

Design and Access Statement

Proposed New Dormer Windows and Internal Alterations to 8 Southampton Place

Holborn Links Limited
October 2009



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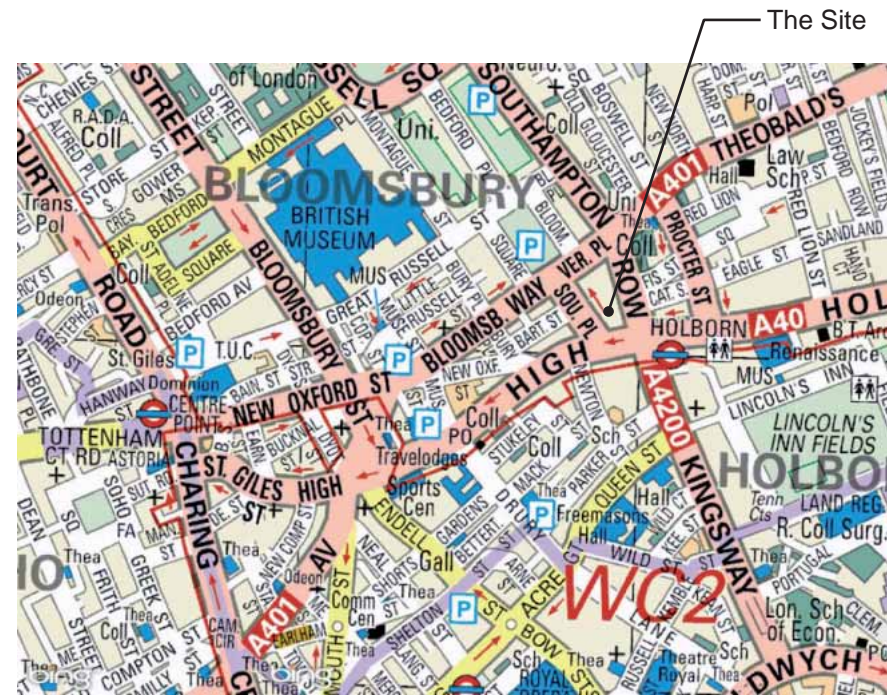
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1.0. Introduction

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 between 1785-63 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.

Holborn Links Ltd has appointed Canaway Fleming Architects to make another Planning and Listed Building application for some proposed works at fourth floor level within the mansard roof spaces.

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. Detailed window drawings at 1:10 and 1:2
- v. Details of proposed door and architrave 1:10 and 1:2

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.

- London Terrace Houses 1660-1860, A Guide to Alterations and extensions published by English Heritage
- 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
- 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:

- Minor amendments to the fourth floor partitions within the living spaces at fourth floor, mansard level.
- To provide a modest, doorway between the two fourth floor roof spaces between no.8 and no. 7 Southampton Place.
- Introduce two dormer windows into this roof space to enable the existing residential use to be more habitable.

i. Minor amendments to Fourth Floor layouts - refer to drawing 058-A-0215:

The existing fourth floor accommodation currently consists of ancillary living accommodation and welfare spaces intended for use by those occupying the office spaces below. It is intended to alter some existing lightweight internal positions. It is felt that this would be an acceptable amendment for the following reasons:

- The fourth floor roof space is not part of the original Georgian building-indeed it is a much later addition with the internal decorations being lightweight non-structural studwork and simple modern, low quality skirting etc. The historic fabric is not affected.
- The alterations are very minor and will enable the spaces to be more fully usable thus ensuring the commercial viability of the building/asset. At present the spaces that have been created cannot be used in a coherent manner. Small alterations will improve this for the benefit of the building.
- There is evidence that the studwork has been altered and amended in the past.
- The work is to be carried out using the same materials that is currently evident at this level.

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

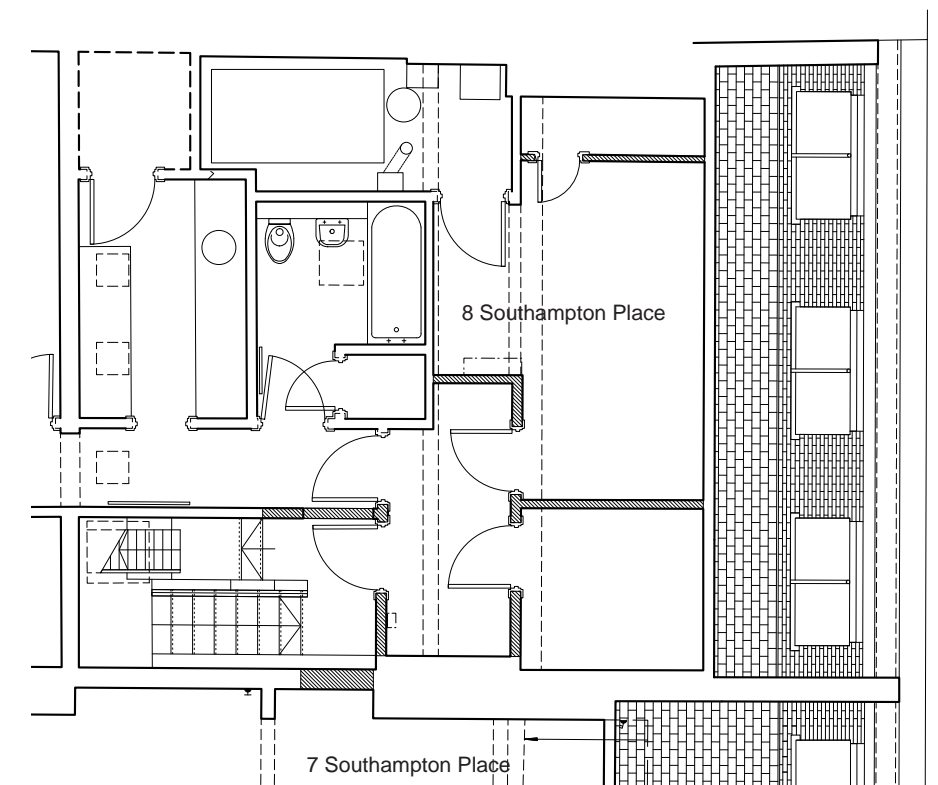
It is the intention that no. 8 Southampton Place be let to the tenant currently occupying nos. 6 & 7. It is felt that this would be an acceptable amendment for the following reasons:

