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

Statement of Significance & Impact

**Flat 10
2nd floor
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 10 White Hall, consists of a 2 bedroomed unit located on the 2nd 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.”

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.

The front elevation was largely retained with renewed stucco, windows and front entrance doors to match the Hotel version. A new red brick cavity wall was built at the rear, with 2 timber framed floors added, as a large mansard roof recessed from the main elevation's balustraded parapet.

Internally the space was overhauled with new timber floors, a lift and new escape stairs tucked into the rear lobby corner. The new floor levels matched the earlier Georgian levels, with a new steel framed construction for the interior. Suspended ceilings provided sound attenuation as 1980's Building Regulations.

Reason for Application

The flat was remodelled in 2002, and the applicants wish to remodel the interior to allow for a more comfortable dining and living area. The internal kitchen in the new layout would provide a more efficient cooking and utility area, and would be capable of being closed off when entertaining guests.

New technology such as the proposed fire curtain (developed to provide a "non-invasive" method of containing the spread of fire and smoke) allows for a discreet and flush finish to surfaces, while providing the necessary internal fire protection to a building of this size.

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.

The front facade was retained, with 2 new floors added, contained within mansard roof recessed from the main facades. The entire rear elevation was rebuilt in brickwork, as a flat and plain facade. It cannot be viewed from any street level.

A new steel structure was inserted with new floor plates incorporating sound insulation to then/current standards. The flat compartment walls were constructed of solid masonry, with the internal non-loadbearing walls of metal studwork with plasterboard. The internal service voids running from the basement to top floor are solid concrete blockwork.

All internal finishes were replaced with 1980's "modernist" finishes and colour scheme for the communal areas.

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 1bedroomed flats in the central bay.

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 metal stud partitions. This work has largely been carried out, and the current layout reflects this consent.

Reason for Application

The flat was remodelled in 2002, and the applicants wish to remodel the interior to allow for a more comfortable dining and living area. The internal kitchen would provide a more efficient cooking and utility area, and capable of being closed off when entertaining.

Newer technology such as the proposed fire curtain (developed to provide a "non-invasive" method of containing the spread of fire and smoke) allows for a discreet and flush finish to surfaces, while providing the necessary internal fire protection to a building of this size.

Historical Significance & Impact of proposals

(to be read in conjunction with the Hierarchy of Significance diagram attached)

The mid-1980's works largely retained the front elevation, renewing the stucco, windows and front entrance doors to match the Hotel version. The front facade was retained, with 2 new timber framed floors added, contained within a mansard roof recessed from the main facades. The entire rear elevation was rebuilt in red brickwork (rendered on the basement), as a flat and plain facade. The rear cannot easily be viewed from any street level.

Internally the space was overhauled with new timber floors, a modern lift and new escape stairs tucked into the rear lobby corner. The new floor levels matched the earlier Georgian levels, so each floor differs in floor to ceiling height.

A new steel structure was inserted with new floor plates incorporating suspended ceilings with sound insulation to then/current standards. The flats' compartment walls were constructed of solid masonry, with the internal non-loadbearing walls generally of metal studwork with plasterboard. Approximately 5 metres of the original brick ex-party walls off the front facades between nos. 9,10 & 11 Bloomsbury Square were retained within the building. Chimneybreasts along the party wall of nos. 9 & 8 Bloomsbury Square were removed and fireplace recesses filled in. The internal service voids running from the basement to top floor are solid concrete blockwork, capped by metal gridded vents on the roof. All internal finishes were replaced with 1980's typical "developer modernist" finishes and colour schemes for the communal areas.

Listed building consent was granted on 13/12/02 (Camden Planning ref. LXS0205238) for internal alterations to the 1980's interior, which removed and relocated non-load bearing metal stud partitions. This work has largely been carried out -the current layout reflects this consent.

Proposed Works	Significance of the historic fabric/area that will be affected	The impact of the proposed work on the historic fabric/area
<p>Reduction in depth of existing service void in the flat entrance hallway, and reconfiguration of existing dressing/study to provide a more efficient layout, with additional 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 are believed to consist of intake/extract ducting for the original individual gas boilers located in the hallway cupboard, and the 3rd duct is believe to provide fresh air to the flats' internal hallway.</p> <p>These service voids were constructed in concrete blockwork as part of the mid-1980's conversion and remodelling of the entire building, hence these areas can be considered low to neutral significance.</p>	<p>As the length and layout of these ducts no longer conform to current gas regulations, several flat owners have now 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>It is proposed to leave the fresh air ducts (replacing the vents with fire rated versions), hence the duct will be reduced in depth, and not fully removed.</p> <p>This will therefore not impact adversely on the original historic fabric of the building.</p>
<p>relocation of existing kitchen and bath/shower room</p>	<p>The existing kitchen was installed in 2002 as a part of the consented remodelling of the interiors.</p> <p>The walls of the existing bathroom are of plasterboarded metal studwork, part of the 1980's conversion works.</p> <p>As such these areas are</p>	<p>The new partition walls forming the new kitchen and bathroom will be constructed of plasterboarded lightweight metal studwork (as they are non-loadbearing).</p> <p>Paintwork will be neutral colours selected from Little Greene or similar ranges.</p> <p>The proposed flooring is solid oak herringbone parquet, which is in keeping</p>

Proposed Works	Significance of the historic fabric/area that will be affected	The impact of the proposed work on the historic fabric/area
cont'd/...	considered low to neutral significance to the historic fabric of the building.	with the earlier (pre-20th century) lives of the building. The proposed work will therefore not impact adversely on the original historic fabric of the building.
new fire curtain to internal hallway	<p>The existing set of FD30 double doors separating the kitchen from the hallway are self closing, and are kept against the wall by magnetic "hold-open" devices, linked to the flat's fire detection.</p> <p>These doors are therefore of low significance to the historic building fabric.</p>	<p>As the hallway will be narrowed in the new layout the more discreet option of a fire curtain is proposed. The existing ceiling void is sufficient depth for the curtain headbox to be contained within this space. The result will be a flush line along the ceiling and walls, while providing the necessary fire separation/safe means of escape.</p> <p>The proposed work will therefore not impact adversely on the original historic fabric of the building.</p>