



DESIGN AND ACCESS HERITAGE STATEMENT

9 Northington Street, London, WC1N 2ES

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Planning Director

Introduction

This Listed Building Consent application seeks permission to replace the existing windows at 9 Northington Street, a curtilage listed building associated with 9 John Street (Grade II) within the Bloomsbury Conservation Area. The building consists of a four-storey structure with significant alterations dating from the 1970s, particularly to the link block connecting it to 9 John Street. The proposed works involve replacing 26 windows with high-performance Bereco Traditional Heritage Range units, carefully designed to preserve architectural character while delivering essential thermal improvements. This application demonstrates how the window replacement scheme balances heritage conservation with environmental enhancement through sensitive design and appropriate material selection.

SITE AND SURROUNDING AREA

Site Location and Context

John Street is located in the heart of Bloomsbury and runs in a north-south alignment connecting Theobalds Road in the south, via Doughty Street to Guilford Street in the north. The site consists of two distinct parts. The main listed building faces John Street and is a mid-terraced townhouse dating from 1754-59, with four main storeys, set above a semi-basement. The building is constructed of yellow stock brick, with a painted finish to the front facade at basement level.

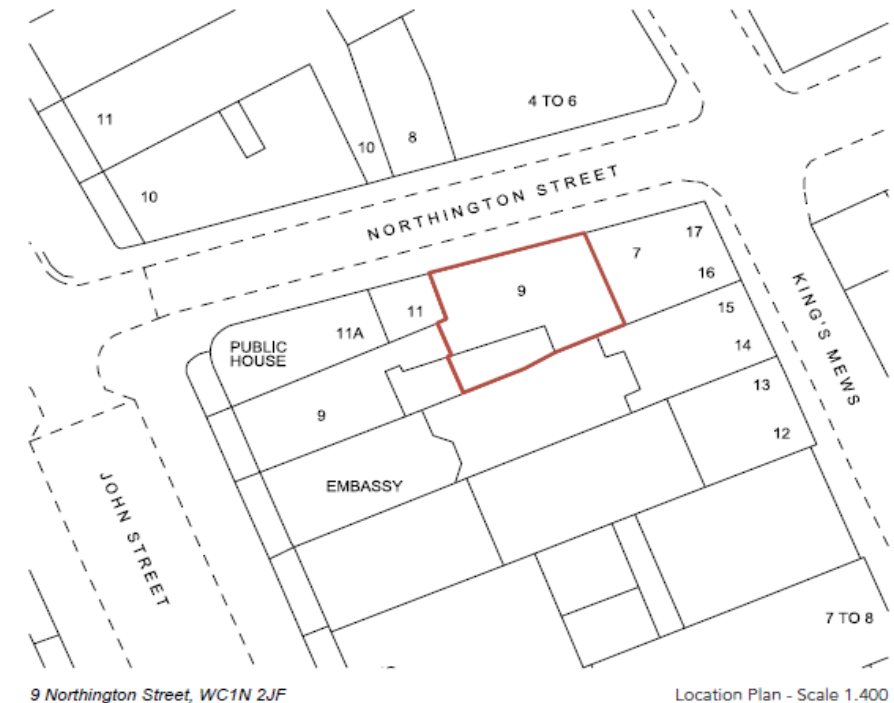


Figure 1 Site Red line boundary

Northington Street runs east-west, stretching from Gray's Inn Road to Great James Street. The application site is located in the eastern section of Northington Street where the road is narrow, with buildings located at the back of pavement and without front lightwells. As noted in the Conservation Area Appraisal (paragraph 5.186): *"The minor cross streets, Northington Street and Roger Street are relatively narrow and varied in character with different building types, styles and ages. Unlike neighbouring streets they have discontinuous building frontages with gaps on the built form caused left by wider street junctions such as those at Roger Street"*.

Conservation Area Context

The application site is located within the Bloomsbury Conservation Area, which was first designated in 1968. The conservation area is notable as an exemplary example of Georgian town planning with its layout of garden squares and inter-related streets and mews. Despite its size, it displays a notable consistency in terms of its street pattern, spatial character and predominant building forms.



Figure 2 Image of Front of 9 Northington Street.