- 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

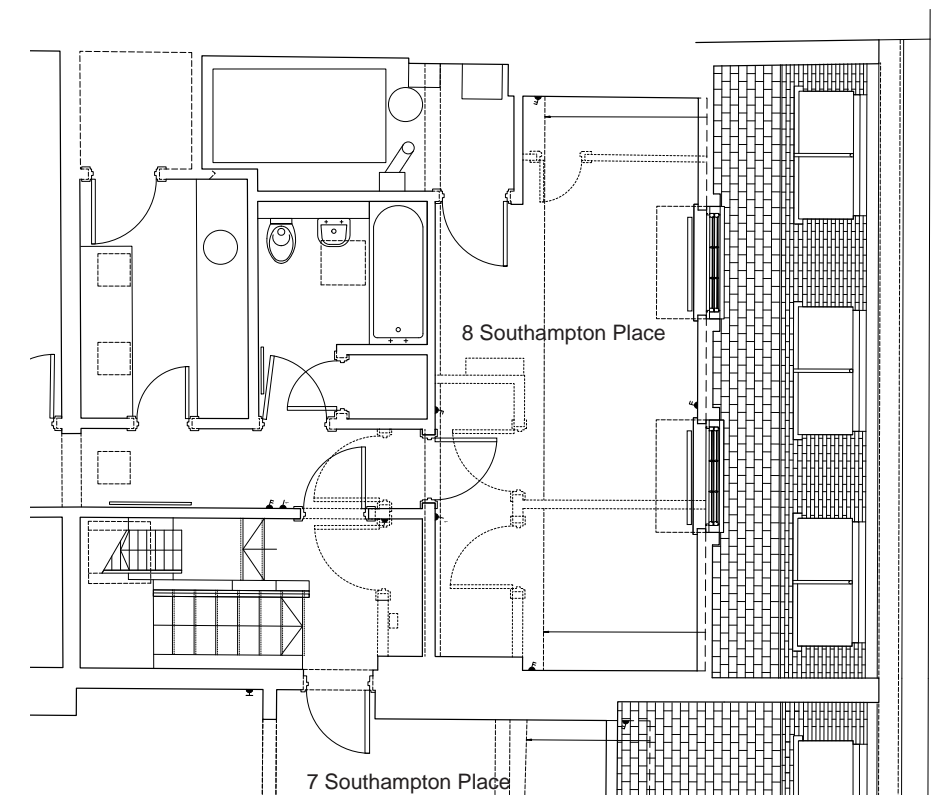
of linking of buildings under similar tenancies has been established and the local authority and English Heritage have been amenable to such changes.

- 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.
- 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.
- There is no intention to remove any material that is of historic or architectural significance. The link is within a blank plastered wall at roof level within a mansard roof, added at some time in the relatively recent past. The building is otherwise completely unaffected.
- 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.
- 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 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.



Part Existing Fourth Floor Plan



Part Proposed Fourth Floor Plan

2.0. Proposed Works

iii. Introduce two dormer windows to the double mansard - refer to drawings 058-A-0215, 058-A-0217 and 058-A-0218:

It is the intention to introduce two new lead clad dormer windows with painted timber sliding sash windows to the front elevation of the mansard roof. The dormers are intended to be a replica of those below with single glazing and historically correct detailing.

PPG 15 states the following considerations with regards alterations to listed buildings (Para 3.5):

The issues that are generally relevant to the consideration of all listed building consent applications are:

- The importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms
- The particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list; list descriptions may draw attention to features of particular interest or value, but they are not exhaustive and other features of importance (e.g interiors) may come to light after the building's inclusion in the list
- The building's setting and its contribution to the local scene, which may be very important e.g where an element in a group, park or garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby.
- The extent to which the proposed works would bring substantial benefits for the community, in particular contributing to the economic regeneration of the area of the enhancement of its environment (including other listed buildings).

English Heritage Guidance and the SPG for Camden and Bloomsbury state that double mansard roofs are not generally desirable. However, these documents do not offer any advice regarding the desirability of the insertion of new dormer windows into existing double mansard roofs or the cumulative effect of areas where double mansards exist on several adjoining buildings. As such we consider the following questions based upon the PPG 15 criteria:

- What is the specific architectural or historic significance of the building or group of buildings of which No. 8 is part?
- How does the building, and those adjoining, and their double mansard roofs, affect the current character and setting and townscape within the conservation area?
- Does the proposed addition of two dormer windows to the double mansard roof, to match those of adjoining buildings, act detrimentally to the specific architectural significance and do the proposals preserve and enhance the setting within the conservation area.

a. Specific Architectural Interest of the Listed Buildings:

Group Importance.

The building at no. 8 is historically important in its own right, however the principal significance of the property as an historic asset lies in its group importance as part of an architecturally identifiable ensemble of linked Georgian terraced buildings demonstrating a consistency of:

- Rhythm and type of painted sash fenestration at ground, first, second and third floors set within an unbroken terraced frontage.
- Dominant horizontal architectural features that are set at first floor level (stone string course) and at eaves level (stone cornice and parapet line)
- Consistency in materials, that is, the use of yellow stock brick, stone cills and to the sash windows, painted render at basement level, vertical iron railings, ornate architectural features at the entrances.

