

Design and Access Statement and Justifiacion of Works

Proposed New Rooflight to 8 Southampton Place

Gendai Travel UK
April 2010

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Revisions:

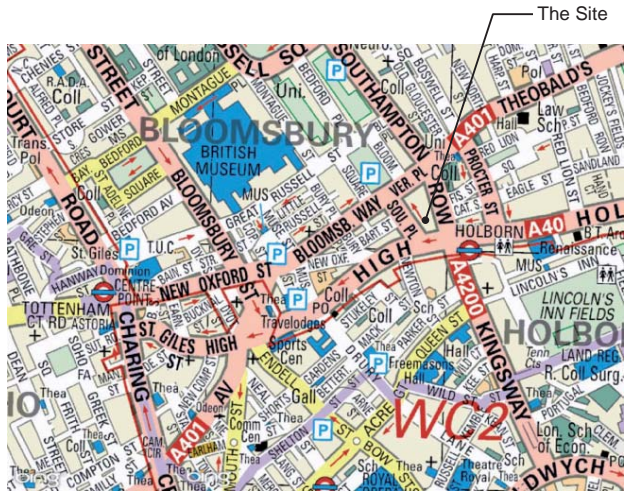
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1.0. Introduction

1.1. Introduction

8 Southampton Place is a grade II* listed terraced building abutting the recently completed commercial development at 1 Southampton Row in Holborn. The property is presumed to have been constructed circa 1785 probably by Henry Flintcroft.



Location Map

1.2 The Setting

The building lies within the Bloomsbury Conservation Area, designated as such in 1968 and now falls within sub-area 7. Bloomsbury has a great number of fine examples of buildings from all periods from as early as the 17th century with the principal building type being that is 3-4 storey terraced houses constructed largely as speculative development. The area is lauded for its distinctive urban planning incorporating rectangular street patterns and open squares, the architectural designs being mostly classical by nature.

The property is at the end of the Georgian terrace to the northeast side of Southampton Place, situated at the periphery of the conservation area where the road adjoins High Holborn. The terraced buildings have been altered over time to accommodate changes in commercial and residential trends. These alterations are principally to the rear of the properties where various types of extensions have been added and a series of amendments to the roof forms to include mansards and double mansard roofs. The importance of the parapet line has been recognised and approved in the design of the new, large commercial development that abuts the property at no.8 with elements of that development above the parapet line being stepped back from the building frontage.

Internal alterations have also occurred throughout these properties but in most cases the principal rooms have remained intact at ground, first and second floors. The internal arrangements of rooms in the appended roof voids at third and fourth floors (where these exist) vary and some still contain residential use at these upper levels. In some instances there are modest

links between properties. No. 8 itself has evidence of these links between buildings that have been opened and then blocked up at various points in the building's life.

Despite the alterations and additions, the terraces in Southampton Place maintain an architecturally consistent façade from parapet to street level.

1.3 Building Description and Listing

No. 8 Southampton Place is a six-storey building (including a basement and two attics) with a rear extension comprising of ground level and basement storey added some time after the original construction. The external façade is comprised darkened multi-coloured stock brick with a stone band at first floor level and bracketed cornices below the parapet on the front elevation. There are three windows across the front elevation. The building has a tiled, double mansard roof with three lead clad dormers at third floor. The entrance has a stone doorcase with carved consoles, cornice and pediment.

The building was listed in 1951 (ref: 789-1-1471100) as part on an ensemble including nos. 1-8 Southampton Place and as such this asset derives much of its importance as a group of buildings that exist on both sides of Southampton Place. There is a strong rhythm of fenestration in the Georgian Style and an unbroken cornice line and parapet line. The roofs of the properties vary from single mansards with lead dormers, double mansards with dormers in the lower pitches, and mansards with dormers on both pitches. As such there is a variety of elements that now form the essential character and interest of the group of properties above parapet level.

