

Ernest Tsui Architects + Partners
~ No. 61 ~
KINGS CROSS ROAD , LONDON.
HERITAGE STATEMENT

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HERITAGE STATEMENT



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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 Kings Cross Road.

This statement should be considered and read in conjunction with the accompanying documents, Design and access Statement and particularly the following drawings:

KXR _ETA_002 (Existing Floor Plans)

KXR _ETA_005 (Existing Elevation & Section)

KXR_ETA_202 (Proposed Floor Plans)

KXR _ETA_220 (Proposed Elevation & Section)

1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared by Ernest Tsui Architects on behalf of our client in support of an application for listed building consent for works of internal alteration and refurbishment at 61 Kings Cross Road, London.

1.2 In The National Planning Policy Framework (NPPF) 2012 gives the Government's national planning policy on the conservation in relation to the historic environment. 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

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 (and at Appendix 1).

1.4 Section 3.0 then provides a statement of significance for 61 Kings 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 2012, and regional and local planning policy for the historic environment (set out in detail at Appendix 2).

If you have any queries or concerns please do not hesitate to contact;

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2.0 THE HERITAGE ASSETS

Introduction

2.1 The National Planning Policy Framework (NPPF) 2012 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

Designated Heritage Assets

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.

Listed Buildings

2.3 61 Kings Cross Road, was included on the statutory list of buildings of special architectural or historic interest at grade II on 22 Jan 1973. The List Entry description and accompanying map³ for this terrace is included at Appendix 1.

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 NPPF⁴ identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

Local List

2.7 The Camden council maintains a register of unlisted building 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.

2 DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary
3 The National Heritage List for England (English Heritage)
4 DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

3.0 SIGNIFICANCE OF THE HERITAGE ASSET

Significance and Special Interest

- 3.1 The NPPF 2012 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.”s

All Heritage Assets

- 3.2 English Heritage has published guidance 6 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 7, and supported by English Heritage’s Listing Selection Guides for each building type. 8

Assessment

- 3.4 The following assessment describes the significance of 61 Kings 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: -Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 –date 1951*9; specific archival research; and, on-site visual survey and analysis. Current photographs of the building are included within the text.

Architectural Interest

- 3.5 The architectural interest of the building at 61 Kings Cross Road is primarily derived from its external appearance and the contribution of its street elevations to Kings Cross Road and the Bloomsbury Conservation area. However that said there 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. It has a round-arched doorway with fanlight and panelled front door. It also has Gauged red brick flat arches to recessed sash windows. There are cast iron railings with spearhead finials to front curtilage.
- 3.7 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.
- 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. 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. It has now returned to residential use.

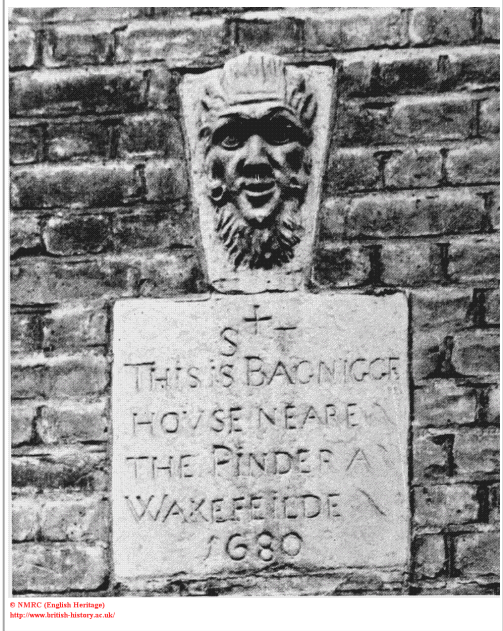
5 DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

6 English Heritage, Conservation Principles, Policies and Guidance, 2008

7 DCMS Principles of Selection for Listing Buildings, 2010

8 English Heritage, Listing Selection Guide: Domestic Buildings 2: Townhouses, 2011

9 Walter H. Godfrey and W. McB. Marcham (editors) survey of London: volume 24 - The parish of St Pancras part 4: King’s Cross Neighbourhood 1952 (English Heritage)



FRONT ELEVATION AND PLAQUE PAST



FRONT ELEVATION AND PLAQUE 2014

Historic interest

3.9 Timeline and permitted changes:

1841 Erected

61-65 Kings 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 Permissn.

