

# **HERITAGE STATEMENT**

for two proposed houses at  
6 STUKELEY STREET, WC2B 5LQ

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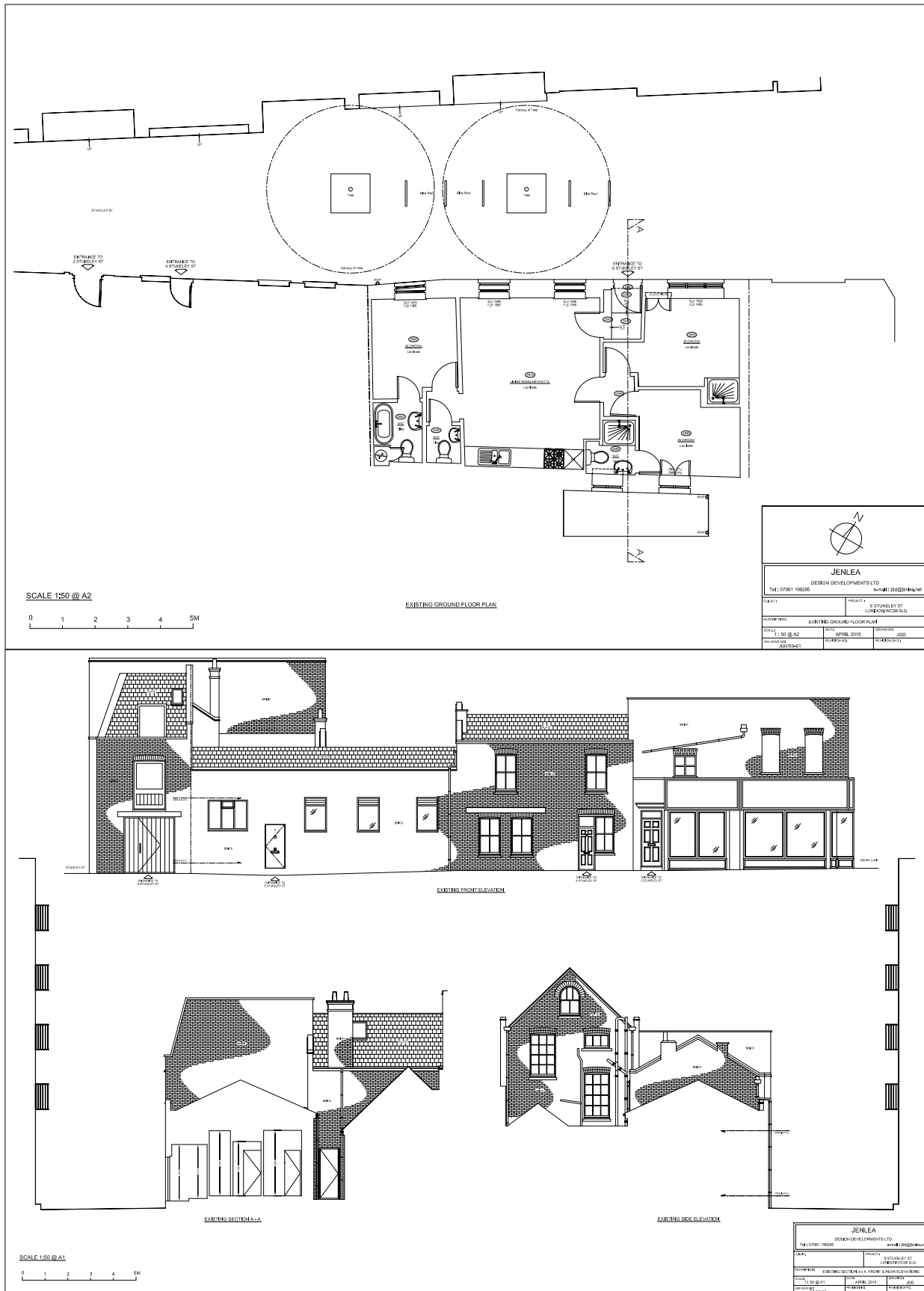
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Please note this Heritage Statement is intended to be read in conjunction with the Design and Access Statement and other documents and drawings submitted with this Planning Application.



