

Heritage Statement

No. 61 King's Cross Road, London.



Ernest Tsui Architects + Partners

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This Heritage Statement has been prepared as part of the accompanying documentation for the Listed Building Planning Application for the proposed internal rearrangement and refurbishment to No. 61 King's Cross Road. This statement should be considered and read in conjunction with the accompanying documents, Design and access Statement and particularly the following drawings: ETA-KXR_002 (Existing Lower Ground & Upper Ground Floor Plans), ETA-KXR_003 (Existing First, Second, Third Floor Plans), ETA-KXR_004 (Existing Elevations & Section A-A), ETA-KXR_012 (Proposed Lower Ground & Upper Ground Floor Plans), ETA-KXR_013 (Proposed First, Second, Third Floor Plans), ETA-KXR_014 (Proposed Elevations & Section A-A).

1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared by Ernest Tsui Architects on behalf of our client in support of the Listed Building and Change of Use Planning Application for the proposed internal rearrangement and refurbishment throughout the property of 61 King's Cross Road.

1.2 The National Planning Policy Framework (NPPF) 2023 states the Government's national planning policy on conservation in relation to proposals affecting heritage assets. In respect of information requirements for applications, it sets out that: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

1.3 To achieve these requirements, Section 2.0 of this statement initially identifies the relevant heritage assets within the site and its vicinity that are potentially affected by the application proposals.

1.4 Section 3.0 then provides a statement of significance for 61 King's Cross Road– the building that will be affected by the proposals. It is understood from the local planning authority that this is a listed building and a designated heritage asset. This statement assesses the architectural and historic interest of the building, which is undertaken on the basis of on-site visual survey and archival research, and is proportionate to both its importance and the likely impacts of the proposals.

1.5 Section 4.0 provides an assessment of the impact of the application proposals on the significance of the heritage asset(s) that have been identified, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2023, and regional and local planning policy for the historic environment.

2.0 THE HERITAGE ASSETS

2.1 The National Planning Policy Framework (NPPF) 2023 definition of a heritage asset is: "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.

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

2.3 No.61 King's Cross Road, was included on the statutory list of buildings of special architectural or historic interest at grade II on 22 Jan 1973.

Conservation Area

2.4 The application site is located in the London Borough of Camden within the Bloomsbury Conservation Area, Sub Area 14: Calthorpe St/Frederick St.

2.5 The application proposals will not affect the significance of the surrounding conservation area, as they are limited to works of internal alteration to the building.

Non-Designated Heritage Assets

2.6 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

Local List

2.7 Camden council maintains a register of unlisted buildings of local architectural or historic interest; it is a list that indicates buildings which are considered to make a positive contribution to the Bloomsbury Conservation Areas.

3.0 SIGNIFICANCE OF THE HERITAGE ASSET

Significance and Special Interest

3.1 The NPPF 2023 defines the significance of a heritage asset as: “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

3.2 English Heritage has published guidance on the identification of four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. Together, this guidance provides a framework for assessing the significance of designated or non-designated heritage assets.

Listed Buildings

3.3 Listed buildings are designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture Media and Sport, and supported by English Heritage’s Listing Selection Guides for each building type.

3.4 The following assessment describes the significance of 61 King’s Cross Road which has been identified by the local planning authority as a listed building. It is proportionate to the importance of the building and sufficient to understand the potential impact of the application proposals, given their nature and extent. This is based on existing published information, including: Survey of London: King’s Cross neighbourhood, The Parish of St Pancras Part 4: Volume 24 –date 1951; specific archival research; and, on-site visual survey and analysis.

Architectural Interest

3.5 The architectural interest of the building at 61 King's Cross Road is primarily derived from its external appearance and the contribution of its street elevations to King's Cross Road and the Bloomsbury Conservation area. However that said there are also key internal features remaining which maintain the character of the period in which the building was built.

3.6 No. 61 is a 3-storey Terrace house with a basement. It is paired with No. 63. The elevation is: Yellow stock brick, parapet rebuilt in multi-coloured stocks (Now stucco), plain stucco band at ground floor level. The building's entrance has a round-arched doorway with fanlight and panelled front door. There are also gauged red brick flat arches to recessed sash windows. There are cast iron railings with spearhead finials to the front curtilage.

3.7 This house was built circa 1841. Nell Gwynn owned a house on this site called "Bagnigge House", where she entertained King Charles II. There is a stone Plaque on the front of the building to attest to this.

3.8 This house has been used as offices since around 1986. This house was formerly one half of the PreSchool Learning Alliance, a children's charity. HRH Princess Diana was the patron of this charity and she planted a Magnolia tree in the garden which is still there to be seen. She was a frequent visitor to this building.

3.9 Since 2004 there had been a concerted effort to return the property back to residential use. The building subsequently returned to residential use, and back to commercial offices.

Historic interest

3.10 Timeline and permitted changes:

1841 Erected

61-65 King's cross Road

1985

8501180 Change of use from light industry with ancillary offices and storage to institutional use for the Royal Asiatic Society including library and lecture theatre. Grant Full or Outline Perm. with Condit.

8501747 Change of use to Specialist Secondary School College of Higher Education and associated hostel. Refuse Full or Outline Permission 61-63 Kings cross Road

1986

8501719 Change of use of the basement and ground floor of No.61 and basement of No.63 to offices. ^*(as revised by letter dated 5th February 1986). Grant Full or Outline Planning Permission.

8670083 Internal and external alterations and repairs. ^As shown on drawing nos. 10221/Site 10221/3b & 4b and works detailed in letter dated 3/2/86. Grant List.Build. or Cons. Area Consent

2003

2003/3672/P Change of use from offices (class B1) to 6 residential flats (class C3) comprising 4 x 1 bed and 2 x 2 bed units. Withdrawn Decision

2003/3673/L Change of use from offices (Class B1) to 6 residential flats (Class C3) comprising 4 x 1 bed and 2 x 2 bed flats and associated internal alterations. Withdrawn Decision

2004

2004/4497/P Change of Use from office (Class B1) to residential (Class C3) to form four self contained maisonettes consisting of 3x two bedroom and 1x three bedroom units and the formation of new basement level front access. Granted Subject to a Section 106 Legal Agreement

2004/4498/L Internal and external alterations in connection with change of use from office (Class B1) to residential (Class C3) to form four self contained maisonettes consisting of 3x two bedroom and 1x three bedroom. Granted

2006

2006/1254/P Erection of a lower ground, ground and first floor rear extension to the existing buildings and change of use from office use (Class B1) to residential use (Class C3) to form two single family dwelling houses. Granted Subject to a Section 106 Legal Agreement

2006/1256/L Internal alterations to the basement, ground, first and second floors of the existing buildings to form 2 single family dwelling houses, including internal alterations and erection of a lower ground and ground floor rear extension to the existing buildings and change of use from office use (Class B1) to residential use (Class C3) to form two single family dwelling houses. Granted

2014

2014/4290/L Internal alterations to provide bathroom and shower facilities, with other associated refurbishment works. Granted

Close historical associations

3.11 This house was built around 1841. Nell Gwynn owned a house on this site called "Bagnigge House", where she entertained King Charles II. There is a stone Plaque on the front of the building to attest to this. This house was formerly one half of the PreSchool Learning Alliance, a children's charity. Princess Diana was the patron of this charity and she planted a Magnolia tree in the garden which is still there to be seen. She was a frequent visitor to this building

4.0 IMPACT OF APPLICATION PROPOSALS

4.1 The heritage policy and guidance context for consideration of the application proposals is set out in Appendix 2. This includes the statutory duties of the Planning (Listed Building and Conservation Areas) Act 1990, national policy set out in the NPPF, and regional and local policy for the historic environment.

4.2 In accordance with the requirements of the NPPF the significance of the building, which has been identified by the local planning authority as a designated heritage asset and which will be affected by the application proposals, has been described. Consequently, the proposals have been informed by a clear understanding and appreciation of the historical development and architectural character of the building and wider terrace, as found today.

4.3 Paragraph 201 of the NPPF sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The Proposals

4.4 The application proposals, at the property, comprises internal alteration works and refurbishment. This will result in more versatility of use of the property. It will be finished to a high standard. The proposals are illustrated on the annotated drawings and supporting Design & Access Statement prepared by Ernest Tsui Architects, which form part of the application submission package.

4.5 Most Importantly, account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness.

4.6 The NPPF also highlights that when considering the impact of proposals on the significance of heritage assets, great weight should be given to their conservation, and the

more important the asset the greater the weight should be. Also any harm to, or loss, of significance of a designated heritage asset should be properly justified.

Assessment of Impact Context

4.7 The site of No. 61 is one of two yellow stock brick terraces on the south side of King's Cross Road, having a slightly smaller frontage than its neighbour at No.63. The present building was erected in the Mid 19th Century. It has adapted itself to many different uses including offices and a society headquarters. As found today, the building has shown its versatility between conversion from residential property to offices.

4.8 The proposed works of alteration are confined to the interiors which is an element of the building at 61 that makes only a very limited contribution to its significance overall. The changes will have no impact on the fabric or appearance of the principal external street frontages of the building, which are the elements that make the primary contribution to its significance and value as part of a related adjoining terrace group to the 19th century street scene.

Approach

4.9 The proposed scheme forms part of a well-considered and high quality design concept that will improve the internal appearance of the residence and also how the layout of spaces function for the benefit of the current and future occupiers. The approach has been to retain much of the existing plan, form and interior features of the building and to adapt these sensitively to the requirements of modern accommodation. Where new decorative features are proposed these will be to match that of the existing traditional-style interior scheme and the type, age and aesthetic of the property. Generally, skirting and architraves to doors will be made to match existing, and the approach to retaining, replacing or adaptation of existing cornices and doors is discussed below in more detail.

Overall Proposal

4.10 (to be read in conjunction with drawings and Design & Access Statement)

The aim will be to change the class use of the property from Offices under Class E

(commercial, Business and Service) to Class C3 (Dwellinghouses). The conversion to create 6 habitable rooms/Bedroom with ensuite shower rooms and a lounge, staff room and reception.

There will be additional walls to be added to enclose ensuite shower rooms. Additional walls to be added to separate rooms on every floor.

The proposal seeks to create more coherent and usable space throughout the property. It is also a fine opportunity to repaint all areas of the house, refurbish the existing windows and level all of the sagging floors. The overall proposal is as follows. Deal with rising damp issues and remedy.

At basement level : The scheme will create usable storage to one of the vaults. The rear study will be split to create a new WC to service the garden and kitchen and dining areas. At ground floor level: The existing bedroom is to be turned into a staff room to service the reception areas.

At Lower ground floor level the new WC allows for better access to the facilities from the garden area.

At the Upper ground floor, 1st and 2nd floor level the new shower rooms create full facilities for all bedrooms.

At 1st Floor level: The bathroom ceiling will have water damage repaired. At third floor & roof terrace level: a replacement balustrade is to be added to the top of the stairs. And the exterior paving/decking on the roof is to be updated. This report investigates the finished proposal.

5.0 SUMMARY AND CONCLUSIONS

Summary and Conclusions

5.1 The application proposals have been informed by a thorough assessment of the history and architectural character of the building at 61 Kings Cross Road, its Complete renovation, and its relationship with the larger terrace.

5.2 The proposed works of alteration are confined to the interiors which are in areas of the building that make only a very limited contribution to its significance. The changes will have no impact on the fabric or appearance of the principal external street frontages of the building, which are the elements that make the primary contribution to its significance and negligible impact on the integrity of the existing plan.

5.3 The approach to proposed internal alterations and refurbishment has been well considered and represents high quality structural design and contextual finishing. It will improve the appearance and functioning of the house. Much of the existing plan form and interior features of the house will be retained and adapted sensitively as part of the proposals.

5.4 In conclusion, the proposals will preserve the special interest of the building identified as being statutorily listed by the local planning authority. The significance of this identified designated heritage asset will be sustained and enhanced.

5.5 The proposals will therefore meet the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2012, policy 7.8 of the London Plan, and relevant local policy and guidance for the historic environment set out in the Core Strategy and saved Unitary Development Plan



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