50	A1
177C-700	Proposed Internal Door Type	1:10/1:5	A1

Other Supporting Documents:

MSA

- 177C-D01-HS-190111: Heritage Statement

Howard Cavanna Structural Engineers

- 2018 039-R01B: Basement Plan

Other

- 177C-D01-TORC: Technical Specification

Contents

1. Introduction	4
2. Site Assessment	5
2.1. The site and Context.....	5
2.2. Planning Policy	6
2.3. The Building	6
3. Design.....	6
3.1. Introduction	6
3.2. Images of existing building.....	7
3.3. Use	9
3.4. Appearance and deigned intent of the proposed alterations	9
3.5. Access.....	11

1. Introduction

This Design and Access Statement sets out the details of the proposed alterations to the 5 Great James Street.

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).

Three previous Listed Building Application have been submitted for the property as part of works to improve the fire compartmentalisation between units and applications have been submitted to address issues which have been subsequently uncovered; 2017/3927/L in September 2017, 2018/2093/L in June 2018, 2018/4050/L in November 2018.

This application is seeking approval for structural strengthening work, internal alteration of a non-original door and repair to the front elevation.

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. 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.

2.3. The Building

No 5 is a mixed use property which has been separated into commercial offices on the ground and basement levels and individual flats on the first, second and third floors, with a shared common access corridor.

3. Design

3.1. Introduction

The proposed works are listed below as distinct areas of work.

The first item is to support a failing existing timber beam in the basement with the introduction of a supporting oak beam and post.

The second item of work is for repairs to the front elevation brickwork. The building has been historically repaired with an inappropriate strength mortar poorly keyed into the joints which is failing and causing damage to the bricks. It is therefore proposed for the front façade to be fully repointed with a 1:1:6 cement:lime:sand mix. The façade will be full cleaned as part of the works to the bricks. The existing cast iron rainwater pipes are not fixed to the wall and are leaking. They require to be fully repaired and re-fixed, replacing sections of pipework which cannot be repaired with cast iron to match the existing.

The Third item of work is to alter the internal arrangement of the basement lobby. The existing entrance hallway contains all of the electrical heads, meters and distribution boards and is within the tenanted premises of the basement office. There is an existing non-original partition door DR.B.4 which will be removed and a new partition door (DR.B.13) will create a communal access lobby before the tenant office. The altered arrangement is necessary to create a fire safe compartment between the basement office and the communal electrical equipment.

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 internal alterations do not directly interface with any historic features and therefore there will be minimal alteration to the special interest of the building.

As part of the regular maintenance of the property, some localised repairs will be undertaken to the building elements. The existing chimney stacks will be repointed, the existing terracotta hip tiles will have localised repairs and pointing, a cracked rear parapet wall will be repaired and repointed and the front door canopy roof will have the lead flashing repaired. All localised repairs will be conducted to match the existing and there are no proposed alterations to the appearance or use of these items.

3.2. Images of existing building



Fig 3 Existing failing timber floor beam that requires strengthening.



Fig 4 Front elevation of 5 Great James Street requiring re-pointing.



Fig 5 Close up view of poor historic repointing around window reveals



Fig 6 Close up of failing historic repointing.



Fig 7 View of non-original Door DR.B.4 proposed to be removed and showing location of new proposed door DR.B.13. Electrical cabinets to be replaced are visible on the right.



Fig 8 View of non-original door proposed to be removed DR.B.4 showing historic cabinets to the left.

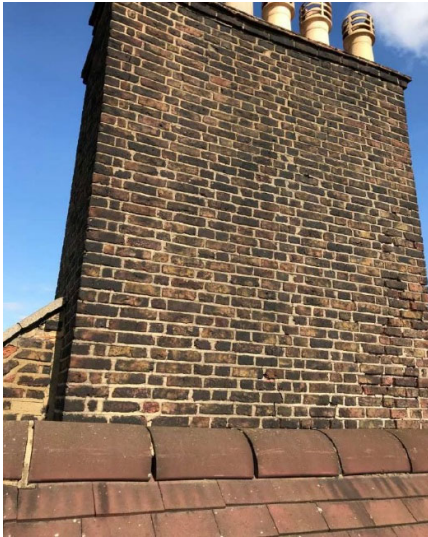


Fig 9 Roof Chimney Stack to be repointed and Terracotta tiles to be repointed as part of maintenance works.



Fig 10 Front door canopy lead repairs.

3.3. 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.

3.4. Appearance and deigned intent of the proposed alterations

3.4.1. Structural Support of Floor Beams

As part of the works consented through application 2018/2093/L, the ceilings in the basement have been removed to allow for fire protection and are being reinstated with lath and plaster. Following the exposure of the ground floor joists, a central beam was found to have a lapped joint which is close to failure. A structural engineer has examined the beam and has said it requires to be supported from below immediately.