Party walls and chimney stacks subdivide the properties vertically. There is no unbroken, consistent ridge line.

The building has been altered over time. The alterations and additions include:

- i. The addition of a rear extension with basement and ground levels.
- ii. Alterations to the internal subdivisions at basement level.
- iii. Additions of a mansard roof and then double mansard with attendant alterations to party walls and parapets above the eaves level
- iv. Addition of lead dormers to the mansard on the front and rear elevations at third floor.
- v. Addition of dormers to the rear elevation at fourth floor.
- vi. Addition of new stair at Third floor level.
- vii. Inclusion of a lift within the main building adjacent to the main stair.
- viii. Subdivision of the main front room at first floor level.
- ix. Internal partitions added within the third and fourth floor.
- x. Insertion of proprietary rooflights at fourth floor level in the flat roofed component.
- xi. Inclusion of plant room at fourth floors.
- xii. General layout changes to allow for WCs and storage.
- xiii. Link between no. 8 and the adjoining property No.7 at ground floor level. This link has been blocked up.
- xiv. Many changes and additions to services.

Despite these changes, the principal spaces and plan arrangement within the corpus of the main building at ground, first and second floors retain their identity. These alterations have enabled the building to be used successfully during its lifetime.

The interior does not form part of the specific listing description but is protected under the same listing. There is a cantilevered stone internal stair and some ornate plaster moulding in some of the rooms. Painted window elbow and back panels are largely intact throughout. Internal doors are a mixed variety of good quality 6-panelled doors and some lower quality, more recent, additions. Ornate timber architraves are still largely intact in the principal rooms, as are the skirting boards and dados. The rooms at both third and fourth floor, being later additions are more utilitarian, consist of more modern partitions and largely plain skirtings, doors and other features.

1.4 Building Use

The property, originally part of a series of grand residential properties, has been in commercial B1 use for many years. The fourth floor double mansard roof space contains spaces used for welfare/living accommodation that might be used for the occupant of the offices below - the two areas of the building being separated at third floor level lobby containing a newer timber stair. This nature of welfare accommodation is common in similar buildings in the terrace and elsewhere where the buildings are no longer able to support continued residential use throughout the whole of the property on account of high land and property values and space is required to enable overnight or temporary welfare needs. It is not separate residential usage.

An application was approved for the current dual use for Office (Class B1) and non-residential institution (Class D1). Application Ref: 2009/3016/P.

1.5 Planning and Listed Building Applications

The fabric and decorations have become very tired and in need of redecoration and some basic repairs. These repairs have been scheduled and form part of a separate listed building application ref: 2009/4809 that is running concurrently.

Canaway Fleming Architects have been appointed by Holborn Links to make a planning application on behalf of the applicant Gendai Travel UK and their agent Lamberts Chartered Surveyors for a new roof light to the fourth floor of 8 Southampton Place.

The relevant information has been prepared to make a valid application and this information is listed below. The drawings and photographs of the existing building and the drawings illustrating the proposals have been submitted electronically.

This document is the design and access statement, with justification of the proposals and photographic record, and should be read in conjunction with the drawings and other records. It is the intention that the property be left in an improved condition with modifications that respect the existing building and those adjoining the property.

1.6 Information

The following information to support for the planning and listed building application has been prepared:

A set of record drawings that indicate:

- i. General arrangement plans sections and elevations at 1:50
- ii. Detailed plans at 1:20
- iii. Selected internal elevations at 1:20
- iv. Details of the rooflight at 1:5
- v. Precedent Images.

2.0. Proposed Works

2. Proposed Work & Justification

Policies

In support of the proposed works we have made reference to the following key documents that cover alterations to listed buildings of this nature and works within the Bloomsbury Conservation Area.

- i. London Terrace Houses 1660-1860, A Guide to Alterations and extensions published by English Heritage
- ii. PPG 15 Planning and the Historic Environment esp. Annex C Guidance on Alterations of Listed Buildings- Sept. 1994 published by Department of the Environment and National Heritage
- iii. Bloomsbury Conservation Area Statement- Final Draft Feb.1998 published by Camden Council.

Proposed Works

It is proposed to carry out the following alterations to No. 8 Southampton Place:

- i. Introduce a new double glazed flat roof light to the bitumen felt flat roof section of the double mansard roof at the front of the building.

i. Introduce new rooflight to the roof - refer to drawings 058-A-0266, 058-A-0267, 058-A-0268:

Following discussions with the local authority conservation officer and English Heritage it was decided that dormer windows to the front of the building would impact on the front elevation of the building when viewed from Southampton Place. It is therefore proposed that a flat glazed roof light that is not visible from the street would address the issue of the setting of the building. Details of the roof light are shown on drawing No. 058-A-0268.

Justification

- i. The architectural and historic significance of the listed building with regards its value within the group formed by the terrace as a whole is unaffected.
- ii. The flat roof is not visible from the street and, therefore the setting of the building in the conservation area is not affected with the addition of the rooflight when viewed from the street.
- iii. The provision of proposed rooflight will improve and enhance the nature of the internal space already in existence at fourth floor level making them more amenable and therefore commercially and practically useful by introducing natural light and ventilation into this roof void, without harming the existing building.
- iv. There are existing roof lights on the flat roof to provide light into rooms that otherwise would have no natural daylight to them.
- v. The fourth floor is a relatively recent addition to the building and is devoid of any historical detailing. The bitumen roof is not historical fabric and is therefore deemed the most appropriate location for making alterations to create the roof light without affecting historical fabric elsewhere.

For these reasons we would submit that the application for a new rooflight is compliant with national guidance and Camden Council policies on listed buildings, in particular EN43-47, that no harm or detriment would be caused to the existing listed building, indeed the future of the building will be

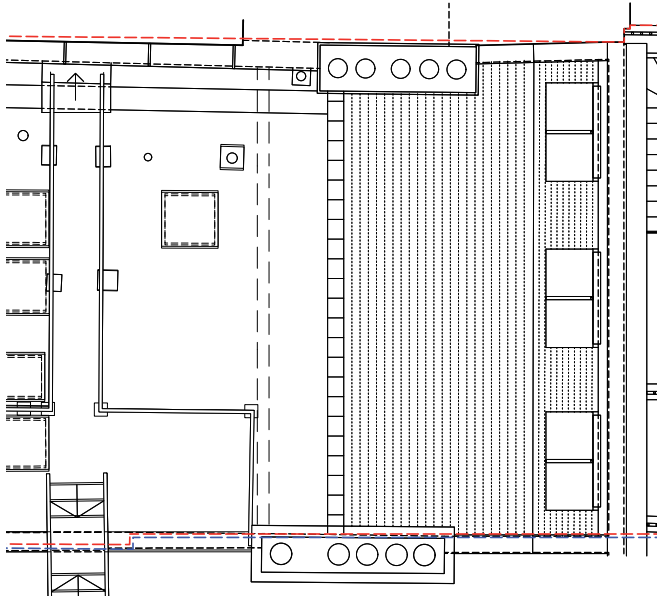
secured. There will be no effect at all upon the Conservation Area in which the building is located.



