

4.0 HERITAGE ASSESSMENT - THE BLOOMSBURY CONSERVATION AREA

- 4.1 The terrace house number 54 Huntley Street is located to the western edge of the Bloomsbury Conservation Area.
- 4.2 The Bloomsbury Conservation Area was designated by the London Borough of Camden in 1968 and has subsequently been extended on several occasions. The following paragraphs provides an overview of the character and appearance of the area surrounding the site as stated within the Bloomsbury Conservation Area Appraisal and Management Strategy adopted 18th April 2011.
- 4.3 The Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east.
- 4.4 Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area. Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms. Today, the area's underlying townscape combined with the influence of the major institutional uses that established in the district and expanded over time is evident across the large parts of the Conservation Area

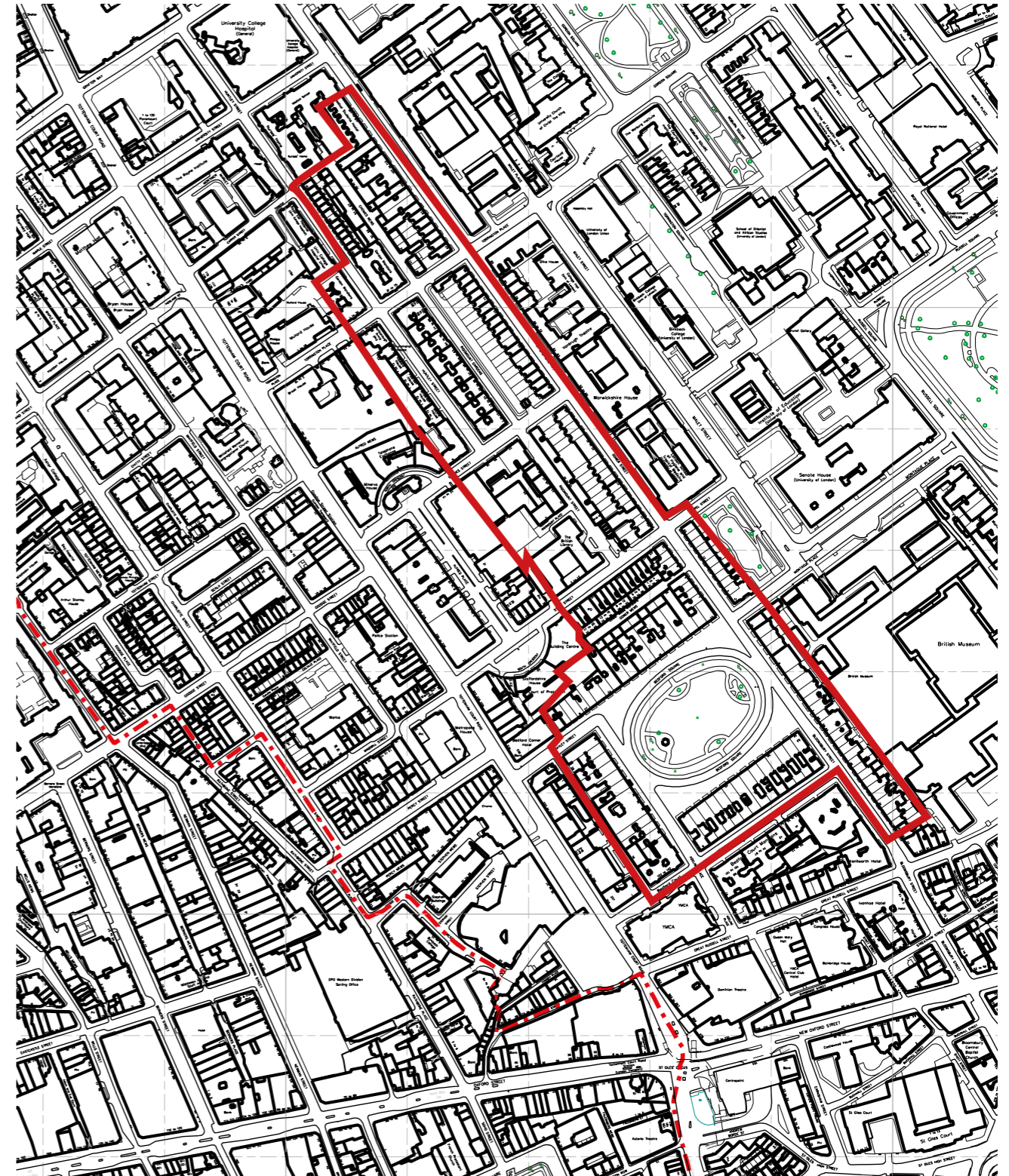


4.0 HERITAGE ASSESSMENT - THE BLOOMSBURY CONSERVATION AREA

- 4.5 Bloomsbury represents a period of London's early expansion northwards, dating from Stuart times (around 1660), which continued through the Georgian and Regency periods to around 1840. This period of expansion, which followed the Plague in 1665 and the Great Fire of London in 1666, replaced a series of Medieval Manors on the periphery of London and their associated agricultural and pastoral land. The first swathe of building created a mix of uses with houses, a market, commercial, cultural uses (the British Museum), hospitals and churches. Later expansion of the northern part of the Conservation Area was focussed on providing grander residential districts for wealthy families. This was carried out speculatively by a number of builders, on leases from major landowners, and followed a consistent form with terraced townhouses constructed on a formal grid pattern of streets and landscaped squares. The progression of development across the Conservation Area illustrates the subtle changes in taste and style in domestic architecture that occurred throughout the 17th, 18th and 19th centuries.
- 4.6 The victorian era saw the development of University college of London. The northern end of the conservation area saw the growth in railway terminals and hotels.
- 4.7 The 20th Century saw further expansions in Hospital, Academic and Cultural building.

5.0 CHARACTER ANALYSIS

- 5.1 Due to the size of Bloomsbury Conservation Area it has been sub-divided into a series of character areas that generally share common characteristics.
- 5.2 The common characteristics are as follows:
Land use / density of development / scale and style of buildings / construction materials, period of development / influence of vegetation and open spaces.
- 5.3 54 Huntley Street is located within The Bloomsbury Conservation Area - Sub Area 5 Bedford Square / Gower Street.
- 5.4 Huntley Street is located to the northern end of this sub area (highlighted on this page in red boundary line).
- 5.5 Huntley Street is described as follows: Huntley Street runs parallel to the west of Chenies Mews and Ridgmount Gardens. North of Torrington Place, on the east side, is a terrace of late 18th century grade II listed townhouses, each occupying two-bay plot widths. They are of three storeys with basements protected by railings, and they have mansard roofs each with a small central dormer window. Nos 46-68 are constructed in a multi-coloured stock brick with a contrasting band at first-floor sill level and key stone blocks. The façade of No 70 has a rendered finish with a rusticated base and expressed window surrounds which were added in the 19th century.



5.0 CHARACTER ANALYSIS

5.6 Gordon Mansions and Woburn Mansions mark each corner of the northern side of the junction with Torrington Place. They date from the turn of the 20th century, and are highly ornamented using red brick, terracotta and stone, with projecting bays, steep roof pitches, gables and turrets. They are large-scale buildings of landmark status in views along Torrington Place and Huntley Street. They comprise five principal storeys raised on semi-basements, and two attic levels. They are of significantly different scale and character to the terraces to the north; their northern flank walls are dominant in views along the street, and relate in scale to the institutional buildings at the northern end of Huntley Street (situated in Sub Area 3), and to the prevailing scale in Torrington Place. The Marlborough Arms public house, situated opposite, on the south-west corner of Torrington Place and Huntley Street, is a highly ornamented late 19th century corner building retaining its original timber frontage at groundfloor level.

6.0 HISTORICAL MAPS

- 6.1 The Bloomsbury Conservation Area covers an area of London that expanded rapidly northwards during the period 1660-1840. Impetus for the initial development came from events such as the plague of the Black Death (1665) and the Great Fire of London, which had devastated the City.
- 6.2 The building of Covent Garden, nearby to the southwest, however, was a key architectural development which strongly influenced the form of Bloomsbury. In 1630 the developer, the Duke of Bedford, and his architect, Inigo Jones, introduced Palladian architecture to England in the form of a public square, addressed by a church and arcaded terraces of houses, and surrounded by grids of streets. This was a key departure from the prevailing pattern of development, based on narrow medieval streets, alleys and courtyards, and set the scene for the next three centuries.
- 6.3 The map of 1746 shows Huntley Street did not exist and lambs conduit fields extended over and past Tottenham court road. To the south illustrates how Covent garden had developed and extended northwards from St Giles High Street to Great Russell Street.
- 6.4 The extent of development by the mid 18th century can be seen on Rocque's map of London of 1746. Tottenham Court Road can be identified as can a track leading north from Bedford House (the line of Woburn Place/Southampton Row). Tottenham Court Road derives its name from Tottenham Manor House, which stood north of Euston Road. Theobald's Road can be seen depicted as an east-west thoroughfare which was originally built as a royal route to James I's mansion of Theobald's in Hertfordshire.
- 6.5 The map of 1776 shows the area of Huntley Street remained undeveloped as the southside gradually extended northwards.



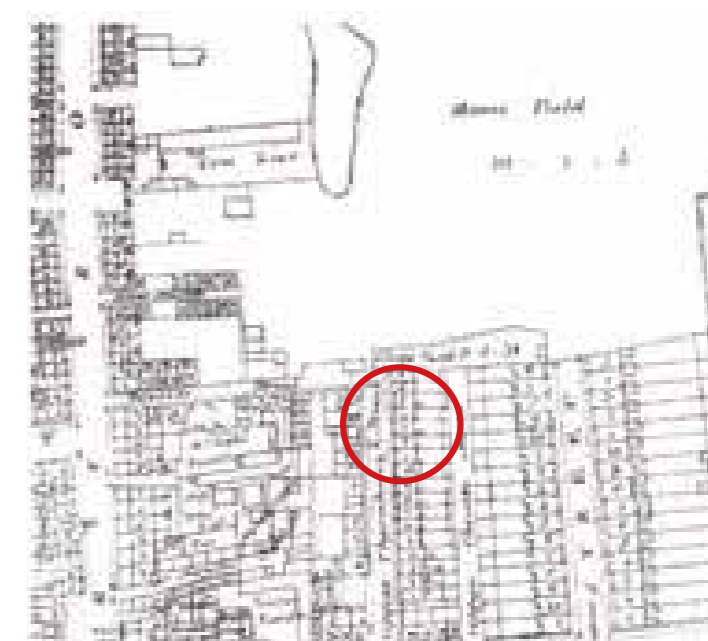
Extract from 1745 map



Extract from 1776 map



Extract from 1792 map



Extract from 1801 map

6.0 HISTORICAL MAPS

- 6.6 Key developments include the 4th Earl of Southampton being granted a building license for the construction of Bloomsbury Square (1661) to the south of Southampton House. The formation of Great Russell Street (around 1670). The construction of Montague House which became the home of the British Museum in 1759.
- 6.7 The Maps of 1792 and 1801 illustrates the Georgian and Regency period highlighting rapid expansion of development northwards from Great Russell Street and Great Ormond Street towards Euston Road as landowners capitalised on demand from the expanding wealthy classes. The area surrounding Huntley Street can be seen as one of the later sections of Fitzrovia / Bloomsbury to be developed.
- 6.8 Bedford Square illustrates a new type of development. It was designed and built as a unified architectural composition in 1775-6. Its construction marked the beginning of systematic development of the land to the north, with strict controls over the design of the elevations, dimensions, materials and surfacing imposed by the Bedford Estate.
- 6.9 The Ordnance Survey map shows that 54 Huntley Street was in place in its current mass and form by 1792.
- 6.10 The pace of building had slowed significantly as a result of the Napoleonic Wars prompting a rise in the cost of building materials and a scarcity of credit. The area between Euston Square and the Russell Square consequently remained undeveloped until the 1820s when the period of stagnation came to an end.
- 6.11 The 1820s saw the completion of Tavistock Square, Woburn Place, part of Gordon Square and some of the neighbouring streets, Torrington Place (1821-25) and Woburn Square (1829) completed by James Sim.

6.0 HISTORICAL MAPS

- 6.12 Owing to the significant increase in the population of the area a number of religious buildings were developed during the first half of the 19th century.
- 6.13 The decline in the desirability of Bloomsbury as a residential area with the construction of fashionable villa developments to the north and west, such as Belsize Park and St John's Wood, led to an increase in non-residential uses taking over formerly residential dwellings for office space during the 19th century. These included a number of major institutions including University College, the British Museum and specialist hospitals and educational uses around Queen Square.
- 6.14 The area surrounding Huntley Street continued to develop as a residential neighbourhood into the early 19th Century, when non-residential uses began to move into the area. From the 1820s, Bloomsbury developed as the location of London University. The main William Watkins designed University College London building was constructed in 1829 and University College Hospital was constructed between 1833 and 1836 (the original hospital was replaced by the current cruciform building in 1896). The majority of subsequent developments in the vicinity of the subject site during the 20th and 21st Centuries have been associated with the growth of UCL and UCLH.
- 6.15 University College (UCL) had been established on land previously intended for a new square and was acquired for the development of London's first University. University College Hospital was built on the opposite side of Gower Street in 1833-36 but was replaced by the present hospital, designed by Alfred Waterhouse in 1896-1905.
- 6.16 The British Museum collection had expanded to such an extent that by the mid 1820s it had become evident that a major rebuilding programme would be required.



