

1 Taviton Street

Listed Building Application to Amend Previous Consent:
2018/2970/L

March 2019

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1.0 INTRODUCTION

APPLICATION STATUS

Stanesby Architecture (SA) has been appointed to progress the technical design & construction phase for the works to 1 Taviton Street, London, WC1H 0BT. Listed Building consent was achieved in November 2018 and is described under application reference; 2018/2970/L. In addition to this consent, a further application was made to amend the layout of the Micro Flat and was granted on the 6th March 2019, under reference 2019/0482/L.

Further, a separate application to refurbish the Fourth Floor apartment was made, and granted, in 2016 under reference 2016/0263/L.

The Project Team has been appointed & detailed design is underway. Additionally, Stanesby Architecture have already made an application to discharge Conditions 4, 5 & 6 of the original consent. This application was made on the 16th of January 2019 and is pending approval.

DESIGN TEAM

Architects: Stanesby Architecture
Structural Engineers: Jensen Hunt
Services Engineer: Cooper Homewood
Approved Inspector: Oculus Consulting

LISTING AND CONSERVATION AREA STATUS

1 Taviton Street is a grade II listed building within the Bloomsbury Conservation Area. The building forms part of a terrace of 12 built by Thomas Cubitt. Set over four storeys, with an attic & basement, the building is constructed from darkened stock bricks with a stucco ground floor. The building was previously divided into flats however, many historical features survive internally, such as cornices & joinery.

DESIGN AMENDMENTS

Following review of the proposals by the Fire Engineer, Approved Inspector and rest of the team, there are a number of compliance issues which require resolving. These issues predominantly relate to the main staircase, existing doors and layout of the fourth floor flat. This application therefore seeks approval for minor amendments to the consented layouts to ensure compliance with the Building Regulations.

2.0 AMENDMENTS

FIRE STRATEGY - DOORS

The Fire Report highlighted the need to provide fire rated doors throughout the property, to comply with Building Regulations. Currently, there is a mix of historic and modern doors which can be categorised into three types as follows:

1. Historic (likely original) Doors: Typically 4-panel timber doors which appear in good condition
2. Modern Flush Doors: The latest addition, also in good working order but not in keeping with the original work, nor character of the property.
3. Un-original Flat Entrance Doors: We know these are un-original as they are located at flat entrances in walls which did not form part of the original layout. We estimate their age to be 1980's, which is when the house was sub-divided into flats and the walls constructed. The doors are in poor condition; the door leafs are split where new locks have been inserted and metal panels have been fixed to the back of the doors to fire rate the glazing. Much of the glazing is cracked or replaced with modern glass where the original has been lost.

Considering the above, the proposed strategy is set out below:

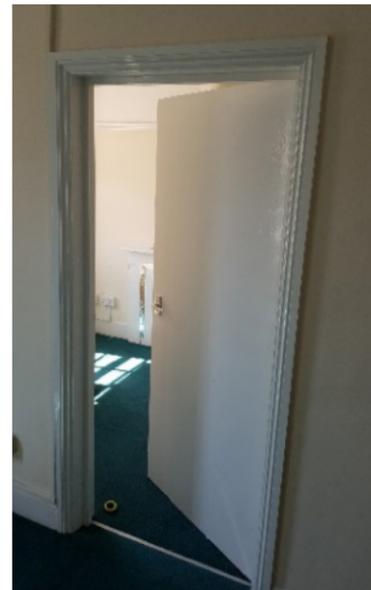
- Historic doors are to be retained and upgraded to meet the required fire rating requirements through an intumescent paint system. The final paint finish will be white, to match existing;
- Modern flush doors are to be replaced with new fire rated 4-panel doors, to match the original work;
- Un-original flat entrance doors are to be replaced with new fire rated 4-panel doors, to match original work.

By replacing the modern and un-original doors with new 4-panel timber doors, the intention is to provide a consistent aesthetic throughout the property, which is in keeping with the period and style of 1 Taviton Street.

The Photographic Survey, submitted with this document, confirms which doors are historic and will be upgraded and which doors are modern or un-original and will be replaced. Additionally, the Demolition Drawings are also included for reference.



1. Typical 4-Panel Door



2. Typical Modern, Flush Door



3. Typical Un-original Flat Entrance Door

STAIRCASE - AUTOMATIC OPENING VENT

The main stair, running from Ground to Third floor, is the only means of escape. To ensure this escape route is adequately protected, the Fire Report highlighted the need to provide an Automatic Opening Vent (AOV), at the top of the staircase, to allow smoke to leave the building in the event of a fire. To accommodate this, the intention is to utilise two existing timber sash windows (W03 & W04) which are located on the rear elevation, at Third Floor.

The existing timber sash windows are in good condition and will be retained. An automatic opener will be attached internally to the window frame, which in turn is connected back to the fire alarm system. Should the alarm be activated, the windows will automatically open, allowing smoke to escape.

The mechanism can be surface mounted or hidden within the frame of the sash window, replacing the sash weight on one side. To avoid loss of the sash weight, we propose surface mounting the mechanism to the timber frame. Although fixings will be required, this option was considered the least harmful way to incorporate the required opener.

The below images show the existing window type (photo 1) and proposed, surface mounted mechanism (photo 2).



