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Heritage Statement

**39 – 53 Derby Lodge,
Wicklow Street,
London,
WC1X 9BS/9LG**

Window Replacement Project

Prepared on behalf of
Origin Housing
110 Eversholt Street
London
NW1 7RH

Job No: 35306
Date: June 2024

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Prepared By: Charlie Venables

Authorised for Issue:


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For and on behalf of Baily Garner LLP

Jun 17, 2024

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01	13 June 2024	To accompany Planning Application

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1.0 Introduction

- 1.1.1 This Heritage Statement has been prepared by Baily Garner on behalf of Origin Housing in order to provide a proportionate understanding of the heritage significance of 39 – 53 Derby Lodge, Wicklow Street, London, this report is to inform the planning submission for works to this building. The property is Grade II listed and is within the Camden Town Conservation Area. This report has been compiled with the use of historical research, including archive and secondary materials, and site inspections.
- 1.1.2 This work is part of an on-going and large-scale project to improve the living conditions for residents across the Origin Housing's portfolio. The work that is undertaken will include removing old and dated single glazed timber windows, which are in a poor condition. They will be replaced with double glazed timber windows which will match the exiting fenestration. The single glazed timber French doors providing access to the ground floor flats to the rear will also be replaced with double glazed timber doors. The replacement of these windows and doors will provide increased security and thermal performance of residents' homes and will contribute to Net Zero targets.
- 1.1.3 The scaffold which will be required to change the windows to this building will be used for opportunistic repairs to the external fabric of the building, including repairs to render, pointing, roof finishes and external decorations. In all instances the materials and finishes used for these works will match those that currently exist in the building.
- 1.1.4 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 window replacement. This statement accompanies the full planning application to Camden Council Planning Department for the work outlined above.

2.0 The Heritage Assets

- 2.1.1 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.
- 2.1.2 Derby Lodge, formerly Derby Buildings, was built in 1865 by the Improved Industrial Dwellings Company (IIDC) one of the many philanthropic providers of housing in this period. The builder and de-facto architect was Matthew Allen. Four blocks were built on Wicklow Street, this application relates to only one block at the Western end of the four.
- 2.1.3 The principle behind this building matched those of similar enterprises such as Industrial Dwelling Society and sought to provide well-built housing for those who would otherwise be housed in urban slum conditions. The scheme was aimed at the urban workers, while the rent was modest, it would be on the reach of a those among the urban poor unable to provide evidence of regular employment, this was enforced by a vetting process.
- 2.1.4 In a similar manner to buildings such as Evelina Mansions in Southwark for Industrial Dwelling Society, this building was purpose built as block of self-contained flats and maintains the original configuration.

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- 2.1.5 The building was designed such that access to the flats was from communal stairs on Wicklow Street, the stairs lead to communal landings on each floor. The landings have lattice cast iron railings which are an original feature of the building. A modern lift has been added to the stair core of 39-53 but stair access is also maintained.
- 2.1.6 The self-contained aspect of the flats was unusual for the time, each flat had its indoor lavatory and scullery, in many similar dwellings at the time these would be shared or outside facilities.
- 2.1.7 The main walls of the building are of yellow stock brick however Matthew Allen typically used concrete for floors, and it is assumed that is the case in 39 - 53 Derby Lodge.
- 2.1.8 Derby Lodge Crescent is a 10-minute walk from Kings Cross Station, Foundling Museum and Myddelton square gardens.

3.0 The Building

- 3.1.1 39 – 53 Derby Lodge consists of six stories all above street level. It is the most Westerly of the four blocks built on Wicklow Street and sits roughly in the middle of the street. As viewed from Wicklow Street it shares a party with the next block, there is a car park to the left. It is the only block owned by Origin Housing.
- 3.1.2 The interior of the building contains fourteen self-contained flats, all flats are accessed by communal stairs or lift which leads to communal landings. This arrangement for access matches the original layout of the building although the current lift is a later addition.
- 3.1.3 The main roof of the building comprises is a flat roof sat behind and rendered parapet wall and railings, the roof is shared with the adjacent block. From aerial photographs the roof appears to be finished with modern promenade tiles. It can be speculated that these cover an asphalt roof, but this cannot currently be confirmed.
- 3.1.4 The walls of the front elevations are built of buff stock bricks with cream-painted stucco at ground floor level. The widow surrounds have painted render architrave detailing to the surrounds, the top floor has a parapet wall with cornice detailing at the base. The side elevation is entirely of light red stock brickwork. The rear elevation consists of soot-stained yellow stock brick with some repairs, sills and lintels above windows are painted white, there are painted timber panels below casement windows.
- 3.1.5 There are green painted iron railings to the ground floor or the front elevation, all of the balconies housing the communal landings and to portions of the parapet at roof level. These all appear to be original features.
- 3.1.6 The windows to the front elevation are single glazed sliding box sash windows of varying configurations, in some case the lower portion of the windows are fixed. There are no windows to the side elevation, The windows to the rear elevation are single glazed sliding box sash windows of various configurations and single glazed side hung side hung casement windows.
- 3.1.7 The doors to the front elevation serving the communal entrances, store cupboards and flats are painted flush timber fire doors. The doors from the ground floor flats to the communal gardens at the rear are single glazed French doors.

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Front Elevation



Side Elevation



Rear Elevation

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4.0 Application Proposals

- 4.1.1 This section comments on the proposals of works that would go forward.
- 4.1.2 The works include the removal of all existing single glazed windows. These are to be replaced with double glazed timber windows. The new windows will match the configuration and appearance of the existing windows in all instances.
- 4.1.3 The proposed box sash windows will be George Barnsdale Traditional Box Sash Window, the casement windows will be George Barnsdale Traditional Flush Casement Window. The technical details of these windows are attached to the planning application.
- 4.1.4 The existing single French doors to the rear of the property will be removed, the door will be replaced with double glazed timber French doors. All doors to the front elevation will remain.
- 4.1.5 The proposed door windows will be George Barnsdale Traditional Inward Opening Doorset Type “French Doors”. The technical details of this door are attached to the planning application.
- 4.1.6 The proposed new timber sash windows, timber casements windows and timber door sets are all detailed in full in the drawings provided with the application. The replacement windows and door do not enlarge the existing openings and do not alter the potential for overlooking from the property. Therefore, the amenity of neighbouring properties or users of the public realm would not be affected.
- 4.1.7 The proposal includes no works to the interior of the property apart from decorations resulting from the removal and installation of doors and windows. All decorations outlined will match existing finishes.
- 4.1.8 The scaffold which will be required for the installation of windows will be utilised to carry out opportunistic repairs to the exterior fabric of the building, it is anticipated that this will include render repairs, re-pointing; patch repairs to main and back addition roofs; replacement of lead flashings; repairs to structural cracking. The extent of these works cannot be confirmed at this point however no works will take place and no materials will be used without prior consultation with the appointed Heritage Officer.
- 4.1.9 The proposal includes the decoration of all previously painted surfaces to the exterior of the building. All windows and doors will be painted with white exterior gloss paint to match the existing decorations and those of adjacent buildings, all decorations to render will be with cream breathable masonry paint. All decorations to metalwork will be in green exterior gloss paint.
- 4.1.10 This primary aim of this proposal is to enhance the energy performance of the building. The addition of double glazed windows and doors with improved U-values will provide an increase in comfort conditions to the residents and reduce fuel bills at a time when increased fuel costs are having a detrimental impact on those on low incomes. The new windows and door will provide increases security.
- 4.1.11 The repair work to exterior fabric will also prolong the lifespan of the existing, original features of this building both internally and externally.

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5.0 Summary

- 5.1.1 This project has been designed in collaboration with Origin Housing to improve the lives of those living in Derby Lodge, we believe that the proposal outlined above will ensure that those living in this building experience palpable benefits both in the comfort they experience throughout the year and economic benefits. We believe that the proposal maintains the character of this key prototype of social housing and will preserve it for the future.