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

2004

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

2004/4497/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

2005

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

Close historical associations

- 3.10 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.



Existing Cornice

4.0 IMPACT OF APPLICATION PROPOSALS

Introduction

- 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 1990¹¹, national policy set out in the NPPF¹², and regional and local policy for the historic environment.
- 4.2 In accordance with the requirements of the NPPF¹³ 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 129 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

- 4.6 The application proposals at throughout the property comprises of 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 clearly illustrated on the annotated drawings and supporting Design & Access Statement prepared by Ernest Tsui Architects, which form part of the application submission package.
- 4.4 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 ¹⁴.
- 4.5 Paragraph 132 of 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.

¹¹ HMSO, *The Planning (Listed Buildings and Conservation Areas) Act 1990*
¹² DCLG, *National Planning Policy Framework (NPPF) 2012*
¹³ DCLG, *NPPF 2012 – para. 128*
¹⁴ DCLG, *NPPF 2012 – para. 131*

Assessment of Impact Context

- 4.7 The site of No. 61 was one of the 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. However, as found today the building it has shown its versatility as residential property.
- 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 group value as a part of a related adjoining terrace group and 19th century street scene within Bloomsbury.

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 the modern household. Where new decorative features are proposed these have been designed to accord with that of the existing traditional-style interior scheme and the type, age and style of the property. Generally skirting and architraves to doors will be made to match existing, and the approach to retaining, replacing or adaption existing cornices and doors is discussed below in more detail.

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

Throughout whole property: All windows and doors to be refurbished. All areas to be repainted and made good. All floors to be made level and then oak surface to be placed over existing boards. Rising damp issues also to be fixed and areas made good.

Lower Ground floor/Basement

Vault: Renovation and tidying of, to provide extra storage (for wine)

Kitchen & Dining room: To be area repainted and made good in preparation for updated fitted kitchen unit

Bedroom/ study: To be portioned off with new stud wall. Plumbing to be fitted to create a shower room with toilet and basin.

To be linked to a separate study room.
Garden: Paving to be renewed in York stone and aco drain to be added to thresholds.

Upper Ground floor

All areas to be repainted and made good.

Hall: The removal of tongue and groove panelling to wall between the entrance and 1st reception room door.

Reception room 1: Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top.

Reception room 2: Floor to be made level as above. Cupboard to be removed.

Bedroom: To be converted into a bathroom. No longer a Bedroom.

1st Floor

All areas to be repainted and made good.

Hall: Repainted and made good.

Bedroom: Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top. Cupboard to be removed.

Bathroom: Floor to be made level as above. Repair to water damaged area of the ceiling. In preparation for updated sanitary ware.

2nd Floor

Hall: Repainted and made good.

Bedroom (Large): Floor to be made level.

Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top. Cupboard to be removed.

Bedroom Small: Floor to be made level as above. Cupboard to be removed.

Jack and Jill Bathroom: Door to Bedroom (small) to be removed. Area to then be 'square off' with new stud partition. To be converted into ensuite for Bedroom (Large). Repainted and made good in preparation for new sanitary ware.

3rd Floor & Roof Terrace

Toughend glass balustrade to top of the stairs. External Decking and trellis to be replaced with like for like materials.

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 is 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 primarily 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.

Ernest Tsui Architects + Partners

~ No. 61 ~

KINGS CROSS ROAD , LONDON.

HERITAGE STATEMENT

Appendix A - Designated Heritage Asset

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 45-63 AND ATTACHED RAILINGS

List Entry Number: 1379256

Location

NUMBERS 45-63 AND ATTACHED RAILINGS, 45-63, KINGS CROSS ROAD

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Jan-1973

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478624

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ3082NE KINGS CROSS ROAD
798-1/91/991 (West side)
22/01/73 Nos.45-63 (Odd)
and attached railings

II

Terrace of 10 houses.

No.45: early C19. Stucco with rusticated ground floor. 3 storeys and basement. 1 window. Segmental arched doorway with splayed reveals, cornice-head, fanlight and panelled door. Pilasters rise through 1st and 2nd floors carrying entablature. Recessed sash windows; 1st floor round-arched, architraved with fan decoration in the tympanum and cast-iron balcony. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.