1. Existing Sash Window



2. Example Sash with Automatic Opener

2.0 AMENDMENTS

STAIRCASE - FALL PROTECTION

Between Second & Third floors, there is a window at low level on the half landing. The window is of leaded glass in an Art Nouveau style and is approximately 100mm above the internal finished floor level. The window is single glazed and its low level poses a risk to persons descending the stairs. Should someone trip, they could fall through the window and on to the flat roof, approximately 800mm below.

To provide protection, it is proposed that a single pane of structural glass be installed in front of the window, to a level of +1100mm. The glazing would be fixed directly into the brick wall and will be removable to allow continued maintenance access on to the flat roof.

Glass is proposed to ensure the window remains visible as it forms a significant part of the character and history of the property. The glass will not connect with the window, sill or frame in any way.

The below photos show the existing window (Photo 1) and an example of the proposed protective glazing (photo 2). Image 3 is a proposed elevation showing the glazing in front of the window. This drawing is also submitted as part of the application.

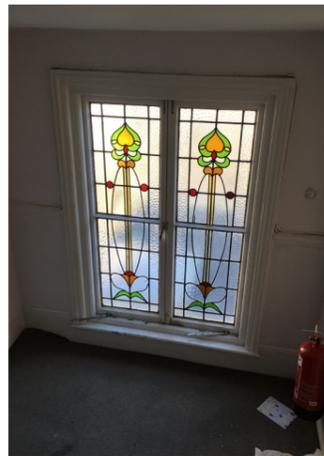


Photo 1 - Existing Window



Photo 2 - Proposed Glazing Type

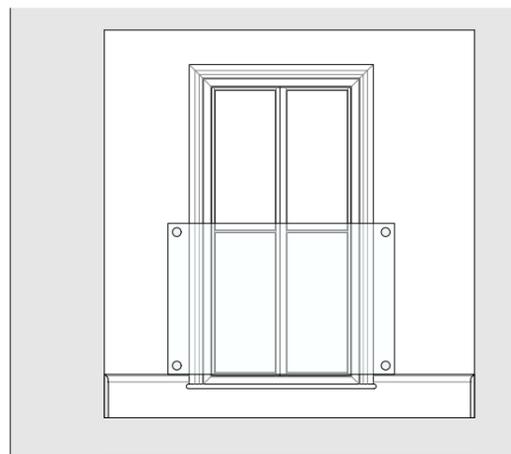


Image 3 - Proposed Window Elevation

FOURTH FLOOR - LAYOUT CHANGE

The consented fourth floor layout (consented separately to the rest of the property under reference 2016/0263/L) provides for an open plan Kitchen, Living and Dining Room. As the bedrooms are accessed from the open plan space, there is an issue with the bedrooms being 'rooms within rooms'. The team reviewed various options to mitigate this risk, including installing a misting system however, the harm this would cause to the historic fabric in addition to the extra cost, meant this option was not viable.

The simpler solution was to provide a protected lobby between the stair and bedrooms to provide a safe means of escape. The addition of this lobby splits the Kitchen from the Living/Dining Room.

The below two images show the consented layout (image 1) and the proposed layout (image 2). The black partitions shown in image 2 are the new, proposed partitions of the protected lobby. Further details are provided in section 3.

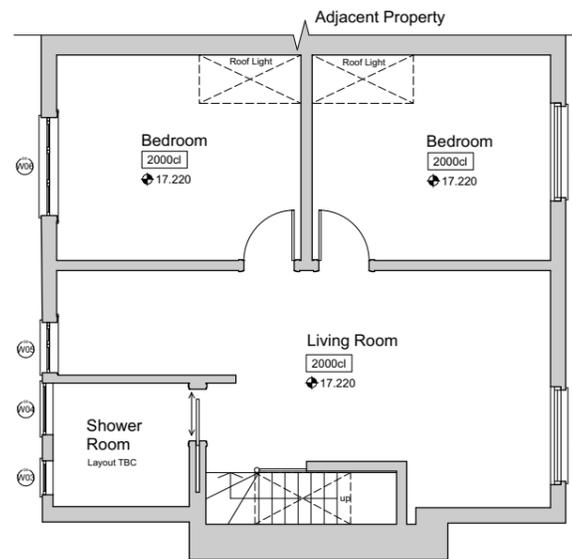


Image 1 - Proposed Fourth Floor Plan

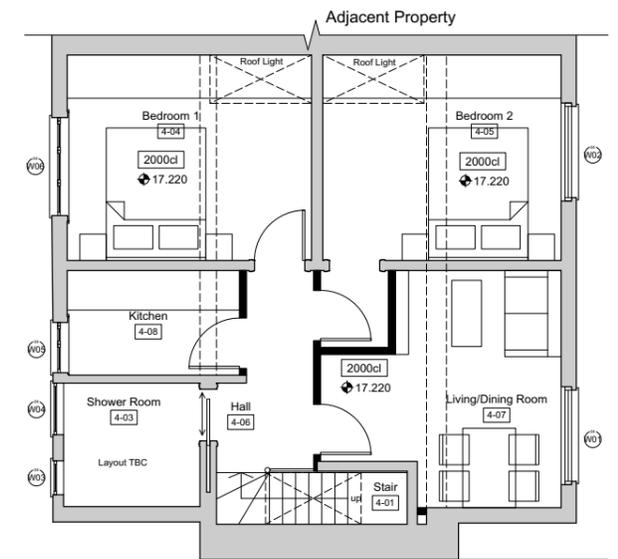


Image 2 - Proposed Fourth Floor Plan

2.0 AMENDMENTS

GROUND FLOOR - ELECTRICAL CUPBOARD

An electrical cupboard currently exists at Ground Floor and is located in the main entrance hall, by the front door. Permission has been granted (under consent 2018/2970/L) to demolish the existing electrical cupboard to provide a new, fire rated cupboard to house the upgraded electrics for the property.

