

London Borough of Camden
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Flat 2, 9-11 Bloomsbury Square

London, WC1A 2LP

Design and Access Statement

March 2015

Our Ref: PMA194



Please find our Design and Access Statement, which should be read in conjunction with the following drawings:

Paul McAnearny
Architects Ltd

PMA194_EX01_Existing Ground Floor Plan
PMA194_EX02_Existing Garden Plan
PMA194_EX03_Existing Rear Elevation
PMA194_EX04_Existing East Elevation
PMA194_EX05_Existing West Elevation
PMA194_EX06_Existing Roof Plan
PMA194_EX07_Existing Section AA
PMA194_GA01_Proposed Ground Floor Plan
PMA194_GA02_Proposed Garden Plan
PMA194_GA03_Proposed Rear Elevation
PMA194_GA04_Proposed East Elevation
PMA194_GA05_Proposed West Elevation
PMA194_GA06_Proposed Roof Elevation
PMA194_GA07_Proposed Section AA
PMA194_LP01_Existing Location Plan
PMA194_SP01_Existing Site Plan
PMA194_HS01_Hierarchy of Significance Lower Ground Floor

This Statement comprises of the following:

1. Introduction
2. Location
3. The Architects
4. The Architectural Approach
5. The Property's Significance
6. The Working Architectural Concept
7. Hierarchy of Significance
8. Proposal
9. Structural Design
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11. Photographs
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1. Introduction

The proposed scope of works to be carried out at Flat 2, 9-11 Bloomsbury Square are to replace the existing conservatory with a new slightly bigger conservatory, that projects 3.6m from the rear wall towards the garden area. It is proposed to form a wider opening into the rear facade on lower ground in order to maximise natural light into the internal living space.

The design intent is to include internal refurbishment of the living space, and rationalisation of the rear facade of the property.

9-11 Bloomsbury Square is a Grade II Listed Building situated within the Bloomsbury conservation Area.

The property is located on the Lower Ground Floor of a 5 storey building. The 3 terraced houses that form this building have been reconstructed for use as a hotel in 1909-11.

2. Location

9-11 Bloomsbury Square is a Grade 2 Listed Building situated within the Bloomsbury Conservation Area. Bloomsbury Square is so-called because it is the oldest square in the district, laid out in the late 17th century by Lord Southampton to the south of his residence Southampton House (re-named Bedford House).

The initial designation of Bloomsbury as a conservation area in 1968 sought to protect elements of development from the Georgian and earlier eras, but excluded areas where there had been significant later redevelopment. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture.

Along the western side of the square there is greater variation in building widths, heights and elevational treatment. Nos 9-14 are stucco-faced terraced properties that form a group within the street, having consistent three-bay frontages, a continuous cornice detail at parapet level and rusticated base.

3. The Architects

Paul McAneary Architects Ltd are a multiple award-winning Central London based practice. They have completed a wide range of cultural, commercial and residential projects in Central London and throughout the UK. The Practice is renowned for their warm minimalism and for their sensitive, respectful approach when working in Conservation Areas and on Listed Buildings. Paul McAneary Architects Ltd has completed the restoration and extension of over 40 projects, and has achieved a notable level of expertise given the breadth of experience acquired over the years. Notable projects that have required an exemplary approach to conservation include; the Grade I Nash Building ICA on The Mall in London, the internal restoration of grade II building on Savile Row for an art gallery, the refurbishment of a Grade II listed Modernist house in Chiswick, a classical Victorian Grade II listed Queen's Gate Place house from six flats to one single family house and the restoration and contemporary extension to a notable grade B listed building in Northern Ireland.

4. The Architectural Approach

The Grade II listing of the property requires that the works should preserve and enhance the fabric of the building. In order to achieve this important planning requirement, Paul McAneary Architects Ltd reports on the levels of significance of all aspects of their projects. The design strategy adopted has therefore been one that proceeds from an understanding of the breadth of experience acquired over the years; seeking to protect areas of high significance and to enhance areas of neutral and detracting significance. The quality of materials and detailing is intended to be of the highest quality. New internal and external works shall be of an understated design language.

