



Minor internal alterations

Statement of Significance

**Flat 19
White Hall
9-11 Bloomsbury Square
LONDON
WC1A 2LP**

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Statement of Significance & Impact

Introduction

As noted in the accompanying Design & Heritage Statement, Flat 19 White Hall, consists of a 2 bedroomed unit located on the top (5th) floor of a residential apartment block of 19 units.

Together with nos. 12 & 13 Bloomsbury Square, White Hall Flats consist of the remnants of 5 terraced houses (c. 1662-1665) that were re-fronted (c. 1770-1772), then unified in an Italianate style with stucco.

The building is Grade II listed and described in Historic England's Register as:

“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.”

Reason for application

The existing state of the unit is in fair to good condition with some minor alterations carried out in the recent past (retrospective listed building consent reference 2017/4613/L dated 21 November 2017).

The new owners wish to provide a more efficient living & dining space with minimum disruption to the existing layout, without affecting the areas of the historic fabric with higher significance.

Historical Significance & Impact of proposals

(refer to Hierarchy of Significance diagram attached)

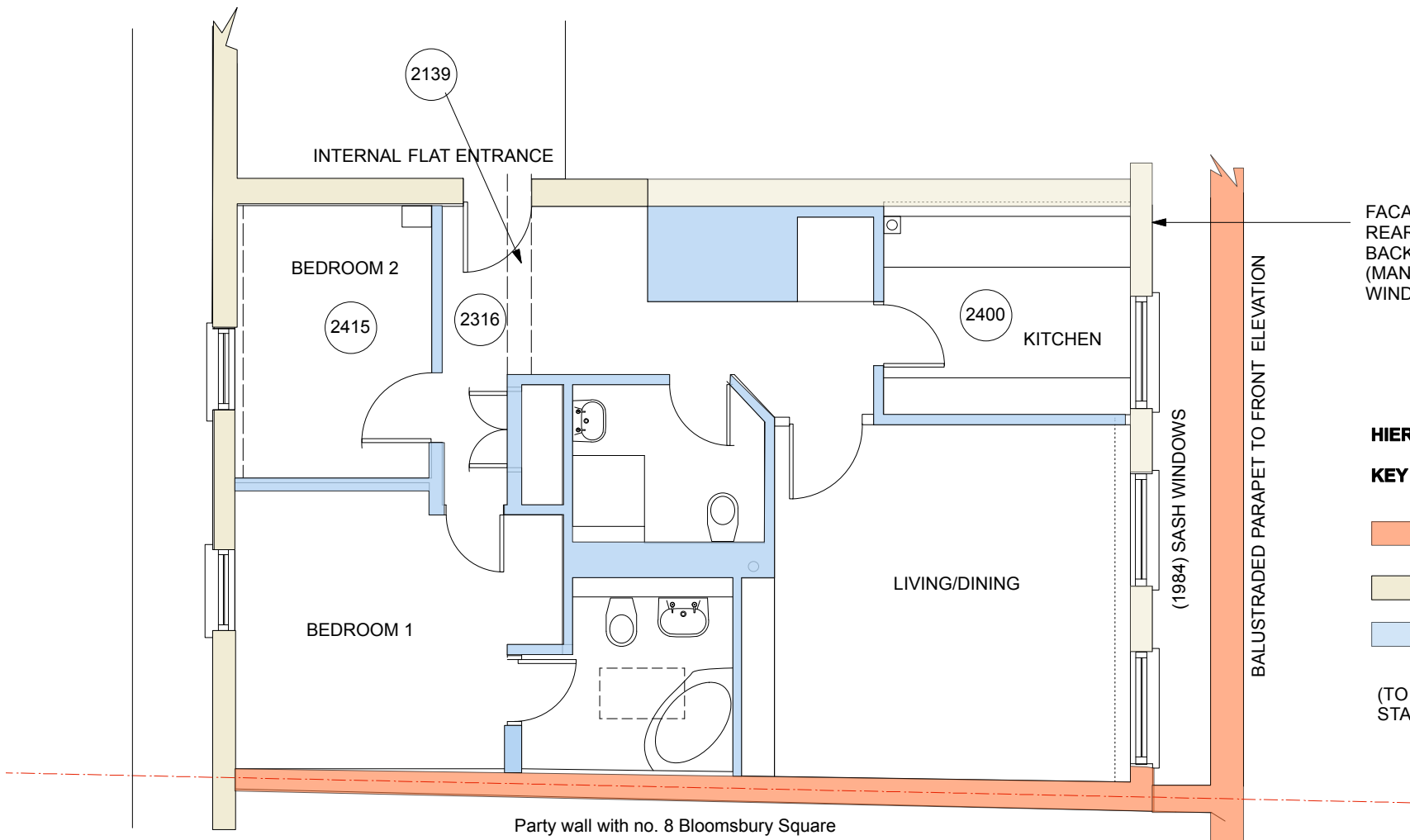
The freeholder's records of the 1984 conversion from a hotel to residential units, show a major refurbishment that removed an ornate central staircase and early 20th century lift, inserted a more compact circulation to enable additional floor space for sale.