The M&E consultant has now set out their electrical requirements and the new cupboard has increased in size from 1.8m wide, to 3m wide. The cupboard will be rebuilt to the same height as the existing, i.e. without disturbing the historic features.

The enlarged cupboard is required to accommodate the new meters for each apartment. The utilities company have strict criteria with regard the setting out of the meters and we have therefore had to widen the cupboard to comply with these requirements.

The two images below show the existing layout (image 1) and the proposed layout (image 2). Further details of this arrangement can be found in Section 3.

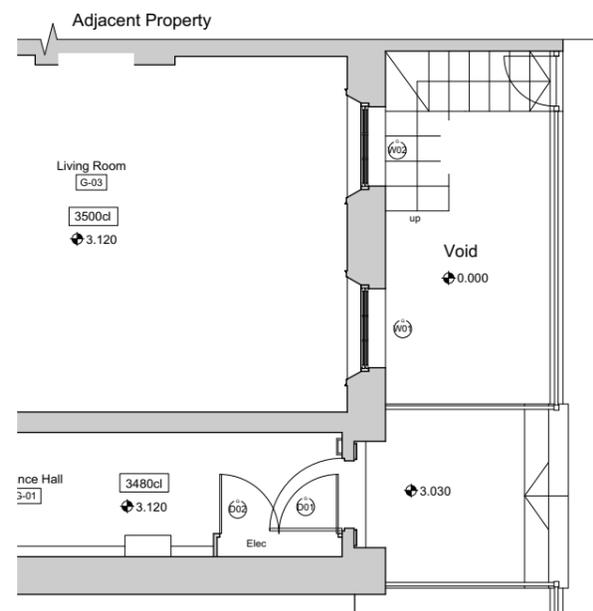


Image 1 - Existing Ground Floor Plan - Elec. Cupboard

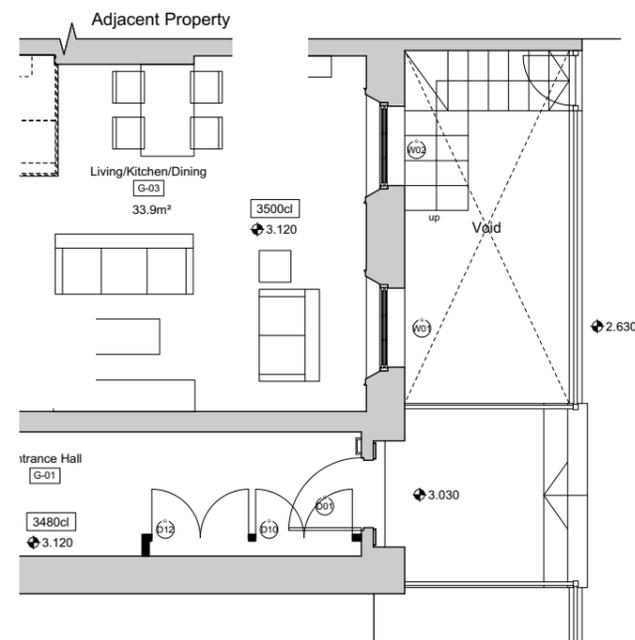


Image 2 - Proposed Ground Floor Plan - Elec. Cupboard

MODERN FIRE SURROUNDS

All original fire surrounds and hearths have been removed and either replaced with a modern, white painted, timber surround or the fireplace has been boarded over with fire rated material.

The exception to this is at First Floor, where there are two fine examples of marble surrounds. We have been unable to confirm whether they are original to the property however, they are well suited to the space and of historic value. The fire places at First Floor will therefore be retained, see Photo 1 below.

All other surrounds are of poor quality, low significance and do not add to the character of the property. We therefore propose to remove the remaining modern surrounds to improve the efficiency of the plan. The fireplaces will be infilled with fire rated material, to match others throughout the house (See photo 2 below).

A Photographic Survey of the existing surrounds is submitted with this application for reference.



