

Flat 1, 17 Mecklenburgh Square, WC1N

Design & Access and Heritage Statement

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INFORMATION

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01 Introduction

This Design, Access and Heritage Statement has been prepared on behalf of the applicant in support of an application for Planning and Listed Building Consent for sympathetic alterations to Flat 1, 17 Mecklenburgh Square, London, WC1N 2AD.

Our intention is to undertake minor works internally and externally, this includes fundamental and essential damp proofing works along with internal renovation to make it suitable for modern family living.

The property itself, along with its neighbours, are Grade II* listed and sit within the Bloomsbury Conservation Area.

This document will demonstrate that our proposals aim to sensitively update and revitalise the property in order to improve the quality of the internal spaces for the owner-occupier's needs.

The aims for this proposal are to:

- Implement damp proofing works in order to make the property habitable
- Maintain the historic integrity of the house
- Adapt the home for the client's future generations
- Conserve and carefully repair the existing building fabric where necessary
- Improving the spatial continuity between the internal and rear courtyard
- Increase natural light into the rear lower ground floor bedrooms

The purpose of this report is to provide sufficient detail to enable Camden Council to understand the significance of the heritage asset, its significance within the wider context and the impact of the proposed works. The report also seeks to demonstrate the measures Robert Rhodes Architecture + Interiors (RRA+I) have taken to ensure the preservation and enhancement of a heritage asset of special architectural or historic interest.

02 Context

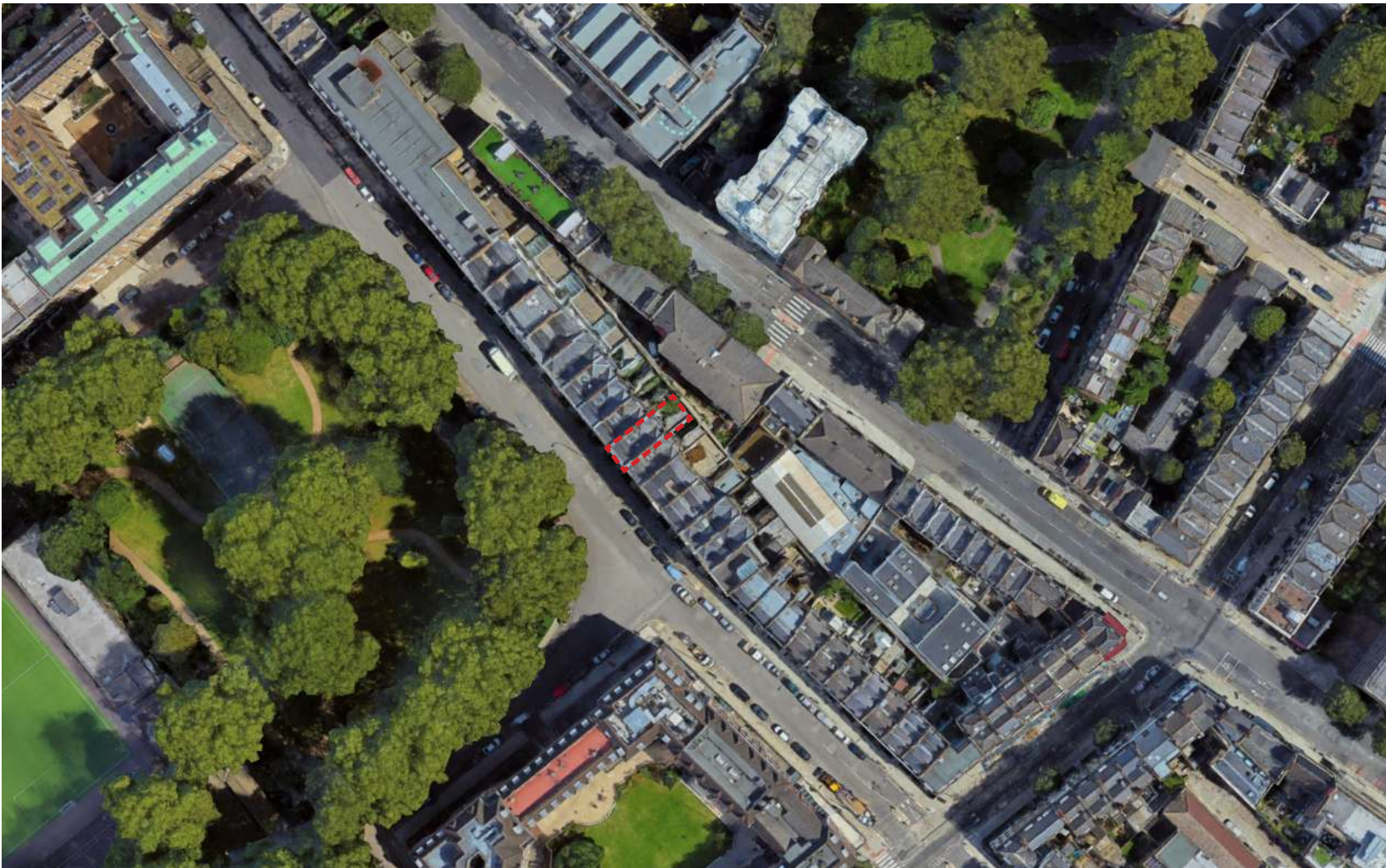
02.01 Existing Site

17 Mecklenburgh Square is located along a row of late Georgian terrace houses. The street contains mainly Grade II* listed Georgian houses built c.1810-20.

The terrace was completed c.1820 and is located on the eastern edge of Mecklenburgh Square in Bloomsbury. The property is within the jurisdiction of London Borough of Camden and the development proposals are subject to the provisions of the Camden local plan 2017 and the London plan 2021 Policies. The property is located in the King's Cross Ward and also falls within the Bloomsbury Conservation Area. Further site history and details about the existing house can be found in the appended Heritage statement.

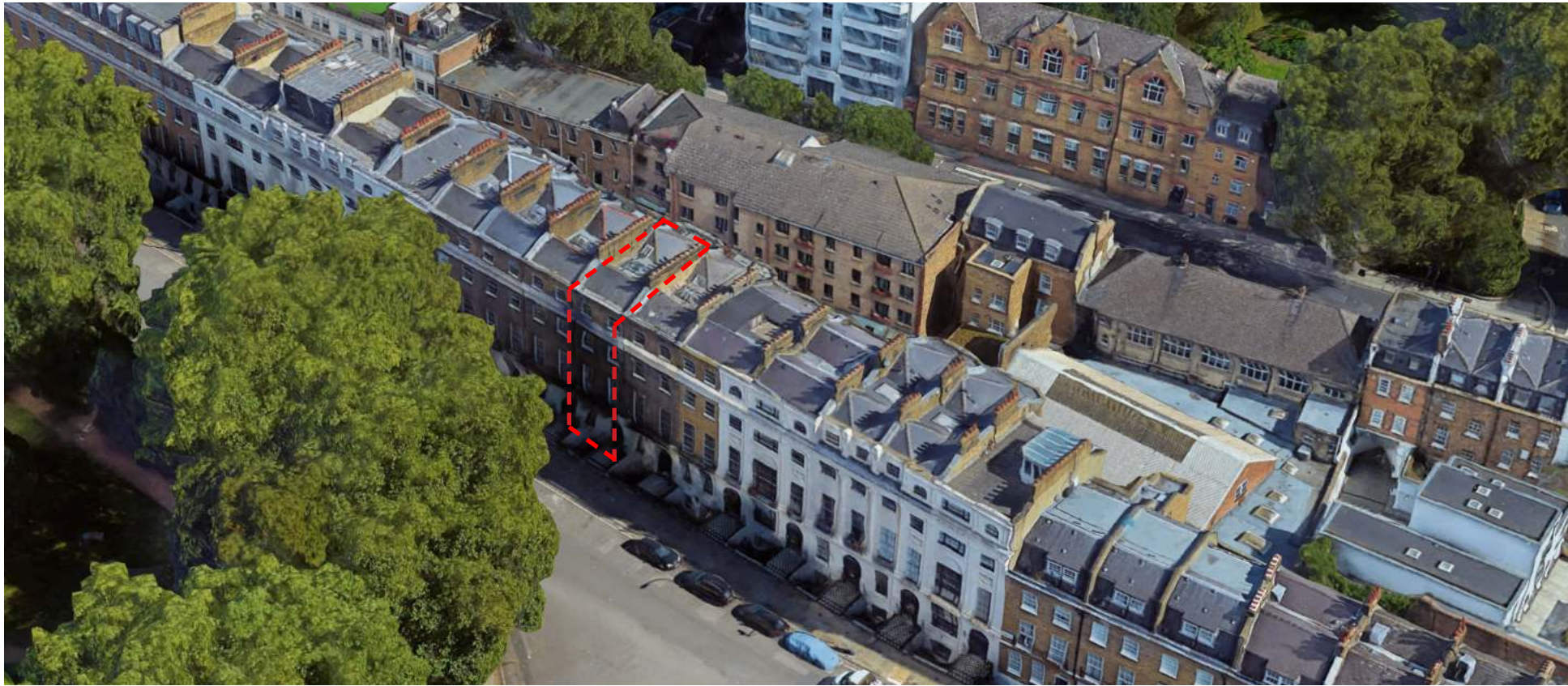


Site location map, application property indicated in red



Aerial view of site and surrounding area, with application property indicated in red





Western view- application site indicated in red



Eastern view - application site indicated in red

03 Heritage Statement

03.01 History and development of the asset

17 Mecklenburgh Square is a mid-terrace house of three storeys, plus lower ground floor dating from the 1810's. It is within an area that has seen substantial twentieth-century development and is one of a key elements of the Bloomsbury Conservation Area.