Satellite Map of the site at 6 Stukeley Street, WC2B 5LQ  
Please also refer to Location and Site Plans attached with this application

Existing Plans of the site:



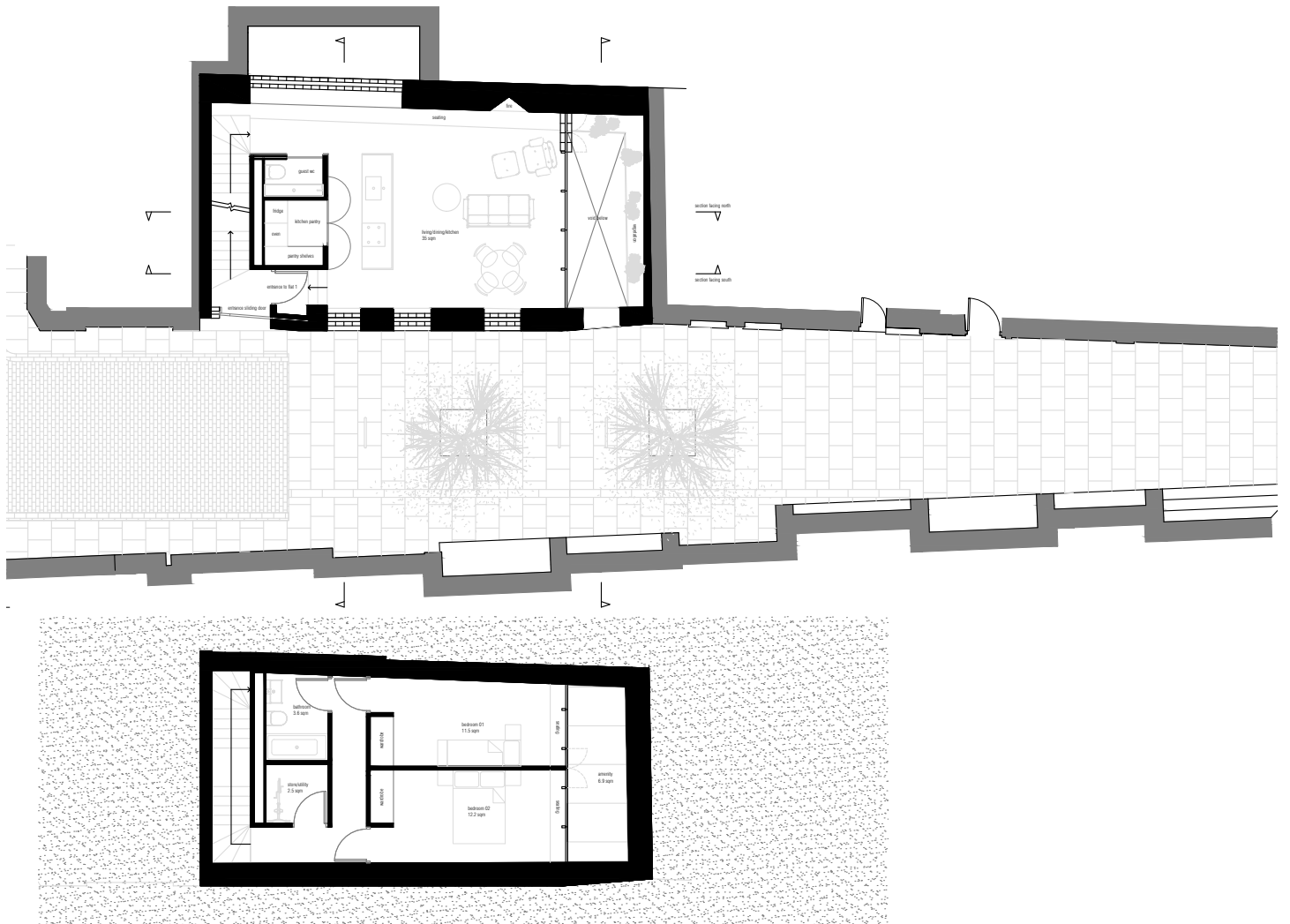
Existing Plans of the site:







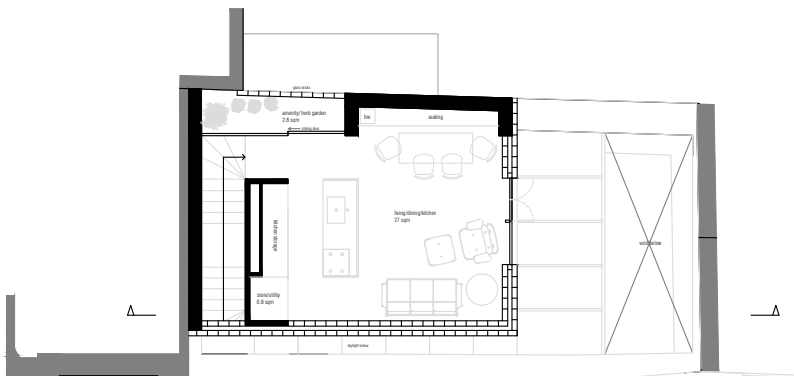
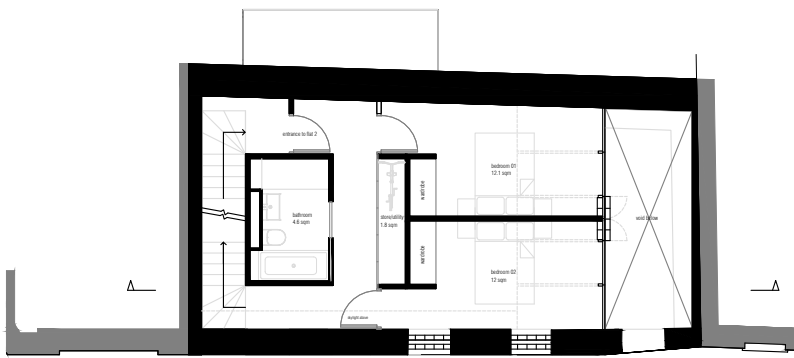
Proposed Front Elevation



Proposed Ground and Lower Ground Plans



Proposed Front Elevation



Proposed First and Upper Floor Plans





North Elevation



South Elevation



Elevation towards 4 Stukeley

This document describes the history, development and significance of the site at 6 Stukeley Street as well as the impact and justification for the proposal for two flats one on the lower ground and ground floors and the other on first and upper floors. This Heritage Statement forms part of the application for the proposal in conjunction with the Design and Access Statement and other submitted documents.