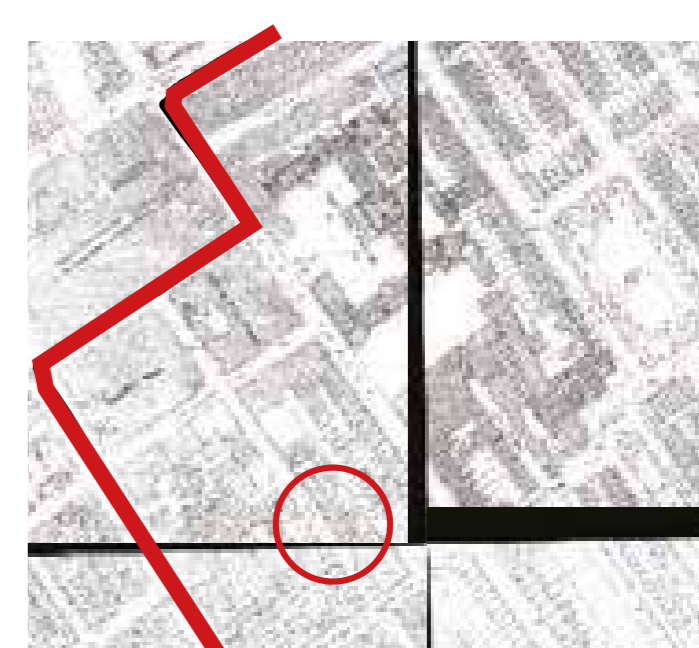
Extract from 1875 map



Extract from 1894 map



Extract from 1914 map



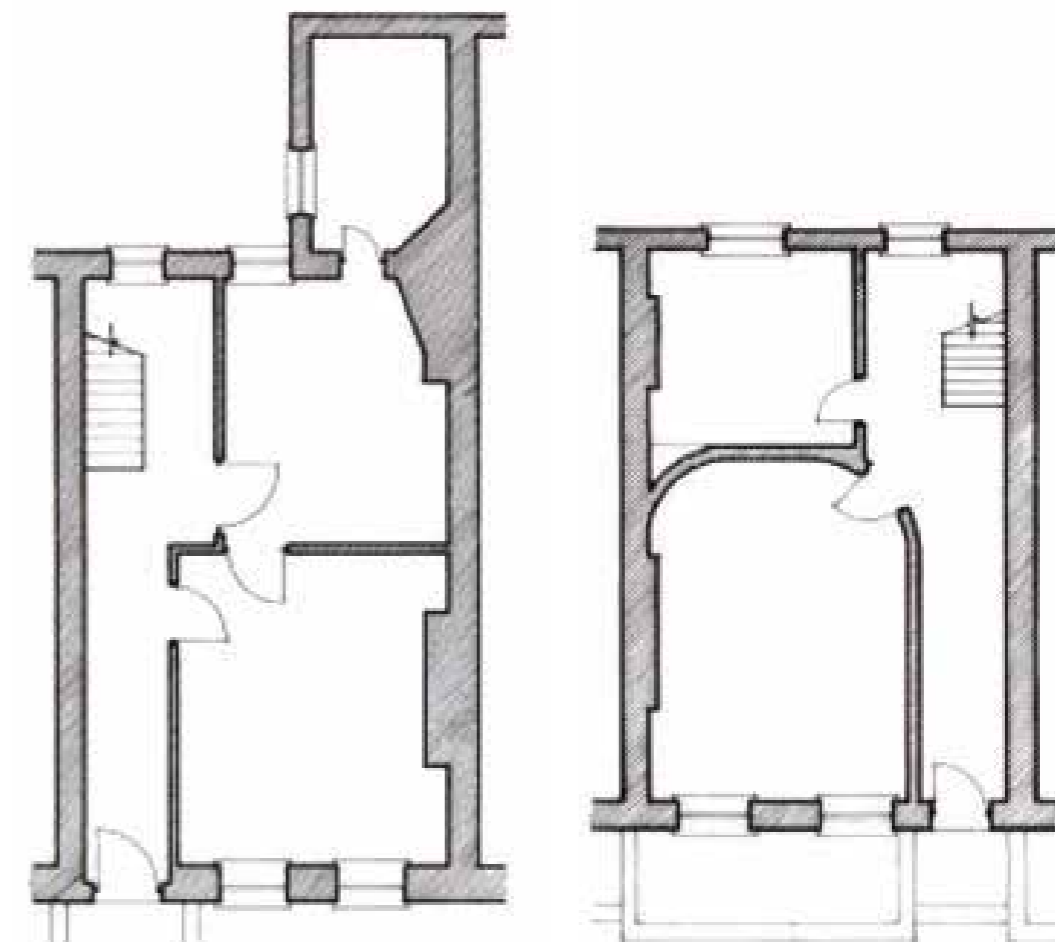
Extract from 1922 map

6.0 HISTORICAL MAPS

- 6.17 The specialist hospitals around Queen Square and Great Ormond Street which had occupied former houses also began to be redeveloped towards the end of the 19th century (for example Great Ormond Street Children's Hospital (1851), National Hospital (1885), Italian Hospital (1898), and the burial ground of St George's Bloomsbury was transformed into a public garden in 1882 with the help of the Kyrle Society.
- 6.18 Major developments during the first half of the 20th century were largely associated with expansion of the University of London in the area between Gower Street and Russell Square, the continuing development of hospitals in the east of the Conservation Area and offices, hotels and shops along the main arterial routes.
- 6.19 Initially the University expanded on its original site and southwards along Gower Street. Developing the frontage to Gower Place and forming another small quadrangle to the south of the Wilkins' Building in the first quarter of the 20th century. The Medical School (1907) designed by Paul Waterhouse was inserted on the south side of University Street. Other buildings included the London School of Hygiene and Tropical Medicine built on Keppel Street (1924).
- 6.20 During the 1930s a new scale and aesthetic was adopted by the University, only the first phase of the scheme, Senate House, was completed before World War II.
- 6.21 University developments continued to replace the older fabric of Bloomsbury in addition to reconstruction following wartime bomb damage. The areas of greatest destruction underwent major redevelopment, with social housing in some places, offices in others and replacement buildings.

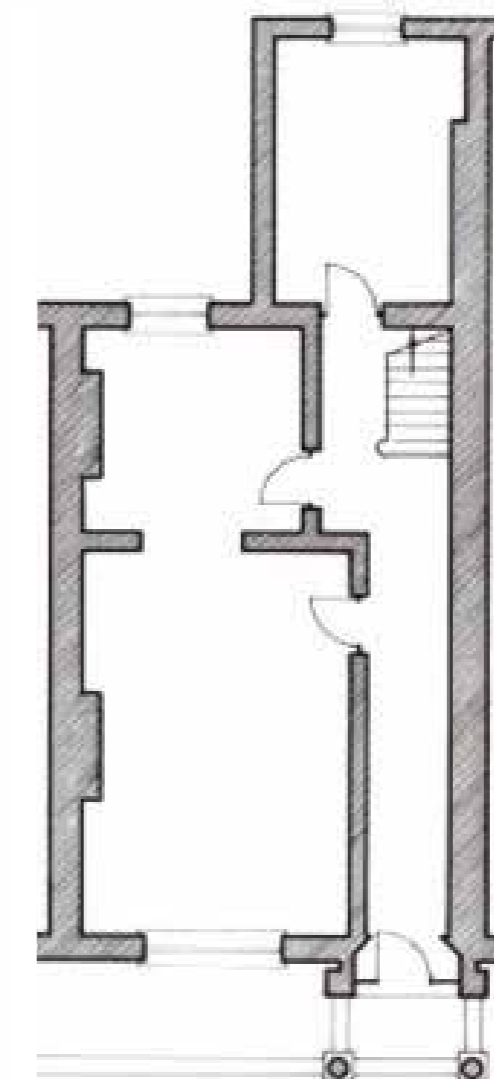
7.0 HERITAGE ASSESSMENT - LONDON TERRACE 1660-1860

- 7.1 Narrow fronted timber frame houses represents terrace house design before the Reformation. The 17th Century saw the use of brick for block housing instead of timber, probably due to the great fire of London of 1666.
- 7.2 These properties provide the opportunity for workshop, offices, shops, taverns and rear yard space for trade and washing.
- 7.3 As can be seen from the previous page these rows of terrace houses are also linked to squares and open spaces.
- 7.4 The row of terrace houses at Huntley Street illustrates how buildings were constructed during the 17th Century. This involved a number of builders each undertaking to construct small number of houses within a given development. These have been built to a standard that provides uniformity and style.
- 7.5 The preceding maps illustrate that Huntley Street was constructed during the mid to late 18th century (1776 -1792).
- 7.6 The elevational treatment illustrates they were erected after the 1774 building act, as timber windows had to be recessed within deep reveals to prevent the spread of fire between buildings and to floors above or below. Secondly, timber eaves were also replaced with brick parapets.
- 7.7 Huntley Street was renamed early in the 19th Century. Previously the street had been called Upper Thornaugh Street and provided access to Rope Yard and Home Field. This field was used as a pasture for animals. Nos. 5-17 Upper Thornaugh Street (now Nos. 46-70 Huntley Street) formed the northern part terrace of properties on the eastern side of Thornaugh Street.
- 7.8 Huntley Street elevations have remained largely unchanged since they were constructed.



Typical House Plan c.1700

Typical House Plan c.1780



Typical House Plan c.1850

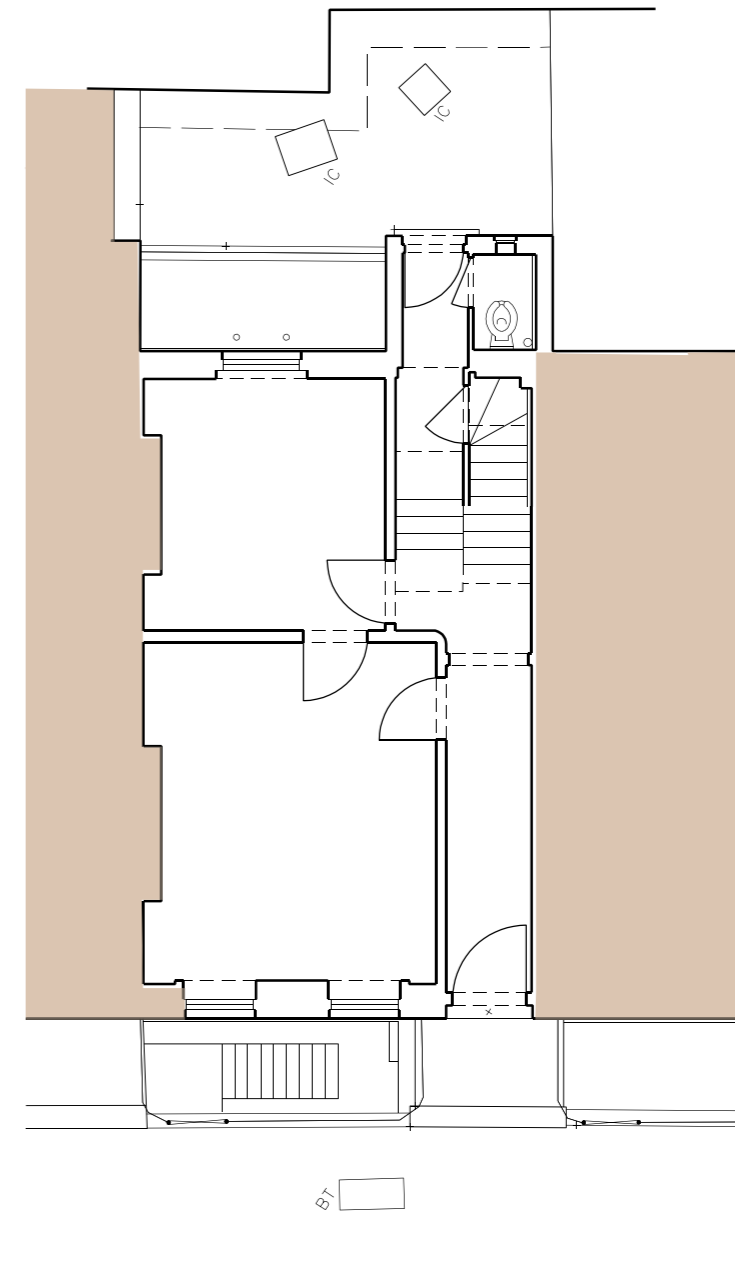
7.0 HERITAGE ASSESSMENT - LONDON TERRACE 1660-1860

7.9 The Huntley Street terrace house provides an example of a very modest London terrace house.

Certain aspects of their special interest are common to nearly all. These are:

- i). the layout of the houses in streets and squares, or less frequently crescents and circuses, with small rear yards, private gardens or large communal gardens surrounded by terraces, and consistent boundary treatments using railings or walls;
- ii). the architectural composition of the terraced facades themselves, in which the single house form a unit in a larger entity, but are subordinate to it
- iii). the detailed architectural treatment of the elevations, their proportions, the character of the materials used, and the craftsmanship employed
- iv). the plan form and general treatment of the interiors. The majority of London terrace houses conform to a limited number of closely related plan forms with a consistent hierarchy between front and back rooms and with the principal rooms located almost universally on the ground and first floor. See illustration on this page.
- v). internal decorative features like mouldings vary in scale and elaboration but generally conform to a standard vocabulary and disposition throughout the house.