The property is part of a terrace of Grade II * listed houses forming the east side of Mecklenburgh Square. Before the eighteenth century, the immediate area around the site was open agricultural ground, dominated by the Foundling Hospital, first established in 1739 by the philanthropist Thomas Coram to care for babies at risk of abandonment, and the hospital itself built 1742-52. Mecklenburgh Square was erected by the Trustees of the Foundling Hospital. Designed by Joseph Kay and built by Thomas Penthrin (Nos.11-19 and 30-34) in 1810-1820.

The designing and planning of many of the houses seem to have been done by the speculating builders themselves, who submitted sketches for approval to Samuel Pepys Cockerell who was responsible for the original layout of the two squares (Mecklenburgh and Brunswick) either side of the Hospital. In this way he retained control and maintained general uniformity. The houses on the Foundling Estate reflected the latest architectural fashions between 1790 and 1830, being built to popular taste, and at popular prices. The brick was made from local clay, of a light ochreous shade, and the estate, when first built, must have had all the brightness of a cream-coloured town in a setting of green pasture land.

The roofs throughout were of slate. Many of the chimney pots came from the factory at Bagnigge Wells and are so stamped. It will be noticed that the external wooden door cases, characteristic of the 18th century, are entirely absent in the buildings on the estate, the doors being set within brick arches, and depending for embellishment on fluted or reeded architraves and interlaced fanlights. The earlier houses have first floor windows with high sills, but in those built towards 1800, they reach down to the floor and open out on to iron balconies in the French manner. The windows have their glazing bars dividing the glass in elongated panes and sometimes interlaced or shaped above to follow the curves of the arched heads.

Regarding interior decoration there was little, as the wealthy type of resident who spent extravagant sums on ornamental plaster decoration and painted ceilings did not come to St. Pancras where nearly all the interiors are simple in character. The entrance halls, even in the meanest houses, have some kind of ceiling ornament, in accordance with the speculating builders' age-long practice of providing a pleasant first impression to prospective buyers. The remainder of the interiors are for the most part bare, with light cornices, stock mouldings for dados and skirtings,

and little individuality in their mantelpieces. The same type of staircase with cut strings, narrow oval serpentine mahogany handrail and square-section balusters, is found throughout the estate.

It will be noticed that most of the houses have window heads of what appears to be red brick. In all cases, where the surface has been destroyed by war damage, they prove to have been made of the same cream-coloured brick as the remainder of the house and to have been painted red. It would seem that these red-painted bricks were an original or very early feature of the estate, since they are indicated in the picture of Birkenhead Street about 1827.

Mecklenburgh Square balances Brunswick Square in the plan to build on each side of the Foundling Hospital, but it was not put in hand until much later. Its situation was not so favourable, and more care had to be given to it to make it attractive to residents. On the resignation of Cockerell in 1808, his pupil, Joseph Kay, took over his appointment, and he is credited [Foundling Hospital Building Cttee. Minutes] with the design of this fine square. By 1804 the northernmost house in Caroline

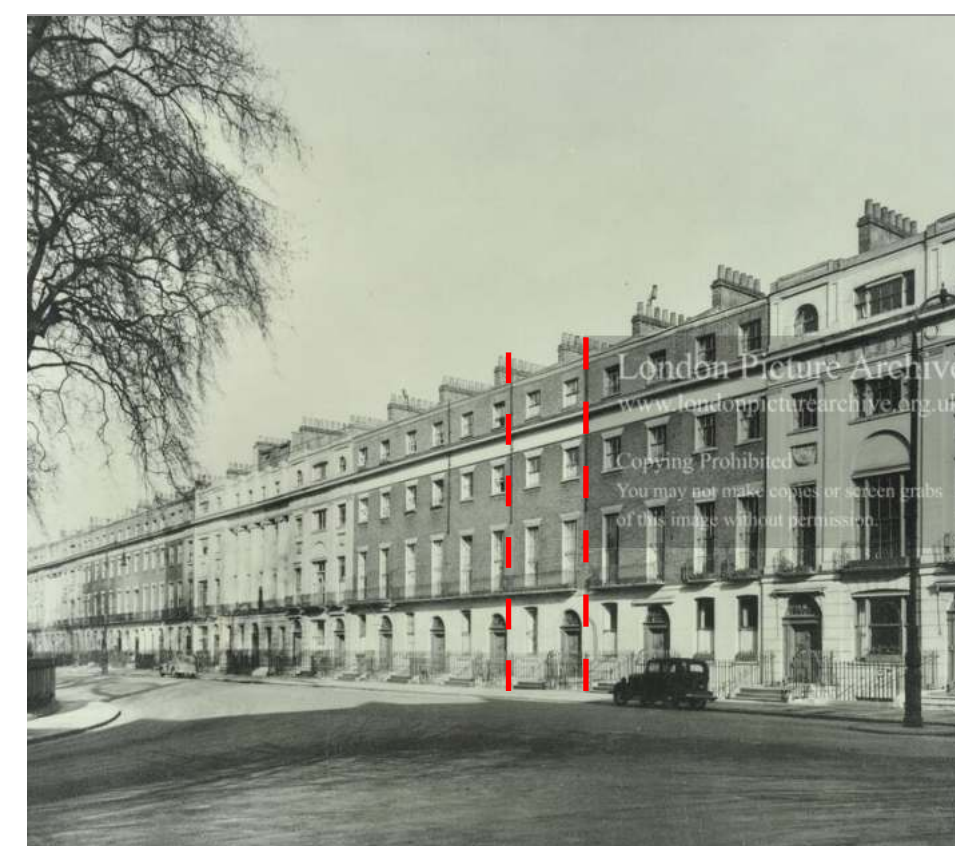
(now Mecklenburgh) Place, which connected the square with Guilford Street (next to the hospital), was already being built by Benjamin Hornby; in May, 1809, he had built two houses adjoining this, and complained of the delay in forming the square. The hospital committee thereupon decided that the "Brickwork of the Iron Railing of the area of the Intended square be erected forthwith," which with the railings and the planting cost £1,100 (ibid).

Kay presented his plans late in 1809, and they were approved on 13th January, 1810. Several builders came forward with offers to take up the ground, the chief being George Payne and Thomas Penthrin.

The conspicuous feature of the square is Joseph Kay's treatment of the east side, with its three blocks of classical-fronted stucco houses spaced at equal distances apart. Each block is treated alike, but the middle one is eleven windows wide whereas the end blocks are nine.



17 Mecklenburgh Square - 1937



17 Mecklenburgh Square 1952 - Application site indicated in red

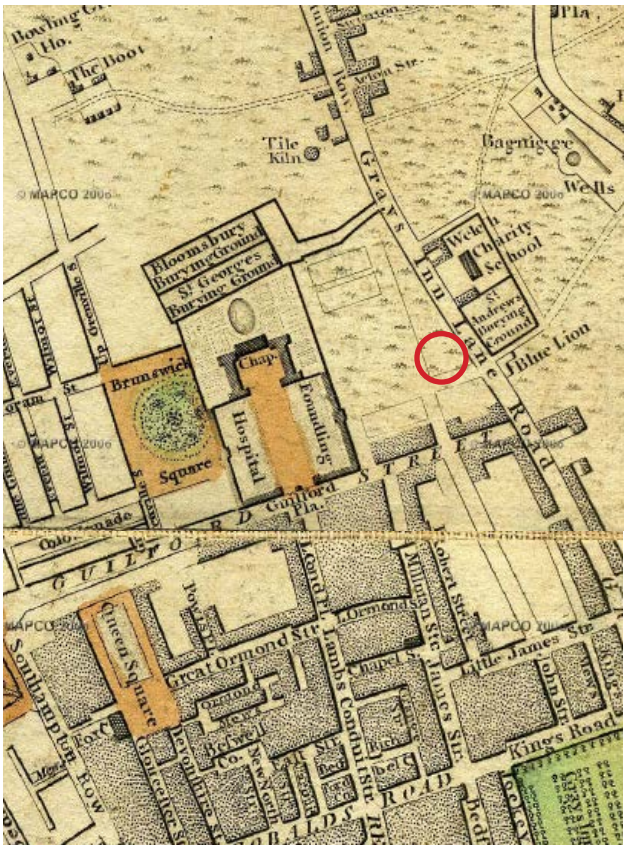
03.01.01 Historic Maps

The maps below illustrate the development of Mecklenburgh Square between 1795 to 1910. The application property was built between 1810-1820.

