

**3, 5 AND 7 FREDERICK STREET, LONDON WC1X 0NG**

**DESIGN AND ACCESS STATEMENT**

The Planning and Listed Building applications seek approval for:

- refurbishment of 2no. self-contained maisonettes in no.3 Frederick Street
- change of use of 5-7 Frederick Street from hostel to 2no. self-contained maisonettes and 3no. lateral flats
- internal reconfiguration and minor external alterations to all three properties



## **Design and Access**

The legislative framework for the production of Design and Access Statements is set out within Circular 01/06, published in 2006, which states that a Design and Access Statement is required to cover the following headings:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Access

In addition to this the London Borough of Camden website states that a Design and Access statement should include the following information:

- a description of the existing property or site
- an explanation of the design principles and concepts behind the proposed development
- a description of the intended use of the proposed development
- a description of the layout of the proposed development
- details of the scale of the proposed development
- a description of how public/private spaces will be landscaped in the proposed development
- a description of the appearance of the proposed development
- an explanation of how local context has influenced the overall design
- details of the proposed access to the development site and how equal and convenient vehicular and disabled access to buildings, spaces and the public transport network will be ensured and maintained

For developments that involve carrying out work on a listed building, the Design and Access statement should also include the following information:

- an explanation of how the historical and architectural importance of the listed building – in particular its physical features and setting – has been considered when designing the proposed development

The design team met with PC Jim Cope to discuss security and he has requested that this also be included in the Design and Access statement.

Finally, in response to the Pre-App discussions we have also included descriptions of the proposed waste storage and cycle storage provisions.

## Application Site and Surroundings

3, 5 and 7 Frederick Street are terraced properties built by William Cubitt during the first half of the 19<sup>th</sup> Century (c.1830). They are three-storeys tall plus basement and attic, Grade II listed and lie within the Bloomsbury Conservation Area. The front and flank elevations are rendered. The rear elevation is mostly of stock brickwork, with some render on no.3. Nos. 5 and 7 have small two-storey back additions.

The buildings are part of a portfolio of properties acquired by Community Housing Association (now One Housing) in the 1970's in Frederick Street, Ampton Place and Ampton Street.



## Development Objectives

The conversion and refurbishment of 3, 5 and 7 Frederick Street will mark the completion of an eight year programme of repairs and improvements by One Housing Group throughout their properties in the immediate vicinity (i.e. Frederick Street, Ampton Street and Ampton Place).

The conversion of these underused properties to provide social housing will ensure a beneficial and appropriate use for these historic buildings and ensure their long term maintenance and preservation.

**Use**

No.3 Frederick Street is in residential use (Class C3a) having previously been converted into a lower maisonette (basement and ground floors) and an upper maisonette (first, second and third floors) with a shared entrance hall at ground floor level.

Nos 5 and 7 have previously been connected internally and converted to a hostel (Class C2) containing 17 bedrooms and associated administration, storage and other ancillary facilities.

All three buildings are now vacant.

**Amount**

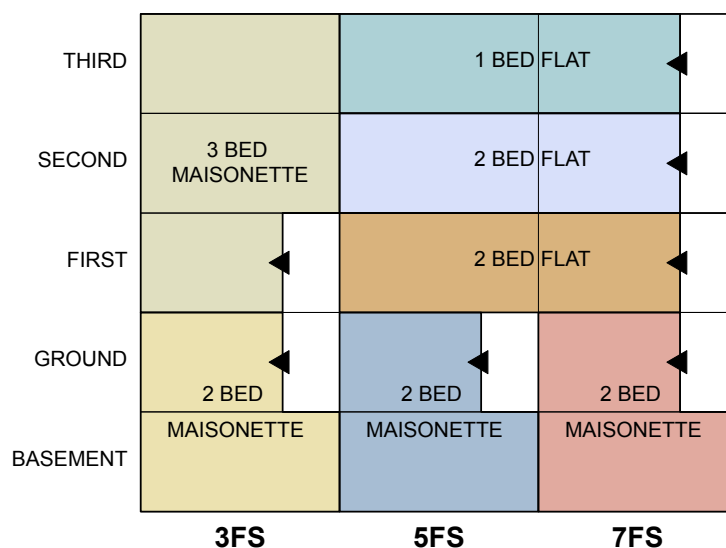
The proposal is for the straightforward refurbishment of the two units at no.3 and internal conversion of the now redundant hostel into two maisonettes (basement and ground floors) and three self-contained lateral flats (first, second and third floors). All seven units will be for general needs affordable housing.

The overall proposed mix comprises the following;

- 1 x 1 - bed flat
- 2 x 2 - bed flats
- 3 x 2 - bed maisonettes
- 1 x 3 - bed maisonette

**Layout**

The proposed layout is shown on the diagram below.



As previously outlined, nos. 5 and 7 have been subject to internal alterations and sub-divisions in the past in association with the former hostel use. This included linking the two houses internally across all five levels which has resulted in the loss of original fabric and form. A number of partitions and fire corridors have resulted in a somewhat constrained and irregular layout. The floors currently offer a series of small rooms where larger rooms have been dissected to create bedrooms.

Proposed amendments to nos. 5 and 7 are illustrated on the submitted plans. Where possible the proposed revisions seek to respect the original building layout, with original rooms reinstated and reverting back to a more logical residential pattern of sub-division.

### **Scale**

Policy H7 requires new residential development to provide a combination of large and small units, as well as providing a mix of units in line with the Council's housing priorities. These proposals would provide one 3-bedroom unit, five 2-bedroom units and one 1-bedroom unit.

With regard to external scale, the proposal is for internal conversion with minor external improvements. The scale of the proposal is established and thus appropriate given that there will be no change to the footprint of the buildings.

For neighbouring residents, the internal conversion will not give rise to any issues regarding overlooking, loss of daylight or privacy given that the buildings are already in residential use. In fact, the proposal to return to a permanent residential use is considered to have less of an amenity impact on neighbouring properties than the former hostel use.

### **Landscaping**

A brick garden wall will be reinstated between 5 and 7FS. An access stair will be inserted in the front lightwell of no. 5. Existing paved areas in the front lightwells and rear gardens will be retained. The remainder of the rear gardens will be dug over and seeded to grass. Damaged front railings will be repaired.

### **Appearance**

The external appearance is to largely remain the same to ensure there are no detrimental impacts to the character of the buildings and the Conservation Area. All repairs and alterations to external features will ensure new elements complement and match the existing in terms of both materials used and colour.

Significant external alterations will be:

- removal of non-original external fire escape stair at rear of 7FS
- reinstatement of two sash windows at basement rear (5 and 7FS)
- new metal stair in front lightwell of 5FS
- widening of refuse storage platforms in front lightwell of 3 and 7FS
- new pitched roof on back addition of 5FS
- new conservation rooflights on front elevation at 3, 5 and 7FS
- removal of gas flue from top right hand side of front parapet
- non original stable doors at basement front to be renewed including new double glazing and fitted with steel security gates (painted black)
- where non-original timber casement windows are found to be beyond repair they are to be replaced to match existing including new double glazing (in back additions and rear dormers)
- communal satellite dishes (painted black) on the main roofs of nos. 3 and 5

The proposals primarily involve internal conversion and will therefore not result in any detrimental visual impact on adjacent listed buildings. The general repairs and redecorations, and removal of the external fire escape, will result in aesthetic improvements that enhance the immediate area and outlook of the Conservation Area. The proposed conversion will reinstate the historic residential use.

Internal works will include:

- basement walls to have injected DPC (if required) and 28mm thick drylining (Newton 503 mesh and 12.5mm plasterboard)
- new internal partitions as shown
- renewal of services (mechanical and electrical installations)
- new kitchens and bathrooms
- improvements to the fire resistance of plasterboard partitions and ceilings
- improvements to the fire resistance of lath and plaster ceilings
- the installation of a fire alarm system to safeguard the communal circulation areas
- installation of soundproofing to compartment walls (except where lath and plaster)
- installation of soundproofing to compartment floors (above lath and plaster ceilings or below plasterboard ceilings)
- Selectaglaze secondary glazing (locations identified on drawings)

Nos. 5 and 7 have been vacant since the hostel closed and will be brought back into residential use as affordable housing. Remaining historical features will be retained and where practical original room sizes and layouts will be reinstated.

## **Access**

Residents will continue to enter the building via the three main front doors accessible from Frederick Street, which lead into entrance hallways which will then feed off to the separate flats.

A new external metal stair in the lightwell of no.5 will give access to meters, recycling boxes and cycle storage as well as providing an alternative means of escape from the lower maisonettes in the event of fire.

The site is centrally located with very good accessibility to local services and public transport, it has a Public Transport Accessibility Level of 6b (Excellent).

The buildings' existing configuration and limitations arising from their Listed status prevent full compliance with Part M of the Building Regulations.

In such cases the Building Regulations state *“Requirements for accessibility should be balanced against preserving historic buildings or environments. In achieving an appropriate balance it would be appropriate to take into account the advice of the local authority’s conservation and access officers, English Heritage and the views of local access groups.”*

- None of the properties has step-free access and this cannot be improved without unacceptably altering their external appearance.
- The main entrances to each of the three houses are less than the 850mm width required by Part M.
- The front doors are accessed from level external landings but do not have a level access over the threshold.
- All street level entrances will be adequately illuminated by the ambient street lighting.
- The existing internal staircases will not meet the rise, going and handrail specifications of Part M.
- All seven dwellings have their designated living rooms on the entrance level.
- The flats all have entrance level WCs but none of the maisonettes do.
- All new service controls will be within the required height range for Part M however owing to space restrictions it may not always be possible to avoid placing controls within 300mm of an internal corner.
- Radiator temperature control valves will be sited within the required height range of 450mm - 1200mm.
- Boiler controls will not be within the required height range as they are integral to the boilers which, for reasons of space efficiency, will be located above kitchen units.

## **Security**

The most vulnerable parts of the buildings are the doors and windows opening onto the front basement lightwells. Access to the lightwells is required for means of escape, meter reading, refuse and bike storage. The following steps will be taken to mitigate the risks of burglary:

- The basement doors will be treated in the same way as the ground floor front doors in terms of security and locking (ie mortice locks, hinge bolts, robust construction)
- The openable windows within the doors will have espagnolette locking
- Metal security gates will be fitted in front of the doors, with bars spaced to prevent the doors being kicked
- Constant low lighting on dawn-to-dusk sensors will be installed within the lightwells
- The sash windows will be reinforced with Selectaglaze secondary glazing that meets Secured by Design criteria
- Wall mounted security rails will provide three-point locking for cycle storage
- Redundant coal vaults will be locked shut

Other security features included in the proposals are:

- Main front doors will be checked for robustness and strengthened if considered necessary
- Communal front doors (3 and 7) will have door entry controls, hinge bolts and London bars
- Private front door (5) will have two mortice locks and nightlatch, hinge bolts, London bar and door viewer
- Rear doors will be of robust construction
- Letterplates will have security hoods
- Internal flat entrance doors will meet PAS24 and have door viewers
- Roof windows will have 6.4mm laminated glass and key operated locks

## **Waste storage**

The proposed waste storage provision is based on the document '*Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG DESIGN (2019) Storage and collection of recycling and waste)*'.

All kitchens will include internal storage areas with sufficient space to store 127l of waste, food waste and recycling per week. Tenant manuals will encourage residents to segregate their waste into general waste, mixed recycling and food waste, to store it temporarily and present their bins and boxes at street level against the railings on the night before the collection.



The configuration of the existing buildings, and their Listed status means that the scope for external waste storage is limited. However Frederick Street has weekly collections for both refuse and recycling and Linda Hall-Brunton, Camden's Principal Environmental Services Officer, suggested that we liaise directly with Veolia to agree an appropriate strategy.

Following a site visit by Conor Turpie of Veolia we have agreed as follows:

The existing refuse storage areas will be slightly widened and general waste storage will be in traditional dustbins as Veolia do not recommend the use of wheelie bins where there are steps. These bins will not have sufficient capacity to meet Camden's requirement of 120 litres of general waste per flat but Veolia suggest that the emphasis should be on encouraging residents to recycle, using reuseable bags and kitchen waste caddies.

### 3 Frederick Street

Lower 2-bed maisonette

1 x 110l dustbin for general waste + 3 x 47l reuseable recycling bags, stored on a metal platform to left of front entrance

Upper 3-bed maisonette

1 x 110l dustbin for general waste + 3 x 47l reuseable recycling bags, stored on a metal platform to left of front entrance

### 5 Frederick Street

Lower 2-bed maisonette

110l dustbin for general waste + 3 x 47l reuseable recycling bags, all stored on a metal platform at the top of the new external stair

### 7 Frederick Street

Lower 2-bed maisonette

First floor 2-bed flat

Second floor 2-bed flat

Third floor - 1-bed flat

shared use of 2 no. 110l dustbins for general waste + 12 x 47l reuseable recycling bags, all stored on a metal platform to left of front entrance

### **Cycle storage**

The configuration of the existing buildings, and their Listed status, means that it is not possible to provide covered, step-free cycle storage. However the proposals are unlikely to generate an increase to the demand for people to cycle to the site.

Five cycle parking space will be located in the front lightwell, with wall-mounted Sheffield cycle stands to enable three-point locking. A further six cycle parking spaces will be designated in the rear gardens.

Four CaMden M stands, accommodating eight bicycles, have been installed in front of 3 Frederick Street in June 2019.