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**HERITAGE STATEMENT AND DESIGN AND ACCESS STATEMENT FOR TWO STOREY REAR
EXTENSION AT 23 HARRINGTON SQUARE, LONDON, NW1 2JJ.**

Design and Access

The existing property is a five storey terraced building located in Harrington Square. There are ten self-contained studios within the upper part of the building. The Basement flat has its own entrance from the external stairs from the pavement via the lightwell on Harrington Square. The other ten studio flats are accessed via the communal entrance and staircase. The Basement flat and ground floor flat 3 both have access to the rear garden.

The existing building is in part fair-faced brickwork and part rendered and is in reasonable condition with part timber windows and part UPVC windows to the front and rear elevations.

The proposed scheme consists of extending the ground floor rear studio flat with additional space to create more spacious living space. The existing units are very cramped and this proposal will enhance the quality of life for the existing tenants. The existing interiors will not be altered.

The proposed rear extension is to be constructed in fairfaced brickwork in London Stock to match the existing and the new roof will be a felt flat roof with brick parapet. The new French doors are to be in white painted timber.

Heritage Statement

The property was listed Grade II in 1999 with the detailed entry listed below;

List entry Number: 1378736

Location: NUMBER 15 TO 24 AND AREA RAILINGS,
15-24 HARRINGTON SQUARE (east side) CAMDEN TOWN, CAMDEN, GREATER LONDON

Date listed: 11 January 1999 Grade II

TQ2983SW HARRINGTON SQUARE 798-1/83/1863 (East side) Nos.15-24 (Consecutive) and area railings

“Terrace of 10 houses, forming east side of former square. 1842-48. Grey brick, No.19 reddened, No.21 painted, over stuccoed ground floor. Slate roofs. 4 storeys and basements, No.15 with attics, all 2 windows wide. No.15 terminates terrace, projects forward with wider main bay and entrance with Doric door surround in narrower bay to side. The other houses with projecting porches. No.17 now with window, the others with panelled doors, that to No.19 with raised and fielded panelling. Upper windows with small paned sashes, those to Nos 21 (wholly) and 16 (partly) replaced; first floor with casements opening on to projecting balconies with cast-iron railings of crossed spear pattern set in round-arched rendered surrounds, all save Nos 19 and 22 with rosettes in spandrels. Ground floor with 4-light sashes under cambered heads. Heavy stuccoed cornice over second floor. Rendered parapet to Nos 15-21 and No.24; that to Nos 23 and 24 renewed in machicolated brick. INTERIORS not inspected. SUBSIDIARY FEATURES: railings with spearhead finials to all areas.”

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History

Harrington Square originally consisted of two sides of a triangular arrangement facing Hampstead Road and Mornington Crescent. Harrington Square was built on the Fig's Mead Estate; this was land owned by the seventh Duke of Bedford (1788-1861) who married Anna Maria Stanhope, her father was the third Earl of Harrington which resulted in the naming of the Square.

Harrington Square was constructed circa 1840 as part of the wider development of land owned by the Bedford Estate. It was unusual that the Square was conceived as a triangular plan and only having two built sides, to the east and south; this was due to the previous development of Mornington Crescent in the 1820s and the old route north, Hampstead Road. The houses were numbered 2 to 14 on the south (west to east) and 15 to 40 on the east (south to north). They all had basements, round-arched doorways with porticoes to the ground floors, two upper storeys of brick and a loft above a decorative cornice. The first floor windows had round-headed arches with rosettes in the spandrels.

The area grew rapidly from the mid 18th century as London's population expanded – this growth was accelerated by the popularity of the railways as well as the canal network. Euston station opened on the 20th July 1837 operated by the London and Birmingham Railway. The original station was quite limited with only two platforms, one for departures and one for arrivals; the current station has quite a few more than this.

The area suffered from sporadic bombing during the Second World War, specifically destroying 15 houses at the north end of the Square and significantly damaging the 14 houses that formed the southern end of the Square. In the postwar period and due to a housing shortage Camden demolished the southern terrace and built the Amphil Estate including the three 57m tower blocks which tower above the area.

The three tall blocks of flats were approved in 1965 and built as local authority housing for Camden. A refit in the 1980s gave them the distinctive primary colour trim. They are all named after Cumbrian villages or fells - Dalehead (yellow), Gillfoot (blue) and Oxenholme (red).

Design Approach

The approach to the design of the rear extension at 23 Harrington Square is one trying to enhance the property while protecting and conserving the listed elements which are mainly to the front of the property. Where damage has occurred it is proposed to repair and replace in order to match the existing design and fabric. The intended works will have a nominal impact on the building as the extensions at the rear are merely a repeat of the current rear elevation of the outrigger but will be repeated to the rear of the new extension.

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