

Introduction:

9-11 Bloomsbury Square is a 4-storey residential building with a basement and attic storeys, which forms part of a Grade II listed terrace of stucco fronted houses in the Bloomsbury conservation area. Nos 9-11 form a symmetrical group of townhouses with a central pedimented bay. The original 17th century houses were re-fronted in the Italianate style in the mid 18th century, and further substantial work took place in 1909-11 when it was adapted for use as a hotel. In 1984 planning consent was granted to convert the hotel into self-contained flats, and it is likely that the attic floors were added as part of the conversion. Flat 11 occupies the RH side of the 3rd floor, just below the balustrade, and is currently configured as a 2-bed flat. The existing layout dates back to the 1980's conversion.

Historic Appraisal:

9-11 Bloomsbury Square forms part of a Grade II listed terrace, known as White Hall Hotel (numbers 9-11) and attached railings; however, the interiors have been significantly remodelled, such that the original plan is difficult to trace, and no original interior fabric or fittings survive.

The original listing text (first listed 20 June 1969), describes the terrace, as follows:

*TQ3081NW BLOOMSBURY SQUARE
798-1/100/101 (West side)
30/06/69 Nos.9-13 (Consecutive)
White Hall Hotel (Nos.9-11) and attached railings*

GV II

5 terraced houses. c1662-5. Built by T Coxe. Many C18 & C19 alterations. Nos 10, 11 & 13 refronted c1770-2; 3rd floor added 1841. Fronts stuccoed c1862 in Italianate style. Nos 9-11 form a symmetrical group with a recessed central, pedimented bay. Slated mansard roof with dormers. 4 storeys, No.10 plus an attic storey, attics and basement. 3 windows each. Rusticated ground floor. Pilasters rise from 1st floor, articulating each house, carrying entablature, with dentil cornice on outer bays. Square-headed doorcase with pilasters, round-headed arch with keystone and voussoirs, paterae, and cornice; fanlight and 2 leaf panelled doors. Ground floor windows partly with hexagonal and small square leaded lights. Architraved 2-pane sash windows, the 1st floor with cornices and wrought-iron balconies, 2nd floor with cornices broken upwards over the keystones. Balustraded parapet to outer bays; central bay with pediment over the attic storey with enriched tympanum containing a cartouche with the words "White Hall". INTERIOR: not inspected but noted to have been reconstructed for use as a hotel 1909-11. Nos 12 and 13 continue the terrace north in the same style as Nos 9 and 11 but without mansard roofs and dormers. Square-headed recessed doorways with fanlights and panelled doors. INTERIORS: not inspected but No.12 contains a panelled ground floor front room, formerly

the office of the historian Sir Nikolaus Pevsner.

SUBSIDIARY FEATURES: attached late C19 cast-iron railings to areas.

HISTORICAL NOTE: No.10 was the house of Dr Robert Willan, dermatologist, GLC plaque.

Listing NGR: TQ3028181647

The listing makes no reference to the interior of 9-11, which suggests low significance compared to the exterior and the contribution the building makes to the urban environment; certainly, the interior of Flat 11 has no historic merit.

Design Proposals:

The proposals relate to internal alterations and the replacement of window sashes. The key changes are as follows:

Third Floor:

- remove the non-structural wall between the kitchen and living room (modern plasterboard on stud – see photo). The existing door to the kitchen will be replaced with an internal window.
- move the door to the main bedroom in line with the hall wall.
- minor refurbishment throughout, replacing modern skirting, architraves and cornice, where necessary.
- new kitchen and bathroom fittings in place of existing.
- minor changes to electrics and plumbing.
- replace all existing single glazed window sashes (not original) with new slimline double glazed units. The existing configuration of 1 on 1, ie no glazing bars, will be replicated.

As you can see from the photographs, the interior has been completely refurbished, and no internal historic fabric remains.

Access arrangements will not be affected by the proposals.

Conclusion:

As the property is on the third floor, the visual impact of slimline double glazed units at street level will be negligible, particularly as no mullion detail is required, and any harm will be outweighed by the benefit of improved thermal performance of the flat (listed building consent has already been granted for double glazed units for other flats in the same building). The minor internal modifications, which will be sympathetic to the building, do not affect any historic fabric and do not have any notable impact on the historic plan form, which was substantially altered during earlier conversions. We therefore believe that these changes can be carried out without causing harm to the listed building or the wider conservation area.

Photographs:



9-11 Bloomsbury Sq - view from square



Flat 11, on the third floor



living room - front windows / wall to be removed



rear window - 1 on 1 config. no mullions



front window - sash detail



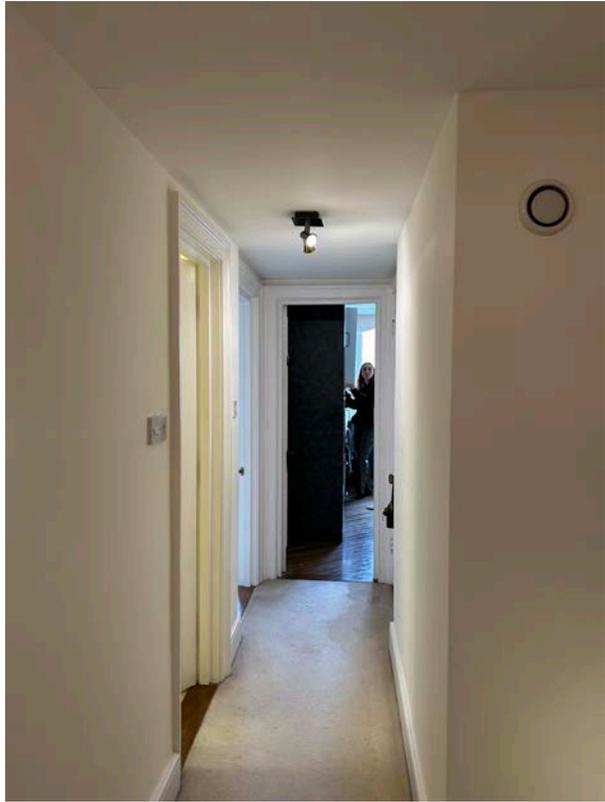
rear window - detail



opening up in kitchen (modern fabric)



modern detailing throughout



hallway – view towards kitchen