Nos 47-59: early C19, altered. Yellow stock brick with rusticated stucco ground floors and plain stucco 1st floor sill bands. 3 storeys and basements. 2 windows each. Segmental arched doorways with splayed reveals, panelled jambs, cornice-heads, fanlights and panelled doors. Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. Cement cornice and blocking course. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials.

Nos 61 & 63: mid C19. Yellow stock brick; parapet rebuilt in multi-coloured stocks. Plain stucco band at ground floor level. 3 storeys and basements. 2 windows each, No.63 with 1 window right hand extension. Round-arched doorways with fanlights and panelled doors. Gauged red brick flat arches to recessed sashes. Set into the wall, a carved mask keystone and

plaque inscribed: S + P THIS IS BAGNIGGE HOVSE NEARE THE
PINDER A WAKEFEILDE 1680. SUBSIDIARY FEATURES: attached
cast-iron railings to areas.

INTERIORS: not inspected.

HISTORICAL NOTE: this was the site of Bagnigge Wells, watering
place and pleasure garden founded 1759 by Thomas Hughes. The
houses are on the site of the Long Room where concerts were
held. The inscription, refixed, may be derived from an earlier
house on the site of the spa. Nos 45-59 were probably
developed when the spa was reduced in size in 1813. Nos 61 and
63 were probably built when the spa was closed in 1841.

(Survey of London: Vol. XXIV, King's Cross Neighbourhood,
Parish of St Pancras IV: London: -1952: 66-68).

Listing NGR: TQ3087382594

Selected Sources

1. **Article Reference** - *Title*: Survey of London - Kings Cross neighbourhood The Parish of
St Pancras Part 4: Volume 24 - *Date*: 1951 - *Journal Title*: Survey of London - *Page*
References: 66,67,68

Map

National Grid Reference: TQ 30873 82594

The below map is for quick reference purposes only and may not be to scale. For a copy of the
full scale map, please see the attached PDF - [1379256.pdf](#)

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102006.006.

This copy shows the entry on 18-Jun-2014 at 12:30:09.

Heritage Category:	Listing
List Entry No :	1379256
Grade:	II
County:	
District:	
Parish:	


For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

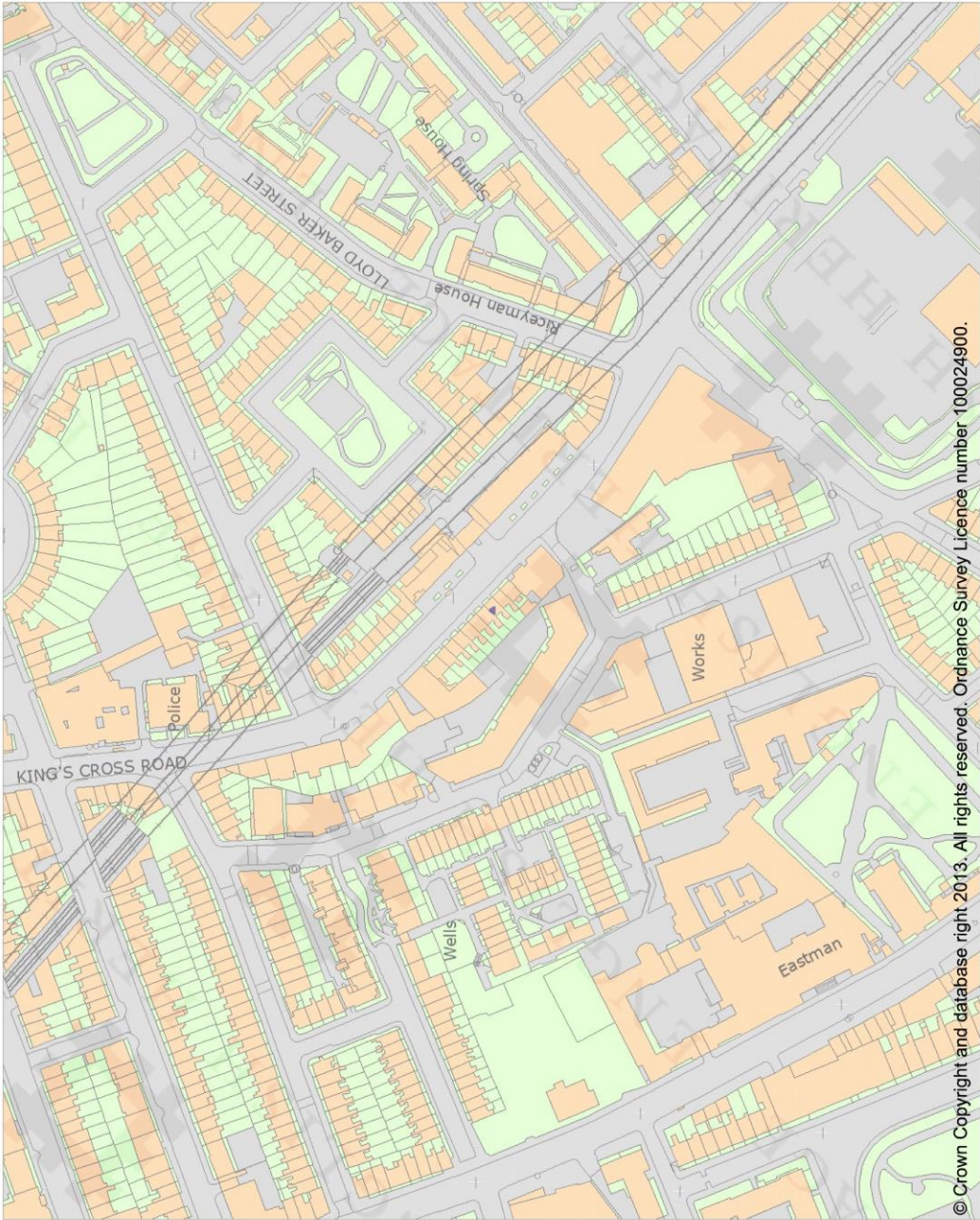
This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 30873 82594
Map Scale:	1:2500
Print Date:	18 June 2014



ENGLISH HERITAGE

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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: NUMBERS 45-63 AND ATTACHED RAILINGS

Ernest Tsui Architects + Partners

~ No. 61 ~

KINGS CROSS ROAD, LONDON.

HERITAGE STATEMENT

Appendix A - Heritage Policy and Guidance

A.0 HERITAGE POLICY AND GUIDANCE

Statutory Duties

- A.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places the following duty upon the decision maker, with regard to the determination of applications for listed building consent:

's.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

National Planning Policy
National Planning Policy Framework
(NPPF), 2012

- A.2 The National Planning Policy Framework (NPPF) was introduced on 27 March 2012 as the full statement of Government planning policies covering all aspects of the planning process. One of the twelve core planning principles of the NPPF is that planning should:

'conserve heritage assets in a manner to their appropriate significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'

- A.3 The NPPF replaces PPS5: Planning Policy Statement 5: Planning for the Historic Environment 2010. However, the **Historic Environment Planning Practice Guide** which accompanies PPS5 remains valid as a material consideration until new technical guidance on conserving and enhancing the historic environment is issued by the Government.

- A.4 Chapter 12 outlines the Government's guidance regarding conserving and enhancing the historic environment. Paragraph 128 outlines the information required to support planning applications affecting heritage assets. It states that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- A.5 Paragraph 129 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.

- A.6 Paragraph 131 states that local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and; the desirability of new development making a positive contribution to local character and distinctiveness.

- A.7 With respect to the listed building, paragraph 132 states that local planning authorities should give great weight to the conservation of designated heritage assets when considering the impact of proposals on their significance. The more important the heritage asset, the greater the weight should be. It is also specified that any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification.

Other National Guidance
Department of Culture, Media and Sport
Circular: Principles of Selection for
Listing Buildings, 2010

- A.8 The *Principles of Selection for Listing Buildings* was published by the DCMS in 2010. It sets out the general criteria for assessing the special interest of a building in paragraphs 9 and 10, as below:

'Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms:
Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.
10. When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.'

- A.9 In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by English Heritage in 2011. These **Selection Guides** provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

The London Plan, 2011

- A.10 The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London Plan (consolidated with alterations since 2004), which was published in February 2008. The London Plan sets out policies regarding the historic environment in London, including Policy 7.8 (Heritage assets and archaeology) which states that:

"Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset ..."

Camden Council – Listed Buildings

The City Council has produced a report which contain useful information about the listing of buildings:

Bloomsbury Conservation Area Appraisal and Management Strategy -

It provides information and guidance on the context and constraints within the conservation area and regarding alterations to listed buildings.

