

DESIGN & HERITAGE ASSESSMENT

FLAT 2, 56 HUNTLEY STREET

JULY 2024

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FLAT 2, 56 HUNTLEY STREET

ADDITION OF AN ENSUITE INTO AN EXISTING THREE BEDROOM APARTMENT WITHIN A 4 STOREY TOWNHOUSE CONTAINING:

1 X ONE BEDROOM APARTMENT & 1 X THREE BEDROOM APARTMENT

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been submitted in support of the application for listed building consent.
- 1.2 This report has been prepared by Tyers Yan Management to support an application for listed building consent at 56 Huntley Street. The proposed work includes the repair, refurbishment, and modernisation of the existing self-contained studio apartment, within a building that was converted over 40 years ago.
- 1.3 56 Huntley Street is an existing Four Storey Townhouse that contains two apartments comprising the following:

One bedroom apartment on the basement and ground floor / Three bedroom apartment on the first floor, second and third floors
- 1.4 The proposed repairs, refurbishment and modernisation will be carried out to only the 1st, 2nd and 3rd floor maisonette known as “Flat 2”.
- 1.5 No external alterations or new build are proposed to the historical fabric of the building and internal alterations have been kept to a minimum.
- 1.6 56 Huntley Street sits on a site property area of 81.5m2 (0.00815 hectare). The existing floor areas

are: Lower Ground Floor 39.72m2

Ground Floor 41.52m2

First Floor 41.52m2

Second Floor 41.52m2

Third Floor 36.71m2

Total Gross Internal Area 201.00m2
- 1.7 Approximate accommodation area is 158.86m2 and staircase circulation space is 43.14m2. The apartment areas are:

Ground and lower level 1 bedroom maisonette 76m2

First, second and third floor maisonette 131m2
- 1.8 This proposal is based on providing accommodation that will enhance and protect the existing fabric and character of the Grade II Listed Building. No external alterations are envisaged apart from repairs and minimal internal alterations to retain and enhance the historic floor plan of this Georgian townhouse.

