



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

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RM-22/H035
BY EMAIL

Dear Colette

18-19 SOUTHAMPTON PLACE, LONDON WC1 (PROJECT 4)
HERITAGE STATEMENT ADDENDUM

This note should be read in conjunction with the Heritage Statement produced by Giles Quarme Architects, dated October 2021. As the scope of work has changed since the submission of the application, this note seeks to provide clarity, primarily on the proposed works and the impact on the special interest of 18-91 Southampton place as Grade II* listed buildings.

For clarity the assessment of significance outlined in Section 3 of Giles Quarme Architect's Heritage Statement remains relevant and true.

The principle of adapting the buildings for continued office use remains, as does the approach to retain as much historic fabric of interest as possible. Any proposed demolition is contained to modern fabric, mainly toilets and fixtures associated with the most recent use. As such there is no harm to historic fabric through the proposed demolition.

The approach to the internal upgrading of the building follows good conservation principles, namely the reinstatement of missing features and the repair in like for like materials. For instance, all skirtings, dado rails and panelling are to be made good and repaired where damaged and all windows are to be refurbished.

New introductions primarily relate to the functionality of the building, namely new bathroom facilities and bike storage. These items have been either retained in existing locations or located in subservient levels such as the basement. As such the impact on the special interest of the heritage asset is limited. Where new lights are required, these will use existing openings to avoid impact on fabric.

Where AC units are proposed, the location and design seek to improve the existing situation and therefore improve the internal appearance of the building. Existing high-level units are to be removed and replaced with low level fan cooler units concealed within custom joinery. This introduction is therefore minimally invasive and reversible, resulting in little impact on fabric.

In association, replacement plant equipment is being installed in the rear lightwell. The scale, location and positioning of the units is comparable with the existing, whilst also being freestanding. As such the impact on the special interest of the heritage asset is limited.

As noted in the Design and Access Statement new floor finishes are proposed. All existing floorboards will be maintained in their existing positions. To protect the floorboards, all floors will be fitted with plywood or hardboard to which the new floor finishes will be adhered to. This method means that the existing floorboards will not have any adhesives applied to them and the floor finishes can be removed

without damage to the floorboards. This approach is considered to be sympathetic, ensuring the fabric is protected with all new introductions being reversible.

Localised damp proofing is required to address the penetrating damp found where historic cement-based damp proofing has failed. Given the historic use of a cement based render to restrict water ingress, the use of a waterproof render (Sika) is appropriate in this specific instance as it will repair the historic waterproofing, complimenting the properties of the materials historically used. This proposal can technically be considered a repair but has been included within the application for completeness.

For clarity the majority of the service routes are using existing routes, and that where new routes are being used, this is only within plasterboard ceiling voids. Consequently, no new vertical service risers are being installed within the building.

In summary, the works are considered to follow good conservation principles and will result in an interior which is more appropriate for its Grade II* listing designation, following the removal of unsympathetic and redundant features and the considered approach to retention and repair. The proposals are considered to be in alignment with the London Borough of Camden's policies on listed buildings and in alignment with the requirements of the NPPF Chapter 16. In consenting this scheme, in our view, the local planning authority would be wholly performing their duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,



Rebecca Mason
Associate, Built Heritage and Townscape

cc. Nick Belsten, HGH