



**8 THANET STREET, LONDON WC1H  
HERITAGE STATEMENT**

September 2015

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fig1. Current front of 8 Thanet Street



fig2. OS map of Thanet Street

## 1. Introduction.

This document support the planning application with listed building consent for 8 Thanet Street London WC1H.

8 Thanet Street is a Grade II listed property situated in the Cartwright Gardens/Argyle Square Sub-area of the Bloomsbury Conservation Area, in the London Borough of Camden. The property is a three story terraced house comprising, a lower ground floor, ground floor and first floor. The front elevation comprises yellow London stock brick, which has been painted, with rusticated stucco finish at ground floor level and stucco bands at 1st floor level and parapets. The ground floor has a round-arched

window and a doorway with pilaster-jambs carrying a cornice-head and fanlights. The first floor has two gauged brick flat arched windows with cast-iron balconies. The rear elevation comprises painted brick wall with five windows and a rear door. The roof comprises a London Butterfly roof, with slate tiles draining in the centre.

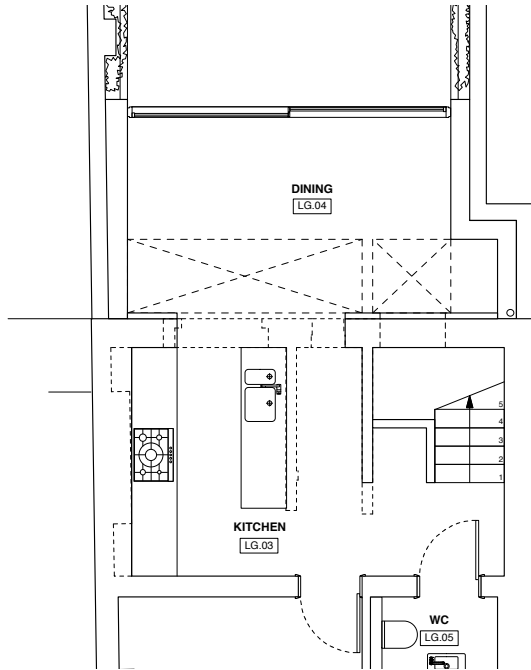


fig3. Proposed rear of lower ground floor

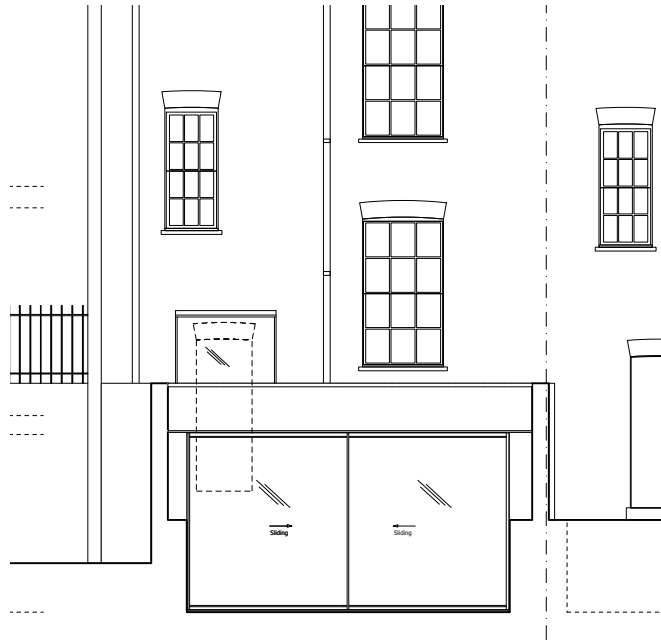


fig4. Proposed elevation of rear extension.

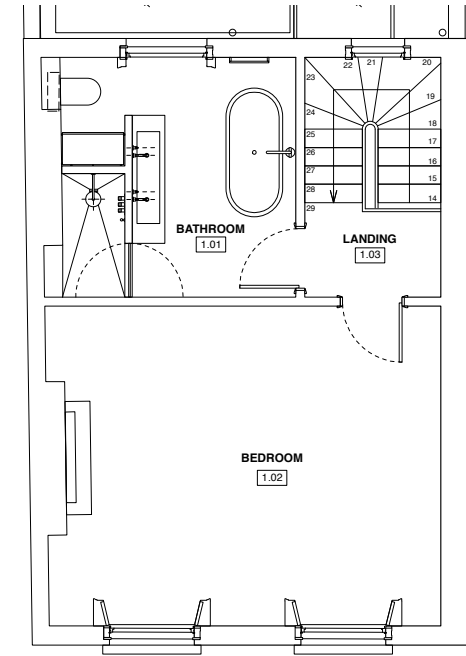


fig5. Proposed first floor plan.

## 2. The application comprises:

- i. Demolition of section of the rear external wall at lower ground floor level, including the removal of the two windows at this level.
- ii. Excavation of the rear garden to the level of the lower ground floor.
- iii. Rear flat roof extension with a single rooflight along the rear part of the roof and metal framed glazed end elevation, with sliding doors.
- iv. Removal of the internal walls of the bathroom and WC at the rear of the lower ground floor.
- v. Reinstatement of internal door from hallway to rear room on the ground floor.
- vi. Removal of internal door from hall hallway to front room on the ground floor.
- vii. Replacement of roof timber rafters and gutter boards where defective.
- viii. Replacement and new lead-work to roof, gutter and parapet.
- ix. Removal of rear chimney breast at lower ground floor of the property and support of chimney a ceiling level of first floor.
- x. Repair of render on the exposed side elevation





fig6. Iron railing at the front of 8 Thanet Street



fig7. Fanlight above front door



fig8. Front window

### 3. Listing details

*TQ3082NW THANET STREET*

*798-1/90/1604 (East side)*

*19/11/70 Nos.8-17 (Consecutive) and attached railings*

*GV II*

*Terrace of 10 houses. c1820-22. Probably by James Burton. Yellow stock brick (No.8 painted) with stucco ground floors (Nos 8-11 and 16 rusticated). Stucco bands at 1st floor level and parapets. 2 storeys and basements. 2 windows each; No.13 with extra, central blind window and segmental-arched mews entrance. Round-arched ground floor openings. Doorways with pilaster-jambs carrying cornice-*

*heads; fanlights (nos. 8, 10, 13 & 15 patterned) and panelled doors (No.8, C20). Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies (except No.17). INTERIORS: not inspected.*

*SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, St Pancras IV: London: -1952: 87).*



fig9. Section of John Thompson Map 1803

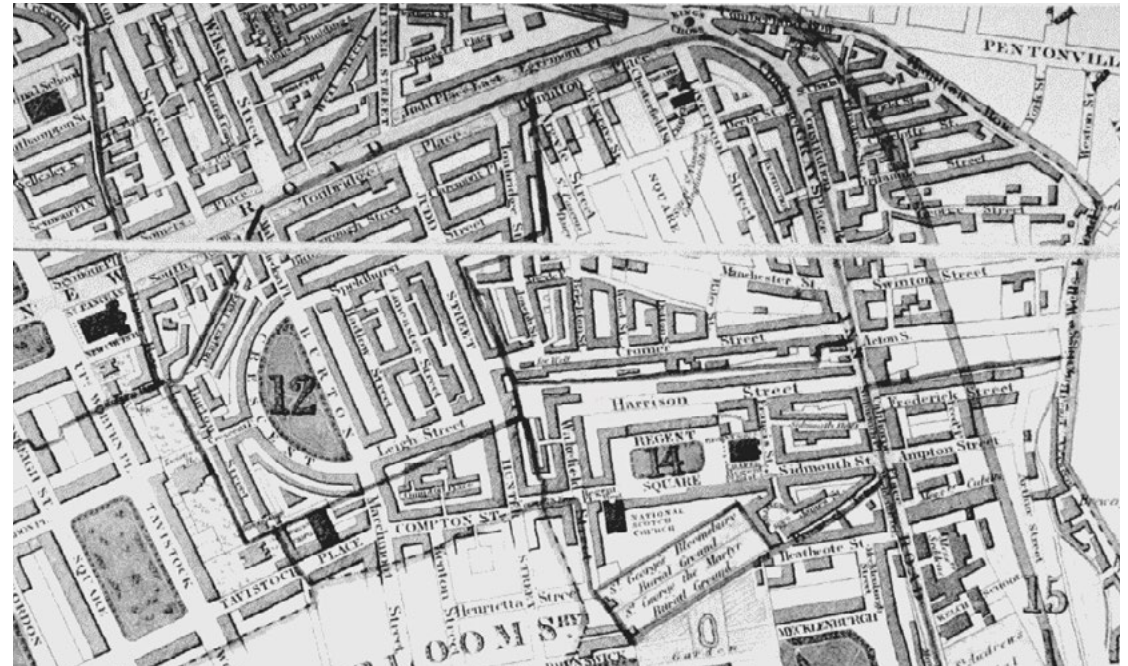


fig10. Section of John Britton Map 1834

#### 4. History of Thanet Street

The houses on Thanet Street were constructed between 1812 and 1822 when the street was originally called Lancaster Street. The houses were built on part of the Skinner's Company Estate, which was land vested by Sir Andrew Judd in 1572 to the Skinners' Company as Trustees for the benefit of Tonbridge School. The terrace comprising no. 8 was constructed between 1820-1822, probably by James Burton, as workmen's cottages, and originally comprised both the east and west side of the street. The houses on west side of the street have been demolished, as have the northern and southern end of the east side leaving a row of terraced houses from numbers 8 to 17. This row of terraces have

been Grade II listed. The rest of the street has been greatly altered during the C20 and a variety of properties exist along its length.





fig12. 8-11 Thanet Street 1952



fig13. Current front of 8 Thanet Street

## 5. History of the building

Constructed between 1820-1822, as workmen's cottages, the building at no. 8 has been altered to a reasonable extent from its original form.

At lower ground floor level the rear room has been divided into a bathroom and separate WC. A small window added in the rear elevation in the WC. The front elevation at this level is also altered with the door under the entrance stairs replaced with a window, and the wide windows evident in the other original properties on the street replaced with narrower double glazed doors. There is also no stucco finish at this level, a feature present on the other houses, with painted brickwork present in its place.

At ground floor level the wall between the front and rear rooms has been removed as has the existing door to the rear room. The front door is a C20 replacement of the original, and the rear door is a poor C20 flush door replacement.

All fireplaces throughout the property apart from the front room on the ground floor have been blocked up and the fireplaces and surrounds removed. The chimneys at roof level have been rebuilt relatively recently, as is apparent from the brickwork.

The roof rafters appear to have been replaced at some point in the past and the roof slates replaced

or relayed, with an underlay between the slates and rafters. The roof, gutters and parapets have been repaired with a 'flashband' temporary coating.





fig13. Current rear of 8 Thanet Street



fig14. Rear garden



fig15. Rear lower ground floor window

## 6. Proposed Works

- i. Demolition of section of the rear external wall at lower ground floor level.

The existing brick external wall is of no particular architectural merit and is at the rear at lower ground floor level. The small window is a later addition therefore no architectural merit. The larger window has been enlarged and has had the glazing replaced with poor quality obscured glazing. Therefore the removal of these windows and the creation of the opening would cause less than substantial harm to the existing building as a whole.

- ii. Excavation of the rear garden to the level of the lower ground floor.

The existing garden finishes are of a modern nature have no positive impact on the existing listed building, therefore their removal would not have a detrimental impact on the property. The excavation will leave the existing garden walls unaffected and in place. This excavation will not be detrimental to the existing building.

- iii. Rear flat roof extension

This extension will extend backwards from the rear elevation. Due to the proposed excavation of the garden to the level of the lower ground floor, the height of the extension will be half a storey above the existing ground level. There will be a glazed box at the point where the roof meets the existing external wall to allow the existing rear door opening to be retained and be visible from outside.



fig16. Door to lower ground floor bathroom



fig17. Hallway on ground floor



fig18. Front bedroom on first floor

- iv. Removal of the internal walls at the rear at lower ground floor.

These internal walls and doors are a later addition to the property to create a bathroom and WC. Therefore the removal of these elements will not have a detrimental affect of the fabric of the existing building.

- v. Reinstatement of one and removal of one other internal door on the ground floor.

The door to the rear room on the ground floor level has in the past been removed. It is proposed to reinstate this door opening. This would allow the front room to be used in a more suitable way, as the dimensions of the room and the position of the door makes this difficult. The existing door leaf from the front being removed is not original and therefore its removal will cause no substantial harm. We perceived this change the ground floor layout to have a neutral impact on the existing building overall.

- vi. First floor alterations to create new en-suite bathroom.

These alterations aim to have a minimal impact on the existing building fabric. The new bathroom will be located within the existing rear room. The layout of this bathroom has been formulated with freestanding fittings in order to minimise the impact on the floor structure within this room. will be removed. This will have a minimal impact on the fabric of the building, with the other door remaining





*fig19. Roof with 'flashband' covering*



*fig20. Chimney breast at roof level*



*fig21. Side elevation*

- vii. Renovation works to existing roof. Including relaying slate tiles, replacement of defective rafters, and replacement of lead-work.

The existing roof is in poor condition, and has been repaired with a 'flashband' temporary coating. This is not a recognised repair to the relevant standards and requires to be stripped and relayed. The repair will take the form of relaying the existing slates, with replacement slate as required, and replace the existing lead-work. This work will bring the roof back to its original condition.

- viii. Repair render on the exposed side elevation.

The current render is in poor condition and needs to be repaired in order to prevent damage to the building. This render would be replaced with render to match the current render.

## 7. Conclusion

The proposed refurbishment works facilitate the house to hold on to its historic integrity in a continuous strand. This is managed by careful refurbishment and renovation of the existing fabric and reinstating the originally removed fireplace. The proposed partial removal of the rear wall at lower ground floor level causes less than substantial harm and is outweighed by the public benefits resulting directly from the refurbishment works.

## 8. Referenced Sources

*Bloomsbury Conservation Area Appraisal and Management Strategy.*

*Historic England list entry for 8-17 Thanet Street.*

*Chapter 7: The Skinners' Company's Estate, Survey of London: Vol. XXIV, King's Cross neighbourhood, St Pancras IV: 1952: 87*