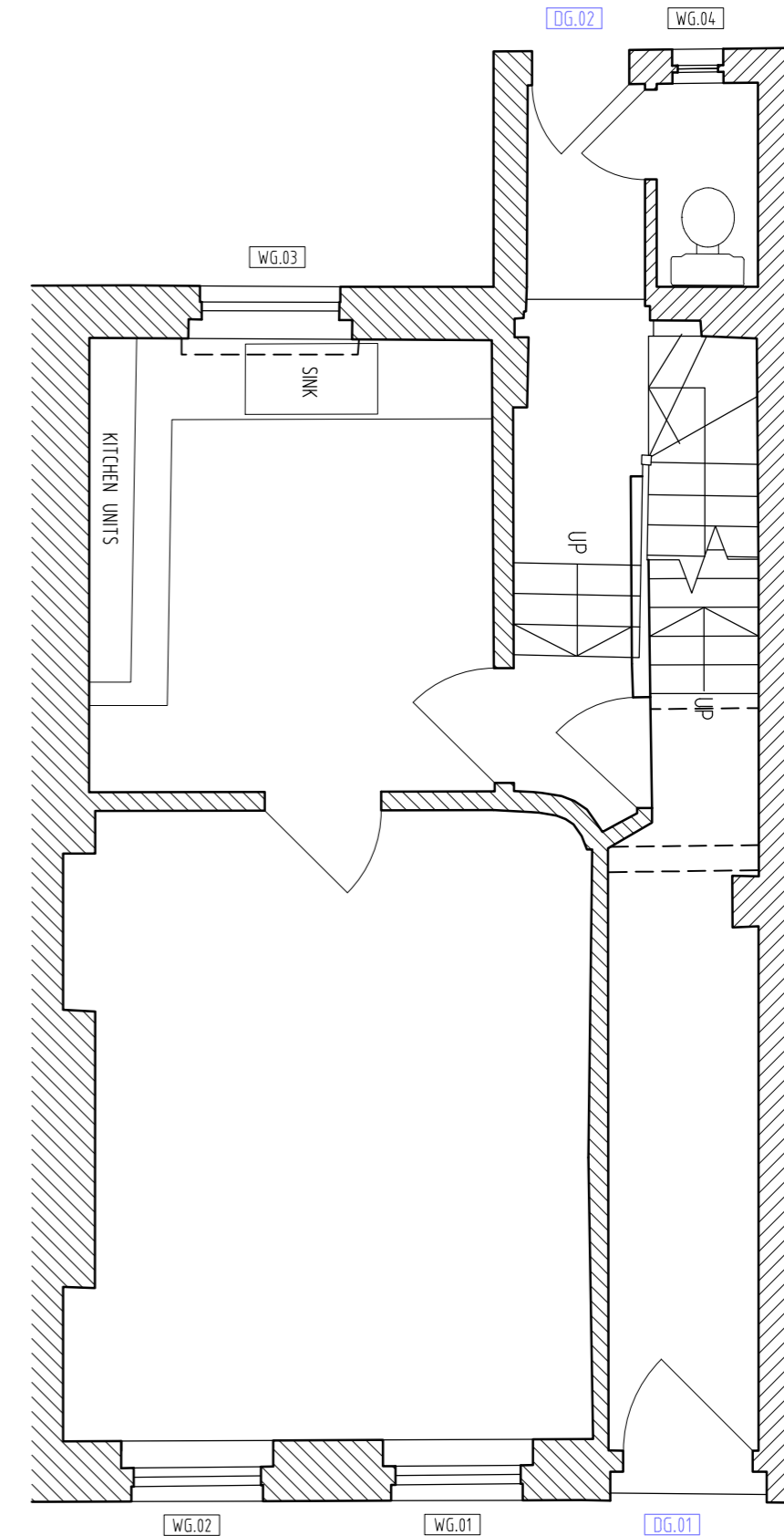
7.10 Since the properties' development, their Huntley Street elevations have remained largely unchanged. Their interiors have, however, been significantly altered following successive internal works during the 19th and 20th Century. The buildings' planning histories show that a number of alterations have been made to the properties during recent years.



Indicative Ground floor plan
when originally constructed.
Plan of 46 Huntley Street

7.0 HERITAGE ASSESSMENT - LONDON TERRACE 1660-1860

7.11 As a general rule alterations should preserve the structure, character and appearance of the building. As 54 Huntley Street is located in a Conservation Area it is vital to consider the way the house fits into the wider context of the street and any alterations should preserve or enhance the character or appearance of the area. The front elevation and other parts visible from the street or other public spaces are particularly sensitive. Alterations should not impair or destroy the overall shape and proportion of the house, or distract from its historic character, in particular its roof profile or the shape, design, and appearance of window and door openings. Interiors should always be considered. The proposed repairs and refurbishment incorporate these principles. Unfortunately, during the 1960s /70s (maybe even earlier) major alterations have been carried out adapting the house from a single residential property to 3 self contained apartments. The accompanying plan illustrates the existing ground floor plan with kitchen and lobbies into the apartments.



54 HUNTLEY STREET

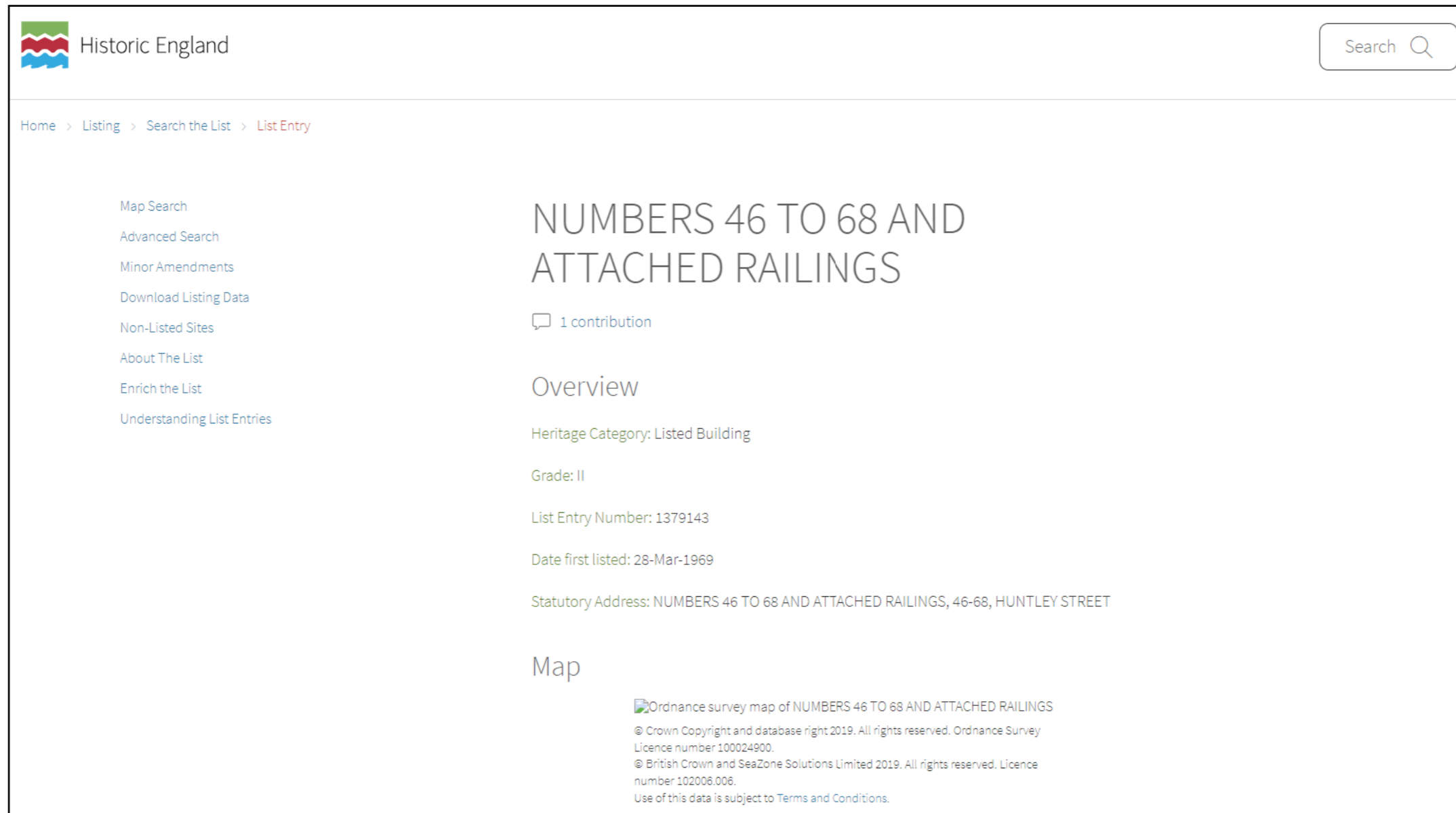
Fitzrovia, London

8.0 SITE DESCRIPTION - 54 HUNTLEY STREET

- 8.1 54 Huntley street is located within a mid Georgian terrace row of houses. The existing building is four stories high incorporating a lower ground floor and a mansard roof on the upper level.
- 8.2 The existing photographs and elevations shows the property was constructed with London stock brick and a mansard roof with slate and lead flashing.
- 8.3 The building has 2 entrances from Huntley Street, these are:
- A metal staircase leading down from Huntley Street to lower ground level.
 - A set of 2 steps lead up to the main front door on Huntley Street
- 8.4 Each floor contains a pair of recessed sash windows and a central dormer window located within the mansard roof behind a parapet wall that connects to the adjacent terrace building either side of number 54 Huntley Street.
- 8.5 A stucco cill band exists at first floor level and a stucco surround archway to the main entrance.
- 8.6 The main entrance door has six panels with a simple radial fanlight above the entrance door.
- 8.7 The basement levels is opened up as a lightwell. This occurs on the Huntley Street elevation and the back elevation. Cast Iron railings are located on the Huntley Street Elevation.
- 8.8 To the front of the building cellar vaults are located under the pavement and road.
- 8.9 The properties include 2 rear yard spaces. A small lightwell space is located at lower ground level and a further rear yard space is located at ground level. Due to the development at the back of Huntley Street access to the rear yard is only accessible through the building. The boundary walls consists of a brick wall and timber panelled fencing.



9.0 ENGLISH HERITAGE LISTING (LIST ENTRY NUMBER: 1379143)



The screenshot shows the Historic England website interface. At the top left is the Historic England logo, and at the top right is a search bar. Below the logo is a breadcrumb trail: Home > Listing > Search the List > List Entry. On the left side, there is a vertical menu with links: Map Search, Advanced Search, Minor Amendments, Download Listing Data, Non-Listed Sites, About The List, Enrich the List, and Understanding List Entries. The main content area features the title 'NUMBERS 46 TO 68 AND ATTACHED RAILINGS' in large, bold, grey text. Below the title is a comment icon and the text '1 contribution'. Underneath is the section 'Overview' with the following details: Heritage Category: Listed Building, Grade: II, List Entry Number: 1379143, Date first listed: 28-Mar-1969, and Statutory Address: NUMBERS 46 TO 68 AND ATTACHED RAILINGS, 46-68, HUNTLEY STREET. At the bottom of the overview section is a 'Map' heading and a small thumbnail image of an Ordnance survey map. Below the map is a copyright notice: '© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900. © British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006. Use of this data is subject to Terms and Conditions.'

Website Extract - <https://historicengland.org.uk/listing/the-list/list-entry/1379143>

9.0 ENGLISH HERITAGE LISTING (LIST ENTRY NUMBER: 1379143)

9.1 NUMBERS 46 TO 68 AND ATTACHED RAILINGS

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

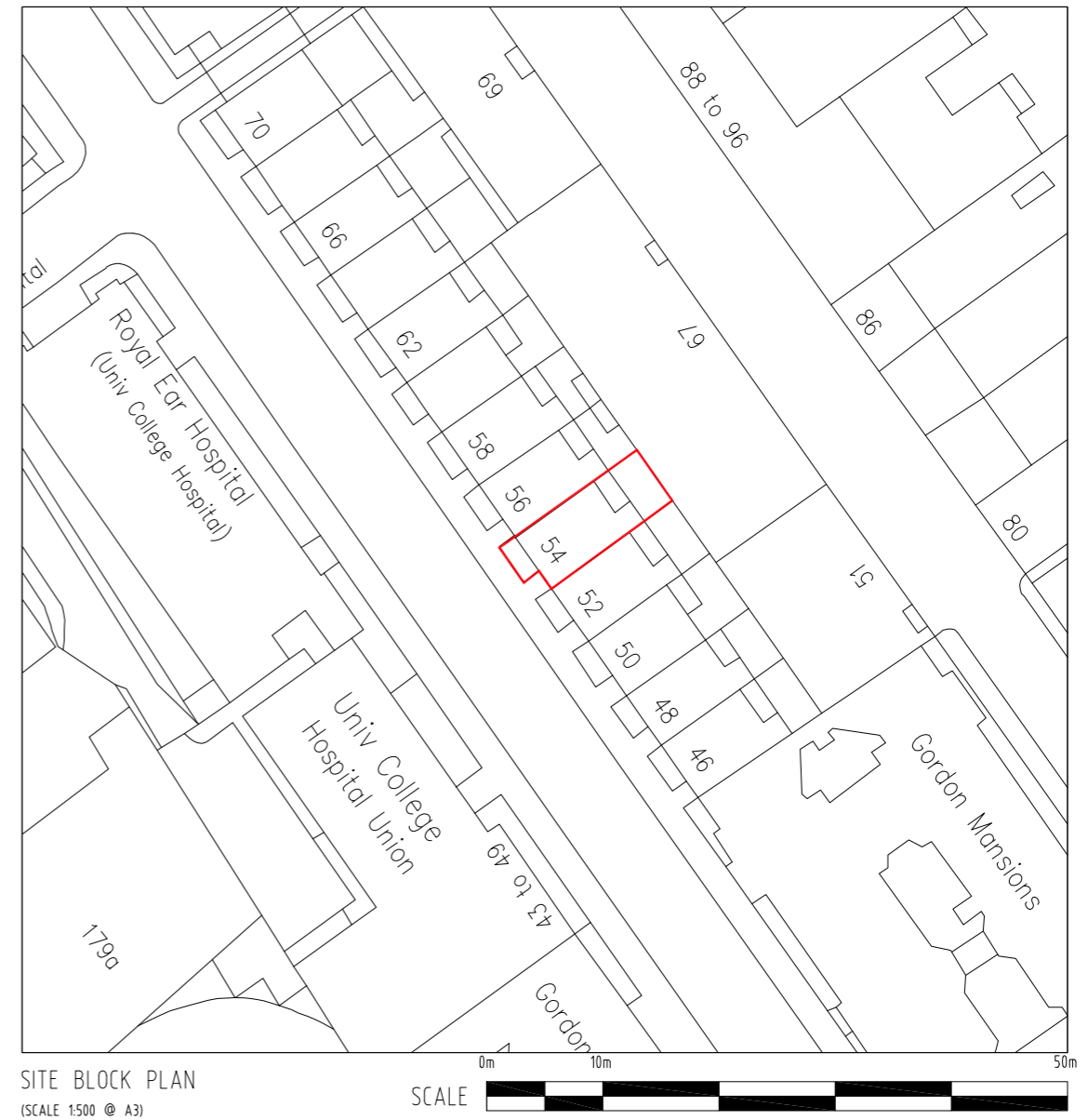
LIST ENTRY:	1379143
LOCATION:	Numbers 46 to 68 and attached railings, 46-68, Huntley street
GRADE:	II (two)
DATE LISTED:	28 March 1969
STATEMENT:	Terrace of 12 houses. Late C18. Multi-coloured stock brick with plain stucco 1st floor sill band. Slated mansard roofs with dormers. 3 storeys, attics and basements. 2 windows each. Round-arched doorways most with patterned impost bands and keystone blocks, pilaster-jambs, radial patterned fanlights and panelled doors. Gauged brick flat arches to recessed sash windows. Parapets. Some original lead rainwater heads and pipes.
INTERIORS:	Not inspected.
FEATURES:	Attached cast-iron railings with urn finials to areas.

