

Heritage Impact Assessment for

**124 ST PANCRAS WAY, CAMDEN,
LONDON NW1 9TB**

For Planning & Developments Associates Ltd



Cover photo: Front elevation looking northeast from St Pancras Way
National Grid Reference: 529090 -184427

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4 HENLEY ROAD, IPSWICH IP1 3SF
Tel: 01473 259441 Mob: 077 13245 485
E: bob.kindred@bobkindred.demon.co.uk
W: www.bobkindredheritageconsultants.co.uk
Registered in England & Wales. Registered No. 8051552

1. INTRODUCTION

1.1 Bob Kindred Heritage Consultants were commissioned by Planning & Development Associates in association with A-Zero Architects on behalf of clients to undertake a Heritage Impact Assessment for No.124 St Pancras Way, London NW1 9TB in accordance with the National Planning Policy Framework [NPPF] to support planning proposals for conversion of the building into two flats with minor internal alterations.

1.2 No.124 St Pancras Way is a designated heritage asset, Listed Grade 2 and situated within the Jeffrey's Street Conservation Area designated in November 1985 and extended in November 2012. At that time a Conservation Area Statement was also formally approved by the Council to indicate the approach to the area's preservation and enhancement.

1.3 An external and internal inspection of the building, and its immediate environs to evaluate it's setting, was undertaken on 20th December 2016.

1.4 This report may be deposited with Greater London Historic Environment Record and a copy sent to the National Monuments Record maintained by Historic England if required.

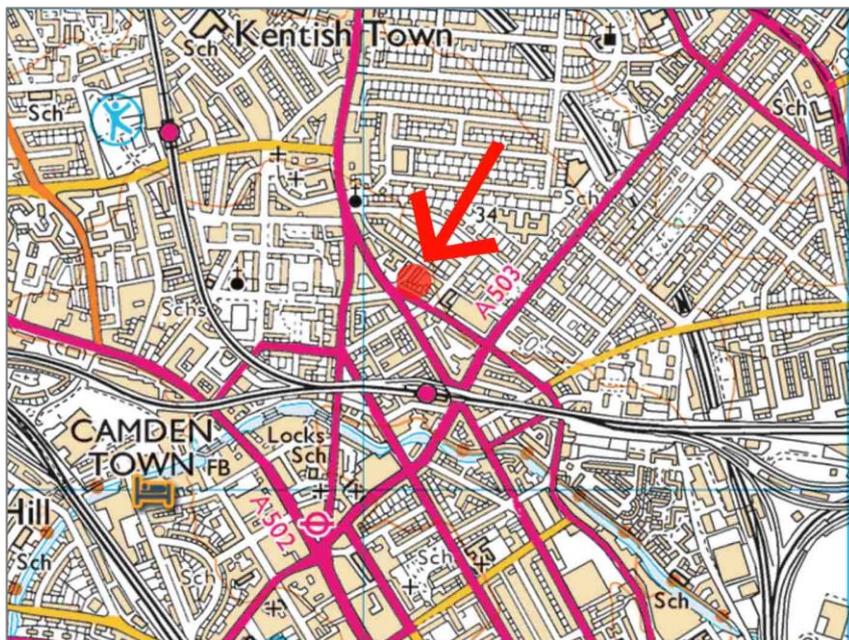


Fig.1 Location Plan Not to scale

2. NATIONAL POLICY

2.1 The law relating to listed buildings and conservation areas is enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and of their settings (Sections 16 and 66); while there is a similar duty with respect to the desirability of preserving or enhancing the character or appearance of conservation areas (Section 72).

2.2 This Heritage Impact Assessment Statement to accompany the alterations is intended to comply with the requirements of NPPF paragraph 128. Applicants must describe the impact of proposals on the significance of any heritage asset to a level of detail proportionate to the assets' importance. This should be no more than is sufficient to understand the potential of that impact on the significance; and further, to assist under the terms of paragraph 129 with an assessment of the relationship between the conservation of the special architectural and historic interest of the building and the alterations necessary to ensure its continued viability. The Greater London Historic Environment Record has been consulted for the compilation of the Assessment.

2.3 Paragraph 132 of the NPPF apports great weight to a designated asset's conservation. The more important the asset, the greater the weight should be. The NPPF asserts that significance can be harmed or lost through physical change and any harm requires clear and convincing justification.

2.4 The dwelling appears to have been significantly altered prior to being listed in 1994 but it is understood that some works of conversion were also undertaken in 2013 and may not have had the benefit of listed building consent. Consequently, consent is being sought to regularise these together with minor alterations related to the ground first and second floors but it is considered that overall, the further minor alterations proposed will result in less than significant harm to the special architectural and historic interest of the interior.

2.5 Paragraph 132 of the NPPF defines criteria on which the Council should determine applications. A scheme of alteration should therefore aim to:

- sustain and enhance the listed building and put it to a viable use consistent with its conservation; and
- positively contribute to sustaining this part of the Jeffrey's Street Conservation Area and its economic vitality.

3. STATUTORY LISTING

3.1 No.124 forms part of a terrace of dwellings Nos. 108-132 St Pancras Way grouped together as a single listing entry and includes the attached railings to the street elevation. The terrace was Listed Grade 2 on 28th October 1994 [List entry Number: 1245848 UID: 419026 National Grid Reference: TQ 29108 84410]. The statutory list description is as follows:

Terrace of 13 houses, 4 with shops. Mid-1820s. Stock brick and stucco, slate roofs. EXTERIOR: 3 storeys and basements, No.112 with added mansard storey not of special interest. Each house is 2 windows wide except for No.108 (one window wide), with doors to right reached up steps over basement areas; the end houses with entrances on side returns. Stuccoed ground floors and basements with banded rustication treated as keystones over openings. A hierarchy of 12- and 8-light glazing bar sashes to the upper windows. The ground floors have always had a variety of fenestration, with margin lights to No.120 and round-arched windows to the remainder, Nos. 114 and 130 with 12 lights and central round-arched glazing bars. Nos. 116 and 122 with modern casement windows of no interest. Original doors except to No.122. All doorcases with engaged, fluted pilasters and semicircular toplights, No.130 with decorative fanlight, save Nos. 108, 110, 112 and 132 which have shopfronts. Those to Nos. 108 and 132 of particular interest as early C19 examples, with corner entrances. No.108 has moulded eaves cornice, deep frieze, engaged unmoulded pilasters and small panels under 6- and 4-light windows, these with thin mullions and central transoms. That to No.132 has simpler cornice and sides, but 12 and 10 smaller panes between slender glazing bars, and margin lights to top; square top-light over modern door at corner. Shopfront to No.114 with pleasant early C20 margin-light decoration to top, and contemporary door. INTERIORS not inspected but many are noted to retain original cornices and shutterboxes as well as staircases. SUBSIDIARY FEATURES: spearhead railings to basement areas and entrance steps in the properties without shopfronts. This terrace forms a strong and cohesive piece of townscape seen across College Green.

3.3 The perfunctory description of the terrace is typical of those buildings added to the statutory list by the Secretary of State on recommendation from English Heritage (sic) during the 1990s when designation descriptions still served more for the purposes of identification than as an objective evaluation of the degrees of significance and/or the component features contributing to a building's special architectural and historic interest. In this respect the description of Nos. Nos.108-132 St Pancras Way does not represent current best practice regarding the evaluation of significance.

3.4 No specific reference is made in the listing description to the special interest of the interiors of this terrace, as these were specifically '*not inspected*' but it is stated that many of the properties '*retain original cornices and shutter boxes as well as staircases*' where it must be assumed that these feature were somehow either visible to the listing investigator from the pavement or had been observed in one or more of the properties in the terrace but not all of them.

3.5 Prior to recent heritage protection reforms, interiors were not routinely inspected and the calibre of the exteriors collectively would have been considered sufficient to justify inclusion on the statutory list. The 1994 entry has not been subsequently amended.

3.6 Further remarks about variations in the principal street façade are made in Section 5.

4. HISTORICAL CONTEXT

The significance of No.124 St Pancras Way in relation to the characteristics of London dwellings of the period

4.1 Kentish Town as an urban village developed more as individual groups of buildings strung out along the main road to Highgate than as a traditional compact cluster of dwellings around a historic church. As the topography of the area is generally flat there were few physical impediments to ribbon development, leaving fields to the rear but in the latter part of the 18th century the area became a convenient and healthy retreat from the (then) unpleasant conditions of the City.

4.2 The character of late Georgian and early Victorian facades were the result of a careful consideration of proportion, the aesthetic effect of which is usually somewhat greater than the sum of their parts. The balance of, and emphasis on the related architectural details fluctuated almost from year to year in the 18th and early 19th centuries as they were revised in accordance with the prevailing fashion or the latest Building Act.

4.3 Throughout the Georgian period the proportions adopted were based on an imaginary grid derived from a concept inherited from Italian Renaissance architects who had in turn drawn from Ancient principles taken from the proportioning of classical columns.

4.4 Even for quite modest dwellings such as No.124 St Pancras Way, completed in the transition from the late Georgian to early Victorian eras, the principle of a differentiated principal floor, the *piano nobile*, was so well entrenched that even when terraced houses were being mass produced through cheap property speculation all over London in the 1820s and 1830s, a standard formula emerged as defined in pattern books such as the *Practical Builder* of 1823 by Peter Nicholson. Despite an abundance of such books published between 1714 and 1825, those written at the end of the Georgian era were still putting forward the same stock building solutions, practically word for word, as had been the case a century before.

4.5 A succession of Building Acts influenced domestic building design with the notable Act of 1774 to some extent reflecting the general norms in taste with clauses affecting facades and enforcing a bold simplicity in keeping with the aesthetic trends of the time.

4.6 The 1774 Act divided buildings into seven different classes or Rates according to their volume, cost of construction, use and position. Nos. 108-132 St Pancras Way would probably have been categorised under the Act as Third Class buildings¹ being at least three storeys above ground and stated to be worth between £150 and £850.

4.7 Building activity in London increased after 1805 when it became obvious that the French would not invade England nor disturb Britain's trade with the colonies even though the defeat of Napoleon was not achieved until 1814. From 1810 to 1830 much of London's development lined existing country roads such as the present St Pancras Way, radiating out of the capital with neat terraces and small villas, while new roads opened up previously inaccessible land for building with new terraces were laid off the new and improved highways.

¹ First class buildings included structures such as churches, manufactories, warehouses and large dwellings worth at least £850 and exceeding 9 squares in area (a square = 100 square feet). All other buildings had to be either four storey above ground level or exceed 31 feet in height from pavement level to the top of the front wall. A Second class building being at least three storeys above the ground in height and be worth over £850.

4.8 The main impetus for the general development of the area came from preliminary proposals to develop Camden Town for the Earl of Camden following an enabling Act of 1788. This intended an ambitious scheme of a linked crescent, circus and oval but was abandoned in favour of a simpler grid of streets that then became the established pattern for the area. Leases were sold for 40 rather than the customary 99 years and development then proceeded intermittently once the uncertainties of the war with France had receded. Many of the terraces were completed up to about 1820.

4.9 Speculative builders who were financing the development of London were motivated by the urgent desire to run up houses for rent as quickly as possible and were not interested in the architectural set-pieces or squares that the Earl of Camden may have originally envisaged.

4.10 It was in this era that complete terraces such as Nos. 108-132 St Pancras Way became the standard speculative form and builders began to have an eye for larger scale general effects. Whole streets began to be leased for development because this was more economic than smaller scale building but it would seem that the houses now forming the present listed terrace were not completed all in one operation and dwellings still continued to be built as two or three house plots at a time as discussed in Section 5.

4.11 By the mid-19th century, a development pattern of short terraced streets had become well established (Fig. 2) and did not vary significantly until mid- twentieth century war damage, post-war reconstruction and partial redevelopment of the area (both as city blocks and as infill developments) and road improvements altered the urban grain of Camden.



Fig.2 The pattern of development by the time of the publication of the 1868 Ordnance Survey Six Inch Series map showing the location of the site in red. Map not reproduced to scale.

5. DESCRIPTIVE RECORD AND SIGNIFICANCE

Introductory remarks

5.1 The assessment of heritage significance has been carried out by the naked eye, without any additional opening up nor the lifting of floor coverings, inspection chambers or the like. Services were not visually inspected nor any testing carried out. No measuring or dimensioning was undertaken.

5.2 This Heritage Impact Assessment is produced solely to inform the planning and listed building proposals and is limited to the recording of the heritage significance of the listed building not its defects. This report is not a specification.

Front façade of No.124 in the context of the terrace overall

5.3 Since the façade of the terrace is the principal aspect of significance in the list description it repays closer examination here. The terrace is composed of three-storey houses with raised ground floors over basements, and has a plain London stock brick frontage with rusticated stucco at ground floor level and early 19th century iron railings to front basement light wells. At the southeast end of the terrace there are three shopfronts to the corner with Wilmot Place while at the northwest end there is a single shop to the corner with Reed's Place. All of the shop forecourts are on raised plinths with the exception of No. 110, which retains its light well.

5.4 Front elevation basement fenestration of the dwellings has been the subject of extensive alteration. In all cases large modern horizontally proportioned windows have been introduced. These are mainly mild steel casements but there are also some recent wooden casements or sashes and most have either external or internal security grilles.² (Figs. 3 & 4)



Fig. 3 [Left] Railings, steps, external security grille, mullioned window & plain door to No.124

Fig. 4 [Right] Railings with bracing, no steps, internal security grille, casement window & canopied door to No.122

5.5 Some but not all of the basement light wells are accessed from gates in the railings and thence via modern open lattice metal steps. Most light wells provided access to basements service doorways under the raised main entrance steps – many of which have been remade - and the basement doors vary considerably in design and materials and all date from the modern era.

5.6 Some of the basement entranced project outward from the line of the steps (Fig.4) by means of canopies, most of which are crudely constructed. Fortunately, the deleterious visual impact on the unity of the terrace of these modern basement alterations is partly masked by them being located level with or below the line of the pavement. The presence of the original early 19th century listed railings also provides a visual foil.

² The basement treatment at No.120 could not be seen because of luxuriant vegetation covering the railings obscured the basement.

5.7 At ground storey level there are variations to the treatment of the residential front facades. These are faced in rusticated stuccowork capped by stringcourses with brickwork facades above. Straight vertical joints in the upper brickwork between dwellings strongly suggests that the terrace was completed in four separate builds:

- Nos. 108 to 112 (the three shops);
- Nos. 114 to 120 with fluted quarter column doorcases;
- Nos. 122 and 124 with squared doorcase architraves; and
- Nos. 126 to 132 (incorporating the northwest shop).

5.8 There is an anomaly to the ground floor of No.128, which has an oddly pinched, narrow front door fanlight; a taller ground floor window and awkwardly proportioned rustications. While the designs of front doors and doorcases vary, they all sit under plain (undivided) fanlights in semi-circular headed openings. (Figs. 5 & 6)



Fig.5 Terrace looking east from the corner with Reeds Place



Fig.6 Terrace looking northwest from the corner with Wilmot Place

5.9 Although Nos. 114-120 appear to have all been built together, at ground floor there are alternate semi-circular headed and rectangular window openings and this is also the case with the pair of Nos.122-124. Glazing bar patterns also vary considerably with only Nos. 114 and 130 having the authentic 1820's pattern for an arch headed window.

5.10 Identical first floor pairs of decorative iron balconettes survive at No.124 and No.130 and in shorter form above the shopfront at No.132, while a full width balcony supported on iron brackets survives at No. 128.

5.11 The front façade window openings all have white painted stucco reveals, but regrettably the terrace has seen notable alteration to its upper floor fenestration patterns with many of the usual timber sash windows replaced or altered from the traditional, six-over-six light pattern that would normally be expected for dwellings of c.1820.

5.12 The pattern of 4-light casements to both floors at No.122 has a particularly discordant visual impact on the terrace as a whole, while the conversion (or creation) of four over four light sashes to the top floor on No.124 gives the fenestration a jarringly horizontal emphasis where a traditional six-over-six light pattern would normally be expected.

5.13 Only one of the properties in the terrace has had an upward roof extension in the form of a mansard above the shop at No. 112 leaving the remainder of the terrace with an undisturbed parapet roofline when seen from the street.

Summary

5.14 No.124 St Pancras Way appear to have been built as a pair with No.122. The front basement fenestration has been significantly altered in the 20th century and is accessed by a modern basement door under the steps. (Fig.3) The ground floor window glazing bar treatment departs from the authentic 1820's pattern for arch headed windows (seen at Nos.114 and 130). On the upper elevation the sash windows are to the four-over-four light pattern where a traditional six-over-six light panes would normally be expected and on the top floor this gives the glazing bar pattern a slightly discordant horizontal emphasis.

The rear facade

5.15 Although most of the properties in the terrace have been the subject of rear extensions, these are not prominent - typically of one-and-a half storeys in height (i.e. to facilitate access off the half-landing rear stairs) but only No.124 had a stepped three storey rear extension.

5.16 The upper rear elevations can only be seen with some difficulty in oblique views from the surrounding streets. From Wilmot Place the rear facades are partly obscured by a 7' 6" high brick wall while from Reeds Place the rear of Nos.128 to 132 are quite visible but rear facades to the left are obscured by a tall rendered wall topped by vegetation. (Fig.8) There is no direct view from Rochester Place, the parallel street to the rear, because of almost continuous building frontage or a 9' 9" tall boundary wall.

5.17 As a whole, survival of the historic pattern of fenestration to the rear of the terrace appears to have fared rather better than at the front as a significant number of traditional six-over-six light pattern sashes remain, but there are also a small number of properties with a four-over-four light pattern (as at No.118) or discordant and inappropriate asymmetrical metal casement windows (as at Nos.112 and 122) - changes that are partially visible from Wilmot Place or Reeds Place.

5.18 No.124 appears to be the only property in the terrace where the rear elevation has been partly faced in undecorated hard cementitious render (up to level with the top of the rear first floor window, but the original fenestration pattern to the upper floor windows remains intact.

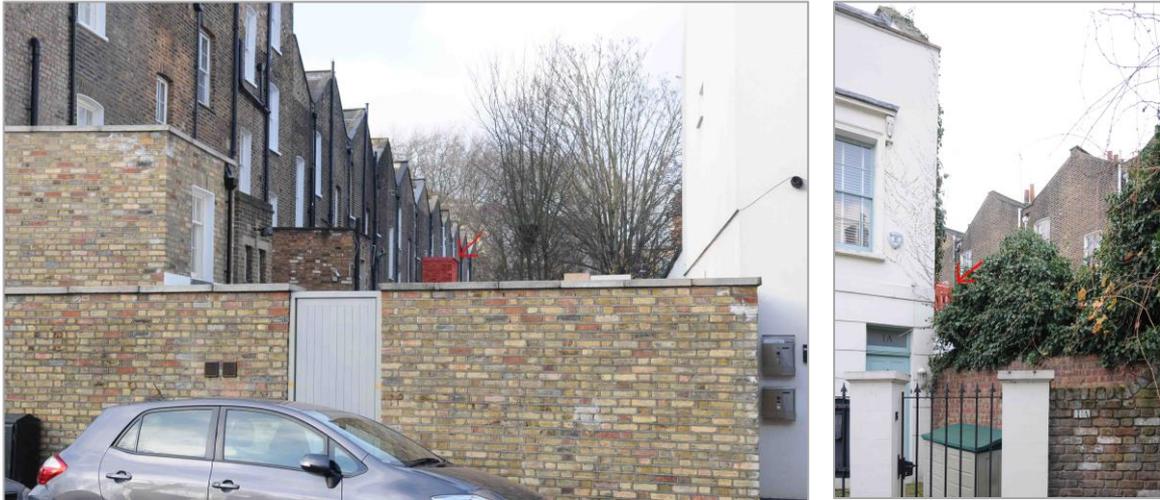


Fig.7 [Left] View to the rear from boundary wall in Wilmot Place Second floor extension to No.124 indicated in red and arrowed. Fig.8 [Right] View to the rear over boundary wall in Reed's Place. The second floor extension to No.124 is barely visible but indicated in red and arrowed

5.19 The dwelling has two separate rear extensions (Fig.9) To the right is a modern flat roofed single storey semi-basement toilet and shower room extension approximately 2.6m deep and 1.9m wide with modern painted timber casement windows to each elevation.

5.20 To the centre is an inter-war or early post-war painted mild-steel ladder-pattern door and small side-hung metal casement window presumably installed with the intention of providing the maximum levels of light to the rear basement room.

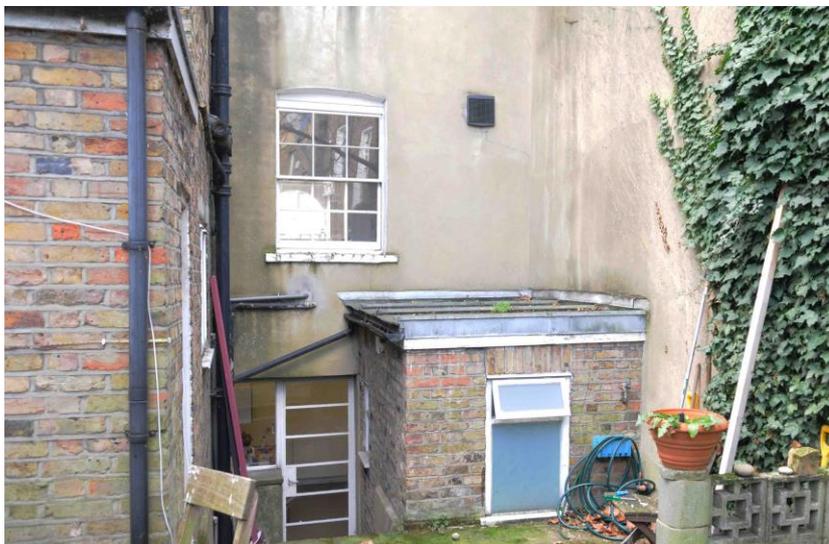


Fig.9 Semi-basement rear extension and modern ladder pattern rear door.

5.21 To the left is a three storey stepped extension with flat roofs at each level, each with a conventional fascia and guttering. (Fig.10) The extension is in blank brickwork to the rear with modern uPVC casement windows to the side (north) inner courtyard elevation. The floor levels of these extensions equate to the half-landings of the staircase to the rear of the house. A small externally accessed cellar space exists under this rear extension.

5.22 The ground floor room within the furthest projecting extension is a utilitarian living space, on the first floor the smaller extension is a bedroom while the smallest second floor extensions provides storage space accessed off the respective upper floors half landings. The upper rear elevations of adjacent properties indicate that the

corresponding area on the rear elevation now occupied by the smallest uppermost rear extension originally would likely have had a six-over-six sash window to match.



Fig.10 Stepped three-storey rear extension

5.23 Taken as a whole, the front façade of the terrace has clearly been the subject of some subtle variations in its original architectural treatment as well as being affected by a significant number of minor but cumulative alterations cursorily noted in the 1994 statutory list description while the rear elevations have also been the subject of some less visible but significant unsympathetic extensions and alterations.

Interior

5.24 Dwellings of this period usually conform to a standard pattern of two principal rooms per floor divided equidistant from front to back by a cross-wall and accessed from a front hallway with a staircase to the rear behind the front door corridor. Vertical circulation in this location makes the width of the rear room on all the floors smaller, and ancillary accommodation is usually met by a short rear extension accessed from the stair landing or half-landing.

5.25 The internal layout of No.124 broadly conforms to this pattern but as noted below this has been the subject of significant past adaptation and modernization so that this traditional pattern of layout has to some degree been eroded.

Basement

5.26 The basement comprised two rooms. To the front room there is an external vestibule (as noted in paragraphs 5.4 - 5.6) located under the front steps with a modern, plain, side door leading to the front light well. The vestibule has been plastered out in modern cementitious render and shows notable signs of dampness

and although of some historical interest is otherwise of little other heritage significance. No alterations are proposed to this area.

5.27 The main basement room faces the light well to the road and has a modern mullioned and transomed window with secondary glazing and an external metal security grille. (Fig.11) The room has low heritage significance and contains no authentic original features: ceilings, cornices, fireplaces, skirtings, doors, or any other historic characteristics of interest. There are no alterations proposed to this area.



Fig. 11 Front basement room

5.28 The rear basement room is smaller than the front room to accommodate the rear staircase and is in use as a small kitchen. The rear door is a painted mild-steel ladder-pattern door with a small metal side casement window leading up six external steps to the small rear yard. There is a small toilet and shower room off the left hand side of the rear of the kitchen in a short single storey flat roofed rear extension. (Fig.12)



Fig. 12 Basement rear room and toilet/shower extension left. Some penetrating dampness is evident at the base of the rear wall (centre)

5.29 Past alterations have diminished any historic interest that may once have existed in this basement area. Neither the kitchen nor the toilet and shower room has any heritage significance and they contain no authentic original features: ceilings,

cornices, fireplaces, skirtings, or any other historic characteristics of interest. Part of the central rear wall between the shower room and exterior door shows some evidence of low-level damp penetration and blown plasterwork. The kitchen fittings and associated services will be removed to create a rear bedroom but there are no other alterations proposed to this area.

