

## **Design and Access Statement and Justifiacion of Works**

### **Proposed New Ground Floor Link to 8 Southampton Place**

Applicant: Gendai Travel UK  
Applicants Agent: Lamberts Chartered Surveyors  
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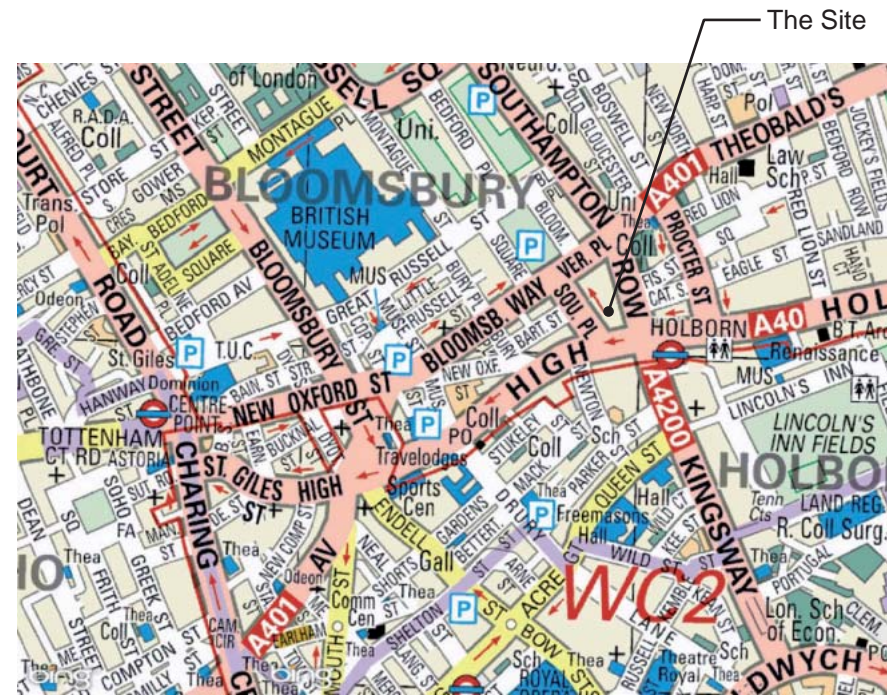
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1.0. Introduction

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.



Loctation 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.

The relevant information for this application has been prepared by Canaway Fleming Architects on behalf of the applicant Gendai Travel UK and their agent Lamberts Chartered Surveyors to make a valid listed building 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 proposed door and architrave 1:10 and 1:2

## 2.0. Proposed Works

### 2. Proposed Work & Justification

#### 2.1 Proposed Works

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

- i. To provide a modest, doorway between the entrance hall and stairwell of 8 Southampton Place and the rear room of 7 Southampton Place.

7 and 8 Southampton place have been linked at ground floor in the past and the opening subsequently closed when space requirements for previous tenants changed and that they did not require the space in both buildings. Number 7 and 8 Southampton Place were therefore returned to separate buildings. Currently there are no links between 7 and 8 Southampton Place.

#### i. To provide a new doorway - refer to drawing 058-A-0215:

The applicant, Gendai Travel UK, is the current tenant of 6 and 7 Southampton Place. The business is growing and they have a requirement for more space. 8 Southampton Place is ideal to expand into as it is adjacent to their current accommodation and on that basis the applicant has entered into a tenancy agreement for the building. The main reception and entrance area for the business is via number 6 southampton place in the front room at the ground level linking through to the entrance hall and stairwell of number 7. The applicant requires a direct link through to number 8 (where associated business operations will be located) from the rear room of number 7 into the stair well and entrance hall of number 8 in a similar manor.

#### 2.2 Location of the Link

The proposed link has been located to the entrance hall and stairwell to number 8 (G02), this is because in terms of the plan arrangement of the building, the stairwell is the central point by which all other rooms and spaces are orientated and accessed from and it is where you would expect to find doors leading to other rooms, in this case through to number 7. The proposals are consistent with the way in which the building is planned and how the user orientates themselves in the building. There are no other links to number 7 at the ground floor and as such the historic plan of the building remains intact and clearly legible.

