

Rainbow House, – Relocation of ukpn electrical equipment

design and access statement

25th May 2022

|  |  |  |
| --- | --- | --- |
|  | | |
| design and access statement  Rainbow House – Relocation of ukpn electrical equipment  25th May 2022 | | |
|  | | |
| Prepared for  Sick Children’s Trust  4th floor  28-30 Worship Street  EC2A 2AH | | |
|  | | |
| Prepared by  Ridge and Partners LLP  3 Valentine Place  London  SE1 8QH  Tel: 0207 593 3400 |  | Contact  Turgay Guler  Building Surveyor  turgayguler@ridge.co.uk  07824530173 |
|  |  |  |
| Version Control  Project 5016754  Issue Date 25th May 2022  Originator TG  Checked  Version 1.0  Notes Listed Building Application Issue |  |  |

CONTENTS

[1. introduction 3](#_Toc104394099)

[2. site analysis 4](#_Toc104394100)

[2.1. Site location 4](#_Toc104394101)

[2.2. Site and Surroundings 5](#_Toc104394102)

[2.3. Planning History of Site 5](#_Toc104394103)

[3. Design & SCOPE Analysis 6](#_Toc104394104)

[3.1. Works Reasoning 6](#_Toc104394105)

[3.2. Appearance 6](#_Toc104394106)

[3.3. Access 6](#_Toc104394107)

[4. conclusion 7](#_Toc104394108)

# introduction

Ridge & Partners LLP have been instructed by The Sick Children’s Trust to prepare and submit a Listed Building Application for removing the existing UKPN electrical equipment located within the underpass and installing the equipment onto the party wall within the lightwell. The address for the site is Rainbow House, 139 Grays Inn Buildings, London WC1X 8UB. The site is a Grade II listed building which is occupied by the Sick Children’s Trust who are a charity who provide free accommodation for the families who have children in nearby hospitals

This Design and Access Statement has been prepared to indicate the design intent of the proposals and to assess the potential impact of the scheme, in line with the requirements of the Town and Country Planning (Development Management Procedure) Order 2015.

# site analysis

## Site location

Graphical user interface, application, Word

Description automatically generated

*Fig 1 Satellite image of the site with an indication of the site boundaries.*

The subject property is located near the inter-section of Gray’s Inn Road and Guilford Street in the area of Kings Cross, London.

The surrounding area is predominantly residential in all directions of the site, the area is also sparsely populated with commercial units.

## Site and Surroundings

139 Gray’s Inn Road and the attached cast iron railings are both Grade II listed. The main property is a terraced house which comprises of five storeys, built of Multi-coloured stock brick, partly refaced. Slated mansard roof with dormers. 3 storeys, attic and basement. Double-fronted with 3 windows. Stucco doorway surround with pilasters and modified entablature (enriched), patterned radial fanlight and panelled and part glazed door. Gauged brick flat arches to recessed sashes. Parapet

The property is located within the London Borough of Camden Conservation Area.

Graphical user interface, application, Word

Description automatically generated

*Fig 2 Map indicating the asses is located within a conservation area.*

## Planning History of Site

The below table summarises past planning applications made for the site, as taken from the public records held by the Local Authority.

|  |  |  |  |
| --- | --- | --- | --- |
| reference | description | date | outcome |
| [2013/5786/INVALID](https://planningrecords.camden.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=364247&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/camden/Menus/PL.xml&DAURI=PLANNING) | Refurbishment of casement and sash windows and doors | 06/09/2013 | Withdrawn |
| 2013/5684/L | Replacement of all existing timber sash windows with new multi-pane timber sash windows incorporating acoustic glass, replacement of windows to rear extension with new timber framed double glazed windows, and replacement of existing timber framed doors with new timber and glass doors to match existing (rear elevation doors to be double glazed). | 08/11/2013 | Granted |

# Design & SCOPE Analysis

## Works Reasoning

The existing location of the electrical equipment has been affected by water ingress from the above pavement area. Water has previously trickled into the electrical equipment and caused loss of power, this meant the families occupying the rooms had to vacate the property and find emergency accommodation until electricity was restored.

Our client is keen to avoid a recurrence of this situation therefore they engaged with us to find a way of installing the equipment in an area which would be free from water ingress. Therefore, we have proposed to install the equipment externally within a waterproof housing which would be mechanically fixed onto the external area of the party wall shared with 141 Gray’s Inn Road at lightwell level.

The installation of the waterproof housing will be complete in line with the Party Wall etc. 1996 Act.

## Appearance

When selecting the location, we took into consideration that the lightwell area is not visible from street pavement level. The housing for the electrical equipment will not be installed on the main building, only the supply will be installed. Therefore, we do not foresee any changes or loss to the character of the area or the building. All works can be reversed should the need arise.

A picture containing building, brick, old, dirty

Description automatically generated

*Fig 3 Location of the proposed waterproof housing.*

## Access

No alterations are proposed to change access to the Rainbow house or any surrounding properties.

# conclusion

* The works proposed need to proceed to provide a solution to an ongoing Health & Safety issue i.e. water ingress within the vault area. The proposed will ensure a watertight housing is installed to avoid water ingress and the possibility of the residents have to vacate the property and find emergency accommodation.
* We envisage the works commencing circa 12 weeks from the planning approval and works taking circa 1 weeks to complete.
* In summary, we believe the proposal will have no negative impacts upon residents, access or nor would it negatively impact upon the building.