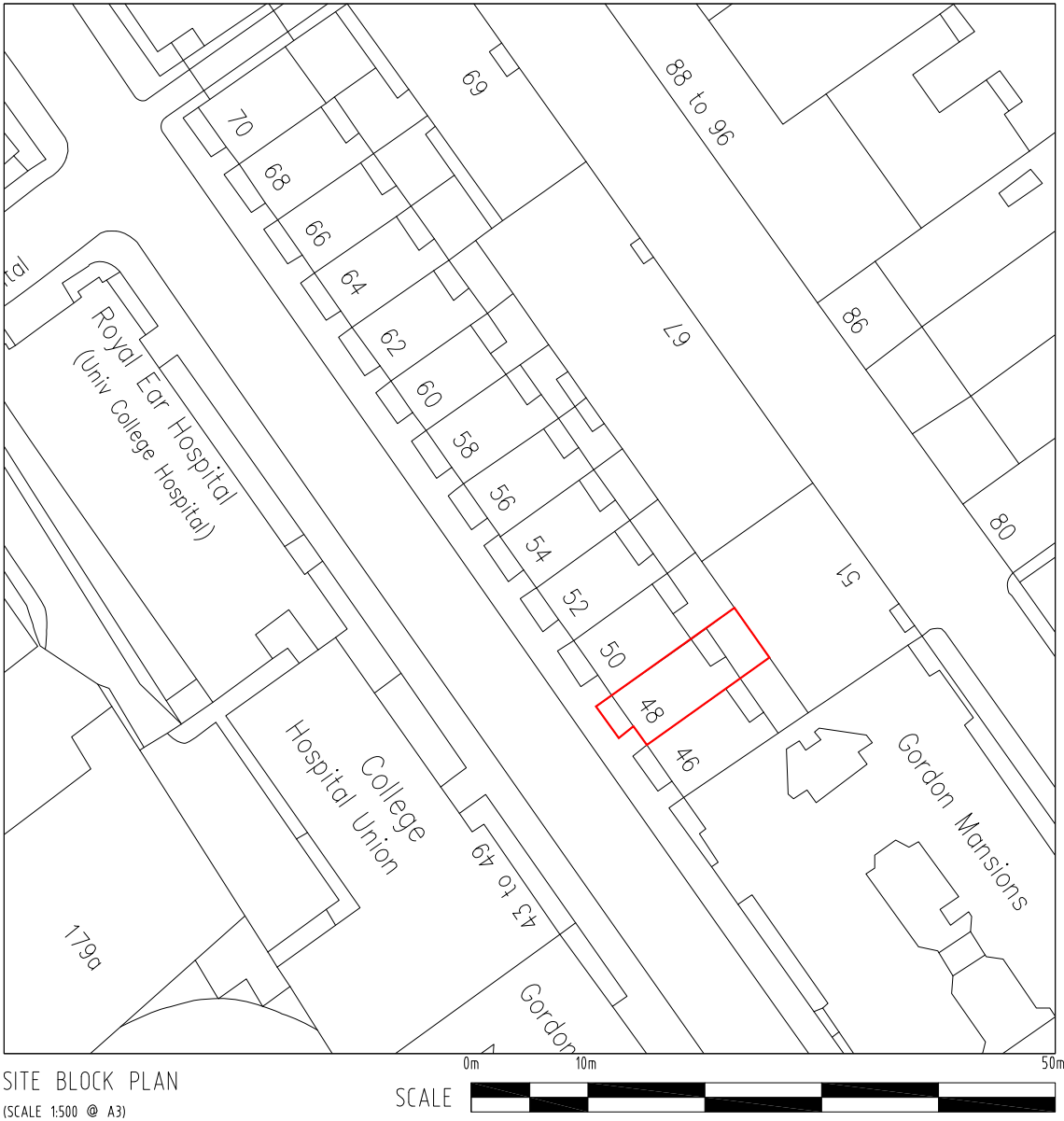
56 HUNTLEY STREET
Fitzrovia, London



56 HUNTLEY STREET
Fitzrovia, London

2.0 LOCATION

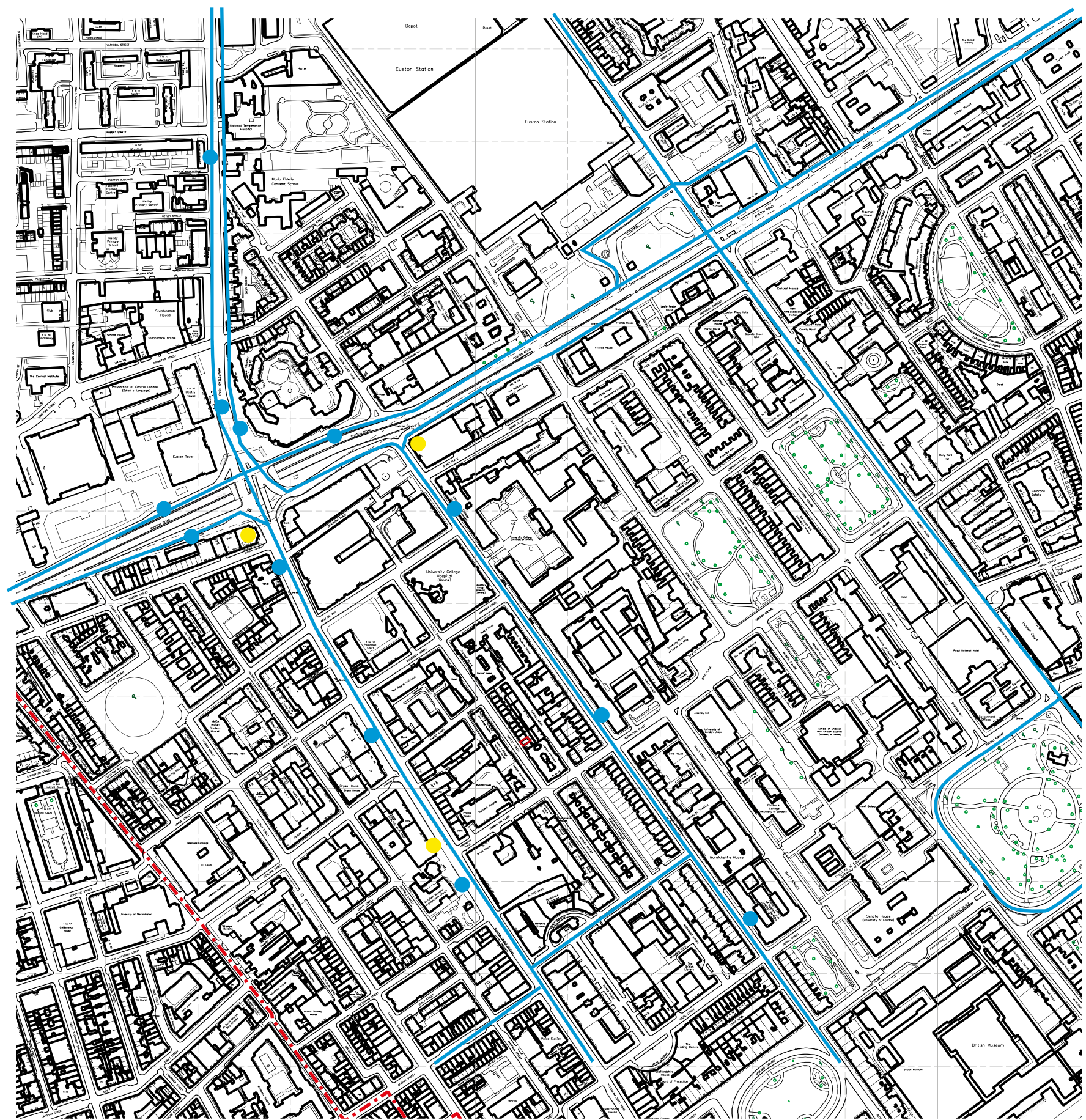
- 14
- The application site is located at Number 56 Huntley Street, Fitzrovia, London, WC1E 6DD. This 4-storey terrace property is located centrally within an existing row of 13 terrace properties that are on the eastern side of Huntley Street.
- 15
- Huntley Street is aligned on a north-south orientation and is located between Gower Street and Tottenham Court Road within Fitzrovia in the London Borough of Camden.
- 16
- The immediate area comprises hospital uses to the north and west, university uses to the east and a mix of residential and university uses to the south. The university and hospital buildings to the north of the site include the area’s principal landmarks; the main University College London building and quadrangle, the UCLH Cruciform building and the newly constructed UCLH Trust hospital.
- 17
- The site is in the City of Camden, and within the Bloomsbury Conservation Area. 56 Huntley Street is a Grade II listed building.



3.0 ACCESSIBILITY

- 3.1
- The site has a good Public Transport Accessibility Level. Various tube and bus routes are within 5 to 10 mins walking distance. These are highlighted on the adjacent plan.
- 3.2
- The following tube stations are within proximity and easy walking distance. These are:
 - Euston Square North-East of site
 - Warren Street North-West of site
 - Goodge Street Westwards of site
- 3.3
- Mainline Railway stations are also accessible. These are within a 5 - 10 min walking distance or accessible by bus.
- 3.4
- The site also has good connections for six bus services that run parallel to the site on Tottenham Court Road and Gower Street. These are within a couple of minutes walking distance.
- 3.5
- Huntley Street is a one-way local road and is covered by controlled parking zone status.

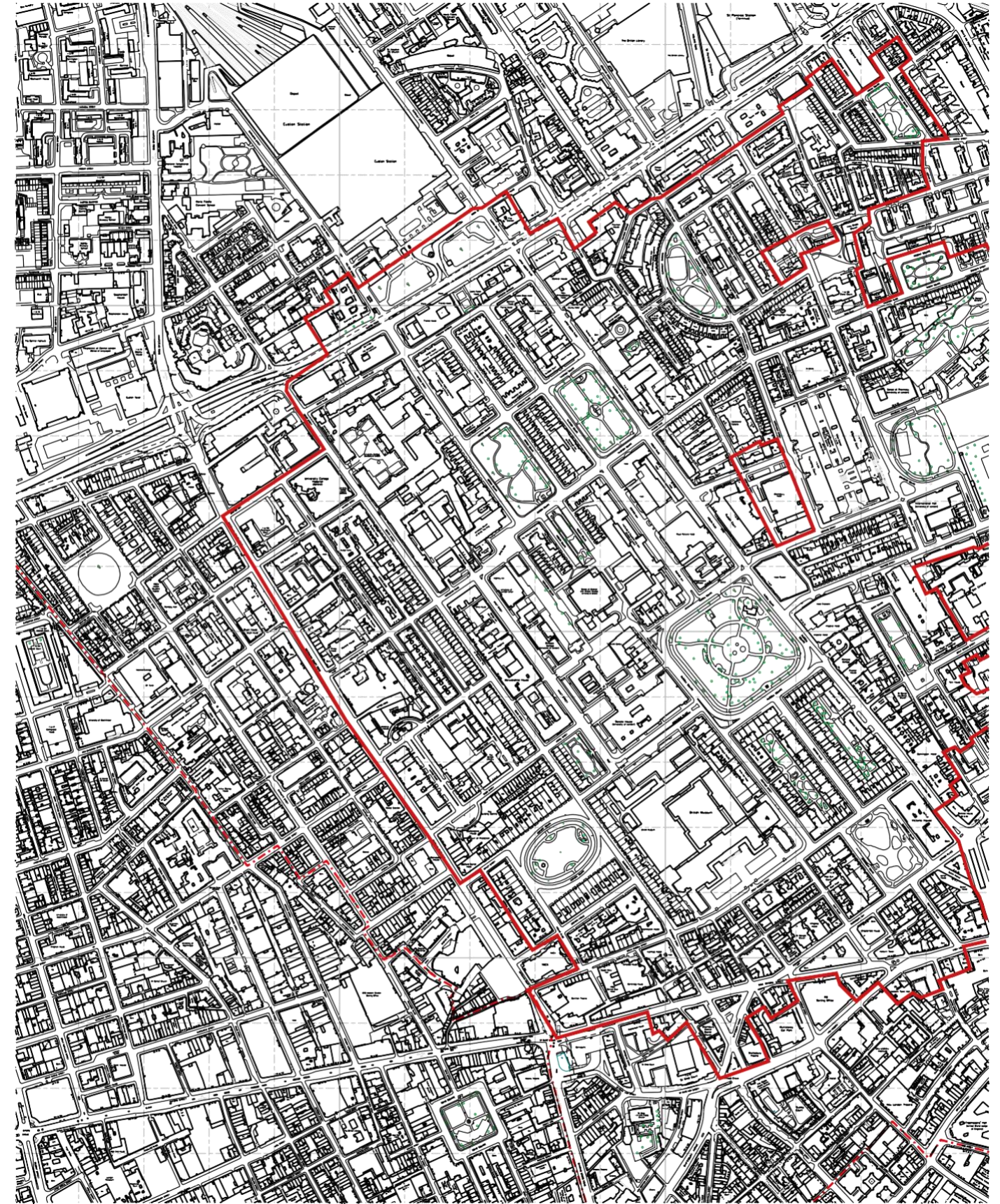
56 HUNTLEY STREET
Fitzrovia, London



- Camden & Westminster Boundary
- Bus Stops & Routes
- Tube Stations
- 48 Huntley Street site

