

Heritage Statement

The property was listed Grade II in 1999 with the detailed entry listed below;

List entry Number: 1378736

Location: NUMBER 15 TO 24 AND AREA RAILINGS,

15-24 HARRINGTON SQUARE (east side) CAMDEN TOWN, CAMDEN, GREATER LONDON

Date listed: 11 January 1999 Grade II

TQ2983SW HARRINGTON SQUARE 798-1/83/1863 (East side) Nos.15-24 (Consecutive) and area railings

“Terrace of 10 houses, forming east side of former square. 1842-48. Grey brick, No.19 reddened, No.21 painted, over stuccoed ground floor. Slate roofs. 4 storeys and basements, No.15 with attics, all 2 windows wide. No.15 terminates terrace, projects forward with wider main bay and entrance with Doric door surround in narrower bay to side. The other houses with projecting porches. No.17 now with window, the others with panelled doors, that to No.19 with raised and fielded panelling. Upper windows with small paned sashes, those to Nos 21 (wholly) and 16 (partly) replaced; first floor with casements opening on to projecting balconies with cast-iron railings of crossed spear pattern set in round-arched rendered surrounds, all save Nos 19 and 22 with rosettes in spandrels. Ground floor with 4-light sashes under cambered heads. Heavy stuccoed cornice over second floor. Rendered parapet to Nos 15-21 and No.24; that to Nos 23 and 24 renewed in machicolated brick. **INTERIORS not inspected.** SUBSIDIARY FEATURES: railings with spearhead finials to all areas.”

Design and Access

The existing property is a five storey terraced building located in Harrington Square. There are ten self-contained studios within the upper part of the building. The Basement flat has its own entrance from the external stairs from the pavement via the lightwell on Harrington Square. The other ten studio flats are accessed via the communal entrance and staircase. The Basement flat and ground floor flat 3 both have access to the rear garden.

The proposed scheme consists of amalgamating flats 3 and 4 to create a more spacious dwelling. The existing units are very cramped and this proposal will enhance the quality of life for the occupants. The existing exteriors will not be altered. This change should be considered acceptable as the interiors of the building were not inspected at the time of its inclusion to the Listed Buildings and thus is not the element of preservation. This proposed flat will have access to the rear garden.

This application is submitted following a Prohibition Order, which was served by the Environmental Health Department of Camden Council. This Order required that Flats 3 and 4 cannot be occupied as they are too small. However they would support the amalgamation of the units by providing a staircase to interlink the units in to one flat.

This proposal is to remove the kitchen and bathroom facilities from the upper flat (No. 4) retaining the bathroom and kitchen facilities in the lower flat, and to install a staircase so that the upper room would now be used as a bedroom.