10.0 EXISTING USE

10.1 Based on Camden Council listed building register we have allocated the use and number of flats within each terrace house at Huntley Street.

- 46 Huntley Street 3 apartments
- 48 Huntley Street 3 apartments
- 50 Huntley Street 3 apartments
- 52 Huntley Street 3 apartments
- 54 Huntley Street 3 apartments
- 56 Huntley Street 2 Maisonettes
- 58 Huntley Street 3 apartments
- 60 Huntley Street 3 apartments
- 62 -66 Huntley Street Hostel family care
- 68 Huntley Street 3 apartments
- 70 Huntley Street 3 apartments

10.2 This table illustrates that all of the houses on Huntley Street have been converted into apartments and 3 houses 62 - 66 Huntley Street are providing Hostel Family Care.



11.0 DESIGN ANALYSIS & PROPOSAL

11.1 Within this section we have provided the following information;

- We have recorded and illustrated the existing form, characteristics, historical features and conditions.
- The existing building's documented features and characteristics;
- The design concept and approach to Huntley Street properties;
- The extent of work required externally, internally and the effects on the existing structure.

11.2 Existing Streetscape:

The key feature of the Grade II listing is the overall appearance of the uniformity to the terrace.

11.3 This style and approach can be found in many areas throughout Fitzrovia and Bloomsbury. As stated within Bloomsbury Conservation area and as illustrated in the historical maps this terrace represents one of the last remaining terraces that was originally constructed in the mid 1750s. For this reason Camden is keen to preserve and retain these historical buildings that form a key townscape element to Huntley street.

11.4 The Key to altering this building will involve respecting the plan form, massing, visual appearance and its townscape presence within the urban historical context.



11.0 DESIGN ANALYSIS & PROPOSAL - EXISTING ACCESS

- 11.5 The main existing access is off the main street it fronts on Huntley Street.
- 11.6 A Secondary entrance is located at basement level via an external metal staircase lightwell that is also accessible off Huntley street. This also provides access to the basement vaults located underneath the existing pavement on Huntley Street.
- 11.7 As mentioned in Section 3 the site has good accessibility to public transport including bus stops, tube stations and main line stations.
- 11.8 There is no suitable disabled access to the existing building. 3 steps up into the main doorway are required and steps at ground level within the building exist to gain access to the rear yard space. No internal lift exists within the building.
- 11.9 Due to the existing building configuration and access, the existing entrance and external steps that will remain for heritage and townscape visual requirements will not allow for a disabled ramp or lift into the main entrance of the building. Disabled access via the external rear yard is not possible as no external rear entrance exists.

11.0 DESIGN ANALYSIS & PROPOSAL - ARCHITECTURAL MERIT

11.10 External Features (Front Elevation) - The key architectural features of 54 Huntley Street as illustrated in the preceding sections is the overall appearance of the terrace and its relationship as a whole entity.

11.11 The block elevation is modest and understated and apart from 70 Huntley street that has a complete white stucco render to Huntley street elevation. 46 - 68 Huntley street have an overall consistent character with each terrace house.

11.12 54 Huntley Street (Main elevation) Key features are;

- Arched fanlight over main entrance with timber panelled doors
- Cast Iron Staircase with railings to basement lightwell with access to pavement vaults
- Stucco Sill band
- Timber sash windows recessed

11.13 54 Huntley Street (Rear) - The rear yard offers little space to view the existing property but key features are;

- Facing brickwork
- Timber sash windows recessed

11.14 This property is part of the original Bedford Estate and forms part of this Georgian Historic townscape. These townhouse are not exemplary or bespoke examples of dwellings of this area but represent a modest property from this period in time.

11.0 DESIGN ANALYSIS & PROPOSAL - ELEVATIONAL OPPORTUNITIES/CONSTRAINTS

Location:	Required Work:
Brickwork	<ul style="list-style-type: none">- Brickwork carefully re-pointed & made good. Where required match existing within the existing context of brick material and colour Damp proof course to basement area to be assessed.
Windows	<ul style="list-style-type: none">- Existing Sash windows will require to be repaired, repainted and overhauled. If windows need to be replaced these will require site measuring and be made to fit existing openings and match existing windows incorporating single glazing. Sills will need to be repaired or replaced depending on existing condition.
External Doors	<ul style="list-style-type: none">- All external doors to be overhauled and made good. Replacement ironmongery will be required.
Roof	<ul style="list-style-type: none">- Existing tiles where unsound will be replaced and lead flashings renewed to ensure a weather tight roof.

11.0 DESIGN ANALYSIS & PROPOSAL - CONSTRAINTS & OPPORTUNITIES

Constraints

- 11.15 The following provides a list of constraints that apply to 54 Huntley Street.
- 11.16 The existing plans and photographs illustrate the key theme of the dwelling. These are the existing walls, door openings and staircase. The proposed new works needs to respond to these key themes by respecting the existing characteristics and layout. The existing layout provides a legible structure and order to the building.
- 11.17 The new proposed layout will respond to the existing building in a sensitive manner and try to restore the existing layout and room order that originally existed when the property was first constructed, but, to reflect current trends and tastes. The proposed new works will be kept to a minimum so as not to alter the fabric of the building. The existing features of interest will be made good and highlighted within the building.

Opportunities

- 11.18 External elevations will be cleaned, the brickwork repointed where appropriate and the existing roof to be made good by replacing tiles.
- 11.19 Retain and enhance the use of existing rooms.
- 11.20 Sensitively reinstate services such as toilets, bathrooms and kitchens. integrated within the existing building.
- 11.21 Original internal features that have been removed or damaged could be sensitively reinstated: thus enhancing the interior setting.

11.0 DESIGN ANALYSIS & PROPOSAL - CONSTRAINTS & OPPORTUNITIES

Proposed Development (to be read in conjunction with layouts)

11.21 The following illustrates the proposed works for 54 Huntley Street for which listed building consent is sought.

11.22 The proposed project will provide the following accommodation:

- 2 bedroom apartment at basement and ground floor levels.
- 1 bedroom apartment at 1st floor level
- 2 bedroom apartment at 2nd and 3rd floor levels.

11.23 This is based on the current configuration layout.

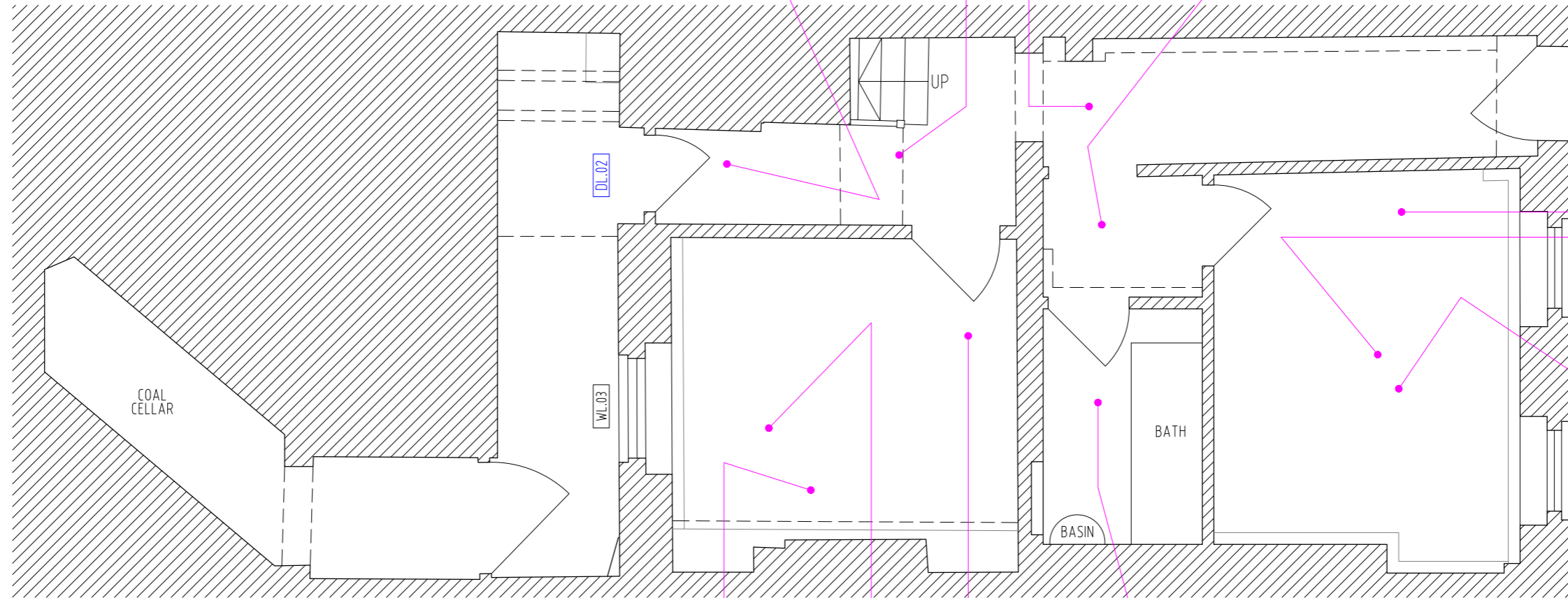
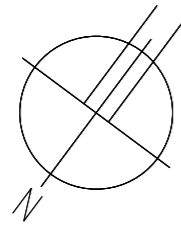
Design Principles (to be read in conjunction with layouts)

11.24 The design principles for the proposed alterations at Huntley Street incorporate the key features that have been highlighted in the previous section of the report. These are:

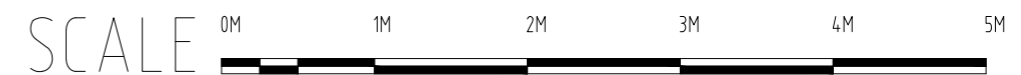
- Sensitive approach to internal alterations. Where possible reinstatement of these original features to enhance existing key features of merit.
- Unsympathetic elements to be removed to enhance the existing setting and fabric of the building.

EXISTING & PROPOSED

FLOOR PLANS



EXISTING LOWER GROUND FLOOR PLAN



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Do not scale, use given dimensions only, please read this drawing in conjunction with the specification. All site dimensions to be checked prior to fabrication.

Revisions

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Company VAT No. 293890553

Job Title

54 Huntley Street,
Holborn
Existing Lower Ground
Floor Plan

Drawing Title

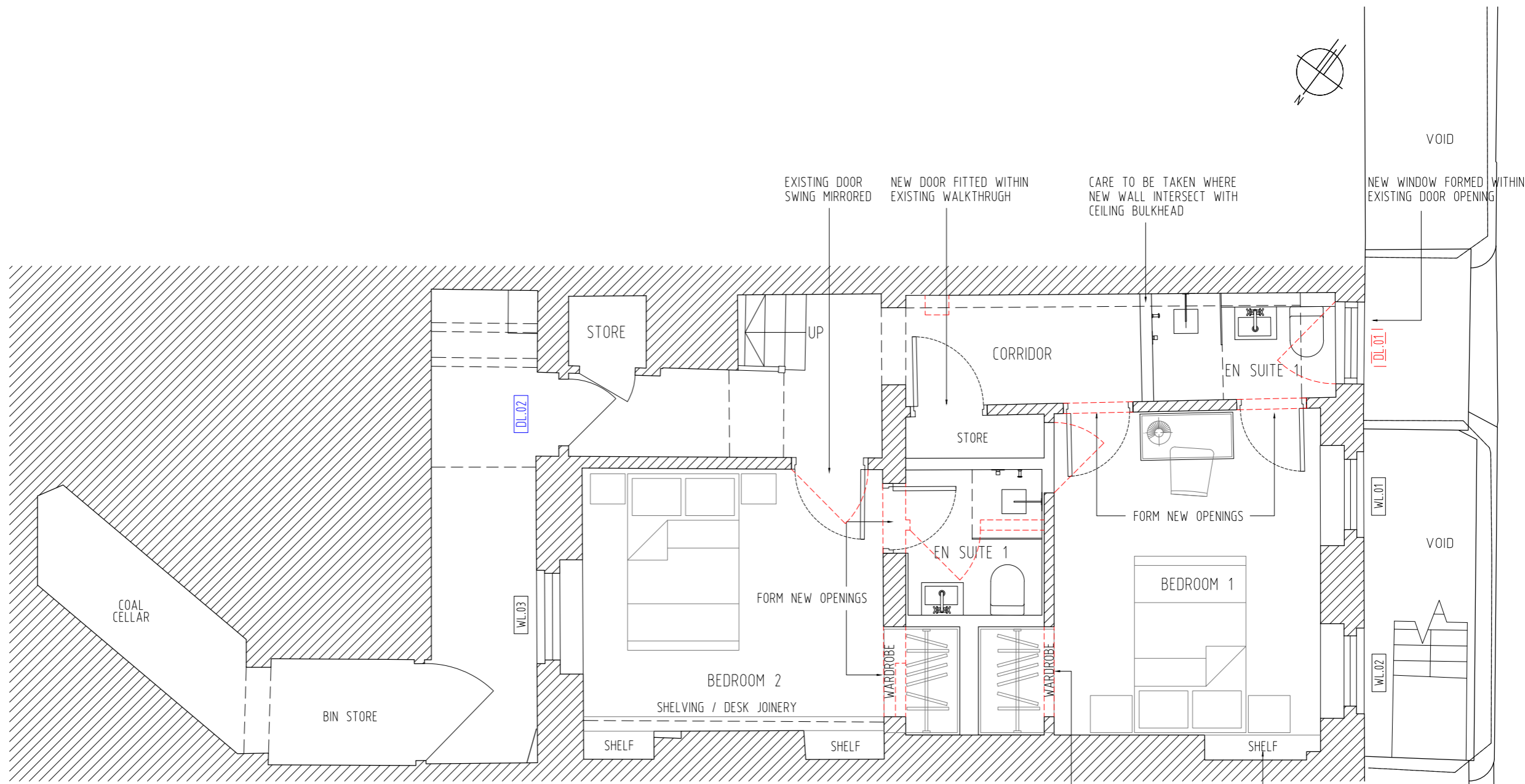
Job Number
Drawing Number
Drawn by
Scale
Status

