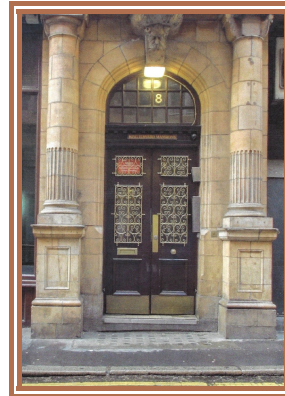


HERITAGE STATEMENT

for

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



PART - 2 - REPORT

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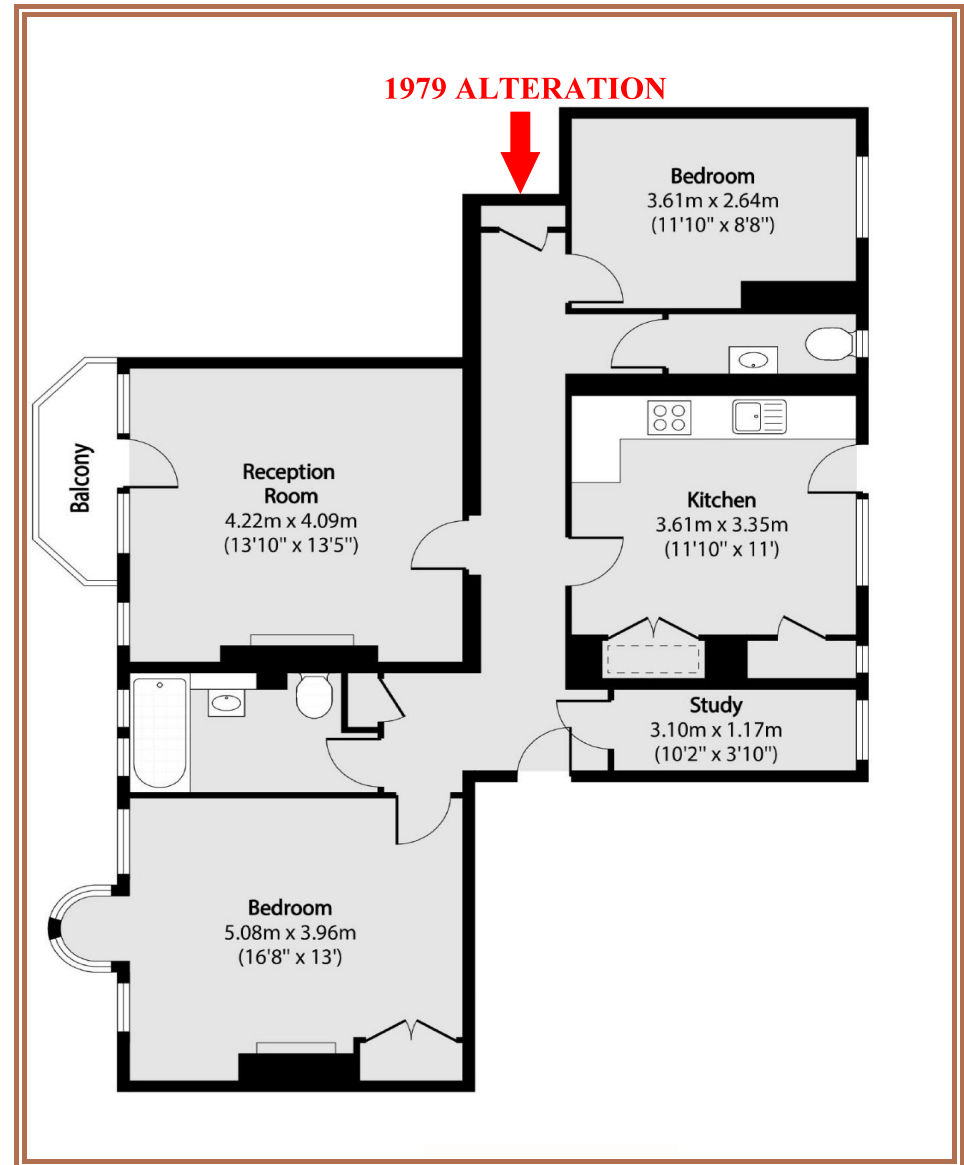
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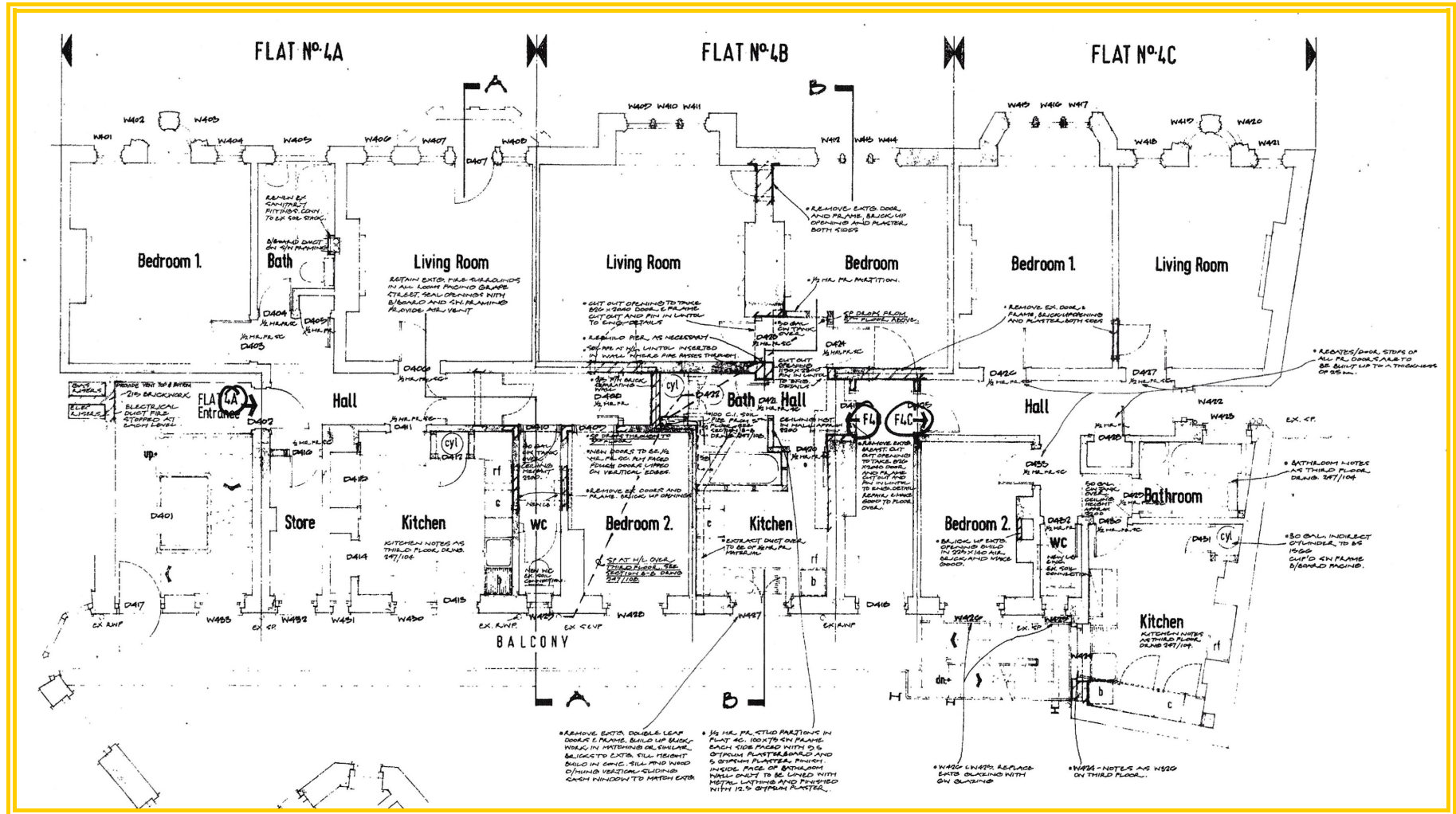
FLOOR PLAN BEFORE RECENT WORKS COMMENCED.

- This plan is considered to be as the original layout of the 4th floor occupied by Flat 4A with the addition of the alteration to block the passageway to the other flats further along the passageway.
- Refer to the Plan below showing alterations to the 4th floor approved by the London Borough of Camden and dated 26th March 1979.



KNOWN HISTORIC ALTERATIONS TO FLAT 4A

- Plan showing alterations approved and dated 26th March 1979
- NOTE - these alterations were carried out before the building was listed (6th May 1996) and together with photographs below of more recent alterations/upgrades have taken place after the building was listed indicate that the overriding importance of this building is the exterior which is distinctively clad in decorative thé-au-lait ("tea with milk") terracotta.



PLAN SHOWING ALTERATIONS APPROVED AND DATED 26TH MARCH 1979

FLAT PRIOR TO COMMENCEMENT OF WORKS

- Photographs below show decor and alterations (probably in the 1970s) to this flat which were carried out before the building was listed.



KITCHEN



BEDROOM- 1

FLAT PRIOR TO COMMENCEMENT OF WORKS (Contd.)



RECEPTION ROOM

- Fireplace with wooden surround is an introduced replacement to the original design.



BEDROOM - 2

MITIGATION

- It is acknowledged that the works under planning application P14/11/A/27933 were carried out before the statutory listing of King Edward Mansions.
- However they do how less important the interior of this building is in comparison with that of the exterior.
- Under planning application P14/11/A/27933 King Edward Mansions was granted permission for “*refurbishment and conversion of the residential accommodation on the upper floors of the Grape Street frontage to provide 4 one-bedroom, 5 two-bedroom, 2 three-bedroom and 2 four-bedroom flats*” (decision dated 30-01-1979).
- On examination of the drawings submitted and approved under planning reference P14/11/A/27933 the following are the main points concerning that refurbishment:-
- Alterations to the structure were carried out to the internal layout to provide separated individual flats
- Alterations were carried out to window and door configurations on the balcony access elevation.
- Floor boards were replaced with chipboard sheets
- Ceilings replaced with foil backed plasterboard sheets
- New stud partitions were clad with plasterboard
- Fireplace surrounds were to be retained
- It would be fair to assume that alterations/”modernisation” works to the fittings and decor were carried out to this flat and others on the forth floor at the time of the structural alterations ie 1979. The style of , kitchen arrangements, fitted wardrobes etc would lend credence to this hypothesis.
- Although the current works are being carried out with recourse to the current planning and conservation regulations the works that have so far been carried out have caused minimal harm to the flat.
- The post 1979 layout after the authorised alterations is generally intact and is still able to be read and will still be evident if the current works are permitted.
- The works will secure a viable use for the flat.

NPPF 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.

MITIGATION (Contd.)**EXTRACT FROM THE BLOOMSBURY CONSERVATION AREA APPRAISAL**

Bloomsbury Conservation Area Appraisal and Management Strategy (adopted 18 April 2011)

Maintenance and Repair of Listed Buildings

5.17 The Council will keep the condition of properties on the Buildings at Risk Register and other listed buildings under review on at least an annual basis. Owners will be encouraged to maintain their buildings regularly to ensure their condition is improved or appropriately and adequately maintained so that important historic buildings and their architectural features are preserved. The Council will support owners by providing advice and links to available resources provided by other organisations via the website to assist with this (e.g. Georgian Group/English Heritage/maintain your building).

5.18 Owners will be encouraged to keep listed buildings occupied and in an appropriate use. The most appropriate use will be to retain a listed building in its original use. Other uses may be considered if it can be demonstrated that the original use cannot be viably maintained and any other more sympathetic uses are unviable. Most new uses will require planning permission and should not harm the integrity of the building. Listed building consent will be required for works of demolition, alteration or extension that would affect the special character of the listed building.

EXTRACT FROM LISTED BUILDING ENTRY

- INTERIORS: NOT INSPECTED.**
- INCLUDED PRIMARILY FOR THE QUALITY OF ITS STREET FACADES, AN EXCEPTIONALLY POWERFUL EXAMPLE OF DOLL'S WORK FOR THE BEDFORD ESTATE USING FINE TERRACOTTA.**

BIBLIOGRAPHY

- National Planning Policy Framework - December 2023
- Bloomsbury Conservation Area - Appraisal and Management Strategy (Adopted 18 April 2011)

CONCLUSION

- It would appear from the details recorded in the Planning Permission dated 30-01-1979 (P14/11/A/27933) that many of the original internal features were lost when the internal re-configuration of the flats was carried out.
- Certainly more “modern” materials were specified and used during these works in 1979.
- The current works so far have been to “clear” the flat for the enhancement of kitchen and toilet facilities together with a general upgrading of the decor and finishes.
- Consequently the flat is at a stage that with consultation with the Local Authority Conservation Officer a way forward can be found to regularise the situation and that will prevent any detrimental effects from being imposed on this flat.
- The exterior of this building is of prime importance - as noted in the Listed Building entry “ *included primarily for the quality of its street facades, an exceptionally powerful example of Doll's work for the Bedford Estate using fine terracotta*” and it is therefore essential that there are no alterations to the external elevation on Grape Street.
- In conclusion the flat has suffered “less than substantial harm” from the works already carried out and with carefully specified remedial works the status quo can be achieved.

NPPF 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.

RECOMMENDATION

- The writer strongly recommends that the owners provide detailed documentation of the intended works to this flat and seek the cooperation of the Conservation Officer to regularise the official status of the intended works.

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



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