



# HERITAGE STATEMENT

**KING'S CROSS METHODIST CHURCH**

**58a BIRKENHEAD STREET, LONDON WC11 8BW**

## Quality Assurance

Site name: **King's Cross Methodist Church, 58a Birkenhead Street London WC1H 8BW**

Client name: **West London Mission Circuit of the Methodist Church**

Type of report: **Heritage Statement**

Prepared by: **Daniele Haynes BA (Hons) MSc**

Signed: 

Date: **9 November 2018**

Reviewed by: **Chris Surfleet MA MSc PGDipUD IHBC**

Signed: 

Date: **12 November 2018**

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Appendix 1: Statutory List Descriptions

## 1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of the West London Mission Circuit of the Methodist Church to accompany an application relating to the *'Demolition and redevelopment to provide replacement church facilities; community facilities; replacement on-site Manse and No. 11 residential apartments including the installation of the necessary plant, ventilation and extraction, cycle storage and refuse and waste facilities.'*
- 1.2 The Methodist Church is located at 58a Birkenhead Street and also fronts Crestfield Street, approximately 100m to the south of King's Cross Station. The existing buildings on the site are not included on the Statutory List of Buildings of Architectural or Historic Interest but the site itself is located within the King's Cross & St Pancras Conservation Area. It also forms part of the townscape setting of other statutorily-listed buildings as well as the Bloomsbury Conservation Area, which the site adjoins. In addition, the building at 58a Birkenhead Street has been identified as making a "positive contribution" within Camden Council's Conservation Area Audit for the King's Cross & St Pancras Conservation Area. It is therefore to be regarded as a 'non-designated heritage asset' in the terms of the National Planning Policy Framework (NPPF).
- 1.3 This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the existing buildings on the site, and considers their value in terms of their contribution to the townscape quality of the Conservation Areas/settings of heritage assets. It also considers the significance and settings of other heritage assets that may be affected by the proposals. These assessments have been undertaken in advance of the design process in order to help inform the current proposals.
- 1.4 In presenting a proportionate assessment of the assets' significance, the Heritage Statement complies with Paragraphs 189-192 of the NPPF. The document also includes a Heritage Impact Assessment which meets the requirements of paragraphs 193ff of the NPPF. Paragraphs 193ff of the NPPF may apply in relation to impacts on designated assets (the Conservation Areas and listed buildings); and Paragraph 197 will apply in the case of the non-designated buildings of the Methodist Church itself.
- 1.5 As with any development proposals affecting listed buildings and conservation areas, the provisions of Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 will apply in the determination of the application.
- 1.6 This document has been prepared by Daniele Haynes BA(Hons) MSc (Heritage Planner) and Chris Surfleet MA MSc PGDipUD IHBC (Head of Heritage). Historical research has been undertaken by Lucy Denton BA (Hons) MA FRSA FRGS (Associate, Heritage and Research).



Location of King's Cross Methodist Church (Bing Maps)

## 2.0 Heritage Legislation, Policy and Guidance Summary

- 2.1 This section sets out planning policy at both national and local levels which is relevant to the proposal to redevelop the application site and which – as will be seen – this Heritage Statement takes fully into account. In particular, this Statement applies recognised thresholds for assessing heritage significance and assessing magnitude of impact.

### National Policy

#### Planning (Listed Buildings & Conservation Areas) Act 1990

- 2.2 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. This legislation applies only to designated listed buildings that may be affected by the proposed development (and not to the application site, which is not a listed building):
- Section 16(2) states *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.
  - Section 66(1) reads: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.
  - In relation to development within Conservation Areas, Section 72(1) reads: *“with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.

#### National Planning Policy Framework

- 2.3 The revised National Planning Policy Framework (NPPF) was published on 24 July 2018, replacing the previous published 2012 framework. With regard to the historic environment the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that *“our historic environments... can better be cherished if their spirit of place thrives, rather than withers.”* The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 2.4 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a *“manner appropriate to their significance”* (Paragraph 184).
- 2.5 NPPF directs local planning authorities to require an applicant to *“describe the significance of any heritage assets affected, including any contribution made by their setting”* and the level of detailed assessment should be *“proportionate to the assets’ importance”* (Paragraph 189).
- 2.6 Paragraph 190 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, *“to avoid conflict between the heritage asset’s conservation and any aspect of the proposal”*. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.

#### Designated heritage assets

- 2.7 In relation to impacts on designated assets (in this case: listed buildings that might be affected by the

## King's Cross Methodist Church Heritage Statement

development, but not the application site), Paragraph 193 requires that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*



- 2.8 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “*clear and convincing justification*” (Paragraph 194). This paragraph outlines that justification for substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II\* listed buildings or registered parks and gardens as well as World Heritage Sites.
- 2.9 In relation to harmful impacts or the loss of significance resulting from a development proposal on a designated heritage asset (such as a listed building), Paragraph 195 states the following:  
“*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a. *the nature of the heritage asset prevents all reasonable uses of the site; and*
  - b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
  - d. *the harm or loss is outweighed by the benefit of bringing the site back into use.”*
- 2.10 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would



result in “*less than substantial harm*”, paragraph 196 provides the following:

- 2.11 “*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.*”
- 2.12 With regards to conservation areas and the settings of heritage assets, paragraph 200 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a conservation Area will necessarily contribute to its significance, this paragraph states that “proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”
- 2.13 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- Non-designated heritage assets**
- 2.14 The above paragraphs relate to the assessment of significance and impact as they relate to designated heritage assets (such as listed buildings and Conservation Areas). In the case of non-designated heritage assets, Paragraph 197 requires a Local Planning Authority to make a “*balanced judgement*” having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.15 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and

then to judge the impact of development proposals in that context.

### Planning Practice Guidance

- 2.16 The Planning Practice Guidance (PPG) was published in March 2014 as a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.
- 2.17 The category '*Conserving and enhancing the historic environment*' provides guidance on matters relating to the historic environment: "*The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets (paragraph 3) ... Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (paragraph 9)*".
- 2.18 In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance, and explains how the tests of harm and impact within the NPPF are to be interpreted.
- 2.19 In particular, the PPG notes the following in relation to the evaluation of harm: "In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest." (Ref ID: 18a-017-20140306)
- 2.20 This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a "high test".

### Historic England 'Conservation Principles: Policies and Guidance' 2008

- 2.21 Historic England (formerly English Heritage) sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment, including changes affecting significant places. The guide sets out six high-level principles:
- The historic environment is a shared resource
  - Everyone should be able to participate in sustaining the historic environment
  - Understanding the significance of places is vital
  - Significant places should be managed to sustain their values
  - Decisions about change must be reasonable, transparent and consistent
  - Documenting and learning from decisions is essential"
  - *Significance*' lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:
    - "Evidential value: the potential of a place to yield evidence about past human activity
    - Historic value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
    - Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place
    - Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".



- 2.22 It states that: “New work or alteration to a significant place should normally be acceptable if:
- e. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
  - f. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
  - g. the proposals aspire to a quality of design and execution which may be valued now and in the future;
  - h. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (Page 58).
  - i.

**Historic England Advice Note 2 ‘Making Changes to Heritage Assets’ (February 2016)**

- 2.23 This document provides advice in relation to aspects of addition and alteration to heritage assets:
- “The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and*

*sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting” (paragraph 41).*

### **Historic England: Historic Environment Good Practice Advice (GPA) in Planning Note 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ (March 2015)**

- 2.24 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the NPPF (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include: *“assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness” (para 1).*
- 2.25 Paragraph 52 discusses ‘Opportunities to enhance assets, their settings and local distinctiveness’ that encourages development: *“Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation”.*

### **Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning (second Edition) Note 3 (December 2017)**

- 2.26 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 2.27 Page 2, states that *“the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”*
- 2.28 The document goes on to set out ‘A staged approach to proportionate decision taking’ provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- *“Step 1 - identify which heritage assets and their settings are affected;*
  - *Step 2 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*
  - *Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that*

significance or on the ability to appreciate it;

- Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;
- Step 5 - make and document the decision and monitor outcomes." (page 8)

## Local Policy

### The London Plan: The Spatial Development Strategy for London consolidated with alterations since 2011 (2016)

2.29 The London Plan sets out the overall strategic plan for the development of London until 2036. The document was published in March 2016. The most relevant policies are as follows:

2.30 Policy 7.4 Local Character:

*"Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.*

*Buildings, streets and open spaces should provide a high quality design response that:*

- *has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass*
- *contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area*
- *is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings.*
- *allows existing buildings and structures that make a positive contribution to the character or a place to influence the future character of the area*
- *is informed by the surrounding historic environment".*

2.31 Policy 7.6 Architecture:

*"Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.*

*Buildings and structures should:*

- *be of the highest architectural quality*
- *be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm*
- *comprise details and materials that complement, not necessarily replicate, the local architectural character*
- *not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings.*
- *incorporate best practice in resource management and climate change mitigation and adaptation*
- *provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces*
- *be adaptable to different activities and land uses, particularly at ground level*
- *meet the principles of inclusive design*
- *optimise the potential of sites"*

2.32 Policy 7.8 Heritage Assets and Archaeology:

*“London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

*Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.*

*Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

*Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials, and architectural detail.*

*New development should make provision for the protection of archaeological resources, landscapes and significance memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset”.*

2.33 Policy 7.9 Heritage-led Regeneration:

*“Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.*

*The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality”.*

**Camden Local Plan (2017)**

2.34 The Camden Local Plan (2017) outlines plans for development and forms the basis for planning decisions in the borough. The document was adopted by the council on the 3rd July 2017 and replaces the Core Strategy and Camden Development Policies documents. The relevant policies are set out within this document are:

2.35 Policy D1: Design

*“The Council will seek to secure high quality design in development. The Council will require that development:*

- j) respects local context and character;
- k) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- l) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; is of sustainable and durable construction and adaptable to different activities and land uses;
- m) comprises details and materials that are of high quality and complement the local character;
- n) 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;
- o) is inclusive and accessible for all;
  - p) promotes health;
  - q) is secure and designed to minimise crime and antisocial behaviour;
  - r) responds to natural features and preserves gardens and other open space;
  - s) 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,
  - t) incorporates outdoor amenity space;
  - u) preserves strategic and local views;
  - v) for housing, provides a high standard of accommodation; and
  - w) carefully integrates building services equipment.

*The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions"*

2.36 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.*

**Designated heritage assets**

*Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site;
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d) d. the harm or loss is outweighed by the benefit of bringing the site back into use.

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

**Conservation areas**

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.*

*The Council will:*

- e) *require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
  - f) *resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
  - g) *resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
  - h) *preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*
- Listed Buildings**  
*Listed buildings are designated heritage assets and this section should be read in conjunction with the*

section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i) resist the total or substantial demolition of a listed building;
- j) resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k) resist development that would cause harm to significance of a listed building through an effect on its setting

### **Archaeology**

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

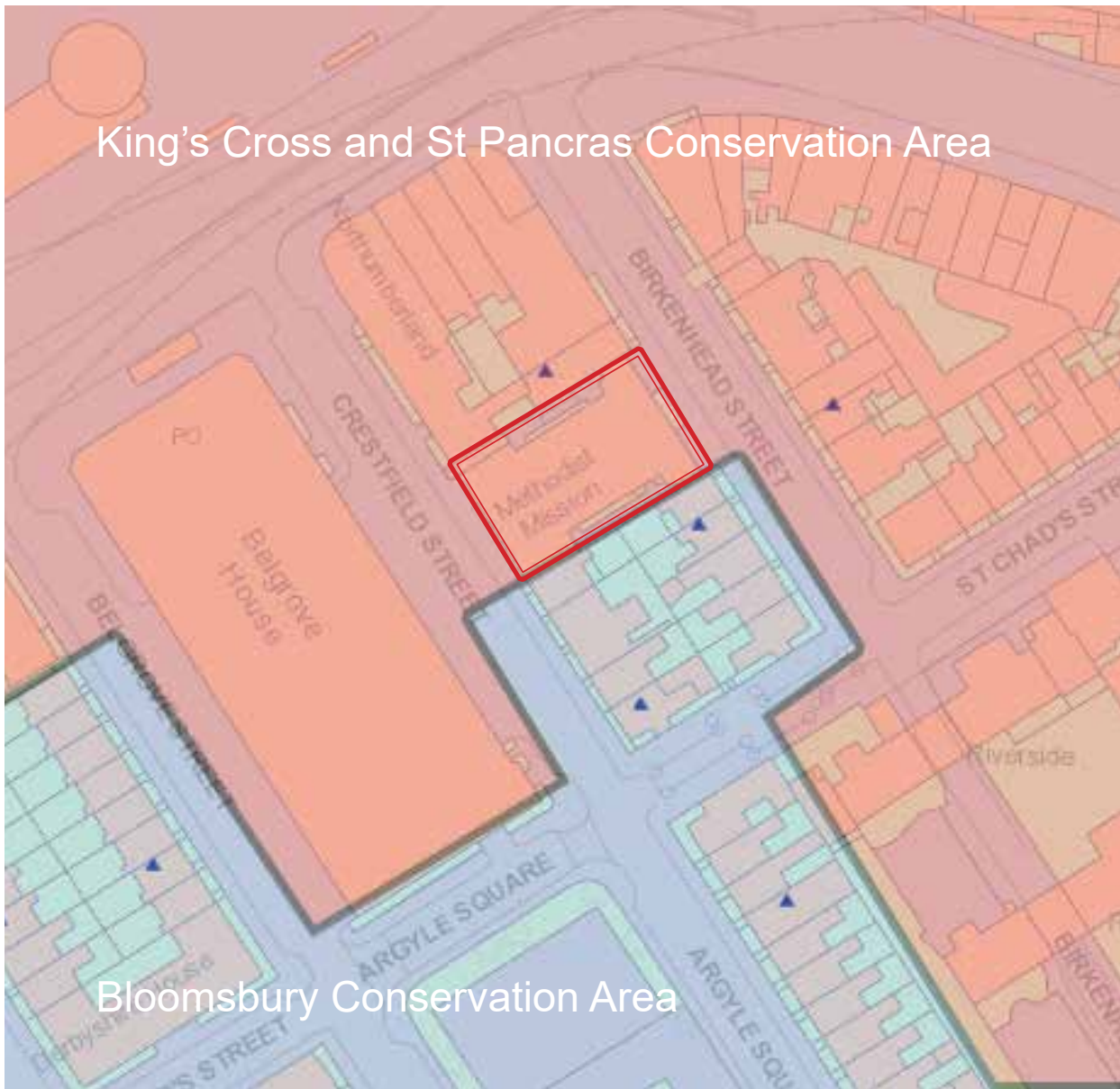
### **Other heritage assets and non-designated heritage assets**

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset."

### **King's Cross & St Pancras Conservation Area Appraisal (2003)**

- 2.37 The application site is within the King's Cross & St Pancras Conservation Area and adjoins the Bloomsbury Conservation Area.
- 2.38 The King's Cross & St Pancras Conservation Area was first designated in 1986 but the area around the site was included as part of an enlargement of it in 1991.
- 2.39 A Character Statement for the Area was prepared in 1998 and was superseded by the current document in December 2003. The most recent document provides a thorough description and assessment of the character of the Conservation Area, a summary of current issues facing the designated area and also a set of design and policy guidelines. The document also includes an audit of building designations, with refers to statutory designations (such as Listed Buildings) as well as non-statutory designations (such as buildings which make a positive contribution).
- 2.40 In relation to the application site, the Character Statement makes a relatively brief reference as follows:  
  
Paragraph 4.2.104 "No. 58a is the King's Cross Methodist Mission. This is of three storeys with a lower ground floor, with a central block of 5 bays and flanking wings, slightly set back. The ground floor has a dominant entrance with four pairs of timber doors, approached by wide stone steps. The front basement area has railings. Some timber sliding sashes remain, but many have been replaced with less sympathetic windows."
- 2.41 In relation to Crestfield Street, the document notes the following:  
  
Paragraph 4.2.105 "The buildings on Crestfield Street are inconsistent in terms of height, materials and form, and the road is dominated by the highly decorated return of no. 11 Euston Road, and the two storey, brown brick rear elevation of the Methodist Mission."
- 2.42 As part of the audit of the Conservation Area, the Birkenhead Street frontage of the Methodist Chapel has been identified as a making a "positive contribution to the Conservation Area." The implications of such designation are described as follows in the document: Paragraph 5.4.2 "Identification of a building as a positive contributor confers a general presumption in favour of the retention of that building (unless it is proved to meet certain tests: see 'Demolition' in section 7 of this document). Buildings that





Conservation Area boundaries in relation to application site (edged in red)

## 3.0 Methodology

- 3.1 A heritage asset is defined within the NPPF as *“a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”* (NPPF Annex 2: Glossary)
- 3.2 The significance of the heritage assets within the existing site requires assessment in order to provide a context for, and to determine the impact of, potential development proposals. Significance is defined as *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* (NPPF Annex 2: Glossary).
- 3.3 The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of surrounding heritage assets and/or their settings. Impact on that value or significance is determined by considering the sensitivity of the receptors identified and the magnitude of change.
- 3.4 Table 1 sets out thresholds of significance which reflect the hierarchy for national and local designations, based on established criteria for those designations. The Table provides a general framework for assessing levels of significance, but it does not seek to measure all aspects for which an asset may be valued – which may be judged by other aspects of merit, discussed in paragraphs 3.5 onwards.

**Table 1 - Assessing heritage significance**

SIGNIFICANCE	EXAMPLE
Very High	World Heritage Sites, Listed Buildings and Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives.  Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
High	Grade I, Grade II* and Grade II Listed Buildings and built heritage of exceptional quality. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes which are extremely well preserved with exceptional coherence, integrity, time-depth, or other critical factor(s).
Good	Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives.  Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have good qualities in their fabric or historical association.  Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have moderate qualities in their fabric or historical association.  Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

Low	<p>Assets compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives.</p> <p>Historic buildings or structures of low quality in their fabric or historical association. Locally-listed buildings and undesignated assets of low quality.</p> <p>Historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.</p>
Negligible	<p>Historic buildings or structures which are of limited quality in their fabric or historical association. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.</p>
Neutral/ None	<p>Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note.</p> <p>Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.</p>

3.5 Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

*Evidential value – 'derives from the potential of a place to yield evidence about past human activity... Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.'* (Conservation Principles Page 28)

3.6 Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

*Aesthetic Value – 'Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.'* (Page 30-31)

3.7 Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

*Historic Value – 'derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.'* (Page 28-30)

3.8 Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

*Communal Value – “Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there.” (Page 31-32)*

3.9 Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

3.10 Historic England’s Conservation Principles also considers the contribution made by setting and context to the significance of a heritage asset.

- “‘Setting’ is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”
- “‘Context’ embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places.” (Page 39)

3.11 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations, but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.

3.12 Once the value and significance of an asset has been assessed, the next stage is to determine the ‘magnitude’ of the impact brought about by the development proposals. This impact could be a direct physical impact on the asset itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting being considered as the asset itself.

3.13 Table 2 sets out the levels of impact that may occur and to what degree their impacts may be considered to be adverse or beneficial.

**Table 2 – Assessing magnitude of impact**

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTIONS
Very High	<p><u>Adverse</u>: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p><u>Beneficial</u>: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>
High	<p><u>Adverse</u>: Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><u>Beneficial</u>: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource</p>
Medium	<p><u>Adverse</u>: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p><u>Beneficial</u>: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use.</p>
Minor/ Low	<p><u>Adverse</u>: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p><u>Beneficial</u>: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	Barely discernible change in baseline conditions
Nil	No discernible change in baseline conditions.

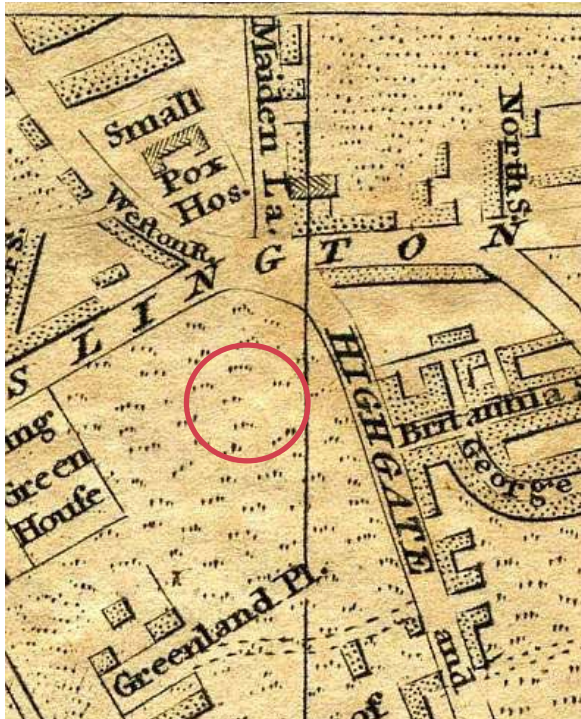
3.14 The above thresholds above including Table 1 and 2 as well as the aspects of value discussed, are applied throughout the assessments of this Heritage Statement.



## 4.0 Historic Context

### Map regression:

- 4.1 Tracing the history and development of the existing building via the available map sources assists with the dating of the building and its context, and also helps to identify when changes to the building occurred.

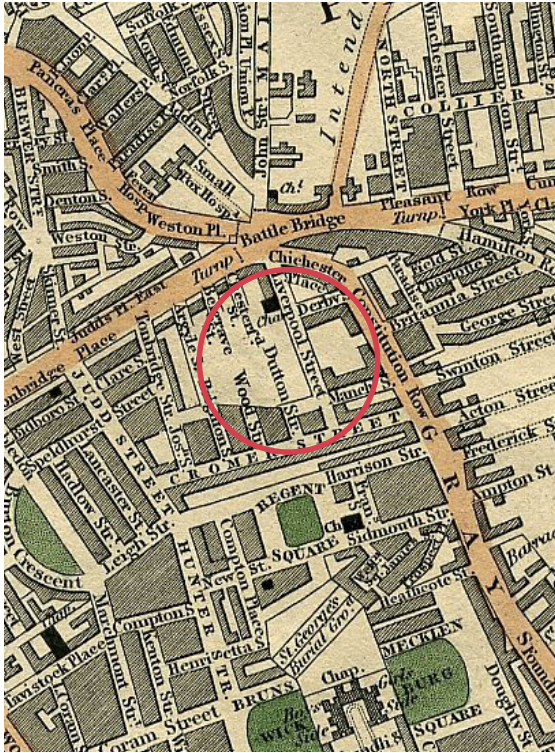


**1814** The map of 1814 shows the area south of the current Euston Road and Gray's Inn Road, complete undeveloped and apparently open land. There is no evidence of speculative housing development although there is a cluster of built form around Britannia Street.



