

Design and Access + Heritage Statement

6 Flitcroft Street London WC2H 8DJ

15th July 2019



Introduction

No 6 Flitcroft Street is located in the Southern part of the London borough of Camden. The building was constructed around 1850 as a warehouse but is known to have been used as a tin box factory in the late 19th century. The building falls inside the Denmark Street conservation area Sub Area 1. The building is listed by Camden Council as Grade II.

The building roof is in need of some general maintenance and the existing roof lantern is in poor condition and suffering the effects of poor detailing and inadequate weather proofing. The roof lantern needs to be replaced. The existing rooflight appears to have been constructed in the late 20th century.

Historical Context

The building was originally built as a Warehouse, now in use as open-plan offices. c1850, much rebuilt and refronted c1881. The facades are of yellow and red brick. The roof is of slate with red clay ridge tiles with asphalt flat roofs and box gutters. Lead flashings to the roof perimeters and fascia of the small dormer cheeks at 4th floor level. The central ridge lantern is constructed of black painted timber with lead sheet gables. The flat roof to the lantern roof is felted over.

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EXTERIOR: 4 storeys and basement. 6 windows. Slanting corner site. Two entrances at right, that at angle flanked by brick pilasters supporting a lugged panel; C20 panelled door surrounded by glass. To left, segmental-arched opening with C20 double panelled doors and over light. Later large ground floor window opening with plain cornice and further entrance; glazing altered. 1st floor transom and mullion windows in shallow segmental-arched recesses linked by moulded red brick impost bands; that at right hand angle above entrance, square headed with projecting wooden box cornice on moulded brick corbels. The window next to it with a shaped cut brick apron. Moulded red brick dentil cornice at 2nd floor level; transom and mullion 2nd floor windows with segmental heads. Moulded red brick cornice at 3rd floor sill level; windows small, square-headed and paired, those in 2nd right hand bay forming part of a projecting gable dormer with stepped brick sill brackets and small square window above. Cornice and blocking course.

INTERIOR: Plain with cast-iron columns having winged capitals supporting floors. Complex queen post timber roof structure.

HISTORICAL NOTE: Known to have been used by a tin box manufacturer in the late C19. An unusual survival of a warehouse in this part of London, No.6 forms a group with a further warehouse, No.12 Flitcroft Street, (qv).

History of the site and Lantern Roof Current Condition

The building was built as a warehouse around 1850 and is now in use as open-plan offices. The building operated as a tin factory towards the end of the 19th century. The building was built within a group of warehouses. No 12 Flitcroft street being an example.

The lantern roof appears to have been constructed in the late 20th century and emulates a Victorian detailing. It is constructed of a painted timber frame with timber sashes that are beaded into the frame. There are 8 Georgian wired fixed single glazed sashes either side. The gables ends to the lantern are lead sheet clad timber frames. The flashings to the lantern from the roof are lead, but have failed and now covered in flashband. The roof to the lantern is flat with no falls and covered with torch on felt. There is a cursory lead perimeter flashing below the felt roof line. The lantern is in very poor condition and inadequately detailed.

Fig 1
Existing Lantern



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The Proposal and Materials

The new lantern will be constructed emulating Victorian detailing from hardwood painted timber frame with hardwood double glazed sashes that are held with beads into the frame.

The proposal comprises;

1. Remove the existing lantern and replace with a new painted hardwood glazed lantern.
2. The new lantern will be double glazed with 4 No (2 either side) openings to aid ventilation and cooling ventilation to the office space below.
3. The upstand has been increased from the original lantern as this is the primary cause of water ingress into the building.
4. The overall height width and length will emulate the existing however the roof will be pitched at 5 degrees to improve drainage with an aluminium ogee cast aluminium gutter and downpipe.
5. The roof to the lantern will be dark grey glass fibre with timber rolls to emulate a lead roof
6. The cheeks to the lantern will be lead sheet.
7. New lead flashings from the slate roof to the underside of the cill of the lantern with an adequate upstand to prevent water being driven under the cill of the lantern which current lantern doesn't have.
8. It is suspected that the existing lantern is not insulated and therefore the new lantern will be insulated in the gable ends and the roof.

Access

The building is not Part M compliant and the lantern roof will not be accessible without a ladder.

Planning Documents

The planning documents with relevance to the application:

Denmark Street Conservation Area and Management Strategy

1.4 The Planning Policy Context

1.4.2 Planning Policy Guidance Note 15. This PPG provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role played by the planning system in their protection. It complements the guidance on archaeology and planning given in PPG 16.

3 Character and Appearance of the Conservation Area

Denmark Street Sub Area 1

3.17 There are 3 listed buildings. Nos.1-5 are the Elms Lester Painting Rooms, a distinct building designed and built in 1903 as a theatrical scenery painting workshop. It has historic value as it is intact and continues to be used for scenery painting. No 6 dates from 1850 and was re fronted in 1881 with yellow and red brick with detailing in moulded brick. It is a typical Victorian warehouse with ground floor loading bays and a series of loading doors at the upper floors.

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From the same document

11 Materials and Maintenance

11.1 In all cases, existing/original architectural features and detailing which contributes to the character and appearance of the conservation area should be retained and kept in good repair, and only be replaced when there is no alternative. Opportunities to enhance the appearance of the building through the restoration of missing features should be encouraged.

11.2 Original detailing such as timber framed sash windows, steel windows, doors, parapet details, railings and console brackets remain. Original materials should be retained wherever possible and repaired if necessary. Where these features have been lost in the past, replacement with suitable copies will be encouraged.

11.3 Generally, routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building or structure, and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen which match the original.

11.4 The use of the original natural materials will be required, and the use of unsympathetic materials such as concrete roof tiles, artificial slate and UPVC windows will not be considered acceptable. Parts of the conservation area are characterised by the use of concrete and other such man-made materials; these should be maintained appropriately. 11.5 Original facing materials such as stonework, brickwork and concrete should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and conservation area. This may lead to long term damage to original structural materials, and may be extremely difficult (if not impossible) to reverse once completed.

Conclusion

The proposed works are presented as a sensitive and appropriate replacement of the existing lantern roof which is in poor condition and is poorly detailed and improves and respects the character of the building.

The historical importance of the property is outlined in Camden Councils listing of the building as Grade II which outlines the importance of the inside as well as the exterior of the building. The external appearance and setting are not affected by the proposals. Internally there are no changes to the fabric apart from some minor repairs to the plasterboard roof lining. The proposals are in accordance with the guidelines of Denmark Street Conservation Area Appraisal and Management Appraisal document. Adopted 16 March 2010.

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