163
200 REV -
1:25 @ A1
PRELIMINARY

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NOTES

- NOTE 1**
EXISTING SKIRTING BOARDS, ARCHITRAVES & MOULDINGS MADE-GOOD / REDECORATED. WHERE NECESSARY NEW MOULDINGS TO BE INSTALLED IN REPLACE OF EXISTING (FORMATION OF NEW OPENINGS/INFILLS AND/OR REPLACEMENT OF DAMAGED PARTS), STYLE & PROFILE TO MATCH EXISTING.
- NOTE 2**
NEW OPENINGS / ADJUSTMENTS WITHIN EXISTING WALLS TO BE CARRIED OUT WITH BOTH CARE AND ATTENTION
- NOTE 3**
EXISTING WINDOWS AND ASSOCIATED SURROUNDS TO BE RETAINED & REFURBISHED (WHERE REQUIRED).
- NOTE 4**
EXISTING IRONMONGERY TO BE REPLACED WITH NEW, WITH SPECIAL CARE TAKEN TO EXISTING DOORSETS (LEAF & ASSOCIATED ARCHITRAVES).

- NOTE 5**
WHERE NOTED, EXISTING FIREPLACE & ASSOCIATED SURROUND REFURBISHED.
- NOTE 6**
WHERE APPLICABLE PROPOSED PARTITION TO ACCOMMODATE EXISTING DOOR DIMENSIONS OF RELOCATED DOORSET. DOOR TO BE REFURBISHED / MADE-GOOD AS APPROPRIATE. NEW ARCHITRAVES & LININGS TO MATCH EXISTING AS DETAILED.
- NOTE 7**
EXISTING SANITARYWARE & KITCHEN ACCOMMODATION REMOVED & REPLACED WITH NEW. PROPOSED SERVICE RUNS TO ALIGN WITH EXISTING
- NOTE 8**
PROPOSED JOINERY TO SIT BELOW CEILING / CORNICE LINE TO MAINTAIN ROOM PROPORTIONS, APPROX. 300 - 400MM

- NOTE 9**
EXISTING FLOOR BOARD TO BE RETAINED AND INFILL NEW TO MATCH EXISTING WHERE NECESSARY
- NOTE 10**
NEW PARTITIONS TO BE CAREFULLY ERECTED TO ENSURE EXISTING AND NEW BLEND IN SEAMLESSLY

PROPOSED LOWER GROUND FLOOR PLAN



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Bridgeway House, Bridgeway,
Stratford Upon Avon,
United Kingdom CV37 6YX

Company VAT No. 293890553

Job Title
54 Huntley Street,
Holborn
Proposed Lower Ground
Floor Plan

Drawing Title

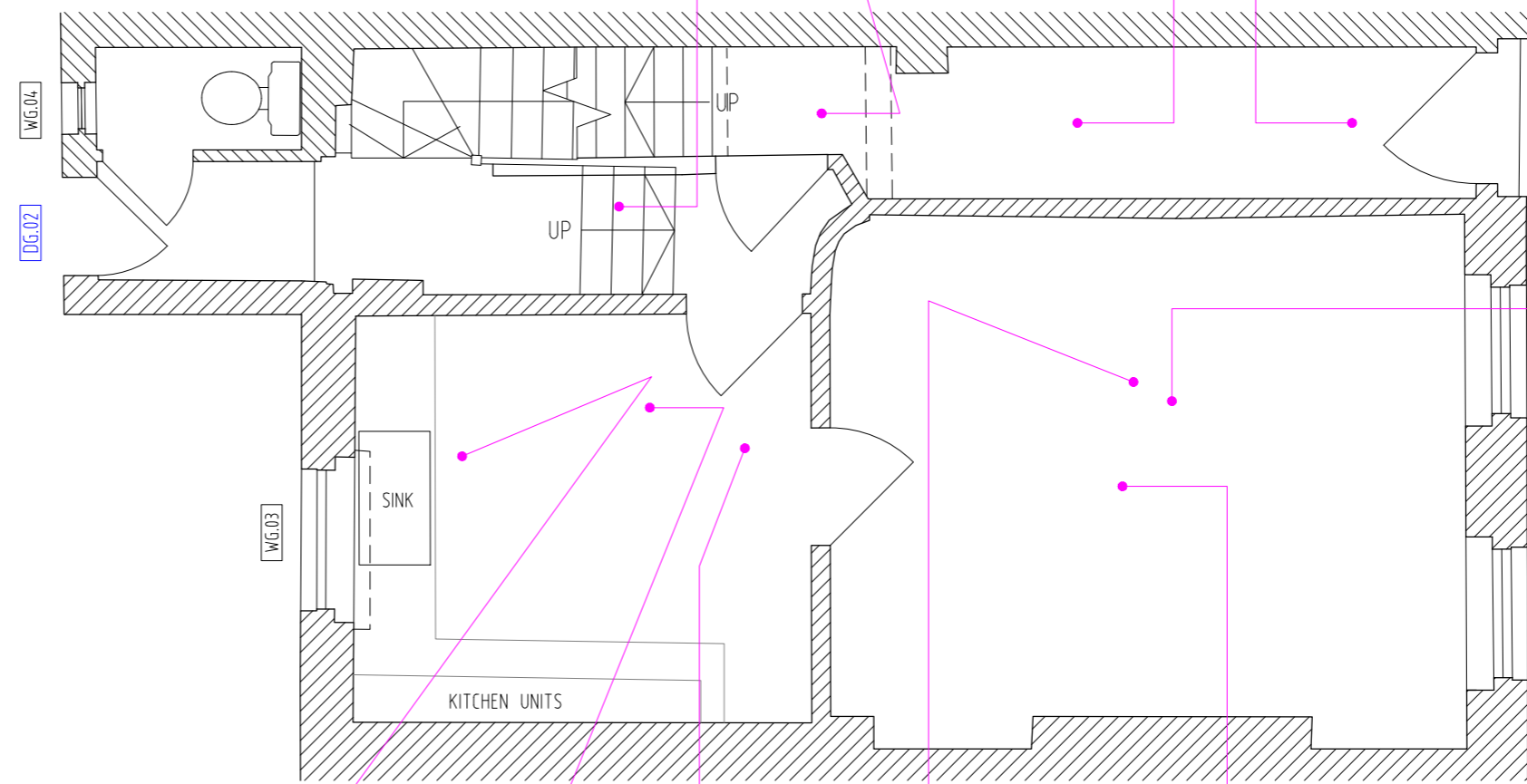
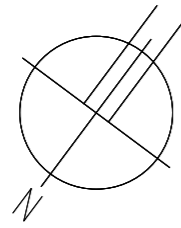
Job Number
163

Drawing Number
250 REV -

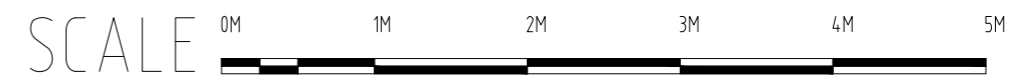
Drawn by
Scale
Status

1:25 @ A1
PRELIMINARY





EXISTING GROUND FLOOR PLAN



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Company VAT No. 293890553

Job Title

54 Huntley Street,

Drawing Title

Holborn
Existing Ground
Floor Plan

Job Number

163

Drawing Number

201 REV -

Drawn by

Scale

1:25 @ A1

Status

PRELIMINARY

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NOTES

NOTE 1

EXISTING SKIRTING BOARDS, ARCHITRAVES & MOULDINGS MADE-GOOD / REDECORATED. WHERE NECESSARY NEW MOULDINGS TO BE INSTALLED IN REPLACE OF EXISTING (FORMATION OF NEW OPENINGS/INFILLS AND/OR REPLACEMENT OF DAMAGED PARTS), STYLE & PROFILE TO MATCH EXISTING.

NOTE 2

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NOTE 4

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NOTE 5

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NOTE 6

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NOTE 7

EXISTING SANITARYWARE & KITCHEN ACCOMMODATION REMOVED & REPLACED WITH NEW. PROPOSED SERVICE RUNS TO ALIGN WITH EXISTING

NOTE 8

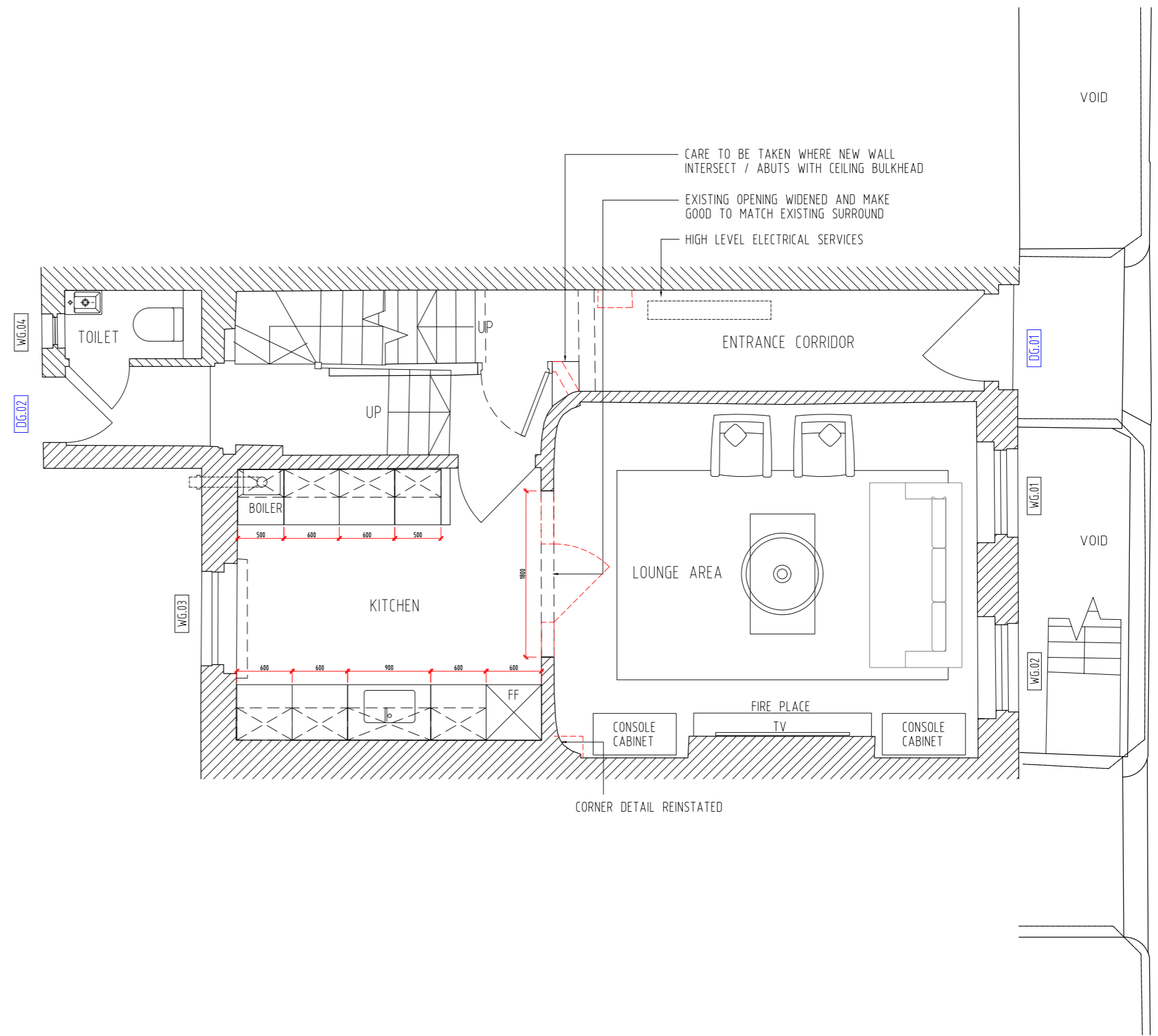
PROPOSED JOINERY TO SIT BELOW CEILING / CORNICE LINE TO MAINTAIN ROOM PROPORTIONS, APPROX. 300 - 400MM