4.0 HERITAGE ASSESSMENT - THE BLOOMSBURY CONSERVATION AREA

- 4.1 The terrace house number 56 Huntley Street is located to the western edge of the Bloomsbury Conservation Area.
- 4.2 The Bloomsbury Conservation Area was designated by the London Borough of Camden in 1968 and has subsequently been extended on several occasions. The following paragraphs provide an overview of the character and appearance of the area surrounding the site as stated within the Bloomsbury Conservation Area Appraisal and Management Strategy adopted 18th April 2011.
- 4.3 The Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east.
- 4.4 Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area. Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 led to a notable consistency in the street pattern, spatial character, and predominant building forms. Today, the area's underlying townscape combined with the influence of the major institutional uses that established in the district and expanded over time is evident across the large parts of the Conservation Area

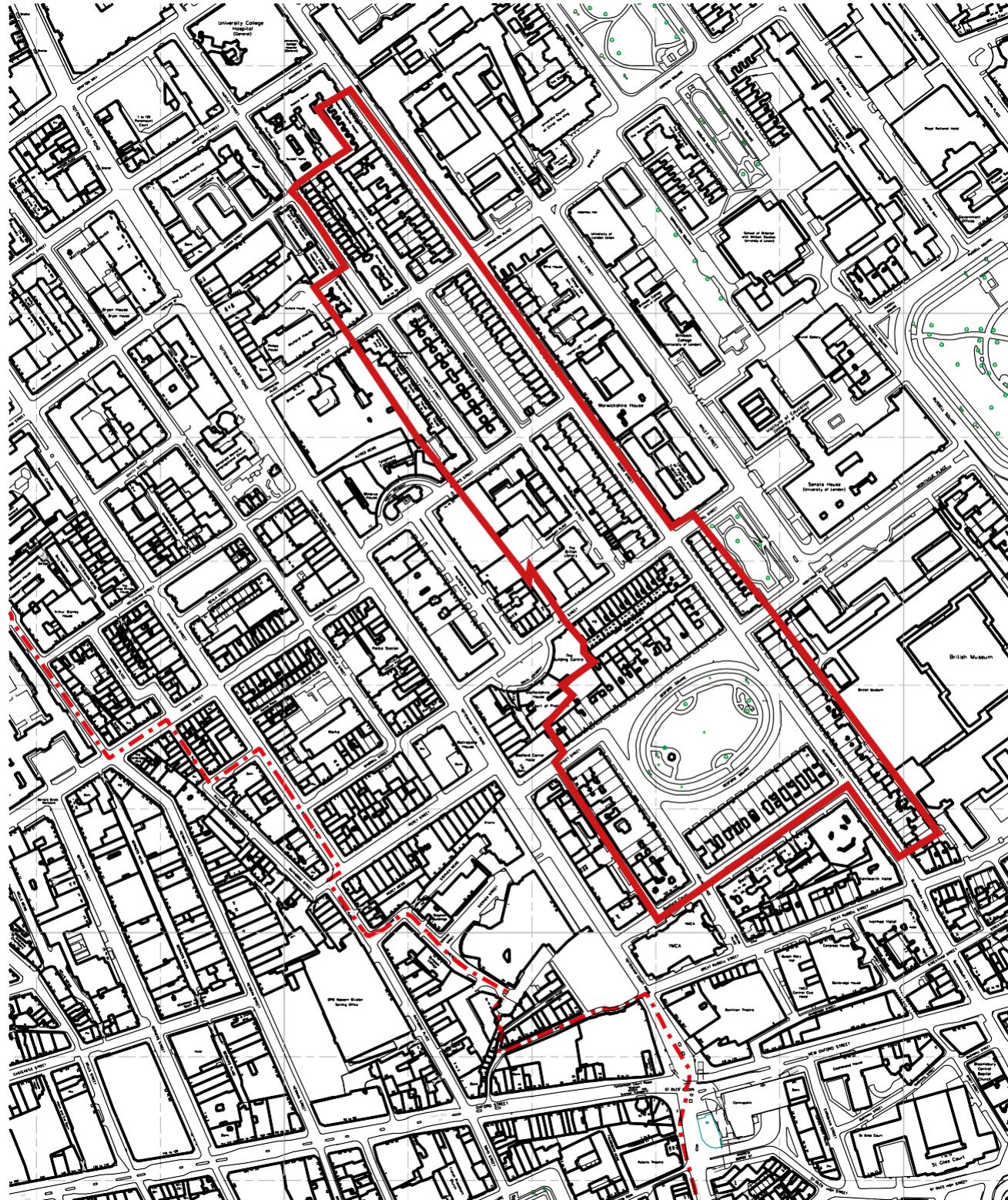


4.0 HERITAGE ASSESSMENT - THE BLOOMSBURY CONSERVATION AREA

- 4.5 Bloomsbury represents a period of London’s early expansion northwards, dating from Stuart times (around 1660), which continued through the Georgian and Regency periods to around 1840. This period of expansion, which followed the Plague in 1665 and the Great Fire of London in 1666, replaced a series of Medieval Manors on the periphery of London and their associated agricultural and pastoral land. The first swathe of building created a mix of uses, with houses, a market, commercial, cultural uses (the British Museum), hospitals and churches. Later expansion of the northern part of the Conservation Area was focussed on providing grander residential districts for wealthy families. This was carried out speculatively by several builders, on leases from major landowners, and followed a consistent form with terraced townhouses constructed on a formal grid pattern of streets and landscaped squares. The progression of development across the Conservation Area illustrates the subtle changes in taste and style in domestic architecture that occurred throughout the 17th, 18th and 19th centuries.
- 4.6 The Victorian era saw the development of University College of London. The northern end of the conservation area saw the growth in railway terminals and hotels.
- 4.7 The 20th Century saw further expansions in Hospital, Academic and Cultural building.

5.0 CHARACTER ANALYSIS

- 5.1 Due to the size of Bloomsbury Conservation Area it has been sub-divided into a series of character areas that generally share common characteristics.
- 5.2 The common characteristics are as follows:
Land use / density of development / scale and style of buildings / construction materials,
period of development / influence of vegetation and open spaces.
- 5.3 56 Huntley Street is located within The Bloomsbury Conservation Area - Sub Area 5
Bedford Square / Gower Street.
- 5.4 Huntley Street is located to the northern end of this sub area (highlighted on this page in red boundary line).
- 5.5 Huntley Street is described as follows: Huntley Street runs parallel to the west of Chenies Mews and Ridgmount Gardens. North of Torrington Place, on the east side, is a terrace of late 18th century grade II listed townhouses, each occupying two-bay plot widths. They are of three storeys with basements protected by railings, and they have mansard roofs each with a small central dormer window. Nos 46-68 are constructed in a multi-coloured stock brick with a contrasting band at first-floor sill level and key stone blocks. The façade of No 70 has a rendered finish with a rusticated base and expressed window surrounds which were added in the 19th century.