Photo 1 - First Floor Living Room

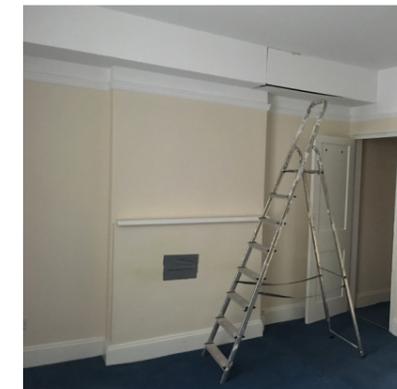
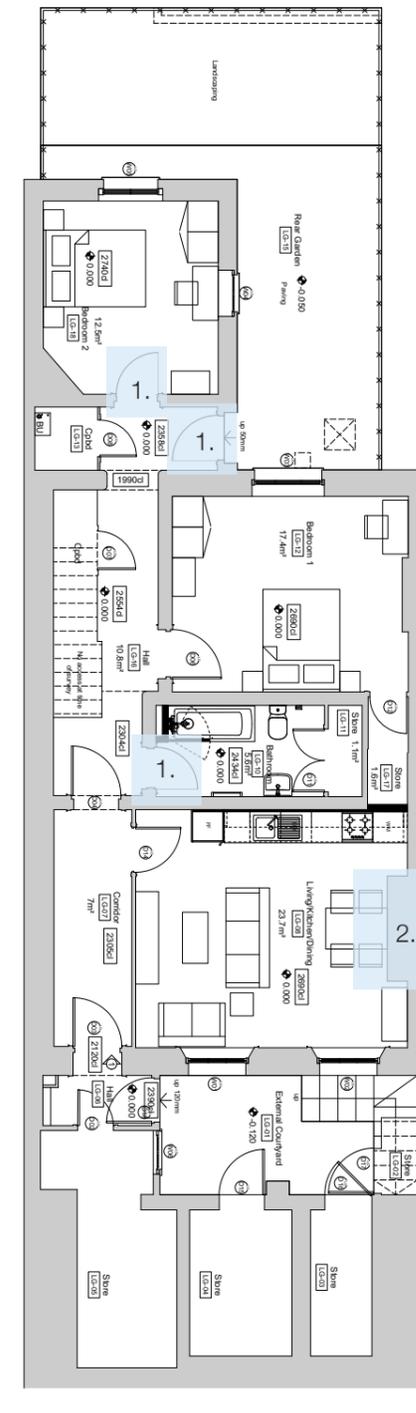
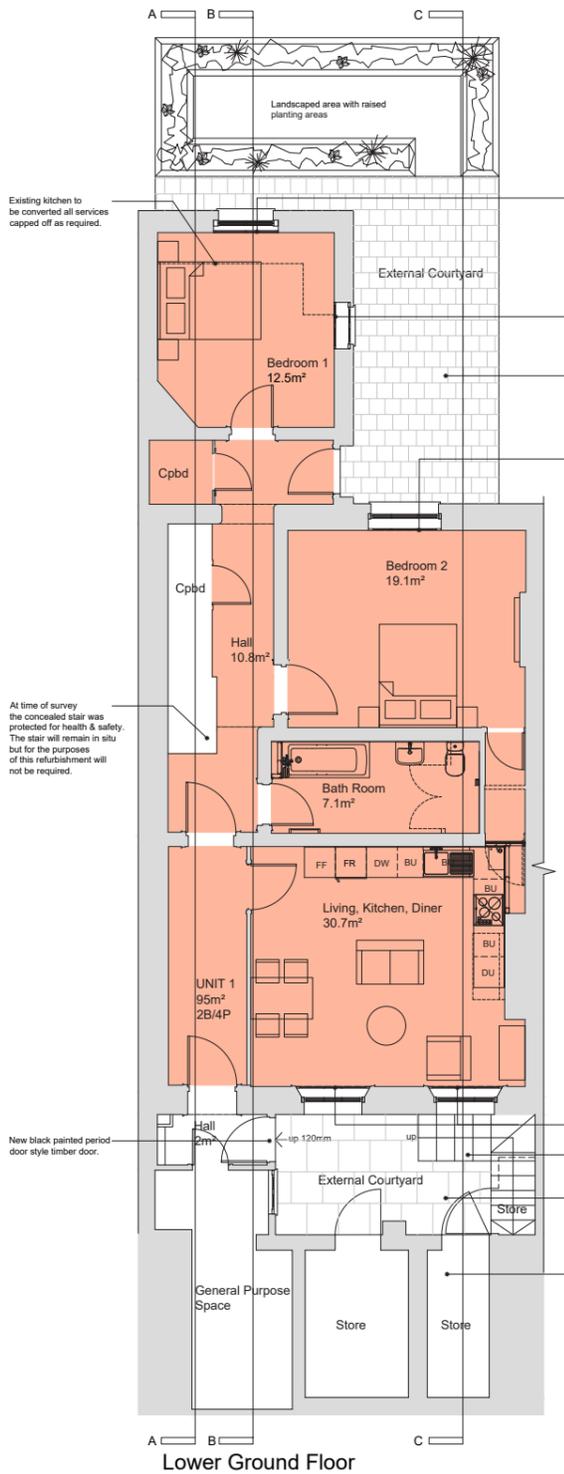


