



Heritage Statement

To accompany the application
for Listed Building Consent
at

Flat 10A
Great Ormond Street
London
WC1N 3RB

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1.0 Introduction

A separate application for Planning and Listed Building Consent has been submitted for this property that covers the enclosure works to the basement courtyard area of Flat 10A, planning reference 2015/5500/P and 2015/5501/L. A Heritage Statement has also been written to accompany that application.

This application is for Listed Building Consent and covers internal proposed works, principally basement bathroom alterations, secondary glazing, and repair and redecorating to the communal hallway and communal stair on the ground floor leading up to the first and second floors. Other proposals include replacement of the boiler to 10A to improve the heating and hot water supply, installation of a fire alarm and video entry to serve all three flats.

A more detailed summary of the proposals are as follows:

Extensive restoration of the timber panelling to the communal hallway which will include the removal of paint, in situ repair as required, restoration and redecoration of the timber.

Restoration and repair to the communal staircase to include the removal of paint, repair of treads and bearers as identified, replacement of missing balusters and redecoration. Removal of the current carpet and replaced.

Secondary glazing to the existing sliding sash windows and external doors of flat 10A to improve the thermal efficiency and added security.

The removal and replacement of the utilitarian carpet in the communal hallway to carry on through the staircase. In order to reduce noise transference from the entrance hallway and staircase to the adjacent flat it is proposed to use an acoustic rubber mat below the underlay of the new carpet areas.

Mechanical and Electrical works are also proposed to take place to 10 Great Ormond Street, both to the communal areas as well as flat 10A. These works include:

- Replacing the existing audio door entry system with a new video entry phone system to the front door reveal and corresponding receivers to each flat;
- A new fire alarm system to be fitted to all flats and;
- The improvement of the provision of hot water services feeding both the ground and basement floor of flat 10A.

The proposals have been developed following non-invasive investigations into the existing building.

2.0 Building History

10 Great Ormond Street was built as part of a terrace of 7 houses between 1720 and 1721. No. 10 was restored in 1980 on behalf of London Borough of Camden.

10 Great Ormond Street is a 4 storey terraced house, with basement, constructed in brown London stock brick in a Flemish bond with red brick dressings and projecting brick piers on the line of the party walls with the adjacent houses. The original 4 storey house has previously been split into 3 separate tenures.

No. 10A comprises of the Ground and Basement level of the building as well as the garden to the rear. The front façade comprises of 3 bays of timber sash windows decreasing in height from ground to fourth floor with flat gauged brick arches. Ground floor has a wooden door case with fluted pilasters carrying projecting cornice; rectangular fanlight and six panel door.

The basement light well has painted render with two windows and painted cast and wrought iron railings to street level. The main rear façade is brown London stock brick, the side elevation to the rear extension is covered with stucco from the ground to third floor with the lower ground floor being plain rendered. Rain water pipes are painted black, as are the wrought iron railings to the rear courtyard.

The existing property is located in the Holborn and Covent Garden Ward of Camden council, in the Bloomsbury Conservation Area. The terrace of properties in which No.10 sits are Grade II* listed which is predominantly concerned with the heritage value of the street facing façade.



Fig 1 Location plan of 10 Great Ormond Street

Listing Details

Location: (North side)

Nos.4-16 (Even) and attached railings

Street: Great Ormond Street

*Grade: II**

Reference No: 798-1-66691

Date of listing: Oct 24 1951

*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 door case with fluted pilasters carrying projecting cornice; rectangular fanlight and door currently boarded up. **No.10: wooden door case with fluted pilasters carrying projecting cornice; rectangular fanlight and panelled door.** Gauged brick flat arches to recess sash windows.*

No.12: wooden door case 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.

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 flambé finials to areas.

3.0 Heritage Statement

This statement has been compiled in conjunction with Camden Council's online guidance on the compilation of heritage statements.

3.1 Historical and Architectural Significance

No.10A Great Ormond Street is historically significant as it is a good example of an early Georgian, terraced town house, and completed around 1720 by J Ragdall. The listing details of the terrace in which No.10 sits make particular note of the Great Ormond Street elevation, particularly the materials and detailing typical of this period. Although refronted c1860, the front façade of No.10 is of high significance, contributing to the character and heritage of the local conservation area.

The rear elevation of No.10 is not mentioned in the listing details. Although this façade is still of importance, it has been subject to some modifications and alterations over time, making it less significant than the front.

The listing does not include inspection of the internals; however it is noted to retain some original staircases with spiral balusters and carved tread ends and some panelled rooms. Specific mention is made of No.10 for being especially good for retaining most of these features.

3.2 Justification for the Development

The works are proposed in order to make better use of the available space within the property to better suit the needs of the owner. In addition to this, the works to the staircase and hallway panelling will ensure the longevity of the asset.

Timber panelling restoration and redecoration. The existing panelling in the entrance hallway is thought to be original to the house, and is a good example of Georgian panelling generally. It has received many layers of paint over the years and sustained some light damage. A lot of the damage is commensurate with age and use and as each timber panel is revealed after the removal of the paint, a decision will be made as to the appropriateness and level of repair. Repairs will generally follow the philosophy of minimal intervention in order to extend the life of the panel and halt any further detrimental deterioration.

Stair case repair and redecoration. The staircase serves the first and second floors and is a good example of an original Georgian staircase with barley twist balusters and decorative carved tread ends. The treads and risers are part covered with a thin utilitarian carpet with a non slip nosing set back slightly from the edge. The visible remainder of the tread is painted, as are the balusters. There is evidence of some balusters having been replaced with a lighter weight softer wood, and some replaced in a different style altogether. There are balusters missing from the staircase and these will be replaced with a more modern style. This approach is seen as an honest replacement and will assist in being able to read the buildings history. An honest and simple intervention is deemed appropriate.

Secondary glazing to windows. Double glazing for this property is not deemed appropriate; this not only results in the loss of its old glass, but also adds more weight. From the perspective of historic and aesthetic significance, secondary glazing solutions have the advantage over double glazing systems in that they are reversible: the window can be returned to its original condition in the future if required. Almost the only permanent alteration is the fixing holes where a frame is secured, and otherwise the original details remain undamaged. This system will add thermal improvements to the property and increased security.

Bathroom en suite works. The revised bathroom layout will allow greater flexibility for the guests of number 10. Care will be taken to re use the doors and the existing architrave will remain insitu so as to read and understand the changes as the buildings layout has evolved over the years.

The flats to the first and second floor of 10 Great Ormond Street each have separate boilers serving only one floor. Flat 10A has one boiler serving two floors; this is currently inadequate, and a further boiler is required to serve the ground floor. The external basement proposals will see an additional bath, shower and basin fitted as well as the provision of more heating. As a result there will be a greater demand for the supply of hot water to the basement, further justifying the need for the improvement of the provision of hot water services.

It is clear that the existing audio door entry system is dated and is a security concern for the residents of 10 Great Ormond Street. The proposed video entry system would provide the residents with a greater reassurance of their security and well being.

The installation of a new fire alarm system is an import factor that needs to be considered with regards to the health and safety of the residents; it is also fundamental to the future proofing of 10 Great Ormond Street as it will help the prevention of fire damaging the building.

Flat 10A is located on the ground and basement floor level, as a result it is exposed to a great deal of noise transference from the communal hallway and stairs which act as the only point of access to the first and second floor flats. The proposals to install an acoustic mat beneath the new carpet and underlay to sit on top of the timber floor boards in the entrance hallway. This will result in a reduction of noise generated by the other residents and will provide the resident of flat 10A with an improved standard of living.

3.3 Impact of the proposals

The proposals have been designed to avoid or minimise harm to the heritage asset. No changes are proposed to the front elevation of 10 Great Ormond Street, which in the listing details is a significant aspect of the buildings listed status. Being limited to the interior, the proposals will not have any impact on the character or appearance of the conservation area. The interior works will further enhance the asset by the very nature of the proposed repair and restoration

4.0 Local Planning History

PSX0304159

8 Great Ormond Street LONDON WC1N 3R

Conversion from two self-contained units to a single dwelling house with associated minor internal alterations, as shown by drawing numbers: 2003.001/01/A, 002.01/A, 003, 004/A, 005/A and 006/A. Letter dated 27th Feb 2003 with 2 photos

FINAL DECISION15-04-2003 Granted

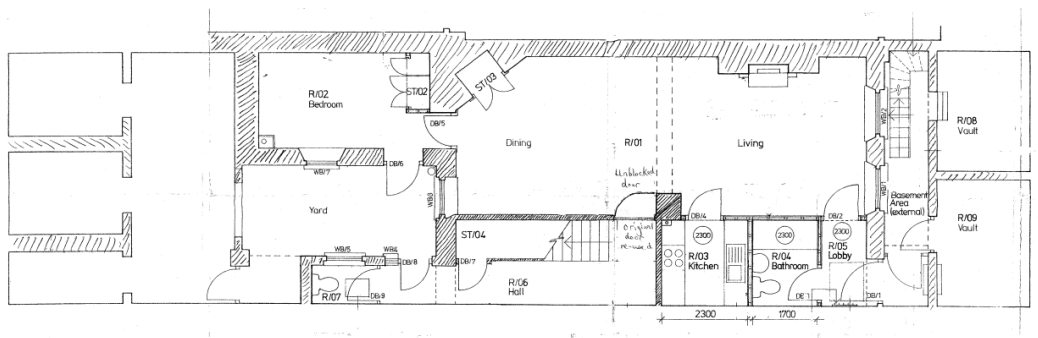


Fig 2 Proposed Layout of 8 Great Ormond Street

2010/4670/L

Ground Floor 14 Great Ormond Street London WC1H 3RB

Internal and external works in association with retention of French doors as replacement of timber sash window and the removal of associated brickwork to provide access to courtyard; retention of laminate flooring; and the erection of an internal partition wall of ground floor self-contained flat

FINAL DECISION05-10-2010 Granted

2003/0773/L

8 Great Ormond Street London WC1N 3RB

The installation of a new door to the rear basement, a french window in an existing window opening to the rear ground floor a new roof hatch with protective rail, a metal rail across the width of the roof, internal works and works to existing roof installations

FINAL DECISION06-11-2003 Granted

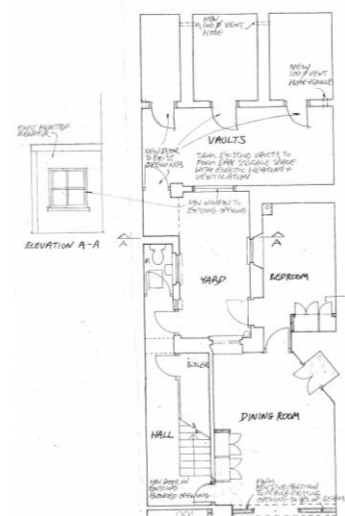


Fig 3 Proposed Layout of 8 Great Ormond Street

5.0 Conservation Area

Great Ormond Street falls within Sub-Area 10 of the Bloomsbury Conservation Area as set out in the Camden Council document Bloomsbury Conservation Area Appraisal and Management Strategy.

The following relevant extracts are those relating directly to Great Ormond Street or the immediate surroundings.

The Great James Street and Bedford Row sub area was developed during the Georgian and Regency periods under various ownerships, although part of the street pattern was laid out earlier by Nicholas Barbon. The area has a clear street hierarchy structured on a grid layout. Bedford Row, Doughty Street and John Street are wide thoroughfares characterised by larger properties. There is a progression in scale (and grandeur) from Millman Street, through Great James Street to Bedford Row. There is no planned open space in the sub area, although the more formal streets are characterised by regularly spaced street trees, planted at regular intervals in the pavement. (5.174)

Although once primarily residential, the area now has a mixture of uses. The main and secondary thoroughfares (John Street, Doughty Street, Bedford Row, Rugby Street and Great James Street) are dominated by office uses but retain some residential uses (in particular in Millman Street). Throughout the sub area, there is an increasing trend to return townhouses to their original use as single family dwellings. The larger properties in Bedford Row are largely occupied by legal firms, due to their proximity to Gray's Inn and Lincoln's Inn. The mews tend to have a mixture of residential uses and small workshops including garages, printers and refuse collectors. Towards the eastern and western edges of the sub area, more retail uses can be found in streets closest to RGray's Inn Road and Lamb's Conduit Street, such as in Rugby Street and Guilford Street. (5.178)

***The secondary streets share many of the characteristics of the main streets, but are generally narrower and less grand in nature.** They comprise Great James Street, Millman Street, and the stretches of Rugby Street, **Great Ormond Street** and Sandland Street to the east of Lamb's Conduit Street and Red Lion Street. They also include Nos 45-49 (consec) Bedford Row. These streets were all built in the early 18th century, although the original properties on Millman Street have been replaced by later buildings. The streets were densely developed, comprising four-storey terraces built on small, narrow plots. As with the main thoroughfares, **the widths of roadways, the tall building heights and the continuous frontages form a strong sense of enclosure.** Due to their early construction and fine architectural treatment, there are a large number of listed buildings in the sub area: all the buildings in Great James Street and in the stretch of **Great Ormond Street in the sub-area are listed, with a high number at grade II*.** (5.183)*

***Grand, four-storey terraces survive on the south side of Great Ormond Street.** The terraces in these streets are constructed from a **brown-red brick with red brick dressings, typical of early Georgian building,** Other details of their time include **decorative iron boundary railings with lamp holders over entrance gates, intricately carved wooden door cases with brackets supporting leaded hoods, and fanlights over entrance doors of varying designs,** all of which are evident in Great James Street. (5.183)*

The proposals shown within this document will have negligible effect on the appearance or character of the Bloomsbury Conservation Area. Proposed alterations are to the rear external basement and internally which is completely segregated from public viewing and will therefore leave the "continuous frontage" of this part of Great Ormond Street and the "strong sense of enclosure" within the Conservation Area entirely unaffected.

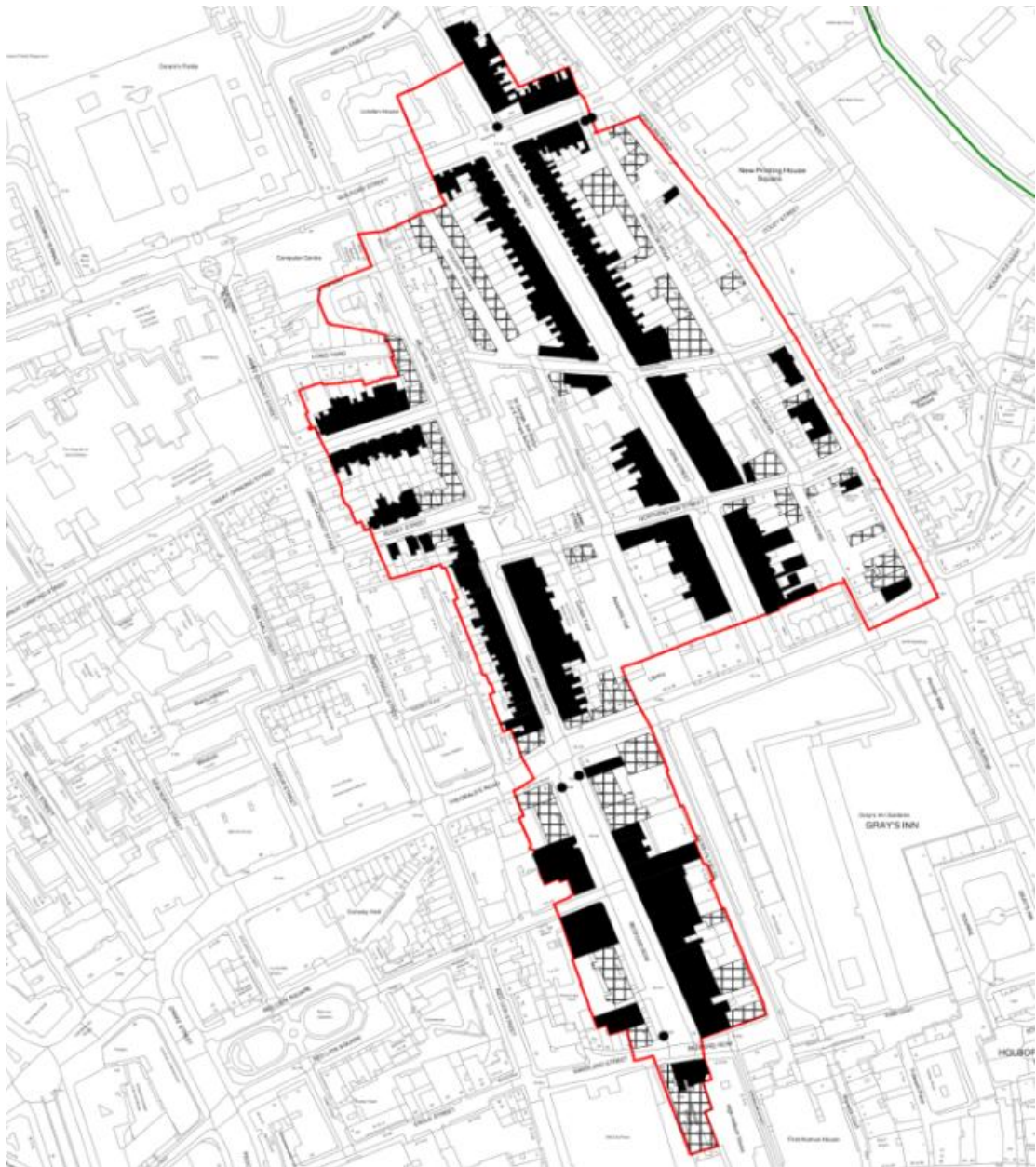


Fig 4 Sub-Area 10 of the Bloomsbury Conservation Area Appraisal and Management Strategy

6.0 Relevant Planning Policy

National Planning Policy – National Planning Policy Framework (NPPF)

This sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

131.

In determining planning applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

134.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

126.

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *The desirability of new development making a positive contribution to local character and distinctiveness; and*
- *Opportunities to draw on the contribution made by the historic environment to the character of a place*

Summary:

In terms of the NPPF, the proposal will safeguard the prolonged use of the heritage asset in its original use as a family home and help retain the distinctiveness of the local area. The harm caused to the asset is minor, and the proposals will safeguard the building’s most sustainable use as a family dwelling. The works to the bathroom are fairly minor and reversible, evidence will remain as to the original placing of the door once removed.

Regional Policy – The London Plan

Heritage Statement, Flat 10A Great Ormond Street. Prepared by M.D.Wilks RIBA for an on behalf of Mrs F Cruddas

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

Policy 7.8 Heritage Assets and Archaeology.

Strategic

- A: London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- B: Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology. Planning decisions*
- C: Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- D: Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*
- E: New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

Summary:

The proposals have been carefully considered so to "conserve their significance" and the repair and restoration of the panelling and staircase will prolong the life of the asset.

Local Policy – Camden's Local Development Framework

Relevant extracts from Camden's Local Development Framework: Core Strategy

CS5 – Managing the Impact of growth and development

The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:

- a) Providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;*
- b) Providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;*
- c) Providing sustainable buildings and spaces of the highest quality; and*
- d) Protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.*

The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:

- e) *Making sure that the impact of developments on their occupiers and neighbours is fully considered;*
- f) *Seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and*
- g) *Requiring mitigation measures where necessary.*

Summary:

The works to 10A Great Ormond Street will see the heritage asset protected and in use for the foreseeable future. The works do not constitute substantial harm to the property and will see their long term use assured through material improvements which will protect the building fabric and ensure their comfortable use.

CS14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

- a) *Requiring development of the highest standard of design that respects local context and character;*
- b) *Preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) *Promoting high quality landscaping and works to streets and public spaces;*
- d) *seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) *Protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

Summary:

The proposed works will have no impact on the external appearance of the building therefore maintaining its local context.

Policy DP25 – Conserving Camden’s Heritage

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) *Take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) *Only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) *Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*

To preserve or enhance the borough’s listed buildings, the Council will:

- d) *Prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- e) *Only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- f) *Not permit development that it considers would cause harm to the setting of a listed building.*

25.4 - Changes in patterns of use can also erode the character of an area. It is therefore important that, whenever possible, uses which contribute to the character of a conservation area are not displaced by redevelopment.

Summary:

The proposals will see the building further enhanced to suit the use of the resident, optimising all available space.

Policy HE9 – Additional policy principals guiding the consideration of applications for consent relating to designated heritage assets

HE9.1: There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments,¹⁴ protected wreck sites, battlefields, grade I and II listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.*

Summary:

The works will see the heritage asset of the property protected and in use for the foreseeable future. The works to not constitute substantial harm to the property as there is minimal impact to the original fabric of the building; all proposed work see's additions to the property with minimal fabric being removed.

CPG1: Design - Heritage: Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings

- a) We will only permit development within conservation areas that preserves and enhances the character and appearance of the area*
- b) Our conservation area statements, appraisals and management plans contain more information on all the conservation areas*
- c) Most works to alter a listed building are likely to require listed building consent*
- d) The significance of 'Non-Designated Heritage Assets' (NDHAs) will be taken into account in decision-making.*
- e) Historic buildings can and should address sustainability*

3.22 - In assessing applications for listed building consent we have a statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. We will consider the impact of proposals on the historic significance of the building, including its features, such as original and historic materials and architectural features; b) original layout of rooms; c) structural integrity; and d) character and appearance. 3.23 - We will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.

- a) Original and historic materials and architectural features;*
- b) Original layout of rooms;*
- c) Structural integrity; and*
- d) Character and appearance*

Summary:

The works will incorporate secondary glazing to the existing windows; the design of this system is to have minimal impact, which will be deemed reversible. The works to the staircase and panelling will improve the asset by taking responsible care for the features.

7.0 Conclusion

The proposals have been considered to sympathetically upgrade the accommodation to meet the client's brief, whilst minimising any impact on the special character of the heritage asset. This has been achieved by:

- a) The character of the communal hallway and staircase will be further enhanced by the repair and redecoration works.
- b) The use of a slim secondary glazing system will not detract from the character of the windows and subsequent street frontage. It will retain all of the existing window features.
- c) The alterations to the bathroom will be evident by the retention of the doors and their re use, plus the retention of the architrave to the existing door space. This work is reversible.
- d) The works to the boiler will add comfort to the users and offer a better quality of living
- e) The acoustic treatment to the floors is a light touch solution and will not damage or deter from the significance of the asset as a whole.
- f) The proposals comply with national, regional and local planning policies and the benefits to the property outweigh any minor harm caused to the less significant features of the building.

8. Appendix

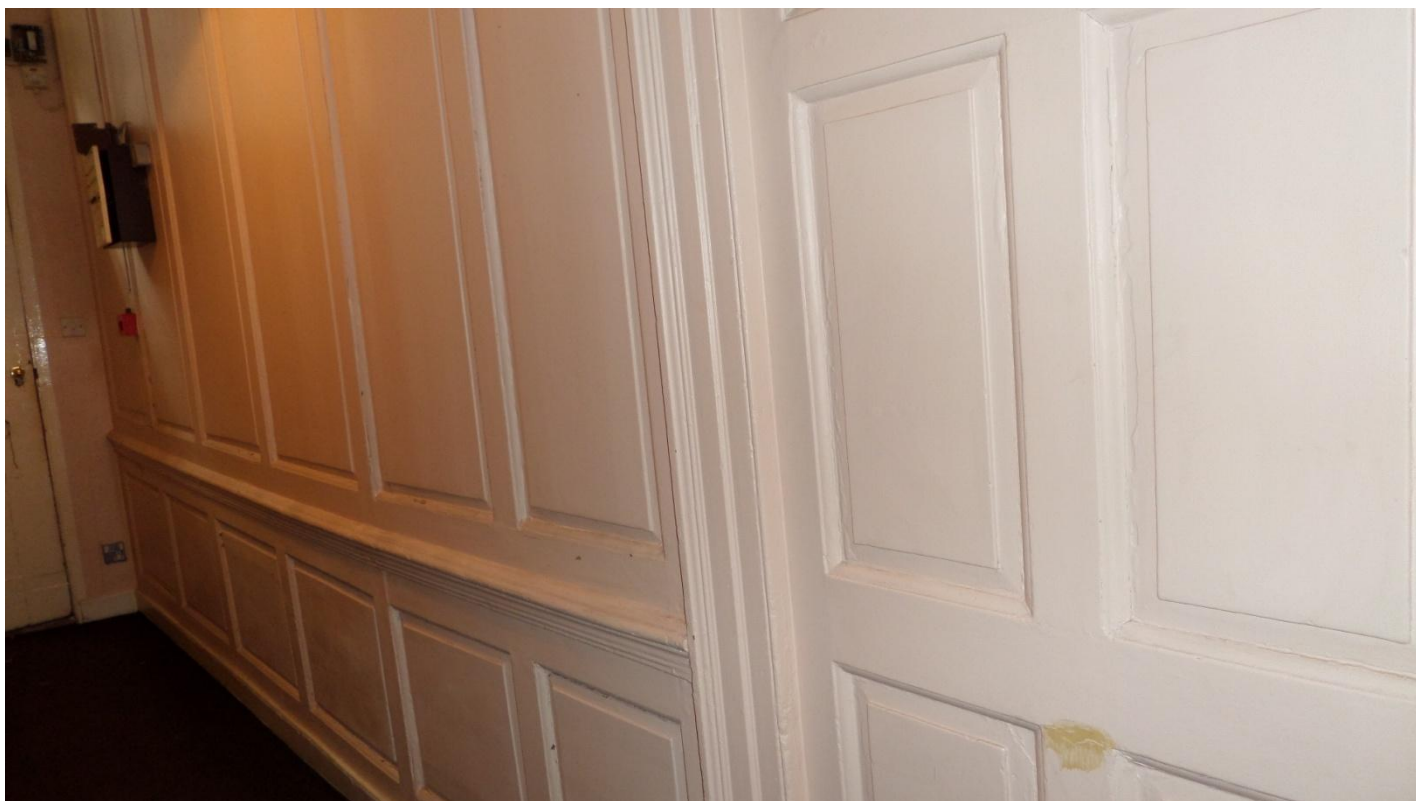
8.1 Existing photographs of areas for proposed works



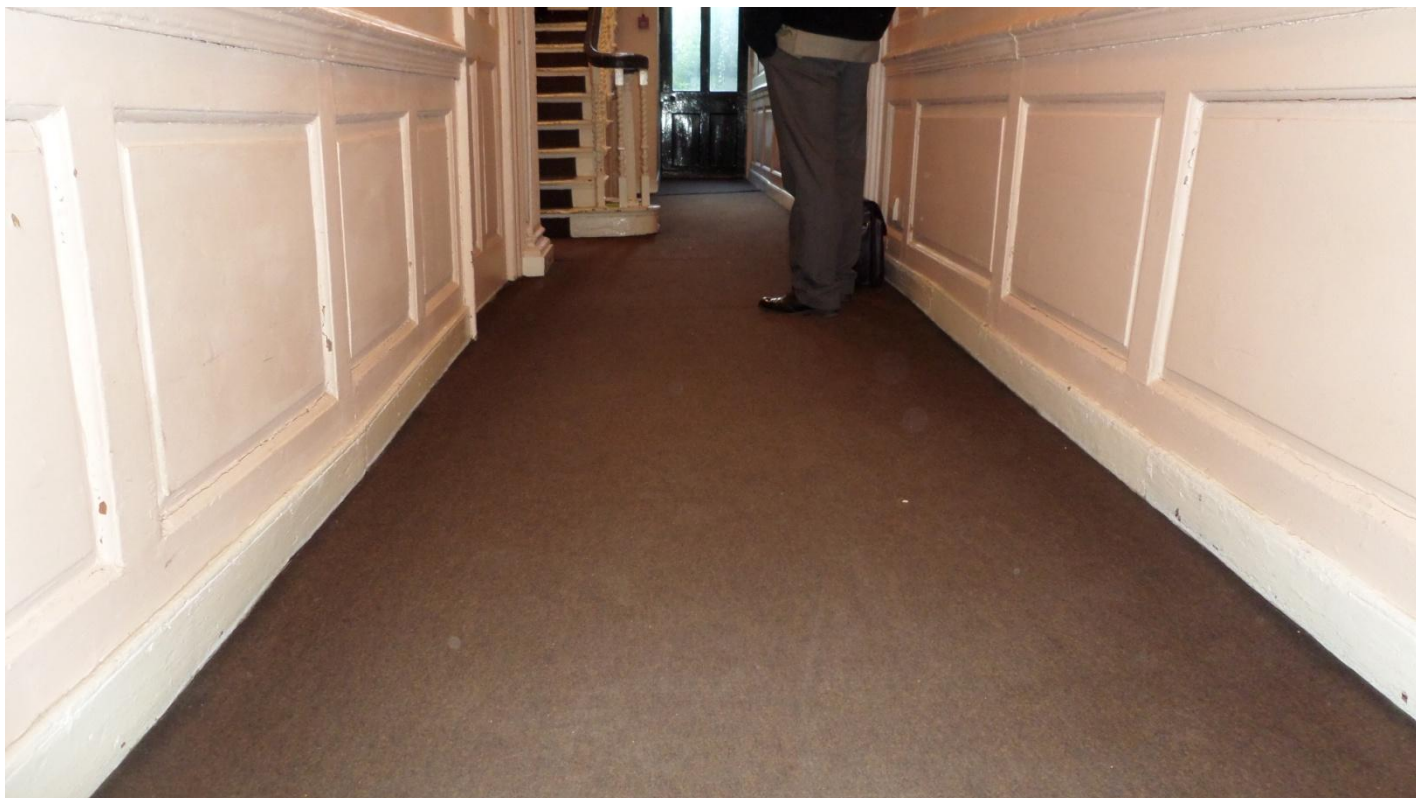
Existing hallway and communal entrance



Painted panelling to the hallway



Painted panelling to the hallway, redundant door remaining in-situ



Hallway leading to the staircase



Fluted and decorative mouldings



Fluted and decorative mouldings



Foot of stair case, evidence of required repairs



Stair case, evidence of missing balusters



Stair case highlighting the carved tread ends



Cracks highlighting the failing end bearers