5.0 CHARACTER ANALYSIS

5.6 Gordon Mansions and Woburn Mansions mark each corner of the northern side of the junction with Torrington Place. These buildings date from the turn of the 20th century, and are highly ornamented using red brick, terracotta and stone, with projecting bays, steep roof pitches, gables and turrets. They are large-scale buildings of landmark status in views along Torrington Place and Huntley Street. They comprise five principal storeys raised on semi-basements, and two attic levels. They are of significantly different scale and character to the terraces to the north; their northern flank walls are dominant in views along the street and relate in scale to the institutional buildings at the northern end of Huntley Street (situated in Sub Area 3), and to the prevailing scale in Torrington Place. The Marlborough Arms public house, situated opposite, on the south-west corner of Torrington Place and Huntley Street, is a highly ornamented late 19th century corner building retaining its original timber frontage at ground floor level.

6.0 HISTORICAL MAPS

- 6.1 The Bloomsbury Conservation Area covers an area of London that expanded rapidly northwards during the period 1660-1840. Impetus for the initial development came from events such as the plague of the Black Death (1665) and the Great Fire of London, which had devastated the City.
- 6.2 The building of Covent Garden, nearby to the southwest, however, was a key architectural development which strongly influenced the form of Bloomsbury. In 1630 the developer, the Duke of Bedford, and his architect, Inigo Jones, introduced Palladian architecture to England in the form of a public square, addressed by a church and arcaded terraces of houses, and surrounded by grids of streets. This was a key departure from the prevailing pattern of development, based on narrow medieval streets, alleys and courtyards, and set the scene for the next three centuries.
- 6.3 The map of 1746 shows Huntley Street did not exist and lambs conduit fields extended over and past Tottenham court road. To the south illustrates how Covent garden had developed and extended northwards from St Giles High Street to Great Russell Street.
- 6.4 The extent of development by the mid 18th century can be seen on Rocque's map of London of 1746. Tottenham Court Road can be identified as can a track leading north from Bedford House (the line of Woburn Place/Southampton Row). Tottenham Court Road derives its name from Tottenhall Manor House, which stood north of Euston Road. Theobald's Road can be seen depicted as an east-west thoroughfare which was originally built as a royal route to James I's mansion of Theobald's in Hertfordshire.
- 6.5 The map of 1776 shows the area of Huntley Street remained undeveloped as the southside gradually extended northwards.



Extract from 1745 map



Extract from 1776 map



Extract from 1792 map



Extract from 1801 map

6.0 HISTORICAL MAPS

- 6.6 Key developments include the 4th Earl of Southampton being granted a building license for the construction of Bloomsbury Square (1661) to the south of Southampton House. The formation of Great Russell Street (around 1670). The construction of Montague House which became the home of the British Museum in 1759.
- 6.7 The Maps of 1792 and 1801 illustrates the Georgian and Regency period highlighting rapid expansion of development northwards from Great Russell Street and Great Ormond Street towards Euston Road as landowners capitalised on demand from the expanding wealthy classes. The area surrounding Huntley Street can be seen as one of the later sections of Fitzrovia / Bloomsbury to be developed.
- 6.8 Bedford Square illustrates a new type of development. It was designed and built as a unified architectural composition in 1775-6. Its construction marked the beginning of systematic development of the land to the north, with strict controls over the design of the elevations, dimensions, materials and surfacing imposed by the Bedford Estate.
- 6.9 The Ordnance Survey map shows that 56 Huntley Street was in place in its current mass and form by 1792.
- 6.10 The pace of building had slowed significantly as a result of the Napoleonic Wars prompting a rise in the cost of building materials and a scarcity of credit. The area between Euston Square and the Russell Square consequently remained undeveloped until the 1820s when the period of stagnation came to an end.
- 6.11 The 1820s saw the completion of Tavistock Square, Woburn Place, part of Gordon Square and some of the neighbouring streets, Torrington Place (1821-25) and Woburn Square (1829) completed by James Sim.

6.0 HISTORICAL MAPS

- 6.12 Owing to the significant increase in the population of the area a number of religious buildings were developed during the first half of the 19th century.
- 6.13 The decline in the desirability of Bloomsbury as a residential area with the construction of fashionable villa developments to the north and west, such as Belsize Park and St John's Wood, led to an increase in non-residential uses taking over formerly residential dwellings for office space during the 19th century. These included a number of major institutions including University College, the British Museum and specialist hospitals and educational uses around Queen Square.
- 6.14 The area surrounding Huntley Street continued to develop as a residential neighbourhood into the early 19th Century, when non-residential uses began to move into the area. From the 1820s, Bloomsbury developed as the location of London University. The main William Watkins designed University College London building was constructed in 1829 and University College Hospital was constructed between 1833 and 1836 (the original hospital was replaced by the current cruciform building in 1896). The majority of subsequent developments in the vicinity of the subject site during the 20th and 21st Centuries have been associated with the growth of UCL and UCLH.
- 6.15 University College (UCL) had been established on land previously intended for a new square and was acquired for the development of London's first University. University College Hospital was built on the opposite side of Gower Street in 1833-36 but was replaced by the present hospital, designed by Alfred Waterhouse in 1896-1905.
- 6.16 The British Museum collection had expanded to such an extent that by the mid 1820s it had become evident that a major rebuilding programme would be required.



