

Heritage Statement

**6-14 Tavistock Place (including Tamar
House, no. 12)
London WC1H 9RD**



January 2022

1 Scope

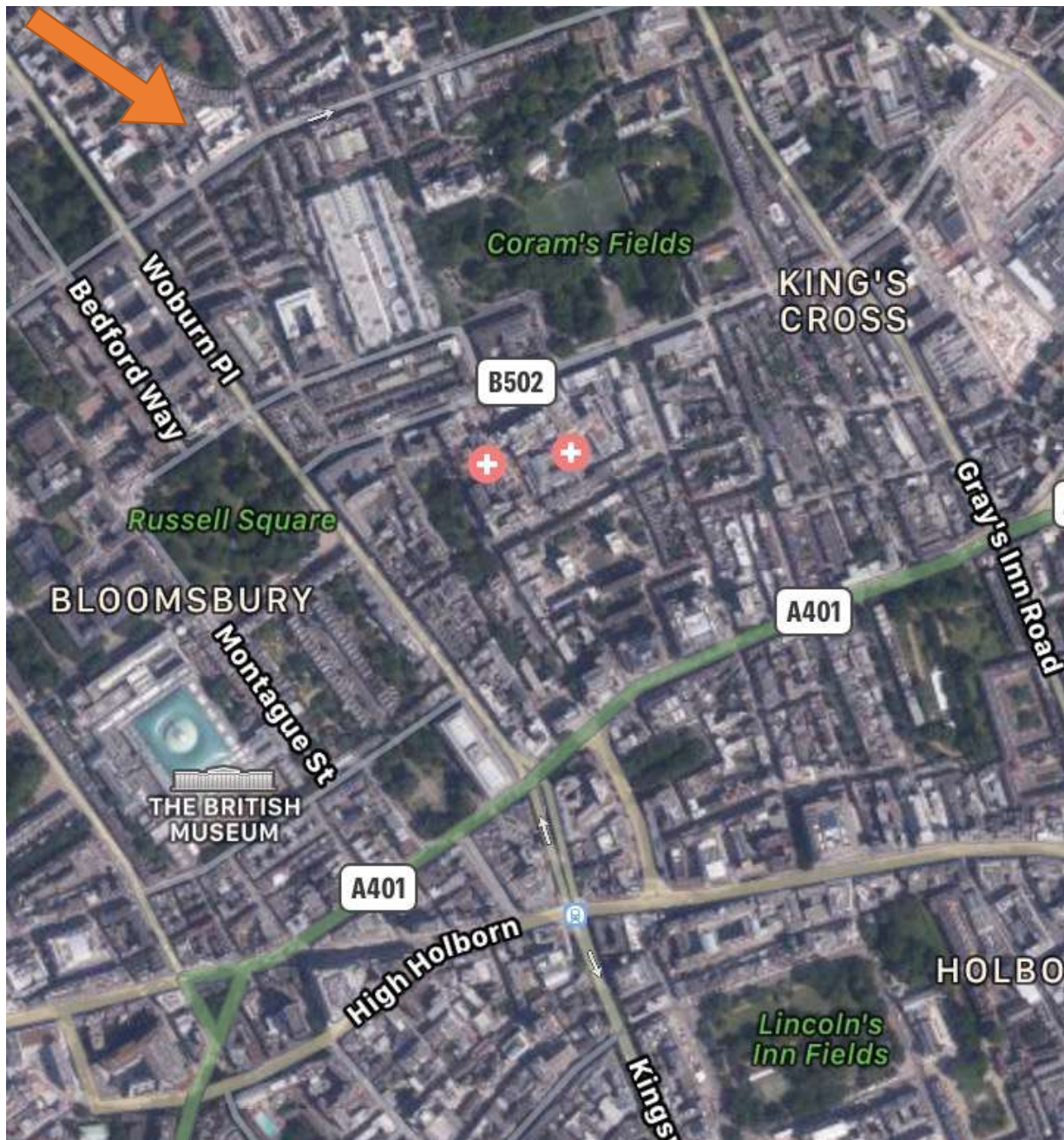
This heritage assessment has been prepared to accompany a planning application for the replacement of the existing wooden rear and fifth floor front secondary glazed windows and access doors with modern aluminium, powder coated double glazed units and 'Velux' type units on the fifth floor rear.

