

# Heritage Statement

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4 Regent Square,  
Camden

November 2018 | Project Ref 4526A



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# 1. Introduction

- 1.1** This Heritage Statement has been prepared on behalf of P Joseph by Heritage Collective. It relates to the proposed alteration of No.4 Regent Square grade II listed as part of a terrace (Nos.1-17). The works within the historic envelope of the listed building have been kept to a minimum to ensure historic fabric and character is retained.
- 1.2** The site is occupied by a five storey brick building with London Butterfly Roof and basement dating from c.1829. Listed grade II on 14<sup>th</sup> May 1974, the terrace is within the Bloomsbury Conservation Area, located on the south side of the road facing Regent Square, built as a phased development between 1818 and 1829 for the Harrison Estate (Figure 3).
- 1.3** In assessing the heritage significance of the existing building and its contribution to the conservation area this report provides information to Camden Council, as the local planning authority, to aid in the planning judgements. The report provides an assessment of the special interest of the listed building, the conservation area and the listed buildings adjacent.
- 1.4** Taking into consideration both the 1990 Planning (Listed Buildings and Conservation Areas) Act and the NPPF this report assesses the proposed design against local and national policy and guidance, paying special attention to minimising harm and the desirability of sustaining and enhancing heritage significance.



Figure 1 – Map indicating Nearby Listed Buildings (marked with blue icons) and Registered Parks and Gardens (marked within green outline)



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## 2. Relevant Policy & Guidance

*Planning (Listed Buildings and Conservation Areas) Act 1990 (The 1990 Act)*

**2.1** Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid by the decision maker to the desirability of preserving or enhancing the character or appearance of a conservation area.

**2.2** The decision maker is also required by sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building. The decision maker must also give considerable importance and weight to the desirability of preserving the listed building. There is a strong presumption against the grant of permission for development that would harm the special interest of the listed building though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.

*National Planning Policy Framework (NPPF)*

**2.3** The significance of a heritage asset is defined in Annex 2 of the NPPF as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest.

**2.4** The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

**2.5** The NPPF requires the impact on the significance of the heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 193 - 197 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and



recent case law describes substantial harm in terms of an effect that would erode or drain away much of the significance of a heritage asset.<sup>1</sup>

**2.6** Paragraph 193 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance.

**2.7** The NPPF defines the setting of a heritage asset in Annex 2 as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” The contribution to significance that elements of a heritage asset’s setting make is governed by the nature of the asset, its context, aesthetic connections and historic, special and visual relationships amongst others.

**2.8** This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.

*The London Plan (2016)*

**2.9** The London Plan provides strategic planning policy and guidance. It was updated in 2016 and is a material consideration in the determination of applications within the plan area.

**2.10** Policy 7.8 – Heritage Assets and Archaeology: This policy seeks to safeguard heritage assets. The policy encourages development that (i) identifies, values, conserves, restores, re-uses and incorporates heritage assets, where appropriate, and (ii) that conserves heritage assets and their setting.

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<sup>1</sup> Harm is defined by Historic England as change which erodes the significance of a heritage asset. Paragraph 84 Conservation Principles (2008)

Camden Local Plan (2017)

**2.11** The following policies contained in the London Borough of Camden's Camden Local Plan (Adopted 2017) are of relevance:

- i. Policy D1 Design - The Council will seek to secure high quality design in development.
- ii. Policy D2 Heritage - The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

**2.12** Policy D1 Design states the council will seek high quality design in development. D1 deals specifically with new design, setting out a series of criteria that new design is required to meet. These are:

- a) *respects local context and character;*
- b) *preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c) *is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d) *is of sustainable and durable construction and adaptable to different activities and land uses;*
- e) *comprises details and materials that are of high quality and complement the local character;*
- f) *integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g) *is inclusive and accessible for all;*
- h) *promotes health;*
- i) *is secure and designed to minimise crime and antisocial behaviour;*

- j) responds to natural features and preserves gardens and other open space;*
- k) incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l) incorporates outdoor amenity space;*
- m) preserves strategic and local views;*
- n) for housing, provides a high standard of accommodation; and*
- o) carefully integrates building services equipment.*

**2.13** Policy D2 Heritage, states: *'The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.'*

**2.14** This policy goes on to state that the council will not allow substantial harm to be caused to a designated heritage asset unless the nature of the asset prevents any other use, no viable use for the asset can be found, conservation by grant funding is not possible or the harm is outweighed by the benefit of bringing the site back into use.