## 1. History and Development

### 1.1 Location of site

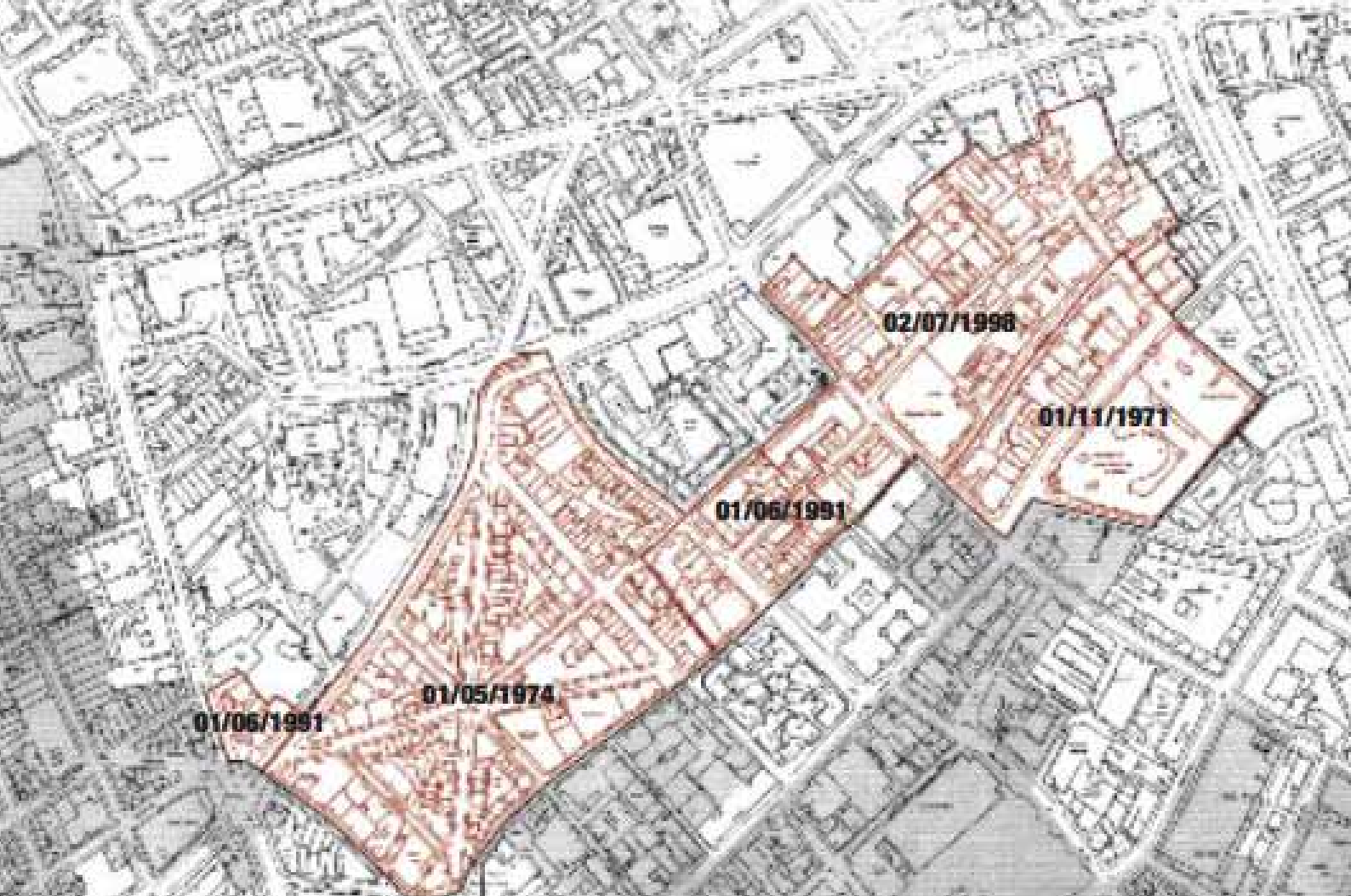
The proposal site is situated at 6 Stukeley Street between Smart Place and Drury Lane on the southern side of the street. The property consists of a single storey house which takes up the entire site. Please see the photographs of the existing site on pages 2-5 of the Design and Access Statement.

### 1.2 Description, Context, History and Development

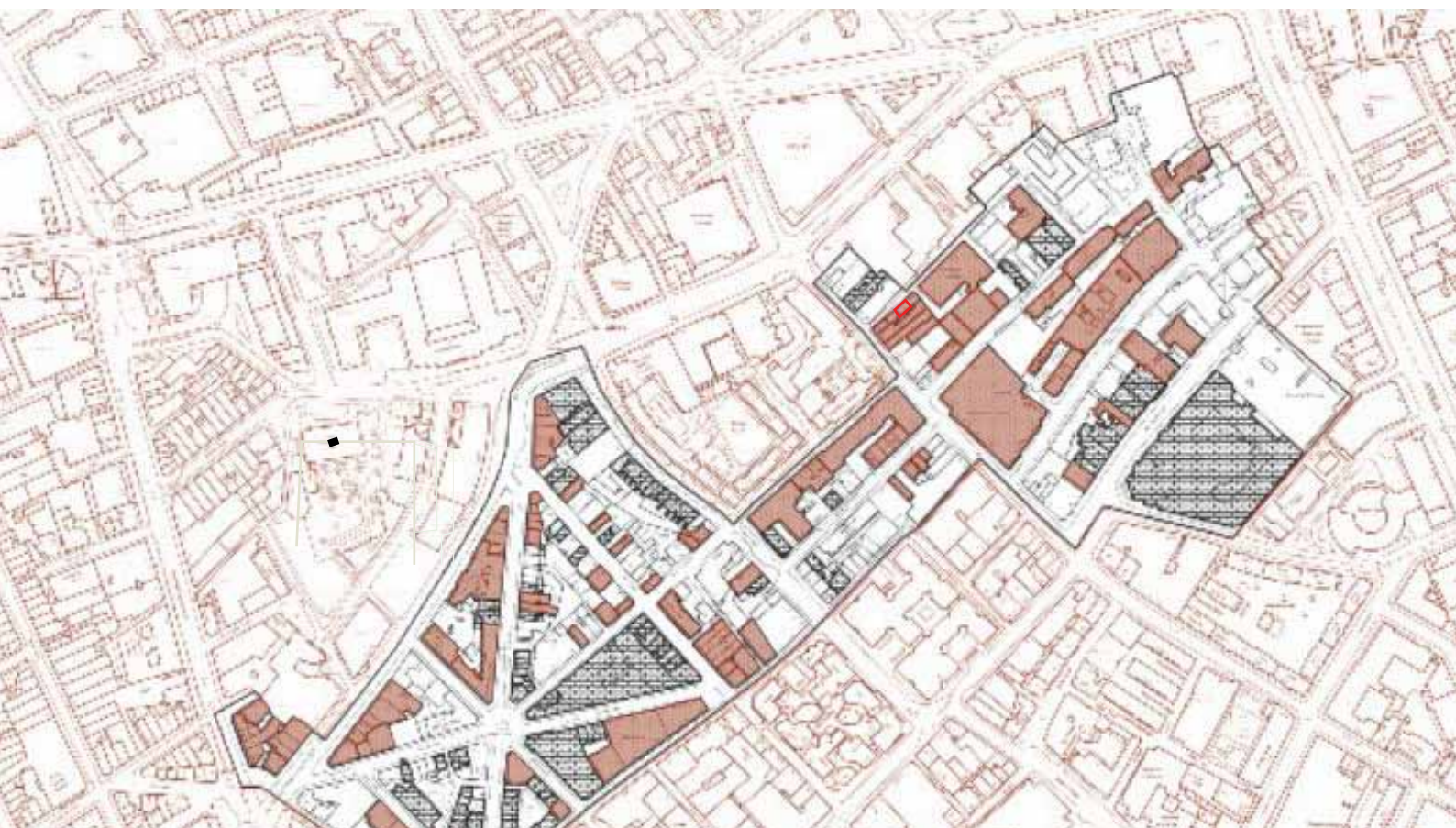
#### 1.2.1 The site is located within the Seven Dials (Covent Garden) Conservation Area.

The site lies within sub area three of the conservation area also known as the Macklin Street area. Nearby to the site lies Drury Lane which is one of the oldest roads in Covent Garden, dating back to the Saxon development of Ludenwic and which once connected Aldwych with Hoxton. Macklin street dates from the 17th century. By the 19th century the area was populated largely with poor working class residents and it was decided by the Metropolitan Board of Works to clear the area. These sites provided the first public housing in Camden and the first London County Council lodging house. The 1893 Building Regulations limited the height of this type of residential development to five storeys which together with the standards set by the 1890 Housing of the Working Classes Act determined the height and layout and budgets for the new developments.

1.2.2 Stukeley Street (formerly Goldsmith Street, and before that Coal Yard) itself was laid out in about 1640. A very narrow entrance at Drury Lane is an indication of the original street width. It widens at its centre because of redevelopment on the north side (not in the Conservation Area). The City Literary Institute building dominates the south side of the street, five storeys high with large glazed areas of metal windows. The building was designed by E.P. Wheeler and built in 1939. On the south side of the street are examples of the narrow courts that date back to the 17th century, Smarts Place and a section of Stukeley Street, they have an industrial/commercial character, similar to a mews quality. The views into the courts contrast with air ventilation equipment marring Smarts Place. Between the City Lit building and Drury Lane are two storey buildings, with both residential and commercial use which add contrast and interest by their lower roof lines and cottage appearance.



Map of the Seven Dials (Covent Garden) Conservation Area



Map of listed buildings shaded in black and white, buildings that make a positive contribution, site in red (map from CA Statement)

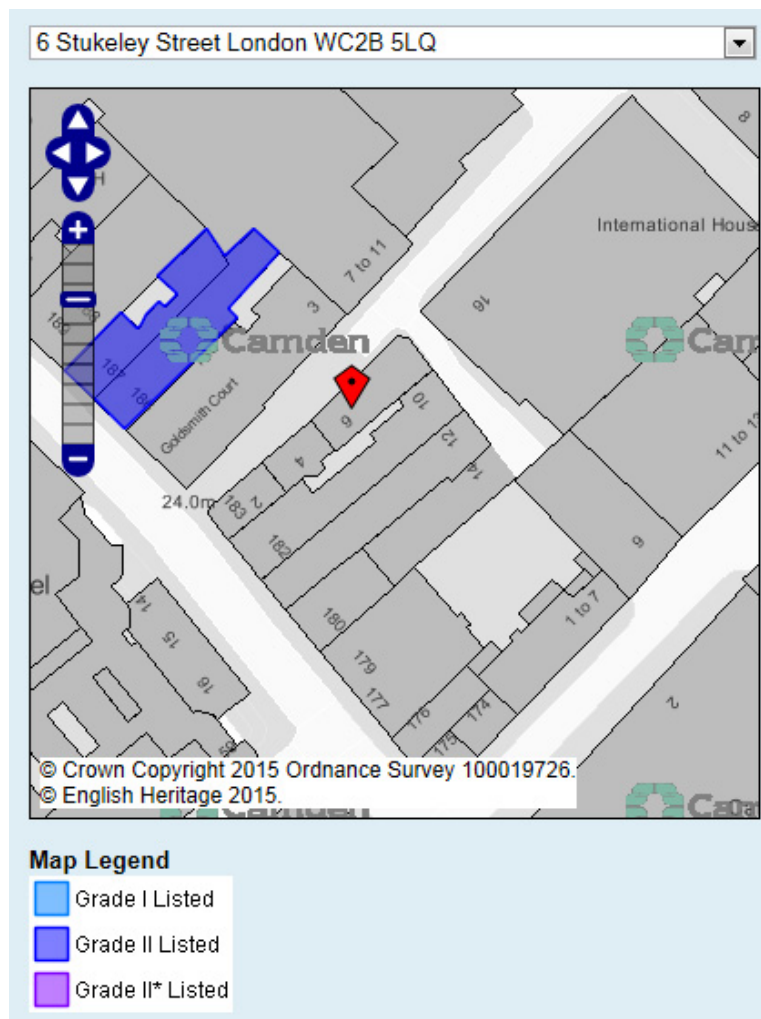
## 2. Significance of the Asset

2.1 No.6 Stukeley Street is not a statutory nor locally listed building. None of the buildings directly adjacent to or opposite the site are listed. Please see the attached map below.

2.2 The site for the proposed scheme will be accessed and visible from a historic street. The brick materiality and modest unostentatious treatment of the existing elevation contributes to the character of the mews street. The building is finished in white painted brick and although it appears on the listed building map as a building which provides a positive contribution to the conservation area, it's late 20th century windows and doors are arguably unattractive. Judging from the preserved lintels on the front elevation the original appearance of the building was significantly altered in the 20th century and the present relationship between elements such as windows and doors in terms of composition and proportion is mostly an unsatisfactory outcome. In fact the building may be described as having low architectural merit in this respect.

## 2.3 Value of the Existing Front Wall

The group of buildings within which the site is situated is cited in the Seven Dials Conservation Area as significant in terms of providing a Mews character to this part of Stukeley Street. Buildings of this type are rare in Camden and therefore should be preserved. The height of the front wall of 6 Stukeley provides a 'gap' in the roofscape when viewed from the streetscene enhancing the understanding the group as a variety of forms and heights. It's brick materiality with many lintels gives an indication of the stitching or ad hoc changes to the building underling the Mews/Light Industrial typology of the streetscene. The applicant therefore recognises the significance of the existing front wall in terms of retaining the 'shoulder' height, brick materiality and historical record of lintels visible in the wall.



### 3.Design Iteration

3.1 A scheme for two dwelling houses on the 6 Stukeley Street site was submitted in early 2016 and refused by virtue of height, bulk and detail which would result in harm to the group of buildings which make a positive contribution to the Conservation Area.

3.2 An initial Pre-Planning application for two flats on the site was submitted November 2016 which showed a significant reduction in height, bulk and attention to the Mews Character materiality and detail evident on the site and within the group of buildings mentioned as making a positive contribution in the Seven Dials Conservation Area Statement. Planning officers acknowledged that this scheme was of architectural merit and interest however it was felt that the existing building at 6 Stukeley Street is important in its own right. The significance of the front elevation in terms of its height in contrast to neighbours on the streetscene as well as the gentle sense of enclosure similar to a perimeter / side wall were underlined. Therefore Camden officers advised that they would not support the proposals.