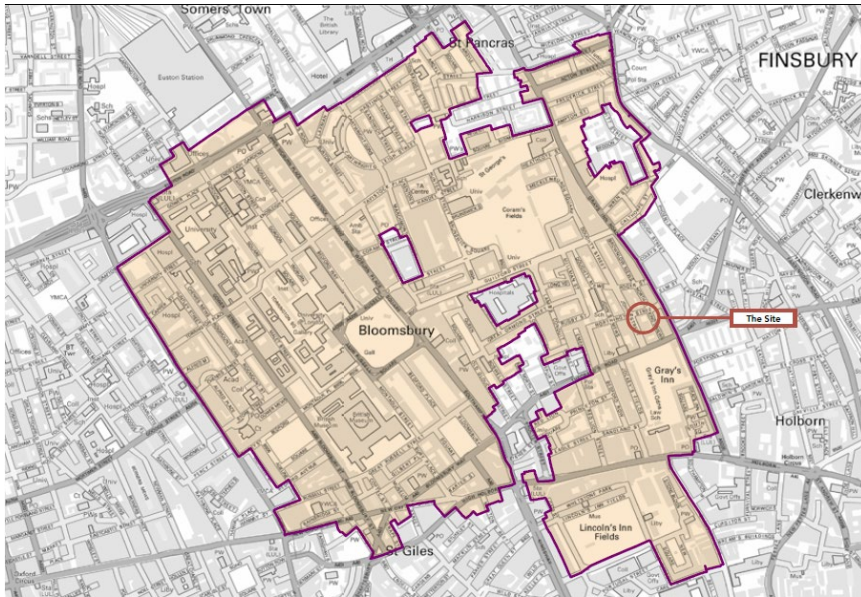


Figure 3 Conservation Area Map

Surrounding Heritage Assets

The area immediately surrounding the application site contains a wealth of listed buildings, most of which are terraced townhouses dating from the mid-18th through to the early 19th century. These include:

- Nos.10-20 (consecutive) John Street – Grade II
- Nos.22-28 (consecutive) John Street – Grade II
- Nos.29-36 (consecutive) John Street – Grade II
- No.8 Northington Street – Grade II

Character Assessment

The Bloomsbury Conservation Area Appraisal and Management Plan (BCAAMP) notes that "The townhouses along John Street, Doughty Street and Guilford Street are of significance as they are almost complete Georgian

streets, lined with terraces" (paragraph 2.13). In contrast, Northington Street itself is characterized by significant variety in terms of their height, scale and massing, with buildings ranging from small number of two-storey buildings to a larger proportion of buildings of four storeys or four storeys plus a mansard.

List Description

The site at 9 Northington Street is curtilage listed due to its historic connection with 9 John Street (Grade II listed). The building is also located within the Bloomsbury Conservation Area.

PROPOSED DEVELOPMENT

The proposals seek Listed Building Consent (LBC) to replace the existing traditional cord and weight sash windows on the Northington Street (front) elevation with new high-performance timber sash windows from the Bereco Traditional Heritage Range. This includes 28 windows in total - 22 windows on the Northington Street (front) elevation across four floors (5 at lower ground, 5 at ground, 6 at first floor, and 6 at second floor level), and 4 (double) windows on the west (rear) elevation.

While the original planning consent included secondary glazing, we propose that direct replacement with heritage-style double-glazed units would provide a more sympathetic solution that better preserves the building's minimal historic character while meeting modern performance requirements.



Figure 5 Front Elevation showing windows to be replaced.

