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## DESIGN, CONSERVATION & HERITAGE STATEMENT

Renewal of Existing Sash Windows  
& minor internal alterations

**Flat 16**, White Hall Flats  
9-11 Bloomsbury Square  
London  
WC1A 2LP



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## 1.0 INTRODUCTION

This report has been prepared by KMK Architects in support of a listed building consent for renewal of the existing sash windows and minor internal alterations.

## 2.0 REFERENCES

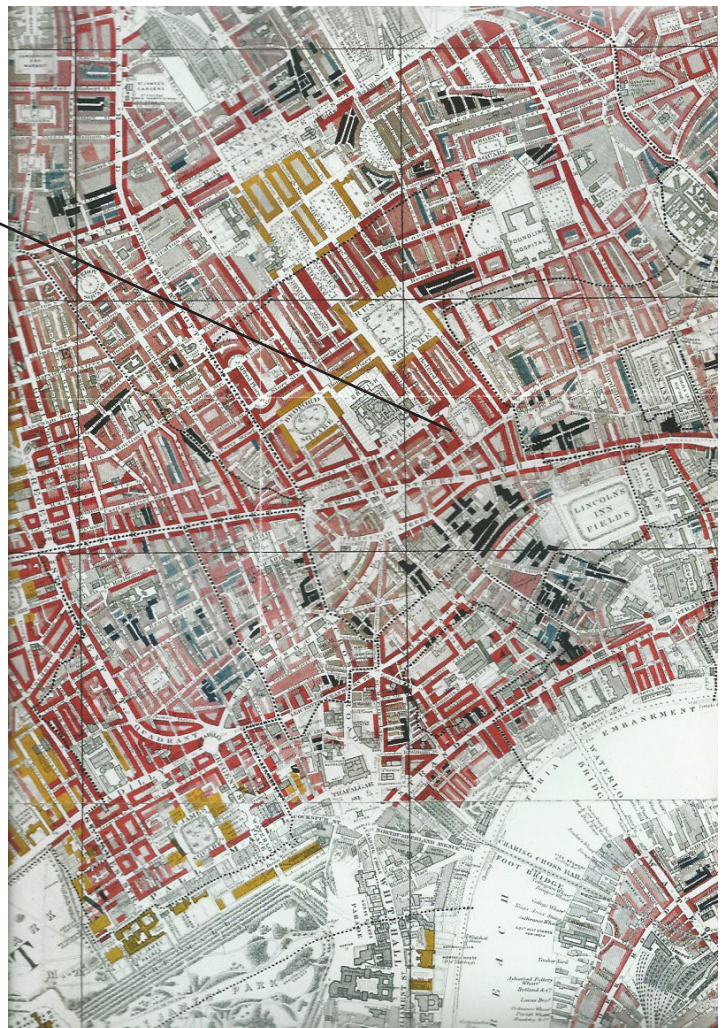
- National Heritage List for England/English Heritage
- Bloomsbury Conservation Appraisal and Management Strategy
- National Planning Policy Framework (March 2012) ref. "Understanding Place: Conservation Area Designation, Appraisal & Management" Rev June 2012
- Local Plan Policy
- Steen Eiler Rasmussen 1982: *LONDON: The Unique City*, The MIT Press
- Porter, Roy. 1994: *LONDON A Social History*, London Penguin Books

## 3.0 SITE AND HISTORIC CONTEXT

The existing front façade dates from a remodelling of a row of 3 terraced 17th century houses. After the addition of a 3rd floor (1841), the fronts were stuccoed in their current Italianate style. In 1909-11, the houses were converted to a hotel, and an LCC blue plaque commemorating Dr, Robert Willan, the founder of dermatology, is fixed adjacent to the 1st floor central windows.

(part information from Historic England List Entry under "White Hall Hotel (numbers 9-11) and attached railing" no. 1244507

Original site of White Hall Flats showing row of earlier Georgian terraced houses (subsequently modified during the Victorian era)



Extract from Booth's map of 1889 (NTS)

©Old House, 2013

Charles James Booth's 1889 map of his study of "Life and Labour of the People of London" showed the buildings along this side of Bloomsbury Square as coloured red, with the mews behind off Galen Place as pink.

The classifications according to Booth was:

*Red:* Middle class, well-to-do. Well paid artisans with responsibilities. Earnings exceed 30s a week. Foremen, city warehousemen, lightermen, shopkeepers and small employers, clerks and subordinate professional men. Hardworking sober men of good character and intelligence.

*Pink:* Fairly comfortable, good ordinary earnings. "



Modern street layout (NTS)

## 4.0 PLANNING HISTORY

In 1984 planning consent was granted for the building to revert to residential use as an apartment block. The ornate central main staircase with cast iron framed lift was stripped out to create extra space for additional 1 bedroom flats in the central bay.