These windows are not historic and date from the 1970's when the building was constructed with a facsimile front elevation of the original façade dating from the early 1800s.



Extract from map by John Roque, Circa 1746, showing fields where 6-14 Tavistock Place are now located.

TAMAR HOUSE,
TAVISTOCK PLACE



Extract from aerial image showing where 6-14 Tavistock Place are now located.

2 Background

The existing building (6 – 14 Tavistock Place, including number 12, Tamar House) and the adjoining buildings numbers 2 and 4 Tavistock Place were constructed by the Bedford Estate in 1975 following the demolition of a terrace of houses designed in 1801 by James Burton (1761-1837). Number 2 Tavistock Place is used for short term rentals and number 4 is office accommodation (currently empty) and are under separate freehold(s). The 1975 front façade is a copy of the original 1801 terrace in all material respects but the interior, the rear of the building and the fifth-floor front elevation (which is set back and not visible from street level) are of contemporary (1975) design. The building is within the Bloomsbury Conservation Area and, due to the historic interest of the facsimile façade, the whole terrace (numbers 2 – 14 Tavistock Place) is grade II listed.



Architects 'MWA' undertook the design work and created a new rear contemporary London stock brick façade providing larger openings for increased glazing and natural ventilation, with black painted wooden secondary glazed window units (either pivoting at the centre either horizontally or vertically) and single glazed wooden access doors for ground floor flats. These windows and doors are now almost 50 years old and have deteriorated badly, and do not have the thermal efficiency of modern double-glazed units. The windows and access doors at the front elevation on the fifth floor, which is set back from the front façade and therefore not visible from the street, are of a similar style and construction.

There has previously been a planning application granted for the replacement of the 1970's windows, in particular for Flat 23, Reference: 2014/4709/P together with a small rear extension and other modifications, granted on 19/11/2014.

Double glazed grey aluminium powder coated windows were approved and installed.



The existing Tavistock Place elevation.

Only the dormer windows which are set back upper floor are to be replaced.

These are not visible from Street Level.



Existing rear elevation, showing the 1970's brick facade and contemporary glazed windows and doors.



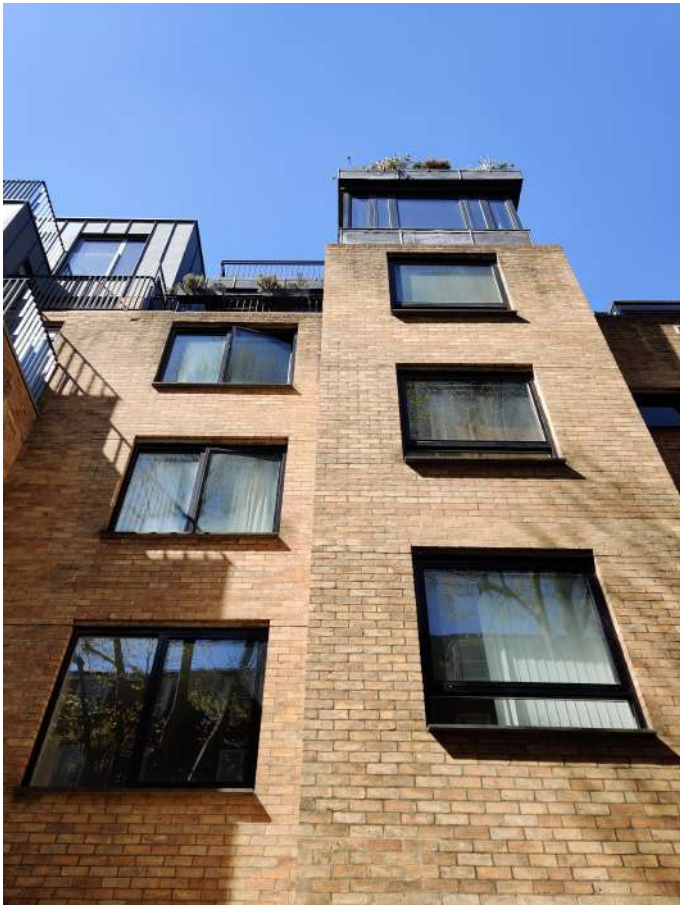
Detail of a typical rear window to be replaced. Existing cill to be retained.