The next few pages contain information from the report relevant to the formulation of the 61 Kings Cross proposal and strategy.

Designation

1.8 The initial designation of Bloomsbury as a conservation area in 1968 sought to protect elements of development from the Georgian and earlier eras, but excluded areas where there had been significant later redevelopment. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture.

2.0 PLANNING POLICY CONTEXT

2.1 Camden has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (section 69 and 72) to designate as conservation areas any “*areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance*” and pay special attention to the preserving or enhancing the character or appearance of those areas. Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees and more stringent requirements when judging the acceptability of proposals to demolish unlisted buildings that contribute to the character of the area.

2.2 Government policy on conservation areas is set out in Planning Policy Statement 5:

Planning for the Historic Environment (published 23 March 2010).

2.3 The Council's policies and guidance for conservation areas are contained in the Camden Core Strategy and the Camden Development Policies of the Local Development Framework which were adopted on 8 November 2010, and reflect the requirements of national policy.

Building Typology and Form

3.17 A range of building types is evident across the Conservation Area although the predominant type is the terraced townhouse. These are generally three or four storeys in height although there are a number of examples of more modest two-storey townhouses built for workers. In addition, the townhouses generally have basements and attic storeys. Roofs are commonly defined by parapets, giving strong and consistent roof lines. The most widespread roof forms are butterfly roofs behind parapets or mansards where there is habitable attic space.

Sub Area 14: Calthorpe Street/Frederick Street

5.246 The built environment is characterised by a fine urban grain of a repetitive nature. The properties in the long terraces have consistent plot widths, with a strong relationship to the street defined by basement areas and front boundary railings. Horizontal parapets emphasise the rooflines. The repetitive character is derived from a pattern of vertically proportioned sash windows and arched doors, fanlights and ground floor windows

5.250 At the eastern end of Acton Street and to the north and south of it junction with King's Cross Road are a number of uniform terraced 19th century properties with ornate stucco detailing and curved corners.

AUDIT

Introduction

6.1 An audit of the fabric of the Conservation Area has been undertaken to identify listed buildings and unlisted buildings that contribute to the character and appearance of the Conservation Area, as defined in paragraph 4.19 'An audit of heritage assets' of English Heritage's Guidance on Conservation Area Appraisals (August 2005). Buildings and streetscape and other elements that detract from its character and appearance are also identified. These are set out on a sub area basis and are included in Appendix 3, with plans in Appendix 4.

Listed buildings

6.2 Within the Bloomsbury Conservation Area there are in excess of 1000 listed buildings and structures on the statutory list of buildings of Architectural or Historic Interest. Of all listed buildings 4% are Grade II* and 2% Grade I. As can be seen from the sub area plans, the number of listed buildings within the area and the high proportion of both individual buildings and groups of buildings that are Grade I or Grade II* highlights the historic and architectural significance of this area. A large number of squares are protected under the 1931 London Squares Act. A number of gardens and squares within the area are on the Register of Parks and Gardens of Special Historic Interest, and are identified on the sub area plans.

Buildings and groups of buildings that make a positive contribution to the Conservation Area

6.3 In addition to the buildings that are on the statutory list there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Conservation Area as a whole. Whilst some of these buildings may have experienced minor alterations over the years, they contribute as part of a group.

Elements of streetscape that make a positive contribution to the Conservation Area

6.4 The character and the appearance of the Conservation Area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage, lighting, street furniture such as historic bollards and boundary markers, vegetation and mature trees, contribute greatly to the area's quality, character and appearance.

2.0 MONITORING AND REVIEW

Monitoring

2.1 The Council will continue to monitor listed buildings within the Conservation Area that are at risk as well as other listed buildings to determine whether further action is necessary to safeguard the listed building and its special interest.

Review

2.2 The Council is required to undertake periodic review of the Bloomsbury Conservation Area to ensure that the special interest is being maintained and protected, to re-evaluate boundaries and see whether there are areas which justify inclusion or whether there are

3.0 MAINTAINING CHARACTER

General Approach

3.1 The following approach to maintaining the special interest of the Bloomsbury Conservation Area will be adopted as part of the strategy for its effective management:

1. the Bloomsbury Conservation Area Appraisal and Management Strategy will be periodically reviewed to ensure that these documents remain sufficiently current to enable its effective management and decision-making on new development within the area;
2. the list of buildings and other features which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the Bloomsbury Conservation Area, will be kept under review to aid decision-making and the preparation of proposals;
3. applications for development will be determined having regard to the special interest of the Conservation Area and the specialist advice of conservation officers;
4. in accordance with the relevant legislation most applications for development within the Conservation Area are required to include a Design and Access Statement. This will be required to adequately explain the design approach and context of the proposals and be accompanied by sufficient, accurate drawings of the existing site, its context as well as the proposed development;

5. where relevant and possible supplementary planning documents including design guidance and planning briefs will be produced;
6. in undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Bloomsbury Conservation Area are preserved, repaired and reinstated where appropriate;
7. the Council will seek to ensure that the departments responsible for the environment (highways/landscape/planning/conservation and urban design) work in an effective, coordinated and consultative manner to ensure that historic interest within the public realm is maintained and enhanced where appropriate; and,
8. the Council will continue to consult the Conservation Area Advisory Committees and local amenity societies on applications which may impact on the character and appearances of the Bloomsbury.

Policy and Legislation

3.2 The Camden Core Strategy and the Camden Development Policies of the Local Development Framework (LDF) (adopted on 8 November 2010) form the basis of decision-making for development proposals in the Borough. There is a requirement for greater public consultation as part of this revised policy framework including conservation policy (both general and specific) which will in part meet the objective of there being greater consultation on the management of the Conservation Area.

3.3 Detailed policies that are currently applicable in the Bloomsbury Conservation Area are listed in Section 5: Management of Change, together with a link to the relevant section of the Council's adopted LDF.

Alterations to Existing Buildings

5.4 Alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the area. Examples within the area include:

- Inappropriate external painting, cleaning and pointing of brickwork.

- Inappropriate design of extensions including the size and proportions of openings.
- The use of inappropriate materials/ inappropriately detailed doors and windows.
- Inappropriate roof level extensions - particularly where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, are overly prominent in the street.
- Extensions of excessive scale, massing or height.

Investment and Maintenance

5.9 The appraisal has indicated that the character of the Bloomsbury Conservation Area is vulnerable to negative change through incremental deterioration of built fabric arising from neglect and lack of maintenance of buildings

5.10 There is also evidence of some lack of investment or poor standards of maintenance in secondary commercial/shopping areas, for example along King's Cross Road, Gray's Inn Road and Marchmont Street.

5.13 The distinctive character of the Conservation Area will not be preserved or enhanced by standardised or poor quality approaches to property maintenance or occupation.

Listed Buildings

5.14 Bloomsbury Conservation Area has many fine buildings which because of their special architectural or historic interest are protected by statutory listing and a significant proportion are of exceptional interest (grade I or II*). They form a very important part of the historic quality and character of the area.

Maintenance and Repair of Listed Buildings

5.17 The Council will keep the condition of properties on the Buildings at Risk Register and other listed buildings under review on at least an annual basis. Owners will be encouraged to maintain their buildings regularly to ensure their condition is improved or appropriately and adequately maintained so that important historic buildings and their architectural features are

preserved. The Council will support owners by providing advice and links to available resources provided by other organisations via the website to assist with this (e.g. Georgian Group/English Heritage/maintain your building).

5.18 Owners will be encouraged to keep listed buildings occupied and in an appropriate use. The most appropriate use will be to retain a listed building in its original use. Other uses may be considered if it can be demonstrated that the original use cannot be viably maintained and any other more sympathetic uses are unviable. Most new uses will require planning permission and should not harm the integrity of the building. Listed building consent will be required for works of demolition, alteration or extension that would affect the special character of the listed building.

Listed Building Enforcement Powers

5.19 Listed building enforcement powers will be used to secure essential urgent works or repairs to secure the preservation of the building.

5.20 In the most extreme cases of deliberate neglect of listed buildings the Council will exercise its powers to undertake the work at the owner's cost or compulsorily purchase the property ensuring that there is provision for the subsequent repair of the building.

Elements of Streetscape Interest

King's Cross Road York stone paving, granite kerbs

Ernest Tsui Architects + Partners

Kings Cross Road, London. - Internal rearrangements
Heritage Statement