Extract from 1875 map



Extract from 1894 map



Extract from 1914 map



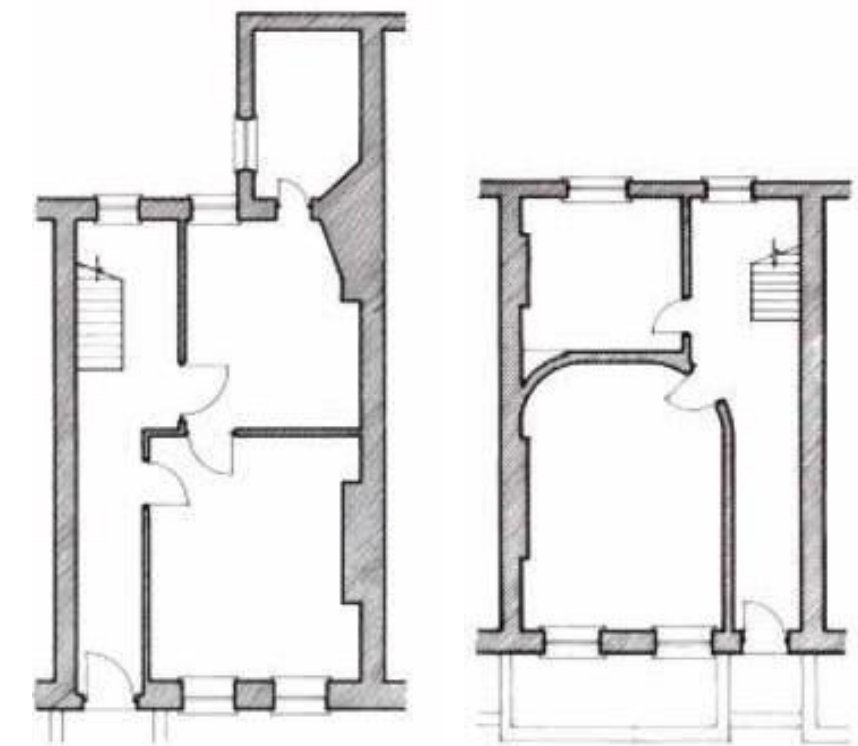
Extract from 1922 map

6.0 HISTORICAL MAPS

- 6.17 The specialist hospitals around Queen Square and Great Ormond Street which had occupied former houses also began to be redeveloped towards the end of the 19th century (for example Great Ormond Street Children's Hospital (1851), National Hospital (1885), Italian Hospital (1898), and the burial ground of St George's Bloomsbury was transformed into a public garden in 1882 with the help of the Kyrle Society.
- 6.18 Major developments during the first half of the 20th century were largely associated with expansion of the University of London in the area between Gower Street and Russell Square, the continuing development of hospitals in the east of the Conservation Area and offices, hotels and shops along the main arterial routes.
- 6.19 Initially the University expanded on its original site and southwards along Gower Street. Developing the frontage to Gower Place and forming another small quadrangle to the south of the Wilkins' Building in the first quarter of the 20th century. The Medical School (1907) designed by Paul Waterhouse was inserted on the south side of University Street. Other buildings included the London School of Hygiene and Tropical Medicine built on Keppel Street (1924).
- 6.20 During the 1930s a new scale and aesthetic was adopted by the University, only the first phase of the scheme, Senate House, was completed before World War II.
- 6.21 University developments continued to replace the older fabric of Bloomsbury in addition to reconstruction following wartime bomb damage. The areas of greatest destruction underwent major redevelopment, with social housing in some places, offices in others and replacement buildings.

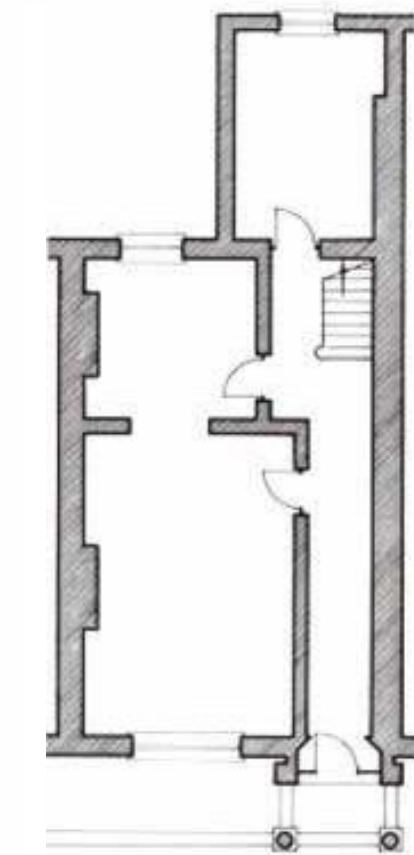
7.0 HERITAGE ASSESSMENT - LONDON TERRACE 1660-1860

- 7.1 Narrow fronted timber frame houses represent terrace house design before the Reformation. The 18th Century saw the use of brick for block housing instead of timber, probably due to the great fire of London of 1666.
- 7.2 These properties provide the opportunity for workshop, offices, shops, taverns and rear yard space for trade and washing.
- 7.3 As can be seen from the previous page these rows of terrace houses are also linked to squares and open spaces.
- 7.4 The row of terrace houses at Huntley Street illustrates how buildings were constructed during the 18th Century. This involved a number of builders each undertaking to construct small number of houses within a given development. These have been built to a standard that provides uniformity and style.
- 7.5 The preceding maps illustrate that Huntley Street was constructed during the mid to late 18th century (1776 -1792).
- 7.6 The elevational treatment illustrates they were erected after the 1774 building act, as timber windows had to be recessed within deep reveals to prevent the spread of fire between buildings and to floors above or below. Secondly, timber eaves were also replaced with brick parapets.
- 7.7 Huntley Street was renamed early in the 19th Century. Previously the street had been called Upper Thornaugh Street and provided access to Rope Yard and Home Field. This field was used as a pasture for animals. Nos. 5-17 Upper Thornaugh Street (now Nos. 46-70 Huntley Street) formed the northern part terrace of properties on the eastern side of Thornaugh Street.
- 7.8 Huntley Street elevations have remained largely unchanged since they were constructed.