3.0 Existing plans

The residential flats within Tamar House (number 1-26) are located over five floors, with access from Tavistock Place, while numbers 6, 8, 10, 14 and 14A are directly accessed from Tavistock Place (Refer to plans below, under Section 4).

3.1 Existing Photographs

Detail of a typical rear window and door set to be replaced with new double glazed ppc aluminium bi-fold/ sliding doorset.



Photograph of the typical rear windows to be replaced. (Excluding the consented recently replaced upper storey- shown in this photograph).



Photograph of the existing top storey dormer windows to the front elevation that are to be replaced. These are set back and not visible from Tavistock Place.

4.0 Proposed plans

There are no internal changes proposed, just replacement of rear and front fifth floor windows and access doors within the existing openings. The existing wooden sash windows on the front elevation from basement to fourth floor will be unchanged.



EXISTING FIFTH FLOOR PLAN



EXISTING FOURTH FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

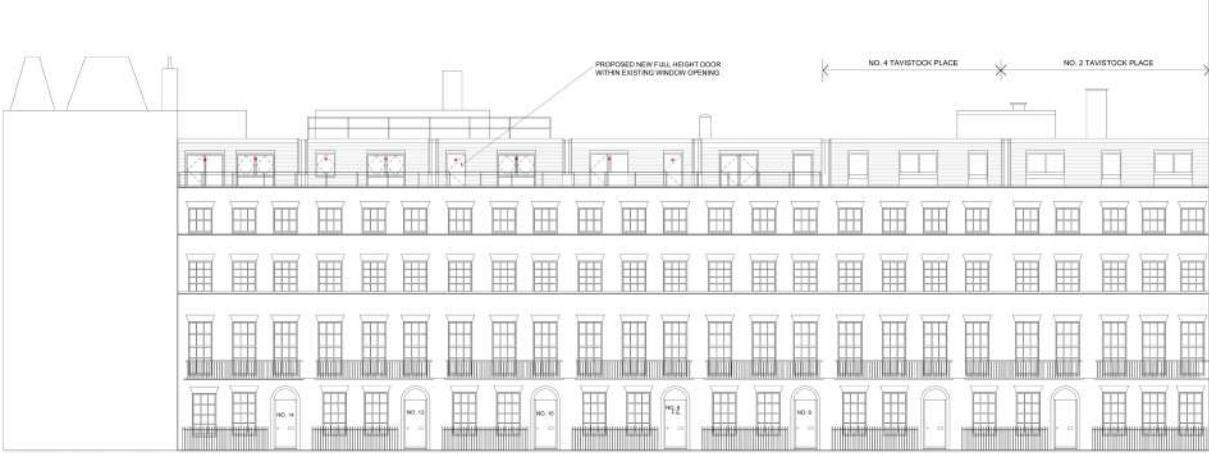


PROPOSED FIRST FLOOR PLAN

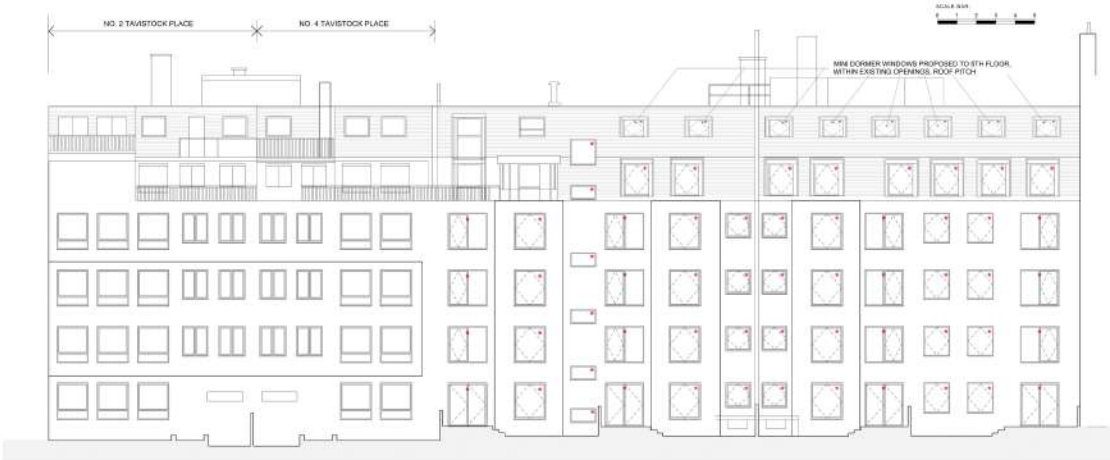


PROPOSED GROUND FLOOR PLAN

Proposed Elevations



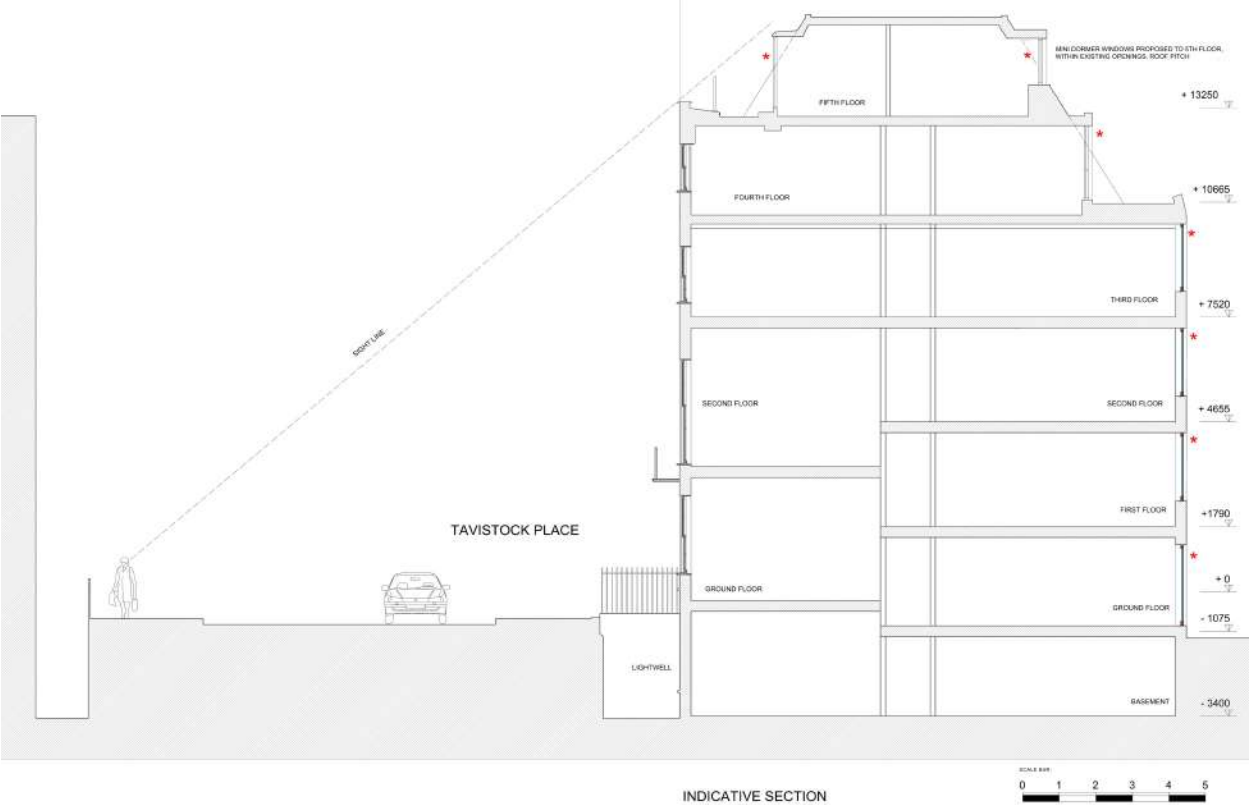
PROPOSED TAVISTOCK PLACE ELEVATION



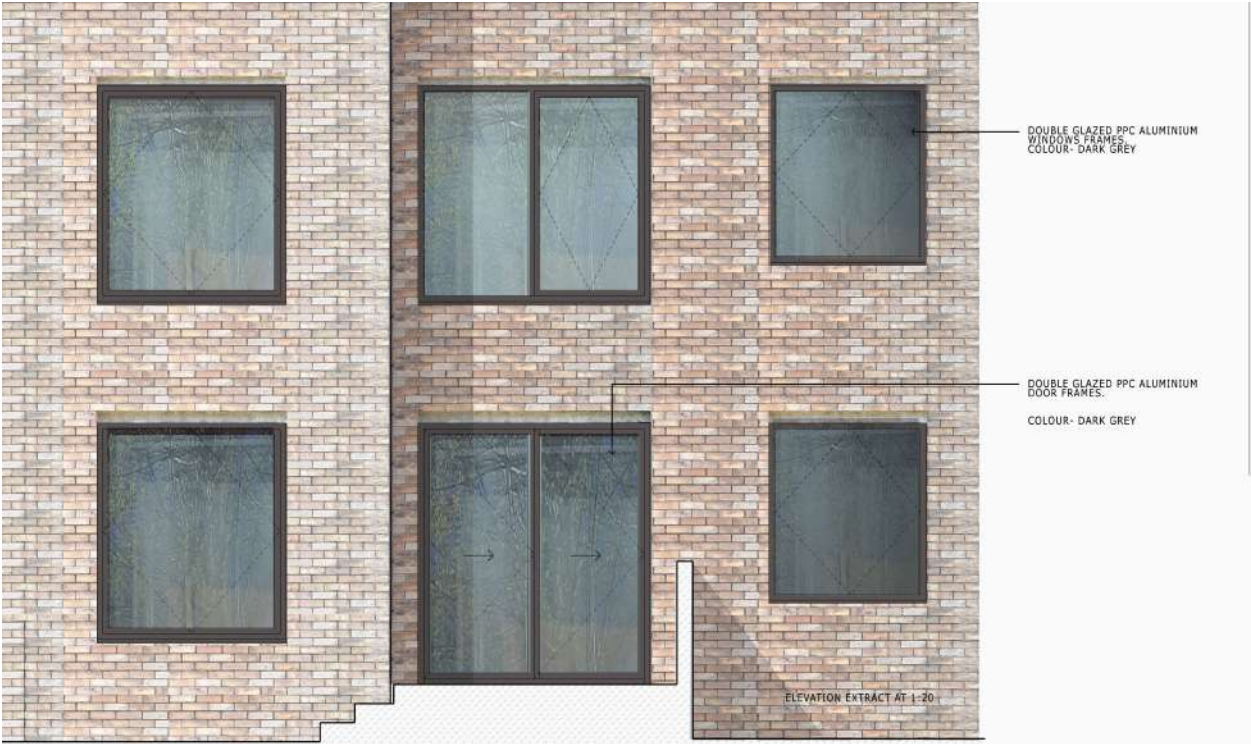
PROPOSED REAR ELEVATION



Proposed Section



INDICATIVE SECTION



Proposed detailed rear elevation

Rear replacement doors to be either openers or sliding.

5.0 Conclusion:

The design and material of the windows will provide improved thermal efficiency and reduced maintenance as well as complementing the appearance of the rear 1970's elevation.

This will modernise the tired appearance of the existing windows and doors that have reached the end of their useful lives.

The design and profile of the new aluminium window frames will be in keeping with the spirit of Bloomsbury Conservation Area and will seek to enhance the character of this part of Camden.

Appendix:
Listing Information:

Location

Statutory Address:

NUMBERS 2-14 AND ATTACHED RAILINGS, 2-14, TAVISTOCK PLACE

The building or site itself may lie within the boundary of more than one authority.

County:

Greater London Authority

District:

Camden (London Borough)

National Grid Reference:

TQ 30031 82326

Details

CAMDEN

TQ3082SW TAVISTOCK PLACE 798-1/95/1589 (South side) 30/01/76 Nos.2-14 (Even)
and attached railings

GV II

Terrace of 7 houses. c1801-6. By James Burton, rebuilt with facsimile facade c1975. Multi-coloured stock brick with 1st and 2nd floor concrete sill bands. 3rd floor moulded sill band. 4 storeys and basements. 3 windows each. Round-arched entrances with cornice-heads, radial patterned fanlights and panelled doors. Doorway of house at west end (now part of No.2) replaced by a window). Gauged brick flat arches to recessed sash windows, 1st floor with continuous cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, St Pancras IV: London: -1952: 80).