



DESIGN, CONSERVATION & HERITAGE STATEMENT

Internal alterations including relocating kitchen, bathroom
and renewal of existing sash windows

Flat 10, White Hall Flats
9-11 Bloomsbury Square
London
WC1A 2LP

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CONTENT

1.0	INTRODUCTION	1
2.0	REFERENCES	1
3.0	SITE & HISTORIC CONTEXT	1-2
4.0	PLANNING HISTORY	3-4
5.0	PHOTOGRAPHS	4-5
6.0	PROPOSALS	6

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 internal remodelling involving relocation of the existing kitchen and hall bathroom to the 2nd floor apartment: Flat 10 White Hall, 9-11 Bloomsbury Square WC1A 2LP.

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

The building is Grade II listed, and is described in Historic England's register as "White Hall Hotel (numbers 9-11) and attached railings.

List entry number: 1244507

List entry:

"5 terraced houses. c1662-5. Built by T Coxe. Many C18 & C19 alterations. Nos 10, 11 & 13 refronted c1770-2; 3rd floor added 1841. Fronts stuccoed c1862 in Italianate style. 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.

... SUBSIDARY FEATURES: attached late C19 cast-iron railings to areas. HISTORICAL NOTE: No.10 was the house of Dr Robert Willan, dermatologist, GLC plaque."

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 10 is on the southern end of the building, sited one floor below the existing mansard roof. The 3 front sash windows are under arched cornices with central keystones.

The internal walls to the flat comprise lightweight metal studwork around masonry communal service voids.

The existing internal finishes are:

Walls:	painted plaster/plasterboard
Ceilings:	painted plaster/plasterboard (suspended with sound insulation)
Floors:	engineered dark oak over sound insulating substrate
Doors:	solid timber FD20 & FD30s stained & lacquered
Lighting:	generally recessed halogen fire rated downlighters

Listed building consent was granted on 13/12/2002 (Camden Planning ref. LXS0205238) for internal alterations to the 1980's interior, involving the removal and relocation of non-loadbearing partitions. This work has largely been carried out, and the current layout reflects this consent.

5.0 PHOTOGRAPHS

view out from front living area



existing kitchen to be
relocated

Hallway:
service void to be
reduced



Front elevation: View from Bloomsbury Square

View of rear of building from ground level private gardens (note: no public access available from rear - private gardens only)



6.0 PROPOSALS

(to be read in conjunction with the Statement of Significance & Impact)

The proposals involve:

- *renewal of existing single glazed sash windows to front and rear, with approved “Slimlite” or similar approved type double glazed sashes.*

The existing windows were installed in 1984 as part of the refurbishment/conversion of the building from hotel use back to residential. The existing windows are single glazed timber sashes and are currently in fair to poor condition. They currently fit loosely within the box frames. Noise from the street traffic and the new nightclub directly facing White Hall at the opposite end of Bloomsbury Square is now a serious problem for the residents.

The new windows are proposed as timber sashes using the “Slimlite” or similar 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. There will be no discernable change to the size of the existing box sash frames.

- *reduce the depth of the now partially obsolete service void in the flat entrance hallway, to provide more useable space within the flat.*

According to the as-built information provided from the 1980’s development, this service void consists of flues encased in concrete/masonry blockwork, primarily for the provision of fresh air and for venting in/out for gas boilers. Investigations show that most of the flats being serviced by this flue have now installed electric boilers, as the length of the vent ducts now do not conform to current regulations. This has resulted in the main flues to the roof being partially obsolete.

- *relocate the existing kitchen to provide a more efficient layout, and to enlarge the currently space-restricted dining area*

The new kitchen will be relocated to a central area, to take advantage of the existing large central service void which already contains soil vent pipes, other plumbing wastes and air vents from the bathrooms’ extractor fans (all separated out into relevant ducts).

Relocating the kitchen to this position releases additional space for the dining area, which currently can only fit a few guests comfortably.

The existing hallway is currently fire protected from the front kitchen/living area by FD30 doors, held open with a proprietary magnetic device linked to the smoke alarm. As the proposed narrowed hallway will also require fire separation from the kitchen/dining/living area, a new fire curtain is proposed, which is a more discrete separation as the headbox will be concealed within the ceiling void.

- *reduce the existing dressing room/study*

This is in order to reduce a restricted “feel” to the remodelled hallway

- *relocate the existing 2nd bathroom to allow for the above remodelling*

The proposed wall and ceiling finishes will be painted plasterboard, in neutral colours. The floors will be solid oak herringbone parquet, a finish that intends to hark back to the building’s Georgian origins. The extant Georgian front wall will remain untouched for these works.