

## HERITAGE STATEMENT

### INTRODUCTION

This document has been prepared to support an application and for listed building consent for 47 Georgiana Street. The proposed work will be to replace the existing single glazed timber windows with like for like traditional single-glazed windows and the installation of secondary glazing.

### DESCRIPTION

47 Georgiana Street is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. It was first listed on 14 May 1974.

The subject property is a part of a portfolio of properties in the area belonging to Circle 33 Housing Association.

No. 47 Georgiana Street is a terraced house, built of yellow stock bricks, which comprises three storeys with large timber windows. Exhibiting rusticated stucco ground floor and plain stucco first floor sill band, they comprise mainly 3 storeys and basement split into flats or HMOs. However, the existing windows are in a poor state.



No. 47 Georgiana Street- Front Elevation



Georgiana Street Terrace

The Historic England Listing describes: "There are 22 terrace houses, built early C19 and restored late C20 as a GLC renovation scheme. Yellow stock brick with rusticated stucco ground floor and plain stucco the 1st floor sill band. EXTERIOR: 3 storeys and basements, 2 windows each stucco cornices to No's 41-44, 46 & 49; others having been cut back and No.52 with brick parapet. "

## **HISTORY**

Georgiana Street is located within the London Borough of Camden close to several conservation areas despite not actually sitting within one. Camden Town Conservation Area was designated by the London Borough of Camden on 11th November 1986. The boundary was extended in 1997 to include the triangle behind Camden Town underground station formed by Camden High Street, Kentish Town Road and Buck Street and an area east of Camden High Street including Pratt Street (Southside), Pratt Mews, Kings Terrace, Bayham Place and Bayham Street. Georgiana Street is located off Camden Street and links to Royal College Street and St Pancras Way (originally Kings Road) was first called Parliament Street. The terraced houses that now line the northern parts of Royal College Street were developed gradually during the 1840s and 1850s; by the 1860s, the street was built up on both sides along its length.

By the 1860s, the northern side of what had now become Georgiana Street was developed with built form. The mid 1870s OS mapping shows the houses on Royal College Street with gardens behind, a single long building on the northern side of Georgiana Street, and various other buildings ranged against the rear garden walls to Royal College Street. Bangor Wharf is separated from Eagle Wharf to the north by an inlet dock. This situation has altered slightly by the 1890s, when a gap has opened on the northern side of Georgiana Street and further buildings have appeared within the site. This situation persists throughout the early part of the 20th century, during which period the incinerator was a built to the south of Georgiana Street.

The buildings reflect the diverse and changing architectural styles over the last two hundred years. Terraces of flat fronted early to mid 19th century houses now fronted by shops, mid Victorian stucco terraces, Victorian Gothic buildings, late Victorian and Edwardian red brick parades four and five storeys high with decorative gables, imposing banks, places of entertainment and public houses occupying key focal sites, and 20th century buildings all contribute to the wide ranging variety of architectural styles.

## **SURROUNDING AREA**

It is just a short walk to Camden (Northern Line) Underground or Camden Road Over ground which provides good access to on an East West axis.

In the centre is Camden Town, with Camden High Street and Chalk Farm Road as its main thoroughfare.

The Northern Line underground runs through this area and it's where most locations of interest are to be found. To the southwest of Camden Town is Euston, with its eponymous railway station but little else apart from office blocks and council housing. To the southeast is an area known as King's Cross, which contains both the King's Cross and St. Pancras International railway stations. Finally, northeast of Camden Town is Kentish Town, linked to the rest of Camden by Kentish Town Road which branches out from Camden High Street.

Bangor Wharf is located between the Regent's Canal and Georgiana Street, to the south of Eagle Wharf and the east of Royal College Street. Georgiana Street connects to the Gray's Inn Bridge over the canal, which forms part of St Pancras Way.

## **ASSESSMENT OF SIGNIFICANCE**

The mid 19th century, yellow stock brick terraces of Georgiana Street are Grade II listed but do not fall within a conservation area. The street is of significance within the historical context of Camden mostly owned either by Camden Council or by the Georgiana Street Housing Co-op. The character and appearance are bound to the history of the area of Camden. The Heritage and Townscape Appraisal describes

that "a major impact on the character of the east end of Georgiana Street in the first half of the 20th century was the St Pancras Electricity Generating Station. In 1891, the vestry of St Pancras was the first local authority in London to supply electricity and the EDF Energy sub-station still exists today at the corner of Georgiana Street and Royal College Street." Camden Town Appraisal summarises the special interest of Camden as " A traditional wide shopping street linking the busy junction at Mornington Crescent to the eclectic and lively town centre at the heart of Camden Town. The focus of Camden Town is Britannia Junction which acts as a hub and an important interchange, with busy, noisy, dynamic and diverse characteristics. This retail and commercial area is powerfully urban in character with few openings between the continuous building lines and an absence of public open spaces and soft landscaping. Within this part of the Conservation Area there are two underground stations, an array of banks, restaurants, street markets, shops and stalls, signs and vehicles all existing within an historic architectural streetscape. The buildings reflect the diverse and changing architectural styles over the last two hundred years. Terraces of flat fronted early to mid 19th century houses now fronted by shops, mid Victorian stucco terraces, Victorian Gothic buildings, late Victorian and Edwardian red brick parades four and five storeys high with decorative gables, imposing banks, places of entertainment and public houses occupying key focal sites, and 20th century buildings all contribute to the wide ranging variety of architectural styles."

## **REASON FOR THE PROPOSED ALTERATIONS**

The existing timber windows are in a poor condition. The joinery of these sliding sashes has extensive areas of rot and has loss of joints to the frame members. Heat loss and draughts are a concern to the applicants as is condensation, air tightness and maintenance; hence they wish to replace the sliding sash windows generally.

## **WINDOW PROPOSALS**

We intend to replace the existing single glazed timber sliding sash windows which are in poor condition with new like for like, single glazed painted white/off white traditional timber sliding sash windows with cords and weights with installation of secondary glazing to improve conditions for residents

The design of the new windows will replicate the existing windows with better quality and thermal performance whilst avoiding any impact on the facade of the building. The secondary glazing has been chosen for its subtle appearance and is designed to blend with the appearance of the building. Further details of the proposed windows and glazing have been included in the attached documents.

The character and appearance of the property will be retained and be in keeping with the surrounding area. The proposal seeks mirror the layout of the existing windows.

The new windows will incorporate thermally broken single glazing, to Building Regulation Standards. This will improve the living conditions of the residents at the

property together with adequate ventilation will improve the development of condensation within individual flats.

47 Georgiana Street- Window detail