Above the eaves level the existing roofscape and roof forms does not demonstrate the consistency of unbroken rooflines that is sometimes evident elsewhere in the Bloomsbury Conservation Area. Instead the roof forms of buildings within the Georgian terraces in Southampton Place, on both sides of the road, have been altered at various times in the past and there is an identifiable variety that now provides the setting within this part of the conservation area. The roof alterations that are clearly identifiable include:

- The addition of mansard roofs and third floor accommodation.
- The addition of lead dormers within both the front and rear elevations. The dormer type, number and design varies from building to building.
- The alteration of mansard roofs to provide a double mansard for fourth floor accommodation
- The alteration of double mansard roofs to include lead clad dormer windows in the upper slope. The dormer type, number and design vary where these have been inserted into the double mansards. Building nos. 6, 7 and 8 all have double mansard roofs. Nos. 6 and 7 have projecting dormers in the lower and upper sections.
- Chimney stacks are not present on all party wall lines between terraced properties.

The alterations to the original roof forms now provide a visual variety above parapet level. The new large modern development adjacent to no.8 maintains the dominant eaves line of the terraces but above this level the roofscape rises up and alters the roof lines still further. Despite the inconsistency that now exists above eaves/parapet level, the architectural significance as a group of buildings must be the common elements they share, that is, the principal architectural elevation remains unaffected from street level.

Individual Importance.

The existing grade II* building is of both historic and architectural importance in its own right, and will include the original building form, where it is obvious, and some later additions and extensions that do not change the proportions or character of the original building.

There have been many additions and alterations to No. 8. These include:

- The addition of a rear extension with basement and ground levels.
- Alterations to the internal subdivisions at basement level.
- Additions of a mansards roof and then double mansard with attendant alterations to party walls and parapets above the eaves level
- Addition of lead dormers to the mansard on the front and rear elevations at third floor.
- Addition of dormers to the rear elevation at fourth floor.
- Addition of new stair at Third floor level.
- Inclusion of a lift within the main building adjacent to the main stair.



Proposed Front Elevation to Southampton Place

2.0. Proposed Works

- 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 layouts 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.

The most evident alterations will be those of the rear extension and the roof alterations as these have the greatest impact upon external building form. The double mansard roof is a relatively recent alteration to the earlier mansard roof form. More recently, the alteration of existing roofs to double mansard roofs have been generally discouraged by conservation agencies for three main reasons:

- i. There is a general presumption against changing original roof forms in policy documentation
- ii. The double mansard is a comparatively recent development and tends to alter the visual proportion of well designed elevations.
- iii. In some cases where buildings are part of wider views and townscape importance, isolated roof alterations may compromise terraces of otherwise consistent rooflines or be too dissimilar from buildings that are representative of the wider area.

The Bloomsbury Conservation area states:

‘In much of Bloomsbury the traditional form of terrace building with a continuous and dominant parapet or cornice line often makes a roof extension in mansard form the simplest, most practicable, and least disruptive, way of accommodating additional floor space. Double mansards will only rarely be acceptable.’

The double mansard currently in place, both on no. 8 and elsewhere in the terrace, is not part of the original historic fabric but does represent organic evolution of form.

‘Subsequent additions to historic buildings, including minor accretions..do not necessarily detract from the quality of a building. They are often important in heir own right as part of the building’s organic history.’ PPG 15 Annex C5

It is contended therefore that proposed dormer window insertion would not be detrimental to the listed building (subject to the use of appropriate design and materials). That said, the wider aspect of the proposals regarding the impact upon setting and townscape within the conservation area should also be considered.

b. Existing Character and Setting

The character of the Bloomsbury area is set out in the Bloomsbury Conservation Area Statement. 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 that is 3-4 storey terraced house 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.

Southampton Place is a linear street that radiates out from Bloomsbury Square towards High Holborn flanked on both sides by a variety of buildings, mainly Georgian terraces of varying styles. Nos 1-8 on the east side and 14-22 on the west side are grade II* listed buildings by the same architect constructed at approximately the same date. As such they retain important elevational features that are largely unaltered between ground and eaves level on the front elevations.

There is a noticeably dominant eaves line on the buildings to the east side. On the west the eaves line and roof lines vary to a greater degree. The roofscape on the grade II* listed Georgian buildings is more consistent in terms of overall scale although as mentioned earlier, there are a variety of roof forms on both sides of the street in these properties. There are single and double mansards, both with and without, projecting dormers. The similarity, and therefore the character, of roofscape is in the material composition of the roof cladding (clay tiles) and the general consistency of roof form of the mansards and inserted dormer windows, although further variety can be found within these. There is no consistent visual roofline as the roofs are interrupted by parapet walls and chimneys.

It is this characteristic that therefore must be considered as primarily important when making any discrete proposals to the existing roof forms.

c. The proposed dormer windows:

Justification.

Given the foregoing we consider that the proposed two dormer windows within the double mansard should be acceptable for the following reasons:

- i. There is no policy or specific guidance that relates to the insertion of new dormer windows into a double mansard roof. The Conservation Area Statement (Para.9.12) does state however that:

‘Windows on the front elevation of a ..mansard roof should normally take the form of traditional projecting formers which should have timber frames of an appropriate style; usually double hung sashes. In form, scale and pane size they should be subordinate to the floors below...They should be generally be on the centreline of the windows below or if they are were dormers then they should be arranged symmetrically about the centreline of the building.’

It is our intention to place the windows in the manner indicated using materials that match the original designs.

