

# Heritage Statement

## 44 Redman House, Bourne Estate, EC1N 7UB

### 1. Introduction

This Heritage Statement accompanies the application for Listed Building Consent for the demolition of a partition wall within flat 44 of Redman House that was erected in 2022.

A description of the physical context forms Section 2 of the document. Section 3 details the relevant policy. Section 4 describes the heritage assessment.

### 2. Context

The Bourne Estate is located on the southern side of Clerkenwell Road where Rosebury Avenue joins from the north while Gray's Inn Road borders it on the west. The estate is within the Hatton Garden Conservation Area. The whole estate is composed of 11 buildings, 7 to the north and 4 to the south of Portpool Road.

Redman House is one of 7 houses in the northern half of the Bourne Estate, there are further houses to the south within the estate which together form a cohesive urban fabric. The estate was designed in 1901-3 by Camden Council's Architect E H Parkes under W E Riley. It was designed in the free Classical style with Arts and Crafts touches throughout. The buildings are composed of red, orange and stock bricks with some blue and glazed bricks, all buildings are 5 storeys in height. The buildings are arranged to enclose an inner court of the estate where 5 of the buildings are situated. Redman House is located on the southern side and has an arched portal giving access to the inner court.

Flat 44 is on the fourth floor of Redman House, the top, stuccoed, floor. The layout of the flat is a one-bedroom flat with reception, full kitchen and bathroom to the rear. The flat has a generous entrance hall which leads directly to each of the rooms.

The interior of the flat lacks architectural features or details. There are no cornices, architraves, moulding or ceiling coving. The skirting board is made of low quality chipboard. There is exposed pipework for radiators throughout.

### 3. Camden Heritage Policy

Camden have set out their conservation and heritage within the draft **Camden Local Plan 2023** document. The relevant points within the document are listed below.

Policy D5 – Heritage

#### Listed Buildings

- H. *Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*
- i. *resist the total or substantial demolition of a listed building;*
  - ii. *resist proposals for a change of use or alterations and extensions, including cumulative or incremental changes to a listed building where this would cause harm to the special architectural and historic interest of the building;*
  - iii. *resist development that would cause harm to the significance of a listed building through an effect on its setting; and*
  - iv. *require any works to a listed building to be carried out in an appropriate manner informed by relevant specialists.*

#### **4. Proposal and Conclusion**

The proposed demolition of the partition wall to flat 44 Redman House will reinstate the original reception as one room. The partition can be removed without damage to the room and the original reception reinstated without harm to the original fabric of the flat.

The works do not include any alterations to the fabric of the flat nor the building. The proposal will not use materials which are at odds with the existing and will only aim to use materials like like. There are no original features in the room, i.e. architraves or cornice.

The proposed demolition of the partition wall will reinstate the original room at it's former state.