



**Works:**  
**Renewal of existing sash windows**  
**& minor internal alterations**

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## **Statement of Significance & Impact**

**Flat 16**  
**4th floor**  
**White Hall**  
**9-11 Bloomsbury Square**  
**LONDON**  
**WC1A 2LP**



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# Replacement of existing sash windows & minor internal alterations

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## Statement of Significance & Impact

### Introduction

As noted in the accompanying Design & Heritage Statement, Flat 16 White Hall, consists of a 2 bedroomed unit located on the 4th floor of a residential apartment block of 19 units.

Flat 16 differs generally from most of the other flats, in that the kitchen is located at the rear of the building, with a smaller bedroom against the front elevation. This layout was established during the 1980's redevelopment of the building, which changed the use from the early 20th century's White Hall Hotel to self-contained residential/apartments.

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 decorative works carried out in the recent past . The layout is generally as the planning consent granted in the mid-1980's.

The applicants wish to renew the existing 1980's single glazed sash windows with double glazed units, carry out minor alterations to the entrance hallway, with minimum disruption to the existing layout, with minimum disruption to 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 for the communal areas. The interior of Flat 16 is currently in a good decorative state.

Proposed Works	Significance of the historic fabric/area that will be affected	The impact of the proposed work on the historic fabric/area
<p>renewal of existing front &amp; rear sash windows with "Slimlite" type double glazed units.</p>	<p>The freeholder's records show these windows to be part of the re-built dormers of the main front &amp; 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 16 are set back from the main facade and are in large part concealed behind the balustraded parapet of the 4th floor.</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 <b>high to neutral</b> 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>

Proposed Works	Significance of the historic fabric/area that will be affected	The impact of the proposed work on the historic fabric/area
<p>renewal of existing front &amp; rear sash windows with "Slimlite" type double glazed units.</p> <p>(cont'd)</p>	<p>The rear windows were also renewed in the 1980's. Views from the windows 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 <b>low to neutral</b> significance.</p>	
<p>Reduction in depth of existing service void in flat entrance hallway, to provide more useable space within the flat.</p>	<p>Investigations are ongoing in the building regarding the use of the existing vertical service voids running through the centre of the building.</p> <p>The outer 2 service runs in this group is believed to consist of ducting for the original individual gas boilers located in the hallway cupboard, and related fresh air inlets for these cupboards.</p> <p>These service voids were constructed as part of the 1980's refurbishment of the whole building, hence these areas can be considered <b>low to neutral</b> significance.</p>	<p>As the length and layout of these ducts no longer conform to current gas regulations, several flat owners have begun replacing their older boilers with electric boilers for heating and hot water.</p> <p>As a result, it is becoming likely that the outer 2 parts of these void runs will become obsolete in the near future.</p> <p>This will therefore not impact adversely on the original historic fabric of the building.</p>