

Design and Access Statement

Paul's House
Huntley Street
Alterations to Rainwater Drainage

for CLIC Sargent



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Pic 1. (Above) Paul's House Entrance and southern view along Huntley Street

Pic 2. (Below left) Paul's House view looking north along Huntley Street

Pic 3. (Below right) Rear view of roof to Paul's House



1.00 Background

This Design Access and Heritage Statement has been prepared in support of a listed building consent application submitted by Kendall Kingscott Limited on behalf of CLIC Sargent Cancer Care for Children.

This statement relates to Paul's House being 62 & 64-66 Huntley Street, three Grade II listed Georgian terraced townhouses, within the London Borough of Camden.

62 & 64 - 66 Huntley St
Fitzrovia
London
WC1E 6DD

This application refers to repair works carried out to address issues of rainwater ingress following completion of refurbishment work permitted under Listed Building Consent reference 2018/5831/L dated 19/02/2019.

2.00 Site Description

Paul's House, 62 & 64-66 Huntley Street (the Property) is located within the Bloomsbury Conservation Area and situated within the London Borough of Camden. The Property consists of three late 18th Century mid-terrace town houses and is bounded by Huntley Street, a one-way street, to the West and Chenies Mews to the North.



Fig.1 62 & 64-66 Huntley Street Site location

3.00 Paul's House

3.01 Function / Significance

62 & 64-66 Huntley Street, referred to as Paul's House since 2010, is the London base of CLIC Sargent's 'Homes from Home' portfolio (CLIC Sargent Cancer Care for Children, Registered Charity No. 05273638). The Property was renamed after Paul O'Gorman, whose family started the charity Children with Leukaemia after both Paul and his sister died from cancer in 1987.

The aim of Paul's House is to provide a support provision and a homely atmosphere for children, young people and their families who are undergoing treatment for cancer related illnesses in Central London. This is aided by the location of the Property, being within close proximity to principal treatment centres, University College London Hospital and Great Ormond Street Hospital.

Paul's House consists of three, mid-terraced three storey plus basement and roof level 18th Century houses which, with each of their front area railings, were granted a Grade II Listed status in 1969. The attractive front elevation of the Property is largely unaltered from its original construction, with panelled front entrance doors and leaded fanlights above, timber sash windows (two per floor of each townhouse) and low level roofs, largely hidden behind parapet walls. The rear of the Property features a glazed lift enclosure to rear of No. 66 providing wheelchair access from basement level to first floor, and a single-storey rear extension (conservatory) to Nos. 62 & 64 (Planning Application 2010/0022/L).

An internal remodel of the layout in 2006 (Planning Applications 2006/4824/P & 2006/4829/L) from residential use to hostel use, involving the interlinking of the three townhouses, has proven to be invaluable to the Property which currently offers 16 bedrooms to families, and where medically permissible, patients. In 2015-16 alone, 359 families stayed at Paul's House, each stay averaging 22 days. This demonstrates the importance of this close-by support to those receiving treatment in addition to their families.

3.02 Building Description

Whilst the Property has historically been adapted to accommodate the change in use, it remains that the overall layout resembles the original plan form of each house with two rooms per floor, front entrance door and hall, rear staircase and landings. This is in part due to CLIC Sargent's desire to retain the domestic character of the Property in order to fulfil the charity's Homes from Home vision.

The Property is of traditional Georgian construction, comprising, solid brick walls externally with suspended timber flooring and a concrete sub-floor to basement. Ceilings comprise lath and plaster and similarly internal walls are assumed to be of this construction also in addition to internal load bearing timber stud walls.

The roofs are double pitched, gambrel configuration with double pitched crowns, covered with natural slates. The roof structures accommodate the third floor level and incorporate dormer windows. Above, a traditional close boarded, cut timber roof sits. The front and rear elevation walls extend up beyond the eaves to form parapets. The Party Walls between each property extend beyond the roof line, to form upstand walls with coping stones. Brick

chimney stacks are present, front and rear on each Party Wall. The gutters drain via cast iron pipes into external cast iron hoppers and rain water pipes.

The roofs to the properties are covered with natural slates with the exception of the rear elevation to number 66 which has artificial slates. The lower, steeper roof slope to the front elevation of 66 Huntley Street, has slates of a different colour indicating that they have been replaced in this location. Ventilation slates have been incorporated on both front and rear slopes to aid ventilation of the roof voids.

