POTTER RAPER

DESIGN AND ACCESS / HERITAGE STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

47 KINGS CROSS ROAD
LONDON
WC1X 9LN

Contents

Quality Control

PREPARATION	
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REVISION NO.	BY	QA	DATE	COMMENTS
P1	AJ	AwS	23/01/2025	-

1.0 Introduction

Potter Raper are working alongside Wates to facilitate the capital works on properties, on behalf of Clarion Housing Association. This design and access statement will support the planning application for the development of the premises 47 Kings Cross Road, Camden, WC1X 9LN.

2.0 Planning Restrictions

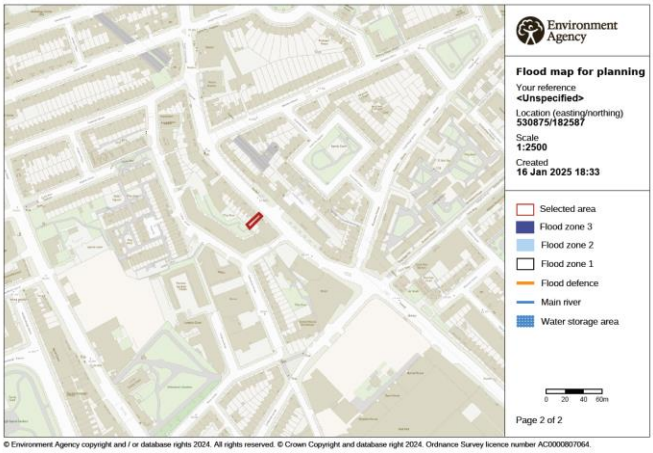
2.1 Conservation and Heritage

47 Kings Cross Road is part of a row of 10 houses constructed in the early 19th century, and is consistent with the other 9 properties in the row. The building is situated in Bloomsbury conservation area, which was designated in 1968, and sought to protect the Georgian properties (which applies to the subject site). Kings Cross Road is a main road leading north to south, and forms a border between Camden and Islington Local Authorities, with the other side of the road falling within Islington. In addition to being located within the conservation area, the row of terraces (45-63, ODD) is also GII listed (as indicated below)

Bloomsbury Conservation Area snip (source: Camden Council website)

2.2 Flood risk

The property is located in flood zone 1 and has a low probability of flooding and flood risk does not have a significant bearing on this application.



3.0 Existing Building

3.1 Location

As indicated on the below satellite image taken from Google, the site is site is located in Camden, to the South-East of Kings Cross National Rail Station (and Tube station as well and St. Pancras). The site is located opposite the Travelodge which is located in Islington to the East side of the road.

3.2 Building Description

The building in question is a 3-storey (plus basement) terrace house built in the Georgian architectural era. The property has since been converted into a total of 2 flats (A and B). The property is characterised on the front elevation by large Georgian sash windows, either in a 3-over-3, or 6-over-6 glazing arrangement. The ground floor level has a stucco render applied, and the main front door matches the row of terraces with two large vertical decorative panels, symmetrical to the centre of the door, with a fanlight above it. The first and second floors consist of yellow stock bricks with brick arch lintels above the windows openings. The roof is concealed by virtue of a rendered parapet wall with a basic cornice detail, and it appears from Google Satellite that the original (likely butterfly) roof has been replaced by a modern flat roof structure and finish. The first-floor windows on the front elevation are very large, each with small protruding balconies with cast iron railing fall protection.

Front Elevation

Side and rear Elevations

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The existing windows to the front of the building are single glazed timber units, in a consistent Georgian style either in a 3 over 3, or 6 over 6 formations. As can be seen above, the rear and flank elevations feature a mix of sash and casement windows, all of which are also single glazed. The casement windows are only present to the rear addition part of the building. The existing timber windows are in very poor condition, and have been deemed irreparable, They also perform very poorly from a thermal capacity, losing a significant amount of heat, and condensation often forms on the windows, particularly to the rear where the wet rooms (Kitchens and Bathrooms) which generate more moisture on average are located.

Front Elevation Basement window

Front Elevation Ground Floor window

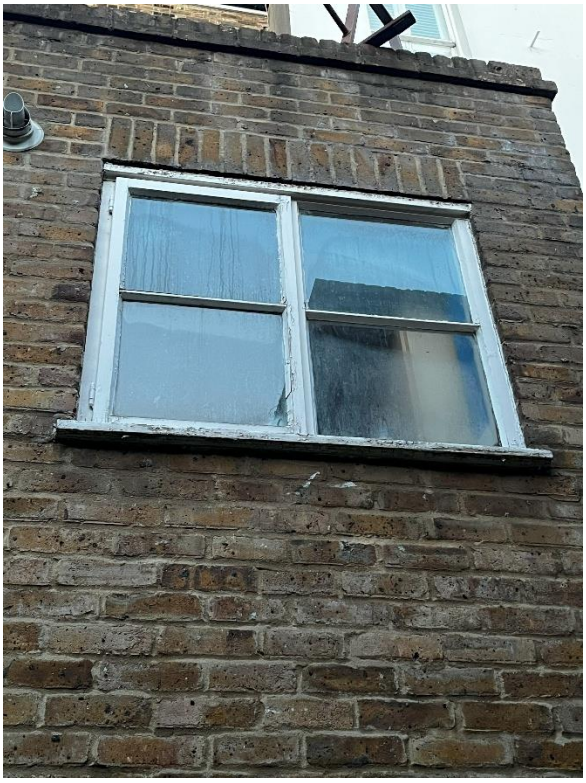
Front Elevation 1st Floor window

Front Elevation 1st Floor window

Front Elevation 2nd Floor window

Front Elevation 2nd Floor window

Rear Addition Basement window



Rear Addition Ground Floor window

Rear Addition Side Ground Floor window

Rear Elevation Basement window

Rear Elevation Ground Floor window

Rear Elevation Ground Floor window propped by resident

Rear Elevation First Floor window

Rear Elevation Second Floor window

Rear Elevation Second Floor window

Rear Elevation First Floor window

3.3.2 Existing Doors (with Photos)

The existing doors are both timber. There is a main front entrance door , which is of the original design with two long vertical panels sections. The rear door is a simple time door with 6 upper glazed sections, with Georgian wire glazing, and a fixed lower panel. The front door has a single glazed fanlight above, and the rear door has a solider lintel above it.

Front Elevation Main Entrance Door

Basement Rear Exit Door

The doors above are summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door	Timber	Blue	None	Single Glazed fanlight
Rear Exit Door	Timber	White	6 upper panels with Georgian wire glazing	N/A

4.0 Design Proposals

4.1 Proposed Windows

Due to the very poor condition of the windows, the client plans on replacing all of the windows with new timber units as the windows are deemed beyond repair. The overall aim is to improve the condition of the properties, improving the heritage asset. The existing windows are no longer meeting the needs of the residents, are in poor condition, and as such are causing issues with heat loss, condensation and other condition related defects.

The proposals are that all windows are to be replaced in a sash window style matching the existing whilst improving thermal performance to the rear elevations, which are not visible form the public realm. The windows are to remain the same style and fenestration throughout. The proposal seeks to introduce a slimline double-glazed unit to the rear elevations to improve thermal performance and mitigate the considerable condensation issues experienced by residents. The client understands that the front elevation, visible to the street, will need to retain the single glazing feature to preserve character.

Integral glazing bar patterns will also be replicated, so all new windows will match the existing fenestration.

Please see below summary regarding the windows proposed to be installed:

Proposed Windows Details	
Frame Material (Front):	Timber
Glazing Thickness (Front):	14mm (Single Glazed)
Frame Material (Side and Rear):	Timber
Glazing Thickness (Side and Rear):	14mm slimline
Glazing Bars (Front):	Integral
Glazing Bars (Side and Rear):	Integral
Ironmongery finish:	As client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations
Spacer bars:	As manufactured
Stained Glass:	Not applicable

4.2 Proposed Doors

It has been determined that the front door will be repaired and repainted, as the condition of the door will allow this. The rear door is in poor condition and does not offer significant heritage value to the rear elevation, so the proposals allow to replace it to closely match existing design, and the new windows.

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door	*Repaired*	Blue	None	Single Glazed fanlight
Rear Exit Door	Timber	White	6 upper panels with slimline double glazing and integral glazing bars to match the windows	N/A

5.0 Heritage Statement

5.1 Heritage Introduction

This section of the report has been prepared by Potter Raper, in support of an application for listed building consent in connection with replacement windows at 47 Kings Cross Road, WC1X 9LN. The proposed works form part of a comprehensive programme of works that are being carried out on the freeholder's housing stock.

The buildings, hereafter referred to as the Site, is listed Grade II. The Site lies within the Bloomsbury Conservation Area.

The site compromises a total of two units, which are within a converted terraced Georgian terraced house. The House itself is one in a row of 10 well preserved terraces. The houses are characterised by yellow stock bricks on the first and second floors, and with rusticated stucco on ground floor and lower ground floors. On each property and each floor there are sash windows on front elevation and rear elevations.

The existing windows to the front of the building are single glazed timber units, in a consistent Georgian style either in a 3 over 3, or 6 over 6 formations. As can be seen above, the rear and flank elevations feature a mix of sash and casement windows, all of which are also single glazed. The casement windows are only present to the rear addition part of the building. The existing timber windows are in very poor condition, and have been deemed irreparable, they also perform very poorly from a thermal capacity, losing a significant amount of heat, and condensation often forms on the windows, particularly to the rear where the wet rooms (Kitchens and Bathrooms) which generate more moisture on average are located. The existing doors are both timber. There is a main front entrance door , which is of the original design with two long vertical panels sections. The rear door is a simple time door with 6 upper glazed sections, with Georgian wire glazing, and a fixed lower panel. The front door has a single glazed fanlight above, and the rear door has a solider lintel above it.

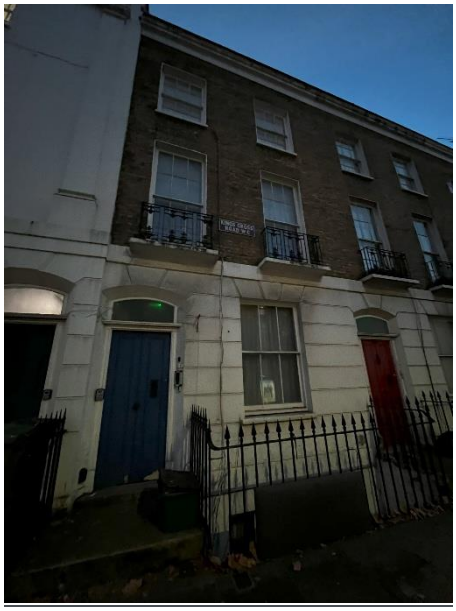


Figure 2: The Site viewed from the street

This Heritage Statement has been developed to provide sufficient information to allow the Council to gain an informed understanding of the building, in order to gauge the suitability of the proposals. It is considered that the special interest and significance of the building would not be harmed and that the alterations proposed would further reveal and reinforce the significance of this building.

5.2 Architectural and Historical Appraisal

5.2.1 Historical Development of Local Area

The Bloomsbury Conservation area is not only of local historic importance, but fundamental to the development of London from the early 17th century.

5.3 Assessment of Significance

5.3.1 Site Assessment

Location and Setting

The Application Site occupies a prominent location on Kings Cross Road. The street is somewhat blighted by traffic as they are busy thoroughfares, but is well services by various public transport options. The majority of terraced properties retain residential uses and are interspersed with public houses. The use of yellow brick is widespread, together with increasing amounts of stucco from around 1843 which is evident in the rusticated ground floors. The special interest of the architecture of the area is highlighted by the high number of listed buildings.

Architectural Interest and External Features

The site, and adjoining buildings have been maintained well, and are an excellent example of the traditional architecture in the area. The building features traditional render, brickwork, cast iron railings, and cornice detailing, which is important tot maintain.

5.3.2 Conservation Areas

The Site lies within the Bloomsbury Conservation Area situated in the London Borough of Camden, adjacent to the border with Islington which is across the road. The following description paints a picture of the conservation area, taken from Camden's character appraisal of the conservation area.

[1] Bloomsbury represents a period of London's early expansion northwards, dating from Stuart times (around 1660), which continued through the Georgian and Regency periods to around 1840. This period of expansion, which followed the Plague in 1665 and the Great Fire of London in 1666, replaced a series of Medieval Manors on the periphery of London and their associated agricultural and pastoral land. The first swathe of building created a mix of uses with houses, a market, commercial, cultural uses (the British Museum), hospitals and churches. Later expansion of the northern part of the Conservation Area was focussed on providing grander residential districts for wealthy families. This was carried out speculatively by a number of builders, on leases from major landowners, and followed a consistent form with terraced townhouses constructed on a formal grid pattern of streets and landscaped squares. The progression of development across the Conservation Area illustrates the subtle changes in taste and style in domestic architecture that occurred throughout the 17th, 18th and 19th centuries.

[1] *Bloomsbury Conservation Area Appraisal and Management Strategy* (2011). Available at: https://www.camden.gov.uk/documents/20142/7212389/Bloomsbury+Conservation+Area+Appraisal+and+Management+Strategy+Adopted+2011.pdf/6e29ae05-3837-6f7f-ce1b-3bbb0bd20493.

5.4 Proposals and Assessment of Impact

Due to the Grade II nature of the building, consideration has been given to repairing the existing windows regardless of their condition, however it had been determined that this is not a viable option, so the client is seeking to replace the windows. As detailed in this document, it is clear that the building and area are of local and national importance, and as such it is vital that the proposals maintain the Building and Area's character.

5.4.1 Windows

It has been identified that the windows due for repair beyond repair, and as such this application seeks to obtain full planning permission and listed building consent in order to replace these.

To maintain the character of the building, and mitigate and impact of the proposals, the client proposed to replace the front windows like for like, with single glazed sash windows with integral glazing bars. This will maintain and enhance the look of the building, where repairs are not longer viable.

To the rear elevations, it is still appreciated that the windows are a key feature of the building, but they do cause significant issues for residents. Single glazing is a significant compromise for modern living standards and central heating, and the resident experience issues with heat bills, and damp/condensation as a result. To mitigate this, the proposals seek to install 14mm slimline double glazing to the rear elevations, which are not visible from the street. These windows will not have an impact on the character of the building and will remain in a very traditional style when viewed from the rear gardens (the only area they are visible).

The improvement of the rear elevation windows will make a significant improvement for the residents.

5.4.2 Door

It has been identified that the front door is repairable, and as it such a traditional style, matching the adjacent doors, the proposals allow for repairing it.

The rear door is of less significance, and as such, it makes sense to improve the condition and performance of the door in line with the glazing, introducing slimline double glazing with integral glazing bars.

5.5 Heritage Conclusion

Based on the above assessment, it is considered that the proposals will not harm the significance of Granville Square and its refurbishment will preserve the building's special architectural and historic interest. The proposals would give rise to modest economic and heritage benefits by making the property fit for purpose and improving its capacity to sustain a beneficial use. The refurbishment and, where possible, restoration of the historic fabric is also an integral part of the proposal.

It is our view that the proposals are entirely in keeping with all national and local legislation and policy relating to the historic environment and there are, as such, no heritage reasons why the proposals should not be supported. Accordingly, we invite the Local Planning Authority to treat the proposals favourably and commend the approval of this application for listed building consent.

6.0 Site Constraints

6.1 Car Parking/Transport

There is no parking available on or near the site.

The block enjoys a location with many others transport methods such as buses, taxis and the London Underground and Overground stations, including Kings Cross.

6.2 Refuse Disposal

All refuse which arises from the replacement floor will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

7.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12

Information on space provisions for fire appliances and assembly points (criteria 1).

a) The application relates to a house converted into 2 flats, across 4-stories. These can be accessed via the road by the fire service. There is no change proposed to the existing arrangements.

b) The assembly point for an evacuation of the buildings would be directly outside on the street (public realm).

Information on passive and active safety measures (criteria 2)

The application relates to a house converted into 2 flats, across 4-stories, which we are only proposing to replace the windows and rear door. This passive and active fire safety measures will remain as existing and are not relevant to the application.

Information and data on construction products and materials (criteria 3)

The application relates to a house converted into 2 flats, across 4-stories, which we are only proposing to replace the windows and rear door. The property is 3-storeys and the fire risk relating to products and materials choices is not relevant. Window frames and glass are included in the exemptions list under the materials and workmanship (regulation 7) paragraph (3) Item (j).

Information on means of escape and evacuation strategy (criteria 4)

The application relates to a house converted into 2 flats, across 4-stories, which we are only proposing to replace the windows and rear door. The existing means of escape and evacuation strategy will remain the same. The front entrance door will be controlled by a thumb-turn internally to allow for evacuation in the event of a fire.

Information on access and equipment for firefighting (criteria 6).

The application relates to a house converted into 2 flats, across 4-stories, which we are only proposing to replace the windows and rear door. This item is not relevant the application.

8.0 Sustainable Design and Construction Statement to address Policy S2: Sustainable Design and Construction

- The proposals included within this application are in the interest of improving the thermal performance of the building, whilst taking into account the character of the building. The proposals therefore minimise energy demand within the residential property
- The development proposals are not relevant to any particular design standard, however building control compliance will be obtained by virtue of a FENSA certificate which stipulates the suitable performance standard.
- The proposals aim to reduce the energy consumption of the property and as such align with this policy.
- The proposals utilised recyclable materials (i.e. timber), with encapsulated carbon dioxide as an added benefit.
- The timber used in the manufacture of the windows and rear door is proposed to be from an FSC certified source.

9.0 Summary

This application includes works which will improve the condition, thermal performance, and security of the building. The building has important heritage features, and as such the proposals account for this by proposing sympathetic materials. The heritage statement section of this document details how the conservation of heritage has been carefully considered.