



Heritage Statement - New Extension at 11 Conway Street

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1. Introduction

- 1.1 This Heritage Statement is submitted in support of an application for Listed Building Consent for the construction of a new rear extension at no. 11 Conway Street, which is grade II listed.
- 1.2 Planning permission is sought for the rear extension in conjunction with the Listed Building Consent application.
- 1.3 This Statement outlines the historical features of the property and explains how the works impact on the listed building, as well as the Fitzroy Square Conservation Area.
- 1.4 This Statement should be read in conjunction with the accompanying Planning, Design and Access Statement and drawings.

2. Description of the Site

- 2.1 The property is located half way along the southern part of Conway Street, which is divided into two parts by Fitzroy Square, a designated London Square. It is a single dwelling formed over 5 floors and contains 4 bedrooms.
- 2.2 The property is located within a row of terraced houses. To the rear is a commercial office building which occupies the space to the rear of the terraced houses between Conway Street and Cleveland Street. The adjacent properties on Conway Street are residential dwellings of similar height to no.11. There are commercial uses at Ground Floor level in the most southern part of Conway Street, nearest to the junction with Maple Street.
- 2.3 The property was grade II listed, along with numbers 7 and 9, in May 1974 (listing reference 477018). The listing description is as follows:

“3 terraced houses. C1792. Multi-coloured stock brick, No. 7 upper floors possibly refaced, No. 9 evidence of tuck pointing. Rusticated stucco ground floors and plain stucco 1st floor sill bands. Slate mansard roofs with dormers. 3 storeys, attics, basements. 2 windows each. Round-arched doorways with splayed reveals; no. 7 with mask on the keystone, nos 9 & 11 with radial patterned fanlights; panelled doors. Gauged brick flat arches to recessed sashes. No. 11 with 2-pane sashes and architraved ground floor windows. Nos 7 & 9 with wrought-iron balconies to 1st floor windows. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.”

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2.4 No. 13 Conway Street is also grade II listed, along with many other properties in the area.

3. Fitzroy Square Conservation Area

3.1 A conservation area is defined in Planning (Listed Buildings and Conservations Areas) Act 1990 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and, where possible, enhance.

3.2 The London Borough of Camden has produced a Conservation Area Character Appraisal and Management Strategy for Fitzroy Square (February 2009), which defines the special interests and key attributes of the area. The area previously formed part of the Bloomsbury Conservation Area, which was designated in September 1968. However, given its distinct character and physical separation from the main part of Bloomsbury, it was decided to designate Fitzroy Square as a separate conservation area.

3.3 The Fitzroy Square Conservation Area is mainly residential in nature and has a street pattern composed of a broadly north-south and east-west orientated grid. The main focus of the conservation area is Fitzroy Square, with a number of streets running into its corners - Fitzroy (east), Conway Street (west) and Grafton Way (south).

3.4 The area is a good example of late 18th and early 19th century (Georgian) speculative development of homogenous character, designed by renowned architects the Adam brothers. The buildings vary in size and status, with the grandest overlooking the central square which forms the principle focus (Photograph 1) and the humblest within the rear mews area. The remainder of the area comprises streets of varying width, which are characterised by being enclosed due to the continuous frontages of the three and four storey townhouses.

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Photograph 1 - Fitzroy Square (dated 16.02.2012)

- 3.5 The area is characterised by classical architecture, comprising a repeated pattern of vertically proportioned windows which decrease from ground floor to upper floors. The townhouses in the surrounding terraces (including Conway Street) are described as containing narrower plots than Fitzroy Square, and are no larger than three bays wide. The form of development is very dense and reflects the speculative nature of the original development. The original townhouse form has a basement defined by railings and sometimes an attic storey. Roof forms are commonly defined by a parapet and a strong and often consistent roofline. It is noted that few of the original mews properties remain and that many have been replaced by 20th century developments including mews houses and office developments.
- 3.6 The predominant building material used in the terraces was yellow London brick and natural Welsh slate for the roofs. The windows, doors and door surrounds are constructed from painted timber. The ground floors of the early 18th century properties in Conway Street are faced with rusticated stucco to mimic stone.
- 3.7 Paragraph 6.36 describes how the mews is located to the rear of the southern part of Conway Street, Bromley Place. The area comprises a short, narrow mews area paved in granite setts and is enclosed by three and four storey former warehouse buildings with vertically positioned windows. Nos 1 and 2 are London stock brick warehouses and no 3 is a red brick neo Georgian office building dating from the later 20th Century with a high quality modern glazed extension.

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3.8 The drawing below (taken from the conservation area appraisal) shows the key features of the conservation area.



KEY

Listed Buildings



Positive Contributors



Detractors



London Square



4. History of the Property

- 4.1 11 Conway Street was constructed in approximately 1792 as a single dwellinghouse. Since this time, a number of alterations have been made to the rear of the property.
- 4.2 In 1991, planning permission and listed building consent were granted for the construction of a rear extension to provide a utility room at lower ground level and bathroom at ground floor level. The extension was constructed in 1996 and replaced an existing 'flying' extension at Ground Floor level only. The approved extension reduced the lightwell at Lower Ground Level by half to its current size.
- 4.3 In 1995, listed building consent was granted for "alterations to existing window to form new French window to patio and alterations to fenestration of previously approved rear extension." These alterations have been implemented.

