



Heritage Statement

May 2025

34 Warren Street, London Borough of Camden, W1T 5NH

1. Introduction

This Statement is submitted in support for the works to 34 Warren Street and should be read in conjunction with the Design & Access Statement and submitted drawings.

2. Brief History of Property

34A Warren Street forms part of a converted Georgian terraced house, comprising the lower ground and ground floors.

1788-98

- 5nr terraced houses comprising lower ground, ground, first, second and loft floors constructed with brown brick facades, red brick flat arch lintels and Welsh slate gambrel roofs.

1984

- The property was substantially refurbished during the conversion into three self-contained flats (PL/8401362).
- During the conversion the interior of the property was entirely stripped of all period detailing to the extent that no original features remain inside the property.
- The front railings were also replaced at this time with spear style finials that do not match the original point style railings to the rest of the terrace.
- The front elevation at ground level was flat rendered all the way up to the first floor sash windows, with the first floor window sills being removed.

1988

- Numbers 30-34 Warren Street were Grade II listed (List Entry No: 1379120).
- The listing primarily relates to the original Georgian brick facades, sash windows and slate gambrel roofs.
- The listing acknowledges the C18 houses, C19 shopfronts and C20 amendments, including the cast iron railings to no34 as a subsidiary feature.
- It is noted in the listing that the interiors were not inspected.

1999

- Number 34 Warren Street was granted permission for the erection of a rear addition (PS/9904599).
- It is noted that the rear addition has an unsympathetic sloped roof not typically found in Georgian outrigger extensions.
- The rear addition is located adjacent to the main ground floor room, rather than the circulation core as would be typically found with an outrigger to a Georgian terraced house, which results in an awkward abutment detail between the sloped extension roof and the existing kitchen window.

3. Architectural Justification for the Proposed Works

The proposed works seek to improve the building's appearance, restoring period features to the exterior in keeping with the character of both the Georgian terrace and the wider the Fitzroy Square Conservation Area.



Exterior Front

Brick

- Remove the top section of render applied in 1984 to the street elevation and make good 4 courses of original brickwork below the first floor windows to match the proportions to the remainder of the terrace.

Sills

- Reintroduce painted window sills to the street elevation first floor windows to match the windows above and along the rest of the terrace.

Render

- Reintroduce rusticated cement render to the ground floor street elevation, in keeping with the character of the Fitzroy Square Conservation Area.

Railings

- Remove cast iron grille over front lightwell.
- Remove spear style contemporary railings and replace with point style railings bedded directly onto a new curved plinth, to match existing and approved railings at 30, 31 & 32 Warren Street.
- Reintroduce wrought iron stair from ground level down to lower ground level, to match the existing and approved side lightwell stair to 25 Conway Street, immediately adjacent to 30 Warren Street.

Paving

- Remove riven sandstone pavers to the entrance step and replace with smooth Portland Stone pavers in keeping with the character of the Fitzroy Square Conservation Area.

Exterior Rear

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Rear Addition

- Demolition of existing unsympathetic lean-to extension to the rear of the property, built in 1999.
- New rear addition at ground level adjacent to stair to reflect the typical location of Georgian outriggers, to incorporate a utility room and garden store.

Brick

- Replacement rear addition will be similar in scale to the existing addition, constructed with brown brick to match the existing property.

Coping

- New parapet walls to the rear addition will be topped with stone coping to match the existing terrace roofline.

Fenestration

- The new windows and doors to the outrigger extension, kitchen opening and relocated lightwell will be painted timber framed, with profiles to match the existing fenestration.
- The rooflights over the rear extension will be flatglass and will not project beyond the height of the outrigger parapet walls.

Sills

- New window sills will be painted and match the proportions of the original window sills to the rear façade of the terrace.



Paving

- New paving to the rear terrace will be smooth Portland Stone pavers in keeping with the character of the Fitzroy Square Conservation Area.

Interior

Chimney Breast

- It is proposed to remove the corner chimney breast to both floors to improve the functionality of the internal living accommodation.
- It is noted that neither fireplace has been in use since the 1984 conversion, when all fire surrounds were removed and fireboxes covered.
- No change to the external appearance of the chimney stack is proposed.

Internal Reconfiguration

- As there are no surviving period features internally the internal reconfiguration will not have any adverse impacts on the significance of the heritage asset.

4. Conclusion

The proposals at 34A Warren Street are in keeping with the character of the area and will enhance the appearance of the existing building in respect of its listed status by reintroducing period features.

Altogether the proposals are considered to be an enhancement in historic buildings terms and are to be welcomed, especially the sensitive restoration of the front façade and railings, as this will have the most beneficial impact on the character of both the listed building and the wider Conservation Area.



5. Photographic Evidence to Support the Justification for the Proposed Works



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Warren Street frontage showing lack of period detailing from 1984 conversion



Rear elevation showing unsympathetic 1999 lean-to extension abutting the kitchen window



Ground floor kitchen showing sealed over fireplace and absence of period detailing



Lower ground floor bedroom showing sealed over fireplace and absence of period detailing