The 1870 Ordnance Survey map indicates a courtyard space with no extension at the rear of no.17 Mecklenburgh Square. On the map dated 1910 the rear extension appears at the rear courtyard.



Map of Mecklenburgh Square 1795 - Application site indicated in red



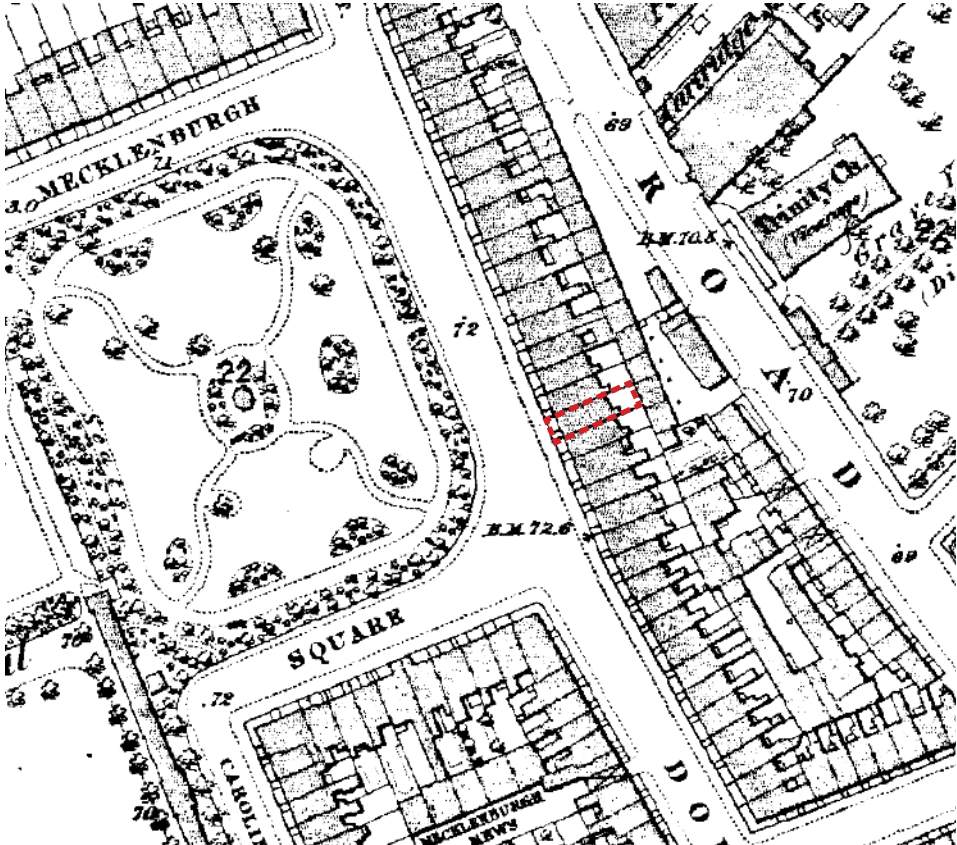
Map of Mecklenburgh Square 1804 - Application site indicated in red



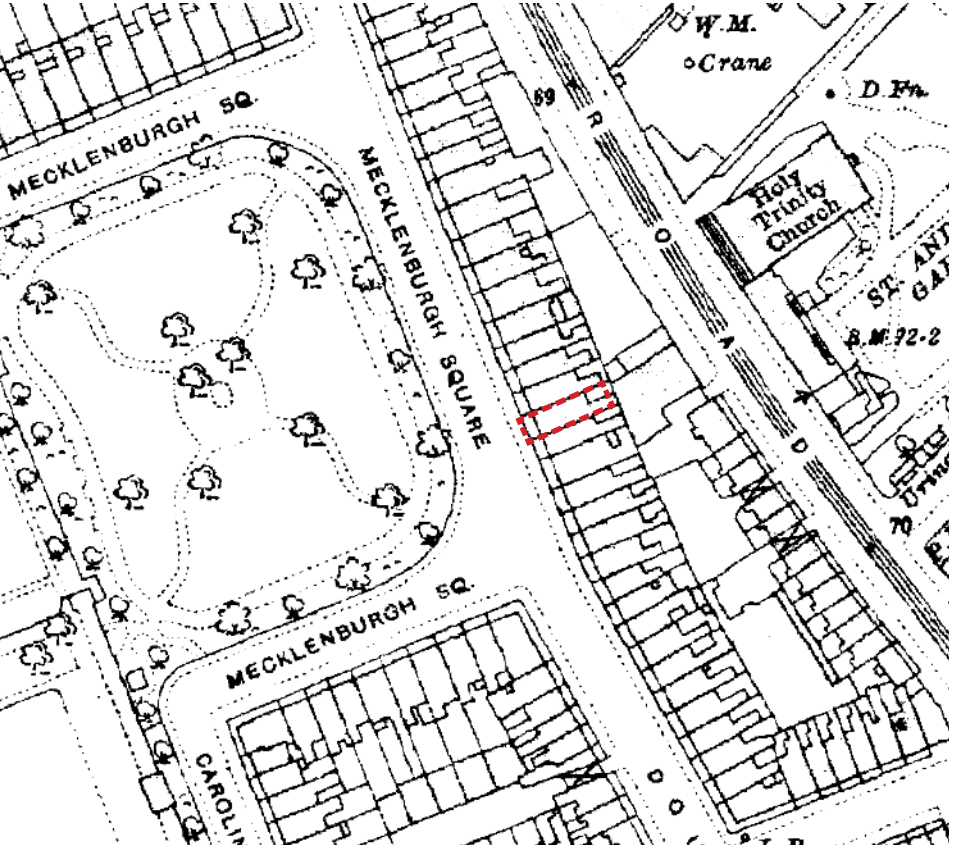
Map of Mecklenburgh Square 1830 - Application site indicated in red



Map of Mecklenburgh Square 1834



Map of Mecklenburgh Square 1870 - Application site indicated in red



Map of Mecklenburgh Square 1910 - Application site indicated in red

03.01.02 1934 Alterations

The drawing on the right illustrates the alterations to Flat 1, 17 Mecklenburgh Square dated 28 April 1934.

It can be seen that a new steel window was proposed in the alteration plan dated 1934, therefore is a later addition

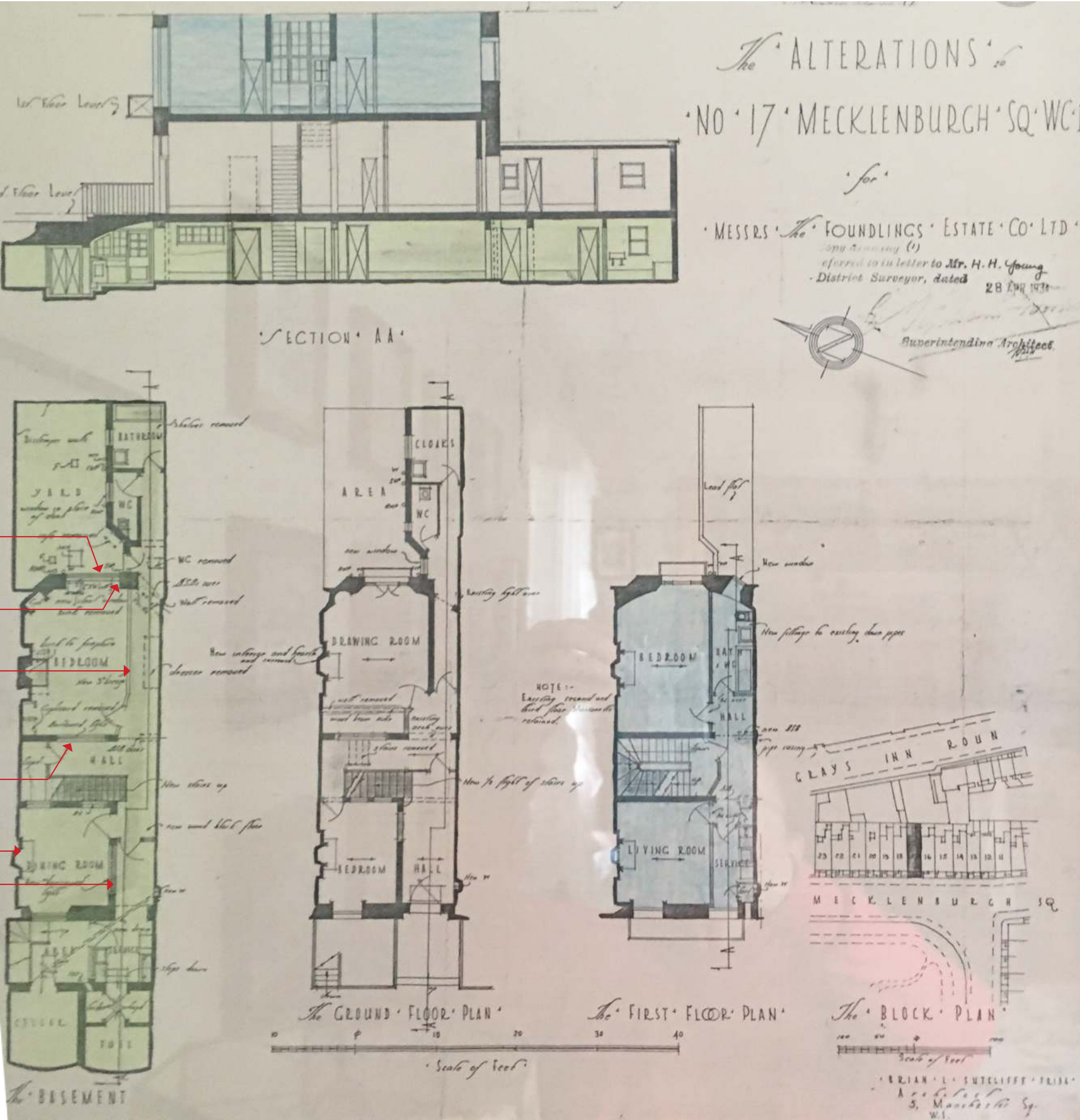
It can be seen that the pier didn't exist in the 1934 alteration plan and is a later addition

The new internal wall shown as proposed in the 1934 alteration plan, with no high level window, therefore is a later addition

The new high level window shown as proposed in the 1934 alteration plan, therefore is a later addition

Open fireplace

The new high level window shown as proposed in the 1934 alteration plan, therefore is a later addition



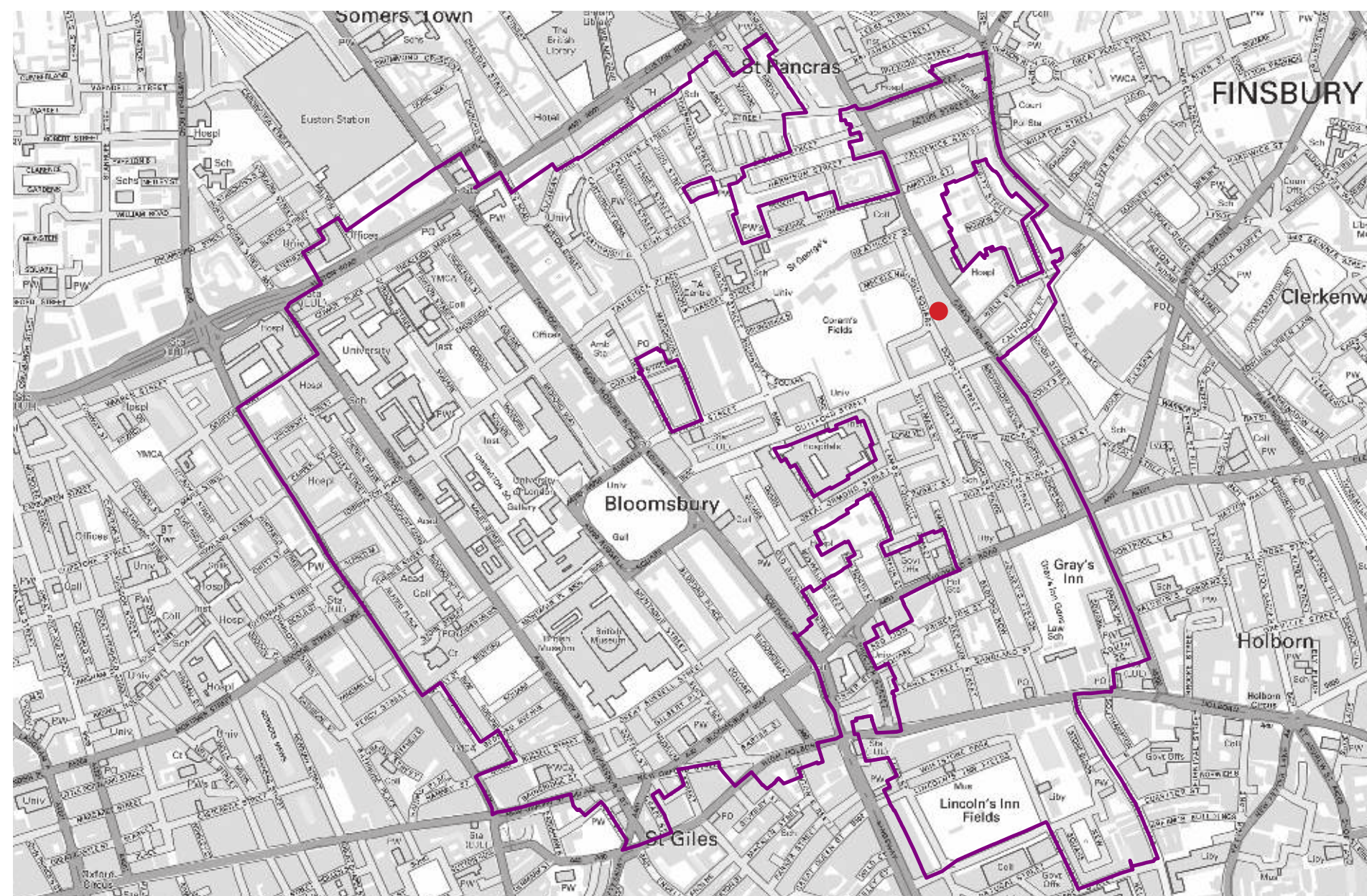
17 Mecklenburgh Square - Drawing indicates the alterations to lower ground, ground and first floor - 1934

03.01.03 Bloomsbury Conservation Area

The application property, as designated in red on the adjacent Bloomsbury Conservation Area map, is located to the eastern side of the Bloomsbury Conservation Area. The Bloomsbury Conservation Area, was designated in 1968 and is considered an internationally significant example of town planning.

The Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east. The initial designation of Bloomsbury as a Conservation Area in 1968 sought to protect elements of development from the Georgian and earlier eras where there had been significant later redevelopment.

"Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area. Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms. Today, the area's underlying townscape combined with the influence of the major institutional uses that established in the district and expanded over time is evident across the large parts of the Conservation Area. Some patterns of use have changed over time, for example, offices and hotels came to occupy former family dwelling houses as families moved out of central London to the suburbs during the later 19th and 20th centuries. However, other original uses have survived and help to maintain the area's distinctive and culturally rich character (the most notable include hospitals, university and academic uses, cultural institutions such as museums, legal uses, and on a smaller scale, specialist retailers including booksellers and furniture shops)." Bloomsbury Conservation Area appraisal and management strategy 2011



Bloomsbury Conservation Area



03.02 Listing Description

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1113118

Date first listed: 10-Jun-1954

Statutory Address 1: NUMBERS 11-26 AND ATTACHED RAILINGS, BYRON COURT (NUMBER 26), 11-26, MECKLENBURGH SQUARE

Location

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

Statutory Address: NUMBERS 11-26 AND ATTACHED RAILINGS, BYRON COURT (NUMBER 26), 11-26, MECKLENBURGH SQUARE

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 30688 82380

Listing description

GV II*

"Terrace of 24 houses forming the east side of Mecklenburgh Square. No.26 incorporates former Nos 27-34. c1810-20. By Joseph Kay. Thomas Penthrin built Nos 11-19 & 30-34; George Payne Nos 20-29. Nos 15 and 27-34 rebuilt in facsimile c1950. Multi-coloured stock brick with stucco ground floors. Centre pavilion (Nos 21-25) and end pavilions (Nos 11-15) and (31-34) in stucco. EXTERIOR: formal composition of 4 storeys, basements and Nos 26-33 with C20 dormers. No.23 with large dormer. Mostly 2 windows each. Centre pavilion: ground floors rusticated stucco with round arched doorways with fluted pilaster-jambs and cornice heads (Greek key pattern), fanlights and panelled doors. Centre 5 bays slightly recessed with 4 Greek Ionic columns rising through 1st and 2nd floors, flanked by 3 bays articulated by 4 pilasters. Enriched entablature with projecting cornice at 3rd floor level. Recessed sash windows; ground floor outer bays segmental headed with small panes to edges,

edges, 1st floor centre 6 with pedimented heads, outer bays square-headed in shallow round-arched recesses. All 1st floor with cast-iron balconies. Between 1st and 2nd floor outer bays enriched recessed panels with swags reflecting the round-arched windows in the attic storey. Attic storey with moulded pilasters carrying cornice, the centre pilasters terminating in segmental anthemion stops. Blocking course. Outer pavilions: similar but with only 2 Ionic columns, headed ground floor windows and square-headed 1st floor windows. Nos 16-20 & 26-30: round-arched doorways with fluted pilaster-jambs and cornice heads (Greek key pattern), fanlights and panelled double doors. Doorways to former Nos 26-34 replaced by windows except former No.29, now main entrance to Byron Court. Segmental headed ground floor windows. Upper floors with gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. Plain stucco entablature at 3rd floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas; Nos 12, 14, 16 and 19 with wrought-iron lamp"



04 Assessment of existing conditions

04.01 External Front

The property is a Georgian town house constructed from multi-coloured stock brick with painted stucco render at ground floor level. This application relates to the existing self contained lower ground floor and ground floor levels only.

A further self-contained flat located at 1st, and maisonette at 2nd and 3rd floor level are not affected by our proposals.

There is an external access via stairs from the street to the lower ground floor lightwell. An access door in the lightwell opens into a utility area. Externally in the lightwell there is a small enclosed storage space.

Building fabric including brickwork, pointing, render, windows and timber doors all show signs of ad-hoc maintenance and repair of varying degrees of skill and appropriateness.

Under this application no material changes to the front elevation are proposed, with the exception of restoration work where required and deemed necessary.



17 Mecklenburgh Square front elevation



17 Mecklenburgh Square Tiled entrance steps and historic cast-iron railings



17 Mecklenburgh Square front entrance door with an original fan light



Access via external stairs to the utility room at lower ground level



External stairs to lightwell



View of the utility room door and window from lightwell

04.02 External Rear

At the rear of the property, in the courtyard a two storey side extension was constructed c.1910. The side extension is finished in white painted stock brickwork with black painted single glazed crittall windows.

It would also appear that the width of the window opening on the rear facade has been reduced, therefore restricting natural light to the rear bedroom 1.

The courtyard provides 22sqm of amenity space. There will be no loss of amenity space under this application.



17 Mecklenburgh Square rear elevation

Non original pier. The pier is a later addition and is to be removed to widen and reinstate the original opening width.

Existing window sill to be lowered and to be replaced with new enlarged opening to the rear courtyard garden.



View looking at rear window to bedroom 1 and adjacent access door to the courtyard



View looking at the rear courtyard and non original side extension

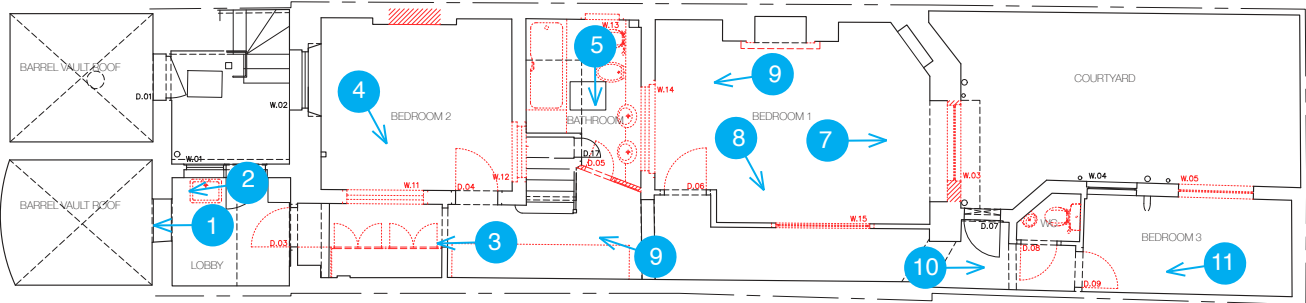
04.03 Lower Ground Floor

At lower ground floor level there are 3no. bedrooms and 1no. bathroom, with an access to the rear courtyard.

Signs of penetrative damp and water ingress are visible throughout the lower ground floor. Notably, the persistent damp has manifested itself in a number of other lower ground floor and ground floor areas, such as the delamination of the internal painted finishes as can be seen in photographs provided. The fabric itself with no discernible damp proofing or insulation to the floor or wall construction, does not meet modern living standards.

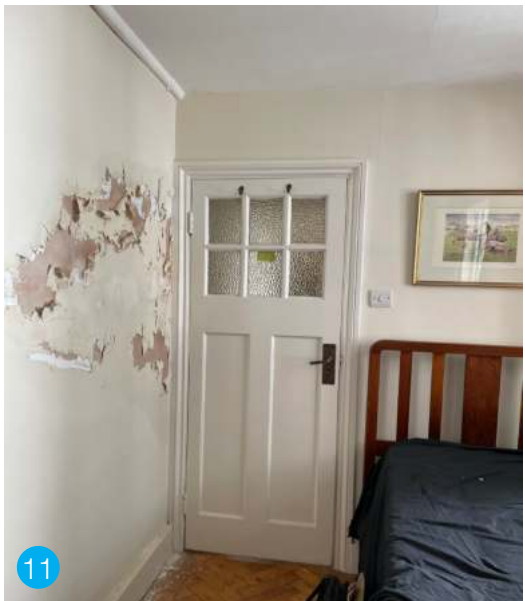
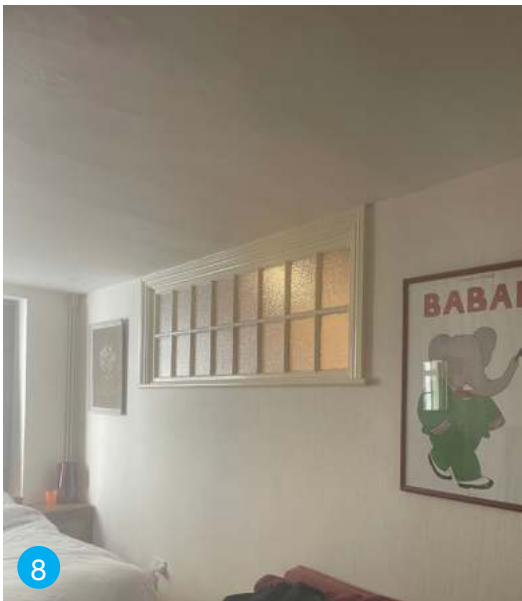
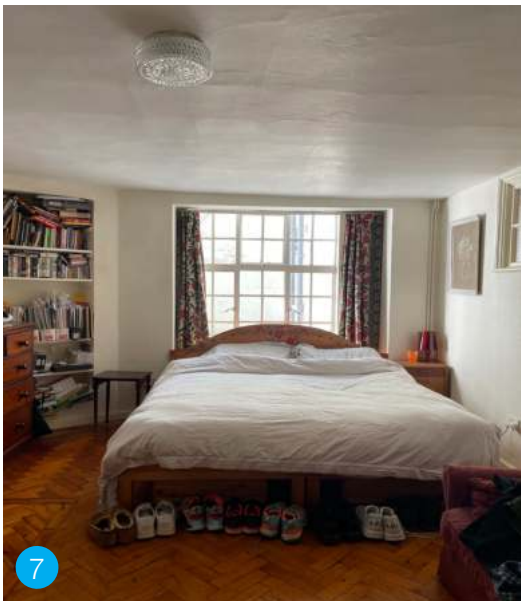
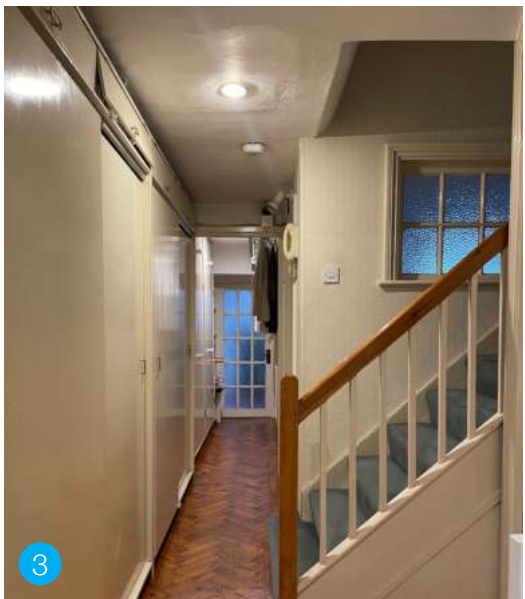
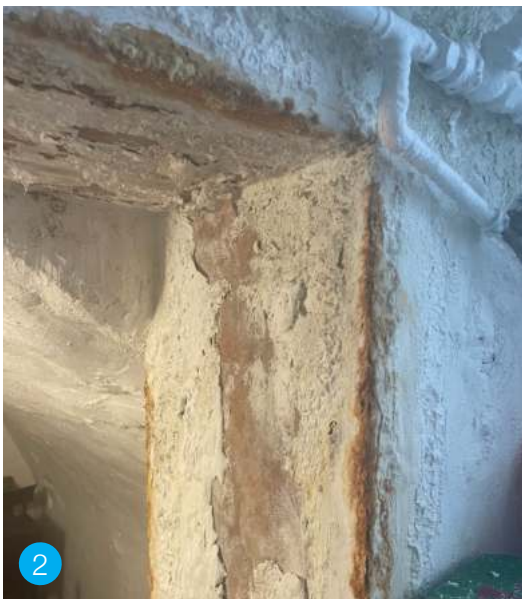
The applicant has attempted to resolve the damp issue over the years, but it has ultimately failed, notably in areas such as the vaults that are no longer usable. To resolve the issue a more fundamental solution is required.

The damp has already spread to some areas at ground floor level. Over time it is believed that without addressing the issue, the signs of damp will spread even more upwards through the property and worsen the existing condition of the upper floors.



Existing Lower Ground Floor Plan- NTS

----- To be removed



04.04 Ground Floor

At ground floor level there is a living/drawing room, kitchen overlooks the square and an office and WC at the rear of the existing non original extension.

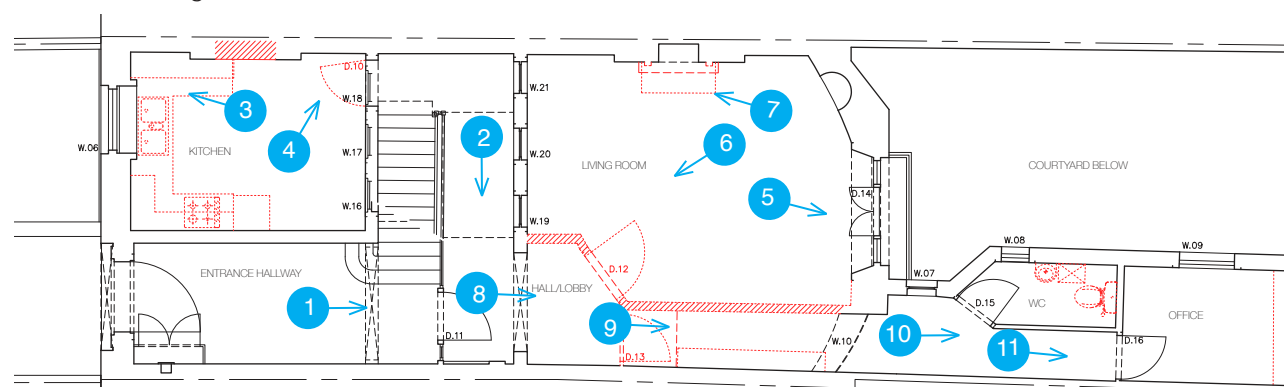
The Living/drawing room layout of has been modified from its original form by dividing the room and creating a corridor to the rear non original extension.

The long, dark and narrow corridor is incongruous in its relationship with the other areas of the house.

It is clear the damp on the lower ground floor has extended to ground floor level. Visible signs of delamination to the internal painted plasterboard can be seen in photograph no.11.

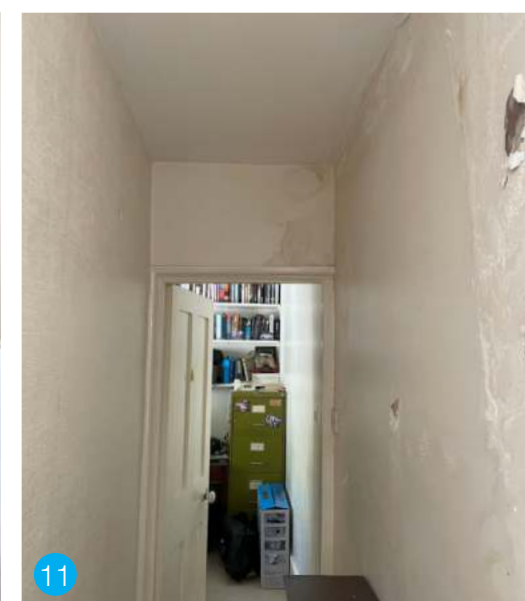
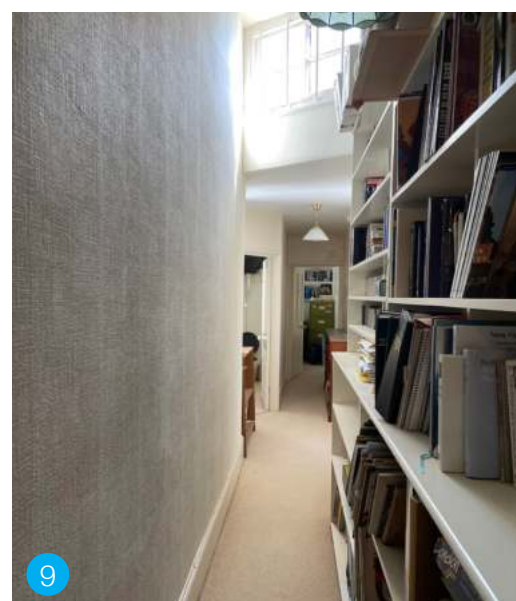
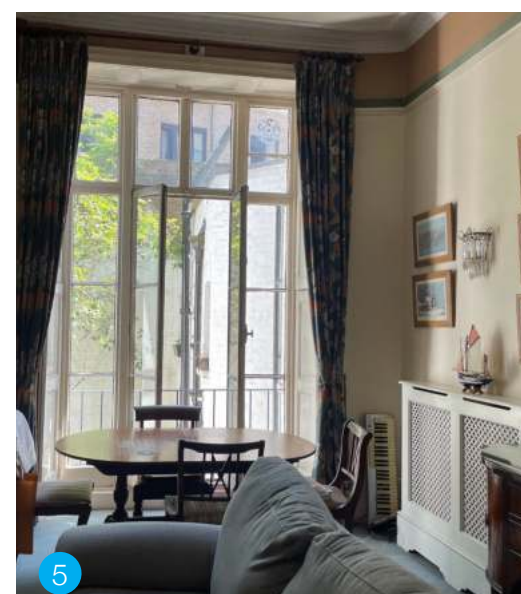
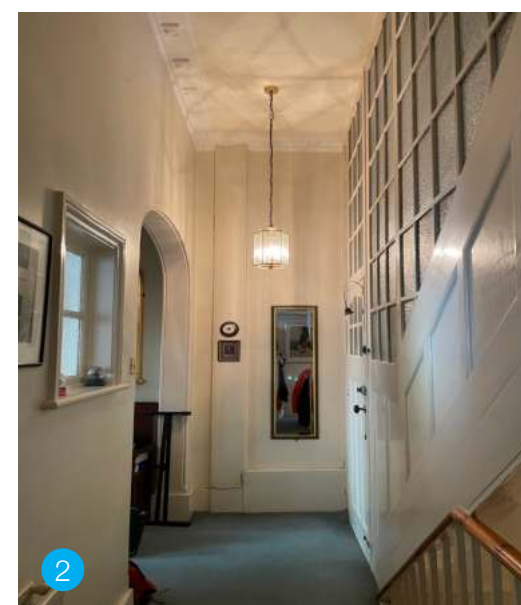
The non load bearing partition has divided the space resulting in an irrational plan form which does not best serve the adjacent spaces.

The existing kitchen arrangement is considered to be unsuitable for the demands of modern living.



Existing Ground Floor Plan - NTS

----- To be removed



05 Planning Policy

Relevant policies and guidance:

National Planning Policy Framework (2021)

- Chapter 12. Achieving well-designed places
- Chapter 16. Conserving and enhancing the historic environment

London Plan (2021)

Chapter 7: Heritage and culture

- Policy HC1 Heritage conservation and growth

Camden Development Policies 2010-2025

- Policy DP24. Securing high quality design
- Policy DP25. Conserving Camden's heritage

Camden Plan (2017)

Chapter 7. Design and Heritage

- Policy D1. Design
- Policy D2. Heritage

Camden Core Strategy (2010-2025)

- Section 3: CS14. Promoting high quality places and conserving our heritage

06 Proposals + Impact Schedule

The proposals accompanying this application have been subject to careful consideration so as to conserve the nature of the building. The following table sets out an elemental analysis of the building identifying the significance of each element; the proposed alterations; and the resultant impact on the heritage asset. The footprint of the existing property to Flat 1, 17 Mecklenburgh Square, under this application remains unchanged.

Lower Ground Floor Level (see proposed plan no. 233 17MS 008)			
Element	Description	Significance	Impact
Floor throughout basement	Removal and reinstatement of the existing floor-boards to facilitate the damp proofing	Low	Positive
Existing slab through-out basement	Excavate a recess within the floor slab to accommodate the perimeter drainage channels	Medium	Positive
Walls	Apply cavity drainage membrane and sump tank to prevent penetrative and rising damp	Medium	Positive
All Rooms	General overhaul and repairs to existing plaster surfaces and redecorate throughout	Low	Positive
Vault no.1			
Floor slab	Excavate a sump pit for the sump chamber. See drawing 233 17MS 008 for exact location	Medium	Positive
Lobby			
Fixtures & Fittings	Basin and joinery to be removed and replaced with new	Low	Neutral
Door exD.03	Remove modern door exD.03 to Lobby and replace with new recessed glazed panel timber door to existing opening. See drawing 233 17MS 014 proposed internal door elevations	Low	Positive
Hallway			
Joinery	Modern built in cupboards to be removed and replace with new joinery	Low	Neutral
Bedroom 2			
Fireplace	Reform opening to original line. Provide flue liner and stone surround and hearth to appropriate period pattern	Low	Positive
exDoor D.04	Remove modern door exD.04 to bedroom 2 and replace with new recessed 4 panel timber door and frame to existing opening. See drawing 233 17MS 014 proposed internal door elevations	Low	Positive
Window W.15	Installation of secondary glazing to bedroom window (W-02) to reduce the transfer of noise from outside	Low	Neutral
Bathroom			
Internal Partition	Non original partition to be removed to allow for straightening of partition, See drawing 233 17MS 002 and 233 17MS 008	Low	Positive

Door exD.05	Remove modern door exD.05 to bathroom and replace with new recessed 4 panel timber door and frame to existing opening. See drawing 233 17MS 014 proposed internal door elevations	Low	Positive
Sanitaryware	All fixtures and fittings to be removed and replaced with new WC fittings and fixtures	Low	Neutral
Bedroom 1			
Fireplace	New stone surround and hearth to period appropriate pattern	Low	Positive
Windows W.15	Existing and non-original internal high level glazed screen to be removed	Low	Neutral
Door exD.06	Remove modern door exD.06 to bedroom 1 and replace with new recessed 4 panel timber door and frame to existing opening. See drawing 233 17MS 014 proposed internal door elevations	Low	Positive
Window W.03	Existing window to be removed and enlarged by removing non original side pier and window sill to be lowered - see drawing 233 17MS 004, 233 17MS 010	Medium	Positive
WC			
Sanitaryware	All fixtures and fittings to be removed and replaced with new WC fittings and fixtures	Low	Neutral
Door exD.08	Remove modern door D.08 to WC and replace with new recessed 4 panel timber door and frame to existing opening. See drawing 233 17MS 014 proposed internal door elevations	Low	Positive
Bedroom 3			
Door exD.09	Remove modern door exD.09 to bedroom 3 and replace with new recessed 4 panel timber door and frame to existing opening. See drawing 233 17MS 014 proposed internal door elevations	Low	Positive
Window W.05	Existing later addition window to be removed and window sill to non-original side extension to be lowered and to be replaced with new access door to the courtyard.	Low	Positive
Lower Ground Floor Rear Courtyard			
Window W.03	Existing window to be removed and enlarged by removing non original side pier and window sill to be lowered - see drawing 233 17MS 004, 233 17MS 010	Medium	Positive
Window W.05	Existing later addition window to be removed and window sill to non-original side extension to be lowered and to be replaced with new access door to the courtyard.	Low	Positive

Door nD.20	New metal framed crittall style double doors from bedroom 3 to rear courtyard	Low	Positive
Door nD.23	New metal framed crittall style double doors from bedroom 1 to rear courtyard	Low	Positive
Ground Floor Level (see proposed plan no. 233 17MS 009)			
All Rooms	General overhaul and repairs to existing plaster surfaces and redecorate throughout	Low	Positive
Kitchen			
Fireplace	Reform opening to original line. Provide flue liner and stone surround and hearth to period appropriate pattern	Low	Positive
Kitchen units	Kitchen units removed and replaced with new	Low	Neutral
Door exD.10	Remove modern door exD.10 to kitchen and replace with new recessed 4 panel timber door and frame to existing opening. See drawing 233 17MS 014 proposed internal door elevations	Low	Positive
Window W.06	Installation of secondary glazing to kitchen window (W-06) to reduce the transfer of noise from outside	Low	Neutral
Living Room			
Fireplace	New stone surround and hearth to period appropriate pattern	Low	Positive
Internal partition	Internal partition between the living/drawing room to be removed to restore original plan form	Low	Positive
Door exD.12	Remove modern door exD.12 to living/drawing room	Low	Neutral
Door nD.22	New jib door formed to link Living/drawing room to office and WC at rear existing side extension.	Low	Positive
Door nD.21	New timber double doors with fanlight above to existing opening	Low	Neutral
Frieze	Restoration of the frieze in living / drawing room	Low	Positive
Hall/Lobby			
Door exD.13	Remove modern door exD.13 to living/drawing room	Low	Neutral
Joinery	Modern shelving in hallway to be removed	Low	Neutral
Window W.10	Security bars In front of existing window to be removed	Low	Neutral

Hallway 2			
Walls	Apply Newton 503 (3mm) mesh to the wall to prevent damp penetration	Low	Positive
WC			
Sanitaryware	All fixtures and fittings to be removed and replaced with new WC fittings and fixtures	Low	Neutral
Vent extract	Provide boiler flue vent extract. This will be located on the existing side extension wall		
Walls	Apply Newton 503 (3mm) mesh to the wall to prevent damp penetration	Low	Positive
Office			
Walls	Apply Newton 503 (3mm) mesh to the wall to prevent damp penetration	Low	Positive

07 Summary - Impact of the proposed work

From the proposed schedule table in Section 06 it is apparent that the proposed work is generally either positive or neutral.

The proposed works will not have a negative impact on the special historic character or architectural interest of the listed building. Within the historic house, the proposals would remove some of the unsympathetic alterations where they have obscured fabric of architectural and historic interest, making good and reinstating lost spatial qualities. Alterations, including new doorways and internal fixtures and finishes would be located in areas which have seen much historic alteration over the years.

The proposals would enhance the special interest of the listed building, as encouraged by Policy HC1 London Plan (2021) and policy D2 heritage in Camden local plan 2017.

08 Landscaping

No works proposed to effect trees or shrubs on site or nearby.

09 Sustainability

Wherever possible, all building materials to be used will be either reclaimed, or environmentally friendly products accredited by the Environmental Statement/ISO 14001.

10 Access

The access to the application property is to remain unaltered.

11 Proposed damp proofing

In order to ensure we have proposed the most appropriate damp proofing solution we have sought specialist (AP.Gooch) advice at the earliest possible stage of the project,as can be seen below.

INTERNAL BASEMENT WATERPROOFING (TYPE C – DRAINED CAVITY PROTECTION):

2. WORK TO BE COMPLETED BY AP GOOCH LIMITED:

- Apply a free lime inhibitor to the concrete floor slab and any concrete walls.
- Undertake a levelling survey of the slab, and identify any high or low spots or dips within the slab. Highlight for the main contractor to undertake any required levelling works.
- Excavate a sump pit for the sump chamber and dispose of the debris create into the clients skip.
- Excavate a recess within the floor slab to accommodate the perimeter drainage channels and dispose of the debris into the clients skip.
- Supply and Install Newton 508 (8mm) cavity drainage membrane to the walls and soffits within the under pavement vault and under stairs vault. Installed in accordance with the manufacturers recommendations, using approved fixings and tapes.
- Supply and Install Newton 508 (8mm) cavity drainage membrane to the basement walls. Installed in accordance with the manufacturers recommendations, using approved fixings and tapes.
- Supply and Install a Newton Titan Pro sump chamber within the pre-cast sump pit, with two NP400 submersible automatic pumps and an AP Gooch Ltd Aquasafe high level water alarm. Wire into the fused spurs provided and run the discharge pipework in a suitable solvent welded pipe, to the nearest suitable drainage point.
- Supply and Install Newton Basedrain perimeter drainage channels laid directly into the recess within the floor slab, and discharge into the sump chamber. Inserting suitable access points for maintenance.
- Supply and Install Newton 520 (20mm) cavity drainage membrane over the floor slab to the areas specified, installed in accordance with the manufacturer’s recommendations, using approved tapes to seal to the wall membrane.

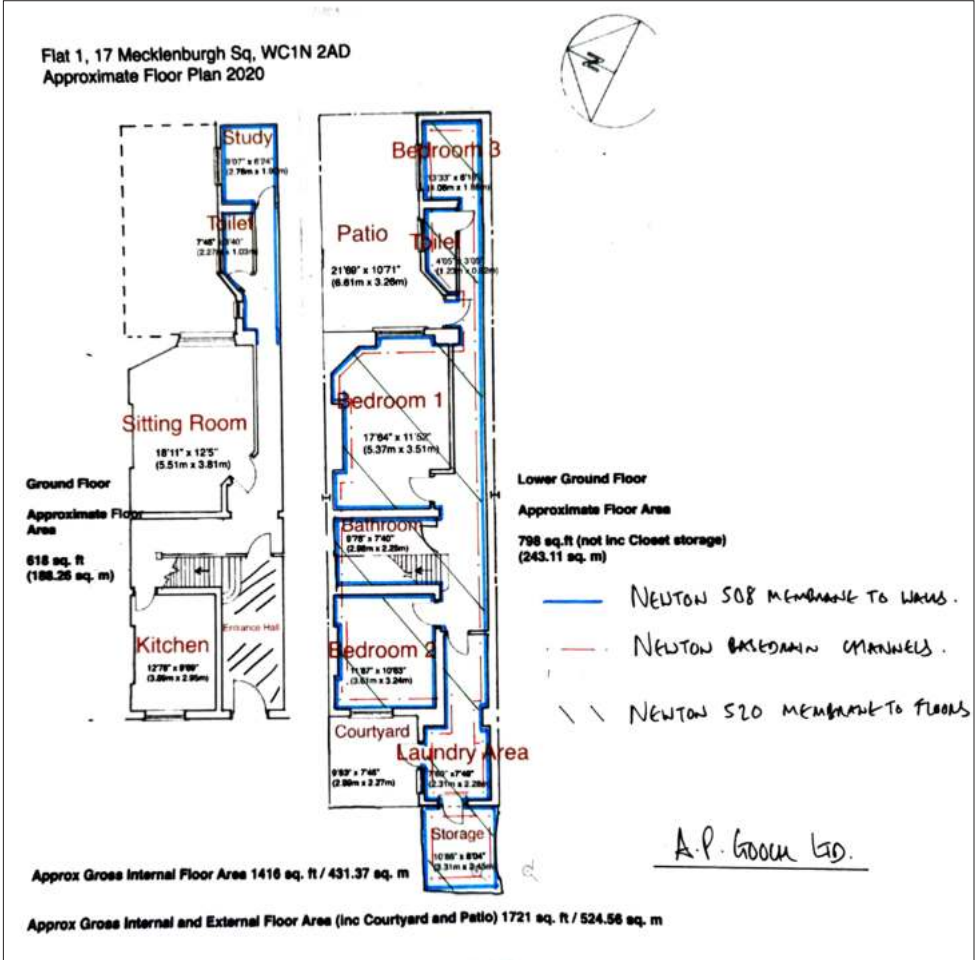
INTERNAL GROUND FLOOR DAMP PROOFING (TYPE C – DRAINED CAVITY PROTECTION):

3. WORK TO BE COMPLETED BY AP GOOCH LIMITED:

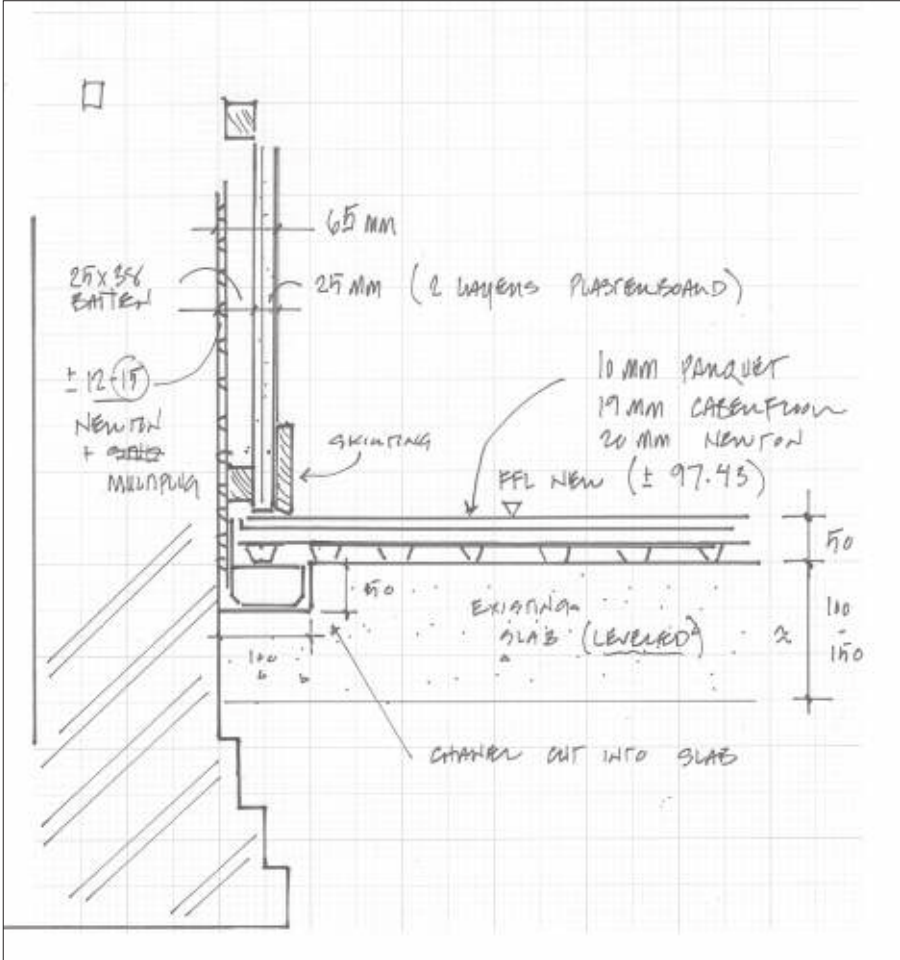
- Supply and Install Newton 503 (3mm) cavity drainage membrane to the ground floor walls. Installed in accordance with the manufacturers recommendations, using approved fixings and tapes.
- Note: If acceptable, we can upgrade the wall membrane to Newton 503 (3mm) mesh, which can accept dot and dab plasterboard linings.**

AP Gooch Ltd: Unit 8 Sopwith Crescent, Wickford, Essex, SS11 8YU
VAT no. 931439330

Specification of the proposed damp proofing at lower ground and ground floor levels- Extract from AP.GOOCH specialist waterproofing scope of work.



Initial sketch by specialist indicating the extent of damp proofing to ground and lower ground floors.



Proposed damp proofing detail at lower ground floor by RRA + I

12 Conclusion

It is considered that the proposed works will not have a negative effect on the special historic character or architectural interest of the listed building, the proposal includes fundamental and essential damp proofing works along with minor internal renovation which will not negatively affect the heritage interests of the Bloomsbury Conservation Area.

The proposal presented in this application seeks to improve on the work that came before, to satisfy the statutory requirements of the local authority and of national policy and heritage guidance, and to balance these requirements with the needs of our clients. We believe the work is appropriate and sensitive, and will ultimately be of benefit to the heritage asset and its context.

The proposals will enhance its historic character and the presentation of its relationship of form and function as a house by resolving the damp issues in the lower ground floor, and so may on balance be considered to be of modest benefit to special interest and the character and appearance of the Conservation Area.

The proposals within the application can be summarised as follows:

Lower Ground Floor:

- Apply cavity drainage membrane and sump tank to prevent penetrative and rising damp
- Create access doors from bedroom 1 & 3 to the rear courtyard
- Removal of the internal glazed screen W.15 within the internal non load bearing partitions
- Replacement of internal timber doors
- Replacement of bathrooms, WC and utility room joinery
- Replacement of non original fireplaces
- Installation of secondary glazing to bedroom 2 window (W-02) to reduce the transfer of noise from outside
- Removal and reinstatement of the existing floorboards to facilitate the damp proofing

Ground Floor:

- Reinstatement of the original plan form in the principle living / drawing room including a new jib door

- Removal of the internal partition in the living /drawing room
- Installation of double leaf timber door between the corridor and the living door within the existing opening
- Restoration of the frieze in living / drawing room
- Replacement of non original fireplace surround in living room
- Apply 3mm mesh damp proofing membrane to existing side/rear extension walls
- Replacement of internal kitchen door
- Reopening the existing kitchen chimney breast
- New fitted kitchen and appliances
- Installation of secondary glazing to kitchen window (W-06) to reduce the transfer of noise from outside

Front Facade:

- No changes are proposed to the front facade

Rear Facade:

- Removal of 2no. existing windows and increasing the existing openings
- Installation of 2no. metal framed crittall style double doors

Please refer to the application drawings for further details of the proposals. Refer to drawing issue sheet included in the appended to this document.

13 APPENDICES

Drawing NO.	TITLE	SCALE	PAPER SIZE
233 17MS S01	LOCATION PLAN	1:1250	A3
233 17MS 001	EXISTING SITE PLAN	1:50	A1
233 17MS 002	EXISTING LOWER GROUND FLOOR PLAN	1:50	A1
233 17MS 003	EXISTING UPPER GROUND FLOOR PLAN	1:50	A1
233 17MS 004	EXISTING WEST AND EAST ELEVATION	1:50	A1
233 17MS 005	EXISTING NORTH ELEVATION	1:50	A1
233 17MS 006	EXISTING SECTION A-A	1:50	A1
233 17MS 007	PROPOSED SITE PLAN	1:50	A1
233 17MS 008	PROPOSED LOWER GROUND FLOOR PLAN	1:50	A1
233 17MS 009	PROPOSED UPER GROUND FLOOR PLAN	1:50	A1
233 17MS 010	PROPOSED WEST AND EAST ELEVATION	1:50	A1
233 17MS 011	PROPOSED NORTH ELEVATION	1:50	A1
233 17MS 012	PROPOSED SECTION A-A	1:50	A1
233 17MS 013	EXISTING LIVING ROOM INTERNAL ELEVATIONS	1:25	A1
233 17MS 014	PROPOSED LIVING ROOM INTERNAL ELEVATIONS	1:25	A1
233 17MS 015	PROPOSED INTERNAL DOOR ELEVATIONS	1:10	A1