

June 2024

HERITAGE STATEMENT: NOS. 2-7 ST CHAD'S STREET, CAMDEN

Savills Heritage and Townscape has been commissioned by Splendid Hospitality (hereafter 'the client') to provide a Heritage Statement to accompany a listed building consent application for roof replacement works at Nos. 2-7 St. Chad's Street, London, WC1H 8BD (hereafter 'the Site'). Savills Heritage and Townscape have advised previously on proposals for internal refurbishment to the hotel building and creation of an internal connection between Nos. 6 and 7 (ref: 2023/5444/L). A full Heritage Statement was prepared in support of that application, and this report should be considered as an addendum to that document. As such this report will provide a brief overview of the historic background of the Site and the significance of relevant heritage assets, before assessing the potential impacts of the proposals upon these assets, in line with policy and guidance as set out in the NPPF (2023).

The Site is located within the London Borough of Camden, on the northern side of St Chad's Street, in the vicinity of King's Cross Station. Nos. 2-7 St Chad's Street currently comprise Comfort Inn, with only No. 1 in this terrace not part of the hotel. Nos. 1-7 St Chad's Street are a terrace of three-storey houses constructed in the late 1820's and were group listed at Grade II in 1974 (NHLE ref: 1246162). The Site is also located within the King's Cross/St Pancras Conservation Area, with a number of other Grade II listed buildings within this conservation area in the vicinity of the Site.

Historic background:

The 1746 Rocque map (**Figure 1**) shows the area of the Site as still farmland on the outskirts of London during this period, known as 'Battle Bridge' and with the layout of major routes such as Grays Inn Road visible. Expansion of the city and development around the Site can be seen on Horwood's 1799 map (**Figure 2**), though the Site itself is still shown as undeveloped at this time. This development in the area was stimulated by the introduction of infrastructure such as New Road (now Euston Road) in 1756 and the later completion of Regent's Canal in 1820. The construction of this canal in particular, connecting the River Thames at Limehouse to the Grand Junction Canal at Paddington, prompted a rapid growth in development here. The contrast between the 1819 Faden plan (**Figure 3**) and Greenwood's map of 1830 (**Figure 4**) clearly demonstrates this, with the existing terrace on the Site forming part of this rapid change.

The land within which the Site is situated was purchased by Thomas Dunston of Old Street, William Robinson of Charterhouse Square and William Flanders of Colebrooke Row in 1823, and in 1824 this group applied for an Act to build here, including the laying out of Derby Street (as St Chad's Street was originally called) and the building of the terrace on the Site. Pevsner tells us that St Chad's Street was laid out in 1827, and can be seen on the 1830 Greenwood map (**Figure 4**) as Derby Street. The area was a less salubrious industrial area at this time, and this character continued with the construction of King's Cross Station in 1852, at a time when rail was replacing canals as the most efficient form of goods transportation. This evolving character can be seen on the 1875 Ordnance Survey map (**Figure 5**), which shows swathes of terraced housing around the Site along with both King's Cross and St Pancras stations to the north.

Historic mapping shows little further change in the terrace on the Site during this period, with it marked on the 1892 Goad Insurance Plan (**Figure 6**) as '3 story dwgs [dwellings]' and still in residential use as separate houses at this time. The 1916 Ordnance Survey mapping (not reproduced) also shows no changes, but the World War Two Bomb Damage map (**Figure 7**) indicates considerable bomb damage in the area surrounding the Site and including the terrace itself. Nos. 4-7 are shown as damaged by bombing and suffered 'general blast damage – not structural'. The Site was still in residential use at this time, but this changed in the second half of the 20th century as King's Cross and St Pancras Stations shifted from transporting goods to transporting passengers, and demand for guest accommodation in the area increased accordingly.

Nos. 2 and 3 were converted to hotel/guest house use in 1959 (ref: TP82816/15/01/59). The other houses within the terrace also underwent changes at this time, with No. 6 converted into self-contained dwelling units in 1959 (ref: TP15411/16241) and No. 5 converted to hotel use in 1968 (ref: CTPL/L14/8/1/5884). No. 4 was also granted an established use certificate as a hotel (ref: 8700185) in 1987, with Nos. 1-6 all therefore in hotel use by this time. The terrace had also been listed in 1974, and the Historic England list entry notes that: 'Nos. 2-5 slate mansard roofs with dormers, added post 1974'. When the original roof was replaced is therefore unclear, but the works were regularised through a retrospective listed building consent application in 1994 for 'the retention and alteration of a mansard roof (ref: 9370235/9301411). Besides the replacement of the original roof, Nos. 2-7 have undergone extensive internal alteration and remodelling as part of their conversion to hotel use. Nos. 2-7 are still currently in hotel use as the Comfort Inn, with an application for the internal connection of Nos. 2-6 with No. 7 recently granted consent (ref: 2023/5444/L).

Significance of relevant heritage assets:

Assessment of the significance of relevant heritage assets is included below; the scope and detail of this assessment is considered to be proportionate to the minor nature of the proposals and their potential impact on relevant heritage assets. The contribution of Nos. 2-7 St Chad's Street to the significance of the wider King's Cross/St Pancras Conservation Area is also included as part of this assessment.

Nos. 2-7 St Chad's Street (Grade II listed):

Architectural interest

The front façade of Nos. 2-7 St Chad's Street exhibits an architectural style typical of a Late Georgian housing terrace and in keeping with the other terraces in this part of the King's Cross/St Pancras Conservation Area. The front façade itself has seen little alteration and still demonstrates many original features such as window frames and arches, porticos and doorsteps. The overall legibility of this façade as it would have been originally remains; this is due to the fact that where there has been loss of original fabric on one of the houses, an example survives elsewhere on the terrace. The original roof fabric has been completely lost due to the replacement of the historic pitched roof with a mansard during the latter half of the 20th century. Whilst the roof therefore no longer contributes to the asset's significance, neither does it detract from it, as it has been done sympathetically and is in keeping with other mansards in the vicinity.

Whilst there are limited features internally which contribute to the significance of Nos. 2-7 St Chad's Street, the architectural interest of the terrace is derived primarily from its well-preserved front façade. This façade exhibits many original features, is in keeping with the character of other listed buildings in the vicinity and contributes positively to the wider King's Cross/St Pancras Conservation Area. As such, the architectural interest of Nos. 2-7 St Chad's Street is considered to be **moderate**.

Historic interest

The historic interest of Nos. 2-7 St Chad's Street can be found in the part this terrace has played in the wider development of the King's Cross area and its changing character over time. Whilst the development of this area of St Chad's Street is only fairly recent, it does have illustrative historic interest in the way in which it reflects the need for housing in the borough, due to the rapid growth in industry and transport links in the surrounding area in the late 18th/ early 19th century. The terrace's more recent use as a hotel can be viewed as an ongoing contribution to this historic interest, as it reflects the shift from physical industry to the industry of connectivity and movement of people which has become a key building use in the wider area. As such, the terrace does play a role in illustrating the wider historical development of the area and contributes to the historic interest of the wider King's Cross/St Pancras Conservation Area; overall the historic interest of Nos. 2-7 St Chad's Street is considered to be **low-moderate**.

Assessment of potential impacts:

The proposals for Nos. 2-7 St Chad's Street comprise the replacement of the existing roof to the property, which is currently in poor condition, and the installation of small roof louvres for ventilation purposes. Full details of these works can be found on the accompanying plans/drawings provided by Axiom Architects.

As detailed above, the existing roof to Nos. 2-7 St Chad's Street is non-original, with the original pitched roof having been replaced with a mansard roof in the late 20th century and this replacement roof regularised in 1994. Whilst the existing roof is considered to be sympathetic in style and materials to both the listed terrace and surrounding conservation area, as a post-listing modern replacement its fabric does not contribute to the significance of the listed building. Works to the roof are required due to its current poor condition, with full replacement of roof tiles, breather membrane and insulation proposed in the first instance, and contingency for full or partial replacement of rafters/roof structure as necessary following a condition survey. Only modern fabric will therefore be affected by the proposed works, with the replacement roof tiles to be like-for-like replacements of the existing slates. The existing roof finish is considered to be sympathetic to the character of the listed building and surrounding conservation area, with such like-for-like replacement maintaining this appearance.

The other aspect of the proposed works is the installation of five small louvres to provide effective ventilation. The size of these louvres has been kept minimal at 350mm x 350mm, and these fixtures will be discreetly incorporated into the new roof, fitting within the row of tiles where needed (as shown on the accompanying proposed roof plan). The materiality and colour of these louvres will also be sympathetic to the proposed new roof tiles, in order to further minimise their visibility. As they are part of the new roof structure proposed, the installation of these louvres will have no impact on historic fabric, and is not considered to result in any adverse visual impact as described here.

Overall the proposed roof replacement and louvre installation works are therefore considered to result in **no harm** to the significance of either the Grade II listed Nos. 1-7 St Chad's Street or the wider King's Cross/St Pancras Conservation Area.

Conclusion:

It is the conclusion of this Heritage Statement that the proposals will result in **no harm** to the significance of either the Grade II listed Nos. 1-7 St Chad's Street or the wider King's Cross/St Pancras Conservation Area. The existing mansard roof to Nos. 2-7 dates to the late 20th century, and as such only modern fabric will be affected by the roof replacement works. The replacement roof tiles have been selected in order to match the sympathetic character of the existing tiles, whilst the proposed louvres will be small fixtures incorporated into these tiles as discretely as possible, in order to avoid any adverse visual impact.

This Heritage Statement is in accordance with Historic England Guidance, meets the requirements of the NPPF and provides sufficient information in regards to the heritage considerations relating to the proposals, as currently known.



References:

- *Nos. 2-7 St Chad's Street: Heritage Statement*, Savills, December 2023.
- National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>

Prepared by:

A handwritten signature in black ink that reads "Alice Jones". The signature is written in a cursive style and is underlined.

Alice Jones ACIfA
Associate – Heritage, Townscape and Archaeology



Figure 1: Rocque's Ten Mile map, 1746: approximate location of the Site circled in red



Figure 2: Horwood plan, 1799: approximate location of the Site circled in red



Figure 3: Faden's plan, 1819: approximate location of the Site circled in red

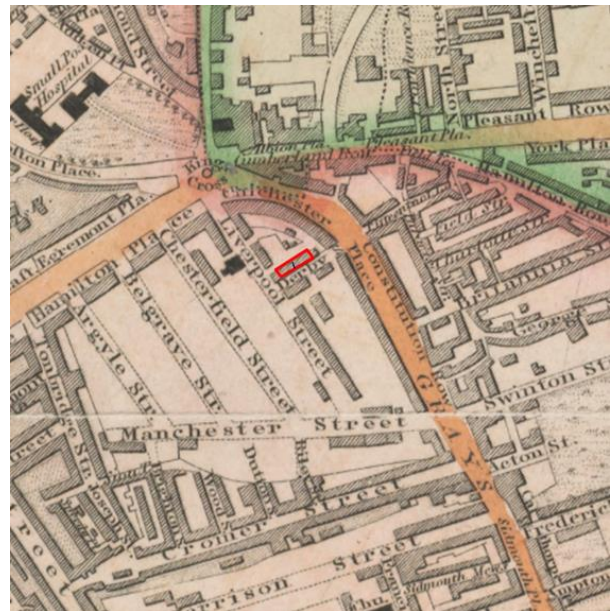


Figure 4: Greenwood's map, 1830; location of the Site outlined in red



Figure 5: Ordnance Survey map, 1875, including location of the Site (outlined in red).

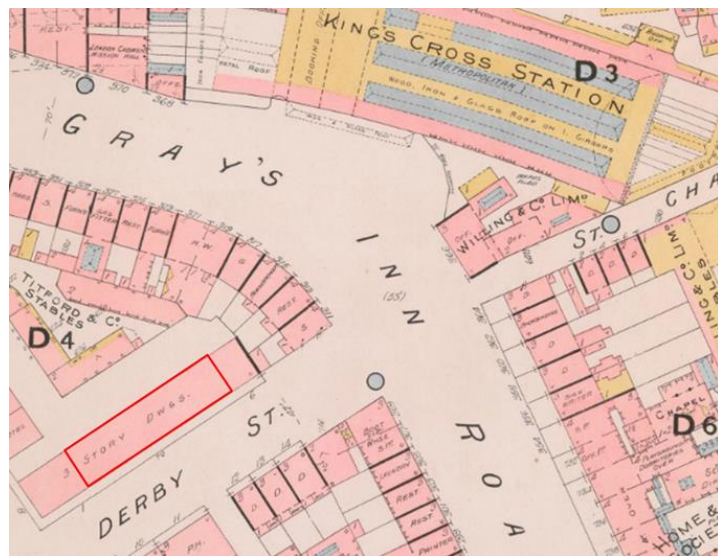


Figure 6: Goald Insurance plan, 1892, including location of the Site (marked in red).



Figure 7: World War Two Bomb Damage map, including location of the Site (outlined in red).