Typical House Plan c.1700

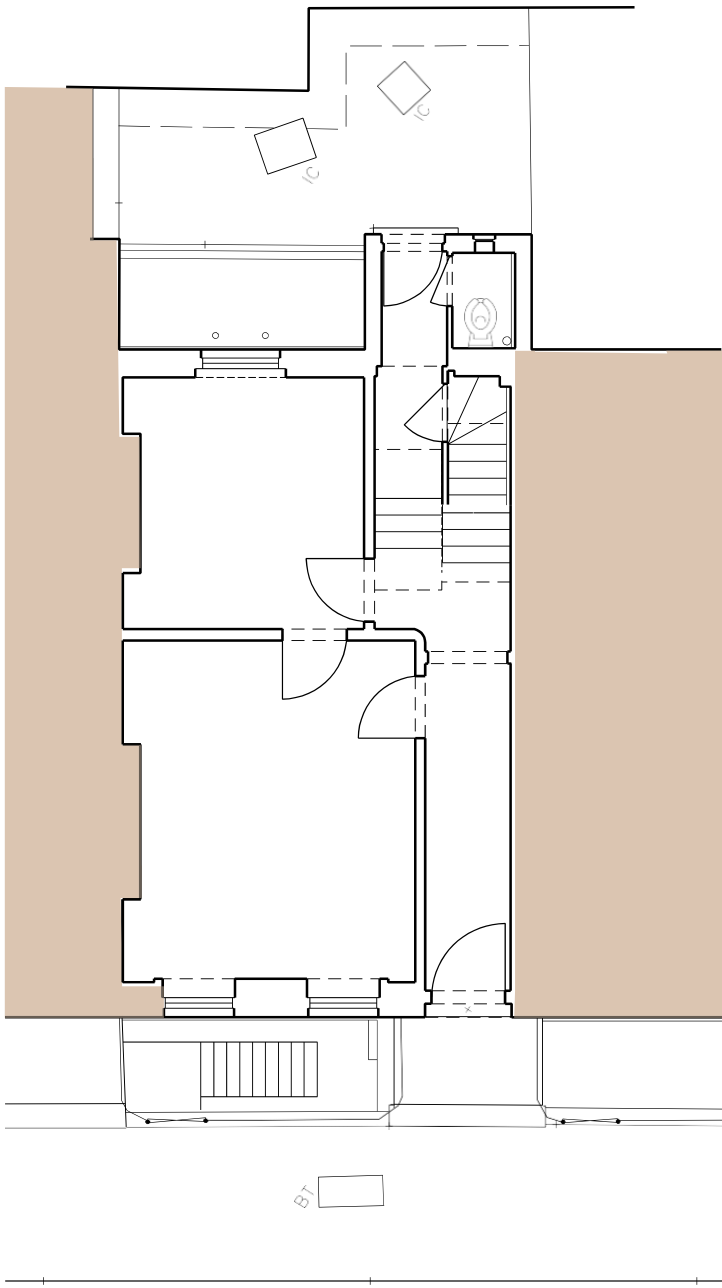
Typical House Plan c.1780



Typical House Plan c.1850

7.0 HERITAGE ASSESSMENT - LONDON TERRACE 1660-1860

- 7.9 The Huntley Street terrace house provides an example of a very modest London terrace house. Certain aspects of their special interest are common to nearly all. These are:
- i). the layout of the houses in streets and squares, or less frequently crescents and circuses, with small rear yards, private gardens or large communal gardens surrounded by terraces, and consistent boundary treatments using railings or walls;
 - ii). the architectural composition of the terraced facades themselves, in which the single house form a unit in a larger entity, but are subordinate to it
 - iii). the detailed architectural treatment of the elevations, their proportions, the character of the materials used, and the craftsmanship employed
 - iv). the plan form and general treatment of the interiors. The majority of London terrace houses conform to a limited number of closely related plan forms with a consistent hierarchy between front and back rooms and with the principal rooms located almost universally on the ground and first floor. See illustration on this page.
 - v). internal decorative features like mouldings vary in scale and elaboration but generally conform to a standard vocabulary and disposition throughout the house.
- 7.10 Since the properties' development, their Huntley Street elevations have remained largely unchanged. Their interiors have, however, been significantly altered following successive internal works during the 19th and 20th Century. The buildings' planning histories show that a number of alterations have been made to the properties during recent years.



Indicative Ground floor plan
when originally constructed.
Plan of 46 Huntley Street

7.0 HERITAGE ASSESSMENT - LONDON TERRACE 1660-1860

DG.02

WG.04

7.11 As a general rule alterations should preserve the structure, character and appearance of the building. As 56 Huntley Street is located in a Conservation Area it is vital to consider the way the house fits into the wider context of the street and any alterations should preserve or enhance the character or appearance of the area. The front elevation and other parts visible from the street or other public spaces are particularly sensitive. Alterations should not impair or destroy the overall shape and proportion of the house, or distract from its historic character, in particular its roof profile or the shape, design, and appearance of window and door openings. Interiors should always be considered. The proposed repairs and refurbishment incorporate these principles. Unfortunately, during the 1960s /70s (maybe even earlier) major alterations have been carried out adapting the house from a single residential property to 3 self-contained apartments. Sub-dividing rooms for the incorporation of kitchens and bathrooms.


8.0 SITE DESCRIPTION - 56 HUNTLEY STREET


- 8.1 56 Huntley street is located within a mid Georgian terrace row of houses. The existing building is four stories high incorporating a lower ground floor and a mansard roof on the upper level.
- 8.2 The existing photographs and elevations shows the property was constructed with London stock brick and a mansard roof with slate and lead flashing.
- 8.3 The building has 2 entrances from Huntley Street, these are:
- i). A metal staircase leading down from Huntley Street to lower ground level.
 - ii). A set of 2 steps lead up to the main front door on Huntley Street
- 8.4 Each floor contains a pair of recessed sash windows and a central dormer window located within the mansard roof behind a parapet wall that connects to the adjacent terrace building either side of number 56 Huntley Street.
- 8.5 A stucco sill band exists at first floor level and a stucco surround archway to the main entrance.
- 8.6 The main entrance door has six panels with a simple radial fanlight above the entrance door.
- 8.7 The basement levels are opened up as a lightwell. This occurs on the Huntley Street elevation and the back elevation. Cast Iron railings are located on the Huntley Street Elevation.
- 8.8 To the front of the building cellar vaults are located under the pavement and road.
- 8.9 The properties include 2 rear yard spaces. A small lightwell space is located at lower ground level and a further rear yard space is located at ground level. Due to the development at the back of Huntley Street access to the rear yard is only accessible through the building. The boundary walls consists of a brick wall and timber panelled fencing.



56 HUNTLEY STREET
Fitzrovia, London

9.0 ENGLISH HERITAGE LISTING (LIST ENTRY NUMBER: 1379143)

 Historic England

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NUMBERS 46 TO 68 AND ATTACHED RAILINGS

 1 contribution

Overview

Heritage Category: Listed Building


Grade: II

List Entry Number: 1379143

Date first listed: 28-Mar-1969

Statutory Address: NUMBERS 46 TO 68 AND ATTACHED RAILINGS, 46-68, HUNTLEY STREET

Map



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Website Extract - <https://historicengland.org.uk/listing/the-list/list-entry/1379143>

56 HUNTLEY STREET
Fitzrovia, London

9.0 ENGLISH HERITAGE LISTING (LIST ENTRY NUMBER: 1379143)

9.1 NUMBERS 46 TO 68 AND ATTACHED RAILINGS

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

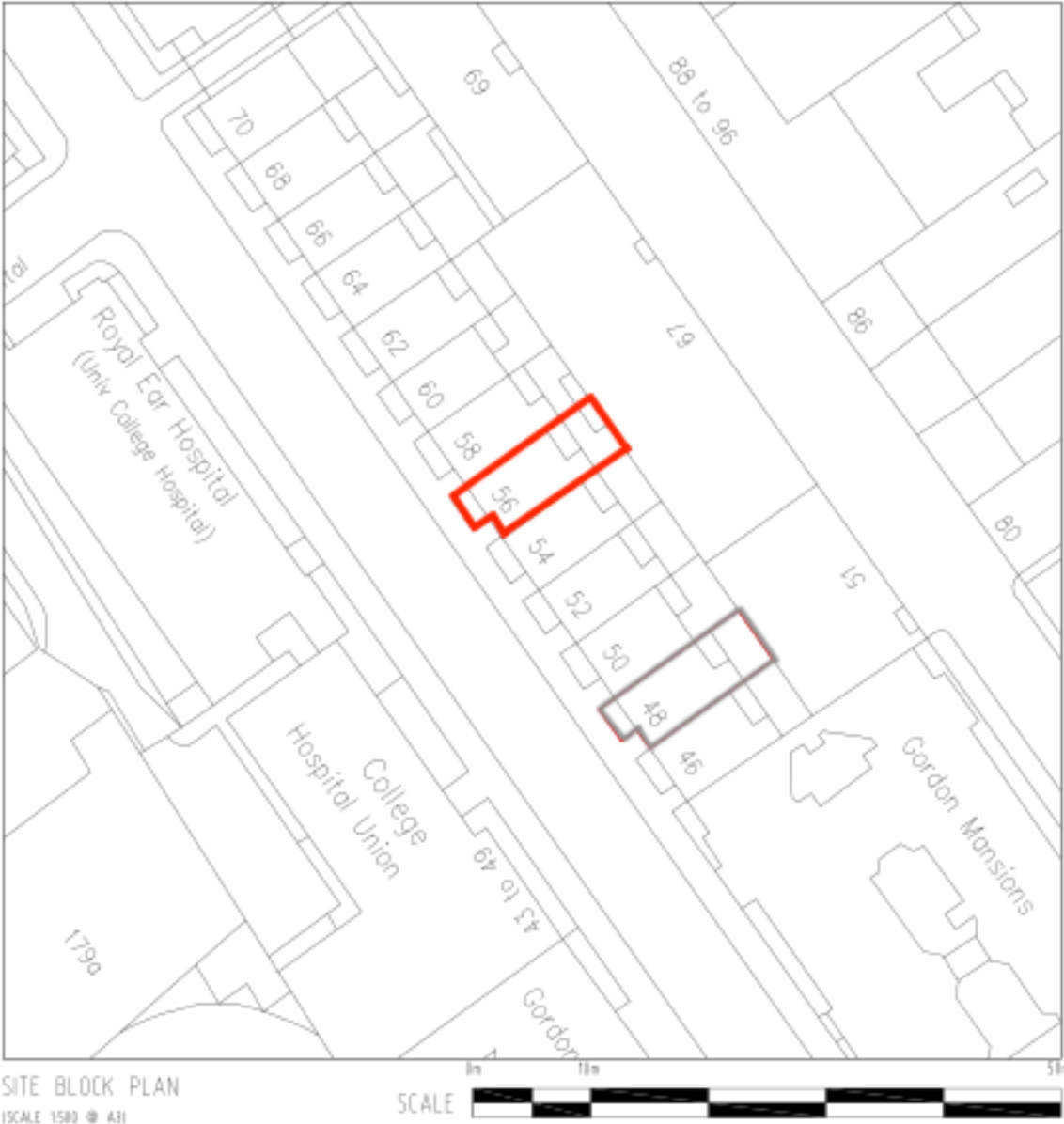
LIST ENTRY:	1379143
LOCATION:	Numbers 46 to 68 and attached railings, 46-68, Huntley street
GRADE:	II (two)
DATE LISTED:	28 March 1969
STATEMENT:	Terrace of 12 houses. Late C18. Multi-coloured stock brick with plain stucco 1st floor sill band. Slated mansard roofs with dormers. 3 storeys, attics and basements. 2 windows each. Round-arched doorways most with patterned impost bands and keystone blocks, pilaster-jambs, radial patterned fanlights and panelled doors. Gauged brick flat arches to recessed sash windows. Parapets. Some original lead rainwater heads and pipes.
INTERIORS:	Not inspected.
FEATURES:	Attached cast-iron railings with urn finials to areas.