Photo 2 - Lower Ground Floor Bedroom



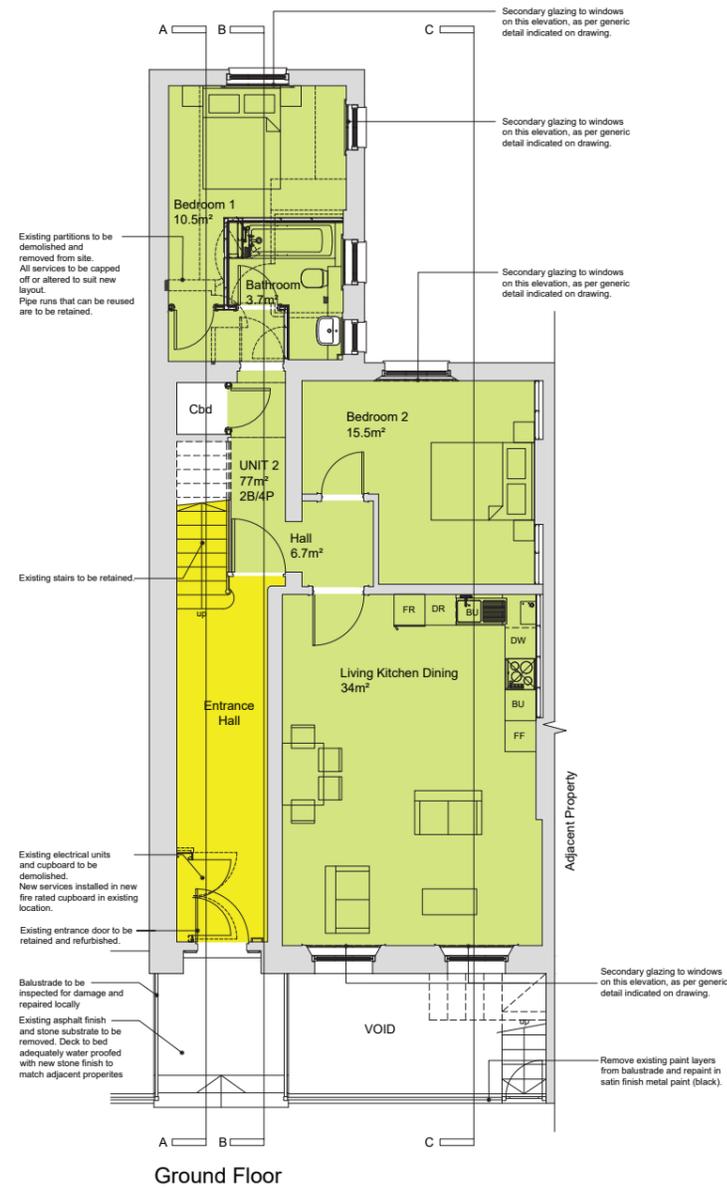
Photo 3 - Second Floor Bedroom

3.0 COMPARISON OF CONSENTED & PROPOSED SCHEME: LOWER GROUND FLOOR



3.1 COMPARISON OF CONSENTED & PROPOSED SCHEME: GROUND FLOOR

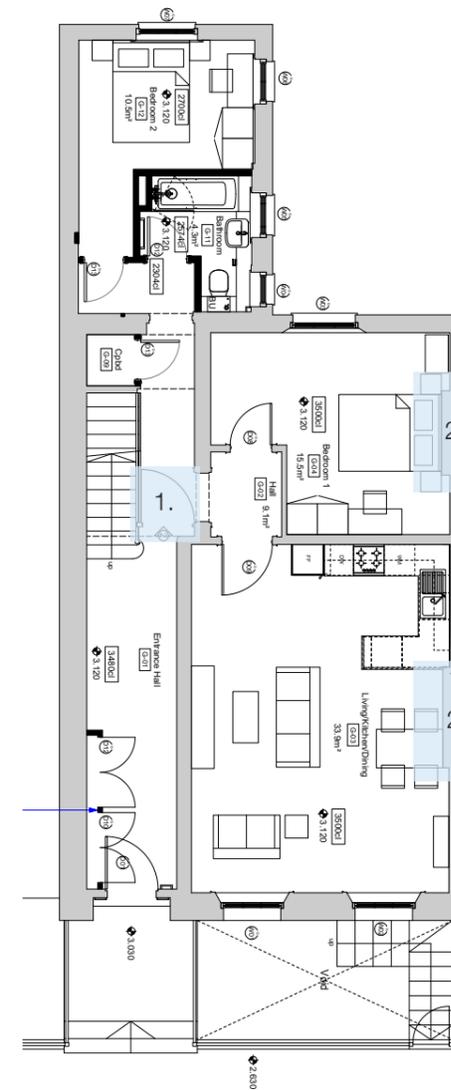
Consented Scheme (2018/2970/L)
Ground Floor
77m² - 2B/4P