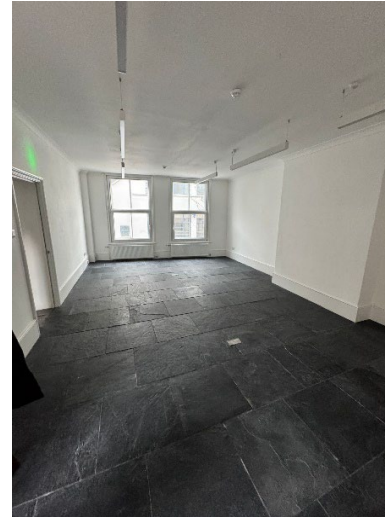


Figure 5 Proposed West Rear Elevation

Window Replacement Schedule							
9 Northington Street, London WC1N 2JF							
Floor Level	Window Ref	Location	Existing Type	Proposed Type	Width (mm)	Height (mm)	Notes
Lower Ground Floor	wLG.01-02	Front	Double-glazed top hung timber	Bereco Heritage double-glazed timber	1256 approx.	941 approx.	To include traditional mouldings and match existing. Retain glazing bars
	wLG.03-05	Front	Double-glazed top hung timber	Bereco Heritage double-glazed timber	1148 approx.	791 approx.	To include traditional mouldings and match existing. Retain glazing bars
Ground Floor	wG.01-02	Front	Timber sliding sash cord and weight	Bereco Heritage sash	1256 approx.	2179 approx.	To include traditional mouldings, glazing bars and match existing.
	wG.03 -05	Front	Timber sliding sash cord and weight	Bereco Heritage sash	1051 approx.	2179 approx.	To include traditional mouldings, glazing bars and match existing.
	wG.10	Rear	Timber sliding sash cord and weight	Bereco Heritage sash	914 & 896 approx.	2134 approx.	To include traditional mouldings, glazing bars and match existing. Replace timber mullion
First Floor	w1.01-02	Front	Timber sliding sash cord and weight	Bereco Heritage sash	1256 approx.	2179 approx.	To include traditional mouldings, glazing bars and match existing.
	w1.03-06	Front	Timber sliding sash cord and weight	Bereco Heritage sash	1051 approx.	2179 approx.	To include traditional mouldings, glazing bars and match existing.

	w1.12	Rear	Timber sliding sash cord and weight	Bereco Heritage sash	914 & 896 approx.	2374 approx.	To include traditional mouldings, glazing bars and match existing. Replace timber mullion
Second Floor	w2.01 -062	Front	Timber sliding sash cord and weight	Bereco Heritage sash	1256 approx.	2181 approx.	To include traditional mouldings, glazing bars and match existing.
	w2.03-06	Front	Timber sliding sash cord and weight	Bereco Heritage sash	1051 approx.	2181 approx.	To include traditional mouldings, glazing bars and match existing.
	w2.12	Rear	Timber sliding sash cord and weight	Bereco Heritage sash	912 & 901 approx.	1829 approx.	To include traditional mouldings, glazing bars and match existing. Replace timber mullion
General Specifications for All Replacement Windows			<ul style="list-style-type: none"> • U-Value: 1.2W/m²K • Integrated trickle ventilation • Satin chrome ironmongery • Opening bottom and top sash - bottom sash with restrictor providing maximum 100mm opening • Traditional glazing bars and mouldings to match existing • Fully factory finished, SW Timbe. Colour TBC • All dimensions to be confirmed by professional survey prior to manufacture 				

Internal and External Site Photographs



PLANNING POLICY

Heritage Policies

London Plan Policy HC1: Heritage Conservation and Growth

- Policy HC1(B)(2): The proposals utilise heritage significance in the design process through careful consideration of traditional materials and detailing
- Policy HC1(C): The development conserves significance through sympathetic interventions that are compatible with the building's character
- Policy HC1(B)(4): The proposals deliver positive benefits through both conservation and environmental enhancement

Camden Policy D2: Heritage

- The proposals preserve the character of the conservation area through sensitive design and materials
- The alterations cause "less than substantial harm" which is outweighed by clear public benefits
- The development maintains the special interest and significance of the locally listed building

NPPF Heritage Policies

- Para 207: Appropriate assessment of significance has been undertaken through the Heritage Appraisal
- Para 210: The proposals make a positive contribution to local character and distinctiveness
- Para 215: Any less than substantial harm is outweighed by public benefits including sustainability improvements

Sustainability Policies

London Plan Policy SI2: Minimising Greenhouse Gas Emissions

- The proposals follow the energy hierarchy through improved building fabric efficiency
- The development contributes to carbon reduction targets through window thermal improvements
- The upgrades help minimise annual energy demand in line with policy requirements

Camden Policy CC1: Climate Change Mitigation

- Supports sensitive energy efficiency improvements to existing buildings
- Promotes optimisation of resource efficiency through improved materials
- Demonstrates how climate change impacts have been addressed through design

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Camden Policy CC2: Adapting to Climate Change

- The development improves resilience through enhanced thermal performance
- Sustainability measures are appropriately demonstrated through technical assessment
- Adaptation measures are incorporated into the design approach

NPPF Climate Change Policies

- Para 167: Significant weight given to energy efficiency improvements to existing buildings
- Para 164: Development planned to minimize vulnerability to climate change impacts
- Para 157: Proposals take account of landform, layout and building design to minimize energy consumption

The proposals achieve a careful balance between heritage conservation and environmental enhancement, successfully addressing both sets of policy requirements through sensitive design and clear public benefits. The limited impact on heritage significance is justified by substantial improvements to building performance and sustainability.

