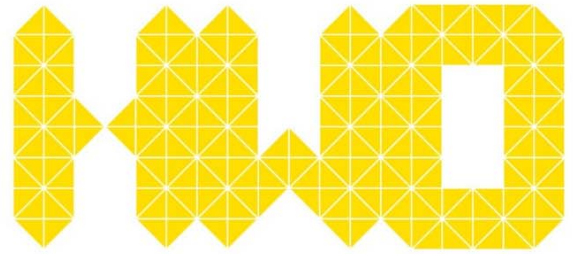


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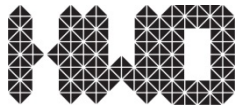
HERITAGE STATEMENT

To: Planning Department, Camden Council

Re: 19 Percy Street, W1T 1DY

Date: 10th July 2014





INTRODUCTION

The subject property is 19 Percy Street, a mixed use Grade II listed building within a Georgian terrace in Camden. This document outlines the property's listing description, the principals of the proposal development and the steps taken to insure that the proposal does not have any adverse impacts on the existing historical features.

LISTING DESCRIPTION

List Entry Number: 1113264

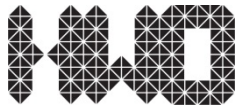
Location: 15-19 Percy Street, London

Date Listed: 22nd January 1974

Date of last amendment: 11th January 1999

Grade II

Terraced house with later shop. 1764-70, altered. Refaced above ground floor in facsimile. Built by W Franks, W Richmond, H Roydhouse and J Prichet. Multi-coloured stock brick and slated mansard roof with dormers. Original stone cornice and 1st floor sill band. 3 storeys, attic and basement. 3 windows. C20 ground floor restaurant frontage. Round-arched house doorway with fanlight and panelled door. Gauged red brick flat arches to recessed sash windows. Parapet. INTERIOR: not inspected.



ARCHITECTURAL ASSESSMENT

The existing use of the building is part residential and commercial. The lower ground, ground and first floors are used for commercial (A3) use. The second and third floors comprise of 2 x one bedroom flats on each floor (C3 use).

The listing of 19 Percy Street has been based solely on the exterior of the property as the listing shows that the interior was not inspected.

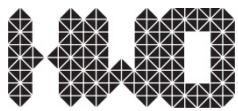
External

The external façade and all the historical features are in good condition, apart from the rear ground floor asphalt roof, which needs to be replaced. The property is structurally stable.

Internal

19 Percy Street internally is in poor condition and in its existing state does not reflect its well preserved exterior. There are currently problems with leaks, humidity and rising damp in the basement; also there are various cracks in the walls and ceilings due to poor upkeep of the property.

The internal decorations are in a poor condition and are unsympathetic to the historic building, in particular the karaoke bar on the first floor.



PROPOSAL

External

There will be no change in appearance to the streetscape or to any of the historic features on the front façade. This includes the round arched house doorway with fanlight and panelled door, multi-coloured stock brick, original stone cornice, first floor sill band, gauged red brick flat arches to the recessed sash windows and slated mansard roof with dormers.

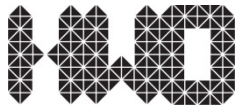
The proposals are mainly internal apart from the installation of new replacement mechanical equipment and rear ground floor roof with new rooflight. The existing roof is in poor condition and will be replaced with a more long lasting product, in a grey finish in keeping with the surroundings.

Internal

Consideration has been taken to the existing building fabric and therefore any internal changes will only affect the modern internal partitions. There are no alterations to the structure.

The proposal is for an internal refurbishment to all of the property, therefore all existing issues with leaks, humidity, rising damp, cracks or any other general maintenance will be resolved in the refurbishment.

The existing dado rails, cornices and architraves will be preserved, although they are not noted in the listing.



POSITIVE IMPACTS OF THE PROPOSAL

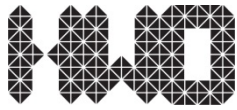
The proposals will have no negative impact on 19 Percy Street as there are no alterations to the exterior historical features noted in the listing or the structure.

The proposals will only be positive as they go beyond the listing to insure that the architectural features inside and out are maintained.

CONCLUSION

19 Percy Street internally is in poor condition and in its existing state does not reflect its well preserved exterior. The proposals have respected the historic architectural features of this Grade II listed building by altering only the modern features, therefore keeping both the existing structure and all of its architectural features.

The proposal will give the property a fresh look within without compromising its historic value. The building will continue to be used by both its commercial and residential users and insures that the building will be enjoyed for many years to come.



APPENDIX

Internal photos



First floor – Existing corning to be maintained



First floor – Crack in walls and ceiling to be repaired