



21 Harrington Square Camden London NW1 2JJ

Heritage Statement

Nicola de Quincey architecture and conservation

July 2019

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Introduction

1 Purpose of the document and the brief

This Heritage Statement supports the application for alterations to the Grade II listed 21 Harrington Square for continued use as a house in multiple occupation (HMO).

The house is part of a terrace laid out by the Bedford Estate in the mid nineteenth century for wealthy residents; however, following a long time in decline, the house was in a derelict state by 2019.

The proposal reinstates external features including restoration of windows and ironwork, strips out recent internal partitions and reorders the interior in accordance with the London Borough of Camden's HMO standards.

Definition Capital instructed Nicola de Quincey RIBA SCA of Nicola de Quincey architecture and conservation in March 2019, to prepare this Heritage Statement to accompany their listed building application.

Dominic Chapman RIBA designed the proposed works. The Planning Report is by Avison Young. The project has benefitted from the Pre-Application process.

Structure of this report:

This document expands on the historic and policy background issues, assesses the significance of the fabric and the impact of the proposals. This is all brought together with a table of impacts. Finally, sources are credited.



Figure 1 Harrington Square Gardens with the terrace in the background. Number 21 is the paler coloured house in the centre

2 Summary of report

This Heritage Statement concludes that the proposed conservation of the fabric, restoration of lost external details and alterations to the rear area would enhance the listed building and the conservation area. The interior details and layout have been severely compromised and the significance of the interiors has been eroded by the subdivision and removal of almost all original features except the damaged but 'legible' staircase. Currently the building is very vulnerable and virtually derelict. Harm has been caused to the historic fabric by the history of subdivision. Any possible concern about the extent of proposed internal subdivision is balanced by a continued sustainable use and the conservation of the staircase.

Background and context

3 Site location and setting

Harrington Square is located in the London Borough of Camden, in the former area of St Pancras. The terrace containing number 21 is on the east side of Harrington Square that was originally a quadrant of two terraces facing Harrington Square Gardens. The original setting was a part of a wide formal layout of terraced streets and squares. This context has changed.

To the west, the open space in front of Mornington Crescent, on the west side of Hampstead Road was in-filled with a factory in the 1920s, reducing the open aspect to the front of 21 Harrington Square; to the north, the terrace was partly destroyed in the second World War and replaced with a block of flats; to the south, the Harrington Square terrace and several adjoining streets were demolished and replaced with the towers of the Amphyll Square Estate that were built in 1960 and re-clad in 1988ⁱ. At the back of number 21, the garden survives and a view of the backs of the (not listed) terraced houses on Eversholt Street.



Figure 2 21 Harrington Square

Location plan Plan included for reference copyright Historic England

4 Methodology

Site, and sources, potential impacts appraised

I visited site on 2 April 2019. I was briefed by the architect and the client, and attended Pre-App meeting in London Borough of Camden's offices on 10 April. I took photographs on site and used them to illustrate this report. It will be evident that the building was in very poor condition and full of debris. There were no investigative works carried out at that time and many areas were not accessible. For example, there was concern about the stability of the chimneys (the stacks appeared to have been removed below roof level) and the condition of the floor and walls and partitions were not inspected.

Primary and secondary sources are credited at the end of the document; these include sources held by the London Metropolitan Archive and the Historic Environment Record.

The impact of the proposals are considered on the Grade II listed building and the Camden Town Conservation Area.

5 Planning policy summary and designation

Key excerpts from national and local policy are included in this section.

National Planning Policy Framework (NPPF)

Para. 128. In determining applications, local planning authorities should require an Applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Para 131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness.*

Listing

21 Harrington Square is listed Grade II as part of a group with 15 to 24 and the area railings.

List entry	1378736
Date listed	11 Jan 1999

The list description is included here for reference:

Number 15 to 24 and area railings, 15 – 24 Harrington Square

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

Camden Council Local Policy

Conservation Area Appraisal and Management Plan 2007

Part 1 Conservation Area Appraisal

Harrington Square:

Harrington Square has been much altered. It was originally laid out as a planned mid 19th century composition, comprising two terraces overlooking a triangular open space, separated from Mornington Crescent Gardens by Hampstead Road. Part of the east side remains, a stucco-trimmed yellow stock brick terrace dating from 1834 with arched first-floor windows set in stucco panels. The northernmost stretch of this terrace was destroyed by World War II bomb damage, and has been replaced by a post-war housing block, Hurdwick House, which does not attempt to blend with its historic neighbour. The terrace on the south side of the square was demolished for local authority housing redevelopment in the 1960s. Today the gardens are overshadowed by the towers of the high-rise Amphil Square Estate (situated outside the Conservation Area).

Nonetheless, Harrington Square Gardens are the most significant green open space within the Conservation Area, containing a good tree group, shrubs and lawns.