Proposed Scheme
Ground Floor
77m² - 2B/4P

GROUND FLOOR- PROPOSED SCHEME

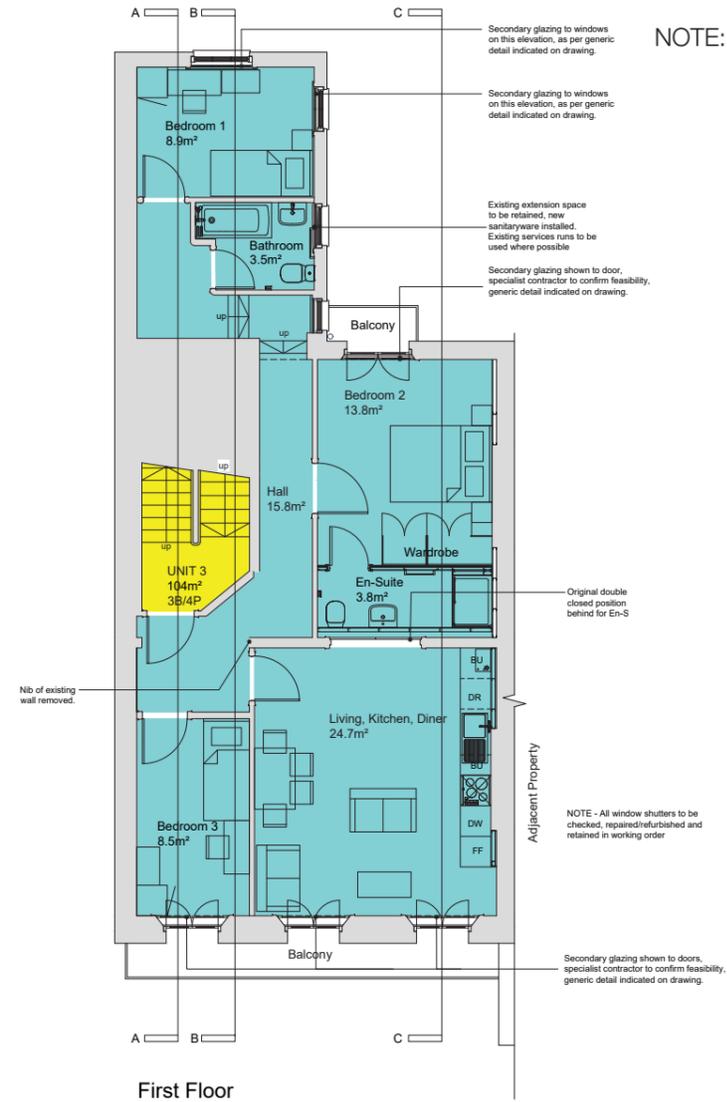
1. Door G-D03 to be removed & replaced.
2. Modern fire surround to be removed.



3.2 COMPARISON OF CONSENTED & PROPOSED SCHEME: FIRST FLOOR

Consented Scheme (2018/2970/L)
 First Floor
 104m² - 3B/4P

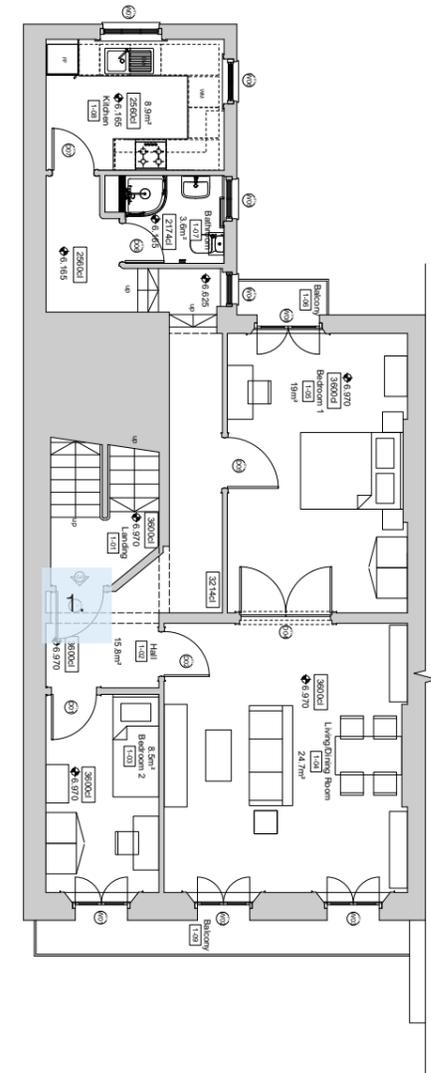
NOTE: Pod style en-suite not approved.



Proposed Scheme
 First Floor
 104m² - 2B/3P

FIRST FLOOR- PROPOSED SCHEME

1. Door 01-D03 to be removed & replaced.



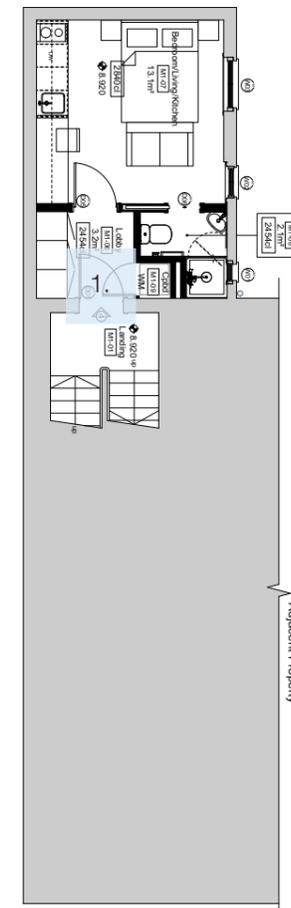
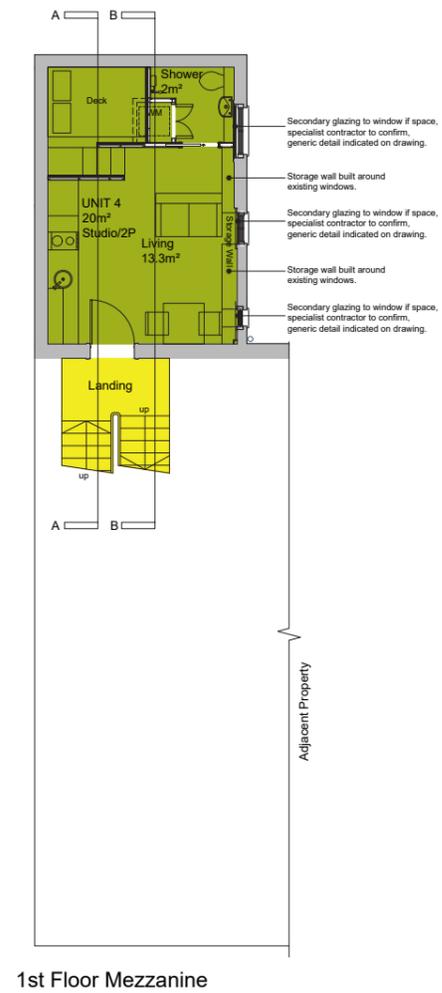
3.3 COMPARISON OF CONSENTED & PROPOSED SCHEME: MEZZANINE FLOOR