**2.15** Moreover the council will require development in conservation areas to preserve or where feasible enhance the character and appearance of the conservation area. LB Camden will resist the loss or total demolition of unlisted buildings that makes a positive contribution to the character and appearance of the conservation area, resist development outside of the conservation area that could harm its character and appearance and preserve trees or garden space that contributes to its significance.

**2.16** With regards to listed buildings this policy states that the total loss or substantial demolition of a listed building will be resisted, that changes which would cause harm to the special architectural or historic interest of the building will also be resisted and that development that would cause harm to the significance of a listed building by a change to its setting will also be resisted.

*Supplementary Advice*

- 2.17** Bloomsbury Conservation Area Appraisal and Management Strategy Adopted April 2011. Includes specific polices relating to the conservation area. The appraisal and management strategy specifically notes the pressure for development and states:

*'Within the Bloomsbury Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.'*

- 2.18** Camden Council is reviewing and updating its Planning Guidance documents to support the delivery of the Camden Local Plan 2017. Camden Local Plan is broadly aligned with the heritage policy detailed within Section 16 the NPPF.

- 2.19** Retrofitting Planning Guidance, June 2011 has been developed for the preservation and enhancement of historic character in response to low carbon technologies such as insulation and renewable energy systems. Of particular relevance is case study 4.



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## 3. Relevant Historical Background

### Regent Square

- 3.1** The earliest sourced map of the area (Figure 2) shows the land which would become Regent Square to the north of the Founding Hospital as *Lambs Conduit Fields* until the late 18<sup>th</sup> Century. The area had formerly been the site for farming and the brickmaking industry inherited by Thomas Harrison in 1783. Horwood's 1819 Map (Figure 3) unusually shows the development planned for Regent Square as part of the Harrison Estate. The brick working industry that existed within the estate pre-development supplied many of the neighbouring estate developments occurring in Bloomsbury at the beginning of the 19<sup>th</sup> Century.
- 3.2** Work began on the Harrison Estate began c.1818. Regent Square had been planned since at least c.1818 with the construction of St. Peter's Church (Church of England) and the Presbyterian Church but followed later in c.1829. The first leases on properties in Regent Square were granted c.1829 aimed at a middle class residents.
- 3.3** From c.1830 No.6 and then later from 1873 the buildings along the south terrace from Nos. 4- 6 were occupied by *Homes of Hope for the Restoration of Fallen and the Protection of Friendless Young Women*. No.4 opened specifically to house pregnant women, the charity remained at the addresses until at least 1907. The building is recorded as having a corridor that ran through Nos. 4 – 6. Development of the residential buildings within the gardens at the rear of the south terrace and north of St Georges Gardens was connected with the functions of the charity.
- 3.4** Later and more detailed Ordnance Survey maps show the arrangement of the rear closet wings to the Regent Square terrace (Figures 1, 4 and 5). Comparison between figures 1 and 5 indicate the current closet wing is later addition being rebuilt with the 20<sup>th</sup> Century. The buildings at Nos. 4-6 remained as a single property until at least the 1930's.

**3.5** The area is recorded within Pevsner's *London 4: North*. Regent Square is described as;

*Badly damaged in World War II; now with post-war flats on all except the southside (Nos. 1 – 17). This is of c. 1829, a quiet palace front with slightly projecting centre distinguished arched first floor windows.*

**3.6** As noted within Pevsner's short description of the Square the area was heavily damaged in the Second World War, particularly those buildings on the northside and including St Peter's Church and the Presbyterian (National Scottish) Church with much of the Square subsequently demolished and replaced with Post War residences.

**3.7** Although retaining some original features the internal fabric of the building has been altered over successive renovations, many of these 20<sup>th</sup> century interventions have been unsympathetic and have eroded the significance of the building. The last major phase of work to the building dates to 1984, *for change of use and works to conversion to provide a self- contained flat in the basement including the formation of a new staircase to pavement level (8400583)*. Internal works to the building had been implemented and this is likely to be the last phase of works refurbishing the internal fabric of the building.