DESIGN COMPONENTS

Layout & Scale

The replacement windows will be installed within existing window openings to exactly match current dimensions, maintaining the building's architectural composition, proportions, and rhythm. No alterations to window positions or sizes are proposed, as documented in the detailed window schedules.

Appearance

The proposed Bereco Heritage Range windows have been selected for their ability to replicate historic window details while providing modern performance standards. Key appearance details include:

- Traditional timber construction
- Matching glazing bar patterns
- Period-appropriate moulding profiles
- Factory-finished paintwork in a colour to match existing
- Traditionally-styled ironmongery

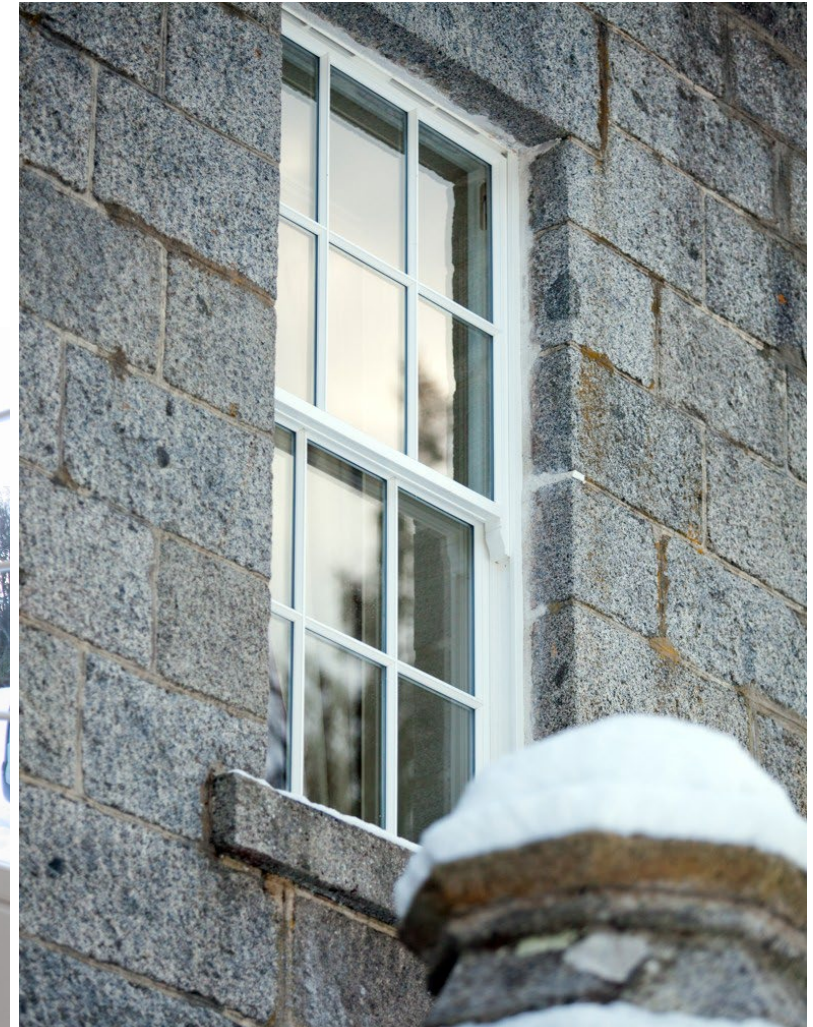


Figure 6: Internal and External Views of Heritage Range - Sliding Sash Cords & Weight

HISTORIC BUILDING CONSERVATION ISSUES

Historic and Special Architectural Importance

The previously submitted Heritage Appraisal (March 2024) identifies that No.9 Northington Street would not satisfy any of the criteria for statutory listing in its own right and that care must be taken to avoid applying listed building policy with the same stringency as it should be applied to works affecting the main mid-18th century house.

Internally the building essentially consists of two large rooms in an 'L' shape, lit by windows in the Northington Street facade, with a central corridor running through the link block with no.9 John Street. The interior of the building is plain and functional, with suspended ceilings and modern office lighting. It has consistent floor to ceiling heights, reflective of its original commercial/industrial use. There are no obvious historic features, with modern fire doors and modern covings.

The building's significance is limited to its townscape value due to its group setting, shared height and building line, as well as the repetition of architectural features along Northington Street. The windows, while contributing to the rhythm and proportions of the facade, are not specifically identified as historic fabric in the listing description or Heritage Appraisal. The building has already undergone substantial alterations, particularly in the 1970s when the link block was significantly remodelled and extended.