10.0 EXISTING USE

10.1 Based on Camden Council listed building register we have allocated the use and number of flats within each terrace house at Huntley Street.

- 46 Huntley Street 3 apartments
- 48 Huntley Street 3 apartments
- 50 Huntley Street 3 apartments
- 52 Huntley Street 3 apartments
- 54 Huntley Street 3 apartments
- 56 Huntley Street 2 maisonettes
- 58 Huntley Street 3 apartments
- 60 Huntley Street 3 apartments
- 62 -66 Huntley Street Hostel family care
- 68 Huntley Street 3 apartments
- 70 Huntley Street 3 apartments

10.2 This table illustrates that all of the houses on Huntley Street have been converted into apartments and 3 houses 62 - 66 Huntley Street are providing Hostel Family Care.



11.0 DESIGN ANALYSIS & PROPOSAL

11.0 Within this section we have provided the following information;

- We have recorded and illustrated the existing form, characteristics, historical features and conditions.
- The existing building's documented features and characteristics;
- The design concept and approach to Huntley Street properties;
- The extent of work required externally, internally and the effects on the existing structure.

11.1 Existing Streetscape:

The key feature of the Grade II listing is the overall appearance of the uniformity to the terrace.

11.2 This style and approach can be found in many areas throughout Fitzrovia and Bloomsbury. As stated within Bloomsbury Conservation area and as illustrated in the historical maps this terrace represents one of the last remaining terraces that was originally constructed in the mid 1750s. For this reason, Camden is keen to preserve and retain these historical buildings that form a key townscape element to Huntley Street.

11.3 The Key to altering this building will involve respecting the plan form, massing, visual appearance and its townscape presence within the urban historical context.



11.0 DESIGN ANALYSIS & PROPOSAL - EXISTING ACCESS

- 11.4 The main existing access is off the main street it fronts on Huntley Street.
- 11.5 A Secondary entrance is located at basement level via an external metal staircase lightwell that is also accessible off Huntley Street. This also provides access to the basement vaults located underneath the existing pavement on Huntley Street.
- 11.6 As mentioned in Section 3 the site has good accessibility to public transport including bus stops, tube stations and main line stations.
- 11.7 There is no suitable disabled access to the existing building. 3 steps up into the main doorway are required and steps at ground level within the building exist to gain access to the rear yard space. No internal lift exists within the building.
- 11.8 Due to the existing building configuration and access, the existing entrance and external steps that will remain for heritage and townscape visual requirements will not allow for a disabled ramp or lift into the main entrance of the building. Disabled access via the external rear yard is not possible as no external rear entrance exists.

11.0 DESIGN ANALYSIS & PROPOSAL - ARCHITECTURAL MERIT

- 11.9 External Features (Front Elevation) - The key architectural features of 56 Huntley Street as illustrated in the preceding sections is the overall appearance of the terrace and its relationship as a whole entity.
- 11.10 The block elevation is modest and understated and apart from 70 Huntley street that has a complete white stucco render to Huntley street elevation. 46 - 68 Huntley street have an overall consistent character with each terrace house.
- 11.11 56 Huntley Street (Main elevation) Key features are;
- Arched fanlight over main entrance with timber panelled doors
 - Cast Iron Staircase with railings to basement lightwell with access to pavement vaults
 - Stucco Sill band
 - Timber sash windows recessed
- 11.12 56 Huntley Street (Rear) - The rear yard offers little space to view the existing property but key features are;
- Facing brickwork
 - Timber sash windows recessed
- 11.13 This property is part of the original Bedford Estate and forms part of this Georgian Historic townscape. These townhouses are not exemplary or bespoke examples of dwellings of this area but represent a modest property from this period in time.

11.0 DESIGN ANALYSIS & PROPOSAL - ELEVATIONAL OPPORTUNITIES/CONSTRAINTS

Location:		Required Work:	
Flooring	-	The existing subfloor is a combination of plywood and floorboards, which will remain. New tile floor will be installed in the shower room and new carpet in the bedroom	
Partition Walls	-	Additional partition walls will be installed to house the ensuite shower room.	

11.0 DESIGN ANALYSIS & PROPOSAL - CONSTRAINTS & OPPORTUNITIES

Constraints

- 11.14
- The following provides a list of constraints that apply to 56 Huntley Street.
- 11.15
- The existing plans illustrate the key theme of the dwelling. These are the existing walls, door openings and staircase. The proposed new works needs to respond to these key themes by respecting the existing characteristics and layout. The existing layout provides a legible structure and order to the building.
- 11.16
- The new proposed layout will respond to the existing building in a sensitive manner and restore the same layout. The addition of the ensuite shower room will provide more suitable living accommodation for modern standards with a property of this size. The proposed new works will be kept to a minimum so as not to alter the fabric of the building.

Opportunities

- 11.17
- Provide more comfortable living accommodation for modern standards without impacting the historic fabric of the building.
- 11.18
- No original features will be affected with this installation.

11.0 DESIGN ANALYSIS & PROPOSAL - CONSTRAINTS & OPPORTUNITIES

Proposed Development (to be read in conjunction with layouts)

11.19 The following illustrates the proposed works for Flat 2, 56 Huntley Street for which listed building consent is sought.

11.20 The proposed project will provide the following accommodation:

- Ensuite shower room being installed in the front facing third floor bedroom

11.21 This is based on the current configuration layout.

Design Principles (to be read in conjunction with layouts)

11.22 The design principles for the proposed alterations at Huntley Street incorporate the key features that have been highlighted in the previous section of the report. These are:

- Sensitive approach to internal alterations. Where possible reinstatement of these original features to enhance existing key features of merit.
- Unsympathetic elements to be removed to enhance the existing setting and fabric of the building.