Ground floor

5.30 The ground floor would originally have comprised two rooms accessed off a narrow hallway with doors to the front and rear rooms. The present front hallway has a moulded ceiling cornice and still retains its dado paneling to both sides, but the side lining the wall to the front room is truncated as part of the wall has been removed. (Fig.13) A large opening has also been formed between the front and rear room cross wall to provide access to a modern kitchen in the rear. (Fig.14)



Fig. 13 Front hallway



Fig.14 Ground floor rear kitchen

5.31 The window to the front elevation retains its original working two-part shutters and internal security crossbars. An incongruous and crudely constructed modern open brick hearth has been created to the chimneybreast in the front room. (Fig.15)

5.32 Both rooms retain their reeded plaster ceiling cornices and the rear window has an inner set of pulley wheels suggesting that window originally had shutters that could be raised (from a housing) below. (Fig.16)



Fig 15. Ground floor front room with shutters and fireplace



Fig.16 Former vertical shutters to rear ground floor window

5.33 The main ground floor has medium heritage significance by virtue of the surviving hallway dado paneling, window shutters and ceiling cornices but contains no other authentic features such as historic doors.

5.34 It is intended to reinstate the missing section of wall presently separating the hallway and front room. This will do much to help re-establish the original room layout in this area.

5.35 Towards the rear of the hall there is an archway supported on console brackets (Fig.17) beyond which a new partition and entrance doorway will be formed to separate the access to the ground and basement flat from the flat occupying the upper floors of the property. As a consequence there will be some minor loss of significance in this area as the traditional view on entering the front door along the hallway to the rear stair will disappear, but the partition at the foot of the stair will not involve the loss of any historic fabric and the original 19th century staircase will remain in situ and the partition is a straightforwardly reversible change.



Fig. 17 Ground floor hall archway



Fig.18 Staircase (first to second floor)

5.36 The stairs at the rear descend to the large ground floor rear extension off the half landing (to the basement) but this room has no heritage significance and contains no authentic original features: ceilings, cornices, fireplaces, skirtings, or any other historic characteristics of interest. The intention is to use this room as a utility room and no alterations are proposed to this area.

Staircase

5.37 The staircase is to the rear right hand (northeast) side of the house and is plain with simple newel posts typical of the period of the house. (Fig.18) The square section balusters used throughout are a similar pattern to those found in many dwellings from the 1820s. Other than the partition to be built around the ground floor area of the staircase as noted in 5.35 above, there are no other proposals relating to the stair and the partition would be reversible at a later date were the property to revert to a single dwelling.

First floor

5.38 This is the *piano nobile* – i.e. the level of the principal rooms of the house. The landing has a front facing modern six-panel door leading to the front room while a modern six-panel door to the side leads to the rear room. The two first floor rooms are separated from each other by a pair of modern six-panel doors in the cross wall.

(Fig.19) The intention is to slightly reposition the doorway and modern door on the landing to face the head of the stair and remove the doorway and door from the landing the rear bedroom and seal the opening.

5.39 The pair of modern six-panel doors in the cross wall would be removed and the opening widened to create a through living room (front) and dining room (rear) but the sense of the original two room layout would be retained by the stub cross walls and downstand beam between them and the existing cornices would be preserved. It is considered that these alterations to the first floor would cause less than significant harm to the special architectural and historic interest.

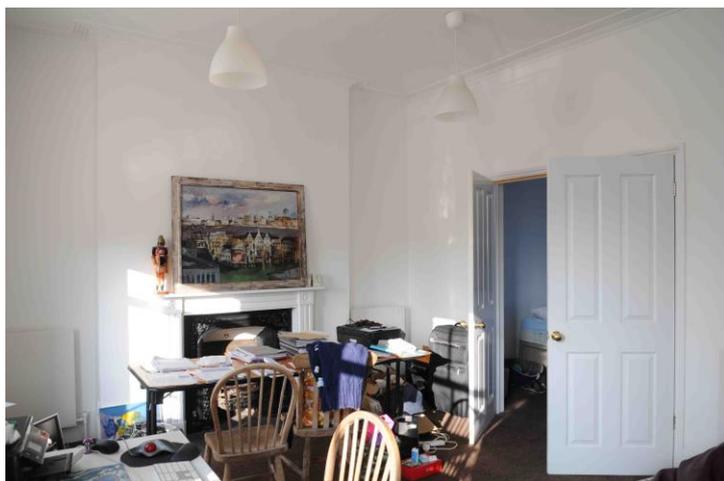


Fig.19 First floor front room

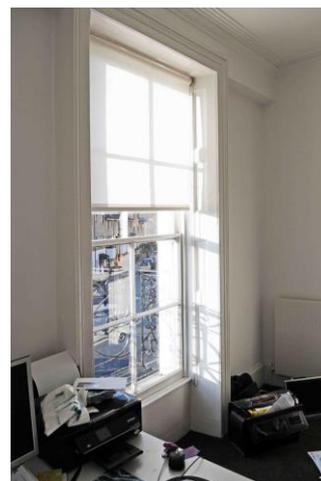


Fig.20 Front window shutter boxes

5.40 The front room is lit by a pair of four-over-four pane sash windows. These open in front of the original cast-iron balconettes. Both windows have retained their original shutter boxes but these have been painted up and although they are not presently operative, they appear to have retained their original hinged shutters. (Fig.20) Making these functional once again would enhance the architectural and historic interest of the interior and contribute to energy efficiency³.