5. The Property's Significance

In order to better comprehend the importance of the building, an assessment is made of each element. This gives a professional and comprehensive of both the buildings value along with each element that the building comprises its value and the part each element plays in defining the period .

9-11 White Hall Bloomsbury Square is situated within the terraces West of Bloomsbury Square in the Bloomsbury Conservation Area.

These terraces are stucco- faced terraced properties that form a group within the street, having consistent three-bay frontages, a continuous cornice detail at parapet level and rusticated base. The original 17th century houses were re-fronted in an Italianate style in the mid 18th century.

Please find below the Listing Notice.

Location: White Hall Hotel (Numbers 9-11) and attached railings, 9-13,
Bloomsbury Square
Street: Bloomsbury Square
Grade: II
List entry Number: 1244507
Date first listed : 30 Jun 1969

Description:TQ3081NW BLOOMSBURY SQUARE 798-1/100/101 (West
side) 30/06/69 Nos.9-13 (Consecutive) White Hall Hotel (Nos.9-11) and
attached railings

GV II

5 terraced houses. c1662-5. Built by T Coxe. Many C18 & C19 alterations. Nos 10, 11 & 13 refronted c1770-2; 3rd floor added 1841. Fronts stuccoed c1862 in Italianate style. Nos 9-11 form a symmetrical group with a recessed central, pedimented bay. Slated mansard roof with dormers. 4 storeys, No.10 plus an attic storey, attics and basement. 3 windows each. Rusticated ground floor. Pilasters rise from 1st floor, articulating each house, carrying entablature, with dentil cornice on outer bays. Square-headed doorcase with pilasters, round-headed arch with keystone and voussoirs, paterae, and cornice; fanlight and 2 leaf panelled doors. Ground floor windows partly with hexagonal and small square leaded lights. Architraved 2-pane sash windows, the 1st floor with cornices and wrought-iron balconies, 2nd floor with cornices broken upwards over the keystones. Balustraded parapet to outer bays; central bay with pediment over the attic storey with enriched tympanum containing a cartouche with the words "White Hall". INTERIOR: not inspected but noted to have been reconstructed for use as a hotel 1909-11. Nos 12 and 13 continue the terrace north in the same style as Nos 9 and 11 but without mansard roofs and dormers. Square-headed recessed doorways with fanlights and panelled doors. INTERIORS: not inspected but No.12 contains a panelled ground floor front room, formerly the office of the historian Sir Nikolaus Pevsner. SUBSIDIARY FEATURES: attached late C19 cast-iron railings to areas. HISTORICAL NOTE: No.10 was the house of Dr Robert Willan, dermatologist, GLC plaque.

6. The Working Architectural Concept

The architect's approach is to adopt the best conservation principles so they propose to remove non-original alterations and return the space to its original outline. All the original features throughout the listed building will be retained and locally repaired if necessary.

All the original materials will be retained, reused or replaced like for like. All the proposed materials will match the language of the listed building and eventually enhance the character of those spaces that were poorly refurbished in the past.

7. Hierarchy of Significance

Please refer to Hierarchy of Significance drawing PMA194_HS01_Hierarchy of Significance Lower Ground Floor.

This drawing illustrates our professional opinion regarding the elements within this listed building application.

The building has sustained alterations for use as a hotel in 1909-11, with numerous partitions installed which have significantly changed the original plan form. The three original terrace houses have been combined into one building. The current layout of the three houses as shown in the enclosed existing site plan provides the evidence of the fact that the original internal compartmentalisation of the individual buildings no longer exists.

Despite the historical changes, all the original features and detailing will be retained and repaired if necessary by using the same original natural materials, internally and externally.

Lower Ground Floor

It is our professional opinion that the party walls and the front facade are part of the original fabric of the buildings and therefore they are deemed to be of the highest significance.

Due to the reconstruction as a hotel in 1909-11, we believe that the rear facade has been subject to changes in accordance with the hotel's internal layout. It has been reconstructed with materials that match those of the adjoining buildings but are not part of the original fabric. For the reasons above, we consider the lower ground section of the rear facade as being of neutral significance.

Due to the past internal alterations, the non-original internal partitions that form part of the existing plan form are therefore considered to be of neutral significance.

The existing non-original single storey conservatory to the rear at garden level has been added in 1988. The existing conservatory is currently in poor conditions and has been classified as being of low significance.

8. Proposal

In accordance with the Hierarchy of Significance drawing, namely:
PMA194_HS01_Hierarchy of Significance Lower Ground Floor

Each of the existing 'high significance' original elements are proposed to be retained and repaired and made good. Each of the low significance items, that have been identified to detract from the property are proposed to be replaced in accordance with good conservation policy.

The ownership includes the conservatory and extends to the entire garden and the utility room where the existing boiler is located.

Conservatory

The existing non original conservatory projects beyond the rear facade line by 2.98m. The highest point of its pitched roof, at the connection with the rear facade, is at 3.1m from garden floor level. The existing conservatory includes a poorly constructed timber roof and two brick walls at either end to form the cheeks. The south-east brick wall is built against the brick boundary wall. The south-west elevation of the conservatory comprises timber posts and painted timber framed fixed windows and sliding doors.

The pitched roof is currently in poor conditions and includes a timber structure with honeycomb polycarbonate sheets between the timbers, and this is considered to be detrimental to the character of the listed building. Further, due to the multi-storeys high surrounding buildings, to the dark painted timber structure and panelling, to the opaque full height brick cheeks and the dilapidated polycarbonate sheets, the internal spaces at the rear of the property suffer from low light condition.

It is our design intent to replace the existing conservatory with one that maximises the amount of natural light into the living area at the rear of the property, in order to improve the quality of the spaces.

The proposed conservatory will project beyond the rear facade line by 3.6m. It extends towards the garden by an additional depth of 0.62m beyond the existing conservatory line. Due to the fact that the utility room is currently

accessible either from the communal spaces or the external garden, we propose to extend the footprint of the new conservatory, 2.13m towards the west side, in order to enclose the access to the utility room and infill the door opening from the communal spaces. By slightly increasing the footprint for the reason above, we believe that the quality of the spaces has greatly improved without overdeveloping the site.

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The proposed conservatory replaces the existing poor quality timber framed structure and polycarbonate sheets with a light weight timber extension that maximises the transparency and therefore the amount of natural light. It consists of three fixed pyramid roof-lights, timber framed windows with brick walls at low level and timber glass doors on the west and rear sides. A brick wall on the east side will enclose the new kitchen and is proposed to be set in from the party wall.

On the west side of the proposed conservatory, the size of the fixed windows will be 3059mm x 1676mm. These windows will sit 900mm above ground onto a brick wall.

On the rear side, the size of the timber glass doors is 1200mm x 2726mm and the size of the openable casement windows on either side is 2077mm x 2146mm.

The proposed glazing will enhance the relationship between the internal spaces and the garden, and allow more natural light into the kitchen and dining area.

On the East side, the proposed brick wall will be built in from the party wall, in the same location as the brick wall of the existing conservatory. The proposed brick wall stops before the eaves line of the new conservatory and it connects to the timber structure via a pitched roof. The pitched roof over the kitchen units slopes towards the party wall in order to prevent any overbearing and overshadowing towards the neighbour's property. A concealed gutter will be installed within the roof for drainage purposes.

It is also our design intent to allow for bricks that match those of the existing building, for all proposed brick works.

The proposal also includes forming a wider opening within the rear facade wall on Lower Ground Floor, which is now made internal by the proposed timber enclosure. The reason for this is to maximise the amount of natural light reaching through the internal living spaces.

This large framed opening is designed to leave nibs to either side and a down stand at the top in order to clearly define the rear wall line and therefore to retain the original compartmentalisation.

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The height of the proposed conservatory has been carefully considered throughout the design process to prevent overshadowing the neighbouring properties and the porter's working area on the ground floor. The highest point of the proposed conservatory, which is the top of the pyramids roof lights, will be at 3.6m from garden level. The eaves line will be at 3m from garden level.

Further, we propose to raise the finished floor level of the new conservatory by 100mm to match the existing internal floor level, in order to create a continuous open area for the kitchen, dining and living spaces.

Internal Works

In accordance with the Hierarchy of Significance plan PMA194_HS01, due to the past internal alterations, the non-original internal partitions that form part of the existing plan form are considered to be of neutral significance.

We propose to infill the door opening between the existing Hall and Living Room, and remove the existing partition between the kitchen and the Living Room. It is also part of our proposal to enlarge the door opening between the Hall and the new living area.

The new internal alterations are designed in order to avoid forming inner rooms and to create better quality, well lit living spaces

Boiler flue

We propose to retain the boiler in its current location in the Utility room. However, as we are enclosing the Utility room, we propose to redirect the boiler flue to exit adjacent to the existing rainwater pipe, within the side return of the rear facade, in order to minimise the impact upon the neighbouring amenities. The flue is located at a distance of 1130mm away from the Ground Floor neighbour's window, and 1970mm away from their existing boiler flue.

External Works

We propose to retain the existing hard and soft landscaping of the rear garden. Minor changes are proposed to allow for the slightly bigger footprint of the new conservatory, including relocating the existing gully.

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Architects Ltd

9. Structural Design

As this is a grade 2 listed building, the structural changes for this proposal are minimal, and include a new beam to form the proposed framed opening within the rear facade.

10. Access Statement

There are no proposed changes to the access of the building.

11. Photographs



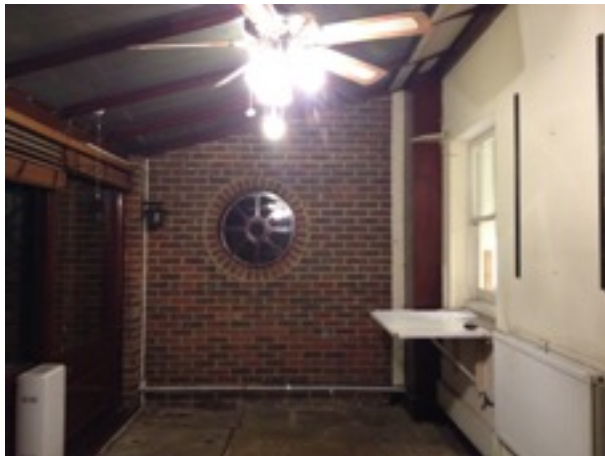
Rear Facade Lower Ground Floor



Rear Facade of Ground Floor and above



Existing Timber Framed Sliding Door and honeycomb polycarbonate sheets between the timbers.



East Side of the
existing conservatory



West Side of the existing conservatory
and dark timber framed sliding doors

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Existing Timber panel door
between living and existing
conservatory

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12. Conclusion

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This document has indicated that the proposal is based on a clear understanding of the importance of this listed building through the elements of significance that make up the building. This document has also considered all the relevant planning policies that it has respected and adhered to. This proposal has carefully considered and understood the specifics of the history of this building. All elements that make up this application have both been shown to have been fully addressed. The proposal not only satisfies the clients need, but also does so in a manner that will preserve the character of the building in best practice in design and in the proposed construction in 2015.

Yours faithfully,

A handwritten signature in black ink, consisting of a stylized initial 'P' followed by 'McA' and a long horizontal stroke ending in a downward-pointing arrowhead.

Paul McAneary

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