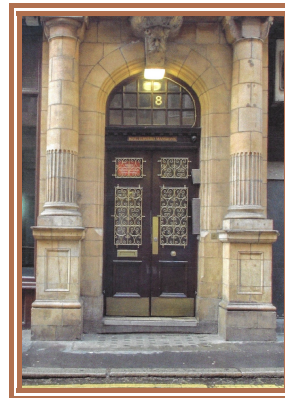


HERITAGE STATEMENT

for

FLAT 4A, KING EDWARD MANSIONS - 8 GRAPE STREET, LONDON, WC2H 8DY



PART - 3 - ADDENDUM

22nd JULY 2024

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ADDENDUM CONTEXT

- This Addendum has been prepared further to initial comments from the Local Authority Conservation Officer to a pre - application submission on the above flat.

INITIAL CONSIDERATIONS

- At the time of Statutory listing (6th May 1996) no evidence was recorded as to the details and conditions within the envelope of this building as it was obviously only considered for listing due to the impressive external elevations, the materials used and the architect *[Almost certainly by C Fitzroy Doll the surveyor to the Bedford Estate]*.
- As can be seen from the recent planning history of this building (*ie since date of listing*) minor internal alterations have been granted (ie for demolition of walls, false ceilings, fitting new cupboards etc) *[Refer to page 9 - Report Part 1]*.
- In this case it is unfortunate that works that have not been authorised have commenced and are now the subject of a “Stop Order”.
- The problem in dealing with any reinstatement that is necessary is that there is very little physical evidence as to what specific details have been removed.
- It is obvious that original (ie when originally built) details were lost when modifications to the internal layout of each floor were carried out during the works of 1997 *(It is acknowledged that this is before the date of listing - 6th May 1996)*.
- These works used “modern” materials and consequently original and more modern details were “mixed up” thus making a coherent reinstatement scheme more difficult to achieve.
- Materials such as MDF skirtings and polystyrene cornice have been removed along with some items of more historic nature and date(s).

SPECIFIC DETAILS FOR CONSIDERATION FOR A WAY FORWARD

- With the lowered ceilings it is suggested that any remaining evidence of original details (ie cornice) above the new ceiling level should be retained and replicated by running in new cornice using a template obtained from the original where available.
- Picture rail and architrave details are available for obtaining patterns for replacements if required.
- The use of MDF skirting which have been removed would strongly suggest that such materials have been introduced into the flat subsequent to the date of listing and therefore a liaison with the Local Authority Conservation Team should be carried out to suggest a suitable replacement.
- The fireplaces are still on site and can be refitted into the original openings once the final wall plastering is finished.
- The fire surrounds appear to be later replacements and a decision on site could be made as to their re-use or otherwise.

EVIDENCE OF SPECIFIC DETAILS

The following table records the details as observed by the writer during the site inspection:-

Room	Kitchen	Bedroom 1	Reception Room	Bedroom 2
Detail				
Skirting	None evident	?	Original	Plain replacement
Cornice	None	Original	possible replacement (too ornate)	None
Picture Rail	None	Original	Original	Original ?
Fireplace	None	Original	Original	None
Fire Surround	None	Later replacement ?	Later replacement ?	None

CONSIDERING POTENTIAL IMPACTS

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

EXAMPLES OF RECENT WORKS CARRIED OUT TO OTHER FLATS IN KING EDWARD MANSIONS

Below are details obtained from advertised flat details on websites

- ◆ Photograph showing interior of Flat 1C - note double door openings.



- ◆ Typical current finish to another flat within King Edward Mansions



EXAMPLES FROM OTHER FLATS IN KING EDWARD MANSIONS (Contd.)

- ◆ Modernised kitchen in another flat in King Edward Mansions



- ◆ Fitted library shelving and panelling in another flat within King Edward Mansions



EXAMPLES FROM OTHER FLATS IN KING EDWARD MANSIONS (Contd.)

- ◆ Extract from sales brochure for a flat in King Edward Mansions - showing modern/up to date finishes.



SUMMARY

- Part 1 deals with the envelope of the building and the importance of keeping the exterior as part of the local streetscape amid the surrounding listed buildings.
- Part 2 is about part of the interior which has become part of the problem (or other word) of ensuring that the building remains viable.
- It is obvious to the interested parties that many alterations have happened internally over the years and therefore the difficulty in assessing the importance of the extant features/details.
- Minor variations of the accommodation are considered to be necessary over time to ensure that the accommodation remains fit for modern living.
- Therefore it can be considered that these internal adjustments are vital to ensure that the viability of the building as a whole remains relevant.
- The adjustment of the internal layouts and details is therefore considered to have a minor influence on the “harm” to the building and the “harm” in this case is considered to be less than substantial under the considerations of NPPF.
 - ◆ ie Externally - No harm - status quo maintained
 - ◆ ie Internally - less than substantial
- The writer has prepared this document to show the importance of the external appearance and that the internal layout/details are partly conjecture as no record of “historic” details was considered necessary and consequently a pragmatic approach to any changes is required - even to unauthorised works.
- Therefore as a team of interested parties [professionals and Local Authority personnel] we must work together to arrive at a suitable conclusion.
- There are several arguments to be considered :-
 - ◆ do we reinstate redundant picture rails, fireplaces that cannot be used for their original purpose etc.
 - ◆ Over the years listed buildings have been altered/modified to meet their current uses and these have been recorded in the official listing entry - so are we not permitted to give the same treatment to current listings or do we have to preserve them in aspic.
- In this case works are in progress have not been authorised (and talking to the current owners carried out by not understanding the legal meaning of listed building and the possible consequences).
- In such cases it can be argued that everything must be reinstated - or by working with current conditions could not a consensus be reached as so far as to consider :-
 - ◆ Modern living standards - the addition of extra bathroom facilities
 - ◆ Current environmental factors - such as lowering ceilings will assist in the conservation of energy

203. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

We are after all trying to ensure that the building's continued use ensures the survival of this important listed building in its current setting.

The writer holds the following qualifications

Master of Arts degree in Architectural Conservation
Post Graduate Diploma in Building Conservation
Chartered Engineer
Member of the Institution of Structural Engineers
Member of the Institute of Historic Building Conservation
Member of the Royal Institution of Chartered Surveyors

for DAVID A HARGREAVES



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