11.0 DESIGN ANALYSIS & PROPOSAL - EXISTING & PROPOSED ROOF

- 11.23 Demolition or Removal Work - No demolition or removal work is required at roof level.
- 11.24 Structural Alterations - No structural alterations are proposed at this level.

11.0 DESIGN ANALYSIS & PROPOSAL - EXISTING / PROPOSED FRONT ELEVATION

Location:	Required Work:
Brickwork	- No demolition or new works are proposed for the front elevation.
Windows	- No external or internal work will be carried out to the windows

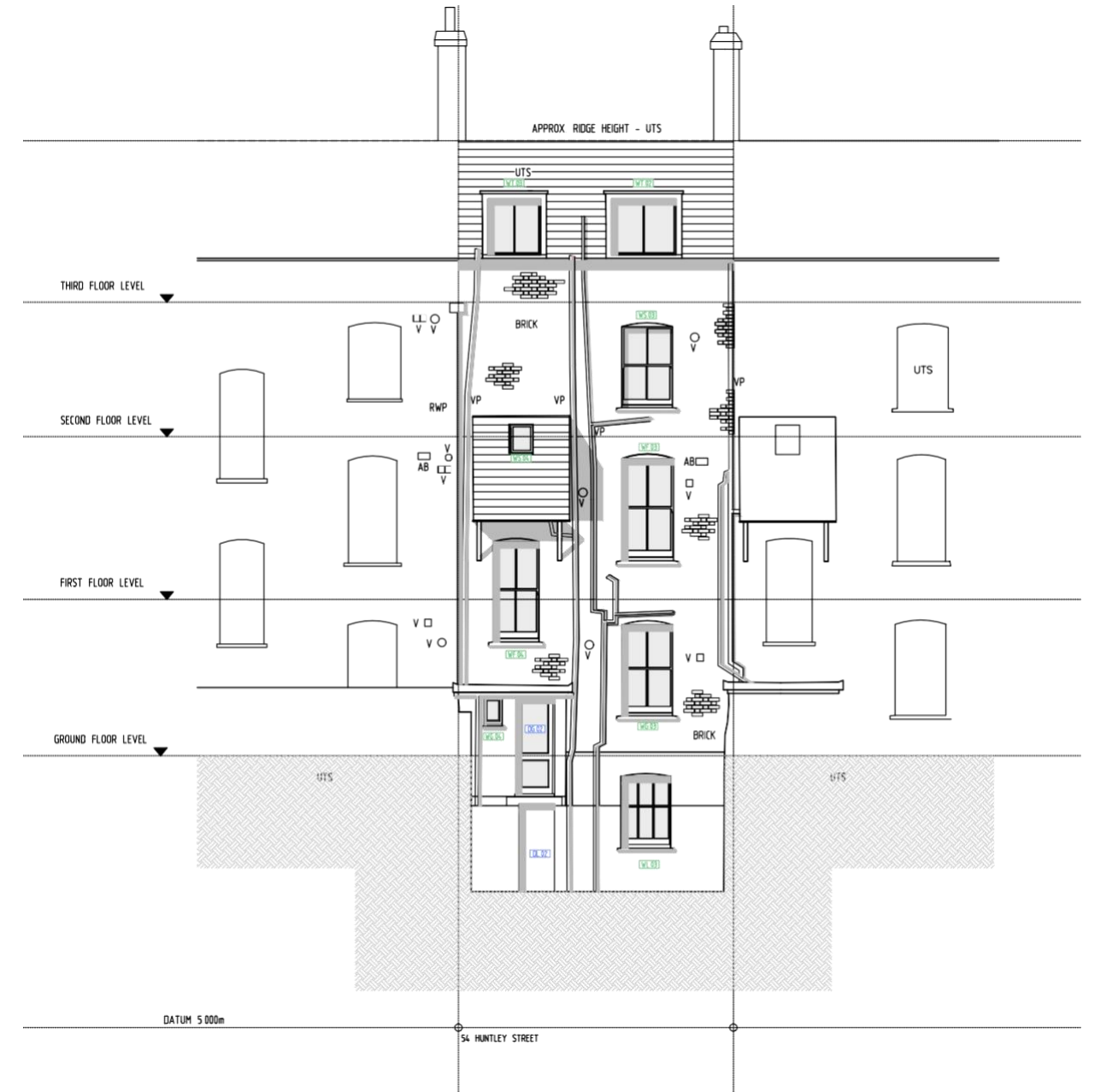


11.0 DESIGN ANALYSIS & PROPOSAL - EXISTING / PROPOSED REAR ELEVATION

Location: Required Work:

Brickwork - No demolition or new works are proposed for the rear elevation

Windows - No internal or external work will be carried out to the windows



11.0 DESIGN ANALYSIS & PROPOSAL - EXISTING & PROPOSED SERVICES

- 11.25 The existing gas and electric services to meters in the front area will be retained.
- 11.26 No change to gas heating and hot water.
- 11.27 Pipework: All pipework will be sensitively introduced to ensure that no exposed pipework is visible as far as possible.
- 11.28 The existing drainage from the flat is sufficient and will remain unchanged.
- 11.29 Ventilation: Independent mechanical ventilation systems are proposed to serve the ensuite. All other areas will be naturally ventilated by opening windows.
- 11.30 Lighting: All rooms within the apartment will be illuminated using sympathetically integrated light fittings, to light levels as recommended by the CIBSE Lighting Guide.

HERITAGE ASSESSMENT

SUMMARY / CONCLUSION

12.0 SUMMARY & CONCLUSION

- 12.1 This heritage statement / Listed Building Consent assessment highlights the existing characteristics of the surrounding area. The historical analysis and heritage assessment has informed the design proposal to provide a new sensitive adaptive use for the flat at 56 Huntley Street.
- 12.2 The main architectural merit of this section of Huntley Street sitting among adjacent buildings of various styles and heights is the contribution of each existing terrace houses of 46 - 68 Huntley Street that provides a constant three storey with mansard uniform terraced block. The buildings represent modest Mid-Georgian housing of the original Bedford estate. They do not represent exceptional or unique examples of dwellings of their age or character.

Proposed Works

- 12.3 Listed Building Consent is sought for the following works:
- Installation of ensuite shower room in the third floor front facing bedroom.
- 12.4 No external alterations are proposed to the elevations.

12.0 SUMMARY & CONCLUSION

Internal Alterations

12.5 Various options and plans were assessed to cause the minimal impact on the existing fabric of the building, but create better amenities for modern living in an apartment of this size, requiring only routine maintenance for the next 20 years.

Disabled Access

12.6 Due to the site location and entrance it is not possible to gain disabled access into this building without removing the front steps of this property and replacing with a stair lift. The height and entrance will be too steep for a ramp access. No access is possible from the rear.

12.0 SUMMARY & CONCLUSION

Restoration & Repair

- 12.7 New wiring and plumbing will be handled sensitively and will not impact upon any features of interest or the buildings’ plan form.

Conclusion

- 12.8 The proposed works has incorporated a sensitive designed approach to the building balancing the historic appearance with the requirements of modern living conditions, making best endeavours to address its historic, site characteristics and architectural features.
- 12.9 This proposal represents the best solution for this property in context with the majority of the houses on Huntley Street.
- 12.10 The section of Huntley Street, 46 – 60 Huntley Street inclusive, are under the same ownership. As part of the pre 1980’s conversions, building 56 was only split into two apartments and has maintained the original features to keep an example of the history intact.