Harrington Square is not listed under long views, or streetscape sections.

Part 2: The Camden Town Conservation Area Management Strategy (excerpt)

Roof alterations and extensions

The Conservation Area retains many diverse historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable.

Rear Extensions

Within the Camden Town Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of

buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.

Gardens and front boundary treatment

Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings.



Figure 3 Grey areas are Conservation Areas

21 Harrington Square is located within the Camden Town Conservation Area

Camden Conservation Area Plan (Plan copyright Camden Council) included for reference

Enforcement

Restoration of the front elevation metalwork details is subject to an Enforcement Notice.

Appraisal of the building and setting

6 History and development of 21 Harrington Square

Harrington Square was first developed by the Duke of Bedford's Estate in 1842-8. This development included the houses in Oakley Square, in what was known as Bedford New Town on the Duke's Figs Mead Estateⁱⁱ.

Harrington Square Gardens (0.473 hectares) was originally authorised under a Special Act of Parliament of 1800, which related to enclosures on the Bedford Estates (including Amptill, Gordon, Harrington, Oakley and Tavistock Squares). The triangular garden enclosure was to be kept as open space. It was laid out c.1843, and planned in conjunction with the former segmental Mornington Crescent gardens, the latter was lost in 1926 when the Carreras Tobacco Factory was built to the designs of M & O Collins, with an extravagant exterior said to have been inspired by the Egyptian temple of the cat-goddess Bubastis. After many years of decline the former factory was converted in 1998 to offices and is now Greater London Houseⁱⁱⁱ.

Harrington Square Gardens was bounded by mid 19th century terraces on two sides and by Hampstead Road on the other. Only part of the east side of the original terraces now survives, a terrace of 10 houses built in 1842-48; the northern part of this terrace was destroyed by WWII bombing, now a post-war housing block, Hurdwick House. The south terrace was demolished for new housing in the 1960s.

The garden was originally provided for the use of the Duke of Bedford, his heirs and assigns, and occupiers of the surrounding houses. The Harrington Square properties were, in earlier years, quite opulent houses and the census records show that fairly wealthy families with assorted servants lived there. Now open to the public and maintained by Camden Council, the gardens are enclosed by railings and privet hedge, laid out with grass, flowerbeds including a central circular bed, mature trees and some perimeter shrubbery.^{iv}

Harrington Square terraces

The terrace consisted of a uniform house type, set back from the pavement with front area and steps to the front door, accommodation on five levels, basement, ground and two upper floors. Arched first floor windows in stuccoed panels with paterae (round rosettes) are distinctive^v.

Each house had a projection at the rear, and a garden backing onto the houses in Eversholt Street. The garden at number 21 faces a gap in the terrace on Eversholt Street. At various times a small building, possibly a shed or stable is shown in the back of the garden of Number 21, although no structure was apparent in 2019.

The following maps and plans show how Harrington Square evolved.