5. Planning Policy Appraisal

- 5.1 Government guidance on Listed Building control is set out in PPS5: Planning for the Historic Environment (2010). This includes Policy HE1 (Heritage Assets and Climate Change), which encourages local authorities to identify opportunities to improve the energy efficiency of heritage assets. The proposed new door is double glazed and aluminium framed, compared with the existing single glazed, timber framed window. Similarly, the proposed replacement of the existing doors on the First Floor with a smaller replacement sash window as well as a smaller replacement sash window on the existing rear two storey extension will improve the energy efficiency of the building. The new door also complies with improved energy efficiency requirements in accordance with current building regulations.
- 5.2 Policy HE7 of PPS5 states that, when considering the impact of a proposal on a heritage asset, the local authority should have an understanding of the nature of the significance of the heritage asset and the value that it holds for current and future generations.
- 5.3 Furthermore, paragraph HE7.5 of policy HE7 states that "local authorities should take into account the desirability of new development making a positive

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contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use”.

- 5.4 Policy CS14 of the Core Strategy DPD (2010) promotes high quality places and the conservation of our heritage. This includes requiring development of the highest standard of design that respects local context and character, as well as the preserving and enhancing of Camden’s rich and diverse heritage assets and their settings.
- 5.5 Policy DP25 of the Development Policies DPD (2010) states that the Council will only grant consent for alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.
- 5.6 This Statement describes the historic and architectural qualities of the property and its setting. Emphasis is placed on the important characteristics of the front elevation of the property in both the listed building description and the conservation area appraisal. The review of the history of the site shows that there have already been a number of changes to the rear of the property, including a two storey extension and alterations to the window and doors. Planning permission for these works suggest that the Council did not find the original rear elevation of the property, including the full sized lightwell to the Lower Ground Level, to be worthy of retention.
- 5.7 The design of the extension and alternations and its impact on the Listed Building are discussed in Sections 6 and 8 of this Statement.

6. Extent of Works

- 6.1 All proposed works would be at the rear of the dwellinghouse and located at the Ground and First Floors only.
- 6.2 The proposal requires the reworking of a section of the historic fabric of the rear wall on the Ground Floor where the kitchen is located (Photograph 2). It also requires the reworking of a section of the 1990’s extension at the same level. The proposed extension would be single storey at Ground Floor level only and extend to half the depth of the 1990’s extension. The lightwell on the Lower Ground Floor

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would remain untouched, with extension hanging partly over it. There would be contemporary double glazed sliding doors to the rear of the extension. A detailed cross section of the method of construction is shown on Drawing no. 200/125rev.



Photograph 2 - Internal kitchen area (dated 16.02.2012)

- 6.3 The existing rear extension would be raised by 600mm to level with the proposed height of the new. A rooflight is proposed in the new extension area, with the roofspace forming a larger terrace area at First Floor level. The existing doors leading onto the terrace area would be retained and the French doors (Photographs 3 and 4) would be replaced with a traditional timber sash window in the adapted opening to match the windows elsewhere on the rear elevation. The existing metal balustrade at the terrace level would be replaced with proposed toughened glass balustrades.



Photograph 3 and 4 - French door external and internal (dated 16.02.2012)

- 6.4 A window to the side of the existing extension would be replaced with a traditional timber sash window.

7. Justification of Works

- 7.1 The conservation area appraisal sets out the distinctive architectural features of Conway Street. It states that the special features of the buildings surrounding Fitzroy Square are the continuous frontages of the terraces with their classical architecture and specifically acknowledges the repeated pattern of vertically proportioned windows which decrease from ground floor to upper floors. The alterations do not impact on the property's frontage, and the proposal does not impact on the conservation area.
- 7.2 The proposal would allow for more useable external amenity space and the creation of additional internal floorspace to enable the kitchen area to be more functional. The extension is relatively small in scale but would add significantly to the overall amenity and usability of the property. The walls would be built with brick and painted white to match existing.
- 7.3 The introduction of glazed doors to the rear of the extension would allow for the improved energy efficiency of the building and would encourage natural light to enter into the property. The doors would be contemporary double glazed sliding doors with a powder coated aluminium frame, designed to reduce the loss of heat from the building and to maximise light entering it. Toughened glass balustrades to the terrace area are proposed for safety reasons.

- 7.4 The replacement of the French doors on the First Floor with a traditional painted sash window provides a more symmetrical design on the rear elevation, which is in keeping with what was there before the existing French doors were installed in the 1990s.
- 7.5 The planning history shows that the rear of the property has been extended and altered a number of times over recent years and as such its historic form has already changed from what was originally built in circa 1792. The approval of the existing rear elevation and amendments to the fenestration of the building suggest that the Council did not consider the rear elevation to be worthy of retention in its original form. The rear elevation has been altered to meet modern needs and a further minor alteration is now sought.

8. Impact on the Listed Building

- 8.1 The design of the proposed extension was sought to enhance the character and functionality of the building, since the existing arrangement (with a steep step out onto the patio) is less than ideal. National and local planning policy encourages the adaption of listed buildings to improve their energy efficiency. The use of contemporary double glazed sliding doors with a powder coated aluminium frame will reduce the loss of heat from the building and light into the property. The materials used for the walls will be brick to match existing. The proposal seeks to replace the French door which was introduced in the 1990s with a more traditional painted sash window. This will have a positive impact on the appearance of the listed building is in keeping with the design and appearance of original features.
- 8.2 Whilst the proposal seeks the reworking of a small area of the external wall on the Ground Floor, it is felt that the design of the proposed extension does not impact on the architectural features of the property which warrant its listing. The extension would not impact on the lightwell on the Lower Ground Floor. Similarly, the proposal would not be visible from any public viewpoint and would only be visible from immediate neighbouring properties.

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9. Conclusions

- 9.1 It is considered that the proposal would represent a modest alteration to the building and its fabric, which is appropriate to its context and to the special architectural and historic interest of the building.
- 9.2 It would enable the building to be used more efficiently and for the existing patio to be used more safely by making it level with the internal floor levels.
- 9.3 The rear elevation has already been re-worked in the recent decades, and the works only propose to improve the alterations that have already been made.