**1820** By 1820, there has been a considerable development marching northwards from the city, and the Bloomsbury area is identifiable in ordered terrace blocks - although Argyle Square is not yet formed. There is evidence of some built form in the area of Derby Street (now St Chad's Street) and Liverpool Street (now Birkenhead Street), although neither street is defined as such at this point. It is possible that the rectangle to the west side of this cluster may mark the beginnings of the chapel or a building very close by.





**1827** This map clearly marks and labels the chapel in place with Liverpool Street, with the beginnings of Chesterfield Street (now Crestfield Street) to the west. The chapel footprint is noticeably squarer in plan that later map evidence, indicating its original plan-form before extension.

The apparent, continued lack of development of the land around Liverpool Street is due to the ill-fated attempts to create a large entertainment complex with a theatre, galleries, and reading rooms as well as gardens and pleasure grounds. This was known as the Panarmion Project but did not ultimately succeed, it is thought due to the proximity of the site to the Small Pox Hospital (on the site of Kings Cross Station) and the poor housing to the north. The built form adjoining the chapel at this date may have been the Panarmion Theatre, which formed part of this project, but failed after two years.



**1837** The 1837 map shows a similar arrangement to 1827, with the Battle Bridge area still not developed fully. The chapel is clearly noted again, this time with the heavier black footprint alongside which was the Royal Clarence Theatre which was re-opened in 1832 to replace the failed Panarmion Theatre.



**1868** This map shows a drastic change from those before, notably the existence of housing across the adjacent land, including the formation of Argyle Square and the presence of Kings Cross Station, which appeared in 1852.

The chapel also appears to show significant change, most evidently in the extension of the chapel to the rear from its square plan to an elongated rectangle. This extension took place between 1865 and 1866. It is labelled 'Kings Cross Chapel (W)'. The reference to Wesleyan reflects the changes in the Methodist Church at this time and the growth of different denominations.

The chapel now forms part of a complete block of development, notably the townhouses which have been added to the south.



**1874** The map of 1874 is of considerable interest as it not only shows the street layout but also an indication of the internal arrangement of the chapel itself. There are a number of important elements to note:

- the separate access points from Liverpool Street leading to side access into the chapel.
- two internal staircases lead to the gallery above. The extent of the gallery is noted in the plan as being of considerable size.
- the organ and pulpit are marked as being at the west end of the building, with two accesses leading through to vestry and other ancillary spaces behind including a church parlour and deaconess's room.
- external steps are shown on both sides leading down to the basement school-rooms, which are also accessed via the side porches.
- a wall appears to run along the Chesterfield Street frontage, with a central pedestrian gate.

The theatre to the north is also marked, but now known as Kings Cross Theatre.



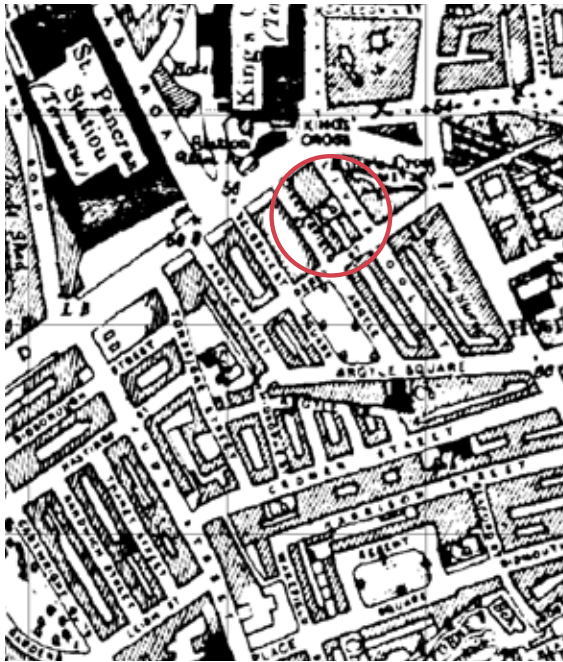


**1896** This plan shows little variation in terms of the chapel and its immediate surroundings, however it is notable how the former front gardens at the north end of the block have now been built on, reflecting the levels of activity surrounding Kings Cross.



**1922** The 1922 plan provides an interesting level of detail in relation to the chapel, clearly indicating the side porches and accesses to basement level. Also shown are the gallery stairs and pulpit.

The immediate context has also seen a major change in the removal of the block between Chesterfield Street and Belgrave Street, noted in Booth's Map of 1889 as being 'well-to-do'. This turn of fortunes may well have reflected the overcrowding around the Kings Cross area, and the re-development of the entire block to the west for Belgrave House reflects the gradual impact of Kings Cross on the mix of uses in the area.



**1949-51** This version of the Ordnance Survey plan is sketchy in its detail but it does appear to show the chapel in its layout prior to the erection of the Mission House. There is an apparent setback from the Crestfield Street frontage and the ancillary areas at the rear of the chapel can be made out.

The construction of the Mission House must have closely followed the survey for this plan.

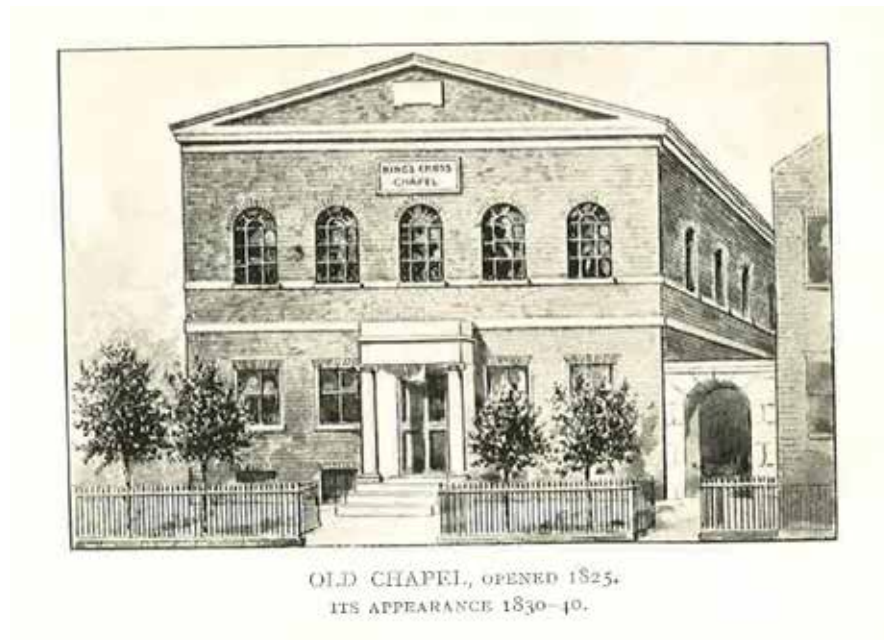


**1953** The 1953 map clearly indicates the further extension of the chapel onto Crestfield Street in the form of the Mission House, constructed over the rear churchyard area since the 1951 plan.

The bomb damage to the east of Argyle Square has now been cleared and the four large high-rise blocks bridging over the previous route of Birkenhead Street, and clearly named as Riverside, Riverfleet, Fleetway and Fleetfield.

## The Chapel's History

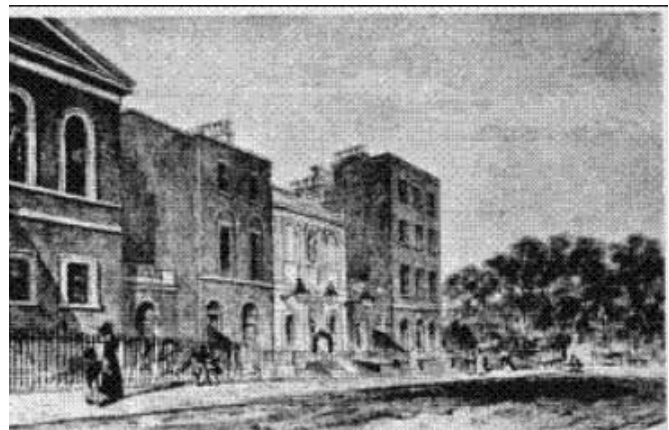
- 4.2 The map-based evidence of the chapel is also supported by a number of additional sources which illustrate its growth from the original 1820s building.
- 4.3 The illustration below shows the chapel as it looked in the 1830-40, which appears to have the simplicity of the original build in 1823-5. Notable in this image is the arrangement of the front elevation set out over 5 bays, with a central doric porch. The arched windows at first floor are set well below eaves level, with the pediment expressed strongly above. Within the pediment is the small label-moulded date-stone that has been re-set on the current elevation.



King's Cross Methodist Church 1830-40

- 4.4 We can only see four bays on the visible side elevation, and this would have reflected the original almost square plan. The frontage to Liverpool Street (as it was then called) has a neatly detailed railing (added in 1830) providing access up narrow steps to the front door and a second access through an arched screen wall to the school in the basement. The basement level windows are visible along the frontage at this date. Gas lighting was added in 1833.

- 4.5 This undated engraving of the west side of Birkenhead Street (figure 4) has the Royal Clarence Hotel in the centre of the image, but also part of the chapel on the left hand side. The chapel appears to have the detailing of the illustration above, although the windows appear to have surrounds rather than the simple brick detailing shown above. The side arched access is visible, as is the front railing. Trees are shown in the current position of Kings Cross station. If the window surrounds have been added, this would suggest a typical cosmetic improvement of c1850.



Engraving of the west side of Birkenhead St



4.6 The photograph in figure 5 shows the Birkenhead Street frontage as altered in 1865-6. There are a number of significant differences from the earlier appearance and demonstrate how extensive the works of the 1860s were. Of particular note are the prominent porte cochere to each side of the main elevation. These gave the building considerable additional presence within the street and a greater sense of grandeur from the original, simple elevation. They also replaced the original, central doorway and brought a re-ordering of the internal circulation, so that the side lobbies fed into the main chapel hall.



King's Cross Methodist Church, Birkenhead Street Elevation 1865-6

4.7 We have few images of the interior of the chapel before the conversion in the 1970s, but one illustration from J.J. Graham's book of 1923 shows the pulpit and organ at it would have been after the 1865 extension. The image is described as "the interior until 1896". It is not clear what occurred in 1896 but it is known that the congregation was swelling in numbers and it may be that re-ordering was needed to accommodate additional numbers and a different approach to worship. The image shows how the chapel interior would have looked with the full height pilasters on either side of an organ apse which appears to be semi-circular on plan. The choir would have gathered along the gallery behind the pulpit, with the preacher in front at the lower level. The two galleries can be seen on either side of the image, showing how narrow and intimate the full height space was.

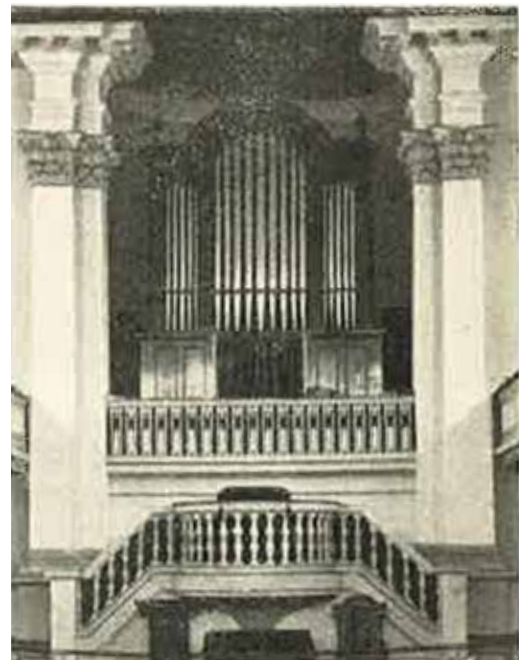


Illustration from JJ Graham's Chronicles, indicating the organ and pulpit 'until 1896'

4.8 At the time of writing his Chronicles of a Century of Methodism of 1923, J.J.Graham noted that the congregation has risen to 1500 at times and that the school room accommodated 200 on a regular basis, "according to the modern ideas of air space", but often twice that number. Describing the many and various skills being taught within the basement, he explains that:

*"The shell has become too cramped for its occupant, and it must be altered or the life of the creature must cease"*

4.9 This opinion appears to have been common at the time and the book seems to have been timed to coincide with potential plans to extend the chapel further. The location of the chapel in the early 20th century was strategic in an area which had evolved dramatically since Booth's map of 1889 identified the area as "well-to-do". Kings Cross was now a mix of transitory visitors and one of the least hospitable parts of the city. Graham describes it as:



*“a working class area inhabited by the poorest elements, of the city’s crowds, of barrack-like buildings housing the artisans, clerks, railwaymen, and the industrials generally; of better class tenement blocks where friendless, neighbourless people, surrounded by thousands and known by none, live on in a self-contained existence, without the solace of companionship, the stay of friendship, and far away from the touches and tones of Nature, their great mother.”*

4.10 In response to this situation, the chapel needed to adapt to offer services to the community and it was obviously recognised that the current school-room and chapel had its limitations. The book illustrates the vision of 1923 for improvement of the chapel and the construction of an ‘Institute’.

4.11 Although the proposals appeared advanced at this stage, the economy of the period and the arrival of World War II clearly intervened. The Institute, or Mission House, was not commenced until 1950.

4.12 The aerial photograph (figure 8) evidently dates from the post WWII period as the large site to the south of St Chad’s Street has been cleared and is ready for re-development following bomb damage. The new flats were on place in this site by 1953 and the aerial photographs over London were generally taken between 1947 and 1953. The date of this image is likely to be c 1950/1.

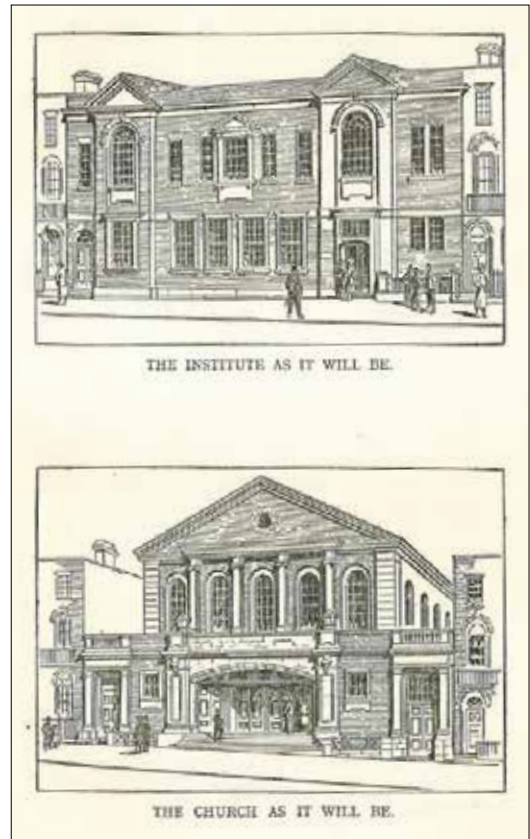


Illustration from J.J.Graham’s Chronicles, showing the vision for the chapel and Institute as planned in 1923, this was not implemented



Aerial photograph from the 1940s

4.13 Of particular note is the presence of the original pitched roof over the chapel, clearly spanning the large internal space. The original parapet fronting Birkenhead Street is clearly visible, and partially so onto Crestfield Street.

4.14 It is also evident that the Mission House fronting Crestfield Street was in place at this date, but probably only just completed in c 1950. Also noticeable are the re-positioned steps leading to a central door on the Birkenhead Street frontage.

- 4.15 The image below illustrates Birkenhead Street in c1970. The Methodist Chapel is behind the scaffolding on the left-hand side of the street and it is not possible to determine any detail beyond this. The presence of the scaffolding, in conjunction with the evidence of the picture below, suggests that this work may have been related to the implementation of the application of 1967 for the addition of the top storey to provide residential accommodation for German Methodist Students.



Birkenhead Street in c.1970

- 4.16 The Crestfield Street photograph, also of c1970, indicates the presence of scaffold across part of the elevation and an access level across the roof of the frontage building indicating work being undertaken to the rear. This would also seem to indicate the works associated with the conversion of the chapel and the addition of the top floor.



Crestfield Street in c.1970

## 5.0 Building Type

- 5.1 In order to understand and make assessments of the Kings Cross Methodist Chapel, it is helpful to consider its position amongst other examples of the same building type. The following are comparable chapels constructed at a similar time and following similar principles.

### Brunswick Methodist Church, Leeds

- 5.2 The Brunswick Methodist Church was built in 1824–5 to the designs of Joseph Botham.

- 5.3 The magnificent galleried interior with its grand organ was still splendidly maintained in the early 1960s, but the church was closed soon after and badly vandalised. Though SAVE campaigned for its retention, permission to demolish was given after a public inquiry in 1980. It has now been demolished.

- 5.4 The installation of the organ in the Leeds church in 1827 caused many disturbances throughout the Methodist community as many believed that choirs should be unaccompanied to maintain purity. The organ had been installed as the preference of a minority and this caused a split in the church and the creation of the Protestant Methodists or Wesleyan Association in 1836.

- 5.5 The Leeds Organ Dispute caused much debate, mainly academic, as to the governance of the Methodist Church. One of the main protagonists of this debate was Robert Eckett, a minister of the Kings Cross Methodist Chapel, who believed in democracy. His role in the dispute led to him being dispelled from the Church, whereupon he joined the Wesleyans in 1839.

- 5.6 The Leeds church was grander in its design and finish than the Kings Cross Chapel, but it shares the essentially cuboid form with generous gallery seating. The organ and pulpit is set within the curved plan-form of the Leeds chapel but creates a focus at two storeys within the chapel space.





### Brunswick Methodist Chapel, Stockton-on-Tees

- 5.7 The chapel at Stockton -on-Tees bears significant similarities with the original Kings Cross chapel, not only in the date of its construction, 1823, but also in the design. Like Kings Cross, it is based on a plan-form of 5 bays across the frontage and 4 bays to the side, creating an almost square footprint. Adornment is limited to the pediments, arched windows and string courses, bringing a simple elegance to the building. Two doorways originally led to each side of the chapel, matched it is assumed by two gallery stairs. The label moulded datestone is identical to Kings Cross.
- 5.8 Internally, it is almost certain that the detailing is similar to that which would have existed at Kings Cross prior to the alterations. The layout of the gallery is similar to the evidence we have from the 1874 map.
- 5.9 Although in a deteriorating condition, this chapel is a very good, intact example of the type of Chapels being constructed around the country at this date and warrants its statutory listing in Grade II\*



19.1.51 Brunswick Methodist Chapel, Stockton on Tees

GV II\*

1823 by the Hull architect W Sherwood who designed the Brunswick Chapel, Newcastle to which it bears marked resemblance. Built of brick. 2 storeys. 5 windows to Dovecot Street, 4 windows to side. Single storey, slightly later narthex with portico. Band over ground floor continues across portico and is returned at sides. Stone parapet bands and cope, also returned. The front is ramped up to cornice and parapet, central 3 bays break forward slightly and are crowned by a pediment containing a panel inscribed "Methodist Chapel 1823"; 3 panels below. Square leads in windows which are round headed and recessed in a brick surround. The narthex projects, 4 round headed openings of a pilastered portico and a pediment over central 2 openings; panelled floor; side doors have cornice and blocking course. The side elevations, to Brunswick and William Street, break forward slightly over 2 central bays. The rear gable end is also ramped up to crowning cornice, parapet and pediment. Railings to side elevations. 2 storey 1 window annex to William Street - glazing bar sash window 1st floor with cambered head and cill band. Round headed doorway with panelled doors.

Listing NGR: NZ4434018970



### Brunswick Methodist Chapel, Newcastle

- 5.10 As noted in the list description for the Stockton-on-Tees chapel, the Newcastle example was designed by the same architect, W Sherwood.
- 5.11 This building is slightly earlier in date, 1820, but shares very similar design principles. The frontage is 5 bays wide, but with a 6 bay return, making it slightly longer in footprint. All other external details are very similar.
- 5.12 The interior of this chapel has been converted and includes the flooring over of the upper gallery to create a first floor workshop space. The arched windows and ceiling detail are typical of this period.
- 5.13 Although of similar date to the Stockton-on-Tees chapel, the conversion works have reduced the internal quality of the building, and it is therefore listed in Grade II.



16/135 and 20/135 Brunswick Methodist Chapel, Newcastle

G.V. II

Methodist chapel. Dated 1820 in pediment. Brick with ashlar dressings; Welsh slate roof with stone gable copings. 2-storey, 5-bay pedimented east front, the right bay obscured by buildings. Steps up to Tuscan porch with prominent cornice which contains steps up to central 6-panelled double door, with radiating glazing bars to fanlight. Round-headed windows, most with stone sills, in arched recesses have sill band to upper windows. Eaves level band; 3 rectangular stone surrounds to ventilators, the central blind, in projecting bays under pediment; pediment continuous with cornice partly over side bays with ramped coping to meet it. Plainer door and windows in 6-bay left return to Northumberland Court, the last 3 bays pedimented. Interior: ground floor extensively altered c.1983 and first floor inserted; upper part; now chapel, has panelled gallery and pews; plaster walls and delicate stucco ceiling decoration; Corinthian pilasters frame west apse containing wide panelled pulpit.

Listing NGR: NZ2482764497



### Brunswick Methodist Chapel, Macclesfield

- 5.14 The chapel at Macclesfield is another example which demonstrates the principles of design and layout being followed in the 1820s. This chapel is of exactly the same date as the original Kings Cross Chapel and follows the same 5 bay frontage with central pediment and arched windows. Differences include the 7 bay return, creating a significantly larger interior and three entrance doors under the doric porch.
- 5.15 Although converted to offices, the majority of the internal features remain and the Grade II\* listing reflects this level of integrity.