5.41 To the west wall in the front room is an attractive cast iron fireplace and painted surround of the correct style for the period c.1800-1810.⁴ (Fig.21) Both the front and rear rooms also retain their reeded plaster ceiling cornices, but the rear room is otherwise entirely plain and without any other features of interest. (Fig.22) There are no other alterations proposed to these rooms.

5.42 Off the half landing is a small bedroom that is the middle sized external rear extension of three. (Fig.10) This rear room is of no heritage significance and containing no authentic original features or any other historic characteristics of interest. The intention is to convert this room into a small dressing room and bathroom.

5.43 Overall, The first floor is of medium historic and architectural significance as it has several original features that are to be retained unaltered including the front window shutters, front room fireplace and reeded plaster cornices but the two single doors from the landing and the pair of double doors separating the first floor rooms are modern and not of interest and there are no other historic characteristics or fixtures of special historic interest.

³ <https://historicengland.org.uk/advice/your-home/saving-energy/older-houses/sash-windows/>

⁴ See Plate 49 et seq. p.38 'Georgian Chimneypieces' Neil Burton & Lucy Porten, The Georgian Group 2001



Fig.21 First floor front room fireplace room



Fig.22 First floor rear room.

Second floor

5.44 The room layout on the second floor is in the traditional form of a larger room to the front with the smaller room (and stairway) to the rear with the rooms presently accessed as on the floor below. A small rear extension is reached from the half landing. Neither the two second floor rooms nor the small rear extension have any heritage significance and contain no authentic original features: ceilings, cornices, fireplaces, skirtings, doors, or any other historic characteristics of interest.

5.45 As on the first floor it is intended to slightly reposition the doorway and modern door on the landing that leads to the front room (Fig.18) so that it faces the head of the stairs. It is also proposed to insert a small en-suite shower and toilet in the front bedroom against the side party wall to No.126.

5.46 Overall it is considered that on the second floor the minor alterations would cause less than significant harm to the very limited architectural and historic interest.

Overall summary regarding the interior

5.47 In summary, the interior of 124 St Pancras Way has been substantially modernized. Some attempt has been made to retain a sense of the internal character by the use for example, of modern six panel doors but the special interest is largely confined to window joinery, ground and first floor cornices, a surviving early 19th century fireplace and the staircase. The ground floor room layout had been comprised by the opened up; and the rear has suffered from the addition of the intrusive three-tiered, largely un-fenestrated extension. Parts of the ground floor and *piano nobile*, have medium significance but the interior generally is of low significance, and the extensions are of no significance.

5.48 The proposed internal works to form a basement and ground floor flat and a first and second floor flat would enable the form of the original ground floor layout to be reinstated but would involve separating the flats at the bottom of the ground floor level of the staircase, the minor repositioning of two single modern landing doors, the sealing of one landing opening, the removal of a pair of modern doors in the first floor cross wall and the widening of the existing opening, and formation of a bathroom in the middle rear extension and an en suite in the front second floor bedroom. Overall the works are considered would constitute less than significant harm to the special architectural and historic interest.

6. CONSERVATION AREA CONSIDERATIONS

6.1 Camden Council has a statutory duty to review the character and boundaries of its conservation areas. This is usually based upon the (former) English Heritage publications: *Guidance on Conservation Area Appraisals and Guidance on Conservation Area Management (2006)* recently superseded by Historic England's Historic Environment Advisory Note 1 [HEAN1] *Conservation Area Designation, Appraisal & Management (February 2016)*.

6.2 The Council's Statement for the Jeffrey's Street Conservation Area describes the historical development and character and appearance of the conservation area. It also outlines the key development management policy issues and development pressures of concern. The Statement also sets out the policy framework and specific guidance relevant to the conservation area to indicate the favored approach to preservation and enhancement and assist the formulation and design of development proposals.

6.3 The Jeffrey's Street Conservation Area lies just north of Camden Town and its boundary runs along part of Camden Street and Kentish Town Road to the west; Royal College Street and St Pancras Way to the east; and extends to the northeast as far as Rochester Place. To the south, the area is separated by an elevated section of the railway line and Camden Road Station at the junction of Camden Road and Bonny Street.

6.4 Nos.108-132 St Pancras Way overlook College Gardens a small triangular grassed public space fringed by pollarded lime trees and enclosed by modern metal railings. At the northern end there is a granite commemorative drinking fountain dedicated to a local dignitary Joseph Salter (d. 1876) and a K2-type red telephone kiosk. Both of these structures are Listed Grade 2.

6.5 Like most of the other buildings in the conservation area, the buildings on the short frontage to the south side of College Gardens date from the end of the 18th century. On the west side, College Gardens is enclosed by a recent development of flats (Philia House), and houses that adopt the characteristic colour palette similar to the yellow brick used for the listed terrace of Nos. 108-132 St Pancras Way.



Fig.13 Ordnance Survey Map 1868 (not to scale) No.124 St Pancras Way circled in red

6.6 Currently No.124 St Pancras Way forms part of a listed terrace of early 19th Century dwellings that contribute positively to the character and appearance of the conservation area because of its homogenous appearance and common characteristic use of traditional details and materials such as the use of local London stock brick.

6.7 As the front façade of No.124 St Pancras Way is to remain unaltered there will be no discernable impact on the area's character and appearance and the refurbishment of the property would meet the tests of paragraph 132 of the NPPF by sustaining and enhancing No.124; ensuring it remains in a viable use consistent with its conservation, and through its refurbishment positively contributing to sustaining this part of Kentish Town and its economic vitality, thus making a positive contribution to local character and distinctiveness.

7. CONCLUSIONS

7.1 Paragraph 128 of the NPPF (as referred to in paragraph 2.1 above) requires a description of the potential impact on a building's significance to a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential of that impact.

Historic building impact

7.2 The 1994 Listing description does not aid understanding of the significance of the terrace as only the features of the front elevation are delineated as an aid to its correct identification and without formalizing or elaborating on the significant variations in fenestration pattern, doorcase design etc. Interiors were not originally inspected and only generic interior features were mentioned and none were described in any detail. It therefore remains unclear how the summary basis of the interior features (at the time of listing) was defined and their significance and completeness (or otherwise) has therefore not been open to scrutiny.

7.3 Externally, at some point in the past there has been an inconsistent approach to re-fenestration by the insertion of window glazing bar patterns that do not conform to early 19th century arrangement and depart from the majority of traditional window joinery in the terrace. Some rationalisation of window types would bring a greater degree of architectural coherence to the unity of the terrace as a whole.

7.4 The recent internal inspection of No.124 has show that the interior has been extensively modernized and extended to the rear while there has been an attempt to respect some principal interior rooms by the installation of, for example, modern six panel doors. The special interest of the original early 19th Century room layouts been had been compromised on the ground floor in particular and to a lesser extent on the first floor by a degree of opening up and modernization.

7.5 There is no coherent surviving early 19th century interior scheme of notable historic interest within the dwelling and the individual fixtures of special note are principally confined to the staircase; cornices, window shutters and the first floor front room fireplace.

7.6 The basement and second floors and the rear extensions are of low or no significance and devoid of historic features of special interest. There are no proposals for the basement other than the removal of the kitchen fittings while on the second floor the works are minor in nature and it is considered that their cumulative impact in this area would cause less than significant harm.

7.7 The proposed internal alterations on the first floor affect areas of medium significance but the works are relatively minor and do not impact to any significant degree on the room layouts or the specific individual fixtures of note. It is therefore considered that the cumulative impact would also cause less than significant harm.

7.8 The proposals for the works to the ground floor also affect areas of medium significance. It is considered that the reinstatement of the wall between the hall and front room would benefit the significance in terms of the building's original room layout but that the works to separate the two flats at the foot of the stair would affect the significance in that specific area but would be capable of being straightforwardly reversed at a later date.

Listed building setting impact

7.10 There are no external alterations and therefore it is considered that there would be no implications for the external setting of the listed building.

Conservation area impact

7.11 There are no external changes to the front or rear elevations as part of the proposals and so the character and appearance of the Jeffrey Street Conservation Area would remain unaltered.

7.12 Paragraph 132 of the NPPF defines criteria on which the Council should determine applications. A scheme of alteration should therefore aim to:

- sustain and enhance the listed building and put it to a viable use consistent with its conservation; and
- positively contribute to sustaining this part of the Jeffrey's Street Conservation Area and its economic vitality.

*Bob Kindred MBE BA IHBC MRTPI
Bob kindred Heritage Consultants Ltd
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Authorship of this Heritage Statement

The author of this report is Bob Kindred MBE BA IHBC MRTPI - the former Head of Conservation Urban Design & Planning Policy at Ipswich Borough Council with over 35 years experience in the heritage sector. He was awarded the MBE for services to heritage in 1999

He is a member of the Council of the Institute of Historic Building Conservation; a Trustee of the Ancient Monuments Society; a Casework Panel member of the Society for the Protection of Ancient Buildings; an honorary member of the Suffolk Association of Architects; a member of the RIBA Suffolk Design Review Panel; and a member of the St Edmundsbury & Ipswich Diocesan Advisory Committee.

He was also the former Standing Special Heritage Advisor to the House of Commons Culture Media & Sport Committee [2005-2012]; the UK Commission for UNESCO [1999-2010]; and, the Main Committee of the Victorian Society [1987-97].