- ii. 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. The dominant aspects being the shared architectural features that remain intact throughout from ground to eaves level. This is clear from the photographs and from analysis of the buildings and is reflected in the listing description.
- iii. The building itself retains its own architectural and historic merits despite recent roof alterations. New double mansards are generally considered inappropriate alterations. The insertion of correctly designed dormer windows into the double mansard cannot therefore be considered to remove historically significant fabric to the detriment of the isted building.
- iv. There are a number of dormers in the existing double mansards

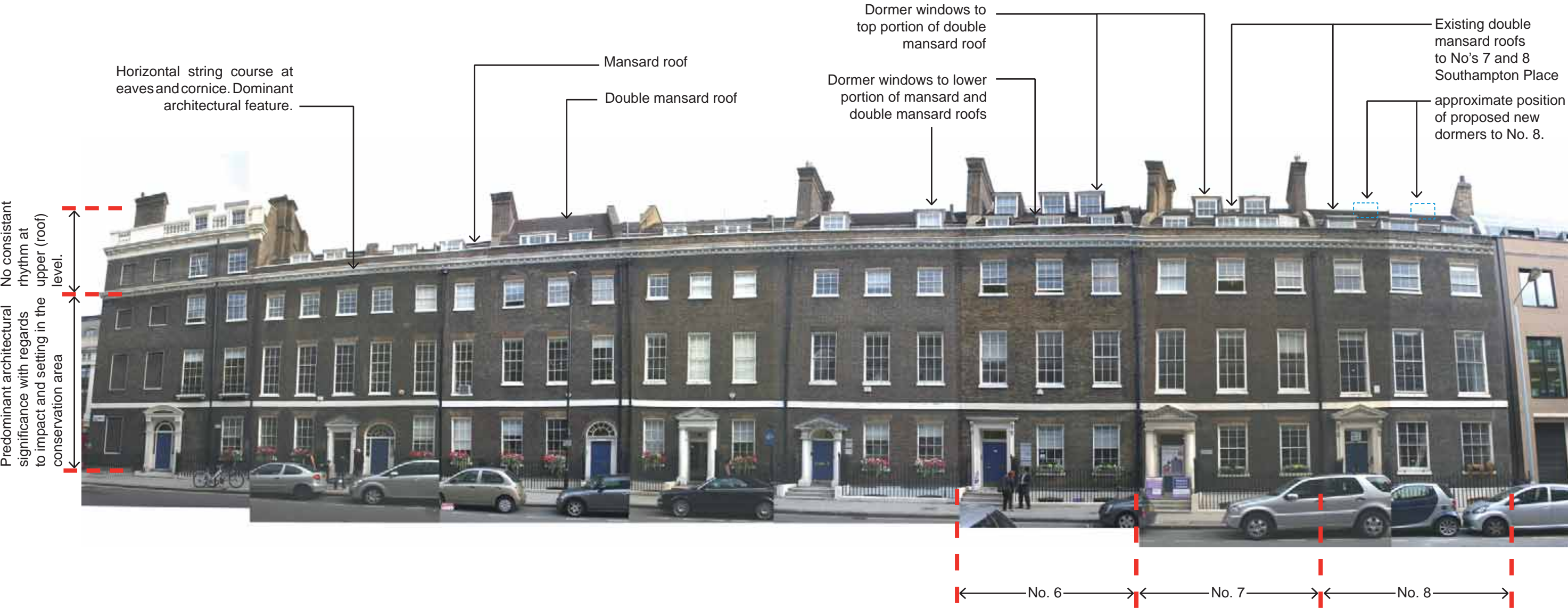
in these terraced properties. The insertion of new dormer windows into the existing double mansard will match those existing in terms of design, thus enhancing the existing character of the conservation area created by the existing roofs in the grade II* listed buildings on both sides of Southampton Place.

- v. The setting of the building and those adjoining will be preserved. There will be no detriment to roofline nor rhythm or dominance of architectural elements that are a characteristic of the conservation area as these elements are unaffected. No views will be affected either from the street or at roof level.
- vi. The provision of two dormer windows will improve and enhance the nature of the internal spaces 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. This is a sensible approach in line with PPG 15 para 3.8.

3.0. Existing Context

Existing Terraces

The panoramic photographs on the following two pages show the terrace to the northeast side of Southampton Place that No. 8 Southampton is part of, and the roofs to southwest side of Southampton place opposite the site.



Photograph of the Terrace to the North East Side of Southampton Place

3.0. Existing Context

Double mansard roofs

Dormer windows to top portion of double mansard roof



Photograph of the Roofs to the Terrace on the South West Side of Southampton Place

Double mansard roofs

Dormer windows to top portion of double mansard roof



Horizontal string course at eaves and cornice. Dominant architectural feature.

4.0. Materials, Construction and Monitoring

1. Materials, Construction and Monitoring of Works

It is intended that the works will be carried out by an experienced contractor with appropriately skilled conservation specialists to repair or replace elements in the property. It is intended that where required, following consultation with the local authority, that sample works will be prepared for approval where appropriate.

Works will be carried out with reference to the technical guidance for such works produced by SPAB and English Heritage and in acknowledgement of national and local authority policies.

2. Dormer Windows

The proposed dormer windows are indicated on the drawings and are intended to match, as nearly as possible, the existing sliding sash windows in the existing listed building(s). The principal aims are to retain the single glazing and the slim Georgian glazing bars that are a key characteristic of the fenestration elsewhere. It is intended to fix a daft seal in the meeting rails and the horizontal rails at sill and head-so as not to detract from the visual appearance.

The leadwork will be fixed as the existing dormer window details with a lead roll on the dormer roof on a timber substrate.

Ironmongery will include a sash window lock and lifting hooks to approval.

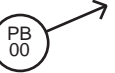
The paint finish, to external timber sill and sash windows, is to be an exterior white gloss paint to match elsewhere.

