59 Lambs Conduit Street WC1N 3NB Design & Access Statement & Heritage Statement

Background

59 Lambs Conduit Street is a Grade II listed terraced property built in 1702/3 as a house with later shop. The property owned by our client (The Governing Body of Rugby School) is let out as a ground and basement shop unit with two flats over 3 floors above. The ground and basement floor has recently become vacate, as the previous tenant's (Persephone Books) lease expired, and they have moved on. They had occupied the ground and basement unit for the past 20 years publishing and selling books from forgotten authors from the ground floor, using the basement as storage.

The attached photographs show the current condition of the ground floor shop and the basement. You will note the poor condition of the basement which is the main subject of this application.

As The Governing Body of Rugby School's consultant Chartered Building Surveyors we initially viewed the property last year whilst the previous tenant was still in occupation. During this inspection the poor structural condition of a remaining chimney breast was noted. The advise of a Structural Engineer was obtained who confirmed for safety and stability of the remaining structure it was necessary to partially take down and support the chimney breast. This was discussed with a Planning Officer at Camden Council (Mr Alan Wito) who confirmed the circumstances in which it would be possible to complete 'Emergency Work' and take down the unsafe parts of the chimney breast before submitting a LB application. We attach copies of the email correspondence between myself and Mr Wito in this regard. The unsafe part of the chimney breast has since been taken down and the brickwork set aside as can be seen in the photos for reinstatement.

As well as the poor condition of the chimney breast, other areas of poorly maintained structure and fabric were noted in the basement, and it is these areas for which we seek consent to repair and replace before the property is re-let to a new tenant who will subsequently complete their own fit out of the demise and make any necessary applications for statutory approvals. We wish at this stage to address the lack of any suitable fire protection to the ceiling and walls in the basement where these are adjoining the residential communal areas serving the flats, for life safety reasons following the advise of a specialist Fire Risk Assessment company who viewed the property.

The Listing for the property states:

Terraced House with later shop , 1702/3 refronted early C19. Yellow stock brick, 4 storeys and basement, 2 windows. Late C19 wooden shopfront with elaborate consoles and cornice. Fascia and shopwindow C20. Square-headed C20 house doorway. Gauged brick flat arches to C20 recessed 2-pane sashes; 1st floor in shallow, round headed recesses linked by impost bands. Stucco cornice at 3rd floor level. Parapet. INTERIOR: retains original features including timber panelling, box cornices and original staircase with barley-sugar twist balusters and column newel posts.

Relevant Policies & Guidance

National Planning Policy Framework (2021)

London Plan (2021)

LB Camden Local Plan (2017) D2 Heritage

Supplementary Guidance -Design (2021) & Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Pre- Application Submission

A listed building pre-planning application was submitted in March 2022 and a joint inspection with Alan Wito Senior Planner (Conservation) was undertaken. Pre-application advice was provided 28 April 2022 Ref: 2022/0453/PRE

Proposals

The following outlines the proposed works which broadly speaking follows the works outlined in the pre-application except it is no longer intended to re-instate the staircase between basement and ground level, access through the hatch to the rear of the shop will be maintained. The proposals can be seen in the attached Landers & Associates drawing's 21016/100-110 and Michael Hadi Engineers drawings 21015 SK01-08, Ground Floor Assessment and Appendix A.

Basement

1. Reconstruct the chimney breast, reusing the bricks that have been set aside / retained following its careful partial demolition (see engineers detailed proposals attached).
2. Structural repair of defective and undersized floor joists, bressummer beams and timber studwork to previous staircase area (engineers detailed proposals attached including calculation sheets showing how each joist has been assessed and it loading capacity established)
3. Structural repair of brickwork (see engineers detailed proposals attached)
4. Replacement of defective brickwork and repointing – this will be completed using matching second hand bricks and repointing with lime mortar.
5. Installation of metal framed suspended plasterboard ceiling at basement level to provide 1 hour fire resisting construction between basement level and ground floor shop and the common parts of the residential flats which pass above the basement. There are no ceiling finishes in the basement presently and should there be a fire at this level (where the electrical service intakes are) the occupants of the shop and the flats above are at a considerable risk.
6. Construct full height metal frame stud partition wall to achieve 1HRFR to compartmentalise the basement from ground floor at the base of the hatch access stairs. Install 1/2HRFR doors into this partition wall.
7. Replace rotten timber treads to basement staircase to match.
8. Replace end of life mechanical and electrical service installations as well as installation of a fire alarm system that is fully integrated between the commercial and residential parts.

Ground Level

9. To improve the fire resistance between the ground floor shop and the flat above, apply Intumescent paints to the plastered, plasterboard ceiling to achieve 1 hour fire resistance. Intumescent paints also to be applied to plasterboard and plastered partition wall between the ground floor shop and the common parts of the flats to again achieve 1 hour fire resistance. Fire barrier to be created along the partition line within the ceiling void below.
10. Remove cork floor tiles to expose original boarding beneath to small office area.
11. Replace rotten rear yard door and frame (modern door).

Courtyard

12. Replace the rotten lightwell window currently part boarded up (Photo's 13-15) with a part timber casement / louvred window.

13. Install a metal railing along the edge of the lightwell to replace the loose laid horizontal poles seen in photo 13.
14. Take up and relay existing paving following removal of self-seeded fig tree and other vegetation.
15. Repair defective pointing and replace defective bricks to match.
16. Remove redundant ventilation duct and infill with matching brickwork
17. Replace defective uPVC hopper head and downpipe
18. Remove redundant external WC including the rotten timber roof over and retain the brick wall.

Flat roof over the single storey rear addition

19. Overcoat the existing asphalt flat roof coverings to the single storey rear addition with a polyurethane liquid membrane waterproof coating. In addition, for Building Regulation compliance 75mm of Celotex PIR rigid insulation is to be fitted tightly between the roof joists, with a further layer of 40mm insulation with 12.5mm plasterboard backing affixed below the joists affixed to the underside. As the insulation is laid between and below the ceiling there will be no external change in appearance.

Access Assessment

The proposals do not change the access into or within the property in any way. The works proposed are of repair and fire safety precautions.

Heritage Impact Assessment

Basement

The basement has been largely used for storage in its past and contains some original fabric including part remains of partition studwork and doors, remains of the basement stair and brick chimney breasts.

Brickwork removed from the chimney breast has been retained and arranged on the floor to enable the reconstruction of the floor using as much original fabric as possible. The chimney breast will be reconstructed as close to the original as is possible.

The proposals to strengthen the existing floor joists is proposed either by bolting on additional joists for additional support or to the larger bressummer beams by inserting reinforcing bars within the existing beams. Such an approach maintains as much historic fabric as possible in place without the need for removal, the proposals of which are detailed on the Structural Engineers drawings and information forming part of this submission.

A new lightweight metal stud partition will be formed at the base of the stair accessed from the existing hatch door. The partition will be lined with two layers of plasterboard both sides for appropriate fire separation and allow the basement to be compartmentalised from the rest of the property. There will be a flush faced timber fire resistant door within the partition allowing access to the rest of the basement.

Ground level

The ground floor unit retains the semblance of the original floor plan although most internal partitions and features have been removed in the past and the plaster is modern. The rear part of the shop unit appears to be formed from later additions to the building and is not considered of architectural or contextual significance. The basement currently accessed through the trap door and stair at the back

of the shop are being retained. Intumescent coatings applied to existing ceiling and wall finishes to improve the fire resistance will have no impact.

Courtyard

The dilapidated / rotten basement lightwell window currently boarded up and of no historical significance is to be replaced. The new window will be part glazed timber window and part louvred to provide permanent ventilation into the basement.

The rear door a modern flush faced door with overclad steel sheet will be replaced with a similar flush face solid timber door.

The new balustrade introduced around the rear lightwell will provide safety to this otherwise open lightwell will be of simple design metalwork painted black.

The overcoating of the flat roof of the rear addition asphalt roof will broadly speaking match previous liquid membrane applications and the addition of insulation accommodated within and below the depth of the joists to avoid any external visual changes.

The remaining existing rear windows will be redecorated as part of the works.

In summary the works described have been specified in such a way as to retain as much historical structure and fabric as possible without any detrimental impact to the character and architectural significance of the property itself or the surrounding properties and conservation area.