

## Heritage Statement

35 Charrington Street, St Pancras, Camden, London NW1 1RE



## 1.0 Introduction

### Purpose of this report/Planning history

- 1.1 This Heritage Statement has been prepared by Baily Garner LLP on behalf of our Client the London Borough of Camden in order to provide a proportionate understanding of the heritage significance of 35 Charrington Street (grade II listed) (the Site), which falls under the St Pancreas Gardens, sub area 1.
- 1.2 Using this understanding of heritage significance, this report also provides relevant information to the local planning authority with regard to the heritage impacts of proposals for the proposed roof renewal to 35 Charrington Street, and associated external repairs to the listed building. This report is provided in support of an application for Listed Building Consent.
- 1.3 The recent planning history for this Site is particularly relevant to the consideration of this new application for Listed Building Consent.

### 2.0 The Heritage Assets

- 2.1 The National Planning Policy Framework (NPPF) 2019 defines a heritage asset as: *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”, Annex 2: Glossary, page 67.*
- 2.2 Grade II listed Building: 35 Charrington Street was first included on the statutory list of buildings of special architectural and historic interest in February 1999. The list entry describes:
  - *“Terrace of 14 houses, now separately numbered maisonettes. c1845. Stock brick with stuccoed parapet and ground floor, the latter with channelled rustication; slate roofs concealed. Each house is 2 windows wide; 3 storeys and basement. The terrace forms a formal composition about Nos 28/29 and 30/31 (each pair of numbers is one house): those to right of and including Nos 28/29 with door to right, the rest with door to left. Doors to end houses are on returns. The 4 houses at either end project forward, and have their upper windows in moulded architrave surrounds, those to first floor under pediments. All windows have 12-pane sashes, the upper windows to centre houses under gauged brick heads, all those to ground floor under channelled keystones. Wrought-iron balconies to first floor. Authentic doors set in square pilaster doorcases under dentil moulded lintels and arched top lights. The return wall to Medburn Street has been rebuilt sympathetically. Interior not inspected but noted to retain staircases and original features.”*
- 2.3 There are several other listed buildings within the surrounding area; however, the emerging proposals are not considered to have the potential to impact upon their significance. As such, they are not considered further within this report.
- 2.4 St Pancreas Sub area 1 conservation area, published in 2004 - A map of the conservation area's boundaries is shown in the conservation Area Statement 22 (Kings Cross), *section 4.2.4 page 20*. A Conservation Area Study was published in June 2004, which evaluated the historic development, and positive and negative elements of the townscape, as well as opportunities for enhancement.

2.5 Charrington Street, Penryn Street, Goldington Street, and Medburn Street are all lined with identical residential properties near the western limit of the conservation area. Terraces from the middle of the 19th century. The final two streets' structures are grade II classified. All of the homes on these streets are built of London stock brick, with shallow butterfly roofs set behind parapet walls and rusticated stucco at ground floor level. The majority have three stories and a basement, while the corner homes on the terrace's farthest north, 44-65 Charrington Street, have a fourth story. Although the terraces lack much decoration, they all have arched door surrounds, modest cast iron balconies, and front sections with contemporary cast iron railings.

### 3.0 Application Proposals

- 3.1 The roof renewal proposals will be detailed in full in the drawings provided with the application. This will cover the Front, Rear, East and West elevations, a roof plan, section and detailed drawings.
- 3.2 It is worth noting that the proposed works will cause no significant disruption to the heritage asset or substantial harm in relation to the loss of significance due to the design and materials remaining and is only to prevent further water ingress and damage to the property internally. Steps have been taken to ensure the current design remains, this has been in the form of a site visit being undertaken with a representative from the London Borough of Camden (Carson Thompson).
- 3.3 A schedule of works/ methodology will be provided to reassure the design and materials will be maintained, this is supported by the Conservation Area Statement 22 in section 7.7.2. The existing roof coverings were renewed approximately 5-7 years ago and although appear in a good condition are leaking in areas. In addition, the replacement roof coverings will be natural slate to maintain the heritage and Listed status of the buildings.
- 3.4 The front elevation of the properties will not be altered, the butterfly roofing system with a central valley can not be seen from a public footpath, therefore, the appearance of the front elevation will remain. The rear elevation contains a UPVC down pipe, access to the rear garden was restricted so photos could only be taken from the third floor window. The third floor level internally has evidence of water ingress so minor brickwork repairs may potentially be required. Mortar samples and brickwork samples can be provided if these repairs are required as part of the works after a more detailed inspection.

Front elevation.



Rear elevation down pipe.



#### 4.0 Summary

- 4.1 The alterations are being proposed in order to protect the building from further damage by way of rainwater penetrating the roof. These alterations are not visible from street view and will give the roof a stronger, more weather resistant long lasting natural slate roof covering compared to the failing existing artificial slate.
- 4.2 The replacement roof coverings will be natural slate to maintain the heritage and Listed status of the buildings.