

Heritage Statement by Playle & Partners for 57 & 58 Birkenhead Street, London, WC1H 8BB.

Introduction

Playle & Partners were approached by One Housing Group to prepare designs to provide a new pedestrian Access Gates to the entrance stairs at 57 Birkenhead Street in order to prevent anti-social behaviour occurring to the entrance steps of the property.

Description of the Heritage asset and its setting

The properties at 57 & 58 are 4 story Grade 2 listed buildings (listed on the 14th May 1974) and contain a basement flat and a flat on each floor 4 self-contained flats each in a terrace of 5 houses, (Nos 54-56 now hotels) built by W Forrester Bray between 1825& 1850 and it was restored late C20.

The properties consist of yellow stock brick with later patching. Nos 54 & 55, red brick parapets (No.56 painted).

Each of the roof are slated mansard roofs with dormers.

Windows and doors consist of round-arched ground floor openings. No.54, single storey, stucco portico extension on return; round-arched doorway with fluted Doric three-quarter columns carrying cornice-head; fanlight and panelled door. Nos 55-57 have architraved doorways with pilaster-jambs carrying cornice-heads with fanlights (No.57 patterned); panelled doors (No.56 C20). No.58, doorway with fluted Doric quarter columns carrying cornice; patterned fanlight and panelled door. Gauged-brick flat arches to recessed sashes; 1st floor in shallow arched recesses.

Cast-iron balconies to 1st floor windows. Parapets.
Cast-iron railings with bud and other finials to areas.

The area of the site is in the King's Cross Neighbourhood, Parish of St Pancras. The Kings Cross & St Pancras Conservation Area was first designated in 1986 but the area around the site was included as part of an enlargement of it in 1991.

A Character Statement for the Area was prepared in 1998 and was superseded by the current document in 2004. The most recent document provides a thorough description and assessment of the character of the Conservation Area, a summary of current issues facing the designated area and also a set of design and policy guidelines. The document also includes an audit of building designations, with refers to statutory designations (such as Listed Buildings) as well as non-statutory designations (such as buildings which make a positive contribution).

Proposed Development.

We are proposing on behalf of our client to provide new sliding opening black iron gates at a height to match that of the existing railed fencing and existing gates and the finial's are to match the existing, and the spindles are to match the existing railings / railed gates currently on the front boundaries. The gates will provide an access for residents with the security of not having the anti-social issue on the steps.

Impact of the Proposed Work.

The proposal should have no impact on the area with no extensions or development being carried out. The new railed gate will match the existing railings in material and fenestration to be in keeping with the area.

The proposed new gate should fit in with the appearance of the street, matching the railings along the current railings along the terrace of 54-58.