SJ9172SE CHAPEL STREET 886-1/8/37 (North side)  
17/03/77 Brunswick House (former Brunswick Methodist Church) (Formerly Listed as: CHAPEL STREET (North side) Brunswick Methodist Church)

GV II\*

Methodist church, converted for use as offices. 1823, with later C19 additions and C20 alterations. Brick with slate roof. High 2 storeys, 5-window range with 3 central bays advanced and pedimented. Projecting entrance porch articulated by Doric pilasters between 3 doors, the central door in bowed porch. 6-panelled doors with fanlights. Upper storey articulated by pilasters to form arcade of round-arched windows with radial glazing, the central window having a stressed stone architrave. 'Wesleyan Methodist Chapel' inscribed on a stone in the pediment. Moulded cornice continues across the 7-bay return to Lord Street. 5-bay northern return, with pediment over advanced central bays. Round-arched windows with red brick dressings and continuous stone sills. Radial glazing. INTERIOR has a gallery supported on fluted cast-iron Doric columns with gallery front in form of Doric entablature. Coffered ceiling. Wooden pews. Organ and pulpit of c1860.

Listing NGR: SJ9189472996



## 6.0 Building Fabric

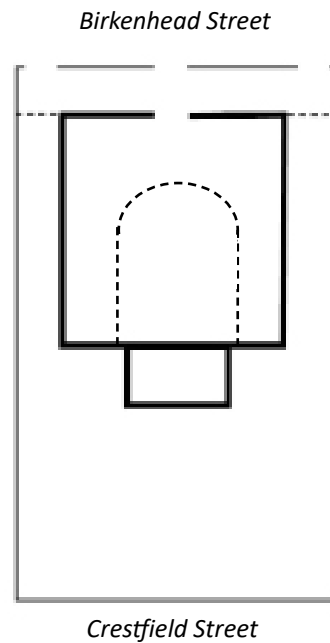
6.1 In order to simplify the chronology of the building and its various alterations, the following diagrams provide a summary of the stages in the existing building's gradual extension and conversion.

### 1823-1865

6.2 The original chapel was based on the almost-square plan form, relatively isolated in open land when built. Although the existing building probably had a gallery (like the Stockton-on-Tees example), the indication on the diagram is conjectural as there is no remaining evidence to be certain of the design.

6.3 The school rooms in the basement were accessed from either side of the front entrance.

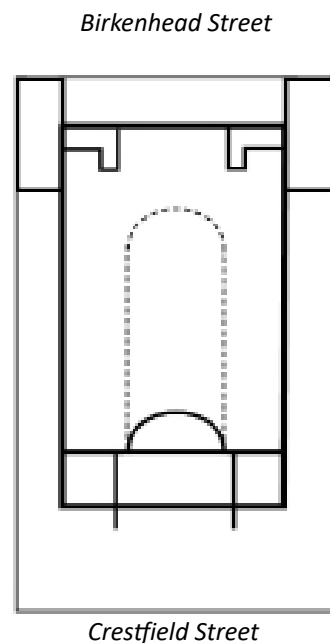
6.4 A vestry was located in a single storey building at the rear of the chapel, but there was no direct doorway connection into the chapel at this date.



### 1866-1949

6.5 In terms of major alterations to the building, the largest single intervention was the addition of two bays to the west end of the original chapel, removing the vestry and extending the worshipping space to include an organ. This phase of works was undertaken between 1865 and 1866, and appears to have included the extension of the balcony to either side of the pulpit. At the same time, vestry and other ancillary space was created at the west end of the chapel, and the two porte cochere were created on either side of the frontage, presumably to cater for the increased size of the congregation.

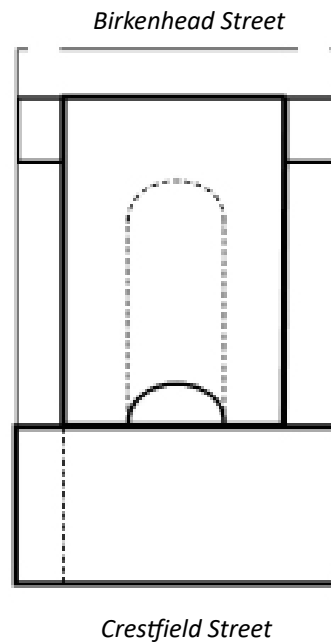
6.6 Although this is not confirmed by map evidence, it appears from the building fabric that the side accesses and porches may have been altered and extended upwards to improve access to the galleries in the mid 1880s. This would initially have extended to first floor only - the top floor of these links was added in the 1970s when the conversion work took place.



**1950-1970**

6.7 The major alteration of this period was the addition of the Mission House on the west end of the chapel. With its own access from Crestfield Street, the Mission House provided a further 'diversification' of the chapel's use and was also likely to have been required as an upgrade to the accommodation in the basement.

6.8 The evidence suggests that the chapel space was retained as before, not being altered until the implementation of works to provide student accommodation, as approved in 1967.

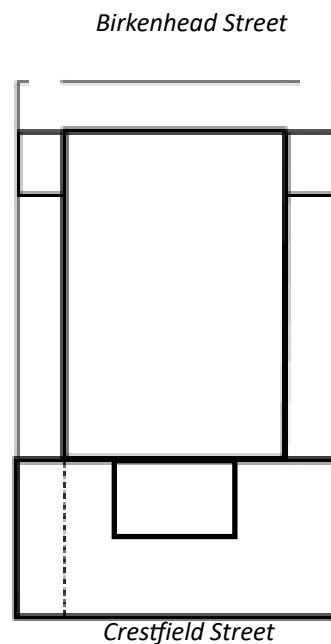


**1970-current**

6.9 The current condition of the building follows the decision to subdivide the main chapel space to provide two additional floors. As a result of the alterations, there is no evidence of the gallery and virtually no other evidence of internal features or fittings through the original 'shell' of the chapel.

6.10 In addition to the plan-form changes, the creation of the additional floor above the first floor gallery has resulted in the formation of new windows across the front elevation to Birkenhead Street, altering and replacing the original arched openings, and also an increase in the height of the flank wall on the north elevation to accommodate the increased height requirement.

6.11 In addition, an access shaft has been created to provide stair access to the top floors through the roof of the 1950s Mission House. The top level of the staircases on the Birkenhead Street frontage was also added at this time.



6.12 The following details within the fabric provide evidence to support the findings of the research and the map assessments.

These two images show the straight joint at which the original 1825 chapel was extended by 2 bays in 1865-66 to increase capacity and provide a location for the organ. This was clearly an extensive alteration to the original building, although the dealing carries through into the new work very well and was presumably overseen by Robert Eckett, the minister and owner of the building company who more than likely carried out the extension work.

The extension provided an additional 2 bays, but also resulted in the loss of the original vestry at the rear of the original building.



Below is one of the very few remaining historic windows in the chapel - the remainder have been altered to modern pivot types. The window is a 6 pane design with horns, and forms part of the 1865 extension.

The image below illustrates the rear of the northern link and the northern flank wall of the original chapel. The difference between the brickwork colour is stark, although this is not so evident on the front elevation where the older brickwork has been cleaned, presumably during the 1970s alterations, when the top floors of the two links were also added.

A series of brick retaining arches run along the north elevation, supporting the lightwells. Ground level on the south side is lower and this arrangement was not required.





This view looks northwards from St Chad's Street towards the south flank of the chapel but also shows what remains of the pediment on the western face of the extended chapel towards Crestfield Street. This has been truncated as part of the 1970s alterations. The section of pediment, on both sides of the access tower, dates from the 1865-6 extension.



This timber infill panel appears to be re-used in this location but is of a simple detailing which is likely to date from the 19th century and may have been used in a similar fashion on the original gallery stairs.



The steps from ground floor to basement level provided access to the school rooms and date from the original build period, 1823-5.



The toilets for the school rooms are located at basement level. The urinal is an early 20th century addition to the earlier cubicle arrangement.



## 7.0 Site Photographs

### Birkenhead Street

- 7.1 Birkenhead Street is the historic 'front' of the Methodist Church and at one time this was clearly the case in the architecture. The simplicity of the original design has been altered to provide a three storey frontage. In common with the adjacent townhouses, the ground floor is raised by half a storey, providing school rooms and ancillary space beneath. The ground floor is occupied by the chapel, with large foyer doors created in the original frontage. The former arched windows of the elevation have been adapted to provide windows to the two upper residential floors.



Birkenhead Street frontage, looking north. The frame of the original chapel is legible but the building is now almost residential in character.



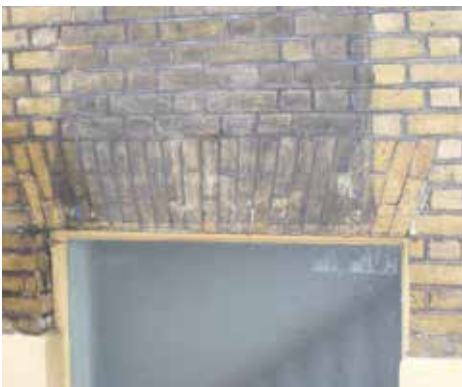
Although slightly set back from the pavement edge, the existing building forms part of the increasingly varied building styles and informality approaching Kings Cross



The Centre sits midway along Birkenhead Street, and its residential appearance shows its original use.



There are some sections of tuck pointing on the front elevation, where this has not been repointed or altered.



The gauged brick lintels on the remaining basement windows are indicative of the original build quality, although these remaining details are few.



The 1825 datestone has been planted on an altered parapet which used to form part of the front pediment, removed when the roof was taken down to create the top floor flats.

## Crestfield Street

7.2

The Crestfield Street frontage used to be occupied by the rear of the chapel and the burial ground prior to the erection of the present Mission House in c1951. The existing building is two storeys in height with a frontage which is much wider than the narrow townhouses alongside. The brick access shaft to the top floor flats, added in the 1970s, is visible behind the ridgeline.



The brown brick, two storey height and wide plot is uncommon in an area dominated by narrow speculative housing plots of the 1840s. The existing building reads as something of an 'infill' amongst buildings of a superior quality and detail.



The formality of the terracing which run along Argyle Square and into Crestfield Street is broken by the Mission House. Its gable is not a strong presence but it does bring variety as Kings Cross is approached.



The design of the Mission House, dating between 1951, is a restrained and rather old-fashioned Gothic. The detailing is robust but the overall impression is rather dull in visual terms.



**Interior:**

7.3 The interior of the Methodist Centre is, as a result of the adaptation and conversion, a series of utilitarian spaces which are not remarkable architecturally and do not possess any of the original chapel's features of note. The original chapel space is not recognisable, but it continues to provide a large area for worship. The floors above are tightly converted to form apartments.



The main chapel space provides evidence of the gallery columns, although it is thought that these have been strengthened to provide the floors above. The recess on the far wall would have provided the location of the pulpit and organ above.



The mission hall provides further worship and meeting space



The leaded glazing between the lobby and the chapel is one of the very few remaining features - these are of late 19th century date.



The mission hall contains the most intact features, including the staircase, doors and windows - all of early 1950s date.



## 8.0 King's Cross Methodist Chapel Significance Assessment

- 8.1 The significance of the existing building has been greatly affected by the extent of alteration to it. As a result, where some buildings might retain a tangible historic core or definable elements of appreciable value, the Kings Cross Methodist Chapel has seen a number of phases of alteration and conversion which have gradually eroded its historic and architectural interest. Again, whilst some buildings express their evolution through alteration and extension, the extent of the works to the original chapel and its later extension have been thorough and highly damaging to those 'layers' of evidence.
- 8.2 In terms of the original 1823-25 chapel, there is very little evidence remaining which has not been altered. In essence, only three external walls remain of this original build phase: the front to Birkenhead Street and the two flank walls. The rear wall was taken out to facilitate the 1865 extension. Of the walls that remain, the front elevation has been significantly altered to form the wide foyer entrance, to insert the second floor of windows and to remove the pediment. The former pitched roof behind has also been removed, as have the original steps, basement windows and side arcade. On the flank walls, the arched windows have either been infilled or truncated to form the top floor apartments. As a result, there is very little which conveys the character of the original chapel other than some elements of brickwork between the altered openings. Internally, there is almost nothing which is identifiable from the period, other than, potentially, the simply detailed, re-used infill panel within the stairwell. The gallery, pulpit, organ and other fittings have all been removed.
- 8.3 In terms of historic significance, whilst there is some evidence provided by maps and commentary, the evidence provided by the fabric is very limited. In our opinion, this represents a generally **low** level of significance with some acknowledgment of a **moderate** significance in the partial shell of the 1825 chapel.
- 8.4 The basement level is contemporary with the 1820s phase but, again, the extent of alteration is considerable. The interior bears no sign of the original use or arrangement of this space and it has very little historic significance as a result. It has a **low** significance.
- 8.5 The 1865-6 extension to the rear of the original chapel is now adjoined by the 1950s Mission House and there is little evidence of this element other than the north and south walls, and the partial pediment at roof level. The remainder is concealed externally and altered at roof level. The current stage area may have run through two storeys to house the pulpit and organ, though there is no evidence remaining and the areas adjoining have been altered to enable the access shaft. This section of the building has a **low** level of significance.
- 8.6 The link elements on the Birkenhead Street frontage were added some time after 1865, and most likely in the 1870s to provide improved access to the first floor gallery. These replaced the attractive porte cochere of the 1865 works and they have been altered with a flat-roofed top floor to provide access to the second floor flats.
- 8.7 The whole top floor of the chapel is now formed by flat-roofed apartments, rising above the original eaves level and entirely replacing the original pitched roof over both the 1820s and 1860 chapel. In addition, these works which were carried out in the 1970s resulted in the removal of the top section of the pediment onto Birkenhead Street and its replacement with a flat parapet, below which a datestone of 1825 is rather meanly set. This added floor level holds no significance.

8.8 The 1950s Mission House extension was built over what remained of the churchyard, removing the 1865 vestry and forming a frontage onto Crestfield Street where previously there was none. The new building backed onto the rear of the chapel but provided connections through to it. Its design is modest and traditional in design for its date. It has a limited streetscene presence but some attractiveness in the partly crenellated gable element. It has a **low** level of significance.

Side wings

The side wings started life as screen walls to each side of the original chapel. These appear to have been demolished and replaced with the porte cochere of the 1865 extensions. These were also removed to make way for new stair access to the first floor in the 1880s(?) and then a further floor added to provide access to the apartments above in the 1970s.

Original 1823-5 chapel

The first chapel on the site and originally isolated in the open ground of Battle Bridge. Clearly following Methodist precedents for design and layout, the original plan-form was 5 bays wide and 4 bays deep to give an almost square plan. Access was taken from a central door onto Birkenhead Street and single storey vestry was provided at the rear. This was removed as part of the 1865 work.

Basement

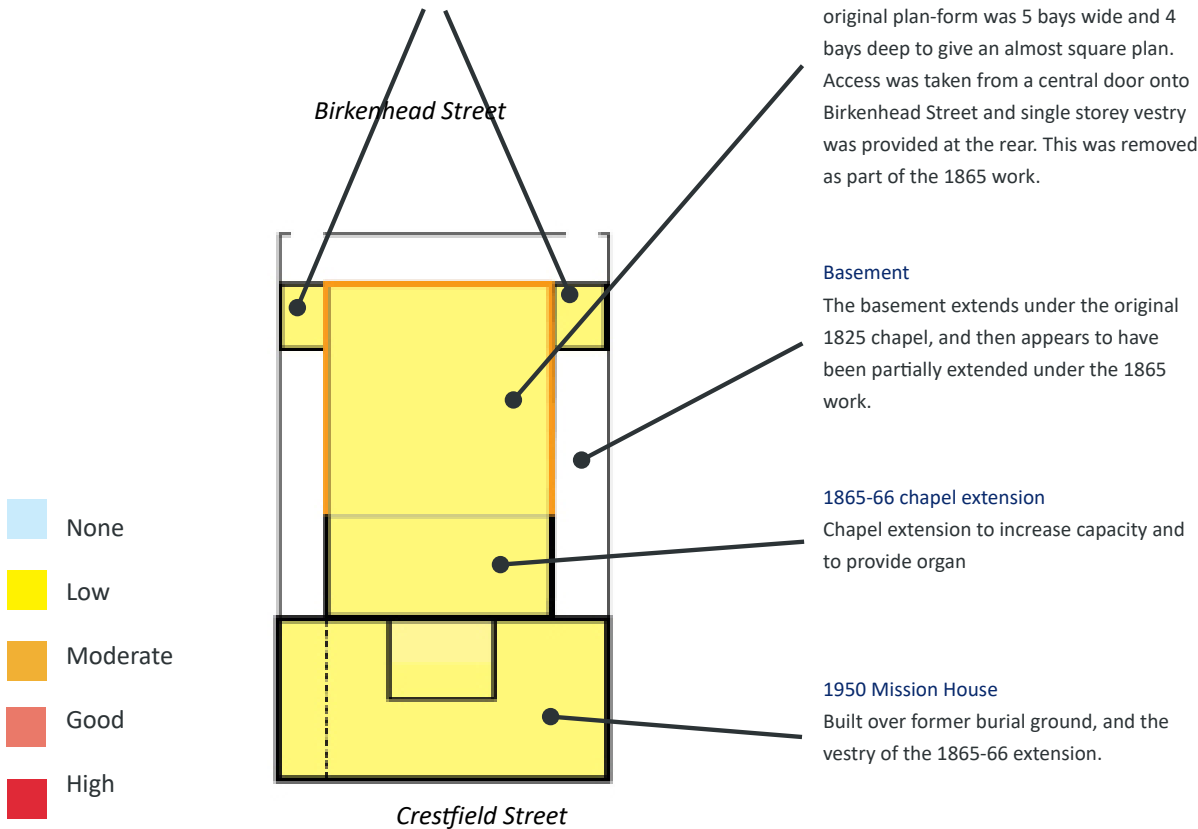
The basement extends under the original 1825 chapel, and then appears to have been partially extended under the 1865 work.

1865-66 chapel extension

Chapel extension to increase capacity and to provide organ

1950 Mission House

Built over former burial ground, and the vestry of the 1865-66 extension.



Significance summary diagram

8.9 The diagram prepared by Dexter Moren Associates provides a quantitative summary of the degree of originality in the Birkenhead Street frontage versus alteration. It shows that approximately 74% of the existing frontage to Birkenhead Street is the result of alteration and extension and that only 26% of fabric which was original to the 1825 chapel remains intact. Although this numeric summary captures the extent of the fabric adaptation, it does not represent a qualitative assessment, which is considered under the heading of architectural significance, below. Nevertheless, it does provide a summary of the extent of adaptation of the building's principal elevation.



Birkenhead Street existing elevation. Altered, lost or additional areas to original shown in red (Dexter Moren Associates)

8.10 Overall, whilst the building provides some evidence of its constituent phases, it is effectively an exercise in partial 'facadism' as far as the original chapel is concerned - and even then the facade has been greatly adapted to provide for the alternative uses. There are no single elements which survive in an intact form, and the original simple arrangement of the chapel is no longer evident. In the context of other equivalent examples of the type, some of which were referred to in the previous section, the building holds little historical or architectural evidence in what remains. As such the current building is deemed to be of a **low** level of significance.

## COMPARATIVE ASSESSMENT

8.11 The following archival research has been undertaken to set the King's Cross Methodist Centre in a wider context of chapels within the city, including those local to it. It identifies that numerous, higher quality examples of the Methodist Chapel type exist and have received recognition through statutory listing - usually, however, where the building's origins are still well evident. Also, it notes examples of chapel rebuilding which have occurred and the improvement which high quality replacements can bring to townscape.

### Methodist Churches in London

8.12 Although John Wesley initiated the movement in the 18th century, the preponderance of listed Methodist churches in England are Grade II designated and are late 19th to early 20th century in date, a pattern to which those in London generally conform, including the exemplary Hinde Street Methodist Church in Marylebone of 1881-1887 (complete with Minister's House in the same style) by James Weir; and the London Drama Centre, formerly a church of circa 1871. The numerous Central Halls constructed between circa 1890 and 1945 and which provided entertainment to the working classes (and therefore abstinence from alcohol) are much diminished in number, having been destroyed by bombing during the Second World War, or demolished as a result of dwindling congregations.

8.13 At the recording of the 1851 Census, there were 'one hundred and fifty four Methodist places of worship in the London Registration District' which, by 1903, had increased to over three hundred. It is suggested, however, that in excess of eight thousand Methodist churches and chapels have been closed in the last seventy five years, many of which have been converted to residential use.

8.14 Several extant examples characterise this spate of Methodist church building, a revitalisation of its initial late 18th century foundation, among which is that at Acton Hill of 1907 by architects, Gordon & Gordon, the Calvary Church at Lambeth by George and Reginald Baines, and the Methodist Church at Merton of 1914, a manifestation of the robust, modern Byzantine by Withers and Meredith. Each of these – and their counterparts – displays architectural finesse in their contemporary interpretations of the Perpendicular, the Italianate, the Arts and Crafts Gothic Style, and the classical English Baroque. Each is listed; most have been little altered. Several are on the Buildings at Risk Register, including two in Greater London, one of which is James Carr's exceptional Grade II\* listed Church of St James on Clerkenwell Close, 'built for a Methodist congregation', but suffering 'slow decay' for which 'no solution [has been] agreed'<sup>1</sup>. The other is its furthest chronological complement, the Calvary Charismatic Baptist Church (former Trinity Methodist Church, originally constructed as Congregational Church) built in the 1950s 'as part of the live architectural exhibition of the 1951 Festival of Britain by Cecil Handisyde and D. Rogers Stark'<sup>2</sup>, also afflicted by deterioration – structural and otherwise – despite its status as an 'early example of an English non-conformist church in a Modern idiom'<sup>3</sup>. Some of the Sunday School rooms were converted to student accommodation in the mid-1970s.

### King's Cross Methodist Centre

8.15 Within the vicinity of the King's Cross Methodist Centre are four other active churches: the exceptional Grade I listed Wesley's Chapel ('the Mother Church of World Methodism'<sup>4</sup>), the Grade II\* Methodist Central Hall at Westminster, and those at Camden Town, and Hinde Street. John Wesley's Methodist chapel in London – West Street Chapel, north of Leicester Square – where he first preached in 1751, is now disused. Compared to these, the King's Cross Methodist Centre, although of some social historical interest and especially in regard to its connections to Hinde Street, is nevertheless of reduced architectural integrity, hence is unlisted, but its early initial construction date of 1823-1825 marks it out

1 - Historic England, Heritage at Risk Register, List Entry Number: 1207786

2 - Historic England, Heritage at Risk Register, List Entry Number: 1376625

3 - Historic England, List Entry Number: 1376625

- 8.16 as an exception to the inner London trend, and what 'remains' of its five bay façade conforms to the architectural model of symmetry and austerity of embellishment. Note that Methodist churches are rarely ornamented with spires, even though the Revd Frederick Jobson had advocated the Gothic style in the mid-19th century; among those several examples is the red-brick interpretation of East Finchley Methodist Church. Simple and Classical design was, however, the prevalent architectural form of the early Methodist churches precisely because the function of these buildings was considered the most important aspect: unnecessary ornamentation was unacceptable. The spoken word was the central part of the Methodist service. That the congregation of King's Cross had been established by 1807 (and which then numbered fifty seven<sup>5</sup>) at the Wesleyan Trinity Chapel located at the south end of Maiden Lane (the modern York Way) is significant: these were the parishioners who instigated the building of the new church at Battle Bridge where they moved in circa 1825 – and did so in the early architectural style which had evolved out of function and purpose, and not frivolity.
- 8.17 A compilation<sup>6</sup> of all historic Methodist chapels and churches in the Kings Cross area reveals a considerable number, most of which exemplify the typical evolution of mid to late 19th century rebuilding and relocation, sale to another religious denomination, consolidation of existing congregations, and often demolition. Among the 'lost' ecclesiastical sites are the chapels at Hornsey Road, described as a 'small, nearly square building of old Methodist type, opened 1821', rebuilt on an 'enlarged site in 1858' to seat seven hundred, but which closed in 1940 and was demolished in 1960. A chapel at Liverpool Road, first constructed in 1825 and opened by John Wesley, closed in 1929 and was demolished to make way for the Royal Agricultural Hall. A chapel and school on the north side of Charlotte, later Carnegie Street, near Caledonian Road was built by the Wesleyan Methodist Association in 1841. Known as the King's Cross Mission by 1927, it was destroyed by a land mine in 1941 and its worshipers transferred to the King's Cross Methodist Centre by 1960.
- 8.18 Other relatively early Methodist buildings include the Woolwich Methodist Church, located at the periphery of the Capital, which dates to 1816 – although it is architecturally distinguished as a traditional two-storey, five-bay edifice which is relatively unchanged and, as a result of this and its aesthetic merit, was designated Grade II status in June 1973. It retains equivalent features which King's Cross Methodist Centre has lost, including its pediment with blank round window. The King's Cross Methodist Centre is, therefore, relatively unusual in its plainness (although it lost considerable architectural detailing as a result of extension and alteration), and represents deviation – by default – from the extant archetype.
- Conversion, Demolition and New Methodist Churches**
- 8.19 The conversion of existing Methodist churches and chapels to residential use is a well-known phenomenon; their demolition is also acknowledged, although sometimes to controversial end. The decline in congregation is usually the precipitating factor, or the degeneration of the building as at Gospel Oak which was demolished in 1970 and replaced in 1971 with a modern structure. The Mill Lane Primitive Church, relocated to Mill Lane, West Hampstead in 1886, was demolished in the late 1970s.
- 8.20 There are several examples of the rebuilding or augmenting of extant Methodist churches, usually those on historic sites on which several edifices have been built and replaced. The Rivercourt Methodist Church at Hammersmith, a neo-Gothic edifice built in the 1870s and a 'significant building in the Hammersmith landscape', was suffering structural decline in the 1980s: the architect J. Alan Bristow had to find a 'creative solution' for this 'complex Victorian structure' given that 'the interior was a vast,

4- Historic England, List Entry Number: 1195538

5- Baggs, A.P., Bolton, Diane, K., & Croot, Patricia E.C., Islington: Protestant Non-Conformity, in A History of the County of Middlesex, Volume 8, 1985, pp101-115

6- Baggs, A.P., Bolton, Diane, K., & Croot, Patricia E.C., Islington: Protestant Non-Conformity, in A History of the County of Middlesex, Volume 8, 1985, pp101-115

7 - Rivercourt Methodist Church, Hammersmith, Church Building, July-August, 1998, pp62-64



draughty, under-used space... Should the building be replaced, renovated, modified...'<sup>7</sup>.

8.21 The result was the retention of the historic structure, which was adapted to allow for greater engagement with various community groups, the development of rooms, including a sanctuary and lounge – and all accomplished on very tight funding.

8.22 The Methodist Church on Fulham Broadway, demolished and replaced in 1971, was rebuilt again to designs by PMP Architects, in a style which would 'reflect traditional Methodist values' and, as such, the modern architecture presented 'a glazed wall to the main road... framed by a stand-alone timber portico'<sup>8</sup>. The Trustees of the Church wished to build a new church which would 'promote inclusiveness, [be] welcoming, embracing and open to all'<sup>9</sup> and the result is a manifestation of those principles. The 'unique glass front wall allows passers-by to view the open vista of the church': this is not a building which is so austere that it prohibits interaction with its own community, but one which on plan looks as though it is encouraging people to step within.



The new Methodist Church at Fulham Broadway

8.23 Sunfields Methodist Church, the 'first new church building to be built in Greenwich this century... [and which] opened on the 27th June 2009'<sup>10</sup> is a building which 'cannot fail to be noticed' and 'is clearly recognisable as a church'. The architects' intention of creating a structure of longevity and sustainability was explained by Alan Wright as expressed in its impressive proportions and design, thus 'assisting the ministers and trustees to extend the legacy created by those who first had the vision to build a place of worship on this site.'<sup>11</sup> That



Sunfields Methodist Church, 2009

first building here was a plain structure, constructed in 1869 in brick, then extended in 1902 with a memorial church. Bomb damage which occurred in 1944 led to the rebuilding of the church when then reopened in 1956, although only a decade later the church trustees 'found the various buildings too costly to maintain and decided to replace them all with a new church and six family houses'<sup>12</sup>. The first design for the church was refused on the grounds that it was too modern; a more traditional approach was required in layout and form: 'the overhanging roof, deep mullions to the windows and the cross provide a rich layering to the west elevation which is also enhanced by the modern stained glass window'.

8 - Price, Derek, Two Centuries of Worship: New Methodist Church at Fulham Broadway, PMP Architects, Church Building, No. 86, March 2004, pp28-31

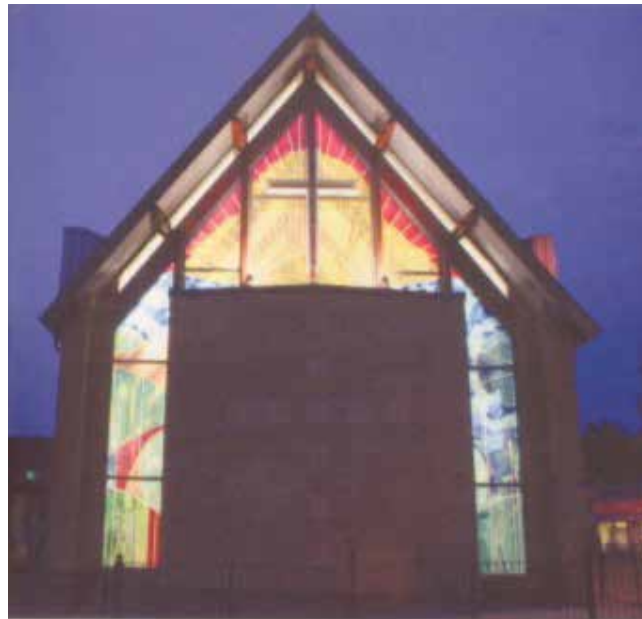
9 - Price, Derek, Two Centuries of Worship: New Methodist Church at Fulham Broadway, PMP Architects, Church Building, No. 86, March 2004, pp28-31

10 - Wright, Paul, Sunfields Methodist Church, Church Building, No. 119, September-October 2009, pp8-13

11 - Wright, Paul, Sunfields Methodist Church, Church Building, No. 119, September-October 2009, pp8-13

12 - Wright, Paul, Sunfields Methodist Church, Church Building, No. 119, September-October 2009, pp8-13





Sunfields Methodist Church: stained glass window

8.24 The Methodist Church at Clapham, a modern building of circa 1961 (again in turn replacing another which was bomb damaged), was recently augmented with a new single storey glazed extension by Saville Jones Architects in 2011, 'opening up the whole of the church to the street scene, allowing people to see in and thereby to break down physical and religious barriers'.

8.25 A similar improvement has occurred at Finsbury Park Methodist Church, a building of 1961 which replaced an earlier Victorian edifice to the side of the extant structure: prior to design additions made by CPL Chartered Architects in 2011 (completion of construction), the edifice did not 'project its function as a Christian Church', but now has improved and more welcoming access (again, through the use of glazing; the old heavy timber doors were replaced) with the creation of a tower housing platform lift and fire escape.



Finsbury Park Methodist Church – with new entrance

8.26 The findings of the comparative study are therefore that numerous higher quality examples of the Methodist Chapel type exist and have received recognition through statutory listing. Also, it has been relevant to note the examples of rebuilding which have occurred and the high quality of replacements which have emerged.

## ARCHITECTURAL SIGNIFICANCE

8.27 In townscape assessment terms, it is appropriate to consider the positive and negative aspects of the existing Methodist Centre building so as to make an overall judgement of its merit.

8.28 The positive architectural aspects of the extant building are now few. Although a different building type than the predominant residential terraces to each side, it is not clearly distinguishable from them as a result of the 'domestication' which has occurred at first and second floors. The creation of two floors of residential use within the original, solid-looking chapel elevation has resulted in a building which is overtly domestic in appearance – however, its transformation to residential use has not been complete and, as a result, it has an awkward and compromised character: not quite a residential building and not quite a chapel. Essentially, it is a poor conversion of the original building and appears so in townscape terms. There is remarkably little of 'positive' architectural or townscape merit that remains.

8.29 The set-back from the pavement edge and the raised ground floor are two characteristics that might normally distinguish this building type from its neighbours; however, the adjacent terraces are also set back behind railings and raised up by 5-6 steps. As a result, the effectiveness of this arrangement is diminished.

8.30 In scale terms, the remaining elevation has a comparable parapet height with its residential neighbours. Originally, the pediment would have emphasised the building's height but this original element has been lost and replaced with a poorly-detailed raised central parapet.



The Birkenhead Street frontage is a poor residential conversion of the former chapel

8.31 In addition, the original, taller proportions of the upper storey and the greater wall:window ratio have also been lost as a result of the adaptation to residential use. The taller first floor windows and a greater area of solid wall around them would have helped to distinguish the building type as different within the townscape and would have increased levels of variety (sometimes to positive effect). However, this visual variation is not now discernible as a result of the changes to the elevation which have occurred.

8.32 In form terms, the former chapel adopts a wider frontage than the narrow plots of the terraces adjoining. This results in a break in the rhythm of the predominant vertical emphasis of the terraces which can either be regarded as a positive or negative feature. In our opinion, had the chapel maintained its architectural character more intact then the benefit of the wider frontage would have created a more positive focus and visual contrast within the street; however, as a result of its compromised, semi-domestic character, the effectiveness of the frontage is weakened considerably – to the point where the function of the building is not readily apparent in the townscape and its architecture is neither arresting, landmarking nor of high quality. Nor is it retaining a significant proportion of historic fabric.

8.33 In terms of architectural detailing, there has been a deterioration in the quality of the detailing both of the remaining original elements and of the newer work. Of the remaining brickwork from early 19th

century date, there is isolated evidence of the fine tuck-pointing remaining but much of this has been removed during re-pointed. The result has been to depress the appearance of the brickwork by widening the joints, concealing the brick arises and, where cement-based mortar has been used, introducing a dominant grey coloration to the joints which reduces the prominence of the yellow brick.

8.34 The principal elevation, formerly the well-proportioned 5-bay design, has been disfigured by the formation of the upper storey into two, with a consequential repositioning of floor levels and creation of new fenestration serving both. In This alteration has entirely removed the character of the original building. However, in addition, the detailing of the work carried out has further reduced the architectural quality of the building. The squat, single-pane windows sit within render panels which confuse the composition, and the detailing of the centre-pivot, large pane windows is both poor and inconsistent with the quality of the surrounding built form. The cubic, rectilinear character of the original building is further confused by the widening of the entrance doors at ground floor level and the insertion of the curved glazing above them.

8.35 Consideration also needs to be given to the townscape value at pedestrian level. Whilst in original form, the building's landscaped forecourt was accessible and approachable, set behind low level railings which did not conceal the building behind, the current situation is harmful to the pedestrian experience of the street. The high and continuous railings create quite a hostile edge to the pavement and also restrict the ability to appreciate the building – particularly in oblique views.

8.36 Overall, the Birkenhead Street elevation has become a combination of elements that result from the extensive adaptation of the building from its original form and use. Architecturally, the building holds very limited, if any, merit.

8.37 Applying the relevant methodology for 'value' assessment of heritage assets, as shown on the table 1, we consider that the Birkenhead Street building retains architectural significance at the level of **low**.



Original lime tuck-pointing has been replaced by large areas of cement-based repointing. The quality and consistency of the pointing overall is poor.



Oblique views across frontage are limited by tall security fencing



### Townscape Significance

8.38 The townscape significance of the existing building has been considered in terms of the two streets within which it is visible. It is the Birkenhead Street frontage in which the existing building has been identified as making a “positive contribution” by Camden Council within the Conservation Area Audit.

#### Crestfield Street

8.39 The Crestfield Street frontage has not been specifically identified within the Council’s Conservation Area Audit, although the description of the street does suggest that it is “dominated” by the Mission House frontage.

8.40 In our opinion, this description over-emphasizes the contribution of the existing building within the street. Whilst we accept that the building makes a contribution due to its position in the mid-point of the relatively short street and the focus provided by the central gable, we consider that its visual interest lies principally in contributing to the mix of building types, styles and materials which mark the transition from the uniform terracing of Bloomsbury into the Kings Cross area. The Mission House is a pleasant building but it is not architecturally refined or well detailed; in fact, it is a rather dated and traditional design for the 1950s.

8.41 In a context of streets dominated by three storey terraces, the Mission House is an unusual two storey element and is finished in a brown brick which is also somewhat at odds with the prevalent character. Rather than being a positive contrast, it is a modest streetscene element. The rising access shaft behind the frontage is not a positive feature of the extended building.

8.42 Due to its role in signalling the mix of uses towards Kings Cross and its limited architectural interest, we consider its contribution to the streetscene to have a **low** value, at the lower end of that scale of significance.



The boundary fencing is too tall to be railings, and the area behind is hard-surfaced and used, in part, for bin storage.



Existing frontage to Crestfield Street



### Birkenhead Street

8.43 The Birkenhead Street frontage has been identified within the Council's Conservation Area Audit as making a "positive contribution" to the Conservation Area.

8.44 We consider that this assessment derives from the building's scale and impact within the streetscene rather than any architectural merit. As has been discussed within this document, this frontage has been drastically altered from its original, elegant arrangement into something which appears to be a hybrid between ecclesiastical and residential use. If anything, the residential character comes through most strongly due to the removal of the pediment and the alteration of the arched windows into rendered panels with square pivot windows in them. The large ground floor opening has also changed the emphasis of the building into an elevation which is more awkward than attractive.



Existing frontage to Birkenhead Street

8.45 One of the features of the Kings Cross area is how the activities and attractions of the transport hub brought new uses and building types into the streets. The chapel provides some evidence of this adaptation but the level of its contribution to the streetscene is limited by the extent of its alteration and modernisation.

8.46 In our opinion, whilst the chapel in its original (1825) or extended (1865) guise would have warranted a good level of streetscene value, we consider that the remaining structure holds a much-reduced townscape significance. This significance level is identified on the following page.

8.47 In order to provide a qualitative assessment of the existing townscape, we have applied the criteria based on Landscape and Visual Impact Assessment (LVIA) methodology. In the context of the subject site whose contribution is at a very local level, we have assessed the townscape quality of Birkenhead Street only.

8.48 Applying the methodology for townscape assessment, below, we consider that the townscape quality of Birkenhead Street is at a medium level. The street contains some consistent, historic elements of a moderate standard, but there are also elements which detract from its overall quality and integrity. Of these detractors, the high-rise building which closes the south side of St Chad's Street is one, and Zenith House on the corner of Birkenhead Street and St Chad's Street is another.

8.49 In contrast with the Council's assessment within the Conservation Area Audit, the former Chapel could, in some respects, be considered a detracting element within a street which is lined with high quality 18th century townhouses which otherwise characterise the local area and exude a refined, architectural quality. Any objective assessment of townscape quality must identify the adapted appearance of the Chapel as architecturally weak within such a context and visually jarring within the street. Although it may once have possessed a much greater visual quality and prominence in the street, the combination of adapted and added elements has resulted in a significant reduction in this role. The poor quality of these adaptations has also reduced the contribution which this building makes to the townscape at a detailed level.

- 8.50 We are not of the view that the building in its current condition contributes positively to the Conservation Area in contrast to the findings of the Conservation Area Appraisal and would suggest that, in fact, its identification within the Statement might relate more to the reasonable recognition of its former *historic* significance than its residual townscape and visual values.
- 8.51 Our qualitative assessment is that the building is a pale reflection of its former townscape and architectural qualities. Whilst it once undoubtedly possessed some of the simple elements which characterise the Methodist chapel type, it now looks like a poorly converted building. It is therefore difficult to assign it more townscape value than its current appearance allows.
- 8.52 In our assessment, therefore, the existing building's contribution to townscape is **low/medium**. This summary is the result of its much-adapted appearance, the poor quality of the adaptations which have taken place and its current modest role within the townscape, both in the medium range and short range views available.

## 9.0 Designated Heritage Assets Significance Assessment

9.1 Although there are a number of assets within the local surrounding area, the location and significance of many of them results in them having no perceptible individual relationships with the King's Cross Methodist Church site. For this reason, only the heritage assets which may be considered to be affected by the proposed development have been identified.

9.2 In the case of this application, the following designated heritage assets may be affected by the current proposals:

1. 59 Birkenhead Street - Grade II
2. 54-58 Birkenhead Street - Grade II
3. 1-7 Birkenhead Street - Grade II
4. 1-7 St Chad's Street - Grade II
5. 7-25 Argyle Square - Grade II
6. 1-5 Crestfield Street - Grade II
7. King's Cross and St Pancras Conservation Area (in green below)
8. Bloomsbury Conservation Area (in yellow below)
9. King's Cross Station - Grade I
10. Great Northern Hotel - Grade II



Key plan showing location of Heritage Assets discussed within this text.  
Kings Cross Methodist Church is highlighted in red

9.3 All relevant Statutory List descriptions can be found in Appendix 1.

## 59 Birkenhead Street - Grade II



59 Birkenhead Street

- 9.5 A terraced house built in 1827-32 by W Forrester Bray. The building was added to the Statutory List for Buildings of Architectural or Historic Interest on 14th May 1974 at Grade II. The building style differs from the other terraced houses on the north-western side of Birkenhead Street, matching those on the east and south-west far more closely.
- 9.6 Externally the building appears to have undergone some change. The original building was three storeys in height with a half basement below. Initially the roof was hidden behind a parapet. In the early 21st century however, the building was extended and a mansard roof inserted behind the parapet to create usable attic space.
- 9.7 The ground and basement floors of the property are covered in painted stucco whilst the upper floors are exposed London stock brick between the two materials is a painted sill band at first floor level. In 2017 the stucco was a re-run; the new stucco now being banded and now projecting as far as the first floor sill band above.
- 9.8 The property is a private dwelling, as such the interior and rear of the building were not inspected.
- 9.9 Overall, 59 Birkenhead Street is considered to be of **moderate/good** significance on account of its evidential, aesthetic, historic and communal value.
- 9.10 The setting of 59 Birkenhead Street is formed by the urban residential street in which it is built. The properties here are set back from the street with iron railings marking the boundary. The buildings at the north end of Birkenhead Street are a mixture of render and brick facades. 59 Birkenhead Street is stylistically similar to the properties to the south and east of Birkenhead Street, yet unlike those properties the building does not form part of a united terrace. The wider setting of the buildings is formed by residential units to the east, south and west, all in a range of scales. Kings Cross Station and the commercial and busy Euston Road are to the north. The brick King's Cross station forms the focal point to the north of the road whilst modern apartment blocks form the view to the south. The setting of 59 Birkenhead Street is considered to make a **moderate** contribution to the significance of the building.
- 9.11 The King's Cross Methodist Church is directly to the south of 59 Birkenhead Street. The Church is set back slightly from the building line of 59 Birkenhead Street and the other properties on the west of



Birkenhead Street. The existing building uses similar materials to the surrounding properties, such as the London Stock brickwork, however the proportions of the upper floor fenestration and the height boundary railings differ negatively from the surrounding properties. Therefore the King's Cross Methodist Church is considered to make a **low** contribution the setting of 59 Birkenhead Street.

