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## **HERITAGE STATEMENT**

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## **PROPOSAL**

First floor rear extension. Change of 1-Bed flat into 2-bed flat on first floor.

## **SITE**

The application site is made of London stock brick with flat arches to recessed sash windows

## **CONSERVATION AREA ASSESSMENT:**

**Development Policy DP25 Conserving Camden's heritage** states that: "In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area..."

The proposal has been developed with consideration to the impact on the character of the conservation area, as detailed in the following section.

## **Development Policy DP26 Managing the impact of development on occupiers and neighbours** states that:

"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;" ...



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“We will also require developments to provide:

h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space...”

As the proposed development is on the first floor level and at the rear of the property, this will create no sightlines to windows of neighbouring windows, the proposal will not result in the loss of privacy to neighbouring properties. It is not expected that the development will result in activities causing an increase in noise or vibration levels experienced at neighbouring properties.

The quality of life of the future occupiers of the extended flat of the first floor will be enhanced. The design of the alterations will ensure that sufficient daylight and the layout of the dwelling will have an appropriate size of floorspace.

**The Bloomsbury Conservation Area Appraisal and Management Strategy (2011)** has Marchmont Street as part of sub-area 13 of the conservation area, Cartwright Gardens/Argyle Square. The appraisal describes the character of this part of the conservation area as follows:

“The interest of this sub area derives from the formal early 19th century street pattern and layout of open spaces, and the relatively intact surviving terraces of houses. Developed mainly by James Burton, it was one of the later areas of Bloomsbury to be completed, and in its early 19th century parts retains a remarkably uniform streetscape.”

It also notes that:

“Notwithstanding use issues, there remains a striking uniformity and sense of repetition in the townscape, with townhouses of consistent form, plot width, and architectural treatment including detailing and materials (for instance the use of London Stock brick, stucco decoration, timber joinery and slated roofs).”



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Particularly in regards to Marchmont Street, the appraisal notes that:

“Most buildings in this area are characterised by stuccoed ground floors with upper floors built from London stock brick. Nearly all the houses have traditional style sash windows, with rubbed brick window heads. In Marchmont Street window surrounds and heads are more elaborate, since they are characterised by a mix of stone and stucco pediments. Other recurring features in this area are cast-iron front boundary railings, and wrought iron window balconies at upper level.”

Views of the rear of terraces, including Marchmont Street, from nearby streets are listed as key views in the sub-area. However, it is understood that the alleyway to the rear of the block including no. 80 is not publically accessible, and so the rear aspect of no. 80 should not be considered as amongst these key views.

The development management guidance notes that:

“Alterations and extensions can have a detrimental impact either cumulative or individually on the character and appearance of the area”.

The external alterations will not be visible from any public locations and so will not have any impact on the character or appearance of the area.

## **CONCLUSION**

It is considered that, the proposed works will enhance the value of the building, in support of local policy CS14 section, and will be sympathetic to its form and scale, in support of London Plan policy 7.8.