

Heritage Statement

Conversion of offices to 3 residential dwellings at
1-7 Woburn Walk, London WC1H 0JJ

In support of **Planning Application PP-03553035**





Front façade onto Woburn Walk.

Shown here are the first and second floor windows facing the street. The plaque denotes the historic significance of its famous former resident.

1.0 | Introduction

Martin Ralph Architects have been instructed to redesign the layout of the upper floors of 1-7 Woburn Walk as part of a proposed scheme for the re-classification and re-use of a Grade II* listed building (of special architectural or historical interest) from (B1a) office to (C3a) residential use.

The proposed accommodation is for 3no. dwellinghouses; comprising 2no. 2 bed and 1no. 1 bed apartments.

Street life.

Shown here the street in the morning waits for its many guests, bringing the street to life.



Shop frontage.

The Dickensian shop frontages, meticulously maintained anchor the street to its history.



2.0 | Heritage Statement

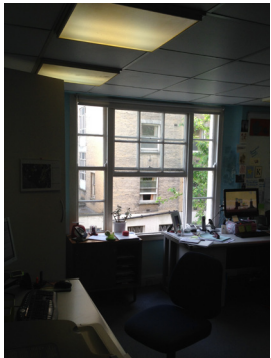
Located south of Euston Station, Woburn Walk is an attractive Victorian pedestrian street at the northern end of Bloomsbury. Designed in 1822 as London's first purpose-built pedestrianised shopping street, much of the architecture has been preserved including the Dickensian bow-fronted buildings, several of which are Grade II listed (including the proposed at No. 1-7, 8, 9 and 9a) and these buildings now house a variety of uses.

The proposed development will make no changes to the overall appearance of the front or rear elevations. The proposed change in use will enable the exterior fabric to be sensitively renovated and improved with existing windows and ironwork retained and made good as necessary. At roof level the tired PVCu windows (facing the street sitting in dormers behind a parapet wall) are to be replaced with more appropriate units. To the rear, the existing Crittall windows will have suitable replacements or be renovated in line with

conservation requirements. Internal works will maintain the fabric of the building, making good and repairing as necessary. Removal of all redundant adaptations for office use will return the buildings to their former function as homes. This will enhance the buildings charm and character, maintain the mix of tenure within the conservation area of Bloomsbury and add a new chapter to the history of the place.

Behind the face.

Offices are poor quality, aging and are uninspiring.



Room without a view.

To the rear, the brick stock is synonymous with London, but forms an uninspiring vista. This could be lifted with careful planting.





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