### 54-58 Birkenhead Street - Grade II



54-58 Birkenhead Street

- 9.12 A group of 5 terraced houses built in c1834-49 by W Forrester Bray. The buildings were added to the Statutory List for Buildings of Architectural or Historic Interest on 14th May 1974 at Grade II.
- 9.13 The buildings are three storeys in height with a half basement below. The buildings all have an attic space within their slated mansard roofs. Externally the buildings were likely constructed identically yet to date there are some differences suggesting later alterations.
- 9.14 The ground and basement floors of numbers 54-56 are covered in painted stucco whilst 57 and 58 have brick ground floors with stuccoed basements. All of the properties have a painted sill band at first floor level and brick upper floors. At first floor level the properties all have iron balconies in front of the windows, the style of the railings differs across the facade.
- 9.15 The properties are all private as such the interiors and rear of the buildings were can only be appreciated to a limited extent. However, 54 and 55 have been combined to form a single hotel, allowing for some public appreciation of the interior
- 9.16 Overall, 54-58 Birkenhead Street are considered to be of **moderate/good** significance on account of their evidential, aesthetic, historic and communal value.
- 9.17 The immediate setting of 54-58 Birkenhead Street is formed by the urban residential street in which they are built. The properties here are set back from the street with iron railings marking the boundary. The buildings are is stylistically similar to the properties to on the eastern side of Birkenhead Street. The wider setting of the buildings is formed by residential units to the east, south and west, whilst Kings Cross Station and the commercial and busy Euston Road are to the north. The brick King's Cross station forms the focal point to the north of the road whilst modern apartment blocks form the view

to the south. The setting of 54-58 Birkenhead Street is considered to make a **moderate** contribution to the building's significance.

- 9.18 The King's Cross Methodist Church is directly to the north of 58 Birkenhead Street. The Church is set back slightly from the building line of 54-58 Birkenhead Street and the other properties on the west of Birkenhead Street. The existing building uses similar materials to the surrounding properties, such as the London Stock brickwork, however the proportions of the upper floor fenestration and the height boundary railings differ negatively from the surrounding properties. Therefore the King's Cross Methodist Church is considered to make a **low** contribution the setting of 54-58 Birkenhead Street.

### 1-7 Birkenhead Street - Grade II



1-7 Birkenhead Street

- 9.19 A group of 7 terraced houses built in c1827-32 by W Forrester Bray. The buildings were added to the Statutory List for Buildings of Architectural or Historic Interest on 14th May 1974 at Grade II. The buildings are three storeys in height with a half basement below. Externally the buildings were likely constructed identically yet to date there are some differences suggesting later alterations.
- 9.20 Most of the properties have brick elevations with stuccoed basements. At first floor level is a painted sill band which stretches across the properties. Some of the properties have iron balconies in front of their first floor windows, the style of the railings are very similar across the facade.
- 9.21 The properties are generally in residential use and, as a result, the interiors and rear of the buildings cannot be publicly appreciated.
- 9.22 Overall, 1-7 Birkenhead Street are considered to be of **moderate/good** significance on account of their evidential, aesthetic, historic and communal value.
- 9.23 The immediate setting of 1-7 Birkenhead Street is formed by the urban residential street in which they are built. The properties here are set back from the street with iron railings marking the boundary. The buildings are stylistically similar to the properties to on the south-western side of Birkenhead Street. The wider setting of the buildings is formed by residential units to the east, south and west. Kings Cross Station and the commercial and busy Euston Road are to the north of the buildings. The brick King's Cross station forms the focal point to the north of the road whilst modern apartment blocks form the

view to the south. The setting of 1-7 Birkenhead Street is considered to make a **moderate** contribution to the buildings' significance.

- 9.24 The King's Cross Methodist Church is directly to the west of the properties. The existing building uses similar materials to the surrounding properties, such as the London Stock brickwork, however the proportions of the upper floor fenestration and the height boundary railings differ negatively from the surrounding properties. Therefore the King's Cross Methodist Church is thought to make a **low** contribution the setting of 1-7 Birkenhead Street.

### 1-7 St Chad's Street - Grade II



1-7 St Chad's Street

- 9.25 A group of 7 terraced houses built in circa 1827-29. The buildings were added to the Statutory List for Buildings of Architectural or Historic Interest on 14th May 1974 at Grade II.
- 9.26 The buildings are three storeys in height with a half basement below. The buildings also have attic spaces within mansard roofs. Externally the buildings were likely constructed identically yet to date there are some differences suggesting later alterations.
- 9.27 The properties have brick elevations with stuccoed basements, some of them however, have Stuccoed ground floors. At first floor level is a painted sill band which stretches across the properties. The properties all have iron balconies in front of their first floor windows, across the facade the railings are the same design.
- 9.28 Numbers 2-5 have been combined and converted into a hotel. The properties are all private and as a result the interiors and rear of the buildings cannot be publicly appreciated.
- 9.29 Overall, 1-7 St Chad's Street are considered to be of **moderate/good** significance on account of their evidential, aesthetic, historic and communal value.
- 9.30 The immediate setting of 1-7 St Chad's Street is formed by the urban residential street in which they are built. The properties here are set back from the street with iron railings marking the boundary. The buildings are stylistically similar to the properties to on the south-western side of Birkenhead

Street. The wider setting of the buildings is formed by residential units which surround the buildings. Kings Cross Station and the commercial and busy Euston Road are almost 90m to the north of the buildings, whilst Gray's Inn Road is approximately 20m to the east. Directly to the east and south-east of the buildings are modern housing units. The setting of 1-7 St Chad's Street is considered to make a **moderate** contribution to the buildings' significance..

- 9.31 The King's Cross Methodist Church is approximately 40m to the north-west of 1-7 St Chad's Street. Due to the intervening built form there is no visual link between the properties and the Methodist Church. As such, the Kings Cross Methodist Church makes **no contribution** to the significance of 1-7 St Chad's Street.

### 7-25 Argyle Square - Grade II



7-25 Argyle Square

- 9.32 A terrace of houses built c1840-49 The buildings were added to the Statutory List for Buildings of Architectural or Historic Interest on 14th May 1974 at Grade II. The buildings form the eastern side of Argyle Square and are stylistically similar to those properties on the west and south sides of Argyle Square.
- 9.33 The buildings are all four storeys in height with a half basement below. The roofs are all hidden behind a parapet. The buildings all appear to have undergone numerous alterations and are no longer visually consistent. For instance, some of the properties have stuccoed ground floors.
- 9.34 In addition, many of the buildings have been converted into small hotels; in some cases multiple buildings have been combined during the conversion process. The properties are all private spaces and as such their appreciation by the public is limited mainly to the front elevation. Those which have been converted into hotels can be internally appreciated to a limited extent, as such the interior and rear of the building were not inspected.
- 9.35 Overall, 7-25 Argyle Square are considered to be of **moderate** significance on account of its evidential, aesthetic, historic and communal value.
- 9.36 The immediate setting of 7-25 Argyle Square is formed by the residential square in which they are built. The properties here are set back from the street with iron railings marking the boundary. The centre of the square is filled by a small public park. South, east and western sides are formed by terraced housing



all of a similar build form. To the north however, is a later red brick structure. The wider setting of the buildings is formed by a combination of residential units to the east, south and west. Kings Cross Station and the commercial and busy Euston Road are to the north of the buildings. The setting of 7-25 Argyle Square is considered to make a moderate contribution to their significance.

- 9.37 The King's Cross Methodist Church is approximately 70m to the north-east of 7-25 Argyle Square. Due to the intervening built form there is no visual link between the properties and the Methodist Church. As such, the Kings Cross Methodist Church makes **no contribution** to the significance of 7-25 Argyle Square.

### 1-5 Crestfield Street - Grade II



1-5 Crestfield Street

- 9.38 A terrace of houses built c.1840-49 The buildings were added to the Statutory List for Buildings of Architectural or Historic Interest on 14th May 1974 at Grade II. The buildings form the eastern side of Crestfield Street. The buildings are a similar style to the terraced houses on Birkenhead Street.
- 9.39 The buildings are three storeys in height with a half basement below. The buildings all have an attic space within their slated mansard roofs, in terms of numbers 1 and 5 the attic spaces are later additions to the properties.
- 9.40 In addition, many of the buildings have been converted from private dwellings into small hotels and offices; in some cases multiple buildings have been combined during the conversion process. The properties are all private spaces and as such their appreciation by the public is limited mainly to the front elevation. Those which have been converted into hotels can be internally appreciated to a limited extent, as such the interior and rear of the building were not inspected.
- 9.41 Overall, 1-5 Crestfield Street are considered to be of **moderate** significance on account of their evidential, aesthetic, historic and communal value.
- 9.42 The immediate setting of 1-5 Crestfield Street is formed by the residential street within which they are located. The properties here are set back from the street with iron railings marking the boundary. The wider setting of the buildings is formed by residential properties. The Argyle Square park forms the southern boundary. Kings Cross Station and the commercial and busy Euston Road are to the north of the buildings. The setting of 7-25 Argyle Square is considered to make a **moderate** contribution to their

significance.

- 9.43 The King's Cross Methodist Church is directly north of number 5 Crestfield Street. The Church is built on the same building line as the terrace. The existing building is a completely different style to the surrounding properties. However motifs such as the round-headed arched door surrounds, does reflect the surrounding properties. The King's Cross Methodist Church therefore if felt to make a **low** contribution to the setting of 1-5 Crestfield Street.

### King's Cross Station - Grade I



King's Cross Station

- 9.44 King's Cross Station was built as the London hub of the Great Northern Railway. The first temporary passenger station opened in 1850 in the Midland Goods Shed. Among the passengers was Queen Victoria who left for Scotland from here in 1851.
- 9.45 The plans for the station in its current location were first made in 1848 under the direction of George Turnbull. Turnbull engineered the construction of the first 20 miles of the Great Northern Railway out of London. The detailed design was by architect, Lewis Cubitt and the station opened with two platforms in 1852.
- 9.46 The station roof, the largest at the time, was supposedly modelled on the riding school of the Czars of Moscow.
- 9.47 Following works which started in 2007, the new forecourt has re-opened the approach to the station after gradual accretions which had concealed its south elevation. As a result of these works, the station has regained its landmark role at the east end of Euston Road.
- 9.48 Due to its monumental design and engineering innovation, King's Cross Station holds a **high** level of significance, and its improved setting makes a major positive contribution to this significance.
- 9.49 In terms of relation to the application site, Kings Cross Station can be seen in the background of occasional oblique views along Crestfield Street and Birkenhead Street, looking northward. The station is at distance in these views, separated by Euston Road and emphasised by the new entrance forecourt area. In our opinion, although there is limited visibility of the site and the station from certain positions, the application site makes a **neutral** contribution to the setting of King's Cross Station in those viewpoints.



View north from Birkenhead Street, with King's Cross Station in the background



View north from Crestfield Street, with King's Cross Station in the background

## Great Northern Hotel - Grade II



Great Northern Hotel

- 9.50 The Great Northern Hotel opened its doors in 1854 to the patrons of the Great Northern Railway Company. The hotel was designed by Lewis Cubitt and was one of the earliest purpose-built railway hotels in the country.
- 9.51 Embracing a revolutionary new age of steam, the hotel was a glamorous and stylish destination. Its fire-resistant construction was pioneering, with thick walls dividing every room and corridors constructed of brick arches. The curved south west front reflects the original alignment of Old St Pancras Road.
- 9.52 The hotel had some 100 bedrooms and a hydraulic lift was added in the 1880s. Originally the hotel looked across a large expanse of garden to the station. Over the years the garden was annexed by station buildings and became "Station Place". The hotel has recently been refurbished as part of the improvements to the King's Cross concourse.
- 9.53 For its architectural, historic and townscape value, the Great Northern Hotel holds a **good** level of significance, and its setting (although changed from the original arrangements) contributes at a good level to the building's significance.
- 9.54 There is no significant intervisibility between the application site and the Hotel. We therefore consider that the site makes **no** contribution to the setting of the Great Northern Hotel.



### Kings Cross and St Pancras Conservation Area

- 9.55 The King's Cross and St Pancras was first designated in 1986. The boundary has since been extended in 1991, 1994 and again in 2003. The current Conservation Area Appraisal was published in 2003.
- 9.56 The Conservation Area is located in the south-east of the London Borough of Camden. The Conservation Area stretches from Swinton Street in the south to the area surrounding St Pancras Gardens in the north-west.
- 9.57 The centre of the Conservation Area is dominated by Kings Cross and St Pancras stations, both of which are large structures in relatively open areas. The stations and the busy Euston Road relate to the area's historic and current usage as a key 'gateway' into the centre of London. In contrast, the remainder of the conservation area is quieter. The built form is more densely grained, consisting of smaller units mostly used in residential purposes.
- 9.58 Within the Conservation Area, there are numerous listed buildings as well as non-designated buildings thought to make a positive contribution to the character of the Conservation Area. There are also buildings that make a negative contribution to the Conservation Area
- 9.59 The King's Cross and St Pancras Conservation Area is considered to be of **good/high** level of significance.
- 9.60 The King's Cross Methodist Church is located in the south of the Conservation Area. When considering the proposed development site in the context of the wider Conservation Area, it is important to consider views in, out and through the site and the contribution these make to the significance of the Conservation Area.
- 9.61 The King's Cross Methodist Church has a frontage on two streets which adjoin Euston Road. The Methodist Church is built in a contrasting building style to the surrounding properties, particularly those on Birkenhead Street. As discussed above in our assessment of the townscape significance of the Methodist Church (section 8), the King's Cross Methodist Church is considered to make a low/moderate contribution to the Conservation Area due to the poor quality of the adaptations conducted on the building, particularly those on the Birkenhead Street elevation.

### Bloomsbury Conservation Area

- 9.62 The Bloomsbury Conservation Area was first designated in 1968. The boundary has since been extended. The current Conservation Area Appraisal was published in 2011.
- 9.63 The Conservation Area is located in the south-east of the London Borough of Camden. The Conservation Area stretches from Euston Road in the north before returning along the southern boundary of the proposed site, it then stretches to Lincoln's Inn Fields in the south. Its character is defined by the grid-like layout of residential streets which are punctuated by larger institutional buildings and green, open squares. The built form is predominantly classical in its derivation, although there are examples of other architectural styles.
- 9.64 Within the Conservation Area, there are numerous listed buildings as well as non-designated buildings that make a positive contribution to the character of the Conservation Area, although there are also frequent buildings that detract. Nevertheless, as a interesting combination of urban development, the Bloomsbury Conservation Area is considered to hold a **good** level of significance.
- 9.65 The King's Cross Methodist Church is located directly on the northern boundary of the Bloomsbury

Conservation Area, but outside it. When considering the proposed development site in context, it is important to consider the impact of the proposals on the setting of the Bloomsbury Conservation Area.

9.66 The existing church buildings have frontages on two streets which adjoin Euston Road. Both these frontages form part of a streetscape of varying quality which straddles the two Conservation Areas. The Crestfield Street frontage has, perhaps, the greater visual connectivity with the Bloomsbury Conservation Area due to the width of the street and the potential for viewpoints towards it from Argyle Square. However, these views contain a number of differing elements, particularly a level of variety which is not found in the Square itself and explains the transitional uses of buildings approaching King's Cross. Equally, the frontage onto Birkenhead Street also expresses the greater level of variety found in the streetscape as one moves northward towards King's Cross. The earlier chapel facade is now adapted to provide alternative use and the greater containment of the space within Birkenhead Street means that it has a less of a relationship with the Bloomsbury Conservation Area than the Crestfield Street frontage.

9.67 In our opinion, the contribution made by the existing buildings on the site to the Bloomsbury Conservation Area is **low**.

### Summary Table

9.68 Below is a summary of the identified assets. It includes the following information:

- the designation and significance of the assets,
- the contribution that the site makes to that setting.

King's Cross Methodist Church Heritage Statement

HERITAGE ASSET	DESIGNATION	OVERALL SIGNIFICANCE OF ASSET	CONTRIBUTION OF THE SITE (KING'S CROSS METHODIST CHURCH) TO SETTING/ SIGNIFICANCE OF ASSET
King's Cross Methodist Church	Non-designated	Low	N/A-
59 Birkenhead Street	Grade II	Moderate/ Good	<b>Low beneficial</b>
54-58 Birkenhead Street	Grade II	Moderate/ Good	<b>Low beneficial</b>
1-7 Birkenhead Street	Grade II	Moderate/ Good	<b>Low beneficial</b>
1-7 St Chad's Street	Grade II	Moderate/ Good	<b>None</b>
7-25 Argyle Street	Grade II	Moderate	<b>None</b>
1-5 Crestfield Street	Grade II	Moderate	<b>Low beneficial</b>
King's Cross Station	Grade I	High	<b>Neutral</b>
Great Northern Hotel	Grade II	Good	<b>Nil</b>
Kings Cross and St Pancras Conservation Area	Designated Asset	Good/High	Low/moderate beneficial
Bloomsbury Conservation Area	Designated Asset	Good	Low beneficial

Table summary of significance assessments

## 10.0 Pre-application Advice

- 10.1 A number of pre-application meetings have been conducted with regards to the King's Cross Methodist Church site.

### First Pre-application Consultation

- 10.2 The response to the first pre-application (CA/2013/ENQ/00527) was received from the council on 17th April 2013 and is summarised below.

- 10.3 The pre-application response acknowledges that the site is considered to make a positive contribution to the character and appearance of the King's Cross and St Pancras Conservation Area and therefore the council would have a policy in favour of retaining the building unless the case for retention can be outweighed. However, the property was not visited by the council nor was the extent of the existing building's heritage value known as no significance assessment had been undertaken at this time. The council requested further investigation into the significance of the building.



Proposed Crestfield Street elevation

- 10.4 It notes that the initial pre-application discusses some of the public benefits of the proposal although it requests a demonstration of the local need for these benefits. It also requests an explanation of why alternative designs, which re-use the building or use another site, are infeasible.



Proposed Birkenhead Street elevation

- 10.5 The first pre-application proposal also sought to create a six- seven storey building with basement below although the design was still in the conceptual phases. The height of this proposal was highlighted as inappropriate by the planning officer and a design more akin to the surrounding properties in scale and proportion was recommended.

### Second Pre-application Consultation

- 10.6 A second pre-application was held to discuss a revised design and new information about the existing building. The meeting was held on the 24th July 2014, (2014/4023/PRE).

- 10.7 The report arising from that meeting (1 October 2014) affirms that it is the Birkenhead elevation, and not the building as a whole which holds any degree of heritage value due to the numerous alterations to the building. However, the officer still believes that the evolution of the Birkenhead Street elevation is legible in the existing building and that the facade still makes a positive contribution to the conservation area as a result of the materials used, the style of the building and proportions of the fenestration. However, the retention of the Birkenhead facade with the total demolition of the remainder of the building is also deemed to be unacceptable as officer felt that the facade should



Revised Crestfield Street elevation



relate to the building immediately behind it. It was recommended that proposals which retained the Birkenhead portion should be explored. The building on Crestfield Street could be demolished so long as the replacement structure was acceptable.



Revised Birkenhead Street elevation

10.8 It has again been recommended that the scale, materials and proportions of a replacement building should be similar to the surrounding buildings. The officer states that portion of the building which would provide the church facilities should be more ecclesiastic in its appearance whilst the residential half of the building would reflect the grain of the surrounding properties. For an entirely new building, a preferred design would ensure the Crestfield Street elevation has an ecclesiastic appearance whilst the Birkenhead Street elevation would look more residential. However, the document notes that retention of the Birkenhead elevation is still preferred.

10.9 The council are still not persuaded that the retention of the structure is not a viable option especially given the 20 year time spans mentioned within the pre-application. The report states that “the optimum viable use is not necessarily the most profitable one, but instead is considered to be the one that causes the least harm”. Although a “scaled back proposal” could be deemed achievable if further guidance is sought for the demonstration of a new building allowing the West London Mission to provide more public benefit.

### Third Pre-application Consultation

10.10 In May 2015 a third pre-application was held following the appointment of new officers by Camden Council.



Revised Crestfield Street elevation

10.11 Regarding the total demolition of the existing building, the new officers agreed with the comments made during the second Pre-application. Again, it was recommended that proposals which retained the Birkenhead portion should be explored. The building on Crestfield Street could be demolished so long as the replacement structure was acceptable.

10.12 The following previous comments the design of the Crestfield Street facade was made more ecclesiastic in its appearance a design which was welcomed by the officers. Whilst the Birkenhead Street facade was considered to be too irregular and unsympathetic to the surrounding Georgian properties. However, the retention of the Birkenhead elevation is still preferred.



Revised Birkenhead Street elevation

### Design Workshop

10.13 A meeting was conducted to discuss the design of the Birkenhead Street elevation. This was held in June 2015.

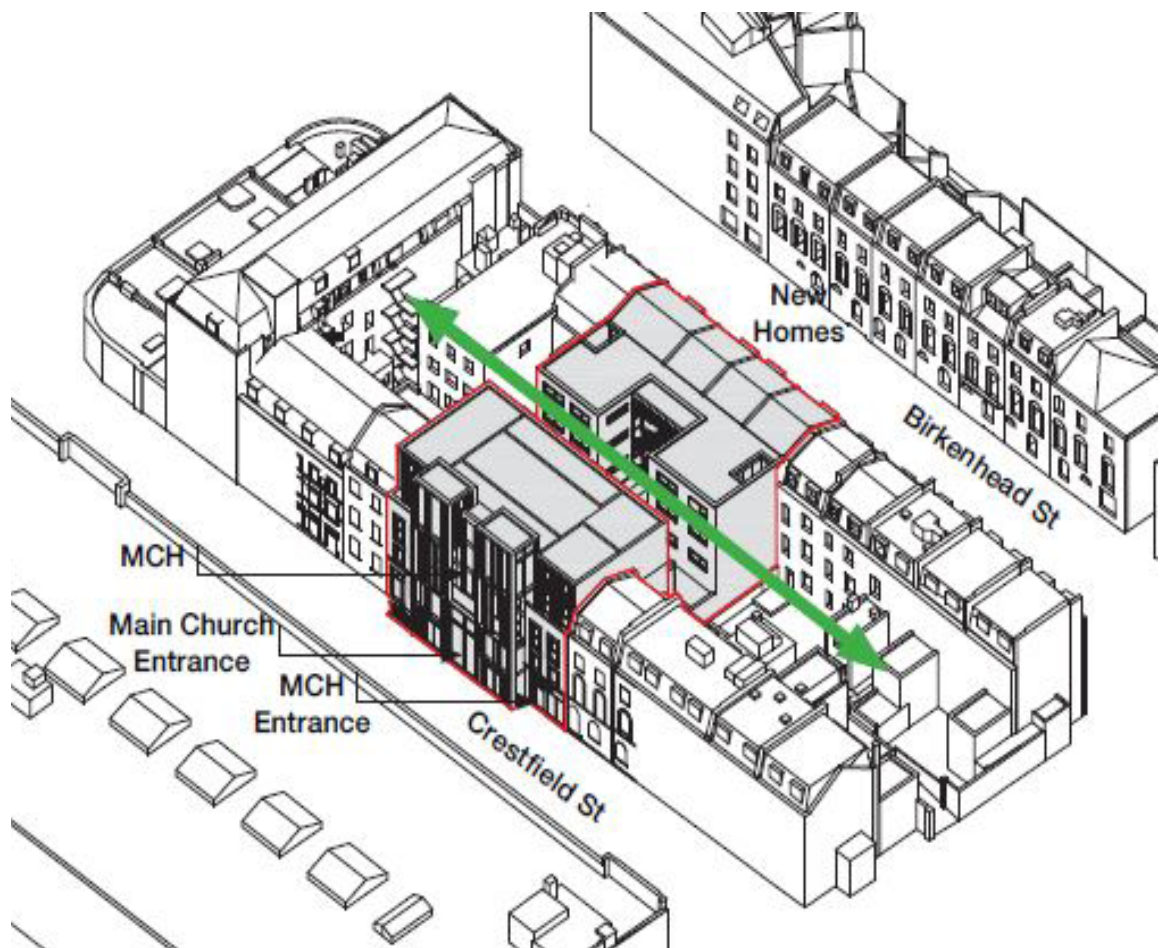
10.14 During the workshop a diagram demonstrating the extent of remaining original fabric on the Birkenhead Street facade. Two feasibility studies on the possibility of retaining the Birkenhead Street facade were also conducted: the first to explore the potential for partial retention of the Birkenhead Street frontage, the second to specifically respond to the Council’s request to explore a restoration/full reinstatement

of the frontage.

- 10.15 During this workshop, it was decided that the characteristics of the original church were no longer apparent due to the numerous alterations carried out on the building. It was felt that a scheme which retains and extends the current structure would have a negative impact on Birkenhead Street. Moreover, the existing levels of the building do not allow for an accessible, functional and viable replacement building to be designed behind the Birkenhead Street elevation.
- 10.16 .A new design for the elevation was produced which was more sympathetic to the surrounding Georgian properties in its scale and proportions

## 11.0 Initial Application Proposal

- 11.1 Application 2015/7013/P was submitted to Camden Council in December 2015 and registered on 14th January 2016.
- 11.2 The proposed scheme involved the demolition of the existing buildings on the site in order to deliver a re-development which would provide replacement church facilities, community facilities, a replacement on-site Manse and 11 residential apartments.
- 11.3 The new facilities were to be provided within a building of 5 storeys in height within Crestfield Street and 3.5 storeys in Birkenhead Street. A basement level was also provided.
- 11.4 The building was designed in the form of two 'blocks', one fronting Crestfield Street, the other fronting Birkenhead Street. Lightwells were to be provided between the two blocks in order to provide natural



*Illustration of proposed site massing of the 2016 scheme*

light and ventilation.

11.5 The Crestfield Street frontage would have comprised three parts. The two outer elements were to be designed in London Stock brick and at three storeys in height to reflect the pattern of adjoining buildings.

11.6 In this design, the central element achieved a strong vertical emphasis, which had been encouraged through the pre-application discussions in order to announce the function of the building in the street. As well as providing this expression of the use, the frontage was also to act as a local landmark within



Proposed Crestfield Street elevation, 2016 scheme



Crestfield Street, but also in oblique views from Kings Cross station. These elements of the design would have been constructed in pre-cast concrete, with copper inserts and glazing behind. The Birkenhead Street frontage was designed to read as four townhouses, constructed in London Stock brick in order to be consistent with the prevalent character, but avoiding pastiche. The ground floors were expressed below the string course, in common with the adjoining properties. Above ground floor, the two main storeys repeat the taller proportions of the piano nobile of the adjoining terraces, with balconettes expressing the principal rooms. The proposed parapet height of this design is consistent with the



Proposed Birkenhead Street elevation, 2016 scheme

## 12.0 Response to 2015/16 Application

- 12.1 The current application was submitted to the Council in December 2015 and registered on 14 January 2016. The formal response to the proposal from the Council's Conservation Officer was received on the 15th May 2018.
- 12.2 The officer stated that despite numerous changes to the Birkenhead Street elevation, it is still considered that there is *"modest intrinsic aesthetic significance of the classical styled frontage onto Birkenhead Street"* remaining. He believed that *"the elevation's scale, materials and proportions are felt to ensure the building can be read as a harmonious yet ancillary feature of Birkenhead Street."* As the foregoing significance-assessment process will confirm, the applicant does not agree with the officer's analysis and considers that the residual fabric and the degree of alteration to the building's original form and architectural character does not warrant such a response.
- 12.3 While the officer considered that there is some value to the building they confirmed the following:
- that the Crestfield Street elevation was considered to be of a *"lesser significance due to its age and the discordant brick colour"*.
  - that the feasibility studies for the retention of the building or the facades of the existing building were not felt to be sufficient justification for the demolition of the building. The building is still considered to make a positive contribution to the Conservation Area and therefore it's retention or at least the retention of the Birkenhead Street faces is still the preferred option.
  - that despite the issue of demolition, the submitted design for the Birkenhead Street elevation is felt to be far more sympathetic to the surrounding Georgian terraces than the previous iterations. However, the proportions of the proposed design disrupt the rhythm of the surrounding terraces. In addition, the proposals would remove the site's historic use as a place of worship from Birkenhead Street.
  - the Crestfield Street design was felt to be too dominant in scale and at odds to the church's mission. In addition, the design was not considered to present the building's function in an easily perceivable way.
  - the proposed buildings are felt to project too far into the plots. The proposed buildings are considered to be of an excessive scale and *"un-neighbourly"*, disrupting the setting of the surrounding properties.
- 12.4 Overall, the Conservation Officer considered that the proposals were considered to cause *"substantial harm"* to the setting of 58 Birkenhead Street, 59 Birkenhead Street and 5 Crestfield Street and *"less than substantial harm"* to the Conservation Areas and to the setting of the other identified listed buildings.
- 12.5 The design team has examined these comments in detail and has revised the scheme in order to accommodate the observations made.

## 13.0 Revised Scheme September 2018

- 13.1 The scheme has been revised to account for the comments on the original submission, received on the 15th May 2018 from the Conservation Officer for Camden Council.
- 13.2 The proposed new building adopts a similar arrangement of plan-form to the original scheme, with the church accessed from Crestfield Street (but expressed on both street frontages) and with residential provided above the church and community facilities.
- 13.3 As part of the 2018 revised scheme, the Crestfield Street elevation has been significantly re-designed in response to the Conservation Officer's comments. As a result, the verticality and forward projection of the former towers has been omitted in favour of an elevation which expresses the building's function in a more subtle and less strident manner. A similar arrangement of three 'parts' has been adopted, creating a transition from the adjoining terraces towards a central element whose focus is the emphasised door and cross feature.
- 13.4 The two outer elements are designed in London Stock brick and echo the storey heights of the adjoining terraces. Above these, the two additional floors are expressed as a mansard (in traditional form) and then a set back contemporary element. This treatment has the effect of softening the perception of the uppermost floor in townscape terms and ensuring a suitable relationship with the adjoining properties.
- 13.5 In the revised scheme, the Birkenhead Street frontage remains designed to read as four townhouses,



Proposed Crestfield Street elevation

constructed in London Stock brick in order to reinforce the character of the street in a positive fashion. However, in this revised design, the width of each of the townhouses has been equalised to reflect the original plot-definition which preceded the building of the chapel when the area was laid out for development. Therefore, the four equal townhouses occupy the plot that the chapel eventually occupied, and they match the width of their adjoining neighbours. Thus, the new townhouses slot into the street pattern exactly, and they reinforce a townscape character that was originally envisaged when the area was laid out for speculative housing.

- 13.6 As part of the latest re-design, the ground floor level in Birkenhead Street has been further expressed below the string course to identify the presence of the church facilities within. As a result, the historic relationship of the church's function within Birkenhead Street will remain as a result of the direct visual connection through the ground floor windows into the main chapel and events space. In many ways, this means of direct view into the functional spaces of the church will be far more direct than the current situation which restricts access via metal railings and inaccessible steps.
- 13.7 The two main storeys above ground floor level will repeat the taller proportions of the piano nobile of the adjoining terraces, with balconettes expressing the principal rooms. The proposed parapet height is consistent with the adjoining buildings, and the mansard roof and dormer windows also repeat the existing heights and profile. The scheme has been revised to account for the comments on the original submission, received on the 15th May 2018.
- 13.8 It is considered that the 2018 re-designed scheme takes full account of the comments made by the Conservation Officer in relation to the character and detail of the two frontages, and that these amendments have assisted in bringing forward a scheme that will be of benefit to the local townscape.



Proposed Birkenhead Street elevation



13.9 The street elevations below show how the proposed development would be expressed on Crestfield Street and Birkenhead Street. In terms of the former, the comments of the Conservation Officer have been heeded and the design has been amended to remove to forward projection and to create a building which expresses the function in a manner which is at the appropriate degree of prominence for the siting. The division of the frontage into three parts helps to provide a transition to the adjoining properties whilst also helping to maintain the vertical emphasis of the street's rhythm. The taller central section provides the centre-point but is also respectful of the townscape in which it is located.

13.10 Within Birkenhead Street, the long elevation shows how the subdivision of the site into four equal townhouses exactly repeats the pattern and rhythm of the adjoining terraces. The hierarchy of the elevations matches that existing, but the ground floor adapts its treatment to allow the internal church spaces to be visible and expressed into Birkenhead Street. This tangible and accessible relationship will maintain the historic connection between the site's use and the on-going function of the church within.



Proposed Crestfield Street elevation

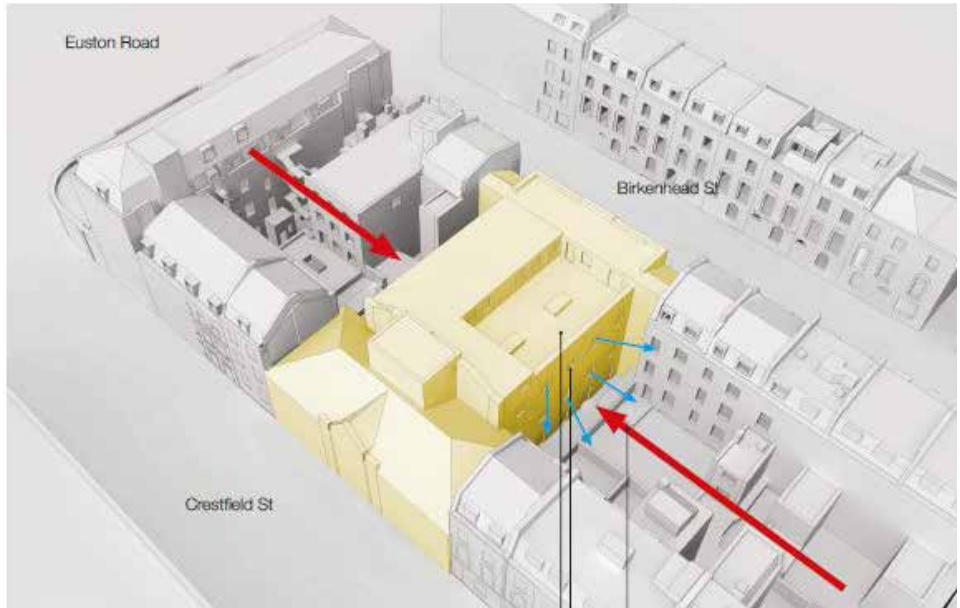


Proposed Birkenhead Street elevation

13.11 The massing of the site within the block formed between the two streets has also been carefully considered to result in an improvement to the existing conditions of neighbours, and to take into account considerations of setting and character.

13.12 Essentially, the development offers the opportunity to open up the centre of the development block by removing the existing continuous built form connection between Birkenhead Street and Crestfield Street. The formation of a courtyard and lightwell allows for an improved circulation of natural light and ventilation through the block and has the effect of significantly reducing the perception of the existing building's mass within the adjoining premises. The proposed massing addresses the two street frontages rather than maintaining the full depth through the plot.

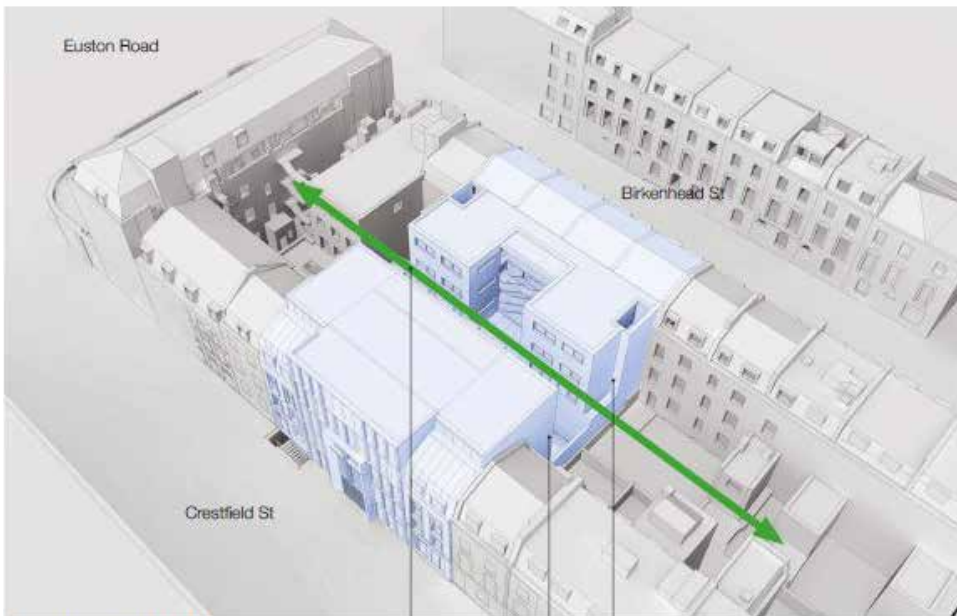
13.13 In terms of the character and appearance of the Conservation Area, and the setting of the listed buildings, this opening of the block can be viewed as beneficial and will serve to enhance a currently very restricted and oppressive space within the block as a whole.



**EXISTING MASSING**

The existing massing occupies the whole length of the site, breaking the urban grain formed by the terraces and rear open spaces

Existing windows and rooftop amenity space overlook the neighbour's windows and amenity spaces



**PROPOSED MASSING**

Massing reduced to minimise impact to adjacent property

No windows located on flank elevations, avoiding overlooking to neighbours

The central lightwell continues the pattern of the terrace's rear amenity spaces and provides relief to the adjacent properties, both to the South and the North

## 14.0 Impact Assessment

- 14.1 In order to assess the effect of the proposed development on the significance of heritage assets and/or their settings, it is necessary to determine the nature and extent of any impacts resulting from the proposals.
- 14.2 When assessing the impact of a proposed development on individual or groups of listed buildings, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to significance, or settings, where they result from proposals.
- 14.3 A number of the identified assets are located within a close proximity of the each other and are of a similar scale and importance. As a result, some of these assets have been grouped for ease of assessment.
- 14.4 The proposed development is considered below in terms of its impact on the significance of the heritage assets, and the contribution which setting makes to their significance. Assessment of impact levels are made with reference to Table 2 in Section 3 and satisfy 'Step 3' of Historic England's GPA 3.

### King's Cross Methodist Church

- 14.5 The proposed scheme involves the total loss of the existing King's Cross Methodist Centre which will have a **major adverse** impact on the asset and as a result the significance that relates to its built fabric. In the terms of the current NPPF, the assessment of this loss is made in the context of Paragraph 197 which states:
- "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*
- 14.6 In making this balanced judgement, it is necessary to have a full understanding of the significance of the existing building and then to weigh this as a material consideration in the context of the application as a whole, including the merits of the replacement.
- 14.7 Within this NPPF paragraph, there is no requirement for the other benefits of a planning application to otherwise outweigh the significance of the non-designated heritage asset: it is a requirement only to weigh this significance within the overall judgement being made. This is unlike the considerations in terms of listed buildings and other designated assets, where the balance of benefits must clearly outweigh any harms before any presumption in favour of development can apply (NPPF Paragraph 11).
- 14.8 It is therefore relevant to restate that the existing building is not statutorily-listed. However, it is located within a Conservation Area and is described as *"making a positive contribution to the conservation area"* within the Conservation Area Appraisal. As such, we have regarded it as a 'non-designated heritage asset' for the purposes of this assessment. Therefore, we have a regard to Paragraph 197 of the NPPF when formulating our planning consideration.
- 14.9 As established in section 8 of this document, we conclude that the existing building holds a **low** level of significance. This judgement is made with reference to all relevant methodologies, and in terms of the table of significance in Section 3 of this report. We also consider that the Council's identification of this building as making a 'positive' contribution within the Conservation Area is over-stated, and does not take into account its much-altered and poor architectural character.'
- 14.10 The existing facade on Birkenhead Street has been very greatly altered to such an extent that, in our

opinion, it makes a very limited contribution to the townscape of Birkenhead Street. The revised scheme proposes to create an elevation which follows the rhythm and character of the surrounding terraces, avoiding pastiche, but creating a much more harmonious streetscape overall. The scheme aspires to a high quality design which will enhance the surrounding area and heritage assets.

- 14.11 Comment has been made by officers during the pre-application and application stage that the loss of the church use from Birkenhead Street would reduce the significance of the street as a visual representation of the historic mixed use of the street. However, as the revised plans show, the ground floor of the replacement structure would express the activities of the main church spaces within - and it is intentional that there is awareness of the church functions to both streets on either side of the block. As such, it is considered that the significance of the religious use within Birkenhead Street will not be 'lost' but will, in fact, become better expressed than is currently the case behind the existing solid facade and boundary fencing.
- 14.12 On the Crestfield Street elevation, the proposed scheme replaces the rather understated existing frontage, which officers have accepted for demolition. The replacement building possesses a bolder architectural character which positively expresses the building's purpose and its aspirations as a focus for community use. At the same time, the approach within Crestfield Street has been adapted following comments from officers to be at a scale which is more sympathetic to the surrounding properties, yet achieves its aims architecturally.
- 14.13 Therefore, whilst the proposed development results in the total loss of fabric of low significance, the replacement building is designed to retain the church's use, providing it with improved facilities to maintain and enhance that function on this site.
- 14.14 It is relevant to note that the replacement proposed building has been designed to respond appropriately to its context but it also recognises the need for it to be a suitable replacement for the existing - by continuing to express the site's historic use as a place of worship. In this respect, although the fabric of the existing building may be lost, the significance of the church's use will remain firmly on the site. It is of a high quality sustainable design which is fully adaptable. The building is designed to be inclusive for all whilst minimising any antisocial behaviour in line with Policy D1 of the Camden Local Plan.
- 14.15 In the application of the balanced judgement of NPPF Paragraph 197, in relation to the non-designated heritage asset, it is considered that the loss of the existing buildings on the site should be set at an appropriate level alongside the benefits arising from the re-provision and improvement of the church's facilities to maintain and enhance their function within the community.

#### **King's Cross & St Pancras Conservation Areas**

- 14.16 The statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that, when considering development within Conservation Areas, "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.*"
- 14.17 The application site is located within the King's Cross & St Pancras Conservation Area. It is considered that the present buildings make a **low/moderate beneficial** contribution to the character and appearance of the Conservation Area, as set out in section 9 of this report. This beneficial level of contribution relates principally to the Birkenhead Street frontage, although we differ from the Council's assessment that this facade warrants special mention as a 'positive' contributor to the Conservation Area.
- 14.18 Consideration is required as to whether the demolition of the existing buildings and their proposed replacement would preserve or enhance the contribution the site makes to the character or appearance of the King's Cross & St Pancras Conservation Areas.
- 14.19 In our opinion, subject to the consideration of the replacement, the demolition of the building fronting



Crestfield Street would have a neutral impact on the character and appearance of the Conservation Area. We consider that the removal of the Birkenhead Street frontage would have a neutral/low adverse impact on the Conservation Area, due to the removal of what remains of the historic (but heavily altered) chapel elevation.

- 14.20 However, these assessments of the effect of demolition should also be considered in the context of the proposed replacement scheme, and to what extent that can bring positive, negative or neutral impacts to character or appearance. It is felt that this site could add to the character and value of the Conservation Area through development.
- 14.21 In relation to the Crestfield Street elevation, it is our opinion that the proposed replacement scheme, as now revised in October 2018, will provide a building which is more measured in its scale and townscape role but still achieves a suitable architectural expression of the church's function. It replaces a very modest structure with a building which has the potential to become a much more positive addition to the variety of built form, architectural quality and uses around King's Cross. The intention to locate the church's main entrance within Crestfield Street (although Crestfield Street is already used as a primary entrance) is to support the existing principal pedestrian flows north-south from King's Cross, and to orientate away from the predominant residential uses in Birkenhead Street.
- 14.22 The proposed Crestfield Street elevation will be visible in views northward towards Kings Cross Station but the revised design ensures that the building sits more comfortably as part of the existing development block and does not seek to challenge within these views. Overall height will not be incompatible with the variations of height visible in the local context and there will be no challenge to the prominence of the station arising from the proposals.
- 14.23 The proposed Birkenhead Street elevation has been designed to sympathetically reflect the appearance, rhythm and proportions of the adjoining terraced houses, creating a far more harmonious streetscape than presently exists. The existing, adapted chapel facade is not of high quality architecturally and the metal railings, bin store and secondary access are not positive to that street in townscape terms. In their place, the residential uses will sit above the church spaces on the ground floor, remaining visible and accessible from Birkenhead Street, but as part of a much more resolved and high quality townscape treatment.
- 14.24 In taking the above into consideration, it is considered that the outcome of the proposed development on the character and appearance of the King's Cross & St Pancras Conservation Area will be **minor beneficial**. Whilst there would be some low level of adverse impact arising from the removal of the existing buildings, the replacement development would deliver a building of much higher design quality, having a beneficial impact on the townscape
- 14.25 In the application of the balanced judgement of NPPF Paragraph 197, in relation to the non-designated heritage asset, it is considered that the loss of the existing buildings on the site are a relatively minor consideration when set in the context of the other beneficial improvements to the scheme - many of which constitute public benefits.