NOTE 9

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PROPOSED GROUND FLOOR PLAN



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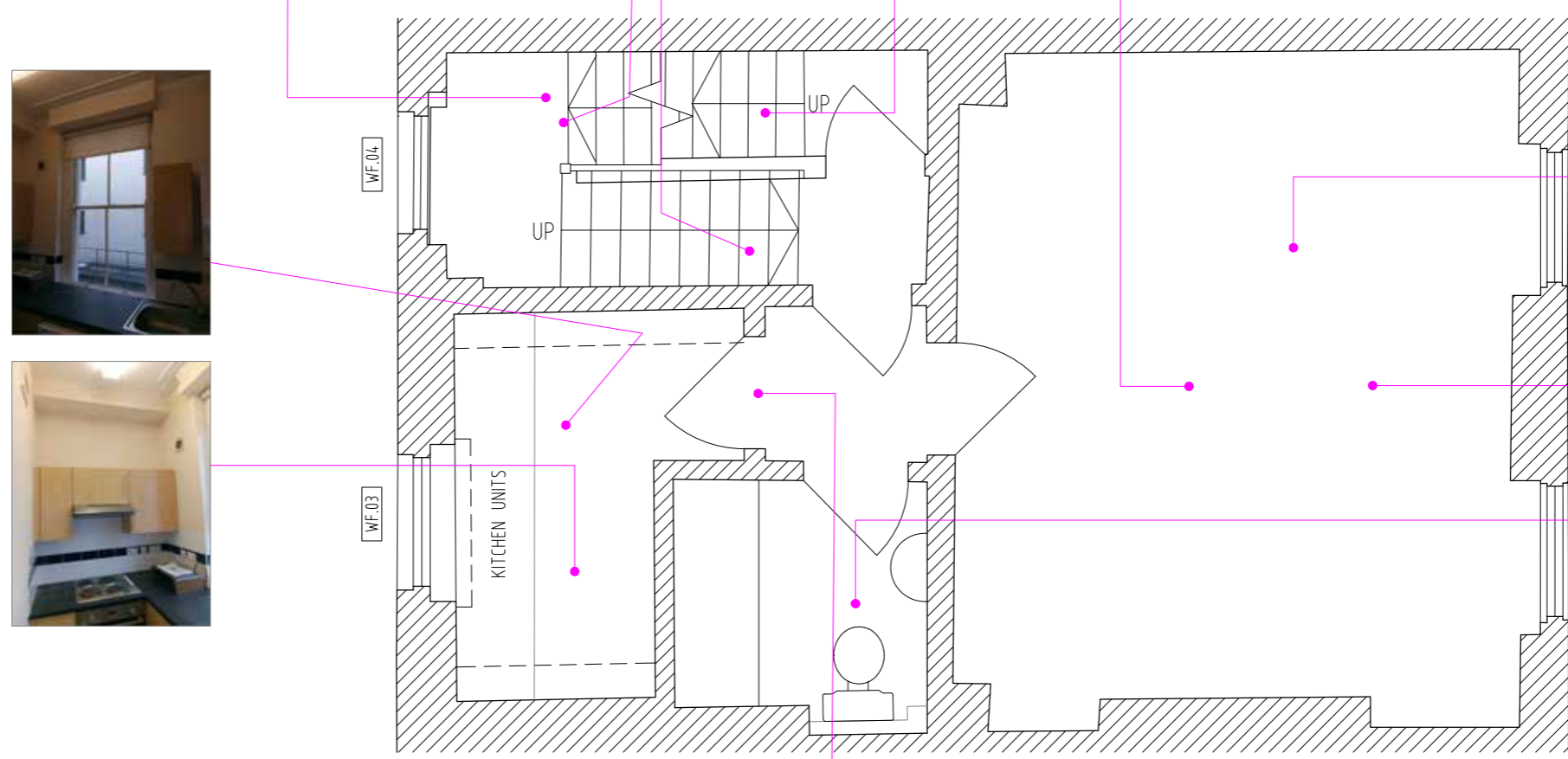
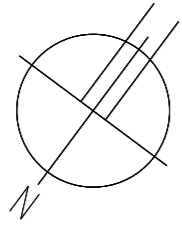
Company VAT No. 293890553

Job Title	54 Huntley Street, Holborn
Drawing Title	Proposed Ground Floor Plan
Job Number	163
Drawing Number	251 REV -
Drawn by	
Scale	1:25 @ A1
Status	PRELIMINARY

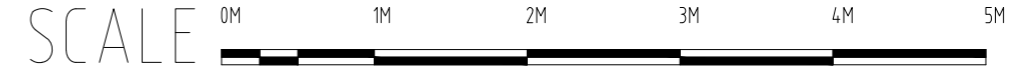
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EXISTING FIRST FLOOR PLAN



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Company VAT No. 293890553

Job Title 54 Huntley Street,
Holborn
Drawing Title Existing First
Floor Plan
Job Number 163
Drawing Number 202 REV -
Drawn by
Scale 1:25 @ A1
Status PRELIMINARY

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NOTES

NOTE 1

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NOTE 8

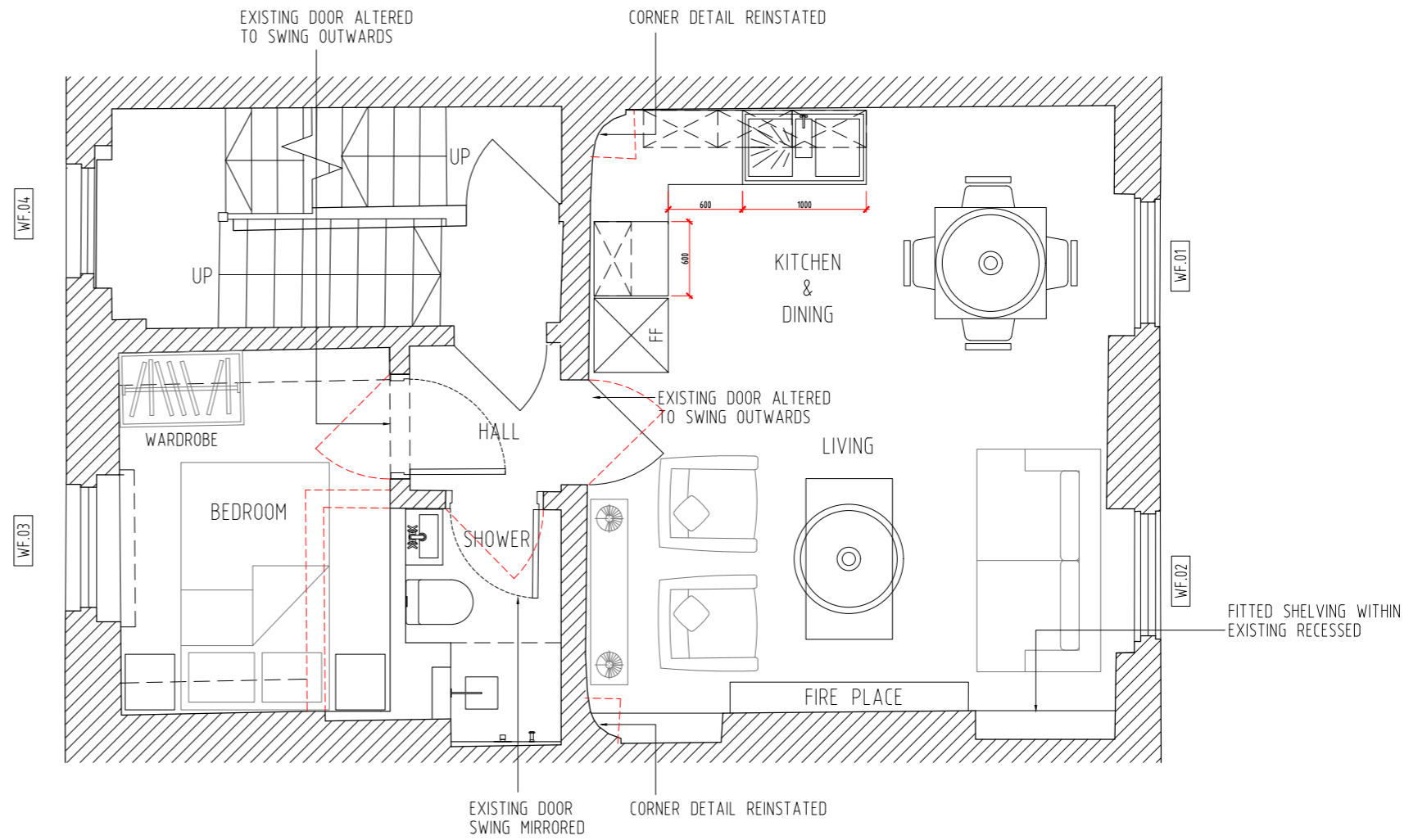
PROPOSED JOINERY TO SIT BELOW CEILING / CORNICE LINE TO MAINTAIN ROOM PROPORTIONS, APPROX. 300 - 400MM

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PROPOSED FIRST FLOOR PLAN



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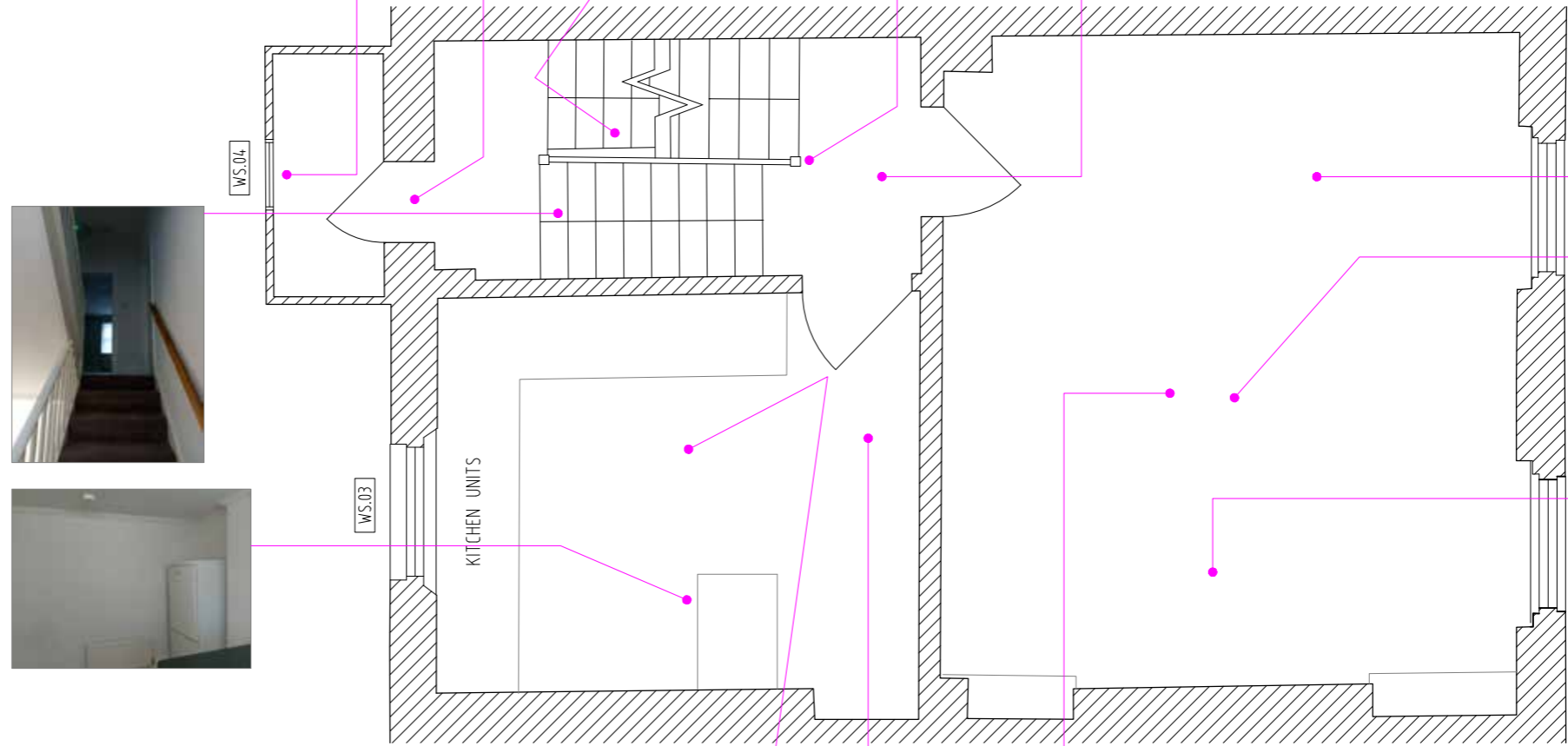
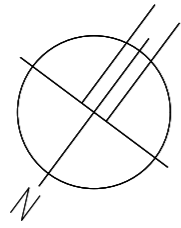
Company VAT No. 293890553

Job Title	54 Huntley Street, Holborn
Drawing Title	Proposed First Floor Plan
Job Number	163
Drawing Number	252 REV -
Drawn by	
Scale	1:25 @ A1
Status	PRELIMINARY

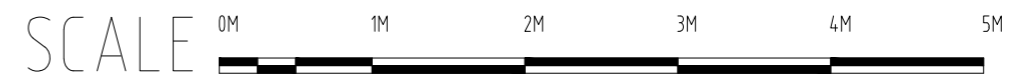
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EXISTING SECOND FLOOR PLAN



