

Heritage Statement: Flat E, 17-18 Harrington Square

1. Introduction

This scheme concerns Flat E, 17-18 Harrington Square. The building was first listed on 11 January 1999 and the listing has not been amended since. This statement is provided to show the analysis of the historic fabric so as to ensure that historically important areas of the site are preserved and enhanced as part of the proposal.

2. The existing building and site

The below map reveals the site location of 17-18 Harrington Square, with the building boundaries highlighted in red and the respective garden boundaries highlighted in blue. These boundaries will not be altered by the proposal. 17-18 Harrington Square is a lateral conversion. The external building is grey brick over a stuccoed ground floor with a slate roof.



3. History

Harrington Square road itself has been much altered since its origins. It was originally part of the Duke of Bedford's Estate, from which it takes its name. Harrington Square Gardens were bounded by mid nineteenth century terraces on two sides and by Hampstead Road on the other. Only part of the east side of the original terraces now survives a terrace of 10 houses built in 1842-48, of which the property under discussion is one. The northern part of this terrace was destroyed by WWII bombing and is now a post-war housing block. The south terrace was demolished for new housing in the 1960s.

Flat E, 17-18 Harrington Square itself, remains very similar to its original design in terms of architecture. The outside has been decorated with the last decoration occurring, according to the vendor, in 2008. The internal common parts were last decorated in 2013.

The stud wall which is proposed to be demolished, as per the below discussions, was not an original nineteenth century component of the building. The second bedroom was originally much larger. The WC and the wall under discussion are estimated to have been inserted in the late 1960s.

This has been ascertained from discussions with the previous vendor, alongside clues given by the architecture. To exemplify the latter, one can observe the original cornice, which surrounds the entirety of the original room and does not extend onto the later constructed non-structural wall.

4. Heritage significance

According to the National heritage list for England,¹ the predominant points under consideration when the building was listed under the Planning Act 1990 include upper windows with small paned sashes; the first floor with casements opening on to projecting balconies with cast-iron railings of crossed spear pattern; and the heavy stuccoed cornice over the second floor. None of these external aspects will be altered.

Notably, upon listing the buildings, the interiors were not inspected.

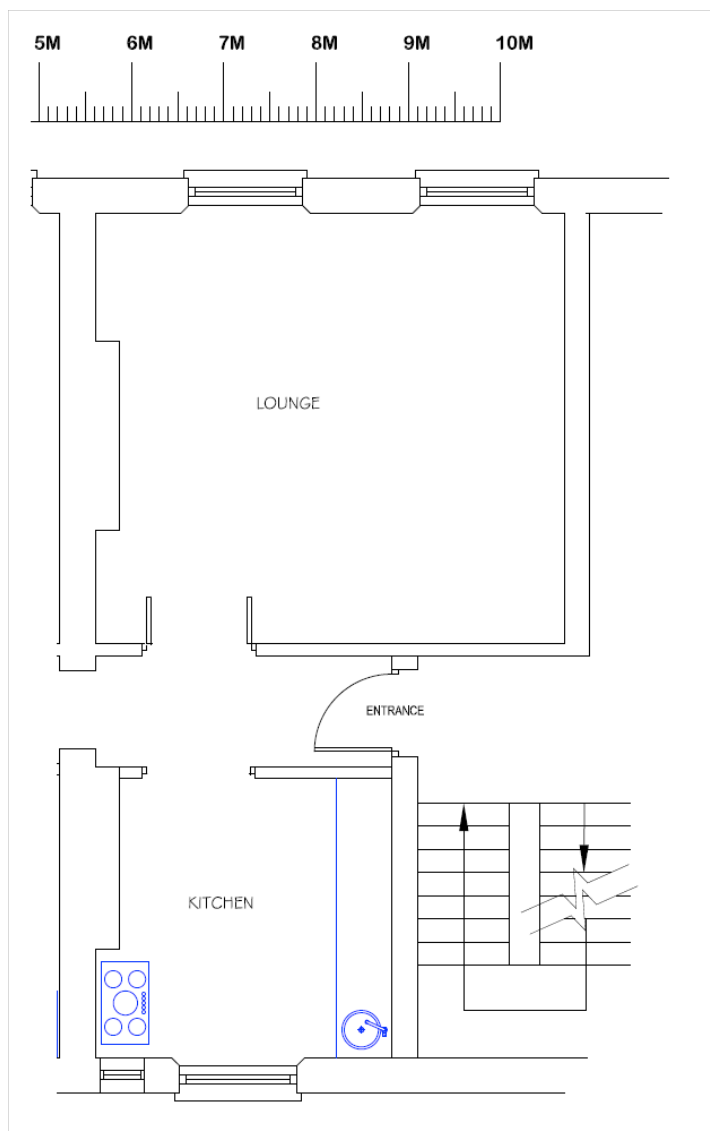
Nevertheless, the current owner deems the internal Georgian décor to be worthy of preservation and hence will not be altering any of the original internal features.

5. Elements of the alterations

As the below plan indicates, alterations are minimal and only concern the doors, which are not original features. The kitchen door will be removed and the opening expanded, and the lounge opening will be doubled in size and the door will be the same panel design as currently.

The works are felt to be justified based on how minor they are.

New design:



¹ <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1378736>

6. Impact of the proposal

The proposed scheme has been designed such that the effect on the historic nature of the building will be very minimal and if anything will serve to enhance the original features.

Neither of the walls are original parts of the property nor do they have any architectural features of significance. They are both plain plaster walls, neither are structurally significant, and they are suspected to have been added in the late 1960s.

Notably, none of the building's original features, whether external or internal, will be impacted.

In addition, no adjacent listing buildings will be impacted.

7. Conclusion

Pre-application discussions with Chris Pike have been positive. The works solely involve altering two door openings and replacing the doors.

The minor works involved are minimally intrusive to the property as a whole, whilst we believe their future benefits more than justify the alterations involved. Overall, we hope that this statement and supporting information underlines the extent to which the alterations are minimal and, moreover, the extent to which the preservation of the historical parts of the existing protected building will be ensured if not enhanced.

Sources

- National heritage list for England
<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>
- Camden Council – Conservation and Listed Buildings
<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/conservation-and-listed-buildings/find-a-listed-building.en>

Expertise

Chris Pike, planning advisor to Apollo Interiors