

Heritage Statement for 11-15 Argyle Square
WC1H 8AS

Date: November 2015

1 Introduction.

The following report has been prepared for Planning application of new first floor rear extension at 11-15 Argyle Square. The purpose of the report is to set out the historic development and significance of the building and consider the current proposals.

This desk-based and archival research has been combined with a visual assessment and appraisal of the building. Further sources and evidence that add to our knowledge and understanding of the building and its history may become available at a future date

2 Site location and description

11-15 Argyle Square is a middle of terrace located on the east side of Argyle Square. The primary access points to both 11-15 Argyle Square are located on the no11 building entrance from Argyle square which is a pedestrian thoroughfare. The rear of the buildings facing the housing block garden where no access to and from the both properties

The buildings are typically four storeys high over a basement and constructed in stock brick with rendered window dressings.

The building continues the two window wide rhythm of the other listed buildings on the Square. The ground, first and second floor windows have six-over-six pane sashes, the third floor windows three-over-three pane sashes. The first floor windows have moulded architraves whilst the second and third floor windows are recessed with gauged brick flat arches. The first floor windows have a cast-iron balcony. As the rest of the most buildings facing the square.

The vertical proportions of the building are typical of a terraced house of this type with windows diminishing in size proportions with each floor of the building. The windows at first floor building are the largest, and intended to emphasis the principal floor of the house, and the windows decrease in size at each additional floor

All of the windows in the main elevation retain the style of the early 19th century sash windows and are single glazed.

2.1 External front elevation (7-25 Argyle Square)

From our visual observations, there have been rebuilding from the original building fabric of the front elevation at the south side to the square where the proposed site situates. This can be seen from the existing bricks on the elevation also the windows replacement to the PVC windows installed on 8,9,10 Argyle Square and 16,17,18 Argyle Square for steel windows.

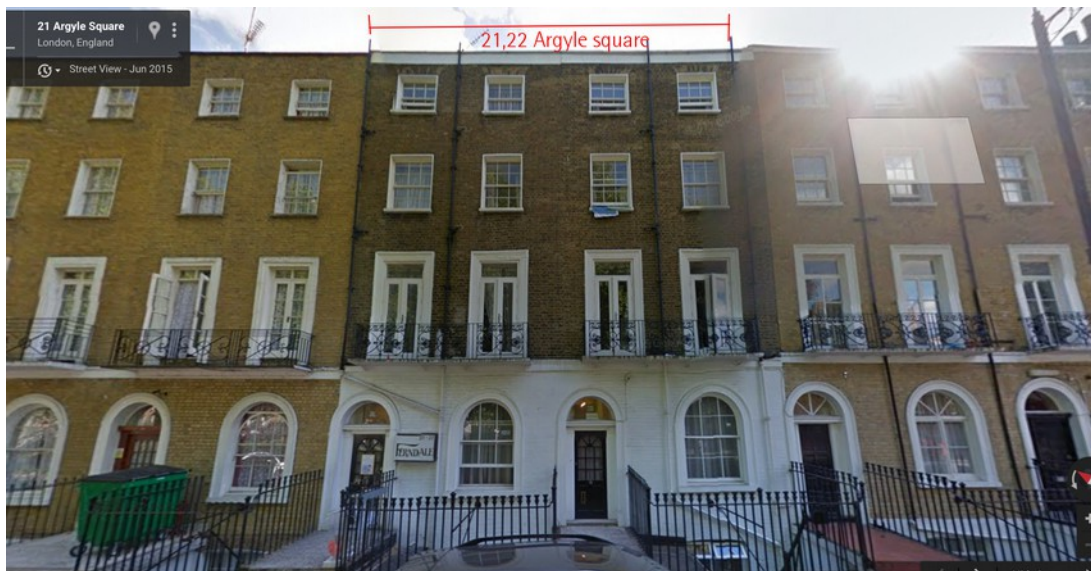


8,9,10 Argyle square with PVC windows



16,17,18 Argyle square with steel windows

Further, the age of bricks on the street elevation it appears to be the No 22 Argyle Square may be the original Georgian front elevation.



By comparisons to the other buildings facing the square the east side of Argyle Square - 7 to 25 Argyle Square appears to have least intact for the original fabric on the street elevation.



The west side of Argyle Square

The original building fabric appears to be more in tact on the west side and south side of Argyle Square.



The south side of the square, the original fabric appears to be more intact than the east side as well

2.2 External rear elevation photos (11-15 Argyle Square)



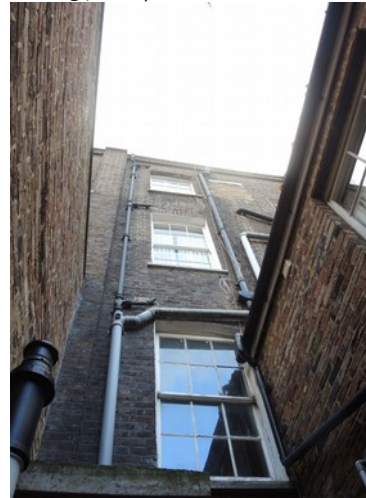
11 Argyle Square rear elevation



12 Argyle Square rear elevation



13 Argyle Square rear elevation



14 Argyle Square rear elevation

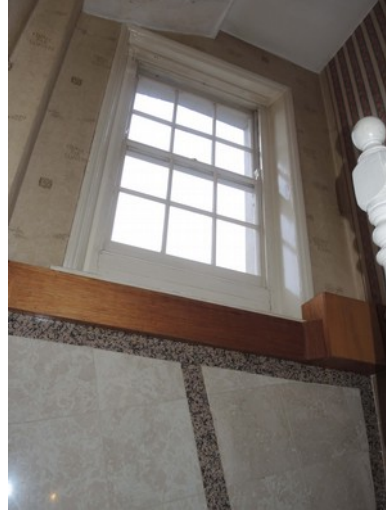


15 Argyle Square rear elevation

2.3 Interior photos (11-15 Argyle Square)



Main hotel entrance to
11-15 Argyle Square



11 Argyle Square rear window internal
view at Stairwell



12 Argyle Square rear window internal
view at Stairwell



13 Argyle Square rear window internal
view at Stairwell



14 Argyle Square rear window internal
view at Stairwell



15 Argyle Square rear window internal
view at Stairwell

2.4 Rear elevation

From our observations it is evident that the original internal layout has been altered within all five properties in order to be adapted for the small hotel use. The existing retained entrances were no longer used except for the 11 Argyle Square where the hotel entrance has been allocated. There is no original feature has been found in the interior of the five buildings. All internal finishes have been covered with conventional wall papers and artificial stone tile materials.

The existing rear windows are all traditional timber sash windows and all appear to have been replaced in last 25 years.

Looking at the age of the existing bricks the rear elevation appears to be the original walls although the basement and ground floor level the rear elevations were modified together in addition all rain water and soil pipes have been added and replaced.

3.1 Listed building details

Borough: Camden Council

Location: 7 to 25 (Consecutive) and attached railings 798-1/90/47 (East side)

Formally listed as Argyle Square No. 7-25, 26-35, 36-47

Grade 2

Date of listing: May 14 1974

Description:

Terrace of 19 houses, now mostly small hotels, forming the east side of Argyle Square. 1840-49, altered.

Exterior:

Yellow stock brick, Nos 7, 9, 10 and 16-18 painted.

Rusticated stucco ground floors,

Nos 7, 9, 10, and 16-18. Painted ground floors,

Nos 6, 11, 12, 14, 15 and 19-25. 4 storeys and basements.

2 windows each. Architraved, round-arched ground floor openings.

Doorways, where unaltered, with pilaster-jambs carrying cornice-heads; patterned fanlights and panelled doors.

Entrance to No.7 in single storey stucco extension on left hand return. Nos 7 and 25, square-headed ground floor windows.

Gauged brick flat arches to assortment of recessed casements

and sashes on upper floors; 1st floors with architraves and cast-iron balconies. Parapets.

Interior: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with bud finials to areas.

(Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 105).

3.2 Significance

7-25 Argyle Square are clearly buildings of special architectural and historic interest as acknowledged by its grade II listing in 1974.

11-15 Argyle Square is a part of the east side of the Georgian terrace forming the square together with the south and west.

The importance of the listing appears to be the external elevation and railing forms Argyle Square in the Georgian style. Although the majority of the east side seems not to be the original and some windows are PCV and Steel frames it does retain a sense of a Georgian townhouse.

There has been no mentioning of the rear side of the buildings and interior of the buildings where the proposal of this application will take place.

The information available and record remains regarding the listed building details

We think that the significance is largely derived from its

- architectural structure of the principal street elevation
- intrinsic architectural and historic interest relates to Argyle Square
- plan form which is legible and coherent
- continued representation as good example of an early Georgian townhouse

However, the significance of the properties may have been said that it has been already lost from the properties which are largely on the original fabric of the front elevation as well as the internal layout since the properties were listed in 1974.

3.3 Paragraph 128, 132

The paragraph 128 states that LPAs should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting

On the proposed intervention, the rear walls are the most affected by removing one existing rear window as well as altering the window opening on each buildings of 11-15 Argyle Square.

We do appreciate that the rear walls are the part of the listed buildings. However, they are not the part of the principal street elevation that form the Georgian Square and currently facing the housing block of no historic or architectural identified. In this context and knowing that the integrity of the front elevation are

less intact by comparisons to the south and west side of the square

In our view the existing rear elevations do not contribute much to the significance of the heritage assets in general. Therefore we conclude that our intervention would affect less significant part of the listed buildings.

The paragraph 132 states

"Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional"*
As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification

3.4 Justification

On our justification at first we revert back to the granted application 2004/2356/P. It is the same nature of application within the same context applied by the same applicant.

If the integrity of the rear walls were considered as the significant loss of heritage assets then the local authority would have been a breach of Planning (Listed Buildings and Conservation Areas) Act 1990 by granting such permission to the applicant.

Prior to the delegated decision on 2004/2356/P the applicant was advised to set back the proposed first floor extension 2m from boundary wall adjacent wall to the housing block however, no further consideration was suggested in regard to retaining the integrity of the rear wall for this application. The council's concern appears to have been an impact to the housing block rather than the integrity of the listed building fabric.

From the above evidence, we may be able to conclude that our assessment for the significance of these particular buildings on the east side of Argyle Square, in regards to the rear wall coincide with the council's view and decision given in 2004.

Second, in our statement above, the significance of the listed buildings that relates to the principle street elevation appears to have been already lost on the east side of the Argyle Square in comparison to the west and south side. In this context, the impact to the integrity of parts rear walls and windows of the 11-15 are less relevant to the significance of heritage assets as whole. In addition as the below attached two arial views, 26-35 Argyle Square and 36-47 Argyle Square have all rear first floor rear extensions. This means that the integrity of the rear walls the integrity of these rear walls have not been intact for sometime.



Rear of No 36-47 Argyle Square, all has first floor rear extension



Rear of No 26-35 Argyle Square, all has first floor rear extension

End