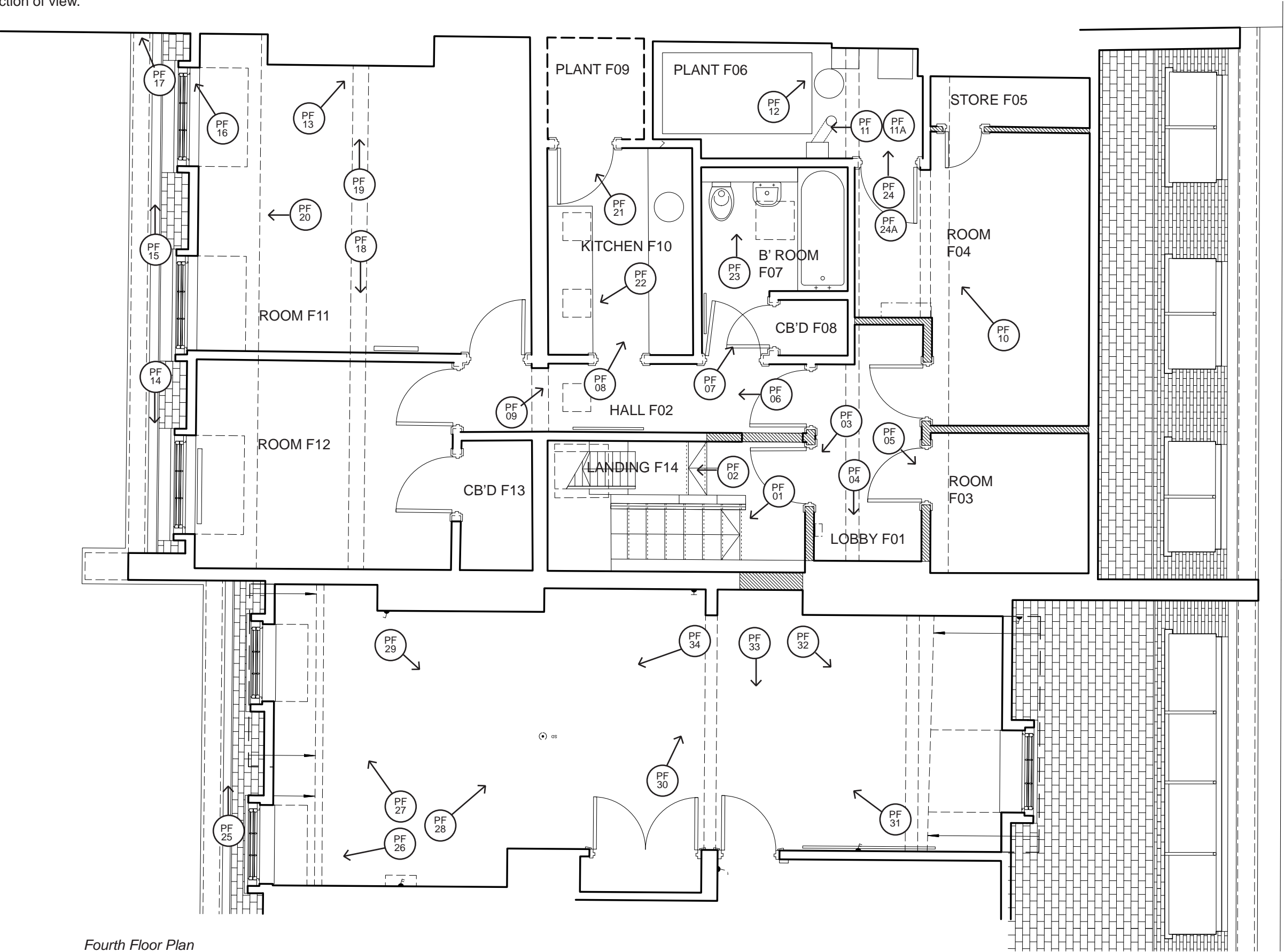
Generally plaster and other finishes will match those existing.

3. Method Statements

Method statements will be required from the contractor for all intended works for approval. A Structural engineer's method statement and specification for the roof trimming timbers will be provided upon the opening of the roof finishes.

5.0. Fourth Floor

 Denotes photograph reference number and direction of view.



Fourth Floor Plan

5.0. Fourth Floor



PF01:



PF02:



PF03:

5.0. Fourth Floor



PF04:



PF05:



PF06:

5.0. Fourth Floor



PF07:



PF08:



PF09:

5.0. Fourth Floor



PF10:



PF11:



PF11A:

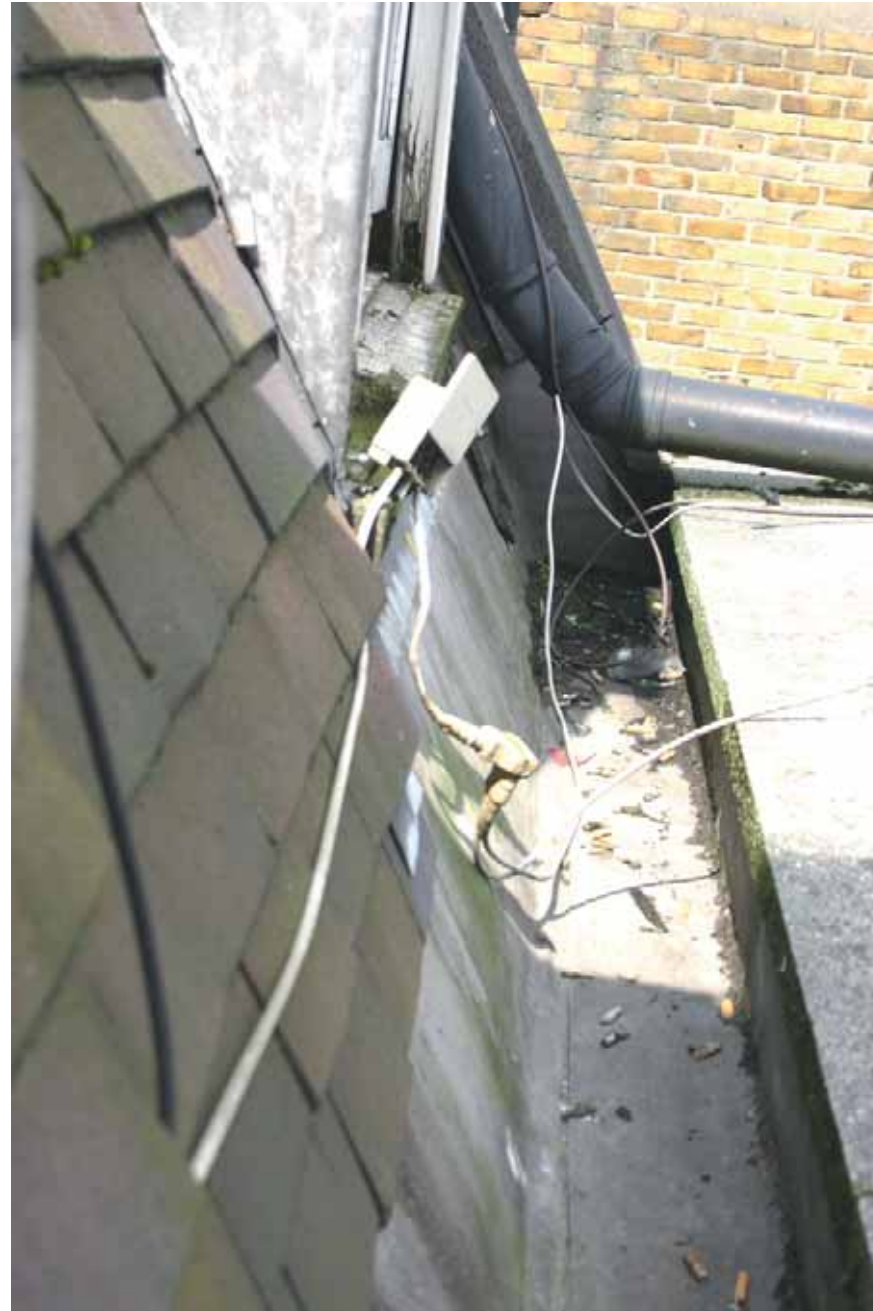


PF12:

5.0. Fourth Floor



PF13:



PF14:



PF15:

5.0. Fourth Floor



PF16:



PF17:



PF18:



PF19:

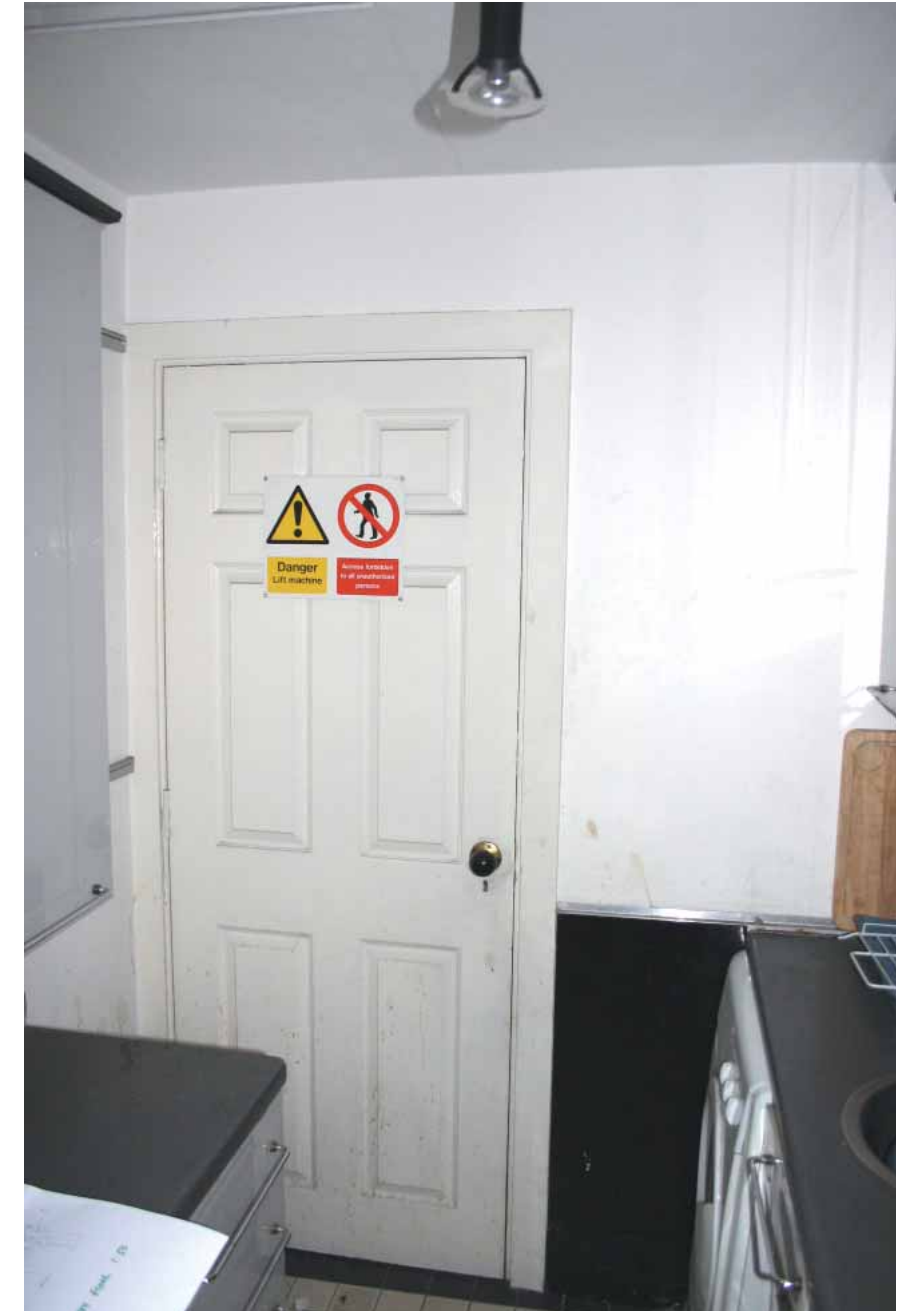
5.0. Fourth Floor



PF20:



PF22:



PF21:

5.0. Fourth Floor



PF23:



PF24:



PF24A:

5.0. Fourth Floor

7 Southampton Place.



PF25:



PF26:



PF27:

5.0. Fourth Floor

7 Southampton Place.



PF28:



PF29:



PF30:

5.0. Fourth Floor

7 Southampton Place.



PF31:



PF32:

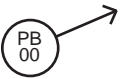


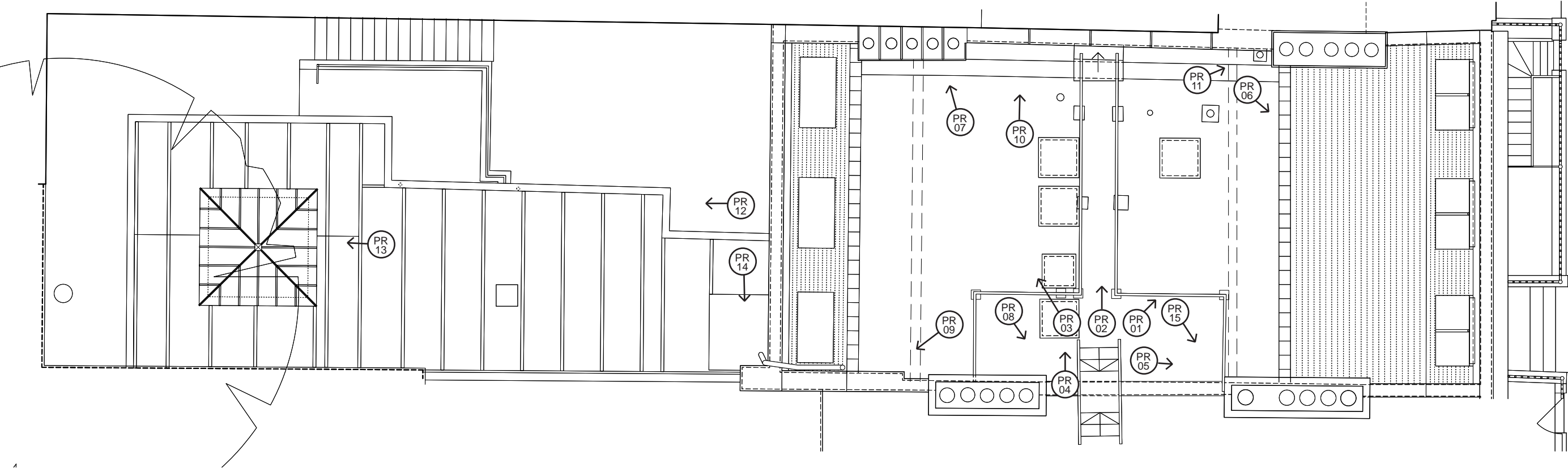
PF33:



PF34:

6.0. Roof Plan

 Denotes photograph reference number and direction of view.



Roof Plan

6.0. Roof Plan



PR01:



PR02:



PR03:



PR04:

6.0. Roof Plan



PR05:



PR06:



PR07:



PR08:

6.0. Roof Plan



PR09:



PR10:



PR11:

6.0. Roof Plan



PR12:



PR13:

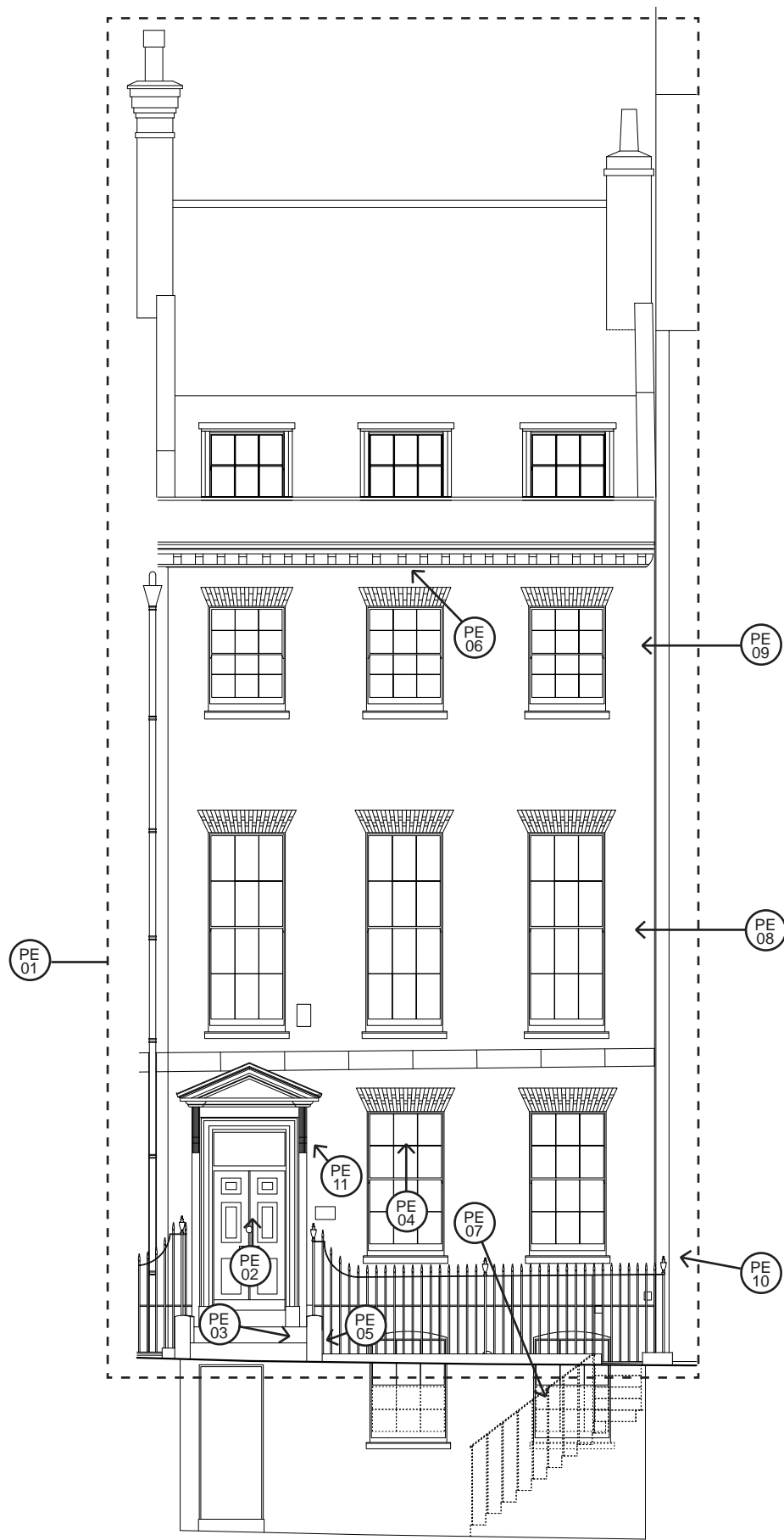


PR15:

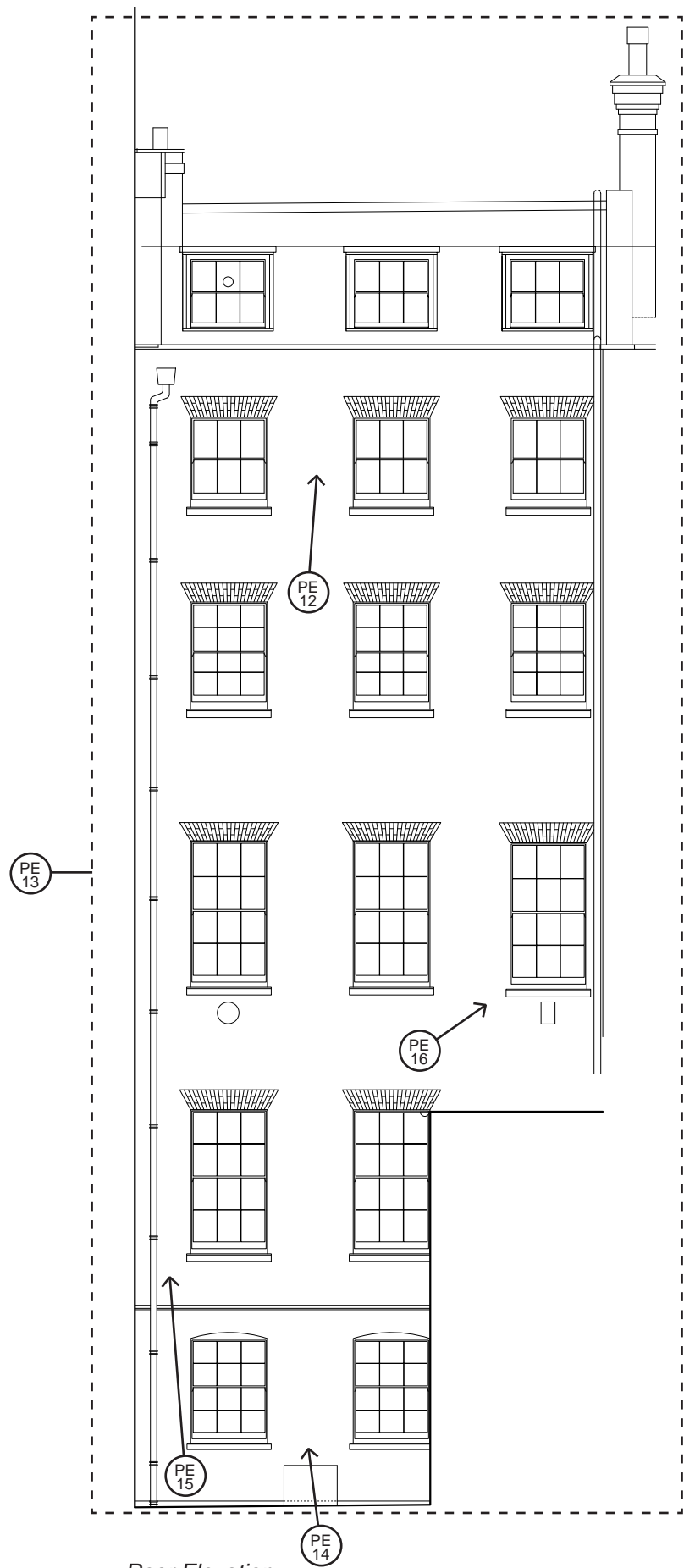


PR14:

7.0. Elevations



Front Elevation to Southampton Place



Rear Elevation



Denotes photograph reference number and direction of view.

7.0. Elevations



PE01:



PE02:



PE03:

7.0. Elevations



PE04:



PE05:



PE06:

7.0. Elevations



PE07:



PE08:



PE09:

7.0. Elevations



PE10:



PE12:



PE11:

7.0. Elevations



PE13:



PE14:



PE15:

7.0. Elevations



PE16: