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Minor internal alterations

Design & Heritage Statement

(Incorporating the Statement of Significance)

Flat 19 (top floor)
Whitehall
9-11 Bloomsbury Square
LONDON
WC1A 2LP



Contents

Introduction	1
Reason for Application	1
Historical Significance	1
Significance and Impact Assessment	2
Hierarchy of Significance Diagram	2

Minor internal alterations (removal of existing obsolete masonry duct)

**Flat 19
White Hall
9-11 Bloomsbury Square
LONDON
WC1A 2LP**

Design & Heritage Statement incorporating the Statement of Significance & Impact

Introduction

Flat 19 White Hall, consists of a 2 bedroomed unit located on the top (5th) 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.”

Planning and listed building consent was granted on 24/05/2018 (Camden Planning Ref, 2018/1298/L) for renewal of the existing sash windows and minor internal alterations.

Reason for application

The existing state of the unit is in fair to good condition with some minor alterations carried out in the recent past (retrospective listed building consent reference 2017/4613/L dated 21 November 2017).

As the flat's footprint is relatively small and restrictive, the applicants wish to make use of the space freed by the obsolete masonry service duct, built in 1986.

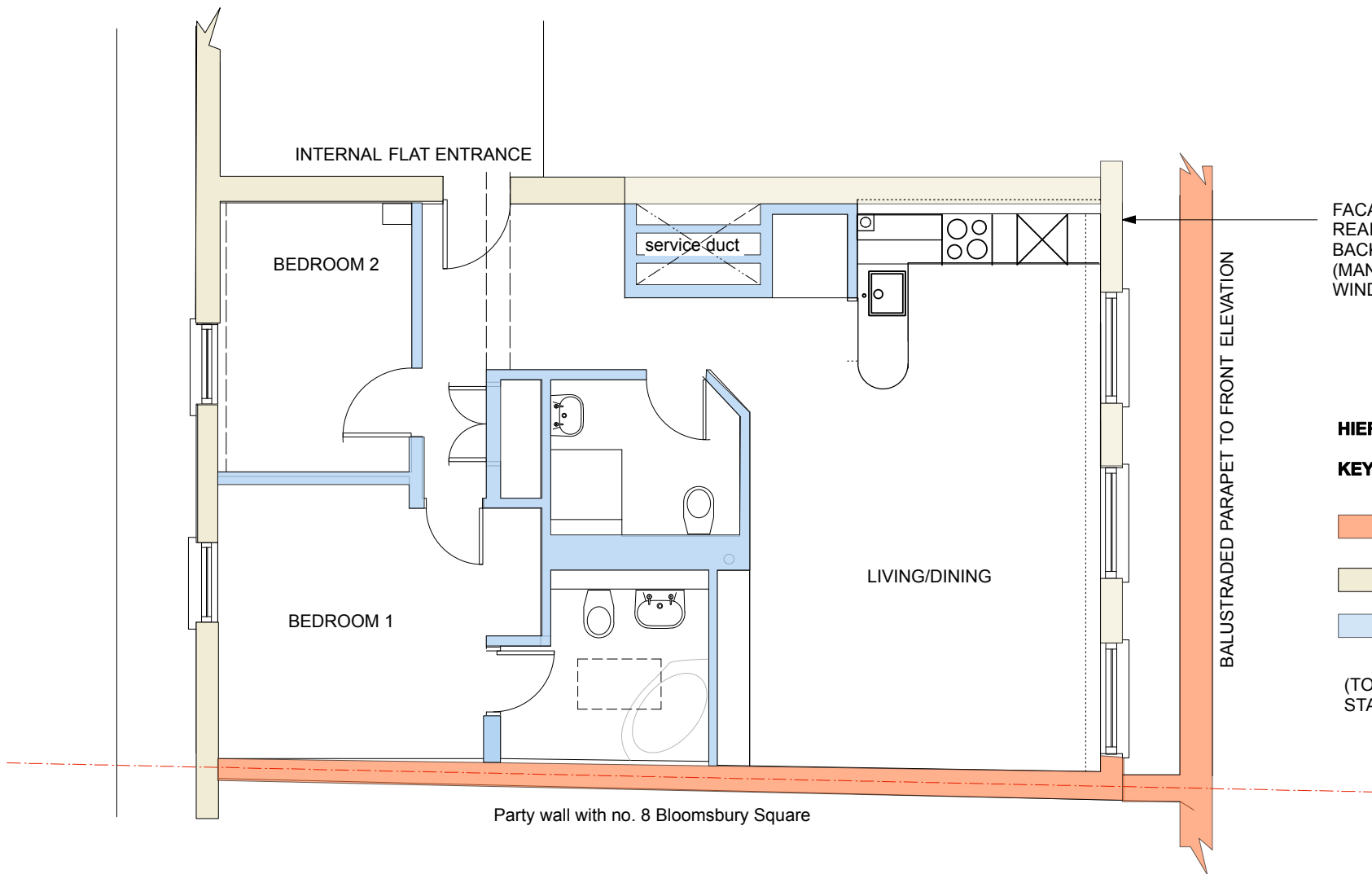
Historical Significance & Impact of proposals

(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 retained the bulk of the front elevation, which rebuilt the majority of the structure to standards current to the time. A new steel structure was inserted with new floor plates incorporating sound insulation in the compartment ceiling voids. New blockwork service ducts were installed from basement to roof, to provide extract routes for bathrooms and gas boilers.

All internal finishes were replaced with 1980’s “modernist” finishes and colour scheme for the communal areas.

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 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 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 low to neutral significance.</p>	<p>As the length and layout of these ducts no longer conform to current gas regulations, several flat owners (including this one) 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>



FACADE OF FLAT 19 FRONT & REARELEVATIONS STEPPED BACK FROM MAIN ELEVATION (MANSARD ROOF WITH DORMER WINDOWS)

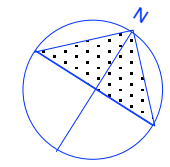
BALUSTRADED PARAPET TO FRONT ELEVATION

HIERARCHY OF SIGNIFICANCE

KEY

- HIGH SIGNIFICANCE
- NEUTRAL SIGNIFICANCE
- LOW SIGNIFICANCE

(TO BE READ IN CONJ. WITH STATEMENT OF SIGNIFICANCE)



PLANNING

FLAT 19 PLAN: EXISTING
SCALE 1:50 @A3



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REVISIONS:

JOB: Flat 19, White Hall, 9-11 Bloomsbury Sq
LONDON WC1A 2LP
DRAWING: **EXISTING LAYOUT**
SCALE: 1:50

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