MSA initially contacted Camden Planning officer Colette Hatton, who reviewed the previous applications, to discuss how best to address this structural issue. A site visit was arranged on 17th December 2018 where the engineer's proposal for a new supporting oak beam and post was discussed. Due to an existing Fire Brigade Enforcement Notice, the ceilings required to be closed up and fully fire protected immediately, and therefore it was agreed on site to proceed with the installation of the proposed Oak beam, and apply for retrospective approval.

To provide the beam and post with fire protection, it was agreed to enclose them in plasterboard to provide 60minutes protection.

Drawing 177C-210 shows the location of the proposed beam and post, with structural engineers drawing 2018 039-R01B giving details of the beam specification.

The proposed beam will form an approximately 25x25cm downstand beam in the basement room RM.B.5. The Room has been historically altered and has had all detailed features removed and therefore the proposed structure will not damage any significant features.

3.4.2. Façade Repointing

The front façade brickwork has previously been repaired with a strong cement mortar mix which has been poorly keyed into the brickwork. This has caused some bricks to deteriorate and for the remaining mortar around these joints to become loose.

Additionally, the cast iron rainwater pipes have become blocked and are leaking from their joints which has caused further damage to the brickwork.

It is proposed to fully repoint the front elevation brickwork in a more traditional weaker mix mortar of a 1:1:6 Cement:Lime:Sand mixture. The pointing will be completed with a slight recessed flat profile.

As part of the façade restoration it is proposed to clean the brickwork with a chemical cleaning process.

The bank of terrace buildings 3-16 of Great James Street have been maintained with varying levels of care through their life with some being regularly maintained, and others falling into further disrepair. This has led the originally uniform colour of the terraces to vary between properties.

5 Great James Street has suffered from some leaks, inappropriate re-pointing and poor cleaning regime. As a result, the façade has become soiled to the point that it is difficult to differentiate between the red window reveal bricks and the main façade yellow stock bricks.

It is proposed to use a specialist Torc Wet Abrasive cleaning system on the brickwork. This system is specifically designed for Historic and delicate structures and materials to effectively clean them without damaging the materials. The system uses low pressure water, air and fine granulate particles to remove dirt and staining. An accompanying technical document from the system operators has been submitted with this application in Document 177C-D01-TORC.

3.4.3. Basement alteration of lobby entrance

The existing basement arrangement has been configured with all of the building unit's electrical meters and mains distribution boards contained within the basement office unit. This configuration means that tenants are only able to access their electrical supply equipment when the basement is occupied which is impractical and a safety issue.

The basement has been historically partitioned to create a single commercial office unit with a fire escape plan with options for different routes of escape through the basement entrance or with access to the ground floor.

It is proposed to alter the internal arrangements of the Hallway RM.B.2 and the Lobby RM.B.3 to create a communally accessible area to contain the building electrical equipment.

In order to create a communal area adjacent to the commercial office, it is necessary to alter the internal arrangement to allow for a single secure access route to the basement office. The current arrangement has

doors DR.B.3 and DR.B.4 creating two routes into room RM.B.2. Therefore, it is not appropriate to use RM.B.2 as a communal area due to insufficient security for the offices, and insufficient fire separation.

The partitions between RM.B.2, RM.B.3 and RM.B.4 are all modern plasterboard stud walls, with doors DR.B.3 & DR.B.4 both light weight modern blank doors. Door DR.B.4 frame interfaces with a historic panelled cabinet which is damaging to the historic fabric and provides insufficient fire separation.

It is therefore proposed to remove door DR.B.4 and its door frame, and create a new door in front of DR.B.3. This will have the effect of creating a contained communal lobby for the containment of the electrical equipment, and allow the historic cabinets to be fully expressed in the lobby RM.B.3. The basement office will have a secure single access door DR.B.13 on basement level and will have sufficient fire separation. The proposed new partition will interface with a new electrical cabinet which was consented to be installed as part of Listed Building application 2018/2093/L and will therefore not damage any historic fabric.

The new Door DR.B.13 will be created in a style to match DR.0.6 on the ground floor, a four panel door.

3.4.4. Localised repairs being undertaken as regular maintenance

As part of the ongoing management of the building, repairs will be undertaken in localised areas of the external envelope to ensure the building is maintained in good condition.

The existing chimney stacks have some weak pointing which needs to be repaired. These pointing works will be undertaken alongside the main façade repointing and will be completed in the same way.

The existing roof tiles are generally in good condition and can be maintained, however some of the hip tile joints require to be repointed.

The rear parapet wall has developed a crack due to a leaking hopper and requires the hopper to be repaired and the wall to be repointed.

The front door canopy lead flashing has not been maintained and has become delaminated from the brick wall. The lead work will be refreshed for new to match the existing.

All repair works will be undertaken to match adjacent materials and appearance.

3.5. Access

The new communal electric meter hallway RM.B.2 will be accessed by all occupants by the existing front lower ground lightwell. All other access will remain as existing.

0