

Heritage, Design & Access Statement

35a Greenland Road,
London NW1 0AX

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Issue notes

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1/ Introduction

1.1 Aim of report

The purpose of this report is to appraise the historical and architectural significance of the building located at 35a Greenland Road, London NW1 0AX, a Grade II listed building, in order to inform the design process as part of proposed alterations and refurbishment to the property.

This report will discuss the principles behind the proposed works and analyse any impact of the proposals on the special character of the listed property.

1.2 Authorship

This statement has been prepared by 51 architecture; an award winning RIBA chartered architectural practice with experience of working with and in sensitive and historic environments. The author can be contacted at info@51architecture.com.

1.3 Methodology

This statement is the result of documentary research based upon primary and secondary sources of local history and architecture, including maps, drawings, archives and reports primarily from the London Borough of Camden and the London Metropolitan Archives.

A survey of the property was conducted in January 2017, where, by visual inspection, the surviving internal and external features of the building were recorded and mapped.

2/ Historical background

2.1 Site introduction

This section of the report examines the historical background of 35 Greenland Road, NW1 0AX. It is compiled through research of various primary and secondary sources. These include: the London Metropolitan Archive and Camden Local Studies and Archives centre.

35 Greenland Road is a four storey terraced house, one of a terrace of 18 houses, built in the mid 19th century in the heart of Camden Town, 5 minutes walk from the tube station. It is sited between St Michael's church (built 1880) on Camden Road to the north and St Martin's Gardens (built 1805) to the south.

The property is Grade II listed, however it is not included in any Conservation Area nor other designation under the Camden Local Plan. The property is split into two self contained maisonettes, one comprising the lower two floors and the other the upper two floors.

The land the property was built on originally comprised part of the Camden Estate owned by the Earl Camden. Initially, very little stood on the land other than the 'halfway house,' the Mother Red Cap, and the Cantalowes Manor house.

The area was developed from 1794 as a middle class suburban neighbourhood. Many of the streets and roads on the remainder of the estate took names which reflected the personal and family connections of the Earl, including Pratt Street, Brecknock Road, Bayham Street and Georgiana and Caroline Street (two of his daughters). His son married Harriet Murray (Murray Street), daughter of the Bishop of Rochester (Rochester Square) and his builder was Augustine Greenland (St Austine's Road and Greenland Street).

Over the 19th century the area industrialised with the introduction of the railways and became a predominantly working class neighbourhood with many of the houses on the terrace becoming converted to flats.

2.2 Map regression

The following maps plot the development of the subject site from 1801 to the present day. The site or approximate location is highlighted or circled in pink on each map. The maps included are:

Figure 1/ 1801 St Pancras Parish Map © Camden Local Studies and Archives Centre

Figure 2/ 1833 St Pancras Borough Map © Camden Local Studies and Archives Centre

Figure 3/ 1849 St Pancras Parish Map © Camden Local Studies and Archives Centre

Figure 4/ 1870 St Pancras Parish Map © Camden Local Studies and Archives Centre

Figure 5/ 1886 Charles Booth Poverty Map © LSE

Figure 6/ 1934 St Pancras Parish Map © Camden Local Studies and Archives Centre

Figure 7/ 1945 LCC London Bomb Damage Map © London Metropolitan Archive

Figure 8/ 1978 Ordnance Survey Map



Figure 1/ 1801 St Pancras Parish Map © Camden Local Studies and Archives Centre

This map shows the subject site in 1801 when Camden Town was beginning to grow from a small cluster of buildings around the junction of the roads to the villages of Hampstead and Highgate.

The site is at this time, completely undeveloped and shown as enclosed fields called the 'Lower Meadow'. This land was originally part of the Camden Estate.



Figure 2/ 1833 St Pancras Borough Map © Camden Local Studies and Archives Centre

This map shows the subject site after around 30 years of development in the surrounding area. The site at 35 Greenland Road still lies empty but all around new terraces have been constructed along the High Street.

Bayham Terrace is shown to the north of the site on what is now Camden Road. A building marked 'Sunday School' sits to the west of the site behind Bayham Terrace. The street has no name on the map but is shown as a continuation of 'Green Street'.



Figure 3/ 1849 St Pancras Parish Map © Camden Local Studies and Archives Centre

This is the earliest map showing the subject site with No.35 Greenland Road constructed. The street is now known as 'Hamilton Street'. The map shows that in 1849 only one half of the terrace Nos. 23-41 Greenland Road had been constructed. No. 35 is also shown to share a large garden with No. 37.

The old Sunday School building is still visible with clear land in front in the place of present day Nos. 7-21 Greenland Road.

The terraces of Caroline Street and Caroline Street East (now both Carol Street) to the south has also been constructed.



Figure 4/ 1870 St Pancras Parish Map © Camden Local Studies and Archives Centre

This map from 1870 shows the terrace of houses along Hamilton Road (now Greenland Road) to be completed.

The houses are all shown with half width rear extensions, likely closet wings.



Figure 5/ 1886 Charles Booth Poverty Map © LSE

This map records the social mix of Camden Town centre in 1886. The local community is shown as being a mix of mostly 'fairly comfortable' and 'middle-class'. There are some areas of deprivation shown off the High Street. 35 Greenland Road is shown as being a house of 'good ordinary earnings'.

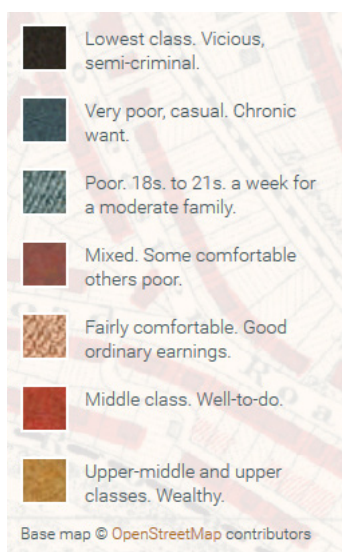




Figure 6/ 1934 St Pancras Parish Map © Camden Local Studies and Archives Centre

This map from 1934 shows Hamilton Street (now Greenland Road) in greater detail with all the properties on the terrace having significant half width rear extensions.

It also gives a clearer picture of the many workshops and manufactories that have developed in the area surrounding the site. A small hospital is shown at the corner of Bayham Street.



Figure 7/ 1945 LCC London Bomb Damage Map © London Metropolitan Archive

This map shows the extent of bomb damage to the area during WWII. It shows that the immediate area around Greenland Road avoided the bombing. There are a number of ruined buildings shown to the west by Camden Town Station as well as to the south of the site at the end of Carol Street

The map also shows that by this time the street has been renamed as Greenland Road. Caroline Street to the south has also become Carol Street.





Figure 8/ 1978 Ordnance Survey Map

This map from 1978 shows the street as being known by its current name of 'Greenland Road'. All the houses are shown to have at least a half width rear extension, some show full width structures.

The terraces of houses, to the south of the site, between Bayham Street and Carol Street have been replaced with a building marked as 'Works'.

Two years earlier, in 1976, the whole terrace of houses along Greenland Road were restored as part of a GLC renovation scheme. At this time the property was converted, from a single dwelling into two maisonettes.

2.3 Planning history for 35 Greenland Road

The relevant known planning history of the site is as follows:

1978 **Planning reference: CTP/J12/2/A/25579.**

Property converted from a single dwelling house to 2no. Maisonettes including the addition of rear external fire escape.

Permission implemented.

3/ Significance appraisal

3.1 Introduction

35a Greenland Road was given Grade II listed status on 14th April 1974 under the Planning (Listed Buildings and Conservation Areas) Act for its special architectural or historic interest. The property is not included in any designated Conservation Area. The Historic England listing description is as follows:

“Terrace of 18 houses. Mid C19, restored c.1976 as a GLC renovation scheme. Yellow stock brick with rusticated stucco ground floor and plain stucco 1st floor band. Nos 11-21 and 31-43 slightly projecting. 3 storeys and basements. 2 windows each. Square-headed, recessed doorways with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Recessed sashes; ground floor of No.7 with good cast-iron window guard, upper floors architraved: Nos 7 & 9 with cornices to 1st floor. Cast-iron balconies to 1st floor windows. Stucco cornice and blocking course except Nos 9, 19 & 21 and 37-41 where the cornices have been cut back. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with bud finials to areas.”

This section will outline the existing historical features of special architectural character that the building retains and describe its morphological development in terms of any alterations and repairs that have been undertaken.

3.2 Exterior appraisal

The front elevation has remained largely unaltered, except for a major renovation c.1976. Each facade on the terrace is very similar, with very minor differences creating a pleasing rhythm to the streetscape. The upper windows of the facade are centred on each property with the ground floor and lower ground doors and windows offset, these having a separate logic relating to the internal room layout.

The front facade of No.35 retains its original brickwork, 6 over 6 light timber sash windows, stucco decoration, railings and cornice. Neither the property, nor the street, were subject to any WWII bomb damage and as such the street has remained coherent and intact. The facade is crossed by numerous surface mounted modern services, gas pipes, telephone wires and electrical cables. There is no dedicated refuse storage and as such rubbish bags are simply left untidily in the street.

Whilst, at first glance the houses seem identical, there are a number of subtle modern alterations and additions, especially to the front light wells along the terrace. Some houses have access to the light well and others have only windows. A few properties, notably Nos. 19, 24, 25, 30 & 34, have also enclosed the space beneath the front door steps with a new door or window, others have a dedicated bin storage built over the light well.

In contrast, the rear facades of both No.35 and its neighbours, bear the scars of numerous alterations and conversions. Various holes have been filled in with new stock bricks where old service flues have been removed or added. There are also a number of visible repairs to the brickwork and there are varying types of windows, the majority of which are timber sash. The rear facade of the terrace has a continuous run of butterfly roofs, many chimney pots are missing.

The property has a long back garden which is divided into two for private use by each flat in the building. The rear gardens of the terrace are divided by low brick walls, as such every garden is overlooked by all the neighbours, from the north, east and west. There are a number of very large mature trees in the centre between the rear gardens of the back-to-back terraces.

All along Greenland Road many properties retain their original half width stepped rear extensions, however Nos. 39-31 have had theirs removed at some point, presumably during the conversion of the properties into flats. Where removed the walls have been in-filled with modern bricks or rendered over. Nos. 35 and 37 also have two storey galvanised metal spiral staircases providing alternative fire escapes and access to the garden for the upper flats.

To the north lies Bayham Terrace on Camden Road, a similar terrace to Greenland Road built 30 years prior. Many of these houses have been heavily extended into the garden at lower ground and ground levels. There are a number of examples of modern two storey half-width and full-width single storey extensions, some covering the entire rear garden. There are two examples of three storey half-width extensions. To the east, the properties along Camden Street, contemporaries of Greenland Road, have two storey rear extensions with lower ground full-width glass in-fills.

3.3 Interior appraisal

The property underwent a major renovation and conversion into two flats in 1978, as a result much of the internal fabric is modern. However throughout the property some original features remain.

On the ground floor the front and rear rooms retain their original timber flooring, shutters, sash windows and cornices. The timber staircase to the lower ground floor is original. The window on the landing is a modern metal casement where the original rear extension was removed.

On the lower ground floor, the entire floor was dug out and replaced with a modern un-insulated concrete screed in 1978, as such many original features were lost. At the same time a new bathroom was inserted into the rear room. The only remaining original fabric in these rooms are the sash windows and their architraves.



Figure 10/
Front facade of 35 Greenland Road



Figure 11/
Rear facade of 35 Greenland Road



Figure 12/
Original 2 storey stepped rear extensions along Greenland Road



Figure 13/
Larger rear extensions to terraces along Camden Road and Camden Street behind Greenland Road.

4/ Impact of proposed works on the listed building

4.1 Legislative context

The following relevant local and national planning policies have been considered in the development of this proposal:

Acts of Parliament:

- Enterprise and Regulatory Reform Act 2013
- National Planning Policy Framework (NPPF) 2012
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990

London Borough of Camden planning policies and design guidance:

- Camden Planning Guidance, CPG 1: Design (2015)
 - Policy 3 - Heritage
 - Policy 4 - Extension, alterations and conservatories

4.2 Principles and justification of proposed works

The overall design intention is to refurbish and extend the property to create additional living space for a young family. This will be achieved through the creation a high quality piece of architecture which will be sensitive to the listed building and enhance the appearance and character the surrounding context.

The proposal synthesises the design guidance given in local and national planning policies to create a holistic architectural response which responds to the constraints of the site and emphasises the historical significance of the property.

Outline of the proposal

The proposed development involves the following main points of work:

- Reinstatement of the original two storey stepped half-width rear extension to provide an additional bedroom and bathroom.
- Full refurbishment of the existing bathroom, to include all fittings and fixtures.
- Creation of small discrete metal bin store suspended above lightwell at the front of the property.

4.3 Outline schedule of works

This schedule briefly describes the proposed works (internally and externally) to the listed building at 35a Greenland Road. Please note this is not an exhaustive list and is to be read in conjunction with the existing/demolition and proposed drawings for further detail.

Location	Description of Works	Photograph
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A / External works

A1 / Existing front facade

1. Form new suspended metal bin store above lightwell.



A2 / Existing rear facade

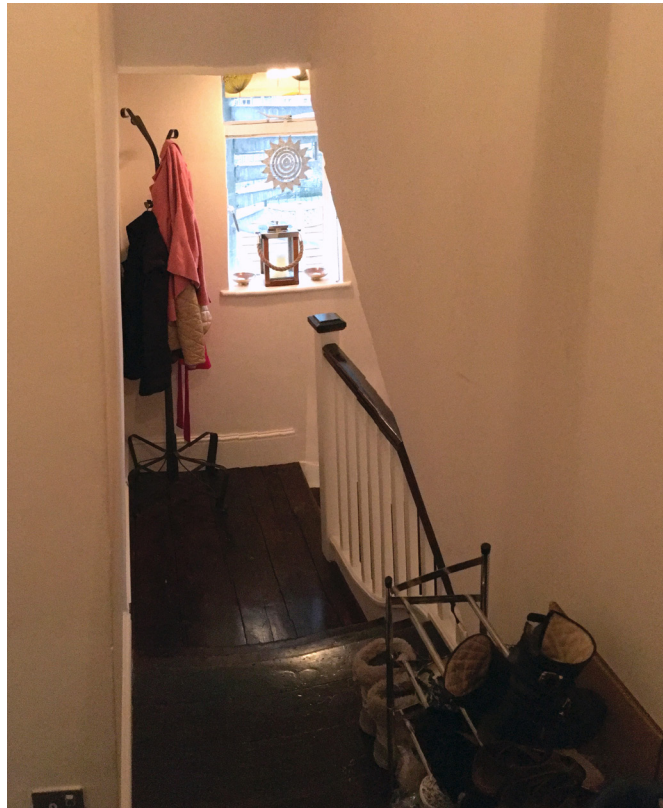
1. Remove existing non-original staircase, decking and concrete slab.
2. Remove existing non-original rear garden door and landing window above.
3. Reinstall original extension with new 2 storey half-width stepped rear extension.
4. Form new escape / garden access stairs for upper flat.
5. Lay new paving slabs to side of new extension.
6. Retain garden.



B / Internal works

B1 / Staircase landing

1. Retain existing original staircase and timber floor.
2. Remove existing modern metal framed window and partially infill opening.
3. Open out new doorway on landing to new bathroom in proposed rear extension.
4. Form new sliding timber door to new bathroom.
5. Replace light fittings to landing.



B2 / Lower ground hallway

1. Retain existing original staircase.
2. Remove existing modern garden door and frame.
3. Replace non-original modern timber floor with new.
4. Form new rear half-width extension.
5. Replace existing 1970's slatted door to storage cupboard with new solid door on push to open fittings.
6. Replace existing 1970's wall and door to bathroom with new stud wall and sliding door.



B3 /
Lower
ground
bathroom

1. Strip out all existing non-original fittings and fixtures, including ceiling.
2. Replace 1970's door to light well.
3. Remove existing 1970's bathroom door and wall and replace with new stud wall and sliding door.
4. Replace all fittings and fixtures with high quality contemporary versions.



B4 /
Lower
ground light
well

1. Replace 1970's door to light well. New door to have security grille installed.
2. Form new metal bin store suspended above lightwell.



4.4 Impact on the special character and setting of the listed building

Impact of proposed works on 35 Greenland Road

Where possible the original fabric of the listed building will be retained and repaired. The proposed works are concentrated in areas that have already been heavily altered so as to reduce the impact on the remaining historical significance of the property.

- **A/ Impact of proposed bin store by front steps**

The proposed bin store will provide a far neater refuse storage solution for the property which currently has no outside bin storage space for the residents.

The design will use high quality materials, to match the existing railings.

- **B/ Impact of proposed rear extension**

The proposed 2 storey half-width stepped rear extension takes into account the character and design of the listed property and its surroundings forming an appropriate and subservient addition to the property. The design respects the historic typology and pattern of rear extensions to the terraced houses of Greenland Road, reinstating a part of the building which has previously been lost.

The proposed rear extension retains a reasonable sized garden and maintains the open character of the neighbouring rear gardens. The design will not significantly impact the amenity of the neighbouring properties as it matches, or is smaller than, the modest size and scale of neighbouring rear extensions. The rear facade is north facing and the four storey height of the existing terrace itself blocks almost all direct sunlight into the rear gardens.

The materiality of the proposed extension will match the listed building. It will be formed of yellow stock brick, with some contemporary detailing providing a subtle distinction. Furthermore, any new windows will be sliding timber sash windows and new roof lights will be fixed and frame-less. The new garden doors will be timber and glass. All new elements will meet and exceed the requirements of the building regulations in terms of thermal performance.

The new fire escape stairs provided for the upstairs flat (35b) will provide a safer, easier access to the rear garden for the neighbours and will be more visually appealing than the existing staircase.

4.5 Access & Building Regulations

When formulating these proposals Building Regulations have been taken into account and all proposed works comply with their requirements, this includes, fire protection, means of escape, thermal and sound insulation and accessibility. All new spaces have been designed to have a level access where possible.

4.6 Conclusion

The proposals take account of the varied developmental history of the site and surrounding area and aim to work with the remaining historic fabric to enhance its significance whilst creating a socially, economically and environmentally sustainable development that will ensure the use, enjoyment and conservation of the property into the future.

The scheme has been designed in accordance with the English Heritage principles of conservation, which call for appropriate, high quality design with long term value.