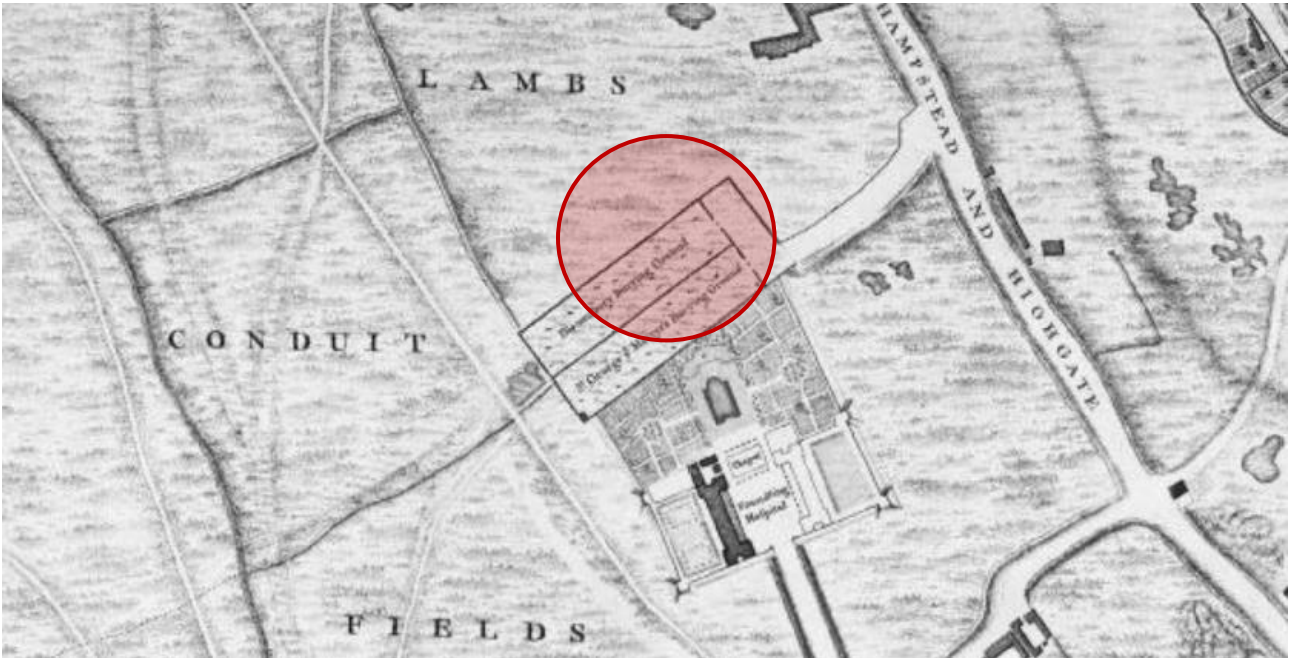


Figure 2 – Rocque's Map (1746)

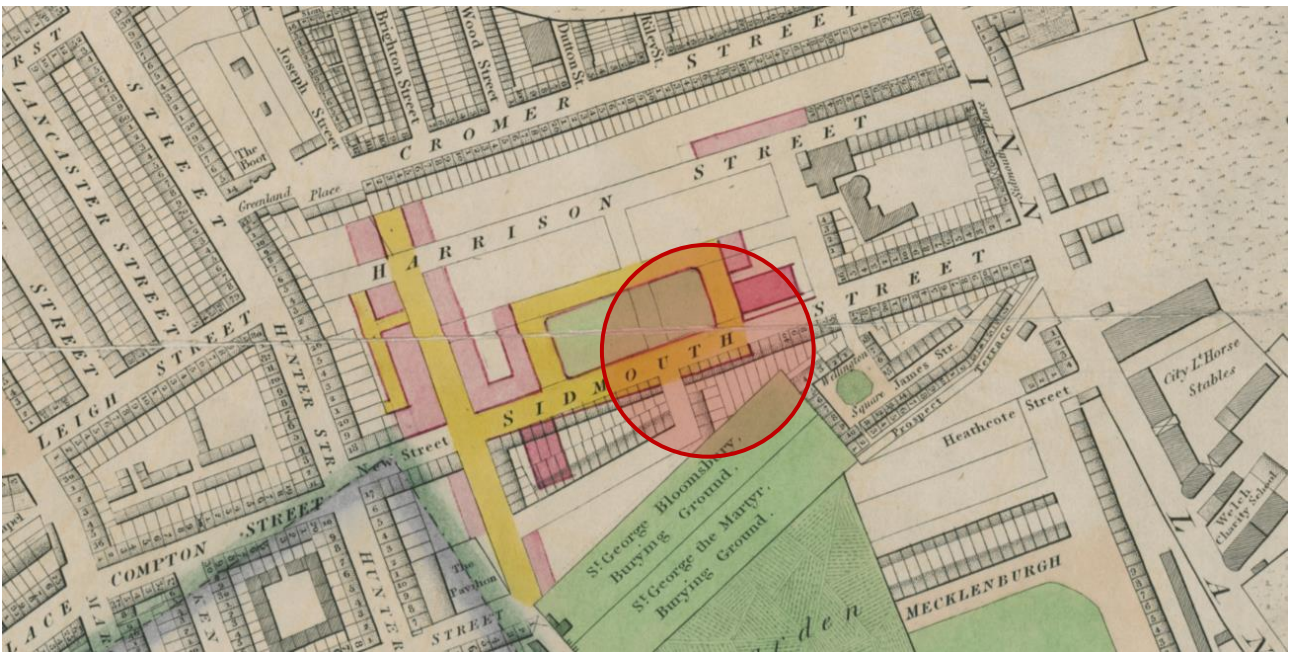


Figure 3 – Horwood's Map (1819)



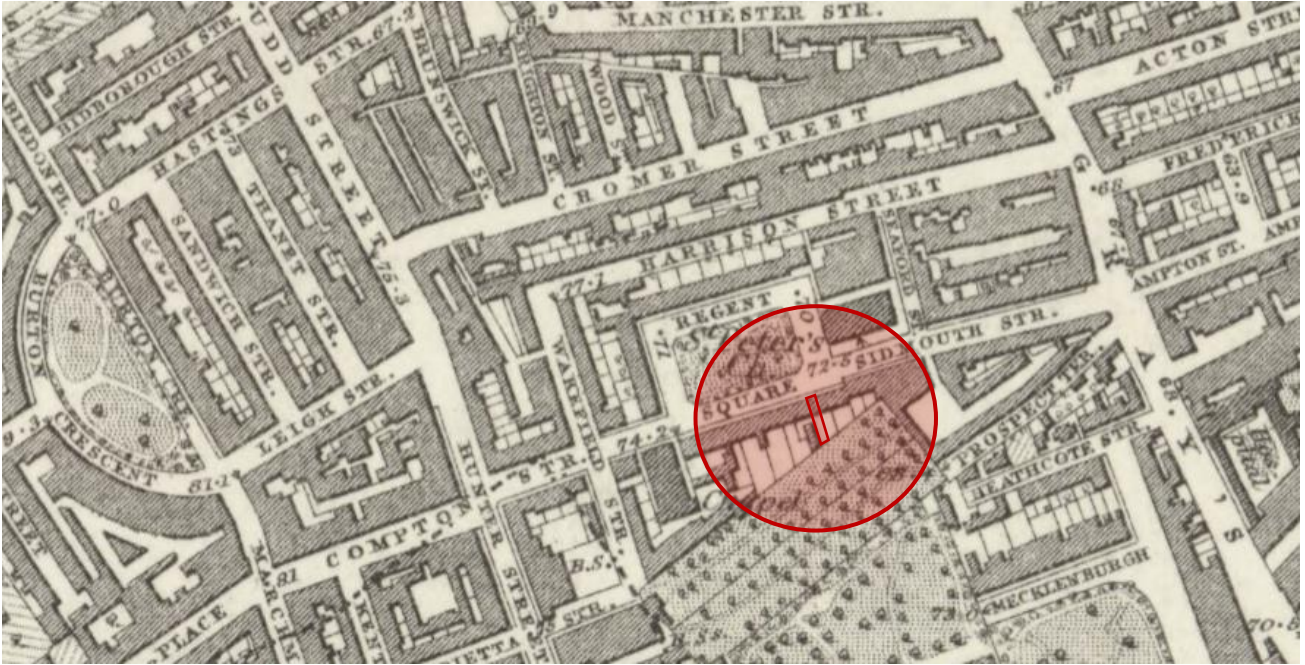


Figure 4 – Ordnance Survey map (1868)



Figure 5 - Ordnance Survey map (1895)



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## 4. Significance

- 4.1** This section appraises the heritage values of the listed building and its contribution to the conservation area. It goes on to assess the significance of the conservation area, it then appraises the significance and setting of the surrounding listed buildings with potential to be affected by the proposed development.

### No.4 Regent Square

- 4.2** 4 Regent Square is part of a group listing with *Numbers 1-17 and attached Railings* (Grade: II List UID: 1130373) its listing description states;

*Terrace of 17 houses. c1829. Darkened yellow stock brick with later patching, Nos 7-10 refaced. Stucco ground floors and plain 1st floor sill bands, Nos 9 and 10 channelled. End and central houses with stucco 2nd floor sill bands and cornices with blocking course; recessed houses with plain stucco 3rd floor sill bands and parapets. Symmetrical composition with projecting end houses (Nos 1-2 and 16-17) and central houses (Nos 7-11). 4 storeys and basements. 2 windows each. Round-arched ground floor openings. Doorways with pilaster-jambes carrying cornice-heads; fanlights (some radial) and panelled doors. Gauged brick flat arches (Nos 11-17 reddened) to recessed sashes; end and central houses 1st floor sashes in shallow round-arched recesses. Cast-iron balconies to 1st floor windows (except No.1). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood: London: -1952: 75).*

- 4.3** 4 Regent Square possesses special architectural and historic interest as an early 19th century townhouse, it was listed for its group value with the rest of the terrace. Its significance is primarily derived from its contribution to the streetscape and the group value identified with Nos. 1-17. The building has been heavily altered internally since its construction but retains some original features that contribute to its special interest, as described below.



Figure 6 – 4 Regent Square Frontage, Site Visit 2018

### *Heritage Values*

- 4.4** This is a property with interest as a result of its surviving architectural form. It conforms to a high status townhouse designed on a set layout comprising basement service rooms, front ground floor dining room with curved end (opening up into a back parlour) and a general plan of front and back rooms on the other floors.
- 4.5** To the rear the external elevation has been altered by the introduction of the closet wing. Although the sash windows within that element generally conform to character they are a later addition and likely date to early 20<sup>th</sup> Century, surviving windows on the original rear elevation nonetheless contribute to architectural interest.
- 4.6** Internally the building retains architectural interest through its remnant historic floor plan. The ground floor front room retains the most features of interest, not all of which are original, that contribute to character. These include sash windows shutter boxes and working shutters (original), skirting boards, replica cornice (or at least restored). Other rooms have remnants of original features, such as shutters, windows, doors and fireplaces, skirting and flooring has been removed and replaced. The principal staircase is original, but the entrance hall and hallway have appear to have been altered. Historic research demonstrates the building was once connected to the adjacent property by an internal corridor stretching through No.4 from to No.6.
- 4.7** Historical interest is largely illustrative within the fabric of the building and its place within the terrace. The building forms part of a coherent group of houses likely designed by the same person and forming part of a wider estate building programme.
- 4.8** Artistic interest in the building is limited.
- 4.9** The rear of the site is largely developed, it is not of any significant archaeological interest. It should be noted that due to the proximity to the Foundling Hospital former cemetery site (St Georges Gardens, Grade II\*, Registered Park and Garden), and historic research demonstrating the unclear boundary between the

Foundling Hospital grounds and Harrison estate, the site may hold a degree of archaeological potential. The application site and the nearby St Georges Gardens (former hospital cemetery) to the north of the Foundling Hospital, have not identified as being within Camden's Archaeological Priority Areas (APAs).

## Setting

- 4.10** The setting of the building includes the other listed buildings that form part of the terrace, this streetscape is an integral part of its interest. The setting of the building within the square is characteristic for this area of London, although the square features many 20<sup>th</sup> century buildings it still retains a coherent character. Mature trees within Regent Square contribute to the streetscape by enclosing the public gardens, filtering and framing views of the buildings lining the Square.
- 4.11** Views of the terrace are noted within the conservation area appraisal as '*Wide view of regular rhythm of chimneys & the roofline of the south terrace on Regent Square*'. Significance is derived from the contribution of the terrace to the character of the Square and the quality of these views.



Figure 7 – View across Regent Square of the south terrace (1974)



Figure 8 – Looking East along the Terrace (1974)

- 4.12** To the rear, the setting of the building is less coherent due to the changes that have taken place. From the late 19<sup>th</sup> Century additional buildings were constructed in the garden areas of Nos. 4 – 6 replacing smaller outbuildings, these aimed to provide additional dwellings for disadvantaged women while the buildings were under the occupation of the Homes of Hope charity, they are currently in residential use associated with 5 Regent Square.
- 4.13** The rear of 4 Regent Square had been shorter than typical properties of this type due to the proximity to Registered Park and Garden, St Georges Gardens (Grade: II\* List UID: 1000832), which is entirely hidden from view from patio of 4 Regent Square.



## Bloomsbury Conservation Area

- 4.14** First designated in 1968 the Bloomsbury Conservation Area has been extended on several occasions to include development beyond the Georgian core of the area. An appraisal was produced by LB Camden in 2011 The area covers up to 160 hectares from Lincoln's Inn Fields and High Holborn to Euston Road and from King's Cross Road to Tottenham Court Road and incorporates important example of town planning based on formal landscaped squares located on a grid of streets. There is much uniformity in the townscape of the area, despite changes in the use of the buildings from residential to office and commercial uses. Relevant extracts are included but this analysis focuses on Sub Area 12: Coram's Fields/Brunswick Centre, which includes the application site.
- 4.15** Sub Area 12 is defined by the high number of green open spaces and a large quantity of institutional Georgian and Regency terraces and green open spaces a high level of conformity to the classical style of architecture. Predominantly the character of the area is derived from the collection of significant buildings and spaces making up the expansion of Georgian London. Sub Area 12 contains a mix of buildings from the Georgian phase of development against mid 20<sup>th</sup> century architecture built after heavy wartime bombing.
- 4.16** Common themes throughout the predominant Georgian character include brick facades with timber sash windows decreasing in size up the building, fanlights above doors, front balconies and roof level mansards. The appraisal notes in reference to the squares in Sub Area 12:
- 'Regardless of architectural style or period, there are similarities in the strong parapet lines, use of banding to articulate storey heights, long, continuous frontages of development, a relatively consistent and close relationship to the street and generally rectilinear form of blocks.... Building materials are relatively consistent in terms of their colour and tone: London stock brick and stucco on developments built in the late 18th and 19th centuries, a red brick in many late 19<sup>th</sup> century and early 20th century buildings, and concrete and glass employed in some later 20th century buildings'*
- 4.17** While the overriding character of the conservation area is defined by traditional buildings of a high quality there are examples of more contemporary buildings that

actively contribute to the area and respect the traditional scale and form of the streets they occupy. 19th and 20th century. Cultural institutions, educational establishments and places of worship also form a significant part of the area.

- 4.18** In addition to the prevalent architectural interest the area carries a significant degree of illustrative historic interest. This illustrative interest is derived from the continuity of the built form, providing a well preserved 18th and early 19th century street scape. Further historic interest in the conservation area is wide and far reaching due to the number of notable residences and the social influence of many of the long established institutions.
- 4.19** There is archaeological interest because the southern part of the conservation area lies within an archaeological priority area. Artistic value can be found in the individual buildings or in works of art or sculpture in the area as set out in the appraisal. The aesthetic qualities of the area make it a good location for depiction in artistic works.
- 4.20** This is a conservation area with a high architectural and historical importance and interest. Its architectural value is derived not only from the variety of built form, but also the quality of the design of the terraces and individual architectural details that make up the area and its built environment. Listed buildings within the area possess the most important architectural interest but other unlisted buildings also contribute to the architectural value of the place as a whole. Historical value and importance is derived from the people associated with the development of Bloomsbury and the past inhabitants of its buildings, including significant composers, artists, scientists, authors and members of parliament who lived and worked in the centre of London during the 18th and 19th century. Historical interest is also derived from the development of the street scene and the buildings over time and of course the overall town planning concept that underpins the entire character of the area.
- 4.21** Bloomsbury is additionally of archaeological significance given its location and potential for as yet unknown archaeological evidence of past occupation. It is also of high artistic value as an area which contains works of art and sculpture in and

around the institutions within the area. The British Museum elevates the special architectural and historical interest of the area due to its international import.

## Contribution of 4 Regent Square to the Bloomsbury Conservation Area

**4.22** The application site contributes to the character and appearance of the conservation area by being an integral part of its 18th century development. Although the external elevation has undergone some change to its fenestration, 4 Regent Square has a uniformity with other buildings in the terrace. It also contributes to the character and appearance of the conservation area as part of the early phase of the development of the Harrison Estate.



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## 5. Effect of the proposals

**5.1** This section considers the effects of the proposed development on the significance of the relevant heritage assets. The primary assessment relates to the effects of the development on the significance and setting of the designated heritage assets, namely the effect on 4 Regent Square as part of 1-17 Regent Square (Grade II), St Georges Gardens (Registered Park and Garden, Grade II\*) and the Bloomsbury Conservation Area.

### Proposed Alterations to 4 Regent Square

**5.2** 4 Regent Square has been acquired by a new owner, who wishes to restore the building and return it to active residential use. The nature of the proposals are a number of small-scale changes intended to return the property to residential use, proposals are assessed as to their effect on the special interest of the building and the character and appearance of the conservation area.

**5.3** Proposals are set out in more detail in the Design and Access Statement provided by PJoeph.

### *External Envelope - Front*

**5.4** It is proposed to refresh the front elevation, including repainting existing stucco surrounds, windows, railings and the front door (utilising a suitable micro-porous paint system) and restoration of the front steps.

**5.5** Above the door the original fanlight has been replaced, proposals seek to reinstate fanlight with a design similar to the those of the neighbouring terraces.

**5.6** These works will improve the appearance of the building, maintain its fabric and enhance the contribution of the building to its wider terrace and the conservation area.

### *External Envelope - Rear*

- 5.7** It is proposed to refresh the rear elevation works include; repainting of the metal railings, restoration and repainting of the window surrounds (utilising a suitable micro-porous paint system), removal of the paint from the closet wing in order to expose its original brickwork, where necessary brickwork will be repaired and repointed.
- 5.8** A new timber sash window is proposed for the closet wing, this will largely occupy the opening made by the existing window, the dimensions will minimally increase the size of the opening and are intended to give greater balance to the rear of the building. The closet wing of the building has been largely altered and is not original. The replacement window will be in keeping with the existing design of the fenestration at the rear of the building. Further works to the closet wing include the replacement of the existing modern exterior door and a moderate increase in height to accommodate a new fanlight and moving the rain water pipe from its current location to run along the side of closet wing.
- 5.9** A small portion of ground within the rear paved yard abutting the closet wing will be excavated against the elevation to form new shallow lightwell and opened into the basement level with a new small timber sash window.
- 5.10** The boundary walls separating the property from Nos. 3 and 5 are currently in need of repair, proposals include repointing and replacement of these bricks as necessary and a minimal increase in height.
- 5.11** The proposal seeks to replace the modern door on the side elevation with an alternative in which the door height relates to and aligns with the ground floor dining room rear window. The increased height of the door frame will allow a fanlight to be placed above the replacement door.
- 5.12** The proposed changes to closet wing would not change how the closet wing relates to the existing building. proposed changes are wholly in keeping with the rear elevation of a terraced house of this period and will preserve the special interest of the building and the wider terrace.

- 5.13** These works will improve the external appearance of the rear of the building, maintaining its original fabric and enhance the contribution of the building to its wider terrace and the conservation area.

*Internal Alterations—Basement Level*

- 5.14** The basement level is currently a separate residence (4a Regent Square), it has been extensively renovated with the exception of structural historic fabric. Proposals seek to renovate this portion of the house and reinstate the basement - ground floor staircase in its original location. Proposals seek to restore a degree of former hierarchy of the property and allow greater interpretation of the original planform by locating some functions of the main house in the basement area. The area at the foot of the new internal staircase will be partitioned off to provide basic amenity space and a WC. It is intended to retain the basement studio space with a kitchenette, which will continue to be accessed by the external lower ground steps at the front of the property.

Addition proposals to the basement include;

- New timber sash double glazed window in existing opening to frontage.
- Minor changes to plan form to reinstate the passage of the ground - basement staircase.
- New tile floor with UFH including necessary damp-proofing measures
- New sash window in new lightwell opening

*Internal Alterations— Ground Floor Level*

- 5.15** At ground floor all the original features are to be retained. This includes doors, shutters, windows and staircase. It is proposed to restore the existing pine floorboards by scrubbing and applying lye. Windows will be refurbished, and repainted, existing fireplaces will be sympathetically restored and replacement radiators will be sourced that will match the existing in size and design.

- 5.16** Changes include the reinstatement of the staircase to basement level stair within its original location and minor changes to plan form which include a partition within the

closet wing to form WC. A lantern style rooflight is proposed for the modern closet wing, above the WC. This will be hidden behind the closet wing parapet and with low visibility in views of rear of the property.

- 5.17** The site of the kitchen is proposed for the ground floor front room, with a dining area within the rear portion. The existing features will be retained and protected. Kitchen services will be routed carefully through the existing fabric. Care has been taken to utilise a design which respects the proportions of the room and offers no interference with the cornice and other design features of the room. This is a reversible alteration that will not harm special interest.

*Internal Alterations— First Floor*

- 5.18** Alterations to the first floor largely concerns minor refurbishment and repainting this includes; Restoration of original floorboards by scrubbing down and applying with lye, restoration of existing fireplaces. Radiator's will be suitably replaced with sympathetic examples.

- 5.19** Minor works to plan form restores the opening between the front and rear rooms that is currently plaster boarded and bordered. The initial opening was poorly executed in respect of its orientation to the windows and room proportions. The new opening will be adapted slightly to better balance the dimensions between rooms and centred towards the rear window.

*Internal Alterations—Second Floor*

- 5.20** Works proposed at second floor largely concerns minor refurbishment and repainting which includes; restoration of the existing timber flooring by scrubbing down and applied with lye, refurbish and repainting of windows, and restoration of fireplaces. The modern reproduction dado rail at this level will be removed. Radiators will be reused where suitable, replacements in the same style will be used where this is not possible.

- 5.21** Minor changes to plan form will create a new opening concealed by a jib door to achieve access from the front room to the bathroom. The use of a concealed door will retain the proportions of the room and will replicate the connection between the



front and rear rooms occurring on the lower floors. The dado rail within the front room is a modern addition and only traces sections of the room. Proposals seek to remove this feature.

#### *Internal Alterations— Third Floor*

- 5.22** Works proposed at third floor largely concerns minor refurbishment and repainting which includes; restoration of the existing timber flooring by scrubbing down and applied with lye, refurbishment and repainting of windows and the restoration of fireplaces.
- 5.23** The introduction of a small shower room on the landing, the room currently serving as bedroom 4 will be converted to bathroom use. access to the roof via the hatch at this level will be retained but replaced with a conservation rooflight.

#### *Roof*

- 5.24** Minimal works are planned for the internal roof space; minor repairs as necessary to make the building weather tight. Externally, solar panelling is proposed which will sit atop of the existing roof structure within the 'M' of the valley roof shape. The proposed panels will be below the parapet line of the terrace, with no visibility from the street.

#### Effects on setting of Nos 1 -17 as a grouped heritage asset.

- 5.25** Overall works are modest and offer minimal change to the experience of Nos. 1-17. Proposed changes to restore the exterior of the property offer the opportunity for enhancement of the streetscape and views of the terrace. The significance of the designated heritage asset grouping of 1-17 Regent Square will not be harmfully impacted. The scheme is thus compliant with national and local policy.
- 5.26** Overall, the effect on the character and appearance (significance) of the conservation area would be positive.

#### Effects on setting of nearby Heritage Assets – St George Gardens

**5.27** Although nearby St Georges Gardens (Grade II\*), has minimal visual interaction with 4 Regents Square, views between these assets are blocked by the residences at the rear and the buildings associated with the former dairy. Proposals to 4 Regent Square are small in scale and will not adversely affect the setting or significance of the nearby Registered Park and Garden.



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## 6. Conclusions

- 6.1** This Heritage Statement has identified and assessed the designated heritage assets affected by the proposed works. It has enabled the design of the proposed scheme to be modified and refined to retain historic fabric and restore the hierarchy within the building. The most significant element of the listed building is the front elevation, with the altered rear elevation being less sensitive to change. The Bloomsbury Conservation Area has been considered as part of the proposed works.
- 6.2** Minor changes are proposed in recognising the need to secure the building's suitable residential use. Refreshing of the façade offers the opportunity to improve the buildings outward appearance and thus the street scape. Proposals maintain the existing urban grain and will enhance the contribution of the building to the character of the conservation area.
- 6.3** The proposed use of sustainable technologies is guided by the London Borough of Camden's advice. The retrofitting of solar panelling within the valley roof represents enhancement with minimal change to the building and its setting. Panelling will not be visible from the street level and will not disturb the appreciation of the roofscape in views from Regents Square or St George Gardens.
- 6.4** Proposed internal changes are modest and sympathetic to the significance of the building, where change to building fabric does occur it is minimal and largely occurs in later additions to the house. The proposed changes are minimal and as such will not harm the interpretation or the heritage significance of the building.
- 6.5** This is considered to be a policy compliant scheme that has recognised the significance of both the Listed Building at 4 Regent Square and the Bloomsbury Conservation Area as Designated Heritage Assets. Proposals have been assessed as causing no harm to the significance or setting to these heritage assets, proposals will preserve the heritage interests of both the listed buildings and the conservation area. Proposed changes to the external envelope offer the potential for enhancement of the character and appearance of the conservation area.

