



No. 5 Regent Square - Heritage, Design and Access Statement

Rev B - Updated Drawing information - 26 /01/2016

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Revision A - Updated at LPA request **07/12/15**

Introduction and Background

This document has been prepared on behalf of the Applicant and is in support of an application for full planning permission and listed building consent at No.5 Regent Square, Bloomsbury, Camden, London WC1H 8HZ

The property is part of the grade 2 listed Regent Square Terrace (no's 1-17) and set within Sub Area 12 of the Bloomsbury Conservation Area.

Currently, the site is a single dwelling set over the lower three floors of a 5 storey terraced property.

This document introduces the proposal for conversion into two residential apartments. The scheme aims to provide two high quality dwellings including 1 no. 1 bedroom apartment at lower ground floor and 1 no. 2 bedroom apartment at ground to first floors.

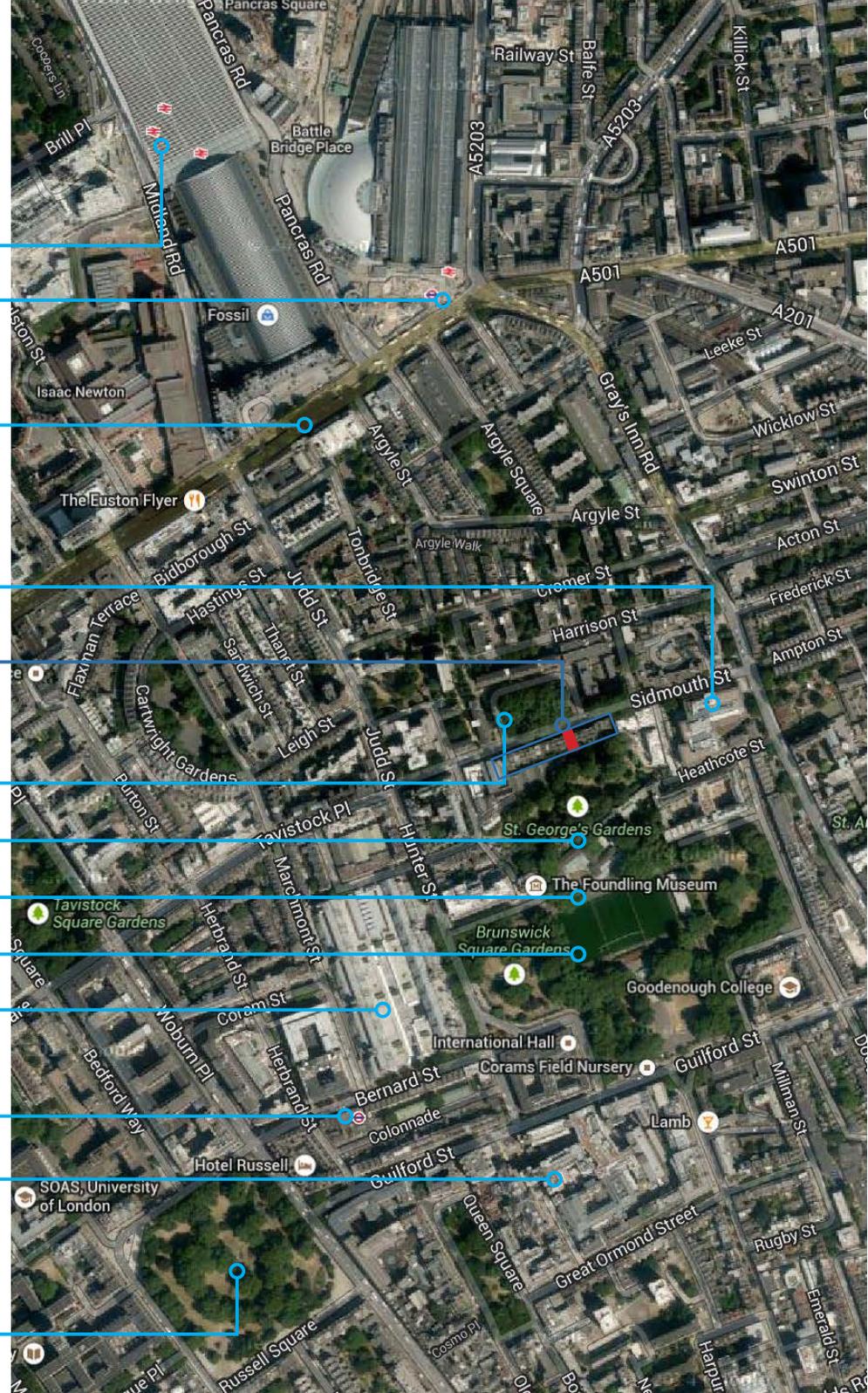
This property is currently vacant and in an uninhabitable condition internally.

We have worked in collaboration with Camden Council's planning and design / conservation officers to develop the following proposals. These proposals aim to respect and enhance the listed status of the property and its conservation setting, while providing high quality residential apartments.

01 | Site and Context

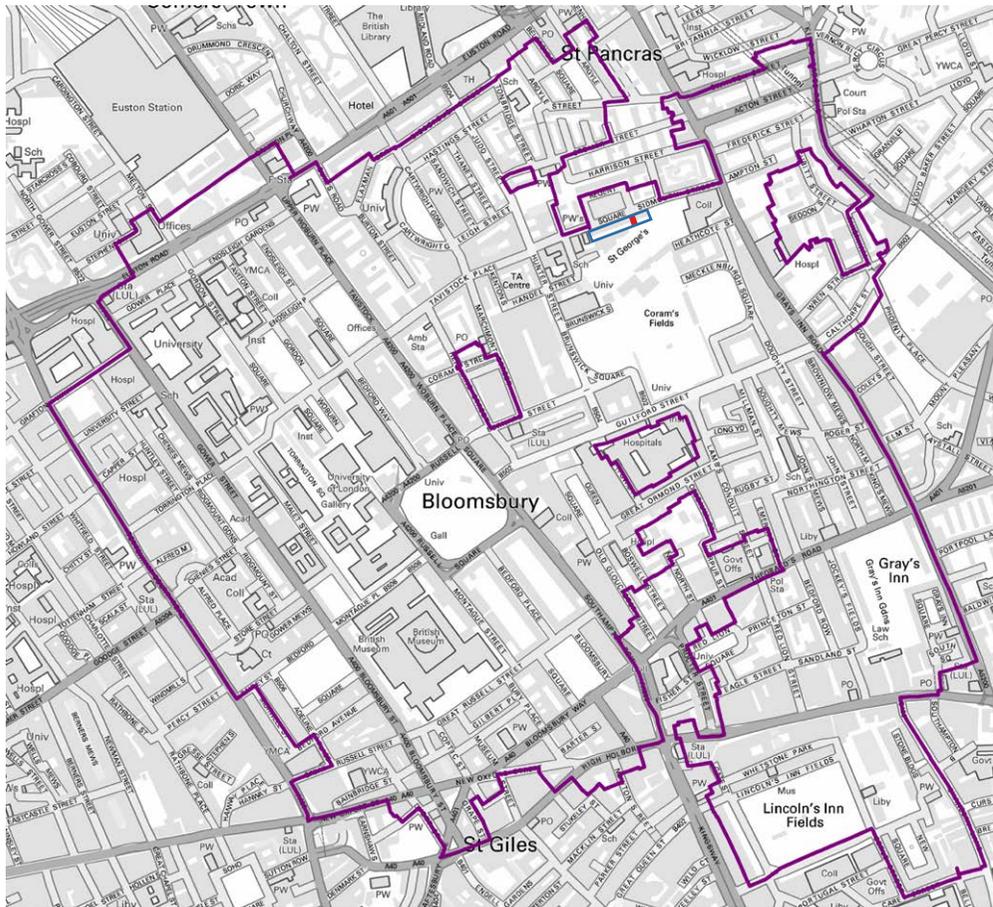
Site and Context Location

- St Pancras International Station
- Kings Cross / St Pancras Station
- Euston Road
- Westminster Kingsway College
- 5 Regents Square**
- Regents Square Gardens
- St Georges Gardens
- The Foundling Museum
- Brunswick Square Gardens
- The Brunswick Centre
- Russell Square Station
- Great Ormond Street Hospital
- Russell Square



Site and Context

Location



Bloomsbury Conservation Area Map

The Area

The site is approximately 400m south of Kings Cross / St Pancras stations with Grays Inn Road to the east and Bloomsbury and Russell Square to the west and south.

The Kings Cross area is undergoing a major transformation following upgrades to the main stations and extensive redevelopment to the north and east of the station

This zone 1, Central London location is vibrant with a mixture of uses including residential accommodation, cultural centres, entertainment and shopping facilities (such as the Brunswick Centre, Foundling and British Museums). These facilities are within a few moments walk.

The existing building is located on what was originally the four sided, Georgian Regent Square and is part of a Grade 2 listed terrace. The property has been converted from a former 5 storey terrace, where the upper two floors were combined with the next-door property (No.6) following a 1993 planning approval (HB/9370091/R1).

Regents Square is mainly surrounded by housing, blocks of flats and tenement blocks of varying ages. A number of these are post war social housing blocks to the east (Sidmouth Street) and north with higher quality Edwardian tenement blocks and housing to the south and

west. As Regents Square meets Tavistock Place the United Reformed Church marks the corner, and the site of the Old Dairy sits behind directly behind. This is currently undergoing conversion from Art Gallery / Studios to mixed use / housing.

Local 5-6 storey buildings, from early Georgian to contemporary construction types, are typically residential and surround a number of these prominent local squares, such as Brunswick Square and Meckenburgh Square. These provide formal, often listed terraced frontages, with setbacks and light-wells to create separately accessed basement accommodation and flats. The Regent Square terrace is typical of this type of property.

Directly to the south of the site sits St Georges Gardens, which was once an C18th burial ground. The Foundling Museum and UCL School of Pharmacy are sited just to the south.

St Georges Gardens differs from the other local squares in that it is more hidden from view, with pedestrian only access. The gardens back onto the rear of Regents Square Terrace. Surrounding the gardens on the other three sides are more varied and typically Victorian warehouses or utilitarian buildings of more recent construction. Corums Fields and the Foundling Museum are further to the south.

Site and Context

Site and Surroundings

The Site

No.5 Regents Square:

The existing property consists of a 3 storey dwelling set over lower ground, ground and first floors, of a previously 5 storey terraced property.

The existing building is part of a listed Georgian Terrace built in 1829. The upper two storeys were combined with the adjacent No. 6 Regent Square as mentioned earlier.



No.1 -17 Regent Square - North Facade

Site and Context

Site and Surroundings



No.s 1-17 Regent Square



Wakefield Street / Tavistock Place



Wakefield Street / St Georges Gardens



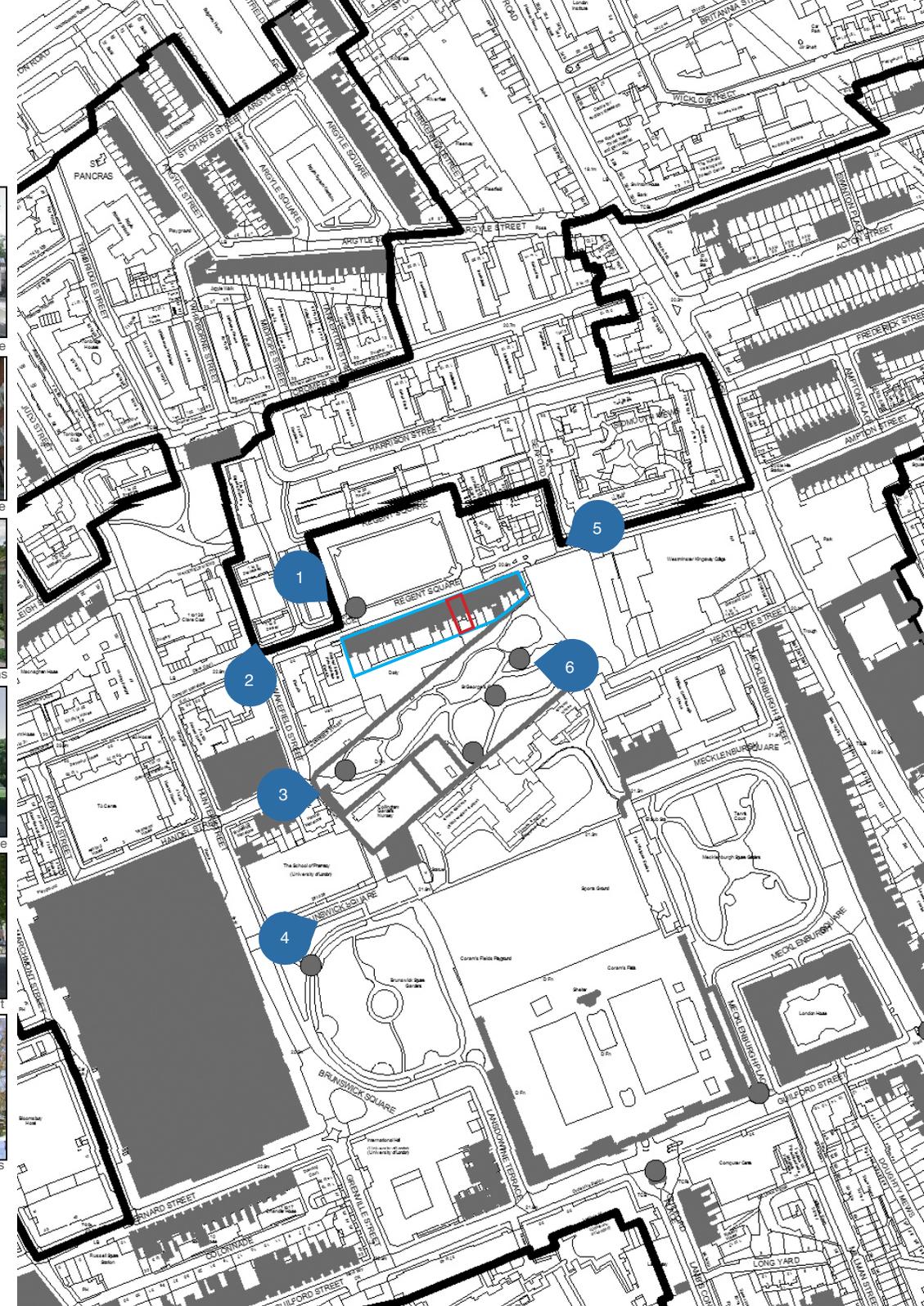
Brunswick Square



Sidmouth Street



St Georges Gardens

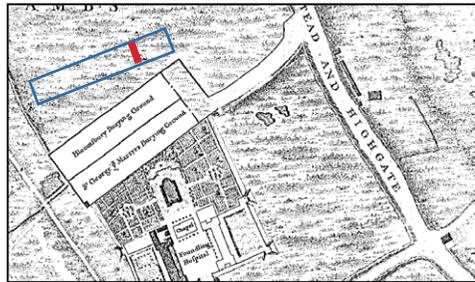


02 | Heritage Strategy

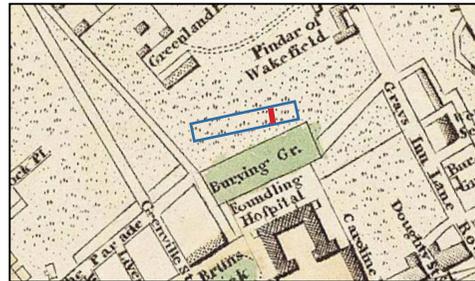
Heritage Strategy

Site History - Understanding the Asset

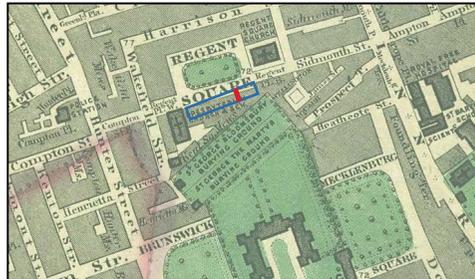
Roque 1746



Fairburn 1801



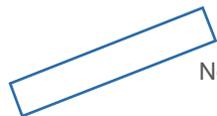
Stanford 1862-71



1911 (FOSGG website)



Key - approximate locations



No. 1-17 Regent Square

No. 5 Regent Square

Site History

The Bloomsbury area was for centuries made up of open fields, with the only buildings consisting of farmhouses and several inns. Brickearth from the area was in high demand throughout the 18th century, as it produced some of the finest bricks in London. As a consequence, the 13 acres of land to the north of the burial ground / cemeteries were bought in 1739 by the wealthy bricklayer Daniel Harrison. Over the next 80 years the Harrison's dug huge amounts of brickearth from their land. (See Roque map - left).

The Harrison family first drew up plans for the development of their own estate to the north of St George's Gardens in 1802. They obtained an Act of Parliament in 1809 granting permission to build houses, although work did not start until 1818. The plan adopted was for a rectilinear pattern of streets centered around Regent Square.

The Survey of London notes that the houses in Regent Square were begun in 1829, and originally consisted of four terraces of four-storey houses surrounding the square.

The continuing development and changes to the character of this area were hastened by the Second World War, during which the northern part of Regent Square was damaged, to be rebuilt later as modern council flats. The remaining houses (1-17) on the southern side of the square were also damaged but were largely rebuilt – as can be seen today by their varied rear elevations.

Regents Square is within the northern edge of Sub Area 12 of the Bloomsbury Conservation Area. Originally designated in 1968, this CA was initially set up to protect the Georgian properties locally.

The Regent Square terrace was grade 2 listed in May 1974. See below for details

Listing Status

The Grade 2 listing covers Nos.1-17 (Consecutive) and attached railings -

“Terrace of 17 houses. C1829. Darkened yellow stock brick with later patching, No's 7-10 refaced. Stucco ground floors and plain 1st floor sill bands, No's 9 and 10 channelled. End and central houses with stucco 2nd floor sill bands and cornices with blocking course, recessed houses with plain stucco 3rd floor sill bands and parapets. Symmetrical composition with projecting end houses (No's 1-2 and 16-17) and central houses (No's 7-11). 4 storeys and basements. 2 windows each. Round arched ground floor openings. Doorways with pilaster-jambs carrying cornice heads fanlights (some radial) and panelled doors. Gauged brick flat arches (No's 11-17 reddened) to recessed sashes end and central houses 1st floor sashes in shallow round-arched recesses. Cast iron balconies to 1st floor windows (except No.1). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast iron railings with tasselled spearhead finials to areas.” - Listed Buildings Online.

Heritage Strategy Conservation Area

1-17 Regent Square



Hunter Health Centre



St Georges Gardens

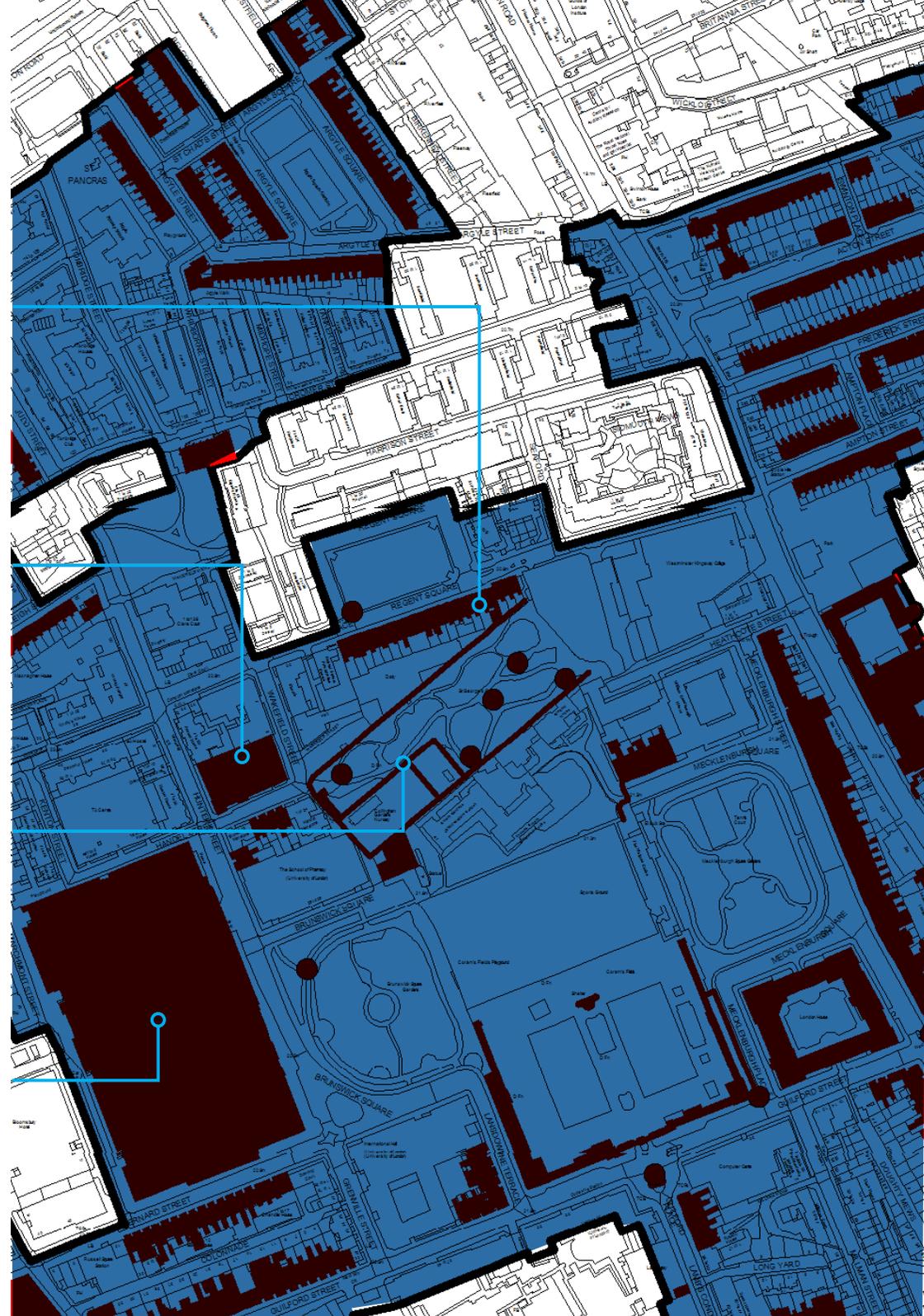


The Brunswick Centre



Key

-  Conservation Area
-  Listed Building



Heritage Strategy

Assessment of Heritage Values

Assessment of the Site

Recently English Heritage has published guidelines on how to assess a building's significance, in the document Conservation Principles, Policies and Guidance (2008), which take account of how a building or place is generally valued and the associations which it carries. English Heritage describes four different values that contribute to the significance of a building or place:

Evidential Value: the extent to which it yields primary evidence about the past. It can be natural or man-made and applies particularly to archaeological deposits, but also to other situations where there is no relevant written record;

Historical Value: the extent to which it illustrates some aspect of the past, and thus helps to interpret the past; or that it is associated with an important person, event or movement;

Aesthetic Value: this may derive from conscious design, including the work of the artist or craftsman; alternatively it maybe the fortuitous outcome of the way a building or place has evolved; and,

Communal Value: regardless of their historical or aesthetic value, many buildings or places are valued for their symbolic or social role, or the local identity which they provide. This may encompass a spiritual or commemorative role.

criteria, it would seem that No.5 Regents Square has little Evidential Value, and its Historical Value has more to do with the indirect / background to its being part of the remaining southern terrace of the former Regents Square development by the Harrison Family. Minor Communal Value is relevant in part due to it having survived the bombing raids of WW2, where its neighbours were less lucky. The Aesthetic Value of the terrace and therefore No 5. Regent Square is the higher of the four criteria and lies in its being the remaining part of a Georgian terrace, facing onto the square. This is recognised within the conservation area appraisal. The combined front elevation of the terrace retains a cohesive design quality and is the main focus of the terraces listing. The rear elevation of the terrace is more fragmented and partially concealed by further rear buildings and a wall to St Georges Gardens. The rear elevation suffered fragmentation through wartime bomb damage and subsequent piecemeal repairs.

Internally it is evident that the original configuration of this property (and that of its neighbours) has undergone much in the way of alteration over the past 190 years. Its overall layout and main features remain, though fine details, mouldings and some skirtings have been lost. Its Aesthetic Value therefore seems to reside mainly in the design and composition of its front elevation.

Heritage Values of Regent Square

Assessing the site according to these

Heritage Strategy

Assessment of Heritage Values



Front (north) Elevation View



Rear (south) Elevation View

Contribution to the Conservation Area

With reference to the Bloomsbury Conservation Area Appraisal (2011), Camden Council has highlighted the following features relating to the Regent Square terrace -

Built Form - The Georgian townhouses form homogeneous terraces and tend to be listed. The overall height and articulation of the façades, visually supported by front boundary railings provide a sense of enclosure and overall unity in this area.

Views - Wide views of the regular rhythm of chimneys & the roof-line of the south terrace on Regent Square.

Contribution to the Listed Terrace

The Front Elevation - of the terrace as a whole is the main focus of the listing. The overall composition and subdivision of the elevation into 3 bays sees No.5 appearing a less prominent property, however No.5 retains some original details such as the radial fanlight, where other properties replaced these with modern designs.

Railings and gates to ground floor and balconies to first floor sashes are also an important feature alongside the general stucco detailing, as are doorways with pilaster-jambes carrying cornice heads. All of these retained features are strong contributors to the terrace.

The Rear Elevation - There is no mention of the rear elevation of the terrace, either within the listing or within the conservation area appraisal.

The rear elevation currently displays the scars of Second World War bomb damage. Where the northern and eastern terraces to Regent Square were destroyed, the southern terrace was mildly damaged and rebuilt. This explains the varied rear elevation.

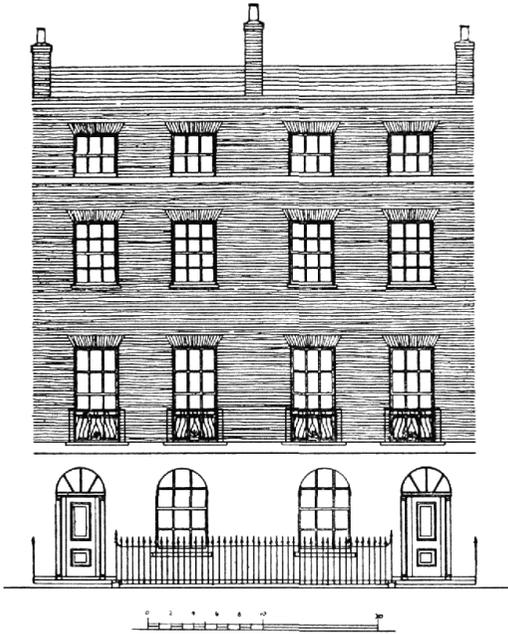


The bomb damage map above shows the darker shades for more severe damage. Below the varied rear elevation also shows 1-2 storey rear extensions.



Heritage Strategy

Planning History



Elevation - 12-13 Regent Square

Planning applications for No.5

The property is an 1820's terrace townhouse that forms part of no.1-17 Regent Square - a Grade II listed terrace of properties. The site is located within the Bloomsbury Conservation Area.

Originally the property consisted of a 5 storey terrace with separately accessed basement and small rear courtyard.

In 1993 Camden Council approved a Planning / Listed Building application to remove "2 flights of stairs from 2nd to 3rd floor with alterations to the staircase window," granting permission for it to be combined with No. 6 Regent Square. (HB/9370091/R1).

In 2014 Camden Council approved a Planning / Listed Building application for Flat c1 5&6 Regent Square: (2014/5319/L) Internal alterations to 3rd floor flat including formation of openings in dividing wall and alterations to partitions. (Granted 27/10/2014).

No. 5 Regent Square - Metropolis have been working alongside FJ Thompson and in collaboration with Camden Council to develop a planning application for this site, over the last 6 months. Metropolis PD have been in Consultation with the LPA during this time and have met on a number of occasions to discuss the proposals. As a result of this process the current proposals have been developed to meet

both the LPA's comments and the clients wishes with regards the development and refurbishment of the property.

Planning applications for adjacent properties

Planning applications for various adjacent properties have been approved by Camden Council over recent years. These include; no.1, and no.s 12-17 Regent Square, where permission has been granted for alterations to windows, new windows, lowering floor levels, erection of a first floor rear extension and roof terrace, as well as the installation of a new cast iron staircase to a front basement.

Additionally, a larger scale mixed use development for the Old Dairy site, located directly to the south of the listed terrace, was granted permission towards the end of 2011. This comprises residential and commercial space including 5 houses. (2011/6032/P). This is currently under construction.

The Old Dairy



Heritage Strategy

Existing Building



No. 5 Regent Square

Conditions and Features

The existing building has been vacant and uninhabitable for approximately 18 months and is currently in a poor state of repair. The photographs on this page show its current condition.

The property maintains much of its character and the external elements as mentioned in the listing description. Over the years however, a number of the original internal features have been lost and a few mouldings and details survive. The details are summarised below -

1st Floor - The upper floor staircase remains in place, though is cut off by the ceiling to the 3rd-4th floor flat (accessed from No. 6 Regents Square next door). Water damage has occurred in a few locations. Skirtings and mouldings are in place over much of the first floor and a number of the doors appear to be original.

Ground Floor - All but a few ceiling covings have been removed, no roses remain and surface conduit often provides enclosure for cabling. Skirtings vary with approximately 50% original. The entrance wall and GF partitions all seem to have been replaced, where the entrance wall now cuts across the main front door fanlight. Original cupboards are retained.

Basement - In a poor state of repair with rear windows replaced in the 1950's. No internal mouldings are evident and the balustrade at street level clearly shows where an original staircase was located.



FF to SF Staircase



FF to SF Ceiling



FF front window / balcony



FF Internal doors



New GF entrance wall



Rear Courtyard



FF Skirting Detail



LGF front kitchen



GF rear bathroom



GF Fireplace



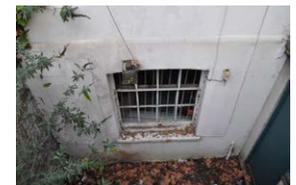
LGF ceiling / wall junction



LGF rear window



LGF front window



LGF front window

03 | Site Analysis

Site Analysis

Existing Analysis

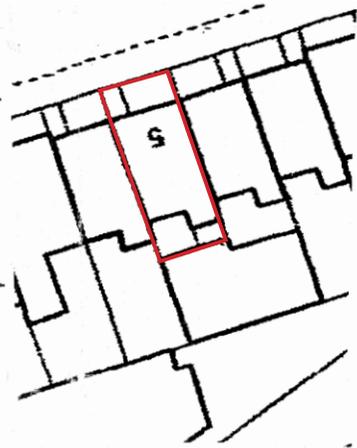
The Site

No.5 Regents Square:

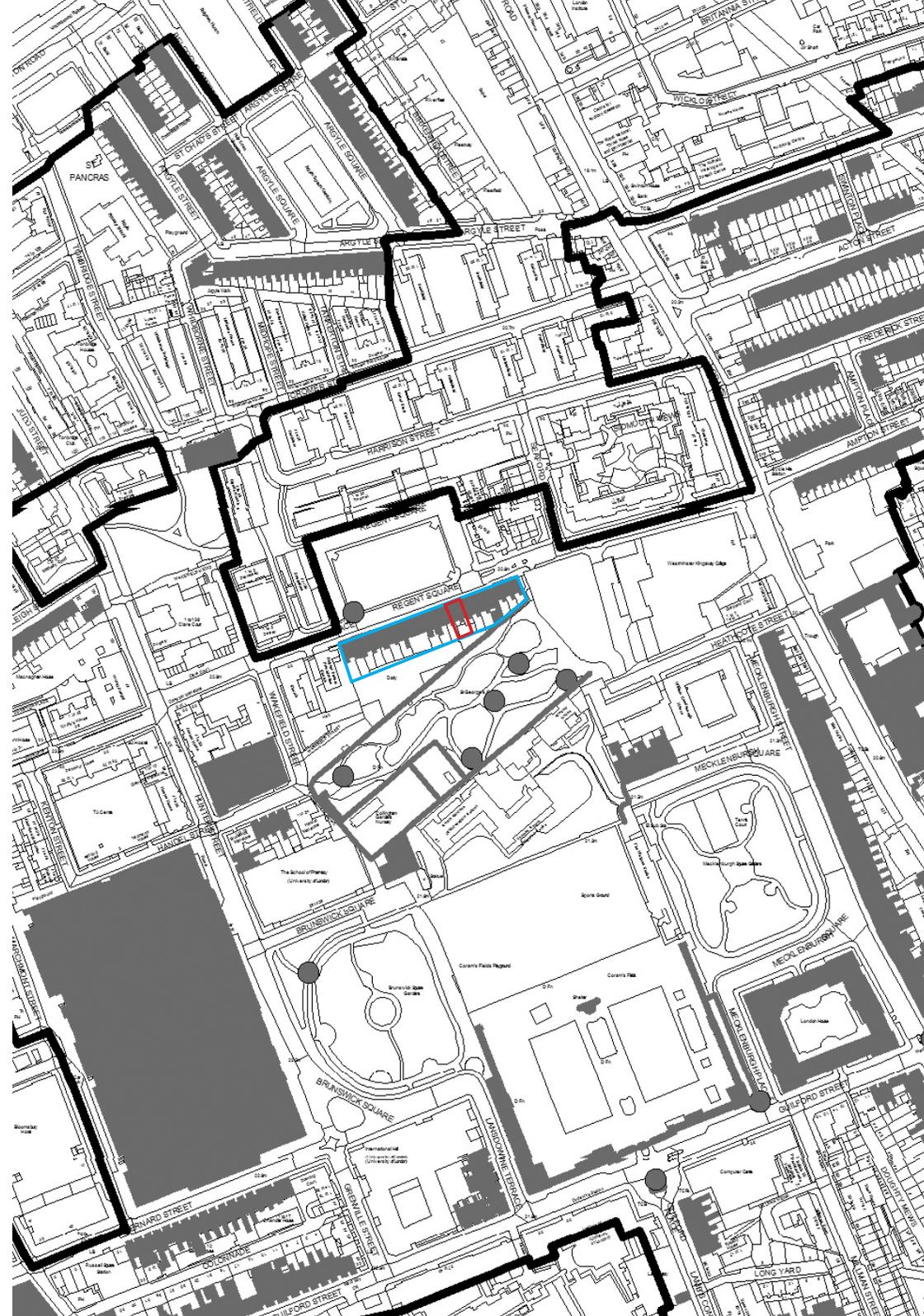
The plans below show the location of the property within the Regent Square listed terrace. The adjacent Map shows the terrace's location within the conservation area (black line) and its wider context.



LOCATION PLAN 1:1250



SITE PLAN 1:200



Site Analysis

Existing Analysis

Existing Use

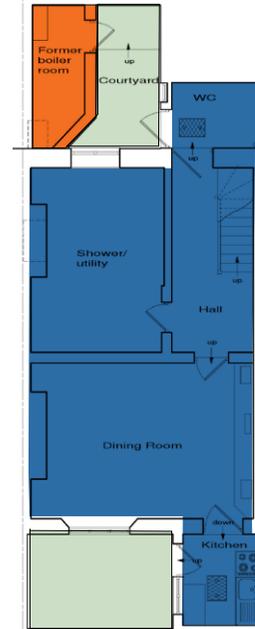
Currently, the site comprises of a single residential dwelling set over the lower 3 floors of this 5 storey terraced property.

The existing plans to the right hand side show the current layout and external spaces.

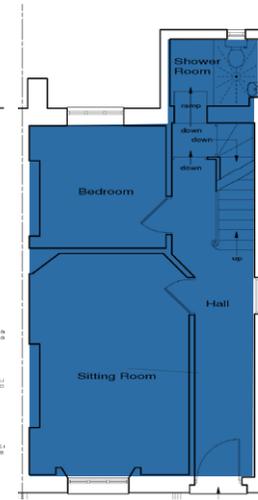
Key

- Residential Accommodation
- Court Yard
- Disused Boiler House

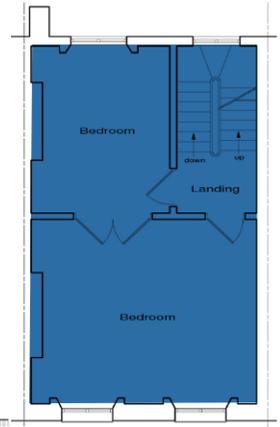
Existing LGF Plan



Existing GF Plan



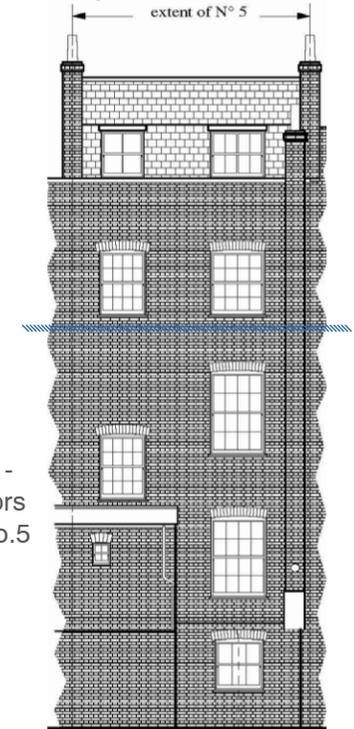
Existing FF Plan



Existing North Elevation



Existing South Elevation



Upper two floors combined with No.6

Application Site - Lower three floors combined as No.5



Site Analysis

Key Considerations

As part of our assessment of the heritage value of the property we have developed a strategy, in collaboration with the LPA to preserve and enhance the listed building, providing an opportunity improve the residential accommodation provided.

1. Enhance the Listed Front elevation

- The property has fallen into a poor state of repair, and requires careful maintenance and refurbishment.

2. Recreate the original railings and access stairs to LGF

- The original railings and stair were previously removed.

3. Retain the existing internal LGF stairs

- protected for potential re-instatement at a later date.

4. De-clutter and Improve the rear elevation

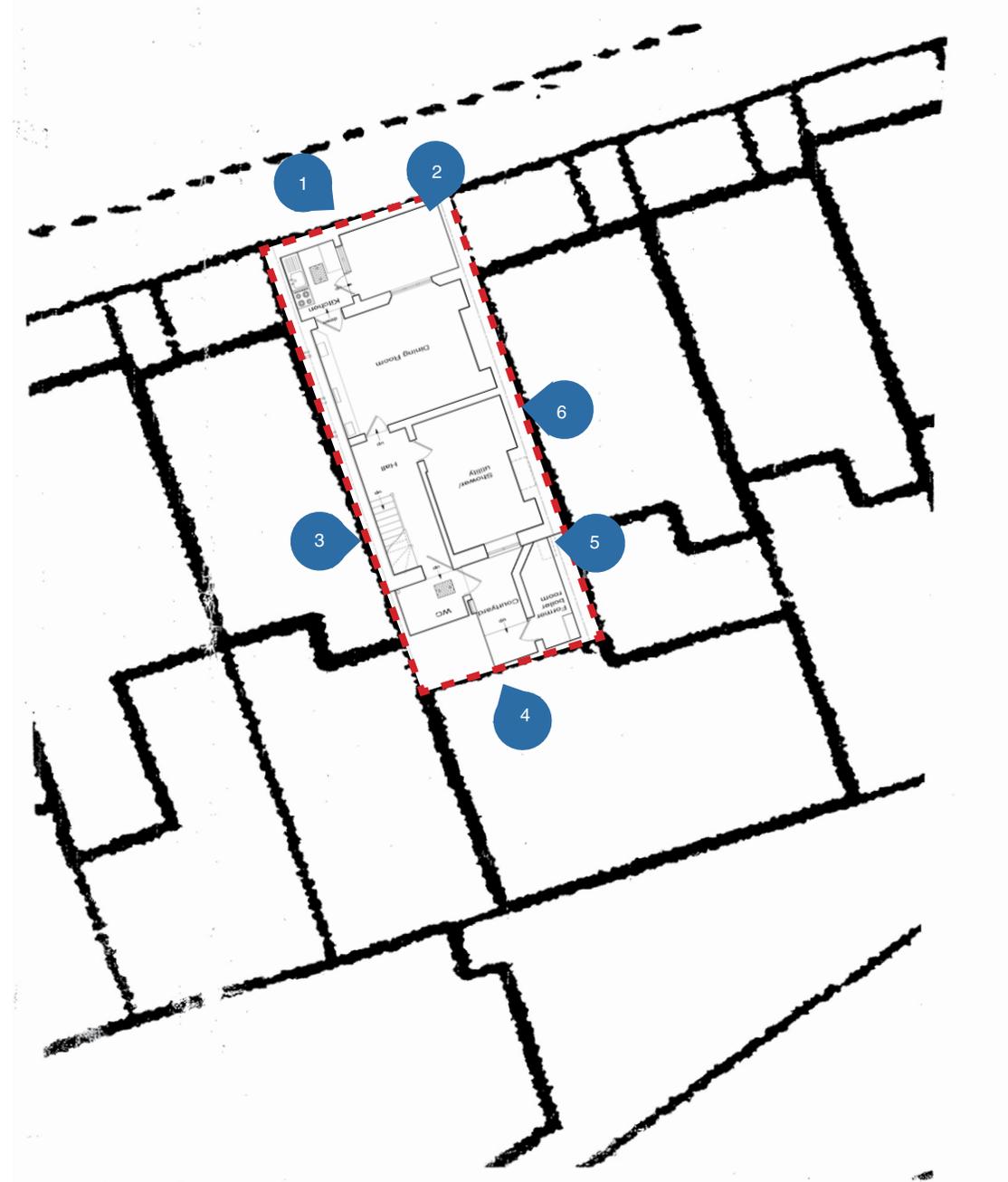
- Removal of redundant and non original elements including boiler house and rear chimney

5. Refurbish the existing windows and external features

- Improve and enhance the listed building

6. Opportunity

- The property is uninhabitable and requires full renovation to provide high quality accommodation.



Site Analysis

Detailed Considerations



No. 5 - Existing Front Elevation

1. Enhance the listed front elevation

External repairs and repainting to cills, railings, balconies, cornices, windows and entrance doors.

2. Recreate the railings + access

stairs to LGF - The original railings and stair were previously removed. There is an opportunity to replace these with new cast iron gate, stair and balustrade to match the original design, leading to the LGF entrance. This was discussed / supported by officers at pre-application stage.

3. Retain the existing internal LGF

stairs - Consultation with the LPA has concluded that the internal LGF Stairs should be retained, enclosed and protected for potential re-installation.

4. De-clutter and Improve the rear

elevation - Removal of the boiler house / chimney will de-clutter the rear elevation. This was discussed / supported by officers at pre-application stage.

5. Refurbish the existing windows and

external features - The windows and external features including brickwork and railings are in need of refurbishment.

6. Opportunity

- Providing an additional flat, and enclosing the lower floor as a separate flat with its own entrance has been agreed with the LPA in principle.



2A - Existing Railings to No. 5



2B - Typical staircase, gate and railings to adjacent property



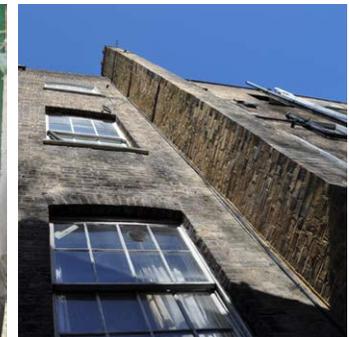
3A - Internal LGF staircase



4A - Rear extension to be rebuilt



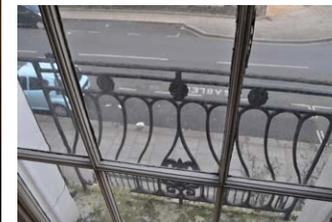
5A - Dis-used Boilerhouse



5B - Redundant Chimney



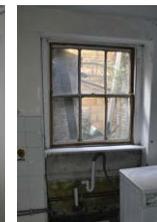
6A - First Floor rear window



6B - First Floor front window and balcony



6C - LGF window



6D - LGF window



6E - Ground floor radial fanlight

Site Analysis

Opportunities and Constraints

Opportunities

The adjacent plans show how the following opportunities could be addressed -



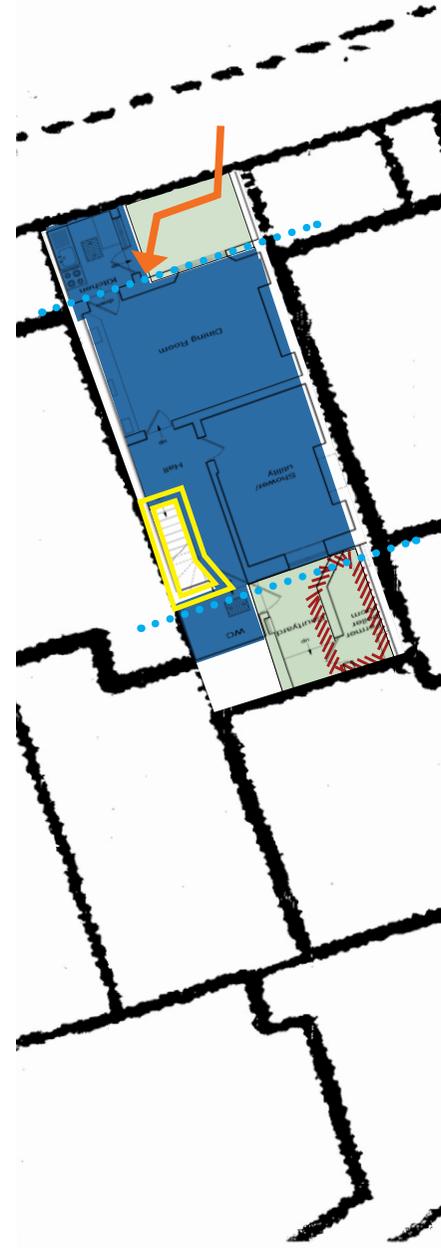
Recreate access gate, stairs and railings and LGF entrance, as adjacent properties This access will serve as front entrance to new LGF flat.

Refurbish, improve and repaint existing balconies, windows stucco and details to front and rear elevations.

De-clutter rear courtyard and elevation with removal of decommissioned boiler-house and chimney

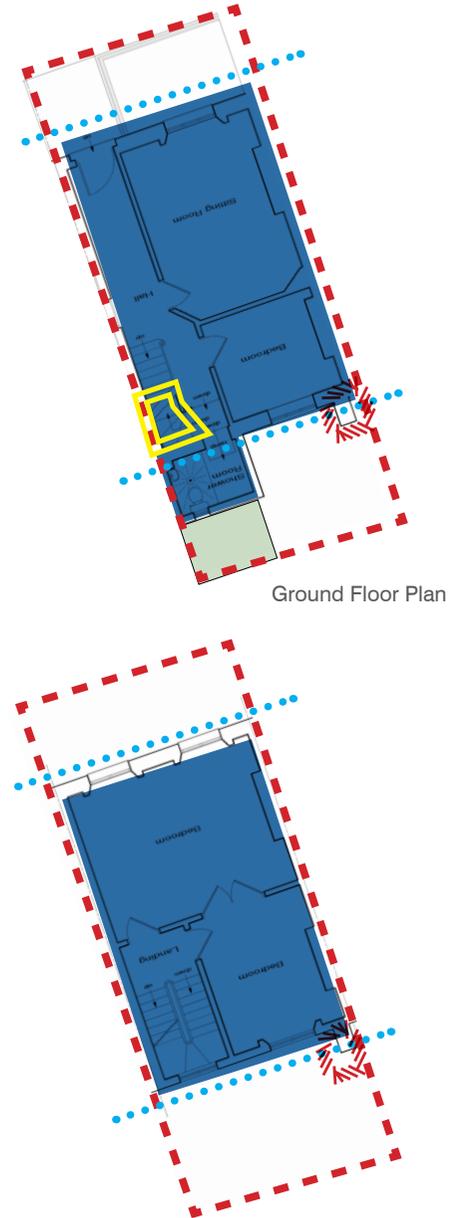
Enclose and protect existing basement stair for potential future reinstatement

Potential New Lower Ground Floor Apartment



Lower Ground Floor Plan

Ground/First Floor and Apartment



Ground Floor Plan

First Floor Plan

Site Analysis

Opportunities and Constraints

In consideration of the opportunities outlined in the previous pages, and the listed status of the property, we have developed the following strategy for implementation of the scheme. This strategy has assisted in informing our detailed design proposals laid out on the following pages and provides a framework for the scheme to be delivered -

1. Enhance the listed front elevation -

All external repairs, enhancements and repainting to match existing finishes of the terrace and to be agreed by condition

2. Recreate the railings + access

stairs to LGF - It is important to match the existing precedents using examples of the railings, staircases and detailed references from the existing terrace to inform the design. Refer to attached drawings.

3. Retain the existing internal LGF

stairs - The enclosure and protection of the existing staircase would be designed to be removable and allow the staircase to be reinstated at a later date. Refer to attached drawings.

4. De-clutter and Improve the rear

elevation - Removal of the boiler house / chimney will require careful brickwork making good and re-pointing which would be carefully monitored during the works. Mortar samples and reuse of existing / reclaimed bricks would be a

priority. Samples to be provided as part of the planning application.

5. Refurbish the existing windows and external features

- as with the front elevation, refurbishment and upgrading of the existing windows and features to match the existing terrace.

6. Provision of an additional dwelling

Existing internal features will be preserved and enhanced. Where service runs and new pipework will be routed, the design of new service runs will be co-ordinated to minimise disruption. The separating floor between LGF and GF will be created from beneath so as to minimise disruption to the floor boards and timbers, levels and skirting details at ground floor level.

Discussions, meetings and correspondence with the LPA have highlighted some of these items as concerns. This information and the proposals laid out on the following pages and accompanying drawings seek to address these concerns. We would hope to continue to develop a working relationship with the officers during the implementation phase of the project.

04 | Scheme Design

Scheme Design

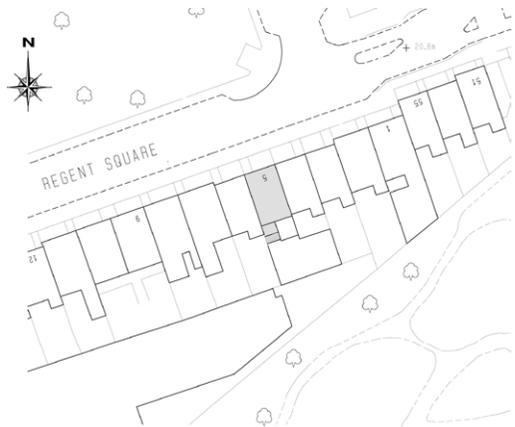
Proposed Layout -

No. 5A Regent Square

The Site

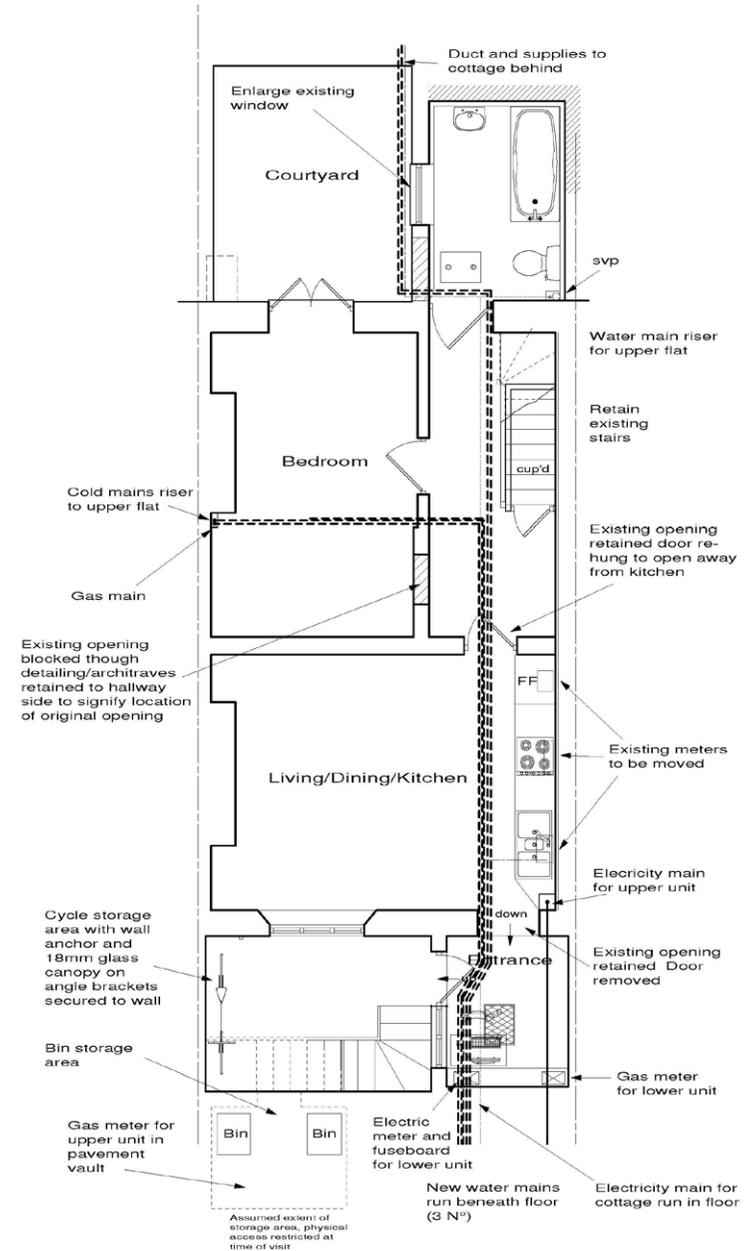
New Lower Ground Floor Accommodation

- This study shows how the lower ground floor flat is created, respecting the existing layout.
- The original LGF rear staircase is retained and enclosed, as agreed with the LPA.
- The front and rear rooms at lower ground floor are retained, without alteration.
- Access from street level is provided via re-creation of the previously removed cast iron staircase, gate and railings.
- Existing front window at LGF retained,
- The rear and front courtyards are maintained and improved to maximise the quality of external amenity space.



Proposed Schedule of Accommodation

1 no. 1 bedroom flat
50.6 sq.m residential area



Ground Floor Plan

Scheme Design

Proposed Layout -

The Site

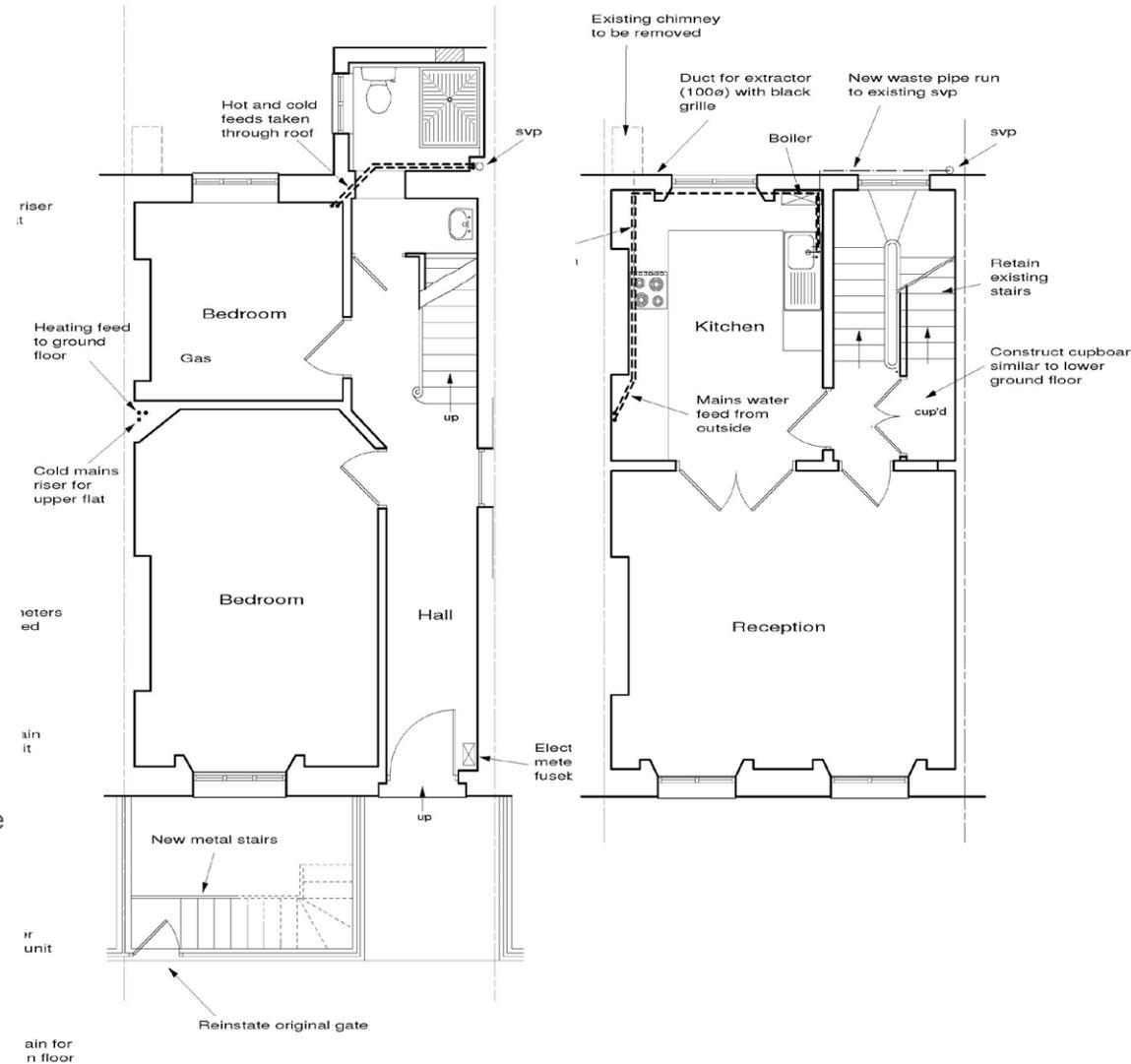
No.5 Regent Square

Ground / First Floor Flat

- These plans show how the ground / first floor flat is created, respecting the existing layout and retaining the original LGF and FF rear staircases as agreed with the LPA.
- Access is retained through the original front door.
- The front and rear rooms at ground floor are retained, without alteration.
- The rear WC/Shower room is retained and enhanced.
- The existing stairs, skirtings and remaining internal features are to be refurbished and enhanced
- The first floor rooms, partitions and doors are all retained in place.
- New storage is carefully designed to enclose and maintain the currently awkward upper floor staircase junction. This can easily be reinstated at a later date.

Proposed Schedule of Accommodation

1 no. 2 bedroom flat
93.1 sq.m residential area



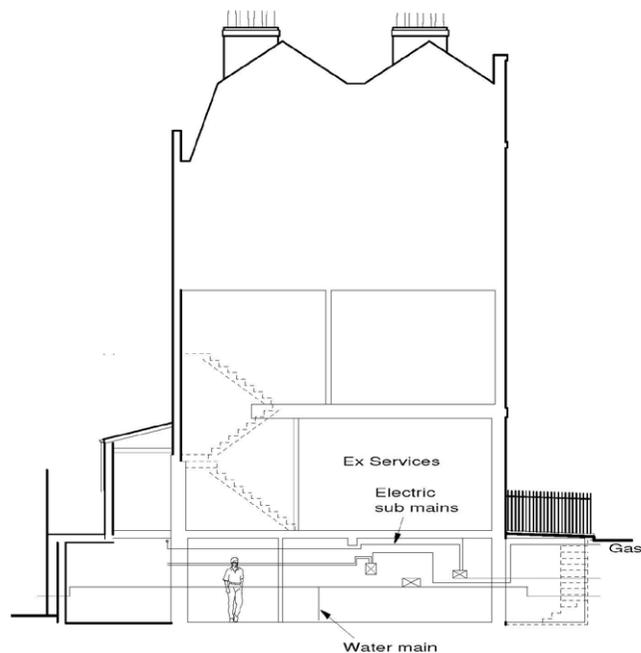
Ground Floor Plan

First Floor Plan

Scheme Design Appearance

Regents Square Elevation & Section

The drawings adjacent and opposite show the proposed elevations.



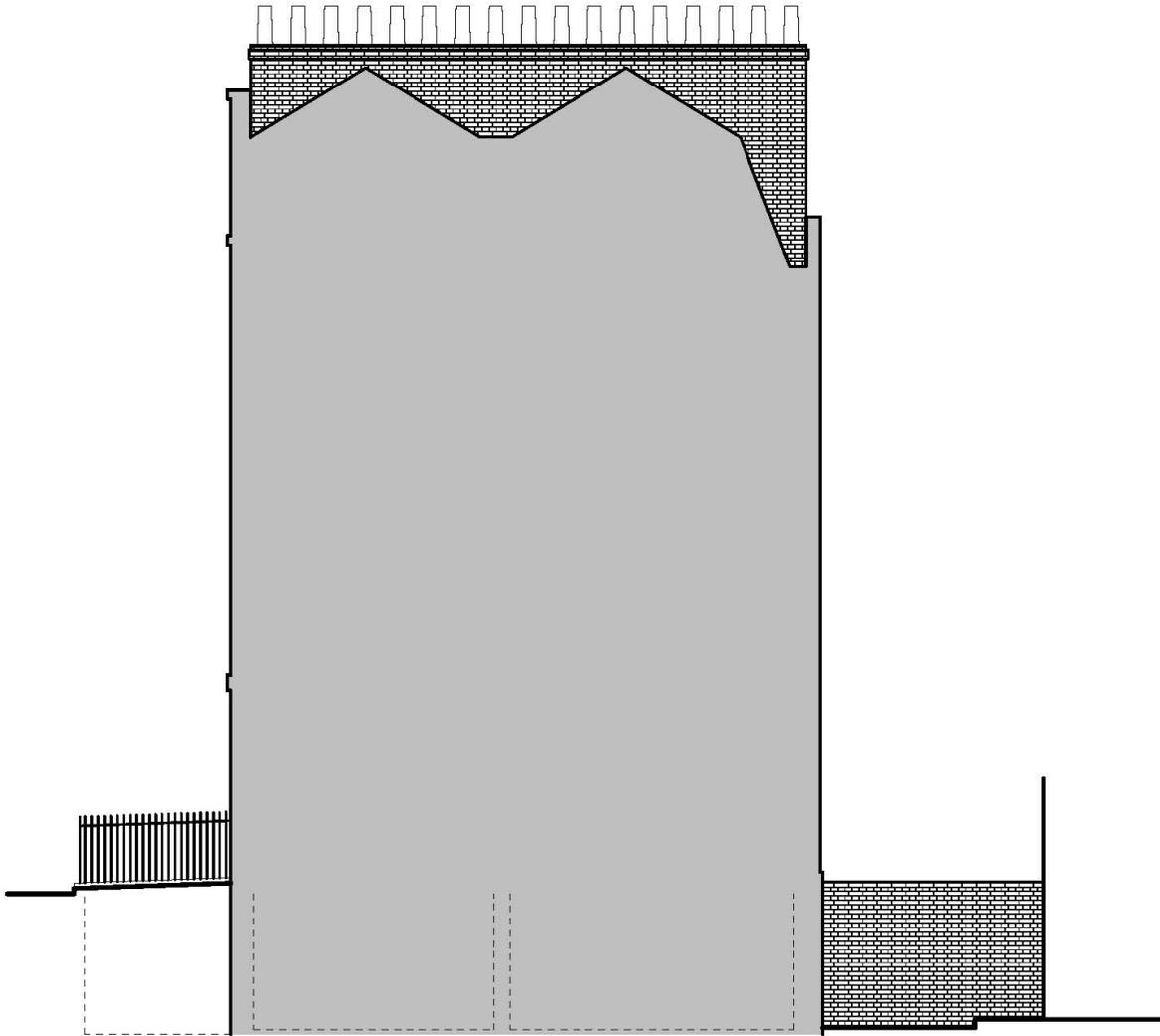
The section shown is not complete and is intended to aid visualization

Proposed Site Section

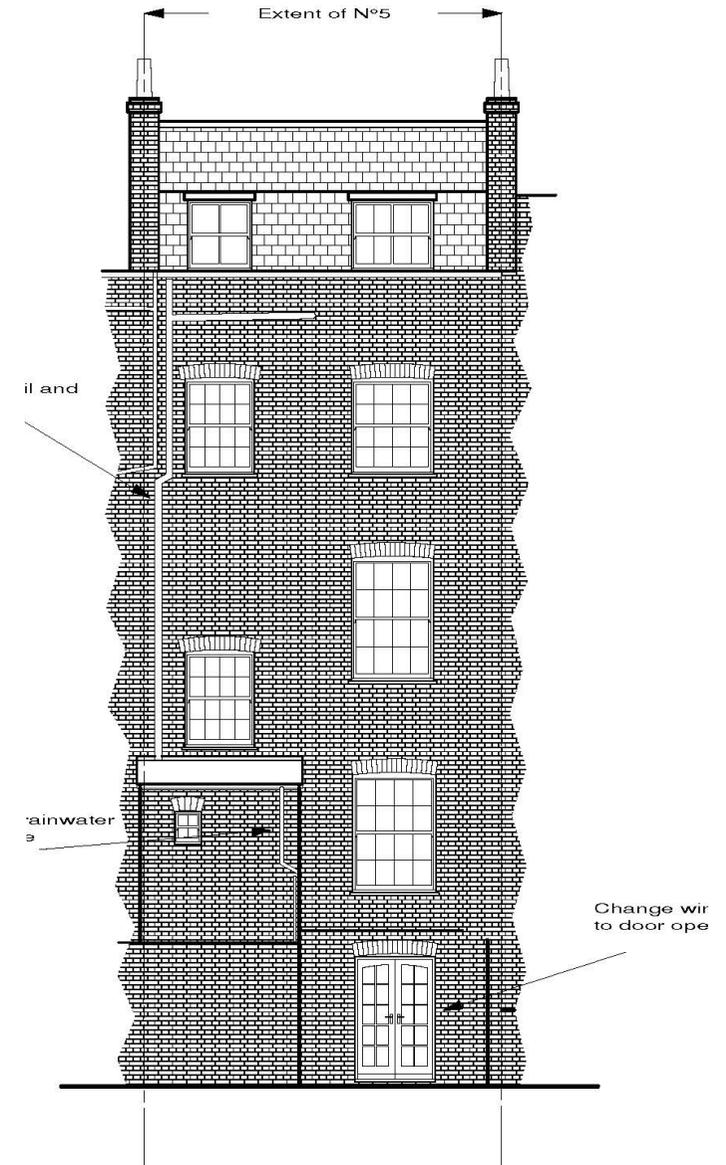


Proposed Front (north) Elevation

Scheme Design Appearance



Side Elevation / Section



Proposed Rear (south) Elevation

04

05 | Access

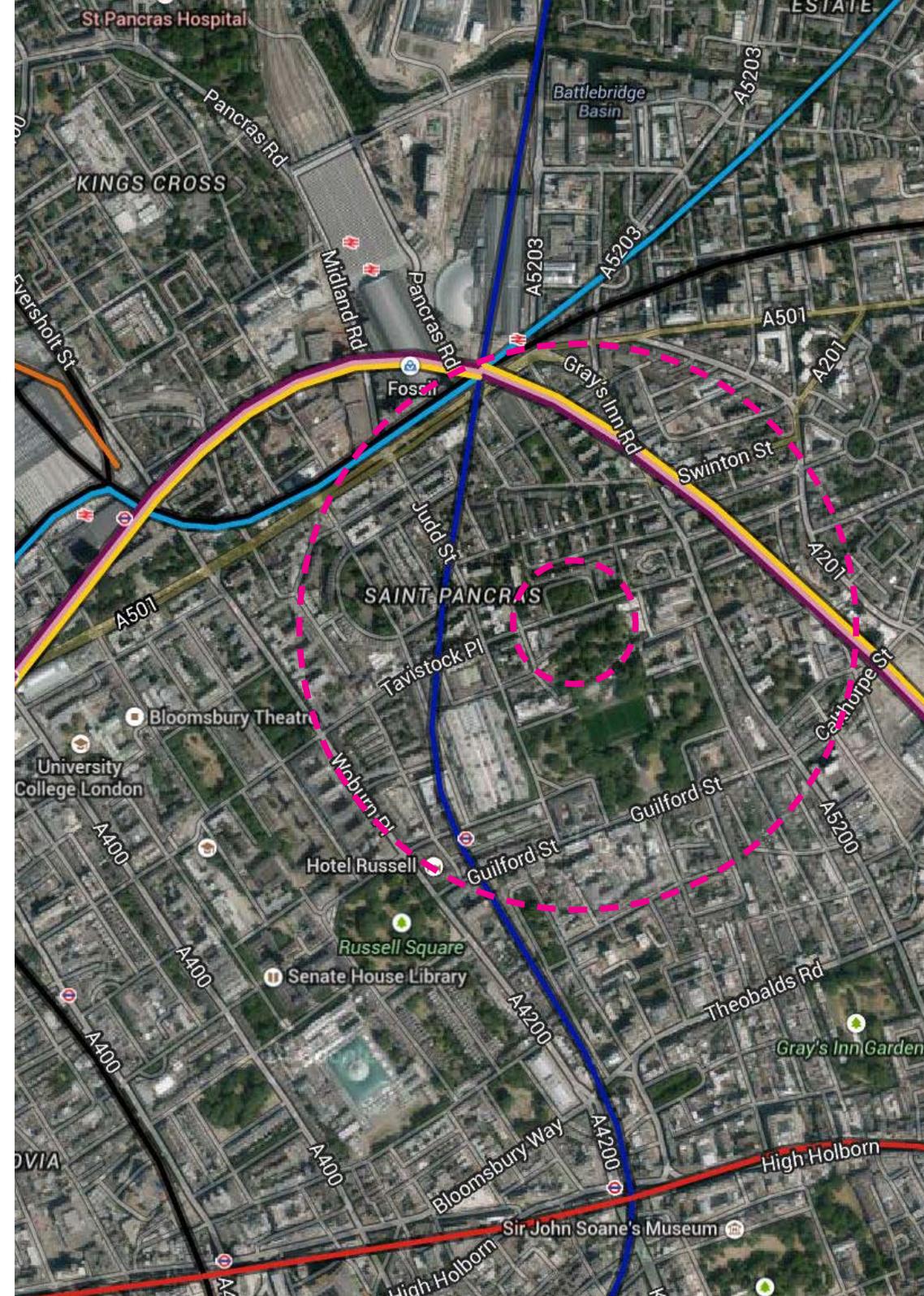
Access Transport

Connections

The site is well served by the tube, bus and rail links into other parts of central London. Kings Cross Station is located only 400m away.

Bus links are prevalent and numerous on Grays Inn Road and Euston Road with only a 5 minutes walk to Russell Square and 10mins to Goodge Street and Holborn stations.

The site has been designated with a PTAL 6b rating suggesting an excellent level of public transport accessibility.



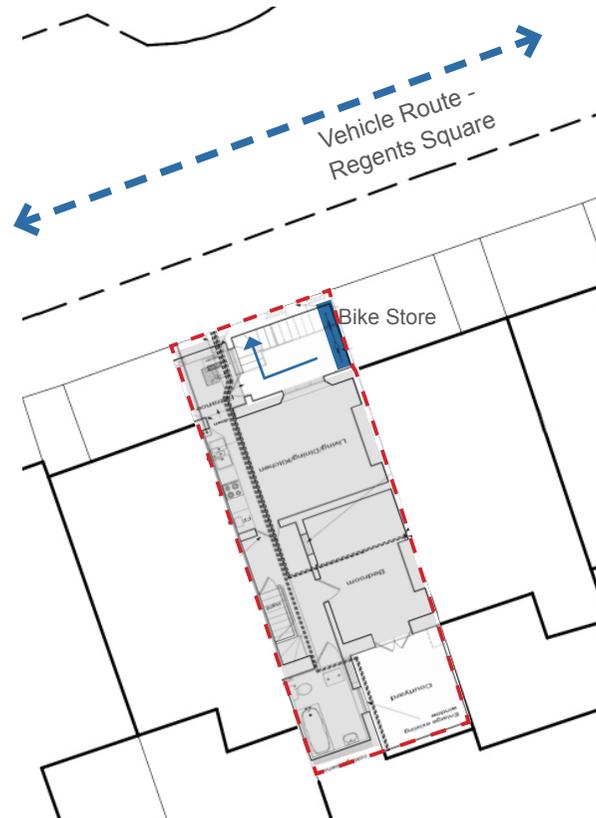
Access

Cycle Parking

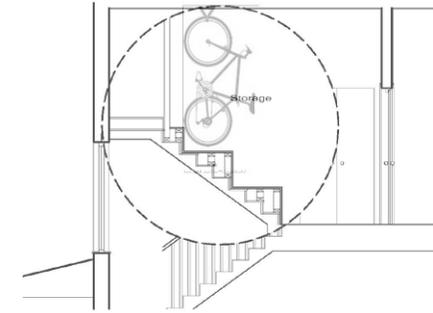
The Site

The site has a PTAL rating of 6b and therefore the scheme is proposed as car free with 3no. cycle parking spaces.