The location of the link to number 7 is to the room at the rear of the building (G10) in the recess to the side of the chimney breast. The room is currently used as a communal area and library. The new door is positioned directly opposite the main entrance to the room allowing a clear access through the space similar to how the link works between numbers 6 and 7. Locating the door in the room as proposed ensures that the space is read as a room and not a hallway, therefore maintaining the legibility and integrity of the historic building plan.

It is felt that this would be an acceptable amendment for the following reasons:

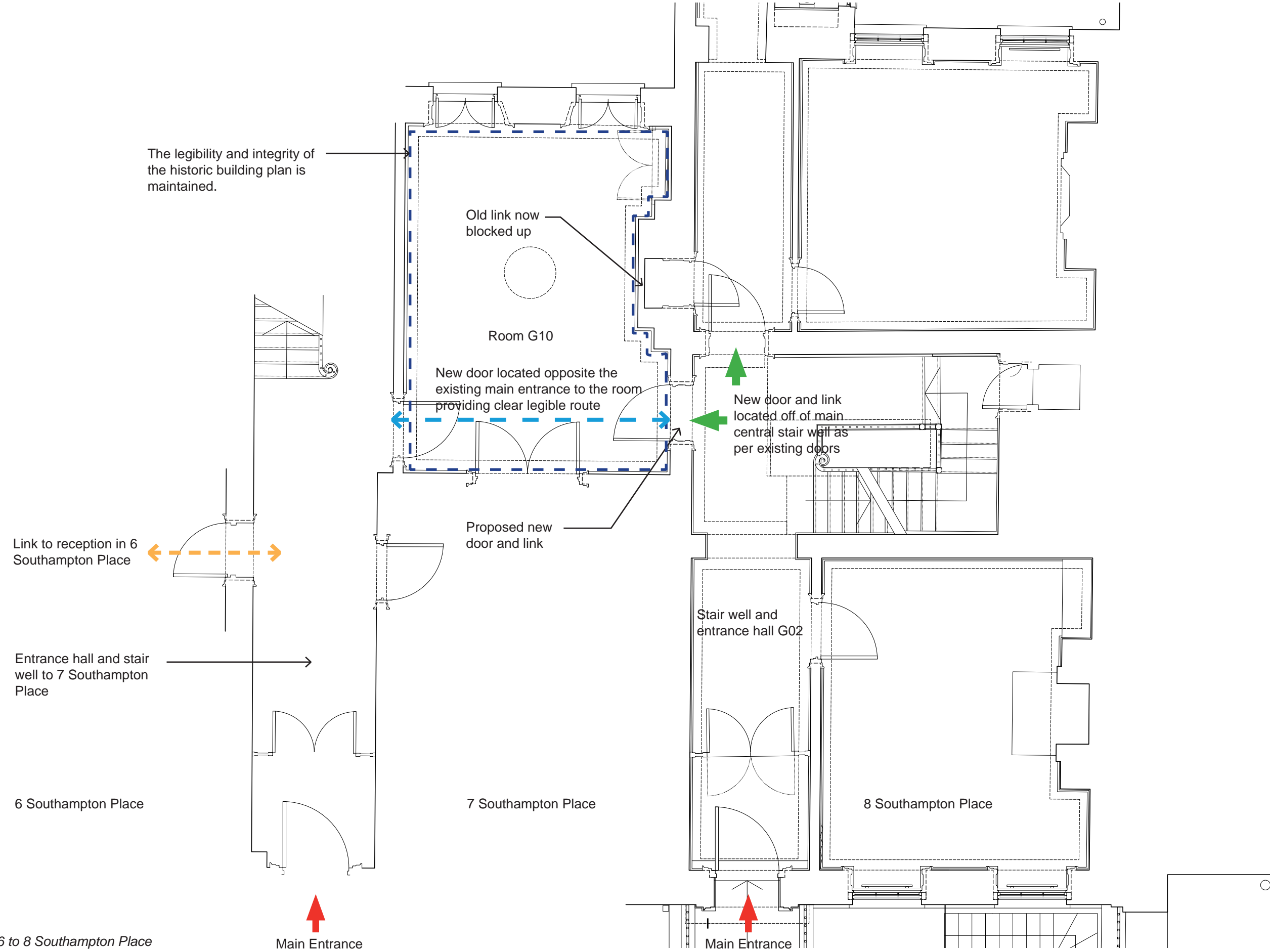
- i. Listed building consents have been given for links between nos. 6 and 7 at basement, ground, third and fourth floors. (Application refs: 2003/3347/L, 2005/1039/L and 2005/1041/L). The principle of linking of buildings under similar tenancies has been established and the local authority and English Heritage have been amenable to such changes even where planning policy states otherwise.

- ii. These links in other properties are reversible in the event that the tenant departs and the links are required to be blocked up to establish the former situation. The same is true of the proposed link indicated in this application.
- iii. These links in other properties are placed in locations where the removal of limited existing material is considered to be acceptable in that the economic benefit of such links to the longevity of the property overcomes the general inclination to maintain fabric of listed buildings as they are.
- iv. Building nos. 7 and 8 Southampton Place have been linked in the past. There is a link at ground floor that has since been blocked up. The principle of linking these two buildings has been established.
- v. The new door type, finish and detail will match those existing elsewhere at this level.

For these reasons we would submit that the application for a new link is compliant with Camden Council policy 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.



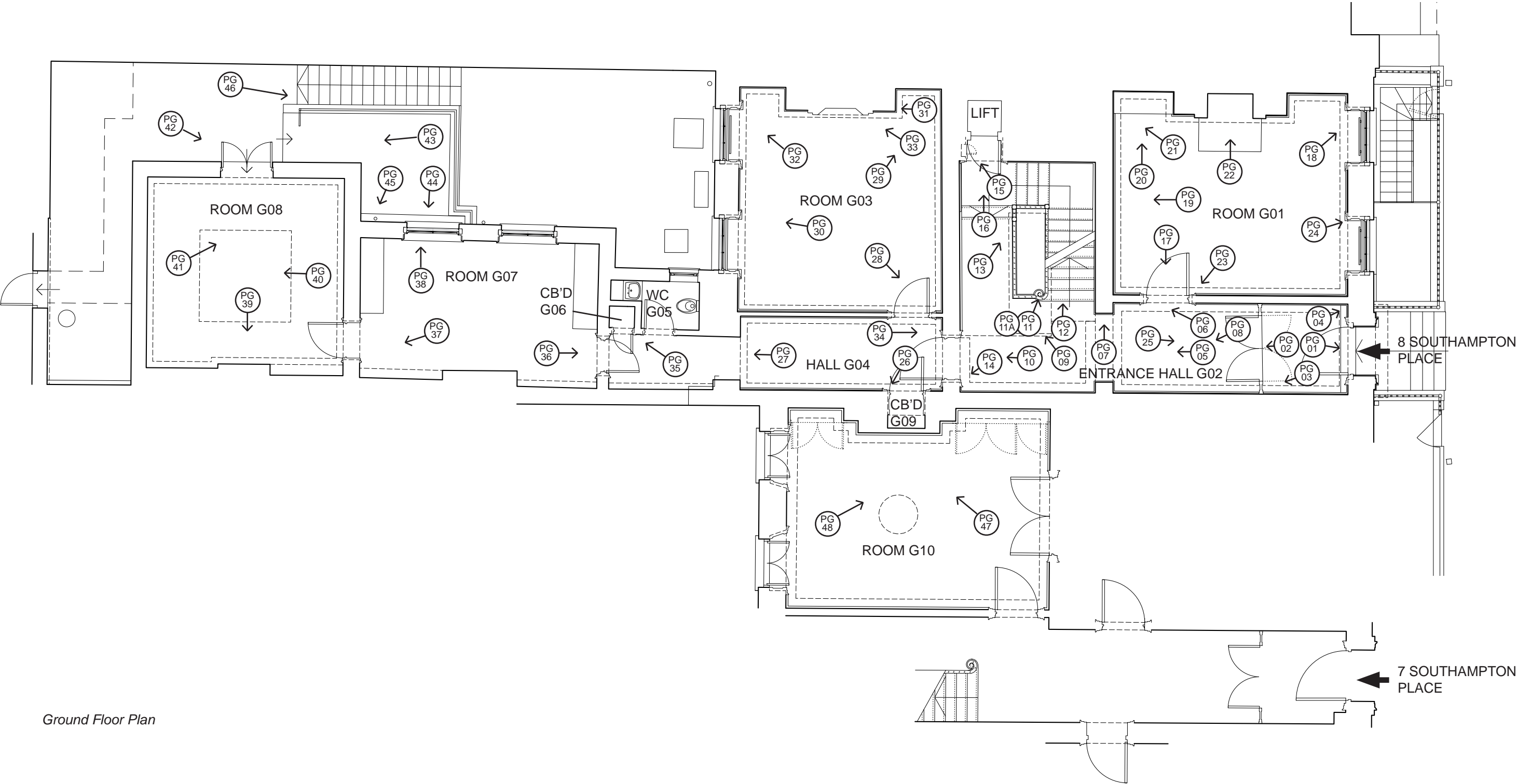
2.0. Proposed Works



Part Ground Floor Plan of Numbers 6 to 8 Southampton Place

3.0. Ground Floor Photographs

Denotes photograph reference number and direction of view.



Ground Floor Plan

### 3.0. Ground Floor Photographs



PG01:



PG02:



PG03:

3.0. Ground Floor Photographs



PG04:



PG05:



PG06:



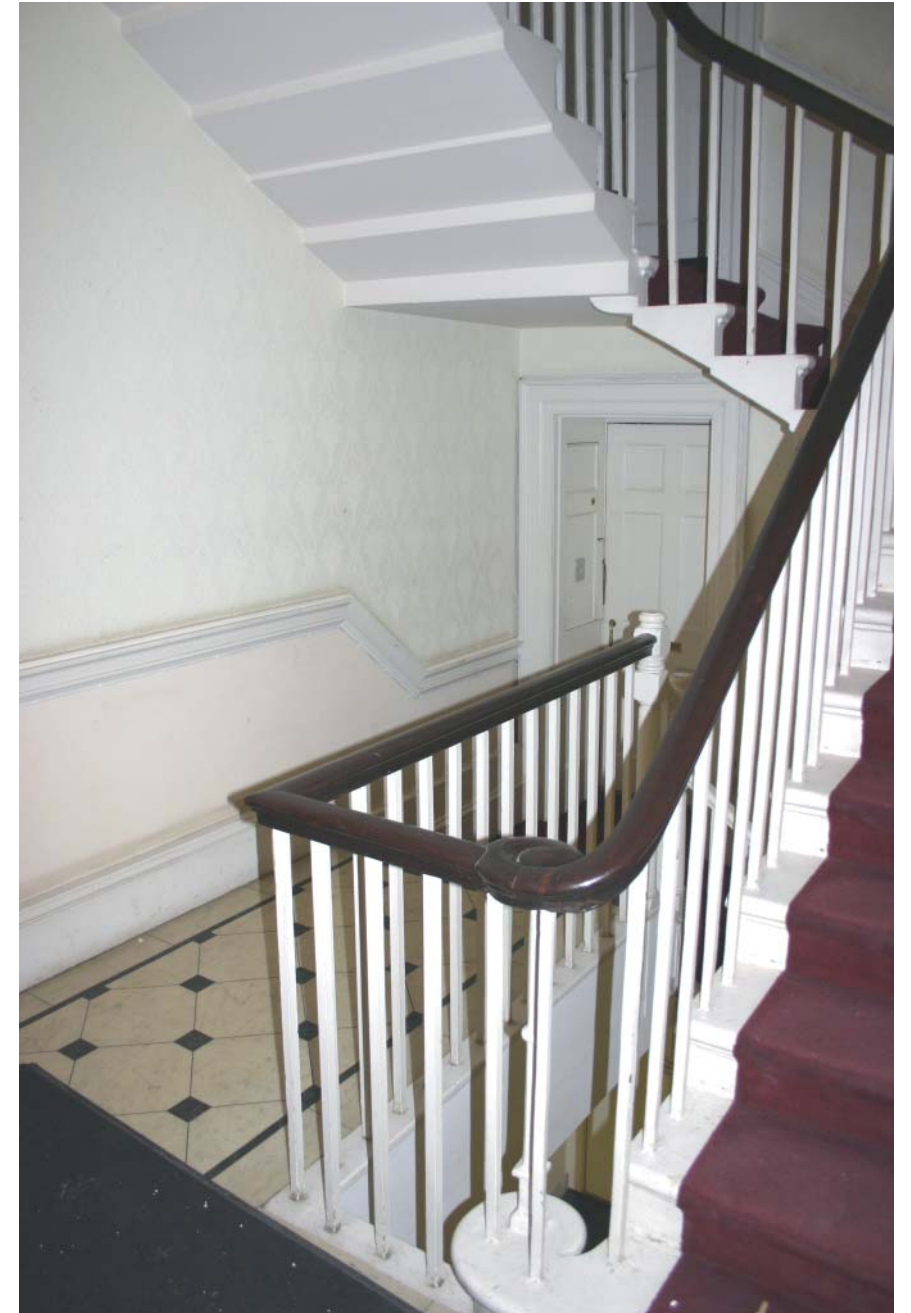
### 3.0. Ground Floor Photographs



PG07:



PG08:



PG09:

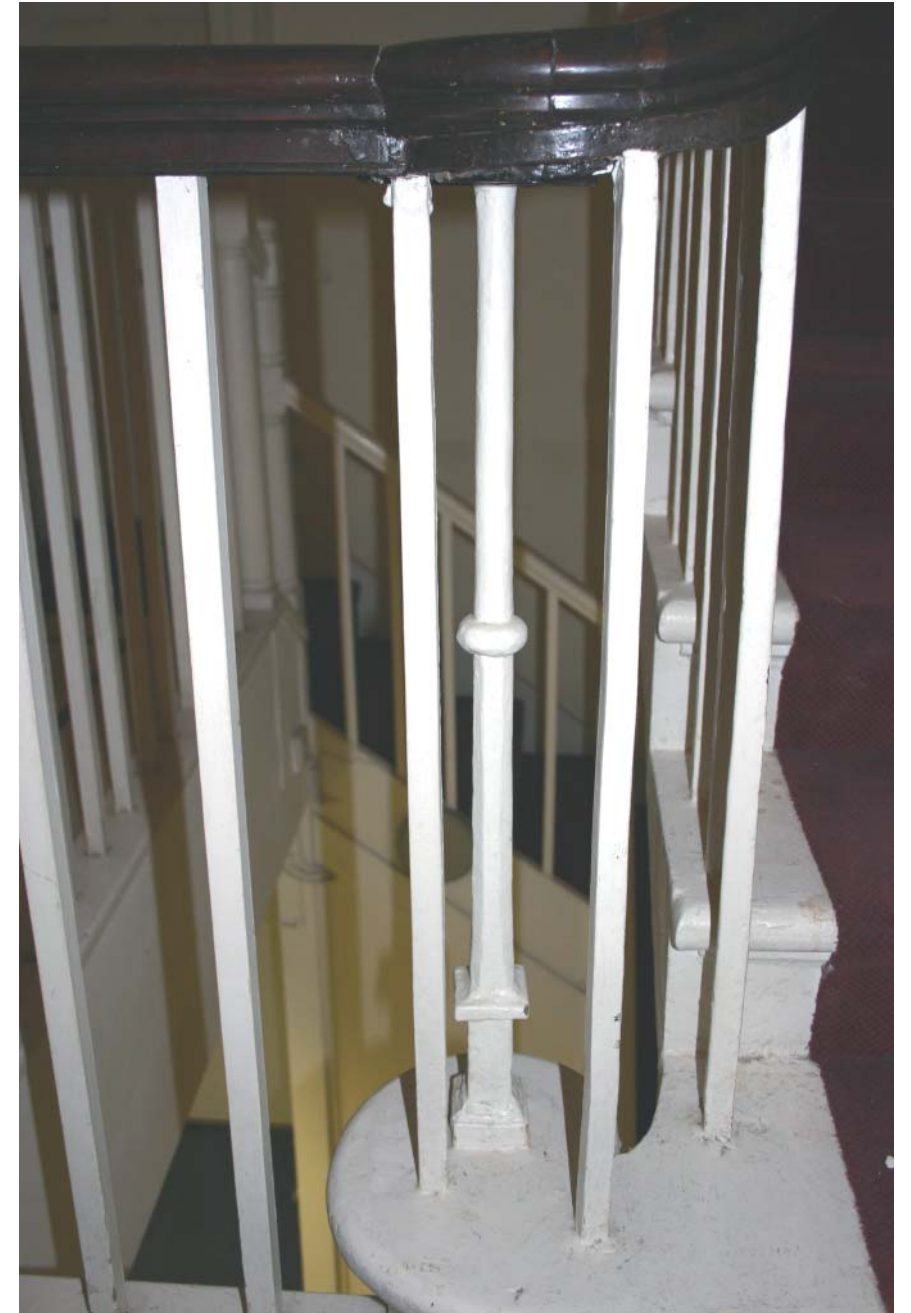
### 3.0. Ground Floor Photographs



PG10:



PG11:



PG11A:



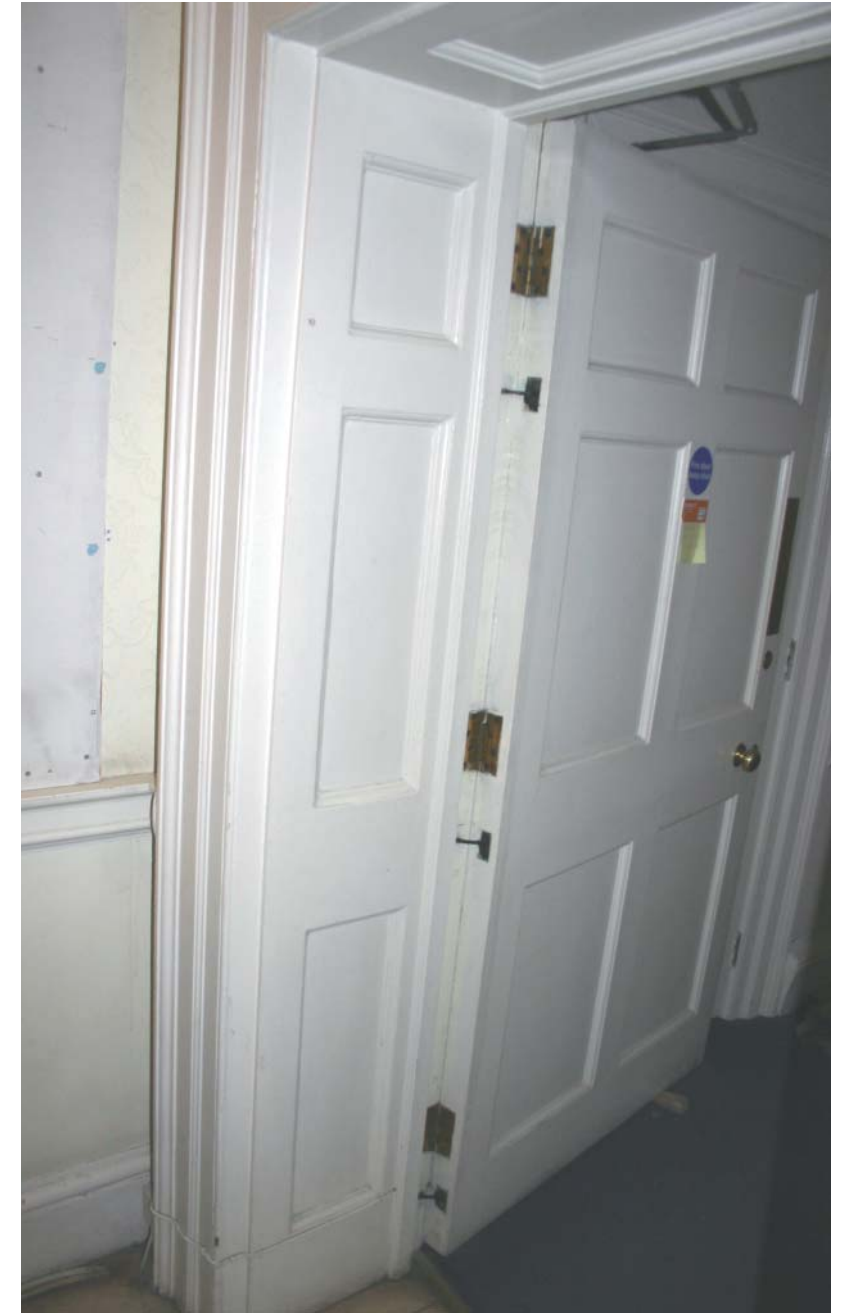
### 3.0. Ground Floor Photographs



PG12:

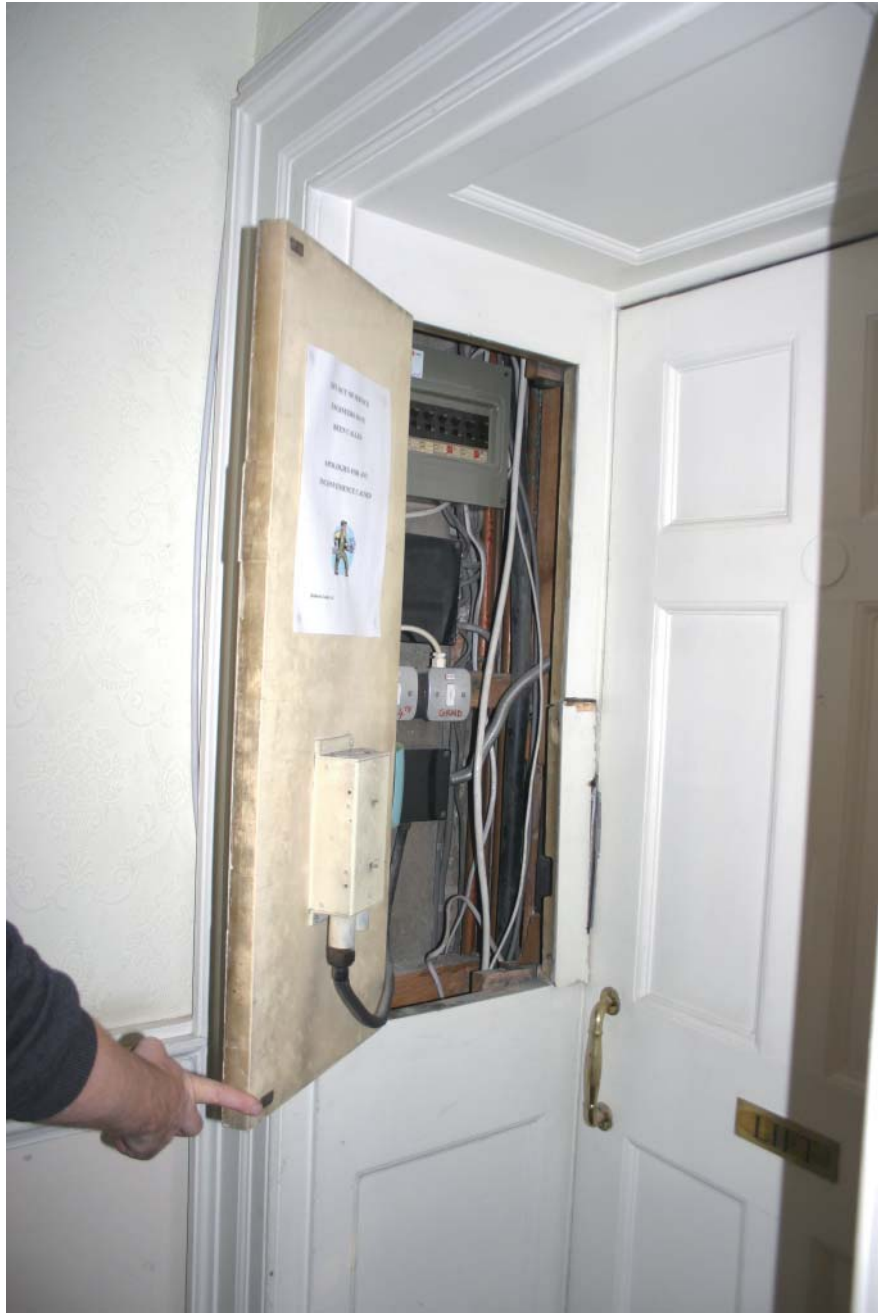


PG13:



PG14:

### 3.0. Ground Floor Photographs



PG15:



PG16:



PG17:



### 3.0. Ground Floor Photographs



PG18:



PG19:



PG21:



PG20:

### 3.0. Ground Floor Photographs



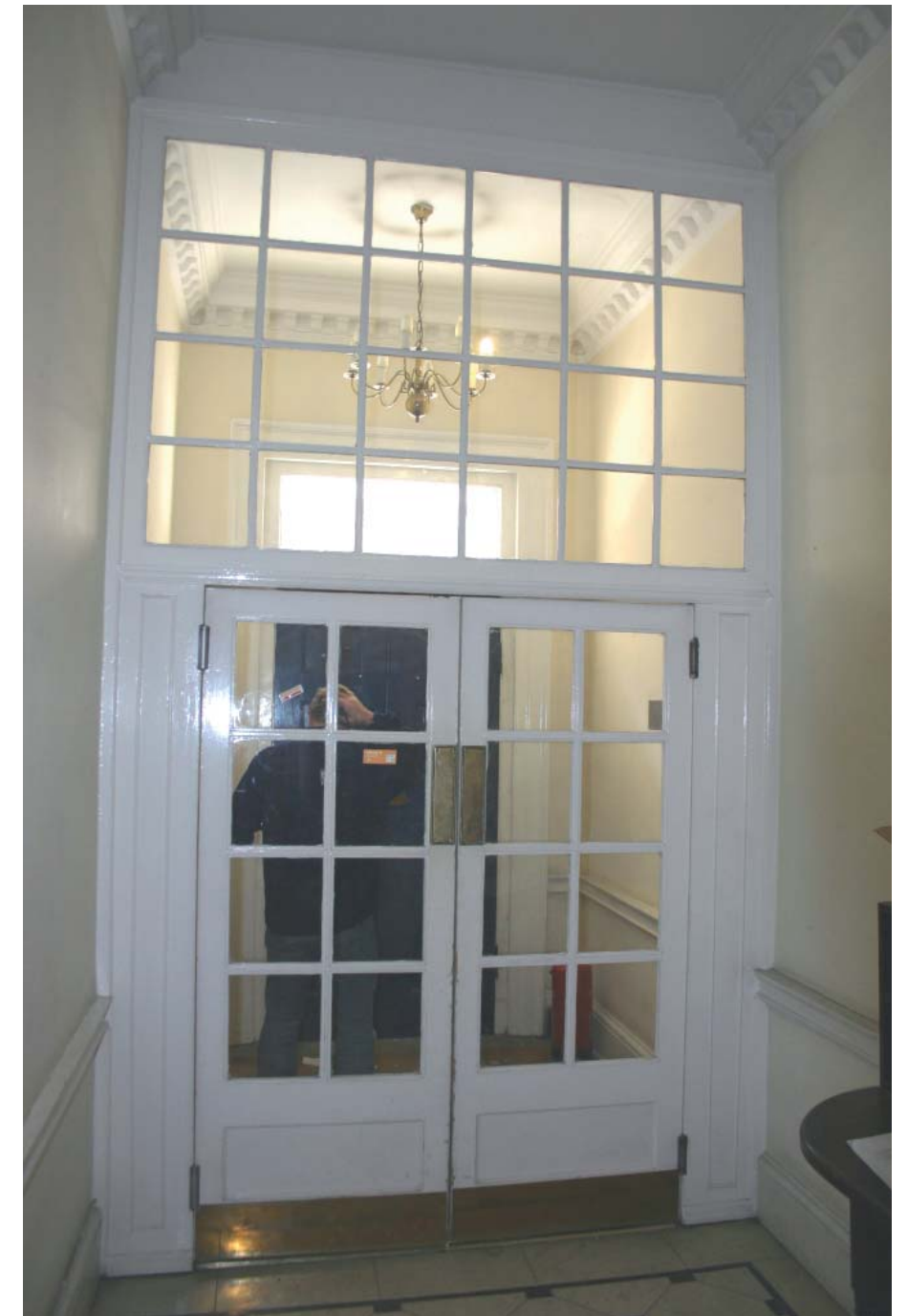
PG22:



PG23:



PG24:



PG25:



### 3.0. Ground Floor Photographs



PG26:



PG27:



PG28:

### 3.0. Ground Floor Photographs



PG29:



PG30:



PG31:



### 3.0. Ground Floor Photographs



PG32:



PG33:



PG34:

### 3.0. Ground Floor Photographs



PG35:



PG36:



PG37:



### 3.0. Ground Floor Photographs



PG38:



PG39:



PG40:



PG41:



### 3.0. Ground Floor Photographs



PG42:



PG44:



PG43:



### 3.0. Ground Floor Photographs



PG45:



PG46:



### 3.0. Ground Floor Photographs



PG47:



PG48: