

Heritage Statement

Islamic Mission, 202 North Gower Street, Euston, NW1 2LY

01

INTRODUCTION

202 North Gower Street, Euston, NW1 2LY. The property is in the London Borough of Camden and is not in a conservation area. The property is a grade II listed building.

The heritage statement has been produced to accompany a planning permission for the following proposal:

Single storey ground floor extension with the installation of a lantern rooflight and new fenestration to the rear elevation

This statement identifies and assesses the significance of heritage assets located in close proximity to the subject site and how the proposal affects them, including any contribution made by the proposal.

02

HISTORY OF THE AREA

Historic data indicates that the development in the area occurred from the late 19th century where previously it was used as agricultural land. The wider area was part of the Bloomsbury development, which began in the 1660s when the 4th Duke of Bedford began to build a little town in the edge of agricultural fields that bordered Covent Garden to the north and the village of Hampstead to the south. Gower Street was originally the name of the southern part of the street, past what is now called Euston Road and was named after Lady Gertrude Leveson-Gower.



Streetscape of North Gower Street, 1975



Streetscape of North Gower Street, 2024

03

THE SITE

202 North Gower Street is a 4 storey with basement terrace. It is currently used as offices and a community centre for the UK Islamic Mission. Buildings on North Gower Street are mostly residential with some mixed use. Access to the site is from the level pedestrian entry from the pavement off North Gower Street. The site has a relatively small terrace to the rear, solely accessible from the building.

202 North Gower Street is a grade II listed, penultimate building to the end of a terrace on North Gower Street. The row of 8 terrace houses including 202 on North Gower Street were built in the early 19th century by I Bryant. It was designated a Grade II listed building in 1974 to protect the distinctive architectural and historical character of the area.

North Gower Street was undeveloped during the start of the 19th century as illustrated in the maps below. The development of Euston Road leads to fairly densification of the area, and by 1870 the urban form of the area is tangibly the same highly dense urban form as now. North Gower Street was previously named George Street, which combined with Gower Street in the early 20th century.

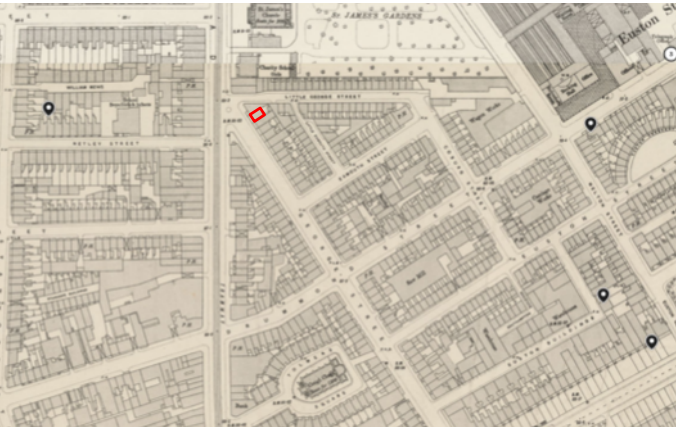
Notably, in the early 40s the site was fully built up, whilst some areas on Euston Road were extensively redeveloped following WWII.



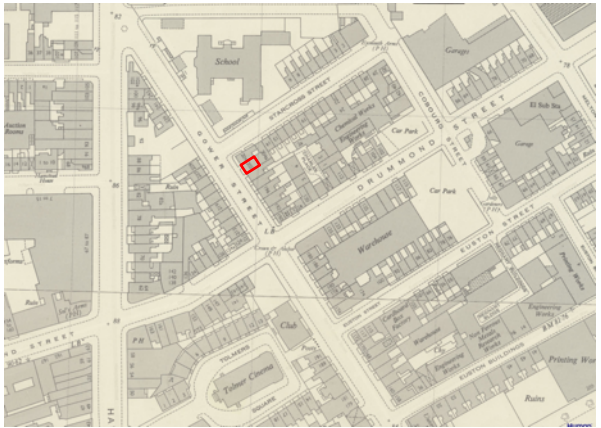
John Rocque's map of London, Westminster and Southwark (1746)



3D view of Islamic Mission, 202 North Gower Street, 2024



OS Maps 1893-1896



OS Maps 1940s-1960s

LISTED STATUS & SIGNIFICANCE

The site sits within a terrace of similarly scaled buildings which are typical of the area. Similarly, the neighbouring terrace buildings on North Gower Street are Grade II listed. The listing text from Historic England states:

Terrace of 8 houses. Early C19. Built by I Bryant. Multi-coloured stock bricks with later patching. Rusticated stucco ground floors with plain 1st floor band. 4 storeys and basements. 2 windows each. No.204 with 3-window return and entrance to Starcross Street. Round-arched doorways with fanlights and panelled doors; No.190 with reeded surround and patterned fanlight; No.192 with fluted 1/4 columns; Nos 194 and 198 with reeded pilaster-jambs, now converted for use as windows; Nos 196, 200, 202 and 204 with reeded pilaster-jambs carrying cornice-heads and patterned radial fanlights. Nos 202 & 204 plain fanlights. Nos 190 and 192 with round-arched ground floor windows containing pointed lights. Gauged brick flat arches to recessed sash windows with glazing bars and cast-iron balconies to 1st floor. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn and spearhead finials to areas.

Buildings in the same block as the site generally have the same number of storeys and appearance but vary in scale, being notably taller, with those on Starcross Street and Drummond Street. There are terracing from Euston Road, which has commercial buildings nearby of around 8-10 storeys. Opposite North Gower Street is University College Hospital which is considerably taller. Blocks to the north of the site become more modest in scale, although there is a character of developments locally.

The site is not within a Conservation area.

The plan form of the existing house has been substantially altered in the past. The interior of the property was not inspected when it was listed. It is not of particular significance and few historic features remain. This is important when assessing the benefit or possible perceived harm of the scheme.

To the rear of the property, the main elevation and outrigger are formed of a stock brick. They appear to have been altered as concrete cills and modern lintels are visible, which themselves are unoriginal. The roof mansard is fairly traditional in its construction with slate roof and lead dormers.

The current ground floor extension includes a casement window and the external brick wall is in need of repair, which contributes little to the building.

The existing building's interior is not included in the listing text but it is clear that historic alterations have eradicated most original features. Doors have been replaced, there is little original cornicing, no fire place and minimal original skirting have been kept.

The current quality of both the interior and rear elevation are low, and these aspects contribute to the site's low significance in terms of architectural quality. The proposed development does not affect the front elevation.

PROPOSED LAYOUT

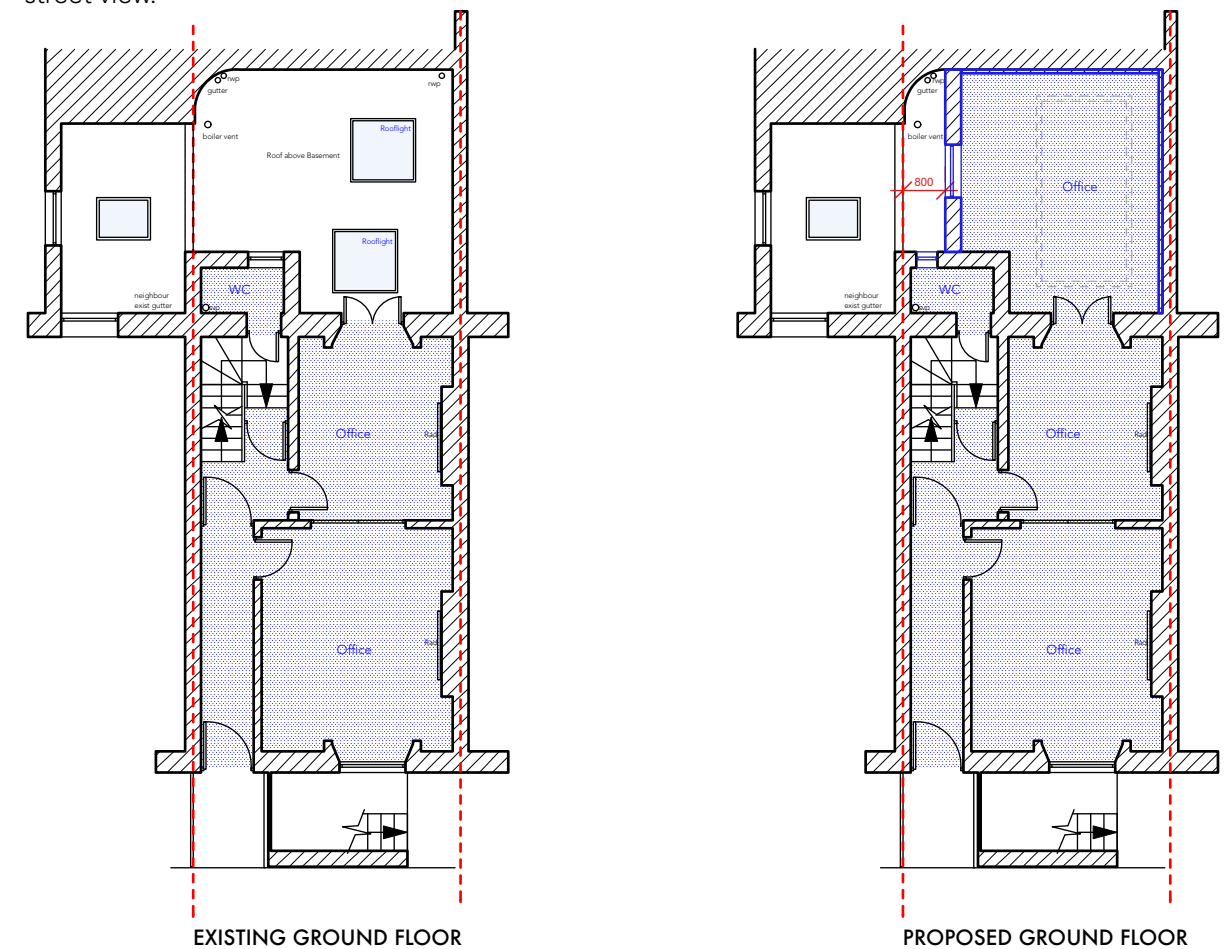
The existing building is a 4 storey plus basement listed townhouse. The building is split into prayer space for the basement and office spaces on all other floors.

The proposal includes the installation of a ground floor extension, adding onto the existing outrigger which at current serves as a WC. The extension will be 800mm from No. 204 and extends to the rear wall. The extension will be built in stock brick to match the existing in order to retain a unified look. To facilitate the ground floor extension, the first floor window which serves the staircase is proposed as a reduced height in its existing location to allow the ground floor extension headheight. The new window will be a timber sash window to bring back the original character of the building.

As an additional benefit to the previous consent, this proposal includes for the replacement of all windows on the rear elevation, replacing the non-original casements, which are in a poor state of repair, with traditional double hung timber sash windows. It is proposed that these are double glazed for better thermal performance and to secure the future of the heritage asset. A detailed drawing of the proposed windows is included with this application.

The internal works are minimal and will consist mainly of making good the internal space between the existing ground floor office leading to the extension.

The proposed extension will be to the rear of the subject site, the proposal will therefore not be seen from street view.



HERITAGE IMPACT ASSESSMENT & CONCLUSION

This Heritage Statement has been produced to support a planning submission relating to proposals for no. 202 North Gower Street. This assessment has identified heritage assets, their significance in the area as well as the impact of the proposals on the identified heritage assets.

The overall impact of the proposals on the local area would be positive, resulting in an enhancement to the building's significance. This would be in accordance with the Planning (Listed Building and Conservation Areas) Act 1990 which sets out that special attention shall be paid to the desirability of enhancing the character and appearance of the Listed building.

The proposal seeks to improve the quality within the existing building while providing rentable office space in order to keep Islamic Mission sustainable. The existing building is of low significance and alterations are proposed to the rear, in line with previous planning applications. The proposed replacement and new windows will be timber sash in order to bring back the original features of the building.

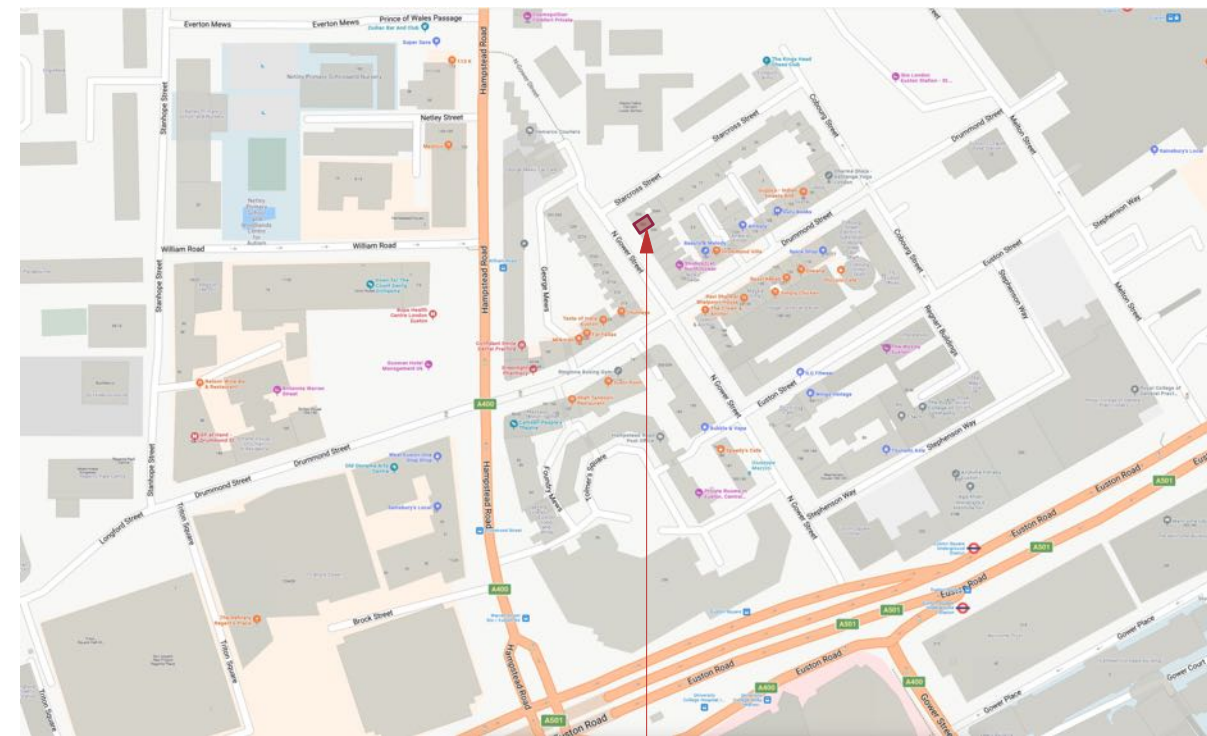
No works are proposed to the front of the building and to the upper floors past the 1st floor. Minimal alterations to the ground and first floor are proposed, mainly affecting the rear external. The building's listing does not make specific reference to any internal features or rear elevation, referring only to the front elevation. From a visual point of view, there will be no changes to the building from street level. The only external changes will be the improved rear elevation, making better use of the rear terrace which at current does not provide any significant amenity to the client and the replacement of all windows in the rear elevation with period appropriate timber sashes.

No Heritage Asset will be affected by the proposal. The building does not sit within a conservation area so any further consideration in this particular respect is not relevant.

The proposals are aligned with Camden's Design priorities in so far as they have been developed to consider and respond to the following:

- The context of a development and its surrounding area
- The design of the building itself
- The use and function of existing and surrounding design
- Using good quality sustainable materials
- Creating accessible, adaptable, sustainable, attractive and liveable places for residents
- Opportunities for promoting health and well being
- Opportunities for improving the character and quality of an area

Overall, it is not considered that the proposal causes any harm to the significance of the existing building. The amendments are modest in scale and offer some aesthetic simplification to the scheme which are beneficial. The proposal are well considered and appropriate within the principals and requirements of Camden's relevant policies.



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