

**13 Thanet Street, WC1H**  
**Design, Access & Heritage Statement**  
**Date:** 01/09/14  
**Project No:** 1303  
**Document No:** L07P  
**Project Title:** 13 Thanet Street, WC1H

### **A] Site**

The site is situated within the Bloomsbury Conservation Area (Sub-Area 13 - Cartwright Gardens/Argyle Square) and is Grade II Listed. It consists of a two storey and basement late Georgian Townhouse within a terrace of ten houses. The particular house in question has an arched mews entrance and a central blind window above the main entrance door. There is a two-storey coach house to the rear of the property. The finished floor level to the rear of the property is at a basement level. Brick walls reaching to first floor level enclose the rear courtyard.

Listing description from English Heritage:

Grade: II

Listing Date: 19 Nov 1970

*Terrace of 10 houses. c1820-22. Probably by James Burton. Yellow stock brick (No.8 painted) with stucco ground floors (Nos 8-11 and 16 rusticated). Stucco bands at 1st floor level and parapets. 2 storeys and basements. 2 windows each; No.13 with extra, central blind window and segmental-arched mews entrance. Round-arched ground floor openings. Doorways with pilaster-jambes carrying cornice-heads; fanlights (nos. 8, 10, 13 & 15 patterned) and panelled doors (No.8, C20). Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies (except No.17). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, St Pancras IV: London: -1952: 87).*

### **B] Development & Planning History**

#### **1. Neighbouring Planning History**

*2006/4473/P 15 Thanet Street. Demolition of existing extension, replacement with a conservatory. New rooflight.*

*2004/4311/P 17 Thanet Street. Erection of single storey rear extension, alterations to rear and front*

*0224/0980/P 17 Thanet Street. Roof alterations and increase in parapet height*

*9570101 11 Thanet Street. Erection of glazed conservatory to rear*

*8770285 16 Thanet Street. Demolition of external WC. Erection of single storey extension*

#### **2. Planning History 13 Thanet Street**

*9101114 13 Thanet Street. Alterations to include the infilling of the access arch at the rear the provision of new sets to the area in front of the access doors the removal of render over the archway the completion of the rendering to the party wall with No.14 Thanet Street the removal of joists and boarding in the area between No.13 and the "coach house" and the restatement of architraves to ground floor front and rear windows and first floor doorways*

*8400705 13 Thanet Street. Change of use of existing coach house/diary to residential*

*HB3150 13 Thanet Street. Reconstruction of the rear boundary wall. Reduction in the height of the rebuilt boundary wall with No. 14 Thanet Street by 7 courses.*

**C] Strategy**

The works will involve:

1. The replacement and reconfiguration of the glazing to the side elevation of the existing 1980s pastiche single-storey conservatory
2. The enlargement of an existing window opening at lower ground floor level within the rear façade of the main house. The enlargement of the lower ground floor window in the kitchen will enable more light to enter the kitchen. The existing structural opening is probably original to the house. The window joinery was installed in the 1980s. The intention is to keep the width of the opening the same, but extend the opening to floor level.
3. Removing an existing 1980s door leading to the conservatory.

Note that none of the windows and joinery are original to the structure but were installed during the 1980s renovation of the property. Details of the new glazing have been drawn as part of the submission. The exact colour of the window frames is to be confirmed, but will probably be dark grey.

**D] Massing**

The new works will not affect the massing of the existing building

**E] Materials**

1. The new glazing will consist of double glazed units.
  - a] The sliding doors to be conservatory will be within an aluminium frame.
  - b] the fixed glazing to the kitchen window will appear frameless. The new glazing within the main building will be set back by approximately 125mm and the glazing will be held within a 50mm channel, set into the building fabric, to minimize the visibility of the glazing frame and allow the structural opening of the original building to be clearly read.
3. The intent is to present a clean, contemporary insertion to the existing house with good quality materials, not a pastiche, so that the history of the building can be clearly read. Georgian architecture is characterised by solid masonry construction with simple detailing and vertically proportioned, relatively large glazed openings (for the time). It is intended that the new works will contrast with the existing building and enable the whole to be read with clarity.

**F] Access**

Access will not be impeded.

**August 2014/ 1303**

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