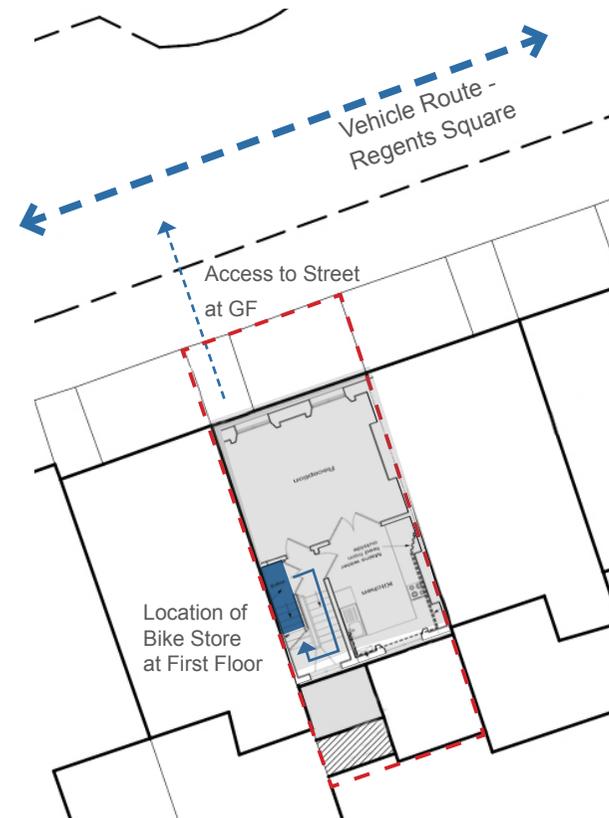
No.2 spaces for the 2 bedroom apartment and No.1 space for 1 bedroom apartment.



No. 5A Regents Square - LGF Plan

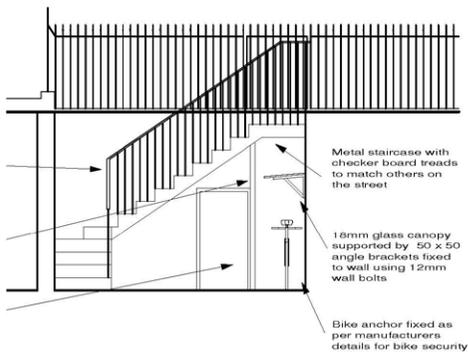


First Floor Bike Storage Details



No. 5 Regents Square - FF Plan

LGF - Bike Storage Detail

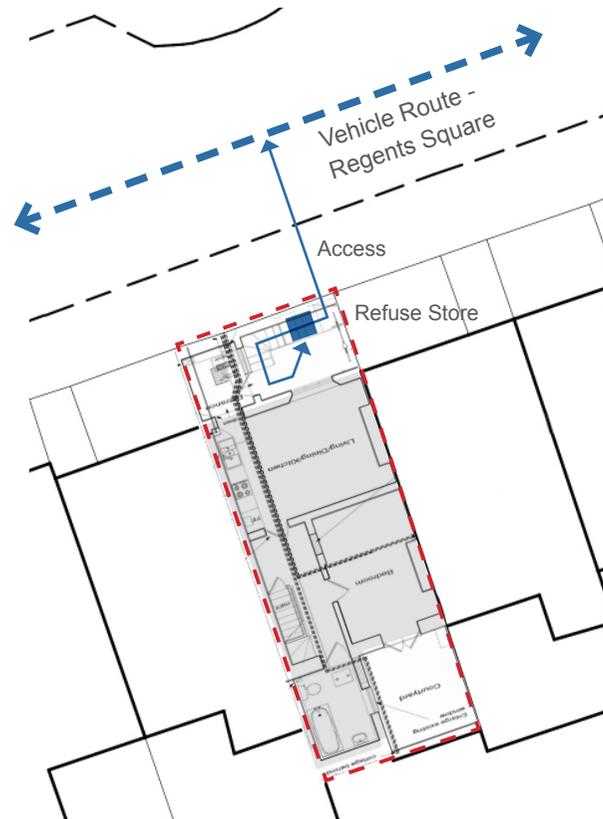


Access

Refuse Storage

No. 5A - Regent Square

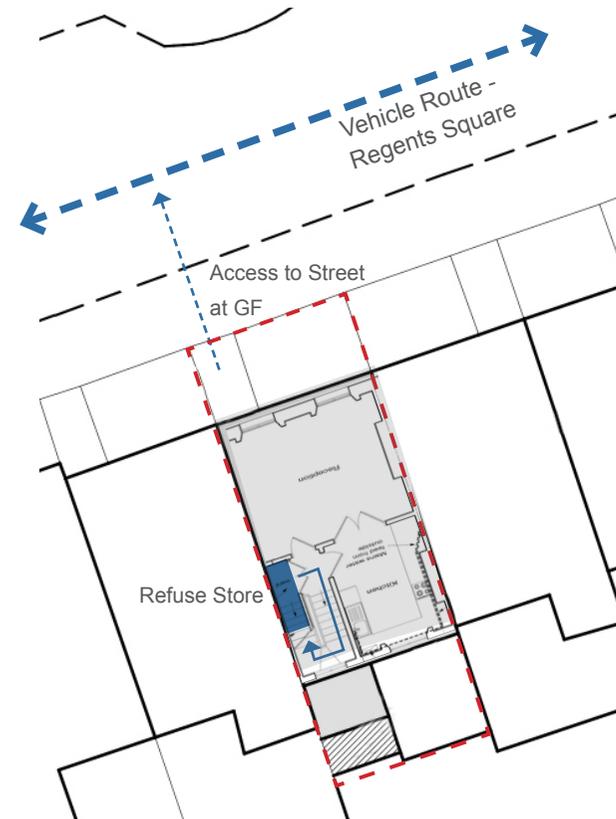
The new LGF accommodation will store refuse on site until collection day, when collection will be made from Regent Square, as is the existing Local Authority arrangement.



No. 5A Regents Square - LGF Plan

No. 5 - Regent Square

The new GF/FF accommodation will store refuse on site until collection day, when collection will be made from Regent Square, as is the existing Local Authority arrangement.



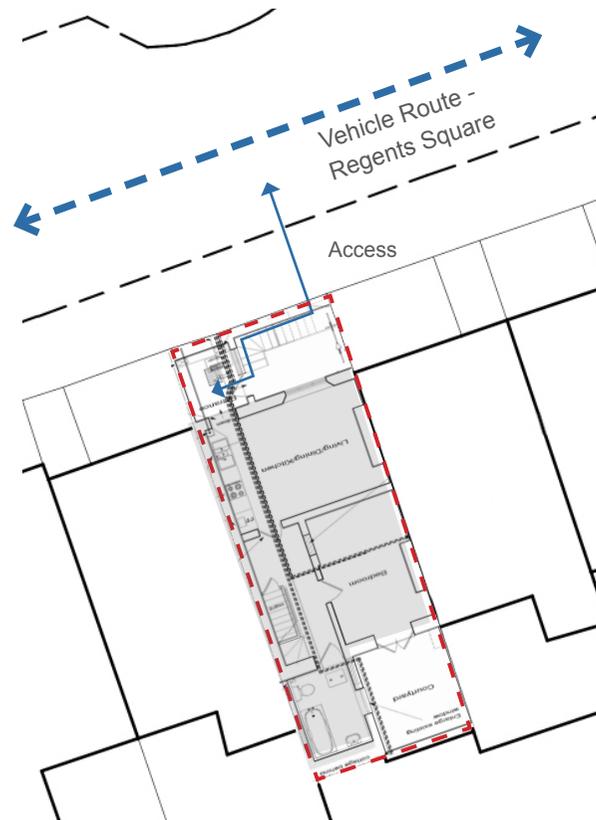
No. 5 Regents Square - FF Plan

Access

Servicing and Fire

No. 5A - Regent Square

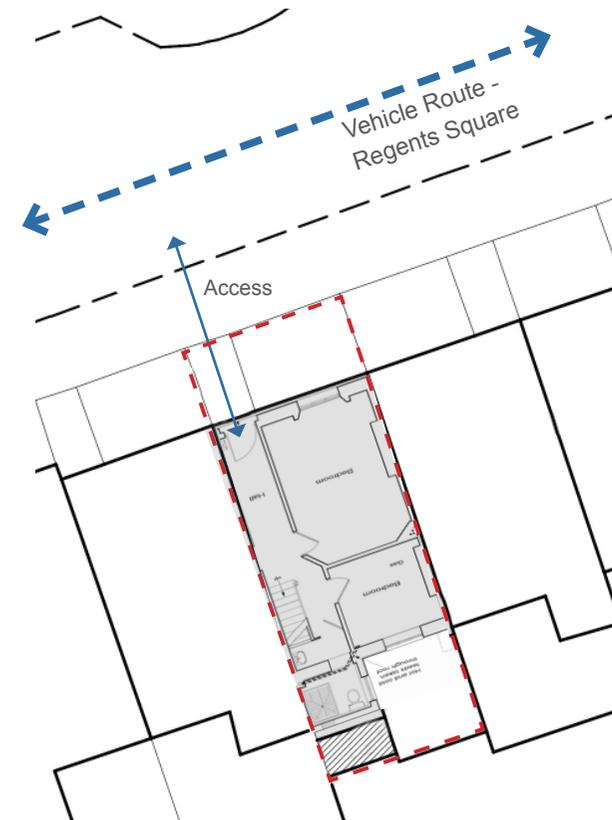
The new LGF accommodation provides direct access to and from Regent Square via the staircase and courtyard.



No. 5A Regents Square - LGF Plan

No. 5 - Regent Square

The new GF / FF accommodation provides direct access to and from Regent Square via the GF front door.



No. 5 Regents Square - GF Plan

06 | Conclusion

Conclusion

The Site

The existing site is located at No. 5 Regent Square, part of the grade 2 listed terrace - No. 1-17 Regent Square, Bloomsbury. The terrace is within the Bloomsbury Conservation Area, in Camden.

Application Summary

1. The existing property is derelict and in an uninhabitable state. The proposed scheme seeks to improve and enhance the listed building and contribute positively to the heritage asset of the listed terrace.
2. This application seeks to convert the lower ground floor into 1no. 1 bedroom apartment, and the ground and first floors into 1no. 2 bedroom apartment.
3. The proposed scheme has been developed in discussion with Camden Councils planning and conservation officers and the resulting proposal addresses all of their initial concerns.

Conclusion

The design seeks to respect and enhance the heritage setting of the grade 2 Listed Terrace and the Bloomsbury Conservation Area. By improving the quality of the property, enhancing and reinstating original features, the scheme contributes positively to the composition of Regent Square and its southern Georgian terrace.