

Delegated Report		Analysis sheet		Expiry Date:		18/08/2010	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charles Rose				2010/3319/L			
Application Address				Drawing Numbers			
74 - 76 Guilford Street, London, WC1N 1DF				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of internal and external works pursuant to conditions 3 (soot washing); 4b (News doors and architraves); 4c (new skirting); 4d (new plaster cornices); 4e (New internal staircase); 4f (Roof slate sample); 4i (New external door and fanlight); 4h (New windows) and 5 (reinstatement of the roof) of listed building consent dated 10 June 2010 (ref no: 2010/0910) for works associated with the change of use from nurses accommodation to student accommodation.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details (Listed Building)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

No. 74 is a mid 20th Century non-listed facsimile rebuild following severe bomb damage.

Nos. **75 and 76** form a pair of dwellings which part of the grade II listed terrace row of 8 houses from 75-82 (Consecutive) with attached railings on the north side of Guilford Street. The buildings date from c1793-1799 by James Burton.

The building form part of terrace which is palace fronted centered on Nos. 70 to 72 within Bloomsbury Conservation Area

Relevant History

22/06/2010 GRANTED - Internal and external works associated with the change of use from nurses accommodation to student accommodation (sui generis). (ref: 2010/0885/P & 2010/0910/L)

Relevant policies

Replacement Unitary Development Plan 2006

B6

LDF Core Strategy and Development Policies

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

DP25

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Consent is sought to discharge conditions 3 (soot washing); 4b (New doors and architraves); 4c (new skirting); 4d (new plaster cornices); 4e (New internal staircase); 4f (Roof slate sample); 4i (New external door and fanlight); 4h (New windows) and 5 (reinstatement of the roof) of listed building consent dated 10 June 2010 (ref no: 2010/0910) for works associated with the change of use from nurses accommodation to student accommodation.

Conditions;

3) A sample of the soot washing and associated method statement for soot washing the masonry front façade of no.74 Guilford Street

The Method employed by Pavehall Plc would be to apply a 'Dyebrick Soot Wash' from top level down. The wash is applied to each brick with Harris fine hair brushes (brushes replaced as required). The first coat is left to dry, inspected for colour match, and a finish coat is applied to enhance depth of colour and to best match the adjoining buildings.

The 'Dyebrick Soot Wash' is designed to replicate heavy, black, carbon-based pollutants prevalent in London and many Northern industrial towns and cities. The main ingredients include a blend of high-grade carbon black pigment and a micronized, colourfast high intensity black iron oxide pigment, an effective water-based 'Carrier Solution' and a unique 'Fixing Agent' that, when blended, will produce a durable and natural finish that allows your masonry to breathe

The proposed soot wash of no. 74 has been complete. The result has successfully re-integrated the building to match with the colour and tone of the adjoining buildings. This enhances the setting of the listed terrace and thus the character and appearance of the Conservation Area in compliance with our design policies.

4b) Detailed Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 with corresponding plan drawings shown the location of each type per floor

The special interest of nos. 75 and 76 consists of the external character and appearance of the buildings including the ability to appreciate the historic form and proportions of the interior from the street. The buildings have undergone extensive alterations and repair in the past. Very little architectural features of merit remain.

In this regard it is not necessary to provide all new traditional panel doors or joinery throughout. Instead the approach is to install standard flush veneered doors to the majority of the doors. Raised and fielded four panelled doors with traditional moulding profile and architrave have been installed to the large rooms fronting the street. This is an honest approach which preserves the special interest of the buildings in compliance with policy B6.

4c) Section drawings of all new skirting at a scale of 1:1 with a corresponding plan drawings shown the location of each type per floor

The same approach as above has been employed for the skirting. This preserves the special interest of the buildings in compliance with policy B6

4d) Section drawings of all new plaster cornices at a scale of 1:1 with a corresponding plan drawings shown the location of each type per floor.

Plaster cornices are proposed for the large rooms fronting the street as well as the original lobby and stair compartments. This helps reinforce the historic part of the building and the special interest of the listed buildings as described in 4b. This preserves the special interest of the buildings in compliance with policy B6

4e) Plan, elevation and section drawings of the new internal staircase at a scale of 1:10 with typical balustrade, tread and handrail detail details at 1:1.

The stair was relocated from outside to ensure the servicing equipment was within the envelope of the

building and positioned in a traditional location in the building. Its design is rather immaterial in this instance given the building was void of any traditional features and because it is concealed within a fire lobby and lonely used during emergency. In this regard the design of the metal stair, which has been bolted to the walls only and can be reversed at any time, is considered acceptable.

4f) Samples of roof slates

I inspected the roof slate on-site. A natural slate has been used for the internal roof slopes with the existing slates relocated to the outer slopes. This preserves the special character and appearance of the buildings and Conservation Area in compliance with policy B6

4i) Plan, elevation and section drawings of all new external doors, doorcase and fanlight at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

The design of the external door and fanlight would match the existing adjoining original doorcase's. This preserves the special interest of the buildings in compliance with policy B6.

4h) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 with corresponding elevation drawings shown the location of each type per floor

The detailed design of the new double hung sash windows is considered acceptable. The windows, which have been installed, are a more traditional design than the windows shown on the submitted drawing which showed inappropriate glazing bar profiles. The design of the windows on-site preserve the special interest of the buildings in compliance with policy B6

5) Prior to the first occupation of any of the student accommodation hereby approved, the applicant shall notify the Council in writing that the building works have been completed, so that a conservation office can inspect the reinstatement of the roofs to ensure that this part of the development has been completed in accordance with the approved details.

I have inspected the roof and can confirm that the roof has been instated to match the original roof form. Enforcement have been informed with a view to closing the enforcement file.

The following condition relating to listed building consent dated 10 June 2010 (ref no: 2010/0910) is still outstanding and require details to be submitted to and approved by the Council.

4a) Typical details of new railings and balconies at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing. The new and retained iron work should be clearly shown on corresponding elevation and plan drawings.

Details have been provided with regards to the first floor balconies however no details have been provided with regard to the new railings at ground level following the reinstatement of the entrance doors to 76 and 74.

The contractor has agreed to retain and raise the railings at 76 and 74 to match the railings at 75 including replacing the non-original railings at no. 74 with the existing retained original railings. Nevertheless the Council is not in a position to formally discharge this condition at present.

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