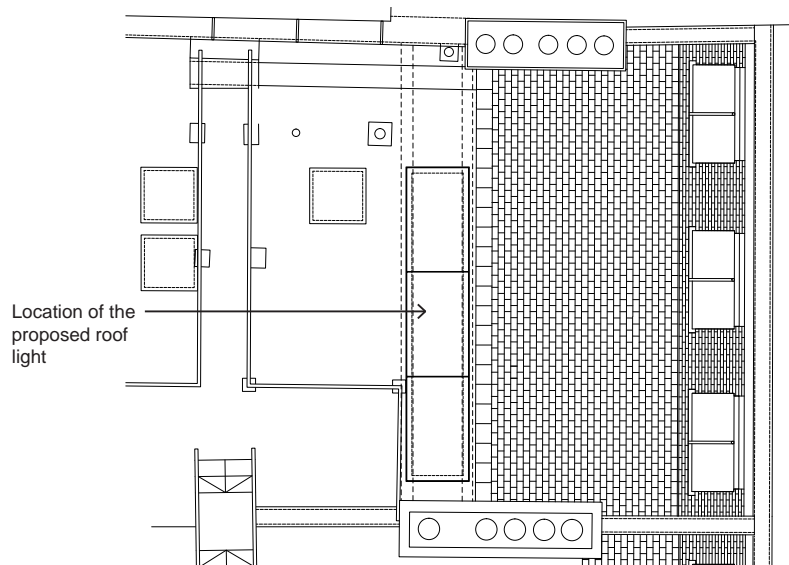
Proposed Front Elevation to Southampton Place

2.0. Proposed Works

The photograph opposite show the location of the proposed new rooflight (in a broken red line)



Part Existing Roof Plan




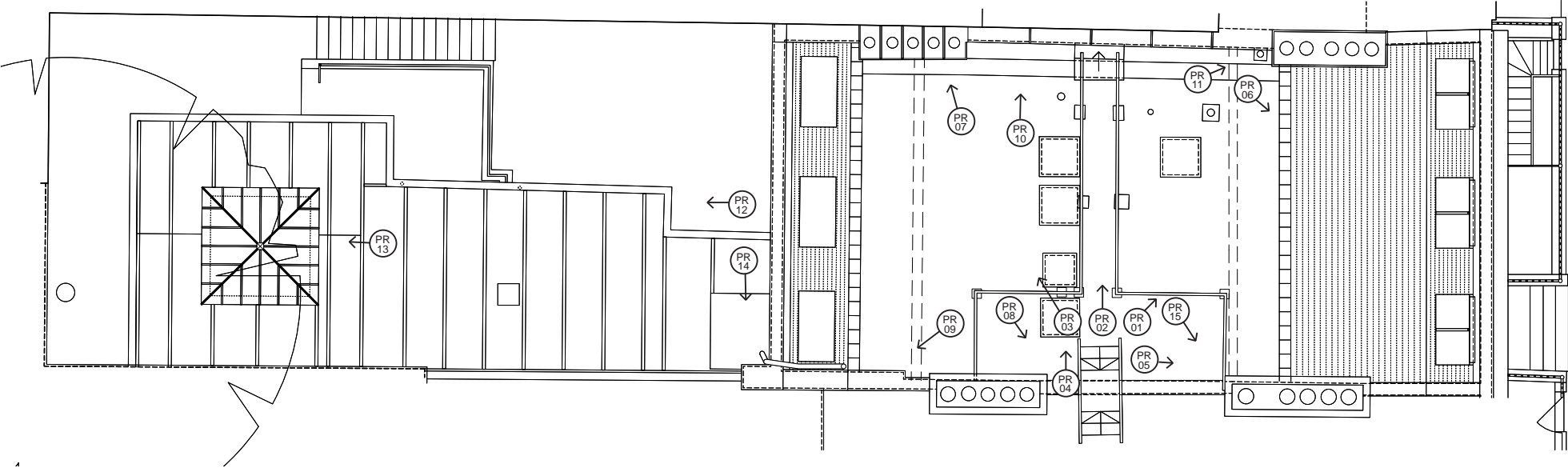
Part Proposed Roof Plan



Location of proposed rooflight

3.0. Roof Level Photographs

 Denotes photograph reference number and direction of view.



Roof Plan

3.0. Roof Level Photographs



PR01:



PR02:



PR03:



PR04:

3.0. Roof Level Photographs



PR05:



PR06:



PR07:



PR08:

3.0. Roof Level Photographs



PR09:



PR10:



PR11: