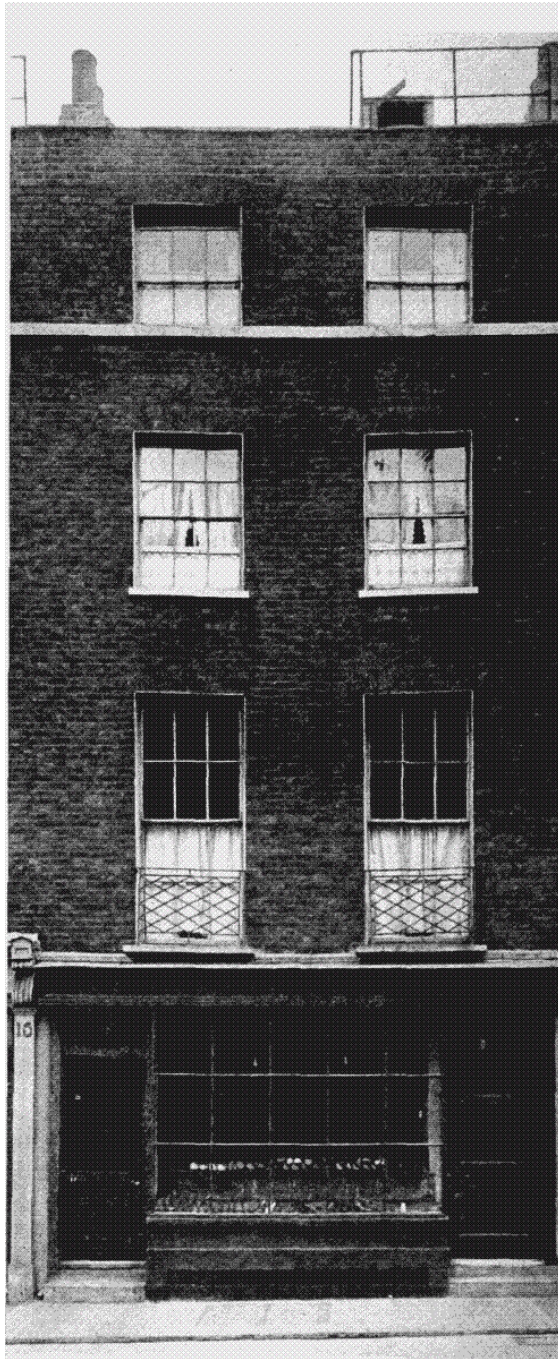


14 Leigh Street
Heritage Statement
September 2012



Front of 14 Leigh Street

Applicant:
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Site Address:
14 Leigh Street
London
WC1H 9EW

1.0 Heritage Statement

1.1 Introduction

This report relates to the planning application to refurbish and extend 14 Leigh Street, Bloomsbury to provide the residing family with valuable additional living space and connect the house to the garden.

The application site is located on the southern side of Leigh Street, close to its junction with Thanet Street and in the Bloomsbury Conservation Area.

1.2 Listed Building Details

Location: (South side) Nos.12-19 (Consecutive) and attached railings
Street: Leigh Street
Grade: II
Reference No: 798-1-102290
Date of listing: May 14 1974

1.3 Description

8 terraced houses with later shops. 1810-13. By James Burton. Built by T Jennings. Darkened stock brick with some later patching. 4 storeys and cellars. 2 windows each. No.14, C20 reproduction C19 shopfront. Gauged brick flat arches to recessed sash windows, 1st floor Nos 12-14 with cast-iron balconies. Nos 14-19 with plain stucco 3rd floor sill band. Parapets. Information from Survey of London: volume 24: The parish of St Pancras part 4: King's Cross Neighbourhood by Walter H. Godfrey and W. McB. Marcham (1952).

The interiors have not been formally inspected, however it is considered that very few original interior features remain- no cornicing or wall panels. Doors, skirting and architraves are considered to be 20th century additions.

The first floor drawing room is considered to be in the best condition with good examples of detailing around the sash windows and in the door architraves. The commercial areas have been fit-out and decorated in an unsympathetic style.

1.4 Design

It is proposed to refurbish and extend the subject property for use as a family home and maintain a reduced commercial area. The key proposals are as follows:

- Partial change of use of ground floor rear and basement from commercial (Class B1) to residential (Class C3).
- New ground floor extension with extended basement below.
- Creation of a lightwell & escape stair to front pavement area.
- Remodelling works to upper residential floors.

The stepped floor design to the extension is to ensure that only one rear elevation window is lost.

Building regulations require an upgrade on the thermal performance of residential glazing. To preserve the character of the front elevation, this upgrade is achieved through refurbishing the existing frames.

The details of the new lightwell, stair and railings to the front elevation are to be agreed with Camden planners and conservation officers.

1.5 Conclusion

The proposals retain all of the exterior listed features. The additions are considered sensitive to the existing character and appearance of the area. The choice of materials and material colour is sympathetic to the existing building.



1875-1878 historical map of Leigh Street