

## Heritage Statement Information for 18 Redman House, Bourne Estate, Portpool Lane, London, EC1N 7UA

Redman House is a Grade II Listed building and sits within the Hatton Garden Conservation Area.

The listing makes reference to the following:

TQ 3181 NW CAMBDEN CLERKENWELL ROAD (South side) 798-1/102/1769 Bourne Estate (Northern part) 11.01.1999

Includes: Skipwith House 1-55, Ledam House 1-34, Redman House 1-17 CLERKENWELL ROAD  
Includes: Radcliffe House 1-105, Scrope House 1-34, Frewell House 1-55, Denys House 1-30  
CLERKENWELL HOUSE Includes: 91-93 and 99-101 (Odd) LEATHER LANE Includes: 87-101 (Odd) LEATHER LANE

The Bourne Estate is a housing estate for the London County Council. 1901-3. Designed by the LCC Architect's Department (chief assistant for scheme E H Parkes under W E Riley).

The buildings are constructed of elevations of red, orange and stock bricks with some blue and glazed bricks. Portions of upper elevations towards Clerkenwell Road and Portpool Road stuccoed. Brick chimneys, slated roofs. Stone string courses, parapets and segmental arches.

Concrete open stairs and balconies with iron railings. Wooden sash and casement windows, some within segmental brick arches and with brick aprons. STYLE: free Classical style, with Arts and Crafts touches, developing the idiom established by the LCC Boundary Street and Millbank estates in a formal direction.

EXTERIOR: 5-storey flats with balcony access; some portions with sixth storey in roof. Enclosed layout, with 5 blocks in parallel on a north-south axis (Shene, Ledham, Skipwith, Denys, Frewell and Scrope Houses) and narrow quadrangles (once with formal planting) between Ledham and Skipwith Houses and between Denys and Frewell Houses. Long east-west blocks (Radcliff House and Redman House) to perimeter of estate, with broad arches leading through to centre of estate, their stuccoed upper storeys with giant pilasters. Some later alterations. Radcliff House: long elevation to Clerkenwell Road, shorter elevations in two sections to Leather Lane, and canted corner between with principal entrance arch to estate and pyramidally capped towers left and right. Ground storey towards roads have shops, with granite piers in between.

Upper storeys towards Clerkenwell Road alternate between plain brick elevations with dormers in roof and slightly recessed stuccoed sections with giant pilasters rising through three storeys and parapet over. 3 broad moulded segmental arches lead through to centre of estate, the arch at the corner being more fully detailed with voussoirs and small brick windows over.

The Bourne Estate is the third of the three key estates built by the London County Council in the years of its greatest innovation. In Britain the Bourne Estate is the least known, but it has an international significance as the model for the much admired and highly influential public housing erected in Vienna immediately after the First World War. The Viennese model was subsequently brought back to England, as can be seen in the Ossulton Estate, Camden, listed some years ago, and in some private mansion blocks in central London of the 1930s.

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The proposed works to the flat number 18 Redman House are very minor and therefore will have very minimal visual and structural impact on the building and will have minimal impact on the historic significance of the building.

To the external wall there will be a minor alteration in the form of shower ventilation unit. This ventilation unit will be painted 'crème' to fit with the rendering, therefore minimize visual impact on the look of the building.

Proposed site to where ventilation unit will be fitted in photo directly below and figure 1. Please look at the scaled drawings and the ventilation unit specifications and data sheet at the same time as looking at this proposal.



Figure 1.

As evidence to support that the alterations will have minimal visual impact on the building, please see photograph below of existing ventilation units fitted to Scrope House, opposite Redman House in figure 2. This photograph demonstrates clearly, the minimal visual impact of the ventilation unit on the brickwork elevation.

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Figure 2.

Internal works proposed will have no impact as there are no historic features existing inside the property.

Sue and Paul Roberts 16.07.17 and Leaseholders of 18 Redman House, Bourne Estate, Portpool Lane, London, EC1N 7UA

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