The roofs incorporate dormer windows to front and rear slopes, these being of timber material and vertical sliding sash type. The dormer roofs and cheeks are lead covered. On the rear slopes to numbers 64 and 66, there are small, fixed roof lights, serving the stairwells. These, again are dressed and weathered with lead. A modern aluminium roof window is provided over the stair well to number 62.

The Party Walls between the individual properties extend up beyond the roof slopes to form up-stand walls. The up-stand walls are capped with concrete coping stones, with the exception of, on the rear elevation: the walls between numbers 62 and 64 which have brick copings, and numbers 66 and 68 which have a lead capping. The up-stand walls are finished with sand : cement render in all cases.

Gutters behind the parapet walls are generally lined with asphalt, this being carried up the surrounding up-stands and dressed with lead cover flashings.

The proposed works are considered to constitute necessary maintenance in keeping with the Property's character and are described below in Section 6.00.

4.00 The Building Heritage / Listing

62, 64-66 Huntley Street was first granted Grade II Listed status in March 1969 under the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historical interest. The listing relates to 'Nos.46-68 (Even) and attached railings' which forms a terrace of 12 identical properties within the Bloomsbury Conservation Area. Full records can be found under List Entry Number 1379143.

'...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-jambes, 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.

SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.'

5.00 Bloomsbury Conservation Area

Advice noted within the Bloomsbury Conservation Area Appraisal and Management Strategy, 2011 has been taken into consideration in the design solution for this project.

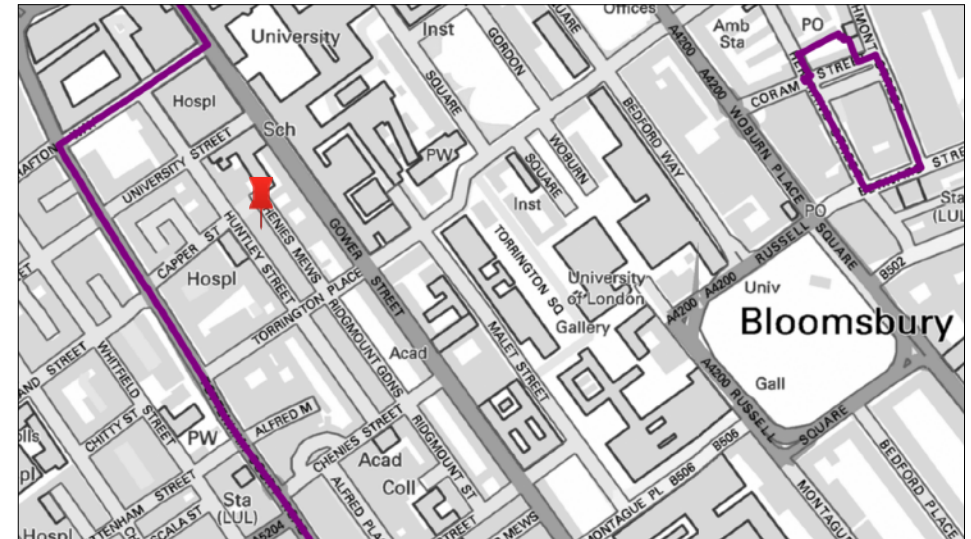


Fig.2 Property location within Bloomsbury Conservation Area

The Bloomsbury conservation area appraisal and management strategy defines and analyses the Bloomsbury conservation area and was officially adopted in 2011. The document provides important information to local residents, community groups, businesses, property owners, architects and developers about the types of alterations and development that are likely to be acceptable or unacceptable within the conservation area.

In relation to the maintenance and repair of listed buildings section of the strategy report, it is considered that the repair works carried out to Paul's House will appropriately improve the property so as to preserve the important historic nature of the Property and the architectural features contained within.

6.00 Proposed Works

The works which are the subject of this application for Listed Building Consent are here described.

Following completion of the works permitted under Listed Building Consent reference 2018/5831/L, instances of internal rainwater ingress were noted at roof parapet level to both front and rear elevations. Once investigated it became apparent that rainwater was building up behind the parapets, and to address this openings to form weirs within the brickwork above the level of the hopper heads were formed which discharged through lead sleeves leading into the downpipes, thereby reducing the risk of surcharge and internal rainwater penetration.

These remedial works have proved to be effective and beneficial for both the internal and external fabric of the building, and Listed Building Consent is therefore sought to ensure that all planning requirements for Paul's House are discharged.

7.00 Summary & Conclusions

It is hoped that the reasoning behind the remedial works will serve to uphold the validity of this application for Listed Building Consent.

Should any further information be required or a site visit become necessary please do not hesitate to contact us.

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