

**HERITAGE STATEMENT**

**RELATING TO**

**WATES- CAPITAL WORKS PLANNING**

**AT**

**7 ST. GEORGES TERRACE,  
CAMDEN,  
LONDON NW1 8XH**

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## 1.0 Introduction

This report has been prepared by Potter Raper, in support of an application for listed building consent in connection with roofing works to No. 7 St George Terrace, in Camden, Central London (figure 1). The proposed works form part of a comprehensive programme of works that are being carried out on the freeholder's housing stock.

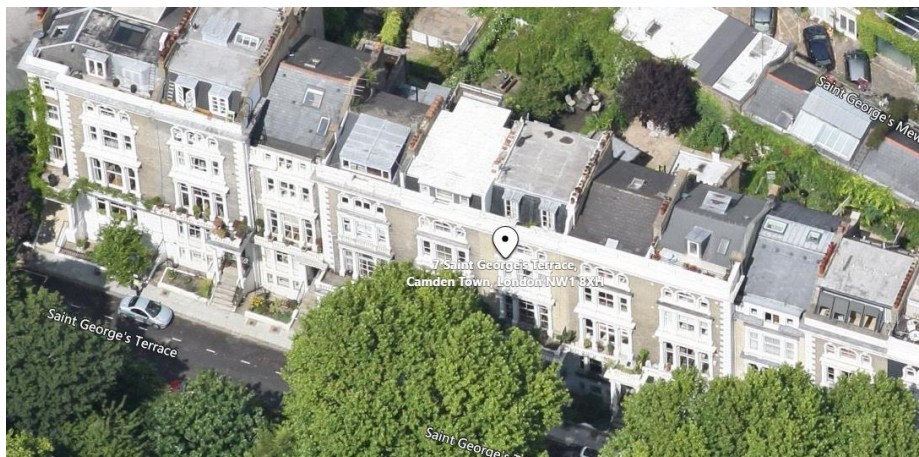


Figure 1: Satellite view of the Application Site (Source: Google Maps)

The building, hereafter referred to as the Site, is listed Grade II. The Site lies within the Primrose Hill Conservation Area. The Site is on a dead-end street on the west side of Regent's Park Road, not too far from Primrose Hill Road. St. George's Terrace is a listed group of 11 terrace houses that front onto St. George's Terrace Gardens and Primrose Hill. These properties are (originally) five storeys high (many now with an added 6<sup>th</sup> storey) with raised ground floors and basements and lightwells surrounded by ornate railings. The terrace forms a grand symmetrical composition that is stepped in accordance with the slope of the land and has two mid terrace properties recessed to the main elevation. The buildings are constructed in London yellow stock brick with tripartite windows to each floor and highly decorative stucco work to porches, balustrades at first and second floor levels, window surrounds, and parapets. Projecting quoins frame the row of properties between 4 and 9, within which number 7 lies.

This Heritage Statement has been developed to provide sufficient information to allow the council to gain an informed understanding of the building, in order to gauge the suitability of the proposals. It is considered that the special interest and significance of the building would not be harmed and that the alterations proposed would further reveal and reinforce the significance of this building.

## 2.0 Architectural and Historical Appraisal

### 2.1 Historical Development of Local Area

From Medieval times, the area covered by the Primrose Hill Conservation Area was open fields with small lanes running alongside. The existing Conservation Area is primarily located on land owned by Lord Southampton, while land to the north and west was owned by Eton College and to the south by the Crown Estate. It was not until the mid-19th century that extensive development of the area began, in response to the expansion of London as both a trade centre and fashionable place to live. The first major development was the Regent's Canal, which linked the Grand Canal Junction at Paddington and London Docks. The railway line extension to Euston had to negotiate a steep incline and consequently, a winch was used to haul trains as far as Chalk Farm. The straight track required for the winch meant the line had to run directly to Euston, necessitating the purchase of part of Lord Southampton's land. This entailed the repositioning of the northern section of Gloucester Avenue, with a sharp bend west of the canal bridge and a steep curve to the junction with Regent's Park Road. A map dated 1860 shows that the development of villa style properties had extended westwards along Regent's Park Road, opposite Primrose Hill Park. Elsewhere, however, the large villas had been abandoned for more formal terrace compositions following a variety of styles. The new layout included symmetrical terraces, St George's Terrace and Chamberlain Street, a formal square, Chalcot Square, and a sweeping crescent, Chalcot Crescent. The

latter is particularly of note as the crescent sweeps gracefully to its east side at the expense of the quality of individual buildings, which are shallow in depth and have small rear garden spaces. Such variety of layout reflects the architectural fashions of the time, whilst the compromises to layout may indicate competitiveness between the architects and conflict between the new landowners.

### 3.0 Assessment of Significance

#### 3.1 Site Assessment

##### Location and Setting

The Application Site occupies a prominent location near Regent's Park Road. Regent's Park Road is the principal road that curves along its entire length and is wide with groups of diagonal parking bays. This road is commercial in character, falling within a designated Neighbourhood Shopping Centre, with many small shops and cafes. On the west side of Regent's Park Road, the Queens Public House marks the break with the green character of Primrose Hill and St. George's Terrace Gardens and frames the entrance to the commercial part of Regent's Park Road. This public house has a decorative façade on the south elevation that is similarly detailed to the neighbouring facades in St. George's Terrace, and has highly decorative stucco columns and glazing to the Regent's Park Road elevation.

St George's Terrace is a cul-de-sac that slopes from east to west and lies opposite Primrose Hill. The roadway is narrow and runs parallel to Primrose Hill Road, being separated from that larger road by St. George's Terrace Gardens. These small private gardens are designated under the London Squares Act. They are linear in form and contain several large London Plane trees, which provide a visual link with the trees on the neighbouring Primrose Hill and screening for the listed houses on St. George's Terrace. Decorative railings surround the open space, and two listed K2 telephone boxes lie to the east, fronting Regent's Park Road.

##### Architectural Interest and External Features

Brick is the predominant building material used across the Conservation Area as it was the cheapest locally available material. London yellow stock brick is seen in some of the earlier brick-built developments of the Tudor and Georgian period, whereas London stock was used from circa 1800.

Brick, stone and stucco are all used as contrasting detailing in the articulation of frontages. The use of stucco is seen more commonly in buildings dating from the early 18th century, initially at ground floor level to mimic rusticated stone, and from the 1820s over entire facades of a classical design.

The terraced townhouses have a number of characteristic details in their design including the repeated pattern of windows. Windows are mainly sliding sashes, which range from the earliest examples set close to the face of the building and with thicker glazing bars. Other common elevation details include segmented heads, rubbed brick arches, delicate cast iron balconies and intricate fanlights. Roofs are mainly covered in natural slate, but clay tiles can be found on earlier townhouses.

#### 3.2 Conservation Areas

The Site lies within the Primrose Hill Conservation Area situated in the London Borough of Camden. The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985.

From Medieval times, the area covered by the Primrose Hill Conservation Area was open fields with small lanes running alongside. The land ownership of the area was irregular and largely defined by field boundaries and small streams. The existing Conservation Area is primarily located on land owned by Lord Southampton, while land to the north and west was owned by Eton College and to the south by the Crown Estate.

The neighbouring railway line had a significant impact upon the physical layout and environmental quality of the area. This was apparent as many of the buildings which were located close to the railway fell into disrepair, as the poor state

of the environment discouraged investment. This was a trend that was only reversed on electrification of the railway line in the 1970s. Despite this, the increased pressure for development due to the fast growth of London, changing architectural tastes and the differences in land ownership across the Southampton freehold.

The character of the area is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space.

On all redevelopment, extensions and refurbishment schemes the Council will expect to see the use of appropriate materials such as brick, stone, render, timber windows and slate roofs, which will blend with and reinforce the existing appearance and character of the area. Many properties in the area still have original external and internal architectural features, such as fanlights, cast-iron balconies, timber sash windows, panelled front doors, moulded window surrounds and door cases, marble fireplaces, window shutters and ceiling cornices. These features contribute to the character of the area as a whole and should be maintained and where necessary repaired. Where renewal is unavoidable or features are missing, these should be reinstated with traditional and matching designs.

## 4.0 Proposals and Assessment of Impact

It is being proposed that in addition to the works included on application 2021/5769/L, the building requires a renewed flat roof covering to 2 of the 4 roofs on the property.

### 4.1 Existing Roofs and Materials

Like many of the properties comprising St. George's Terrace, number 7 has been extended in a number of ways since construction. One of these alterations was to introduce accommodation on a 4<sup>th</sup> floor by converting the roof space, and this storey of the building has a flat roof covered with a felt waterproof covering. There are also other alterations, including a 5-storey high extension (basement to 3<sup>rd</sup> floor) which provides a flat roof patio area for the converted 4<sup>th</sup> floor. This roof is finished with paving slabs atop the waterproofing layers. Directly beyond this 5-storey extension, there is another 3-storey extension (basement to 1<sup>st</sup> floor) which has a small flat roof, finished in felt similar to the main flat roof.. There is another 3-storey extension infilling the space between the 5-storey extension, boundary with number 6, and main building, which has a pitched lead roof. These roofs are numbered 1-4 on the roof plan provided, and are summarised in the table below

**Table 1: Roof Summary Table**

Roof:	Description	Existing material
1	Main Roof on the 4 <sup>th</sup> floor to the roof extension.	Felt
2	Rear extension roof to the 5-storey part of the building	Unknown, finished with paving slabs
3	Rear extension roof beyond the 5-storey extension, 3 storeys high.	Felt
4	Infill extension (3 Storeys) with pitched roof	Lead

### 4.2 Proposed Roof Works

The proposal for this application relates to the roof coverings only. The proposals are intended to roofs 1 and 3 specifically, with further investigation required for flat roof number 2, which may need similar treatment/repairs beneath the paving slabs (to be determined once scaffolding is erected).

The proposed works are described in the following table:

**Table 2: Proposed Roof Works**

Roof:	Proposals
1	Carefully remove all chippings, debris, etc. Apply high performance felt (covered by fifteen (15) year warranty) including all kerbs, upstands, down stands, drips, angles, dressing into outlets, around pipes etc, as existing and remove waste and debris. All strictly in accordance with manufacturer's instructions.
2	Lift Paving slabs to determine the condition of the waterproof covering below. If in need of repair complete the same overlay specification as intended for other roofs (as follows) and re-lay paving slabs upon completion.  Carefully remove all chippings, debris, etc. Apply high performance felt (covered by fifteen (15) year warranty) including all kerbs, upstands, down stands, drips, angles, dressing into outlets, around pipes etc, as existing and remove waste and debris. All strictly in accordance with manufacturer's instructions.
3	Carefully remove all chippings, debris, etc. Apply high performance felt (covered by fifteen (15) year warranty) including all kerbs, upstands, down stands, drips, angles, dressing into outlets, around pipes etc, as existing and remove waste and debris. All strictly in accordance with manufacturer's instructions.
4	No works proposed

### 4.3 Existing and proposed Carpet

Details of the existing carpet floor coverings (and lack of carpet) are included in the design and access statement. In application 2021/5769/L The proposals included to renew this with a vinyl floor covering. This application aims to change this to proposed a renewed carpet, which we believe will be more sympathetic to the building's character.

### 4.4 Assessment of impact

None of the roofs mentioned, including the main roof are visible from the street, and the materials proposed are to replicate the existing material. The views from further afield (within Primrose hill and on Primrose Hill Road) are also blocked by virtue of the trees lined the side of both St. Georges Terrace and Primrose Hill, regardless of where one is stood.

Views from the rear are also restricted, by 2-storey properties on St. Georges Mews, and by otherwise by buildings on the surrounding streets Regent's Park Road, Chamberlain Street, and Ainger Road. We do not believe that the addition of a felt covering to the existing waterproofing layers will have any impact on the conservation area, or character of the listed building. The works aim to prolong the life of the flat roofs in question, and as such, preserve the character of the building by preventing leaks that might affect some of the internal character.

The existing carpet (and lack of) is in such poor condition that we believe replacement is the only suitable course of action. The proposals have been changed to Carpet (the proposed material was vinyl on application 2021/5769/L) which we believe will be more sympathetic to the original character.

## 5.0 Conclusion

Based on the above assessment, it is considered that the proposals will not harm the significance of St. George's Terrace and primrose hill conservation area and its refurbishment will preserve the building's special architectural and historic interest. The proposals would give rise to modest economic and heritage benefits by making the property fit for purpose and improving its capacity to sustain a beneficial use.

It is our view that, whilst previous adaption might not be, the proposals included within this documents are entirely in keeping with all national and local legislation and policy relating to the historic environment and there are, as such, no heritage

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reasons why the proposals should not be supported. Accordingly, we invite the Local Planning Authority to treat the proposals favourably and commend the approval of this application for listed building consent.