

5th October 2018

HERITAGE STATEMENT

FLAT 40, 25-27 FARRINGDON ROAD. LONDON. EC1M 3HA

This statement forms part of a planning & listed building application for the replacement of glazing to the seventh floor of the building.

1. INTRODUCTION

1.1. This Heritage Statement has been prepared to support an application for Listed Building Consent and Full Planning Permission for the replacement of existing glazing in the property known as Flat 40 within the building.

1.2. The proposal has been discussed informally at various stages by the client and both the freeholder and Camden Council, who have been kept informed of the proposal and scope of the intended proposal; this has led directly to the form & design of the proposal.

2. PROPOSAL

2.1. Planning permission is sought for 1 element: 1) the replacement of existing French door glazing on the later seventh-storey addition with a more efficient, low impact design.

2.2. Three sets of sliding doors will replace the existing French door glazing. This is located on the 7th storey of the building, set back from (and hidden by) the original 6 storey façade.

3. IDENTIFYING THE HERITAGE ASSET

3.1. 25-27 Farringdon Road is Grade II listed and dates from 1873-4. Listing NGR: TQ 31510 81768

The description of the listing states;

“Workshops. 1873-4. By Harding and Bond for Bradbury, Wilkinson & Co., engravers, for printing banknotes. Polychromatic brick in yellow, red and black with stone facing to ground floor. Stone dressings. EXTERIOR: 6 storeys in Venetian Gothic style. 8 bays to Farringdon Road; rounded, slightly recessed corner bay, then 7 bays to Greville Street, with the centre bay slightly advanced. Ground floor takes the form of a stone faced base with (renewed) windows set between piers from which a tall brick gothic arcade rises to embrace the next three floors, whose windows are slightly recessed. Entrance with stone surround rises through 1st floor with arched 3-light window. 4-pane sash windows separated vertically by brick and terracotta aprons having central slender iron column mullions, those to the second floor rising through the aprons to the small round-headed windows above, to support stone tracery filling the arcade arch which springs from stone imposts. Corbelled cornice at 3rd floor level above which 2 attic storeys of sash windows (separated by a brick cornice) in pairs and triplets with decorative stone heads and divided by iron column mullions. Brick and stone cornice. Grenville Street elevation

similar with Gothic gable over 2nd bay to left and Gothic doorway in centre bay. INTERIOR: not inspected.”

(sourced from *historicengland.co.uk*)

3.2 The property was listed in 1978 as part of the re-evaluation of heritage assets in Camden (London Borough).

3.3 Externally the building retains most features including the original Venetian Gothic façade, to which the listing exclusively refers.

3.4 There has however been a later single-storey addition to the property, around 20 years of age, which is not in keeping with the style, form or construction of the building, and is, as such, set back approximately 4m (at its narrowest point) from the original façade to prevent it being seen from the street / ground level.

3.5 No mention has been made of this later seventh storey addition in the heritage listing. This is presumably because the property was evaluated before its construction, and because subsequent redevelopment of the site, creating this additional storey, did not impact the scope of the listing description, which describes the façade exclusively.

3.5 The seventh-storey addition is of a design in keeping with the era of its construction, not the building's neo-gothic façade. As such this storey is clad in matt metal sheeting, with six sets of white timber framed French Doors (which lead out onto a terrace created by setting the extension back from the façade) arranged in a set of three, a set of two, and a single set of French doors – with one set on each of the three walls of the extension.

3.6 Within the listing description there is no mention of any internal features whatsoever. The only mention of the interior is that it was “not inspected”.

4.0 ASSESSMENT OF IMPACT AND MITIGATION

4.1 The elements of the proposals and their likely impact and mitigation proposed can be assessed with regard to the specific elements of the scheme. These are addressed below:

4.2 Removal of the existing French Doors, which are a much later additions to the site, and not detailed in the listing description. This glazing is non-original, in a decayed state (no longer water-tight), and of poor build and aesthetic value.

4.3 The proposed new sliding patio doors will match the existing dimensions of the current French Doors, as well as their colour – which will be RAL colour matched for continuity.

4.4 The design and specifications of the replacement patio doors have been very carefully considered to employ recent advances in glazing to provide excellent thermal insulation and energy efficiency and therefore reduce the property's

environmental footprint. They have also been chosen to compliment the modern style of this seventh-storey addition, providing clean contemporary appearance that achieves a good low impact design.

4.5 Replacing the wooden glazing with aluminium framed glazing has a number of advantages that mitigates the understandable desire to match materials.

4.5.1. Firstly, it allows for minimal visual impact, closer to the original historical detail of the listed building, before the advent of thicker frames needed to double glazing.

4.5.2. Secondly, on consultation with a joiner, timber frames have been deemed inadvisable and impractical in doors of this size, where they are prone to warping, and which has been the case with the existing French Doors. The joiner advised that due to the site's exposed position, any such warping might permit water ingress (as it is doing now), which might eventually compromise the existing fabric of the listed asset.

4.5.3. Thirdly, being more weather-resistant, aluminium framed doors will naturally last far longer minimizing the environmental impact of more frequent replacement.

4.5.4 Fourthly, and with regards to the visual differences. As already stated, the RAL colour profile of the existing doors will be matched, minimizing any possibility that, even upon close inspection, any material difference will be felt. This is further reinforced by article 4.6, regarding the observation that this seventh-storey is not visible.

4.5 It is also considered significant that the seventh-storey later addition to the building is not visible from ground level, being set back from the main façade of the building. As such, neither the existing French Doors, nor the proposed replacement sliding doors are visible to anyone other than those occupying the apartment. No part of the seventh-storey extension is identifiable from public vantage points. A site inspection will corroborate this.

4.6 It is considered that the replacement patio doors proposed are the most effective and appropriate form of building design to achieve optimal thermal and aesthetic design whilst respecting the setting, appearance and character of the listed building, and its modern seventh-storey addition.

5. CONCLUSIONS

5.1 It is considered that the proposed window replacement is sensibly designed, proportioned and respects the setting, character and appearance of the listed building

5.2 Our intended replacement of the patio doors is sympathetic and in keeping with the original low impact design of the building's later modern addition.

5.3 The proposals are considered to positively contribute to the character, appearance and setting of the seventh-storey extension while also having negligible impact on the main Grade II listed building's façade whatsoever.

5.4 They have been discussed with Camden Council and the Freeholder at various stages of design and we sincerely hope as a result they are approved.

8 October 2018
ALEXANDER ROBERT