From the developer's 1984 as built drawings available, it is likely that the (4th & 5th) upper floors were added as part of the re-conversion from a hotel to self-contained apartments.

Flat 16 is on the southern end of the building, nestled within the existing mansard roof. The 3 front sash windows are contained in 3 lead lined dormers off the mansard, which is set back from the main frontage, behind the balustraded parapets to the outer bays of the main building. There is a part lead lined asphalt gutter located below cill level of the windows.

The existing layout is a result of the mid-1980's conversion. The internal walls to the flat comprise lightweight metal studwork around masonry communal service voids.

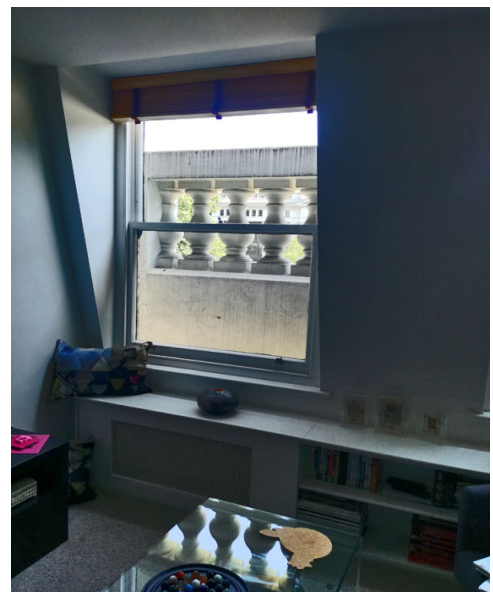
view out from front living area



front gutter detail below cill level



view out from front living area

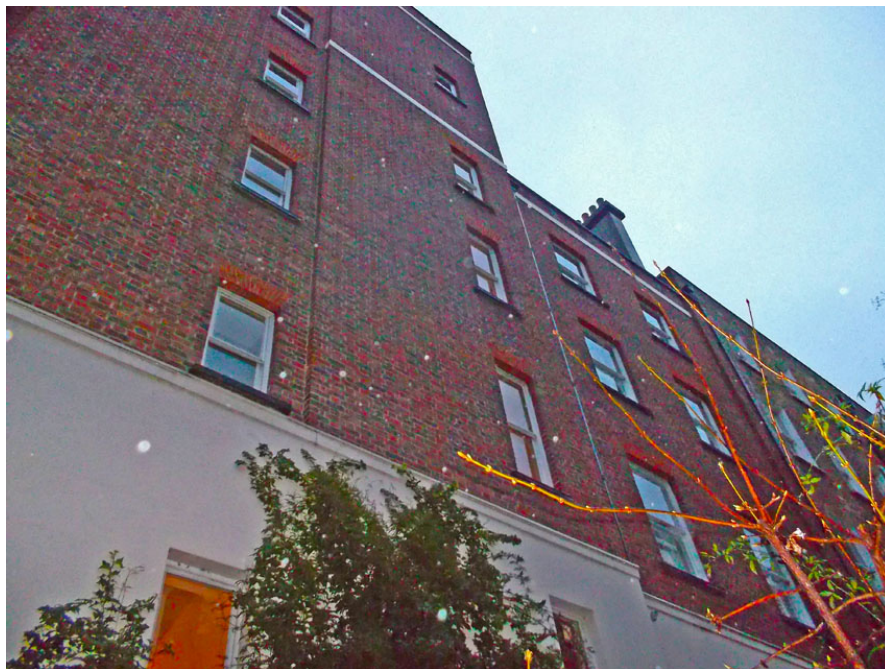


Hallway:  
service void to be  
reduced



View from Bloomsbury Square

View of rear of building from ground level private gardens



## 6.0 PROPOSALS

The proposal is a modest remodelling of the interior and replacement of the existing 20th century timber sash windows.

The applicant wishes to reduce the depth of the service void in the flat entrance hallway, to provide more useable space within the flat.

Both the front and rear elevations of the flat slope inwards as they are contained within the building's attic mansard.

The existing windows were installed in 1984 as part of the refurbishment/conversion of the building from hotel use back to residential. The windows are single glazed timber sashes and have reached the end of their life. As this unit is on the uppermost floor the heat loss is considerable. Due to the slope of the surrounding mansard, secondary glazing installation is not possible with the windows.

The new windows are proposed as timber sashes using the "Slimlite" method of double glazing, which was developed specifically for replacement Georgian sash and casement windows. The new windows will match the configuration of the existing, which are simple sashes without glazing bars.