Consented Scheme (2018/2970/L)
Mezzanine Floor
20m² - 2 Person Studio

Proposed Scheme
Mezzanine Floor
20m² - 2 Person Studio

MEZZANINE FLOOR- PROPOSED SCHEME
NOTE: Permission was granted to ammend the layout of the Micro Flat previously, under reference 2019/0482/L.

1. Door M1-D01 to be removed & replaced.



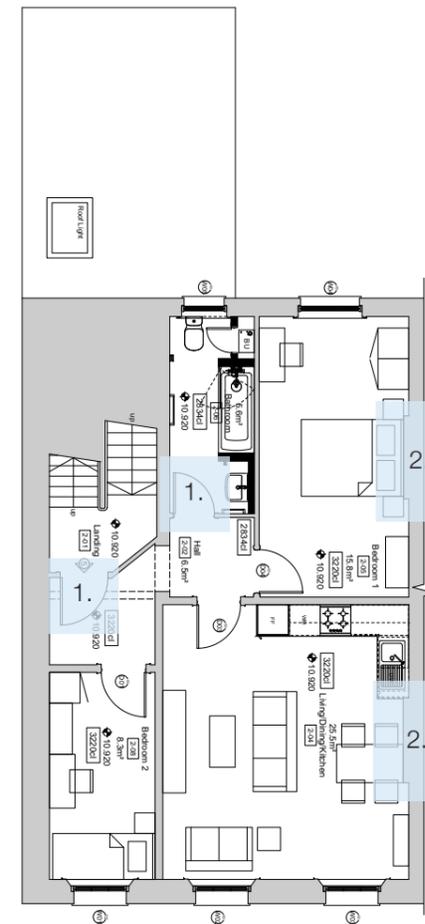
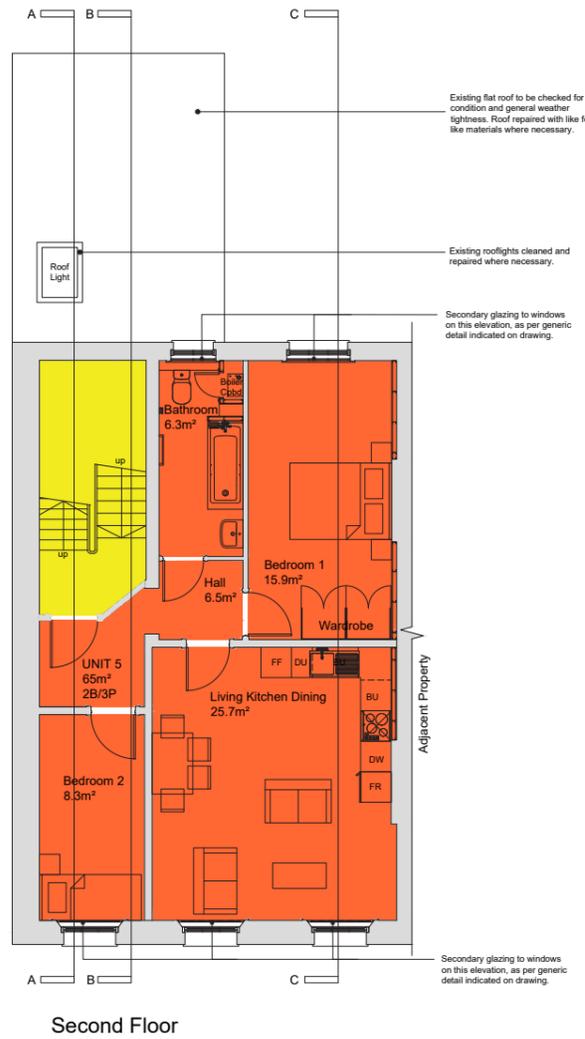
3.4 COMPARISON OF CONSENTED & PROPOSED SCHEME: SECOND FLOOR