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Company VAT No. 293890553

Job Title

54 Huntley Street,
Holborn
Existing Second
Floor Plan

Drawing Title

163
Job Number
Drawing Number
Drawn by
Scale
Status

203 REV -

1:25 @ A1
PRELIMINARY

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NOTES

NOTE 1

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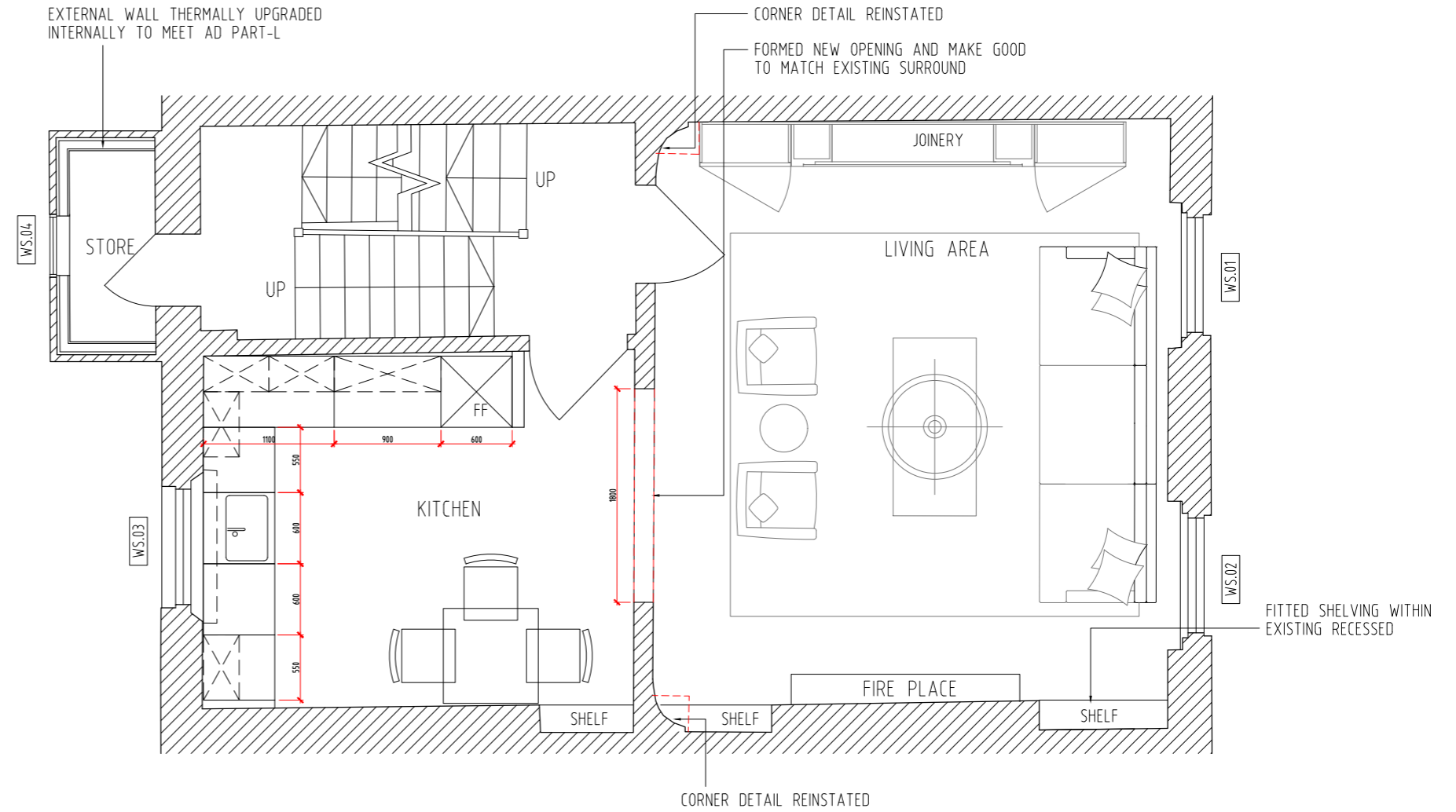
PROPOSED JOINERY TO SIT BELOW CEILING / CORNICE LINE TO MAINTAIN ROOM PROPORTIONS, APPROX. 300 - 400MM

NOTE 9

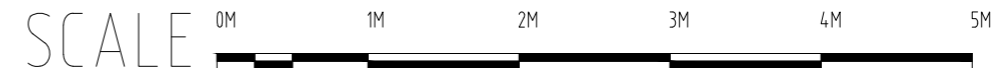
EXISTING FLOOR BOARD TO BE RETAINED AND INFILL NEW TO MATCH EXISTING WHERE NECESSARY

NOTE 10

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PROPOSED SECOND FLOOR PLAN



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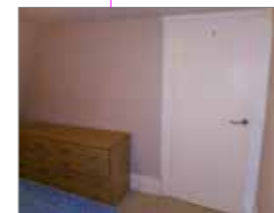
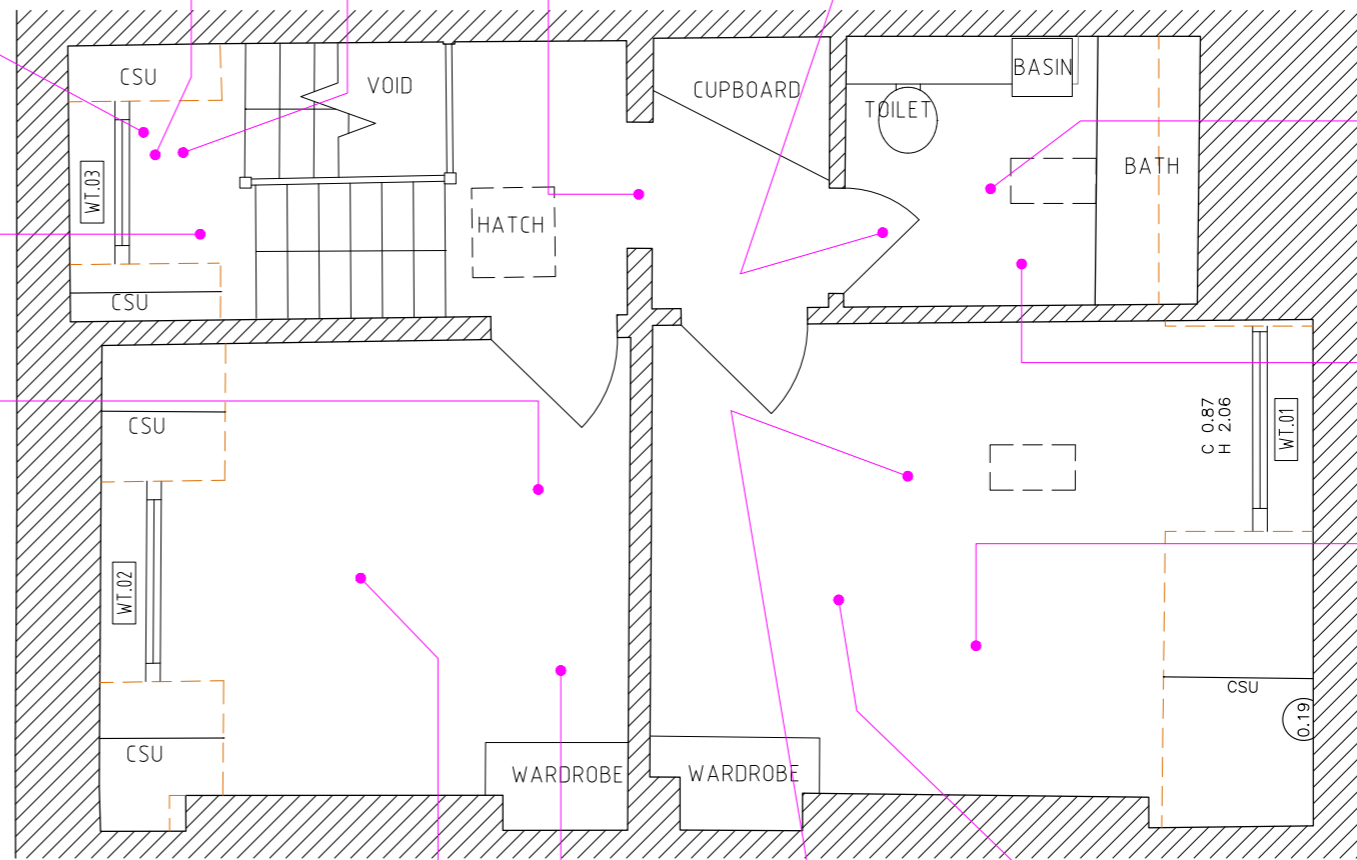
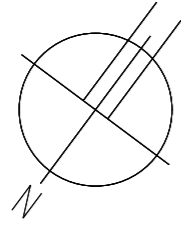
Company VAT No. 293890553

Job Title	54 Huntley Street, Holborn
Drawing Title	Proposed Second Floor Plan
Job Number	163
Drawing Number	253 REV -
Drawn by	
Scale	1:25 @ A1
Status	PRELIMINARY

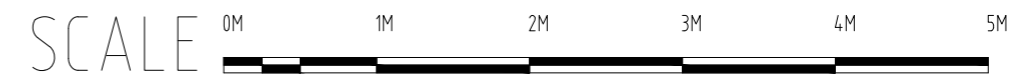
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EXISTING THIRD FLOOR PLAN



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Company VAT No. 293890553

Job Title

54 Huntley Street,
Holborn
Existing Third
Floor Plan

Drawing Title

163

202 REV -

Drawn by

Scale

Status

1:25 @ A1
PRELIMINARY

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KEY

- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED AND RETAINED WHERE POSSIBLE AND REFURBISHED / MADE GOOD AS APPROPRIATE

NOTES

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NOTE 8

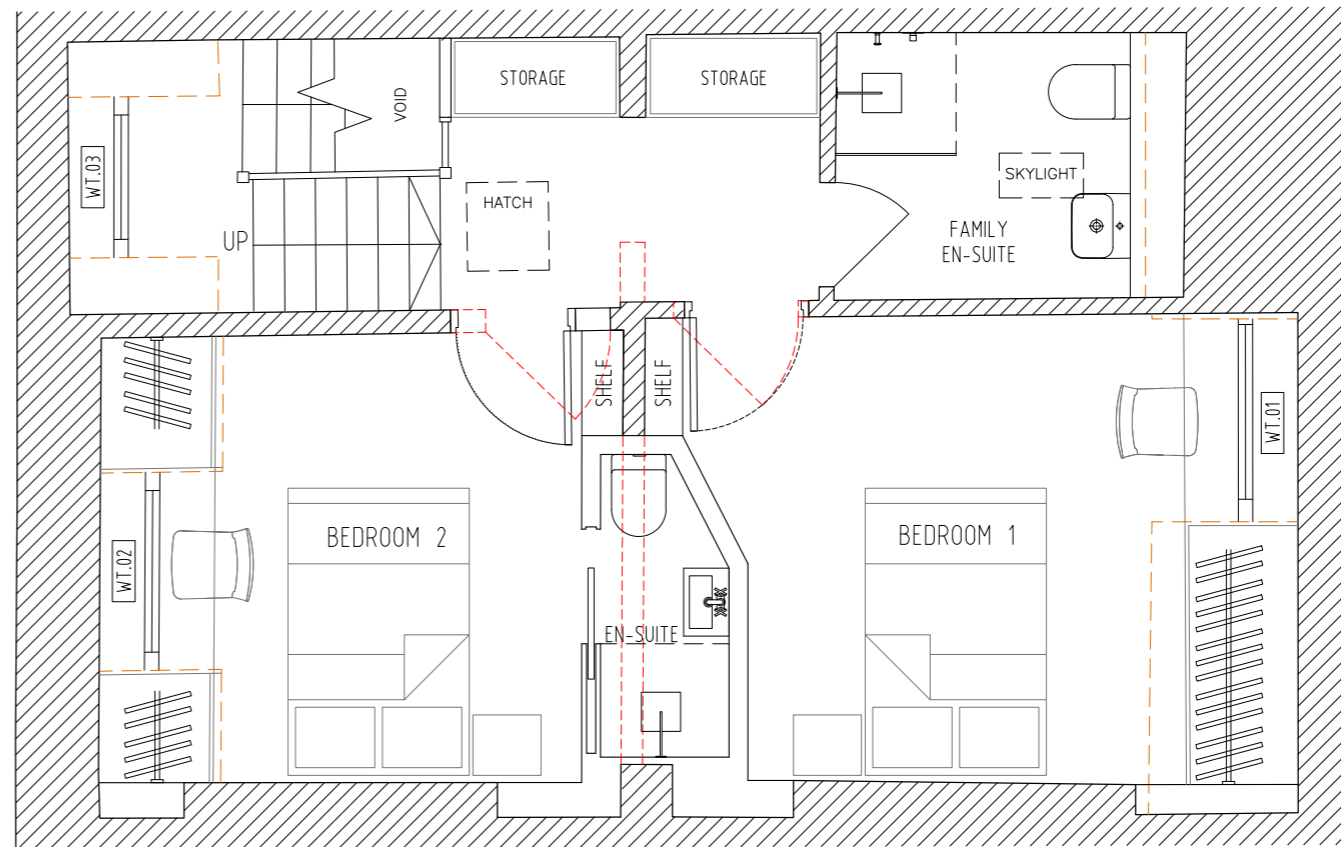
PROPOSED JOINERY TO SIT BELOW CEILING / CORNICE LINE TO MAINTAIN ROOM PROPORTIONS, APPROX. 300 - 400MM

NOTE 9

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PROPOSED
THIRD FLOOR PLAN



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Company VAT No. 293890553

Job Title	54 Huntley Street, Holborn
Drawing Title	Proposed Second Floor Demolition Plan
Job Number	163
Drawing Number	244 REV -
Drawn by	
Scale	1:25 @ A1
Status	PRELIMINARY

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11.0 DESIGN ANALYSIS & PROPOSAL - EXISTING & PROPOSED ROOF

11.25 Demolition or Removal Work - No demolition or removal work is required at roof level.

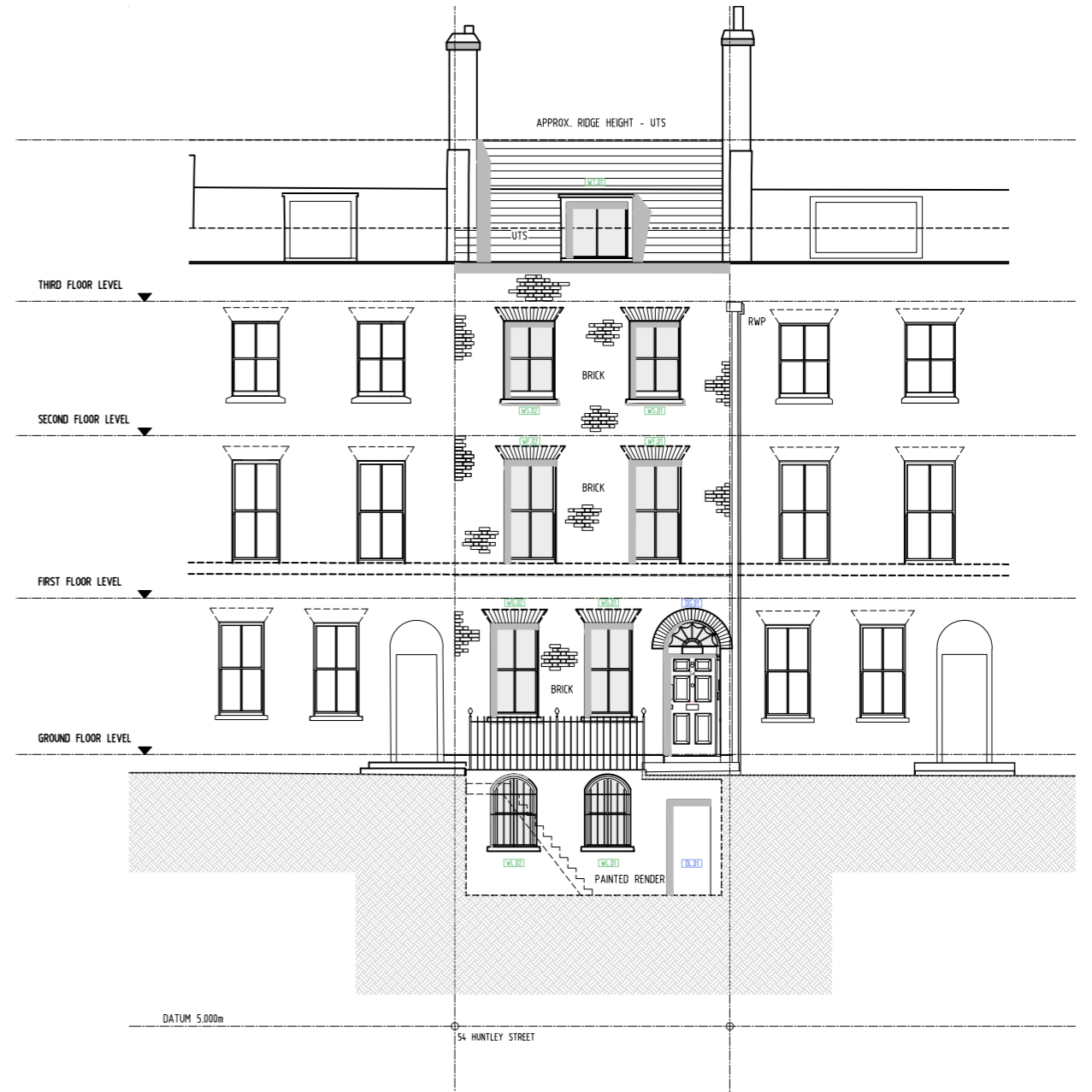
11.26 Structural Alterations - No structural alterations are proposed at this level.

11.27 Windows - Existing roof and sash windows at mansard roof level to the front & rear will be repaired, repainted and fully overhauled. If a sash window has deteriorated beyond use, it will be replaced to match the original with single glazing. Roof windows to the rear mansards will be replaced with Velux roof windows recessed into slate to minimise projection above the top of the tiles.

11.28 Lead Flashing and Slate Roof - Existing slate roof appears okay generally. Where applicable existing sound tiles are to be re-used. Damaged tiles are to be replaced to match as close as possible. Lead flashings will be replaced and sealed to ensure a weather tight installation. Insulation to current Building Regulation standards will be installed above 3rd floor ceiling joists.

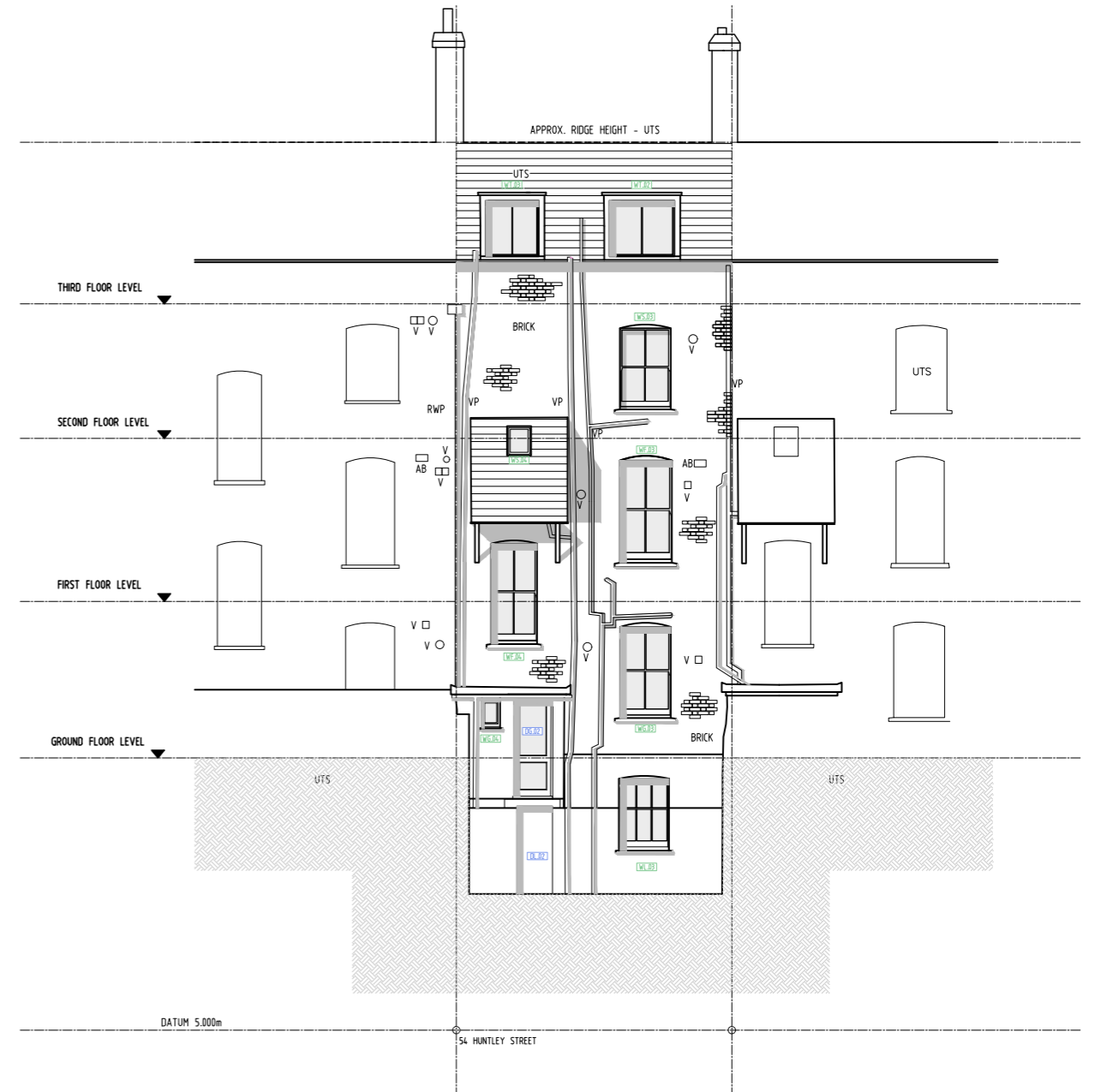
11.0 DESIGN ANALYSIS & PROPOSAL - EXISTING / PROPOSED FRONT ELEVATION

Location:	Required Work:
Brickwork	<ul style="list-style-type: none"> - Brickwork where necessary will be carefully re-pointed & made good as existing. - No demolition or new works are proposed for the front elevation. - Damp proof course to basement area to be assessed.
Windows	<ul style="list-style-type: none"> - Existing Sash windows will require to be repaired, repainted and overhauled. If windows need to be replaced these will require site measuring and made to fit existing openings and match existing windows incorporating single glazing. - Sills will need to be repaired or replaced depending on existing condition.
Front Door	<ul style="list-style-type: none"> - The front door to be overhauled and made good. Replacement ironmongery will be required. An access security system will be installed.
Rainwater Goods	<ul style="list-style-type: none"> - Any damage areas will be replaced as necessary and made good as existing and painted black on completion.



11.0 DESIGN ANALYSIS & PROPOSAL - EXISTING / PROPOSED REAR ELEVATION

Location:	Required Work:
Brickwork	<ul style="list-style-type: none"> - Brickwork where necessary will be carefully re-pointed & made good as existing - No demolition or new works are proposed for the front elevation - Damp proof course to basement area to be assessed
Windows	<ul style="list-style-type: none"> - Existing Sash windows will require to be repaired, repainted and overhauled. If windows need to be replaced these will require site measuring and be made to fit existing openings and match existing windows incorporating single glazing. - Sills will need to be repaired or replaced depending on existing condition.
External Doors	<ul style="list-style-type: none"> - All external doors to be overhauled and made good. Replacement ironmongery will be required.



11.0 DESIGN ANALYSIS & PROPOSAL - EXISTING & PROPOSED SERVICES

- 11.29 The existing gas and electric services to meters in the front area will be retained. New gas and electric services will be taken from the meters to each flat to modern standards and regulations.
- 11.30 New energy efficient boilers will be installed in the new kitchens to replace the existing. New radiators with thermostatic valves will be installed to replace existing.
- 11.31 Pipework: All pipework will be copper sensitively introduced to ensure that no exposed pipework is visible as far as possible.
- 11.32 The existing drainage outfall below basement slab to Huntley Street will be inspected, cleared and reused. A new above ground drainage stack will be provided in the same zone as the existing to take waste from newly fitted bathrooms and kitchens.
- 11.33 Ventilation: Independent mechanical ventilation systems are proposed to serve the kitchens, and bathrooms. All other areas will be naturally ventilated by opening windows.
- 11.34 Lighting: All rooms within the apartment will be illuminated using sympathetically integrated light fittings, to light levels as recommended by the CIBSE Lighting Guide. Emergency lighting will be provided to meet Building Regulations. Sensitive external lighting is proposed in the rear garden.
- 11.35 Smoke detectors: As per Building regulations requirements and will be sensitively located and concealed.
- 11.36 Small Power: Electrical small power will be distributed throughout the premises with socket outlets sensitively integrated with the building's fabric.
- 11.37 Miscellaneous: The following additional services are proposed:
- Television Aerial: A new aerial is to be provided with television points to each flat;
 - Telephone points: Points are proposed within all living rooms and bedrooms;
 - Entrance call system: A video security access system will be provided from each flat to the main entrance door

HERITAGE ASSESSMENT

SUMMARY / CONCLUSION

12.0 SUMMARY & CONCLUSION

- 12.1 This heritage statement / Listed Building Consent assessment highlights the existing characteristics of the surrounding area. The historical analysis and heritage assessment has informed the design proposal to provide a new sensitive adaptive use for Huntley Street properties.
- 12.2 The main architectural merit of this section of Huntley Street sitting among adjacent buildings of various styles and heights is the contribution of each existing terrace houses of 46 - 68 Huntley Street that provides a constant three storey with mansard uniform terraced block. The buildings represent modest Mid-Georgian housing of the original Bedford estate. They do not represent exceptional or unique examples of dwellings of their age or character.

Proposed Works

- 12.3 Listed Building Consent is sought for the following works:
- Stripping out of the existing three flats;
 - Flat 1 - 2 Bed maisonette (Basement and Ground floor).
 - Flat 2 - Studio / 1 bedroom (First floor) and
 - Flat 3 - 2 Bed maisonette (Second and Third floor).
- 12.4 The flats are to be refurbished and modernised to current standards, regulations and expectation, with an additional ensuite bathroom added at basement and third floor levels. No external alterations are proposed to the elevations.

12.0 SUMMARY & CONCLUSION

Internal Alterations

- 12.5 Various options and plans were assessed to cause the minimal impact on the existing fabric of the building, but create modern desirable flats, requiring only routine maintenance for the next 20 years.
- 12.6 Structural alterations are proposed at Ground floor level to provide an interconnection between the Kitchen & Living Room considered desirable by modern residents and apartment planners. New partition and doors at ground floor will be added. This will not effect any special features of interest associated with the buildings fabric. The opening will be sympathetic to the overall structure, character and plan form.
- 12.7 Floor levels are inclined to dip to the centre between the party walls, inconsistent with the span of floor joists in one length from front masonry wall to the rear masonry wall. This is considered to be long term settlement of parts of the structure, although not active. The structural proposals at Ground and 1st floor levels will assist to prevent further movement.

Disabled Access

- 12.8 Due to the site location and entrance it is not possible to gain disabled access into this building without removing the front steps of this property and replacing with a stair lift. The height and entrance will be too steep for a ramp access. No access is possible from the rear.

12.0 SUMMARY & CONCLUSION

Restoration & Repair

- 12.9 The conversion to flats pre 1980's, introducing a bathroom to the centre of the property and demolition of the rear chimney breast, removal of fire places, etc would have destroyed a number of original features of the property.
- 12.10 Lath and plasterwork was cracked where ceiling sagged and a number had previously been removed or covered with a layer of plasterboard. This also affected cornices, some or all of which were not original, at ground and first floor level. Initial attempts to remove paintwork to restore cornices were unsuccessful and it is proposed to replace them with fibrous plaster cornices to match as close as possible.
- 12.11 New gas, electric and water services will be required to bring this property up to current standards and regulations. New wiring and plumbing will be handled sensitively and will not impact upon any features of interest or the buildings' plan form.

Conclusion

- 12.12 The proposed works has incorporated a sensitive designed approach to the building balancing the historic appearance with the requirements of modern living conditions, making best endeavours to address its historic, site characteristics and architectural features.
- 12.13 This proposal represents the best solution for this property in context with the majority of the houses on Huntley Street which have 3 flats within each property.

RIGBY & RIGBY