### Off-site Heritage Assets

#### 59 Birkenhead Street, 54-58 Birkenhead Street and 1-7 Birkenhead Street

- 14.26 Apart from direct adjacency to adjoining properties, the proposed development will not have a **direct physical impact** on 54-58 and 59 Birkenhead Street by way of alteration. In addition, due to the physical separation of 1-7 Birkenhead Street there will be **no physical impact** on the listed building. As such, any impacts arising will be the result of effects upon their setting.
- 14.27 The proposed Birkenhead Street elevation has been designed to sympathetically follow the appearance, rhythm and proportions of the adjoining terraced houses. The new structure will create a far more

harmonious streetscape than presently existing. Additionally, the historic religious purpose of the Methodist Church will still be present on Birkenhead Street as part of this design.

14.28 The Crestfield Street block will be marginally higher than the surrounding properties and will be visible from the rear of the listed buildings. The effect of this however, has been mitigated through the stepped design of the roofline.

14.29 The two block design of the upper storeys of the building reinstates the sense of space found to the rear of the properties

14.30 Therefore the proposal is considered to have a **minor beneficial impact** on 59, 54-58 and 1-7 Birkenhead Street.

#### **1-7 St Chad's Street and 7-25 Argyle Square**

14.31 Due to the physical separation of 1-7 St Chad's Street and 7-25 Argyle Square from the proposal site there will be **no physical impact** on the listed buildings.

14.32 In addition, by reason of the intervening built form we consider that there will be **no impact** upon the setting of the listed buildings.

#### **1-5 Crestfield Street**

14.33 Apart from direct adjacency to adjoining properties, the proposed development will **not have a direct physical impact** on 1-5 Crestfield Street by way of alteration. As such, any impacts arising will be the result of effects upon their setting.

14.34 The proposed Crestfield Street elevation has been designed to clearly demonstrate the function of the building. As a result the central segment of the elevation has been designed using different materials from the surrounding properties. However, the design mitigates the effect of the proposed chapel through the design of the side wings. The side wings are designed using materials which more closely reflect the surrounding properties whilst the stepped roof-line ease the height transition from the surrounding terraced buildings. The new structure will create a far more harmonious streetscape than presently existing.

14.35 The Birkenhead Street block will be visible from the rear of the listed buildings, yet it has been designed to be the same height of the surrounding properties, continuing the form of the terraced houses on Birkenhead Street.

14.36 The two block design of the upper storeys of the building reinstates the sense of space found to the rear of the properties

14.37 Therefore the proposal is considered to have a **minor beneficial impact** on 1-5 Crestfield Street.

#### **King's Cross Station**

14.38 The visualisation of the proposed development provide a clear illustration of how the proposed development would be viewed in the context of King's Cross Station, both in the oblique views northward from Crestfield Street and Birkenhead Street. In both instances, the proposed development has designed to form a part of the streetscape in the foreground of these views. In the case of Crestfield Street, the frontage adopts a pattern and rhythm equivalent to the surrounding terraces. As such, it replaces the existing adapted and awkward frontage with an elevation that is more consistent with its adjacent neighbours, though it avoids pastiche or uniformity. In terms of the effect on the setting of King's Cross Station, we consider that there would be a **neutral** impact.

14.39 In terms of the impact on setting as viewed from Birkenhead Street, the scheme has evolved to take account of comments previously received on the prominence of the proposed frontage. As a result, the proposed scheme is now reduced in prominence and its adopts a form and character which is

more sympathetic to the scale of this townscape whilst also providing sufficient accent to identify the building's function. The approach taken now is therefore no challenge to the prominence of King's Cross as the primary landmark, and we consider that the increase in the quality of the architecture resulting from the improved Birkenhead Street frontage would be **minor beneficial** in terms of its impact on the setting of King's Cross Station.

#### **Great Northern Hotel**

- 14.40 Due to the greater visual and physical separation between the application site and the Great Northern Hotel, we consider that the proposed development would have a **neutral** impact on its setting. Although there are townscape and architectural improvements arising from the proposed scheme, these will not be identified as forming a part of the surroundings that contribute to the significance of the Great Northern Hotel.

#### **Bloomsbury Conservation Area**

- 14.41 In terms of the potential impact on the Bloomsbury Conservation Area, our assessment is that the current site makes a low beneficial contribution to the significance of this designation, due to the role it plays in providing part of the immediate setting of the Area. This assessment is based on the two existing frontages and how they relate to the boundary of the Bloomsbury Conservation Area.
- 14.42 In considering the proposed development, it is evident that the frontage onto Crestfield Street will deliver an elevation which is more architecturally refined and of a high design and constructional quality. As a result of the amendments leading to the current revised (September 2018) scheme, the Crestfield Street frontage has been toned down to present a less forceful or dominant presence - although it still remains important, relevant and appropriate to express the building's function within the streetscene. As a result of these changes, the northward views from the Bloomsbury Conservation Area will be enhanced. The existing building on this frontage will be replaced by architecture which expresses its function and will be appropriate to the varying character and activities adjoining Euston Road. We consider the proposed development to bring **minor/moderate beneficial** impact to these views, causing no harm to the Conservation Area.
- 14.43 The Birkenhead Street frontage also has a relationship as part of the setting of the Bloomsbury Conservation Area. In our opinion, the existing adapted chapel frontage is a modest element within this setting and the proposal to replace it with a development that more closely expresses the character of this street is appropriate, and beneficial when compared with the existing conditions of the site and its frontage.
- 14.44 The recent revisions to this elevation have been successful in more closely aligning the proposals with the rhythm and character of the adjoining terraces, but avoiding a pastiche approach to create a development that is consistent but of its time. The enhancements to the ground floor level to maintain an expression of the church's function within Birkenhead Street have been a positive response to the Conservation Officer's comments in this regard.
- 14.45 We therefore consider that the proposals will bring **minor beneficial** impact to the Birkenhead Street frontage (when also taking into account the existing building's demolition).
- 14.46 Overall, we consider the impacts on the significance of the Bloomsbury Conservation Area (by reason of effect on its setting) to be **minor beneficial**.

**Summary of Impact**

14.47 The following Table summarises the impact of the proposals on the Heritage Assets identified:

HERITAGE ASSET	DESIGNATION	OVERALL SIGNIFICANCE	CONTRIBUTION OF THE SITE (KING'S CROSS METHODIST CHURCH) TO SETTING/ SIGNIFICANCE OF ASSET	IMPACT OF PROPOSALS TO SETTING/ SIGNIFICANCE OF ASSET
King's Cross Methodist Church	Non-designated	Low	N/A	Major adverse (physical impact only)
Kings Cross and St Pancras Conservation Area	Designated Asset	Good/ High	Low/Moderate beneficial	Minor Beneficial
59 Birkenhead Street	Grade II	Moderate/ Good	Low	Minor Beneficial
54-58 Birkenhead Street	Grade II	Moderate/ Good	Low	Minor Beneficial
1-7 Birkenhead Street	Grade II	Moderate/ Good	Low	Minor Beneficial
1-7 St Chad's Street	Grade II	Moderate/ Good	None	No Impact
7-25 Argyle Street	Grade II	Moderate	None	No Impact
1-5 Crestfield Street	Grade II	Moderate	Low	Minor Beneficial
King's Cross Station	Grade I	High	Neutral	Neutral to Minor Beneficial
Great Northern Hotel	Grade II	Good	None	Neutral
Bloomsbury Conservation Area	Conservation Area	Good	Low	Minor Beneficial



## 15.0 Conclusions

- 15.1 This Heritage Statement has been prepared on behalf of the West London Mission Circuit of the Methodist Church to accompany an application relating to the *'Demolition and redevelopment to provide replacement church facilities; community facilities; replacement on-site Manse and No. 11 residential apartments including the installation of the necessary plant, ventilation and extraction, cycle storage and refuse and waste facilities.'*
- 15.2 The existing King's Cross Methodist Church is not listed building; however, it is located within the King's Cross & St Pancras Conservation Area and the Birkenhead Street element of the existing building is highlighted within the Council's appraisal of that Area as making a *'positive contribution'* to the Conservation Area. The site also sits alongside the Bloomsbury Conservation Area.
- 15.3 We have regarded the King's Cross Methodist Church as a 'non designated heritage asset' for the purposes of this Heritage Statement. As a result, we have provided a "proportionate" level of assessment of the building's significance, in accordance with Paragraph 189 of the NPPF.
- 15.4 As a result of our assessments, it is considered that the present building holds a **low** level of significance as a result of the very limited historic fabric and architectural value remaining after numerous alterations to the site. Our assessment is based on a scale which recognises national and local heritage values, as set out in Table 1 of this report. We also consider the site's contribution to the King's Cross & St Pancras Conservation Area to be at a low/moderate beneficial level and the Bloomsbury Conservation Area at a **low** beneficial level. In this, we differ from the Council's suggestion that the building on Birkenhead Street is a 'positive contributor' We do not consider that the remaining part of the former chapel retains either sufficient residual fabric or architectural character to warrant that categorisation. Officers have agreed during the pre-application process that the Crestfield Street frontage is capable of demolition in principle, and they have also indicated that proposals to demolish the Birkenhead Street frontage would be considered in the context of relevant legislation and policy, which will place the consideration of the demolition in the context of the other aspects of the application proposals.
- 15.5 Paragraph 197 of the National Planning Policy Framework requires a balanced judgement to be made when considering impacts on non-designated assets, including other aspects of a proposal such as the proposed replacement development. In our opinion, there will be a loss of significance arising from the demolition of the non-designated heritage asset (due to the inherent removal of existing fabric caused by the demolition) but we consider the significance of this fabric to be low. Alongside this, the proposed scheme will also deliver a number of beneficial impacts for the Conservation Areas and the setting of other heritage assets, in our opinion. In our assessment, these benefits (occurring to designated assets) outweigh the adverse impact of the existing non-designated building's loss - particularly when taking into account other public benefits arising from the proposed development as a whole.
- 15.6 The demolition of the existing building would result in a total loss of built fabric, which is of **low** significance. However, the spiritual use of the site will continue and has the potential to be better expressed in the replacement building than the heavily-adapted existing one. Furthermore, whilst the principal entrance of the church relocates to Crestfield Street, its presence on Birkenhead Street will remain evident.
- 15.7 The replacement development will enable the Mission to better serve the local community. Supporting such uses will help to maintain the diversity of uses and activities within the Conservation Areas, which is an important and constituent part of their character.
- 15.8 The present building makes a **minor beneficial to no contribution** to the setting of the surrounding Listed Buildings, a **minor/moderate beneficial** contribution to the experience of the King's Cross & St Pancras and a **minor beneficial** contribution to the Bloomsbury Conservation Areas.

- 15.9 The heritage benefits arising from the proposal are those described within this report, and other public benefits are explained within the Planning Statement which accompanies this submission.
- 15.10 In terms of the application of legislation and policy, it is considered that special regard has been paid to the desirable objective of preserving the special interest and settings of the identified listed buildings, in accordance with Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990. This is explicit in the approach taken to the design of the scheme and the particular treatment of relationships to these assets.
- 15.11 We also consider that special attention has been paid to the preservation or enhancement of the character and appearance of the Conservation Area, in accordance with Section 72 of the Act. Whilst we do not wholly concur with the Local Planning Authority's identification of the Birkenhead Street frontage as making a markedly 'positive' contribution to the King's Cross & St Pancras Conservation Area, the scheme has developed over a considerable period of time in response to officers' comments and it is now considered that the revised scheme now submitted would be an appropriate and acceptable replacement of the existing building, providing a more architecturally resolved elevation to both street frontages and providing improved accommodation to retain the church facilities in this location.
- 15.12 In terms of the assessments carried out within this report, we consider that the impact of the proposed development in terms of the policies of the NPPF would represent "less than substantial" harm in relation to the loss of the existing building/s and the impact of that loss on the Conservation Areas (reference NPPF 196). We consider this impact to be at the lower end of the scale of "less than substantial" harm.
- 15.13 We consider that this level of harm would be clearly outweighed by the positive heritage-related aspects of the proposal, both in terms of the improved provision of the church's activities on the site (which contribute to the diversity and activity of the Conservation Areas), the townscape improvements brought by the enhancement of both frontages, and the associated improvement to the settings of the identified assets.
- 15.14 In addition to these heritage-related benefit are the other associated public benefits arising from the development as a whole, which are presented in the accompanying Planning Statement.

# Appendix 1:

## **STATUTORY LIST DESCRIPTIONS**



Historic England

# NUMBER 59 AND ATTACHED RAILINGS

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBER 59 AND ATTACHED RAILINGS

List entry Number: 1244502

## Location

NUMBER 59 AND ATTACHED RAILINGS, 59, BIRKENHEAD STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974



Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476722

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

## Details

CAMDEN

TQ3082NW BIRKENHEAD STREET 798-1/90/95 (West side) 14/05/74 No.59 and attached railings

GV II

Terraced house. c1827-32. Built by W Forrester Bray. Painted brick and stucco ground floor and 1st floor sill band. 3 storeys and basement. 2 windows.

Architraved, round-arched ground floor openings. Doorway with fluted Doric quarter columns carrying cornice-head; patterned fanlight and C20 panelled door. Casement ground floor window. Upper storeys with gauged brick flat arches to recessed sashes; 1st floor in shallow arched recesses. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Listing NGR: TQ3033182917

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 30331 82917

## Map

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1244502 .pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/224347/HLE_A4L_Grade|HLE_A3L_Grade.pdf) ([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/224347/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/224347/HLE_A4L_Grade|HLE_A3L_Grade.pdf)).

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 27-Jul-2018 at 02:47:13.

End of official listing



Historic England

# NUMBERS 54-58 AND ATTACHED RAILINGS

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 54-58 AND ATTACHED RAILINGS

List entry Number: 1244501

## Location

NUMBERS 54-58 AND ATTACHED RAILINGS, 54-58, BIRKENHEAD STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974



Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476721

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

## Details

CAMDEN

TQ3082NW BIRKENHEAD STREET 798-1/90/94 (West side) 14/05/74 Nos.54-58 (Consecutive) and attached railings

GV II

Terrace of 5 houses, Nos 54-56 now hotels. c1834-49. Built by W Forrester Bray, restored late C20. Yellow stock brick with later patching. Nos 54 & 55, red

brick parapets. No.56 painted. Stucco ground floors to Nos 54-56. Plain stucco 1st floor sill bands. Slated mansard roofs with dormers. Round-arched ground floor openings. No.54, single storey, stucco portico extension on return; round-arched doorway with fluted Doric three-quarter columns carrying cornice-head; fanlight and panelled door. Nos 55-57, architraved doorways with pilaster-jambs carrying cornice-heads with fanlights (No.57 patterned); panelled doors (No.56 C20). No.58, doorway with fluted Doric quarter columns carrying cornice; patterned fanlight and panelled door. Gauged-brick flat arches to recessed sashes; 1st floor in shallow arched recesses. Cast-iron balconies to 1st floor windows. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with bud and other finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 109).

Listing NGR: TQ3035582894

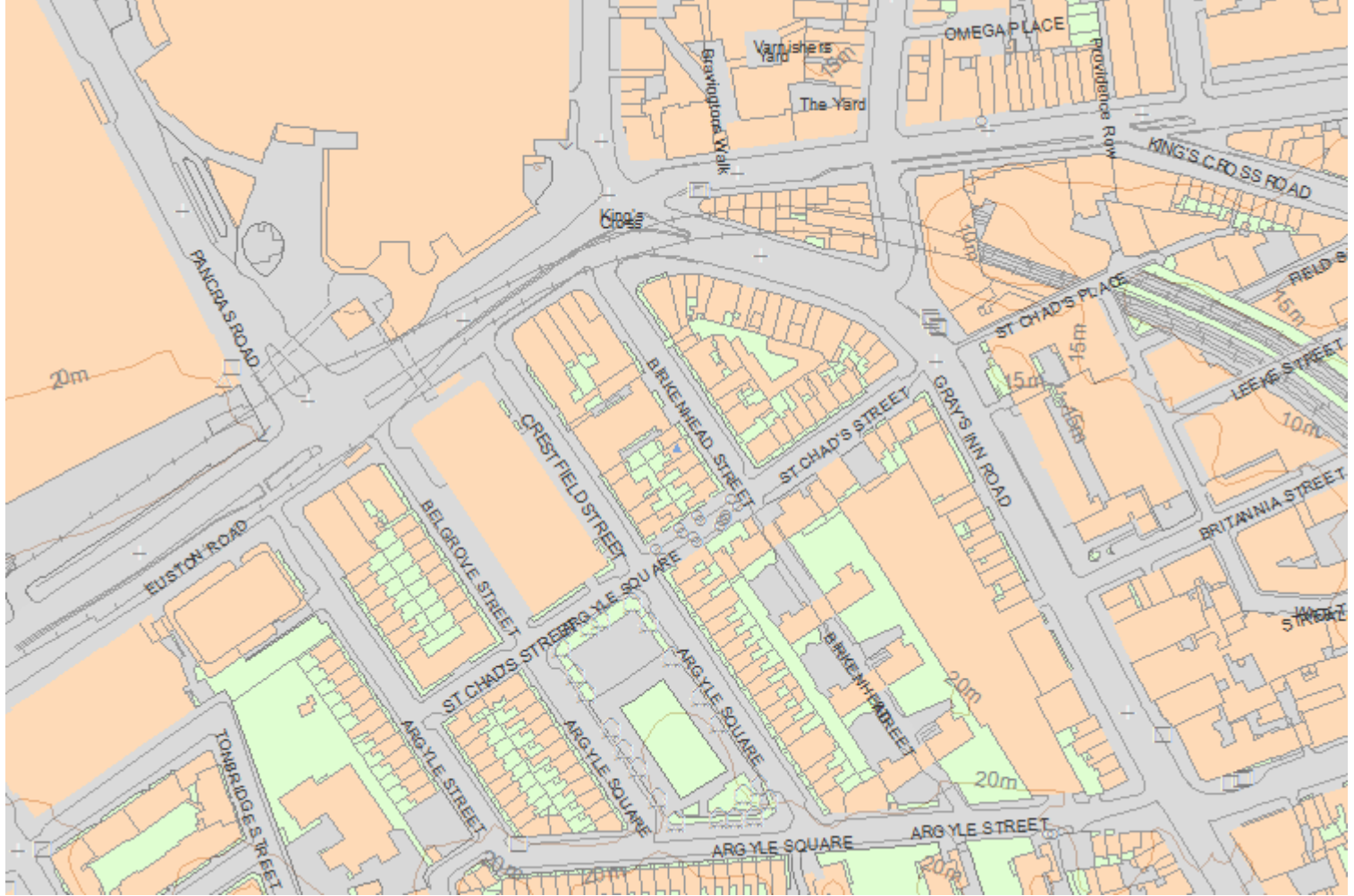
## Selected Sources

### **Books and journals**

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 109

National Grid Reference: TQ 30355 82894

## Map



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Historic England

# NUMBERS 1-7 AND ATTACHED RAILINGS

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 1-7 AND ATTACHED RAILINGS

List entry Number: 1244500

## Location

NUMBERS 1-7 AND ATTACHED RAILINGS, 1-7, BIRKENHEAD STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476720

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

CAMDEN

TQ3082NW BIRKENHEAD STREET 798-1/90/93 (East side) 14/05/74 Nos.1-7 (Consecutive) and attached railings

GV II

Terrace of 7 houses. c1827-32. Built by W Forrester Bray, altered. Yellow stock brick, No.1 with stucco ground floor. No.6 painted with rusticated stucco



ground floor. Plain stucco 1st floor sill bands. 3 storeys and basements; Nos 1, 5 & 6 with attic dormers. Nos 1 & 7, 3 windows each; Nos 2-6, 2 windows each. Round-arched ground floor openings. Doorways of Nos 1, 2 & 4 with fanlights and panelled doors; doorway of No.3 converted for use as a window. Doorways of Nos 5 & 6 with fluted quarter Doric columns carrying cornice-heads; fanlights (No.6 patterned) and panelled doors. Doorway of No.7 with stucco surround and pilaster-jambs carrying cornice-head and fanlight. No.1 with mews entrance. Gauged brick flat arches to recessed sashes; 1st floor in shallow arched recesses (No.1 linked by impost bands). Nos 5 & 7 1st floor windows with cast-iron balconies, No.5 with wrought-iron sign bracket. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with mostly bud finials. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 109).

