

Project Reference: 133-10GOS  
Project: Flat B, 10 Great Ormond Street, London WC1N 3RB  
Revision: -  
Issue Date: 18 August 2015

## DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT

### **Alterations to rear closet rooms: removal of modern stair and internal renovations.**

## INTRODUCTION

This statement should be read in conjunction with the accompanying application for Listed Building Consent for the proposed alterations to Flat B (first and second floors), 10 Great Ormond Street, London WC1N 3RB, along with the accompanying existing and proposed drawings. The purpose of this document is to satisfy the requirement for a Design and Access Statement / Heritage Statement to accompany the application. It is also to serve as a written description of the proposal.

## LOCATION

The application property spans the first and second floors of a five-storey, early-Georgian terraced house. It is located on the north side of Great Ormond Street, between Lamb's Conduit Street and Millman Street. Please refer to drawing S-01 LOCATION PLAN for details.

## CONSERVATION AREA

Great Ormond Street is located in the Bloomsbury Conservation Area (designated 01/03/1984), in Sub Area 10 (Great James Street / Bedford Row), as designated in The Bloomsbury Conservation Area Appraisal and Management Strategy document.

## HERITAGE LISTING

### List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 4 TO 16 AND ATTACHED RAILINGS

List entry Number: 1322086

### Location

NUMBERS 4 TO 16 AND ATTACHED RAILINGS, 4 TO 16, GREAT ORMOND STREET

Grade: II\*

Date first listed: 24-Oct-1951

#### Details

CAMDEN TQ3082SE GREAT ORMOND STREET 798-1/96/666 (North side) 24/10/51 Nos.4-16 (Even) and attached railings

GV II\*

7 terraced houses. c1720-1, No.4 built by J Cooper; No.6, E Chapman; Nos 8-16 by J Ragdall. Nos 6 & 8 refronted c1860. Nos 4, 10 & 12 restored c1980-1 by Donald Insall & Associates for Rugby Estates and LB Camden. Brown brick with red brick dressings; Nos 6 & 8 yellow stock brick with red brick dressings. Projecting brick strips between the houses.

EXTERIOR: 4 storeys and basements. 3 windows each; No.10 with blind half window. No.12, 4 windows. Parapets. No.4: wooden Doric doorcase with fluted pilasters carrying entablature with enriched frieze, patterned radial fanlight and panelled door. Gauged red brick dressings to recessed sashes; 1st and 2nd floors with red brick fielded panel aprons. No.6: wooden doorcase with fluted Ionic half columns carrying entablature with mutule pediment; rectangular fanlight, door currently boarded up. Gauged brick segmental arches to 2-pane sash windows with keystones and bracketed sills. Moulded brick bands at floor levels and enriched brick band at parapet level. No.8: similar to No.6 but doorcase with fluted pilasters carrying projecting cornice; rectangular fanlight and door currently boarded up. No.10: wooden doorcase with fluted pilasters carrying projecting cornice; rectangular fanlight and panelled door. Gauged brick flat arches to recess sash windows. No.12: wooden doorcase with fluted pilasters carrying a frieze with central small female head flanked by triglyphs with guttae and paterae. Foliated console brackets support a dentil cornice forming a hood with panelled soffit. Radial patterned fanlight and panelled door.

Gauged brick flat arches to flush frame sashes with exposed boxing on ground and 1st floor; recessed sashes, 2nd and 3rd floors. No.14: wooden doorcase with pilasters carrying entablature with projecting cornice; rectangular fanlight and panelled door. Gauged brick flat arches to flush framed sashes with exposed boxing. No.16: wooden doorcase with reeded pilasters supporting console brackets carrying a projecting cornice. Panelled reveals. Patterned rectangular fanlight and panelled door. Gauged brick flat arches to flush framed sashes with exposed boxing.

INTERIORS: not inspected but noted to retain some original staircases with spiral balusters and carved tread ends and some panelled rooms, No.10 is noted to be especially good.

SUBSIDIARY FEATURES: attached cast-iron railings, mostly with urn or torch flambe finials to areas. Listing NGR: TQ3065282093

#### PROPOSED ALTERATION

This application is concerned with the removal of an internal, modern staircase connecting the first and second floors only. There are no alterations proposed to the main rooms of the property, or to any part that is visible from the outside. Proposed demolition is confined to the removal of non-original building fabric. All new details and materials will be in keeping with the existing detailing and to match existing.

This is no available planning history describing when the existing internal stair was built. We assume the works were part of the restoration in 1980-1981 by Donald Insall Associates for Rugby Estates and LB Camden, as mentioned in the heritage listing. Otherwise we assume works were completed prior to available planning records, or without consent. The current layout can be seen in detail on application drawing 10GOS-001, and in the pictures below.

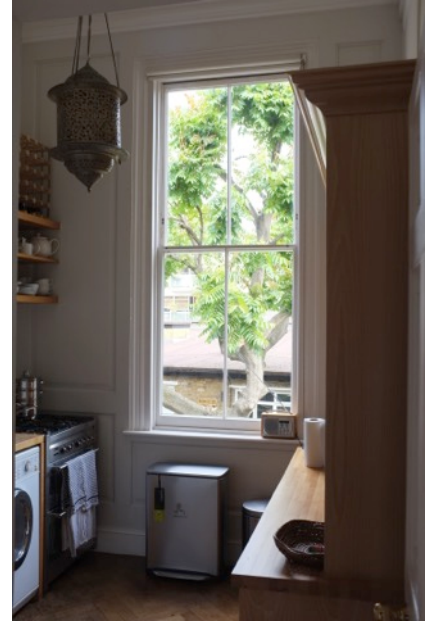
first floor rooms:



FG01: front room (living room)



FG02: back room (study)



FG03: "closet" room (kitchen)

second floor rooms:



FG04: front room (bed & ensuite)

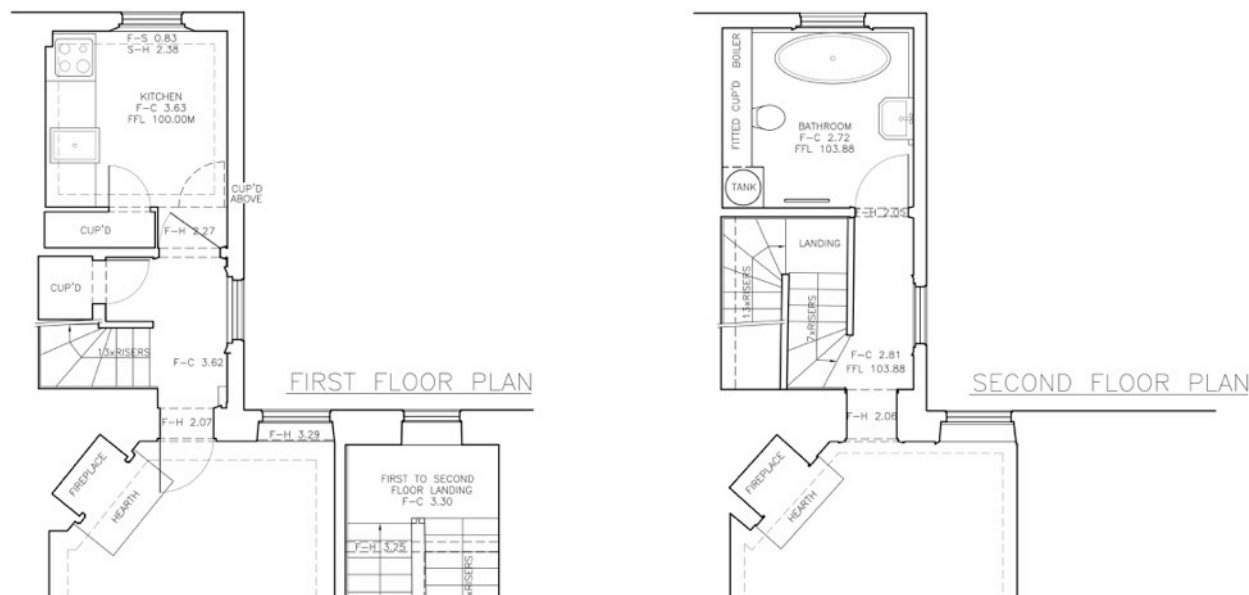


FG05: back room (dressing rm)



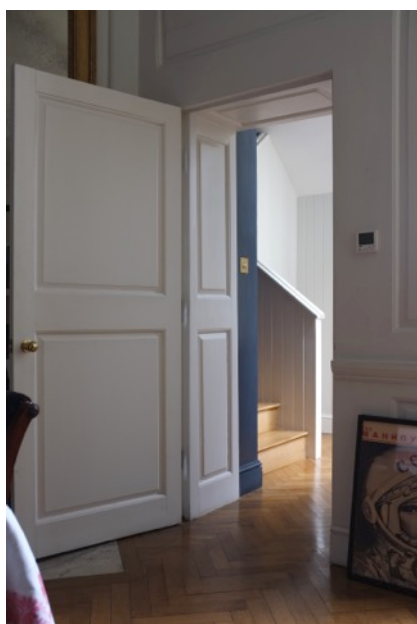
FG06: "closet" room (bathroom)

As visible on application drawing 10GOS-001, the stair occupies approximately half of the rear “closet” rooms of the plan. As these rooms are of considerably thinner construction and “unheated” (meaning built without fireplaces), it is assumed they are not part of the original construction. It is assumed the closet wing was built much later, possibly during the 20<sup>th</sup> century.

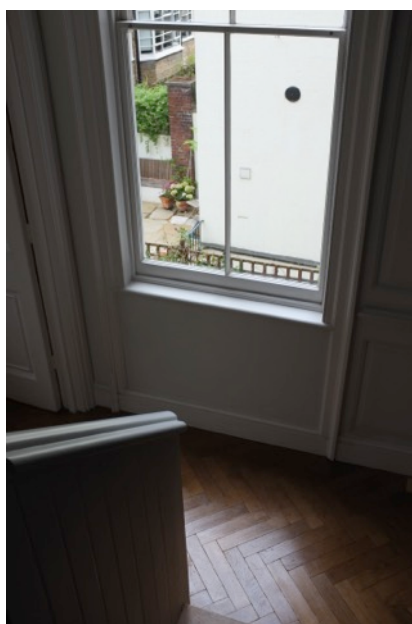


FG07: extract of existing floor plans showing rear closet rooms and modern internal stair

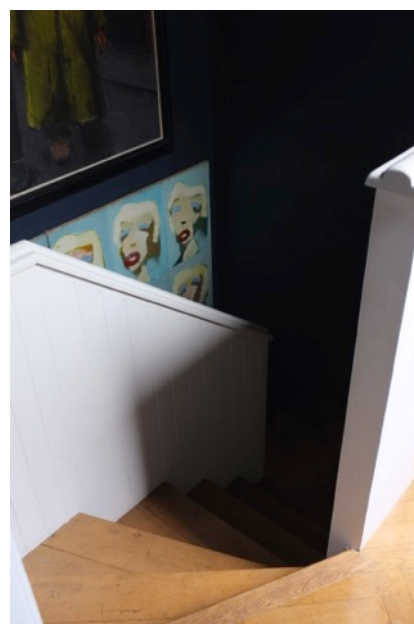
The images below show views of the stair from above and below.



FG08: view of stair from first floor



FG09: view of lower landing



FG10: view of upper landing



As detailed on application drawing 10GOS-002, the proposed alterations are summarised as follows,

1. Remove existing internal stair and under-stair cupboards (see figure FG11 below for under-stair cupboards, accessed from kitchen).
2. Remove partition wall forming bathroom on second floor.
3. In-fill second floor to reinstate closet wing as one room.
4. Remove existing bathroom fixtures and finishes. Move existing bathroom fixtures to new location at first floor (currently location of kitchen).
5. Dismantle existing kitchen joinery and rebuilt in room previous occupied by stair (first floor).
6. Finish second floor closet room as a study. Existing bathroom joinery that houses boiler and hot water cylinder to be retained as storage. (see figure FG12 below).



FG11: modern kitchen storage built as part of stair  
(to be removed; panelling and door retained)



FG12: bathroom joinery housing boiler & water tank  
(to be retained as storage in new study)

## ACCESS

The proposed alteration to 10 Great Ormond Street will have no effect on the access, be it inclusive, vehicular or by public transport. Access between the two floors of the property will be possible via the original, main stair of the house. As detailed in the application plan drawings, the (assumed original) doors from the main stair landings all exist, although some are currently not used.

## SUMMARY

We feel the proposal of this application is appropriate and constitutes a net benefit to the property. By removing the modern, internal stair the proposal seeks to reinstate the original plan-form of the property. The proposed works are also intended to improve the usefulness of the property to its owner: a long-term resident of Bloomsbury.

We hope the council will be satisfied that the proposed development is justified and appropriate. We and our client have submitted this proposal because we believe in its merit, and have a special interest in the future of this property.

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