Consented Scheme (2018/2970/L)
Second Floor
65m² - 2B/3P

Proposed Scheme
Second Floor
65m² - 2B/3P

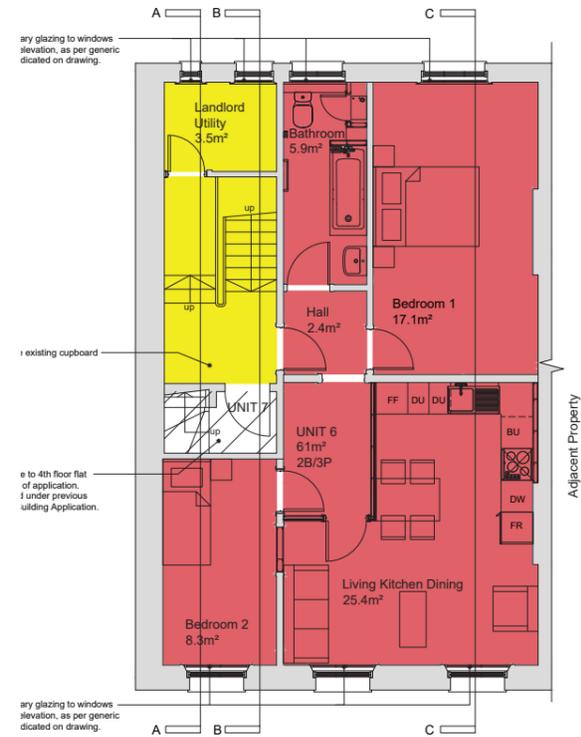
SECOND FLOOR- PROPOSED SCHEME.

- 1. Door 02-D02 & D05 to be removed & replaced.
- 2. Modern fire surround to be removed.



3.5 COMPARISON OF CONSENTED & PROPOSED SCHEME: THIRD FLOOR

Consented Scheme (2018/2970/L)
 Third Floor
 61m² - 2B/3P

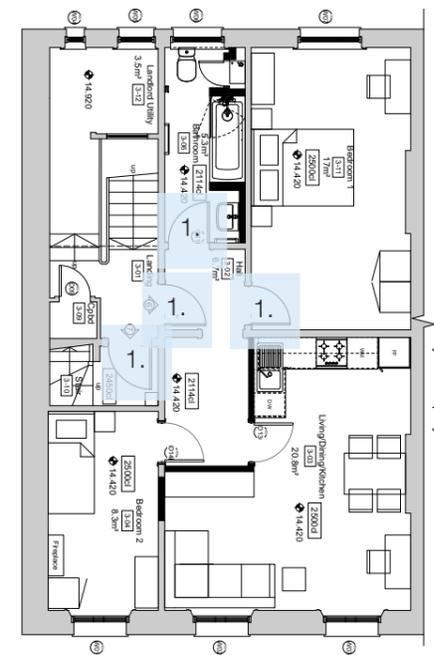


Third Floor

Proposed Scheme
 Third Floor
 61m² - 2B/3P

THIRD FLOOR- PROPOSED SCHEME.

1. Doors 03-D02, D05, D06 & D07 to be removed & replaced.



Adjacent Property

3.6 COMPARISON OF CONSENTED & PROPOSED SCHEME: FOURTH FLOOR

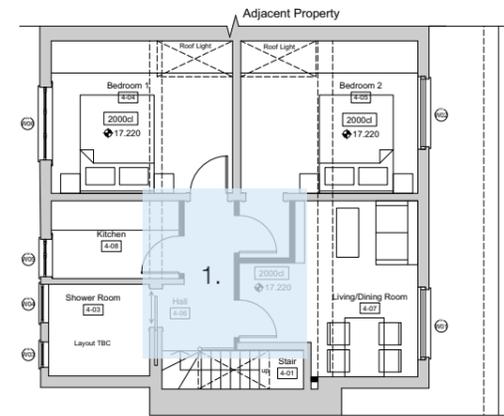
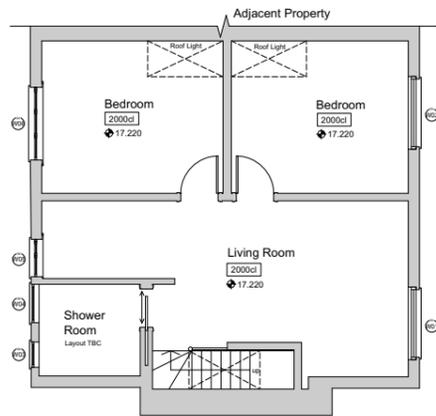
Consented Scheme (2016/0263/L)
Fourth Floor
52m² - 2B/4P

NOTE:
The fourth floor layout was consented separately to the rest of the property under application reference 2016/0263/L.

Proposed Scheme
Fourth Floor
52m² - 2B/4P

FOURTH FLOOR- PROPOSED SCHEME.

1. Protected Lobby added.



4.0 CONCLUSION

The proposed amendments to the consented layout are minor and consistent with the scope of the consented scheme.

We make the following comments in support of these amendments:

- The consented layouts did not wholly comply with Building Regulations. This application seeks to rectify this;
- The overall area of the flats & occupancy remain as per the consented scheme;
- The proposed layout seeks to improve the historic aesthetic of the property through replacement of modern doors with 4-panel doors, to match the original work.

The changes to the consented layout are considered to have an overall positive impact on the historic fabric and ensure the property is upgraded to provide safe and secure accommodations for its future residents.