A new steel structure was inserted with new floor plates incorporating sound insulation to then/current standards.

All internal finishes were replaced with 1980's "modernist" finishes and colour scheme.

Proposed Works	Significance of the historic fabric/area that will be affected	The impact of the proposed work on the historic fabric/area
<p>Removal of metal stud framed separating wall between kitchen & living area.</p> <p>Relocation & renewal of living room door to hallway, to provide FD30 protection to kitchen/dining/living areas.</p>	<p>This wall & door were installed in the 1984 conversion of the hotel building to residential units. The wall comprises metal studwork faced with plasterboard both sides (painted finish). The door consists of a flush faced painted ply FD20 door.</p> <p>No original internal finishes were retained in the flat during the 1980's conversion.</p> <p>The freeholder's records of this construction show only the front facade masonry and part of the brick party walls were retained from the original construction.</p> <p>This and subsequent internal alterations are therefore considered of low significance to heritage status of the building's</p>	<p>Removal of this wall and relocation of the door will not impact on the original historic fabric of the building.</p>

	historic fabric.	
Proposed Works	Significance of the historic fabric/area that will be affected	The impact of the proposed work on the historic fabric/area
renewal of existing front & rear sash windows with "Slimlite" type double glazed units.	<p>The freeholder's records show these windows to be part of the re-built dormers of the main front & reconfigured rear facades in 1984.</p> <p>The front elevation of the whole building can be viewed from Bloomsbury Square, however the windows for Flat 19 are set back from the main facade and are partly concealed balustraded parapet of the 4th floor below.</p> <p>Internally there are no internal architraves, and the position of the dormer cheeks preclude insertion of secondary glazing.</p> <p>The front windows are there considered high to neutral significance.</p> <p>The rear windows were also renewed in the 1980's. Views from parts of the office building behind are possible, however, the private rear gardens off the basement flats prevent the rear facade being visible to the general public.</p> <p>As such, the rear windows can be considered low to neutral significance.</p>	<p>The proposals intend to renew the windows in painted timber, and match the configuration of the existing sash windows, including the size of the frames and surrounds.</p> <p>This will therefore not impact adversely on the original historic fabric of the building.</p>



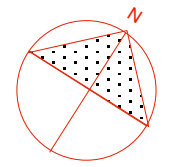
FACADE OF FLAT 19 FRONT & REARELEVATIONS STEPPED BACK FROM MAIN ELEVATION (MANSARD ROOF WITH DORMER WINDOWS)

HIERARCHY OF SIGNIFICANCE

KEY

- HIGH SIGNIFICANCE
- NEUTRAL SIGNIFICANCE
- LOW SIGNIFICANCE

(TO BE READ IN CONJ. WITH STATEMENT OF SIGNIFICANCE)



PLANNING

FLAT 19 PLAN: EXISTING
SCALE 1:50 @A3



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REVISIONS:

JOB: Flat 19, White Hall, 9-11 Bloomsbury Sq
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DRAWING: **EXISTING LAYOUT**
SCALE: 1:50

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