3.3 A revised sketch scheme for two flats was sent to Camden following initial pre-planning application. This scheme retained the front elevation of 6 Stukeley Street in its entirety with minor alterations and a new facade treatment. The height of the roof extension of the upper flat was reduced further and set back substantially from the edge/ shoulder of the retained front wall significantly reducing its impact on the streetscene. The proposed materiality for the extension was glass brick which arguably strikes a balance between the brick grain of the context and a sense of diffusion. This materiality also serves to contrast with and bring out the 19th century ad hoc Mews details and masonry present on the site and within the context. Officers have described this proposal as a marked improvement from the previous schemes.



Refused two house scheme



Pre-Application - reduced bulk, massing, height and Mew character detailing



Proposed Scheme - retained front wall, further reduced height, massing, Mews character detailing

### 3. Impact and Justification of the Proposal

The proposed design has been influenced by the materiality and scale of Stukeley Street from which the proposal will be viewed and accessed. The scale and of choice materials and details are intended to enhance and off set the surrounding historic context.

#### 3.1 Materials

The proposed design has been directly influenced by the materiality and scale of the surrounding context and arguably its contemporary nature enhances the conservation area. Materials have been selected to be 'quiet' and modest and yet contrast with the existing materiality of Stukeley street. This strategy aims to highlight difference between old and new and simultaneously create a new equilibrium in the street appropriate to the context. This design approach is further described in Section 2.1 of the Design and Access statement and should be read together with the Heritage Note submitted with this planning application as well SD2 of the Conservation Area Statement and Section 7 point 60 of the NPPF.

##### 3.1.1 Retained Existing Masonry

It is proposed that the existing front wall of the house is retained, stripped of paint, cleaned and then limewashed to create the effect of a gently weathered wall exposing the distinctiveness of the brick beneath the existing layers of paint. The limewash will however disguise inconsistencies in brick type and colour, contributing to a more balanced and homogeneous appearance. The limewash treatment will also age better and require less maintenance as it's very nature highlights 'imperfections' or characterful texture. The applicant is ready to accept a sample of the wall be prepared for approval as a condition of consent to this Planning Application.

##### 3.1.2 Glass Brick

The proposed house sits in a context of primarily brick buildings hence it is fitting that glass brick has been selected for the roof extension of the upper flat reinterpreting the bond pattern and grain of the existing materiality. Glass brick also aids in visually reducing the massing of the extension due to it's translucent and light nature creating the perception of an architecture that dissolves into the sky/light. The proposed glass brick is from Poesia code:GLA093. This brick has been used at the glass brick Chanel shop in Amsterdam as well as at the Deidre Dyson Gallery in Chelsea, London. The wall build up for the roof extension is shown in the photographs in the D&A and includes a translucent insulation Timax GL as well as Aerogel to meet Approved Document Part L2B u-values. The existing window openings are to be enlarged as per the attached front elevation and infilled with glass brick so that an architectural relationship is established between the retained and new.

#### 3.2 Windows, Doors and Railings

The proposed windows are designed to be contemporary, unobtrusive, visually attractive and well proportioned. It is also proposed that the minimal frame metal architectural elements be powder coated or anodised in white to compliment the windows and doors of the buildings in the context. Most glazing is fixed with solid timber panels opening out for ventilation. Glazing facing the small courtyard is all double glazed and fixed. Solid panels open up to provide natural ventilation to the internal spaces as shown on pg.19 of the D&A and the attached front elevation.

#### 3.3 Sedum Roof and vegetation

3.3.1 The proposed sedum roof is to be concealed at street level behind a parapet wall. Vegetation on the roof will provide a pleasant 'fifth elevation'. A sunken green garden is designated in the proposed west courtyard with vegetation in planters. This sunken space will provide sufficient daylight to the bedrooms adjacent to it.

### 3.4 Width of Proposal

#### 3.4.1 Height and width of Proposal

“An offering of diversity and differing heights” is underlined as being characteristic of the townscape for Stukeley Street on page 18 of the CA Statement. The proposal can be read as a combination of two volumes namely the brick mass of the existing house which is retained and the setback glass brick roof extension appropriately situated closer to no.8 Stukeley Street which is the higher of the two neighbouring buildings. The glass brick roof extension is set back from the front wall by 1 metre which lessens its impact in the street scene - refer to page 8 of this D&A. It may be perceived as a mass behind the existing low rise perimeter wall of the house facing Stukeley Street. The glass brick form's height does not exceed the height of its highest neighbour. Its width has a relationship with no.4 and 2 Stukeley Street as can be seen in diagram 02 below.

The only increase in height in this proposal would be recessed from the front shoulder of the existing facade and would be of a height which would correspond to the rest of the group in this part of Stukeley Street. We contend that the proposal addresses concerns raised at pre-application stage relating to mass and bulk within the streetscene, the general openness of the street, views to the sky and retention of contrast in heights because of the setback, low height and translucent/ light materiality of the roof extension.

Arguably in this way the ad hoc Mews character of this part of the street is retained and enhanced. The height and width of the proposed extension is sympathetic and subservient to the context.

#### 3.4.2 Proportions and Architectural Details

Architectural details such as sliding doors and exposed steel lintels have been deliberately included in the design to underline the former light industrial character of Stukeley Street. The proportions of these are domestic in scale and sit favourably with the doors and exposed steel lintel at no. 8 Stukeley. The main brick facade is maintained as a quiet wall punctuated only by existing 19th century openings infilled with glass bricks and new sliding entrance door that aligns with the door on the front elevation of 8 Stukeley. Where possible existing openings are Glass brick infill details are minimal and visually as simple as possible in order not to compete with the existing context. Rainwater pipes are to be concealed within the exterior envelope of the proposal to further enhance the quiet nature of the design.

The plain treatment of the facade both existing and new acknowledges the building's link to the history of the site as light industrial and domestic and we contend it sits comfortably with its neighbours in terms of detail, proportion and scale. Indeed restoration and limewash treatment of the existing elevation combined with a quiet and calm roof extension enhance the character of the site that has been lost by unsympathetic 20th century additions and layers of paint. The glass brick roof extension on the proposed street elevation also underlines the proposal's modern nature and rejection of historical pastiche. This is in keeping with Section 7 of the National Planning policy framework (NPPF) point 60 which says, “Planning Policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness” as well as Seven Dials CA Statement, “Appropriate design for the Conservation Area can reflect both the historic and the modern context and both traditional and contemporary materials may be appropriate.”

### 3.6 Impact

3.6.1 The proposed scheme recognises the importance of the existing front wall in terms of retaining the 'shoulder' height, brick materiality and historical record of lintels observable in the wall. The proposed design therefore conserves the front wall of 6 Stukley street with minor interventions. These include lime wash treatment of the front elevation which brings out character and texture as well as one new opening to create a new front entrance in keeping with the light industrial character of the Mews buildings group.

3.6.2 The glass brick roof extension is set back from the front wall by 1 metre which lessens its impact in the street scene. The materiality of the roof strikes a balance between the brick grain prominent in the context and translucency which creates a sense of lightness and diffusion.

3.6.3 On balance the proposed scheme is subservient to the 19th century Stukeley Street street scene in terms of scale, proportions, materiality and height and we contend that it sits comfortably in its surroundings as a result. The proposed design meets the principles outlined in Camden DP24 and DP25 in terms of material selection and appropriateness in the context.

#### 4. Conclusion

4.1 This heritage statement includes an assessment of the impact of the proposed works on the significance of the site and its surroundings. The choice of materiality, massing and detailing has been described and justified with the historical and social context of the area borne in mind. The selection of materials has been considered to add a contemporary element to the street scape and simultaneously reference details and accents present in the vicinity of the site. The scale and mass has been developed to ensure the proposed building does not dominate the street scene but instead contributes to the conservation area whilst contributing to an essential mix of housing in Camden. We therefore contend that the proposed house has been designed with reference to both its historical setting and the broader context of Camden today.



Front Elevation - Variety and difference in roof-line, 'shoulder' of the existing wall retained, roof extension set back

Diagram 01



Front Elevation - an array of a mixture of small scale building forms

Diagram 02