Listing NGR: TQ3037582913

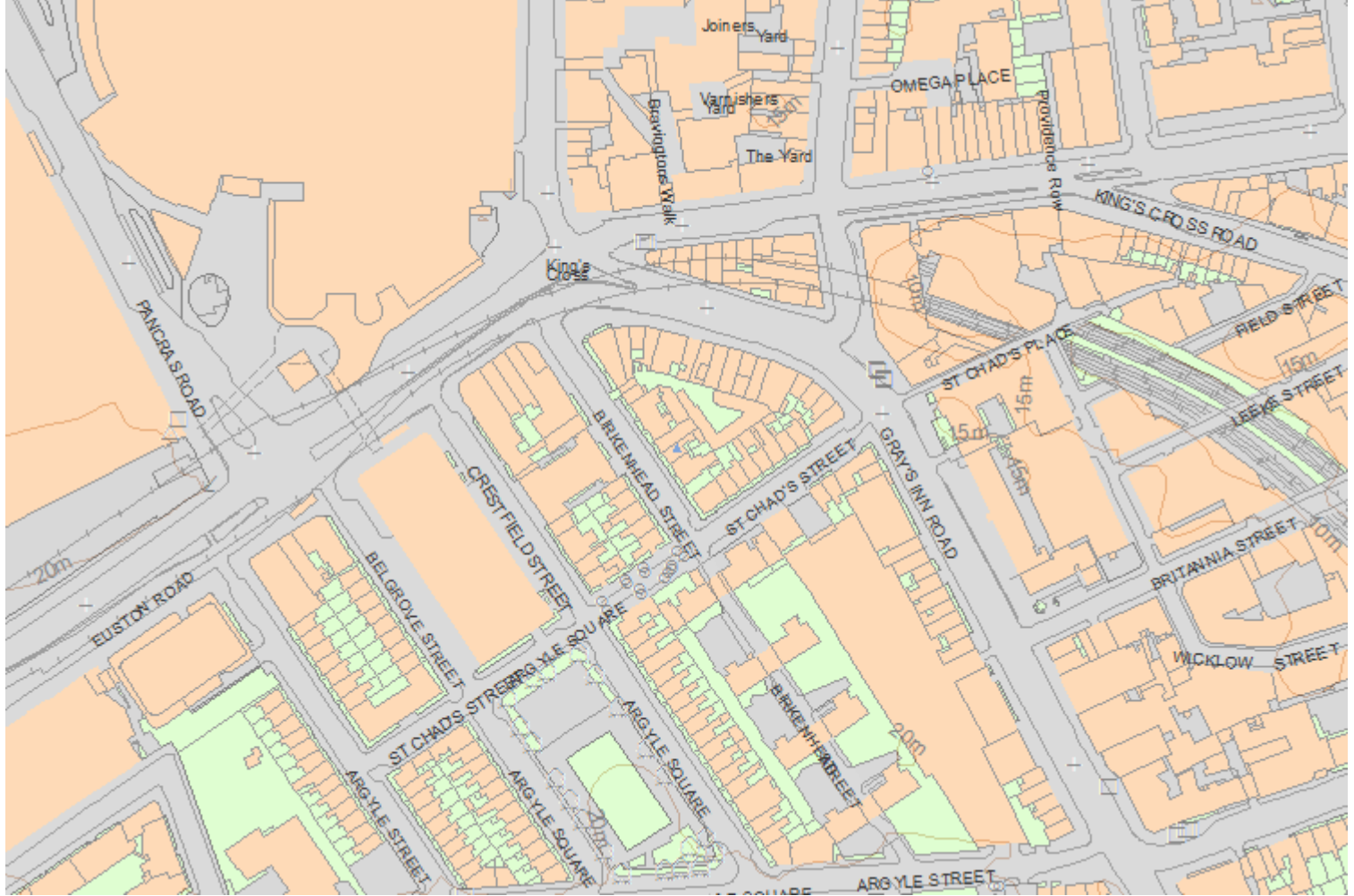
## Selected Sources

### **Books and journals**

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 109

National Grid Reference: TQ 30375 82913

Map



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# NUMBERS 7-25 AND ATTACHED RAILINGS

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 7-25 AND ATTACHED RAILINGS

List entry Number: 1246999

## Location

NUMBERS 7-25 AND ATTACHED RAILINGS, 7-25, ARGYLE SQUARE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476610

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

## Details

CAMDEN

TQ3082NW ARGYLE SQUARE 798-1/90/47 (East side) 14/05/74 Nos.7-25 (Consecutive) and attached railings (Formerly Listed as: ARGYLE SQUARE Nos.7-25, 26-35, 36-47 (consec))

GV II

Terrace of 19 houses, now mostly small hotels, forming the east side of Argyle

Square. 1840-49, altered. Yellow stock brick, Nos 7, 9, 10 and 16-18 painted. Rusticated stucco ground floors, Nos 7, 9, 10, and 16-18. Painted ground floors, Nos 6, 11, 12, 14, 15 and 19-25. 4 storeys and basements. 2 windows each. Architraved, round-arched ground floor openings. Doorways, where unaltered, with pilaster-jambs carrying cornice-heads; patterned fanlights and panelled doors. Entrance to No.7 in single storey stucco extension on left hand return. Nos 7 and 25, square-headed ground floor windows. Gauged brick flat arches to assortment of recessed casements and sashes on upper floors; 1st floors with architraves and cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with bud finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 105).

Listing NGR: TQ3037082836

## Selected Sources

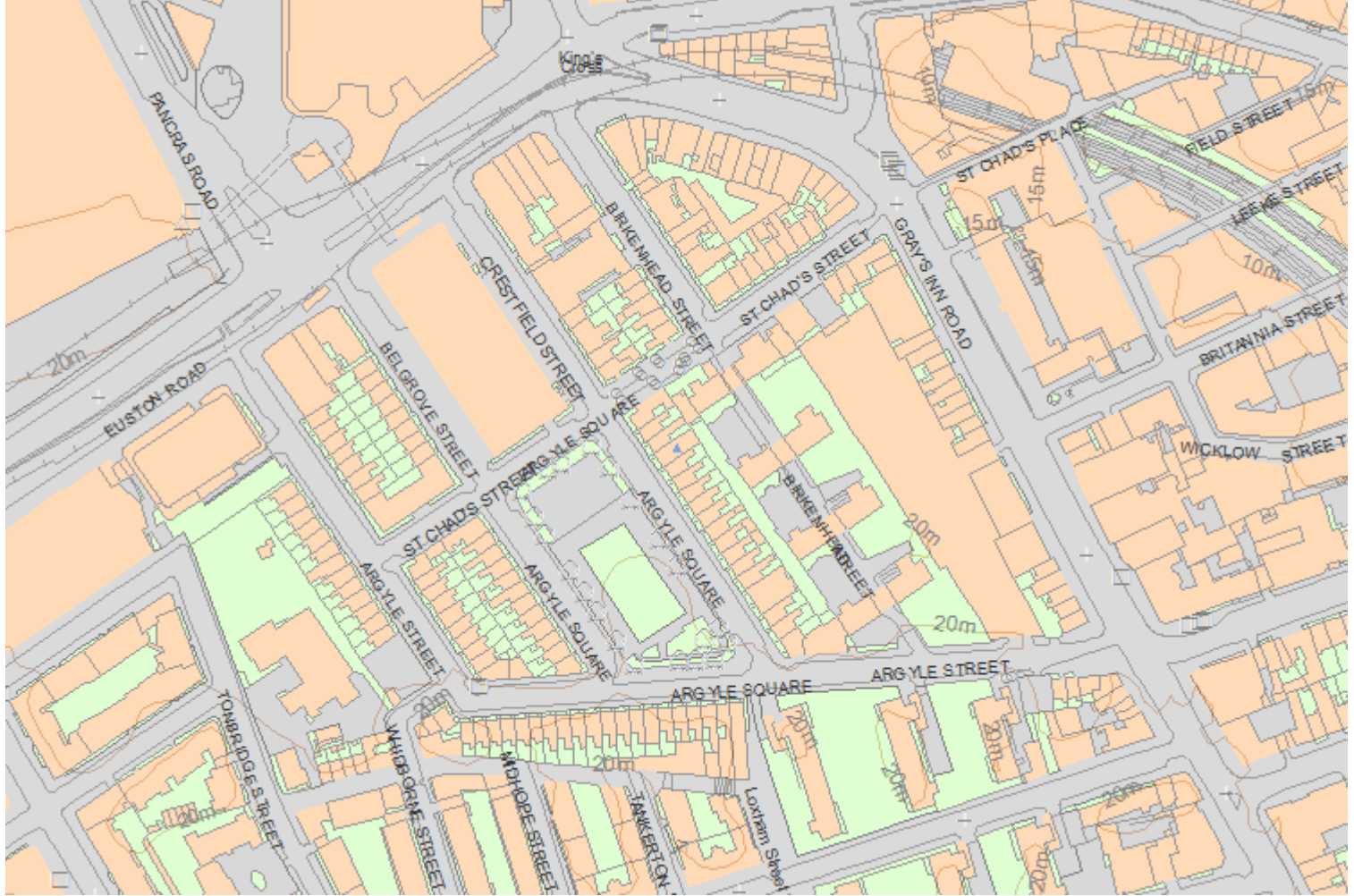
### **Books and journals**

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 105

National Grid Reference: TQ 30370 82836

Map





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# NUMBERS 1-5 AND ATTACHED RAILINGS

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 1-5 AND ATTACHED RAILINGS

List entry Number: 1067374

## Location

NUMBERS 1-5 AND ATTACHED RAILINGS, 1-5, CRESTFIELD STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477026

## Asset Groupings

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## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

## Details

CAMDEN

TQ3082NW CRESTFIELD STREET 798-1/90/281 (East side) 14/05/74 Nos.1-5 (Consecutive) and attached railings

GV II

5 terraced houses, now hotels and an office. c1840-1. Yellow stock brick; Nos 1-3 rusticated stucco ground floors; Nos 3 & 4, painted ground floors. Nos 2-4,

slated mansard roofs with dormers. 4 storeys, Nos 2-4 attics, basements. 2 windows each. Round-arched ground floor openings. 1st floor windows with cast-iron balconies. Parapets. No.1: stucco portico extension on return with pilasters carrying entablature; round-arched doorway with fluted Doric three quarter columns carrying cornice-head; fanlight and panelled door. No.2: doorway with pilaster-jambs carrying cornice-head; fanlight and panelled door. No.3: C20 doorway and door. No.4: converted for use as a window. No.5: gauged brick flat arches to recessed sashes and casements; 1st floor in shallow arched recesses. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings, most with bud finials, to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 109).

Listing NGR: TQ3034782866

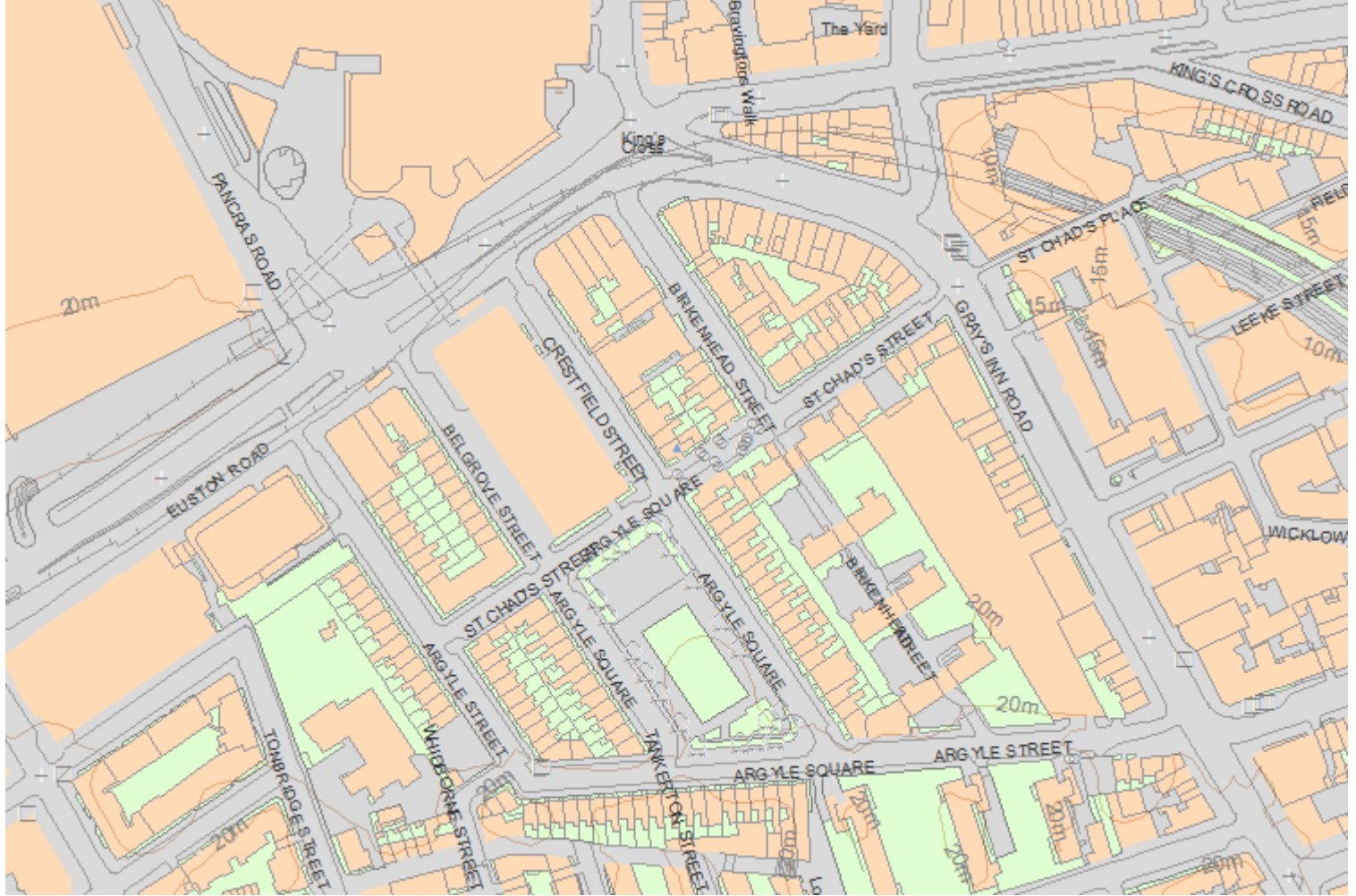
## Selected Sources

### **Books and journals**

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 109

National Grid Reference: TQ 30347 82866

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## Appendix 2:

### **EXTRACT FROM THE KING'S CROSS CONSERVATION AREA APPRAISAL**

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# Conservation Area Statement 22

## King's Cross



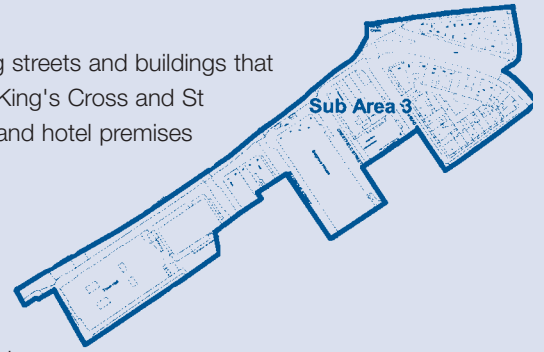






### SUB AREA 3: EUSTON ROAD

**4.2.95** Sub Area 3 comprises the south side of Euston Road and the adjoining streets and buildings that have a visual and/or physical connection to the main road. It is dominated by King's Cross and St Pancras stations and St Pancras Chambers in Sub Area 2 and includes retail and hotel premises fronting the main roads as well as Camden Town Hall and associated offices.



#### Euston Road: South Side

**4.2.96** The south western boundary of the Conservation Area is defined by Camden Town Hall, (grade II listed, built as St Pancras Town Hall) which is an elongated classically-designed building with a four storey central section, including a raised attic, and three storey outer wings. It was built in 1934-7 and designed by A J Thomas. The building's symmetrical façade is dominated by giant Corinthian columns and two projecting pavilions, which surmount the building's two Euston Road entrances. It is faced with Portland stone. Ironwork detailing is incorporated into the façade at ground floor level and carved Camden crests are situated above the entrances to the building.

**4.2.97** The eight-storey Town Hall Annexe to the east of the Town Hall is particularly prominent in the street scene. The addition was built in 1974 and is constructed of concrete with five curved bays containing large single paned windows and a taller western stairwell. At ground floor level, the building is significantly recessed beneath the overhanging first floor.



**4.2.98** Argyle House, at nos. 29-31 Euston Road is a four-storey mid 20th century building. It is constructed of brown brick, with a sandstone ground floor and flat roof. The building's Euston Road façade includes traditional multi-panelled steel-framed windows with sandstone surrounds at first floor level and a frieze of overlapping discs also at first floor level. The name of the property is attached in prominent white letters between the first and second floor levels. The ground floor retail units include a plethora of prominent signage that is poorly integrated with the street scene.

**4.2.99** The adjacent building at nos. 23-27 Euston Road is a four-storey corner property, plus a mansard attic storey, with highly decorated elevations to both Euston Road and Belgrove Street. The ground floor is constructed of rusticated stone with alternating red brick and stone bays occupying the floors above. The building's façades are highly detailed, particularly the corner bay, which includes an elaborately detailed porch above the main entrance and a carved crest above a third floor balcony. The red brick bays include arched stone window surrounds at first floor level, whilst the sandstone bays are decorated with carved crests flanking the second floor windows.

**4.2.100** Belgrove House, situated at nos. 13-21 Euston Road, is a three storey building of 1950s date constructed of brown brick with sandstone window surrounds at first floor level and an elevated central section also constructed





of sandstone. It is built on the footprint of the early 20th century King's Cross coach station. The façade includes a range of signage, which is poorly integrated with the building's elevation.

**4.2.101** The properties at nos. 1-11 Euston Road form an attractive unlisted four-storey terrace probably dating to c1840, which are a vestige of the original Euston Road frontage buildings, which remained almost intact in this area until the early 20th century. The elevation is divided into three sections: nos. 9 and 11 at the western end of the group and nos. 1 and 3 at the eastern end have decorative white painted window surrounds, which are arched at first floor level, and the central properties have less decoration and a plain façade. The single storey, flat roofed retail units added to the front of the properties detract from the appearance of the original properties and alter and obscure the original building line that returns into Birkenhead and Crestfield Streets. In addition they obscure views of the upper floors of nos. 1-11 from Euston Road pavement, and include a range of garish signage. No. 11 has a projecting single storey to the front that is earlier in date than the modern retail units, and has arched windows to the side to match those on the side elevation of the main house. The flank elevations of no. 1 on Birkenhead Street and no. 11 on Crestfield Street also retain a high level of decoration.

**4.2.102** The southern part of the west side of Birkenhead Street falls within Bloomsbury Conservation Area. Within King's Cross Conservation Area are nos.58a, 59 & 61 on the west side and nos 1-7 on the east side.

**4.2.103** Nos. 1-7 Birkenhead Street are a terrace of 7 houses dating to c1827-32. They are of stock brick with three storeys, and railings around a small front area. Nos 4, 5 & 6 have mansard roof extensions, nos. 5 & 6 have set back roof extensions with railings set on the front parapet wall. Timber sliding sash windows remain except at no.1, where they have been replaced by unsympathetic modern windows. They are listed at grade II.

**4.2.104** No. 58a is the King's Cross Methodist Mission. This is of three storeys with a lower ground floor, with a central block of 5 bays and flanking wings, slightly set back. The ground floor has a dominant entrance with four pairs of timber doors, approached by wide stone steps. The front basement area has railings. Some timber sliding sashes remain, but many have been replaced with less sympathetic windows. No. 59 is a terraced house dating to c1827-32, of similar form to nos 54-58. It has a fine door surround and fanlight and ground floor window with matching arched surround. The first floor windows are set in shallow blind arched reveals. Timber sliding sash windows remain at first and second floors and the front area has railings. No. 61 is a three-storey building of three bays with a central entrance. It has a rendered façade and is highly decorated, with pilasters between windows at ground, first and second floors, projecting cornices between the floors and a balustrade and pediment at roof level. It is similar in appearance to the return of no. 1 Euston Road.

**4.2.105** The buildings on Crestfield Street are inconsistent in terms of height, materials and form, and the road is dominated by the highly decorated return of no. 11 Euston Road, and the two storey, brown brick rear elevation of the Methodist Mission. The terrace at the south end of street fall within the Bloomsbury Conservation Area.

**4.2.106** Nos. 1-7 St Chad's Street form a consistent terrace of grade II listed, three-storey properties, plus basement and - in the case of nos. 2-7 - mansard roof extensions. This fine terrace dates to c1827 and is constructed of yellow stock brick and incorporates round arched doors and windows at ground floor, windows in blind arched recesses at first floor and flat arched windows at second floor, ornate cast iron balconies at first floor and railings around small front areas. Nos. 2-5 and 7 St Chad's Street have a rusticated rendered ground floor level. At the western end of the terrace, no. 8 St Chad's Street is a modern three-storey property, which is constructed of yellow brick and has large contemporary windows and a flat roof. This building makes a neutral contribution to the streetscene. The south side of St Chad's Street falls within sub-area 4.



### Gray's Inn Road and Pentonville Road

**4.2.107** Nos. 311 to 345 Gray's Inn Road form a consistent four-storey terrace of early 19th century date, with largely unadorned façades and retail units at ground floor level. The terraced properties are variously constructed of stock brick and dark brown brick, although the western section of the group, nos. 323-345, have white painted façades. Nos. 313-333 have blind recessed arches around the first floor windows. Nos. 335-337 have greater decoration on their front elevations, with giant order pilasters at 1st and 2nd floor levels and decorated window surrounds. The Gray's Inn Road elevation to nos. 319 and 321, situated in the centre of the group, includes a painted sign reading 'Scales, Weights and Weighing Machines'.

**4.2.108** The triangular block between Gray's Inn Road, Pentonville Road and King's Cross Bridge is dominated by the 'lighthouse building', which is prominently situated at the junction between Pentonville Road and Gray's Inn Road and terminates views to the east along Euston Road. It is listed grade II and dates to c1875, built on a former railway construction site. This block has a triangular plan with a rounded apex and is mostly four-storeys in height, plus an attic mansard level. It is constructed of London stock brick with stucco dressings and has a deep projecting cornice below the mansard level. Decorated arched dormer windows are set within the mansard roof. The building's apex is surmounted by a tall 'lighthouse' tower, which is clad in metal sheeting, surrounded by a cast iron balcony and capped by a small dome and weather vane. The tower serves as an important local landmark. The building has flank elevations on Pentonville and Gray's Inn Roads of one storey lower than the main section.

**4.2.109** The buildings at the eastern end of the lighthouse block - at nos. 1-5 King's Cross Bridge, no. 368 Gray's Inn Road and no. 281 Pentonville Road - comprise poor quality, single storey retail units with a flat roof and a plethora of signage. Prominent billboard advertisements are also located on the roof of the units. These properties are poorly integrated with both the adjoining 'lighthouse building' and the Scala, which is situated on the opposite side of King's Cross Bridge.

**4.2.110** The Scala, which occupies the entire eastern side of King's Cross Bridge is a prominent white-painted former cinema building, which is three storeys in height with a small dome at the northern end. The building has a stucco façade with rusticated treatment at ground and first floor level and large columns above. Circular windows are set within the façade at first floor level and narrow vertical windows are included in the floors above. Smaller circular windows are set within the dome at the northern end of the King's Cross Bridge façade. Like the nearby 'lighthouse tower', the dome, which is surmounted by a ball finial, serves, as a local landmark and is visible in views westwards along Pentonville Road.





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