The building has communal value in so far as it has been part of the local scene for around 270 years and has thus featured in the day-to-day lives of those who live, work and pass through the area. However, there is little to distinguish no.9 John Street from many other similar buildings and its contribution to group value is most important. The Northington Street wing is a little addition to the townscape as a commercial/warehouse building.

Impact Assessment

A review of the current windows has identified significant thermal performance issues. The existing single-glazed cord and weight windows have U-values likely exceeding $3.30 \text{ W/m}^2\text{K}$ as outlined in Part L, indicating substantial heat loss. This poor thermal insulation results in high energy consumption and fails to meet modern performance standards.

The Structural Statement (Quantum Engineers, February 2024) confirms that "the building is in a fair condition for its age and type" and notes that *"the last major set of works was carried out in the mid 1970's, but little has been done to the main structure since then."* The building has evolved significantly over time, with the Heritage Appraisal documenting substantial alterations particularly during the 1970s when the link block was *"significantly remodelled and extended during the late 1970s and its fabric is of no age or historic value."*

While secondary glazing has been considered, the Sustainability Statement (Webb Yates, February 2024) demonstrates that the existing single-glazed windows with U-values of 3.30 W/m²K are significantly underperforming compared to current standards. While secondary glazing achieves a U-value of 2.70 W/m²K, the proposed Bereco Heritage double-glazed units would deliver superior thermal performance with a U-value of 1.20 W/m²K. This improvement aligns with Building Regulations Part L requirements and Camden's sustainability policies while preserving the building's historic character.

The proposed windows have been carefully selected to preserve and enhance the building's architectural character through the use of traditional materials and construction methods:

- Timber construction maintaining traditional appearance
- Slimline double glazing preserving original sightlines
- Cord and weight system replicating traditional operation

The replacement windows have been carefully selected to ensure they are sympathetic to the historic character of the property:

- Material: The new windows will be made of timber, maintaining the traditional appearance.
- Glazing: Slimline double glazing will replace the existing single glazing while preserving the original sightlines.

- Mechanism: The use of a cord and weight system replicates the traditional operation of the existing windows.
- Profile & Detailing: The new windows will match the existing ones in terms of frame proportions, glazing bars, and decorative features to ensure consistency with the building's architectural character.

This approach represents the most efficient solution to achieve meaningful energy performance improvements while respecting the architectural integrity of the building.

ACCESS

The window replacement works do not affect access arrangements to or within the building. All installation works will be carried out with appropriate safety measures in place. The window replacement works will not affect emergency access arrangements. Where required for means of escape, opening sizes will be maintained to meet building regulations.



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Technical Advice

Technical specifications have been developed in consultation with Bereco's heritage window specialists and sustainability consultants to ensure appropriate thermal performance while maintaining historic character.

CONCLUSION

This application seeks to balance improved thermal performance with heritage protection while enhancing residential useability. The proposed Bereco Traditional Heritage Range windows offer a sympathetic and high-quality solution that preserves the character of the listed building while delivering energy efficiency improvements required by building control for commercial to residential conversion.

The building's historic significance primarily derives from its townscape value and group setting within the Bloomsbury Conservation Area, rather than from any inherent architectural or historic importance of the existing windows themselves.

The Heritage Appraisal confirms that the building would not satisfy criteria for statutory listing in its own right, and the windows are not specifically identified as significant historic fabric. This context, combined with the building's documented history of alterations (particularly in the 1970s), provides scope for sensitive updating that preserves character while improving performance.

The proposed Bereco Heritage Range windows have been specifically selected to:

- Maintain exact dimensions and proportions of existing openings
- Replicate traditional glazing bar patterns and moulding profiles
- Use high-quality traditional materials and construction methods
- Provide significant thermal improvements (from U-values of 3.30 W/m²K to 1.20 W/m²K)

From a sustainability perspective, the proposals deliver meaningful improvements in building performance while avoiding any significant harm to heritage significance. The scheme demonstrates how historic buildings can be sensitively adapted to meet contemporary environmental standards without compromising their architectural character or contribution to the conservation area.

The proposals therefore achieve an appropriate equilibrium between preservation and enhancement, delivering clear public benefits through improved environmental performance while maintaining the special interest of this curtilage listed building and its contribution to the Bloomsbury Conservation Area.