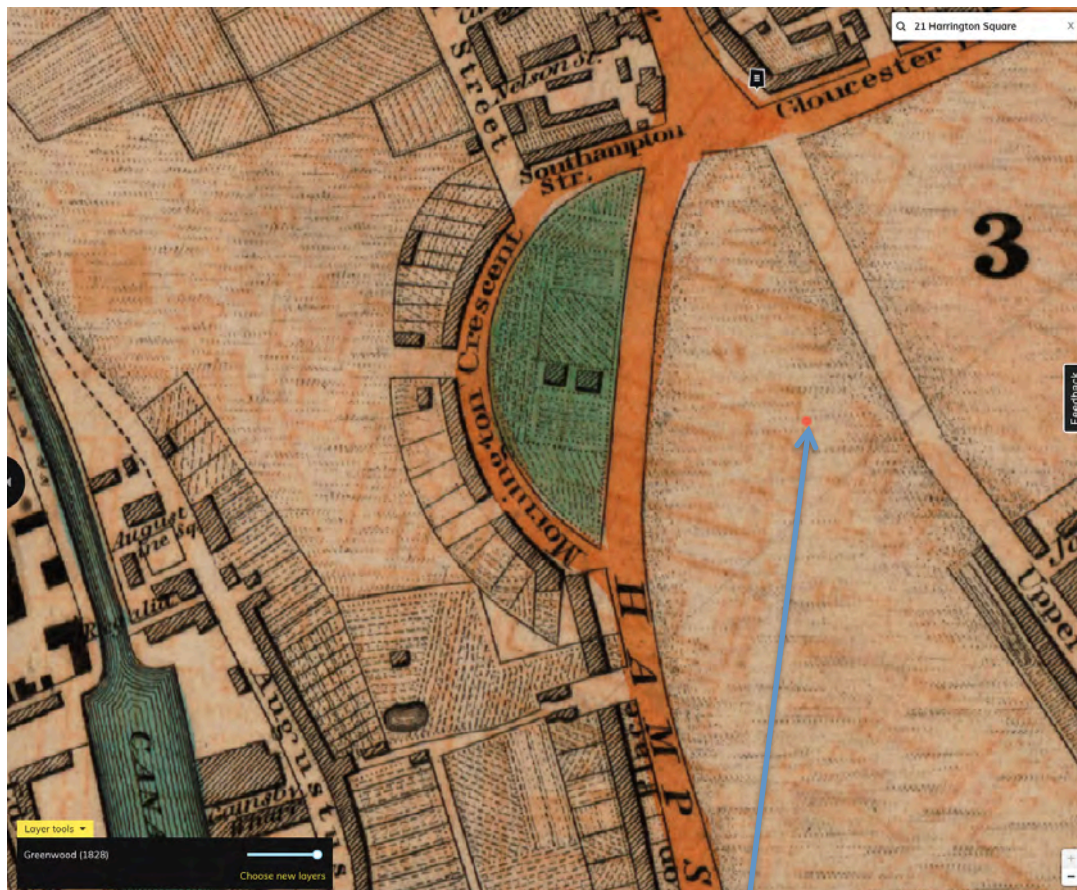


Figure 4 1828 Greenwood

This pla shows the open land prior to Harrington Square.



Figure 5 Ordnance Survey London 1:250, 1876 Figure 6 OS 1874 – 1882 1:10560

The pattern of street and squares was developed by 1880



Figure 7 Ordnance Survey 1893-6 showing the wider context around Harrington Square,

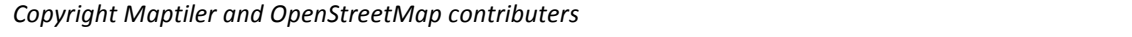


Figure 8 Charles Booth Poverty map 1890s – London School of Economics LSE

Yellow shows the wealthiest households around Regent's Park

Red are Middle classes Well-to-do around Harrington Square and the blue and black the poorest and lowest class areas. The pink colour shows a lower status to the red in the houses on Everholt Street behind Harrington Square and poor houses to the south east.

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Figure 11 Satellite image

The 1960s Amphill Square Estate is shown to the south

Copyright Maptiler and OpenStreetMap contributors

The maps and satellite images show how 21 Harrington Square's context has changed, and how the terrace in which it is situated is now a fragment of the original urban design.

It is also true that the interior has undergone a lot of alteration.

The typology of the House

The typology of the building is typical of the house plans that evolved and were categorised in pattern books during the Georgian and Regency periods.

A raised ground floor was approached by steps and a secondary stair led from the street to the service areas in the basement level. A fairly narrow hall at ground floor lead into the centre of the house with a door into the front and the rear rooms. The hall widened to incorporate the staircase. The stair wound up in a dogleg up through the floors linked by a graceful handrail and turned newel posts. On each floor there would typically be a front and rear room. Some larger houses (like Number 21) had an outrigger at the rear. The grandest room was typically at first floor level front, which spanned the whole front elevation. The balconies at Number 21 emphasise the importance of the first floor.

The houses were typically built of brick front and rear walls, with parapet walls (not eaves), brick parapets rose on the party walls above the roofline and sash windows were set back behind the brick reveals. This pattern was as a result of the Building Acts that were primarily aimed to prevent fire from spreading. Within the house, the pattern of staircase and rooms was achieved with timber framing from the ground floor upwards.

7 Assessment of the significance of the building as a whole and the specific areas affected proposed alteration

Assessment

Roof

There was no access to the roof; however, the roof covering was clearly in need of renewal. This is a slate roof with a central valley gutter. Chimneybreasts had been removed below the roofline. (The structural integrity was to be investigated.)

Windows

All upper floor windows had been replaced with modern casement windows; ground and basement were two-over-two sash pane sash windows at the front. The first floor windows were timber casement doors with fanlights. All the sash windows on the rear elevation had been replaced with poor quality casements, or one-pane over one-pane sash window replacements.

Layout

The ground floor had been opened up to form a communal area and kitchen. The interior was subdivided at each other floor to form individual bed-sitting rooms, mostly with a corner shower and space for single bed. The basement was also subdivided.

The rear area was built over; the rear outrigger was extended up to the intermediate landing between ground and first floors.

It was understood that the Council had taken the owners to court multiple times to improve living standards to the HMO guidelines, and that enforcement notices were in place for the restoration of cast iron railings on the front elevation. The house was full of debris, water ingress and damp. Access was limited and the author can take no responsibility for spotting likely hidden areas of decay to timber or other materials.

Significance and vulnerability

Historic England gives guidance on the assessment of significance:

Respecting its significance means serving the public interest, need and designation as a heritage asset for conservation and private interests. A periodic review of the significance of the fabric and historical/communal values means minimising the harm while considering the options from no action.^{1vi}

For the purposes of this assessment the following grades of significance have been assumed.

High significance: of national and regional significance

- The location as a part of Bedford Estate
- The grade II listing reflecting the group value and railings

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- The front elevation is part of a composition (albeit truncated) facing the Harrington Square
- Part of the late Georgian urban design development of Camden, implemented in the early Victorian period
-

Medium significance: local value

- The location in the Camden Town Conservation Area
- Survived WWII and bombing despite a changing setting
- The staircase and enclosure and stairs. (These have the potential to be repaired.)

Detrimental:

- The alterations to the windows
- Removal of the original ironwork on the front elevation
- Internal subdivisions, shower cubicles etc.

21 Harrington Square is vulnerable to break-ins and decay following years of misuse and neglect



Figure 12 Front elevation



Figure 13 Rear elevation

Impact on the significance of the building and setting

8 Conservation approach – principles for altering to the fabric

- To read the building and understand the fabric
- To understand and balance the aims of the brief with the significance of the historic fabric
- To minimise the loss of historic fabric
- To remedy the poor works carried out to the front and rear elevations

9 Assessment of the impact of the proposals on the special interest and character of the listed buildings and the conservation area

Front elevation enhancement including original features and railings:

It was a priority to restore missing external features including metalwork and the window configuration, stucco and railings. This would have a major positive effect on the building and its appearance in the conservation area.

Taken as a group of terraced properties, there is a consistency in the front elevations that this scheme seeks to address. The first floor casement windows and the ground and basement windows may have been replaced as a group along the terrace at some uncertain date (possibly post war). For consistency, this proposal has taken the approach of matching with the neighbouring properties.

Internal staircase repairs:

It was a priority to repair and restore the stair and intermediate landings. Some internal remnants of window surrounds were intact and would be retained where possible or replicated.

Removal of 20th Century internal alterations:

These were the remains of a very poor quality HMO layouts and many of which are detrimental to the building, or mask original plan form and resulted in altered or removed internal features. It was a benefit to the historic building to remove them.

Improve the poor 20th century alterations and the extension to the rear elevation:

The existing rear area is very narrow (see survey drawings) and this would result in the basement bedroom being dark. In order to increase daylight levels, the proposed retaining wall has been set back into the garden by three metres, new stairs taken from the basement to the garden level and a new bridge from ground floor to the garden.

This would enhance the internal environment in the basement. The alteration is in line with the conversion of the basement from a service area to an inhabited area and would have a very minor impact on the historic fabric.

Figure 14 Staircase viewed from 2nd floor

Staircase to be conserved



Figure 15 Upper floor subdivided rear room

Partition to be removed and window restored

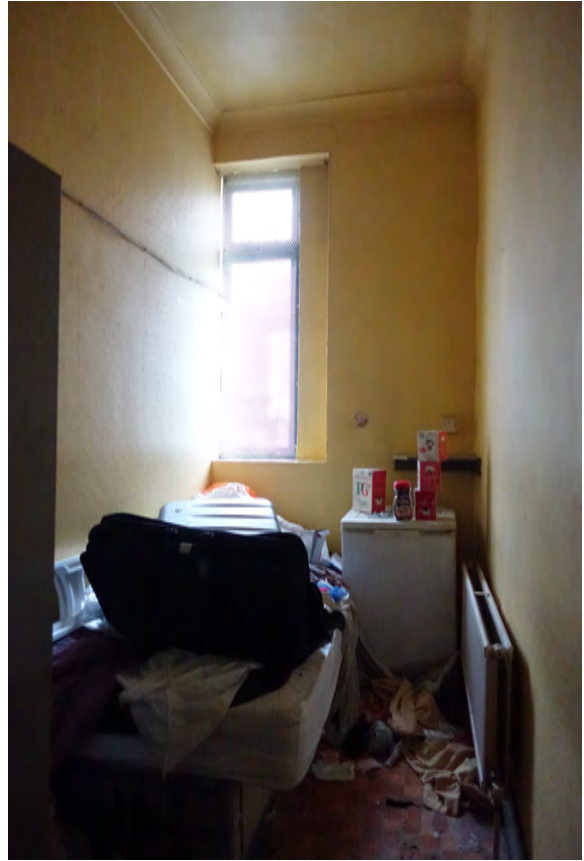




Figure 16

Detail of front elevation

21 to the left side and part of adjoining property (no.20) to the right

This shows the erosion of detail : casement windows that replaced sash windows, damaged cornice that has lost the front edge and weathering, incorrect recent crossed spear balcony railings and damaged front area railings

10 Summary table of impacts

Element location	Significance	Proposal	Impact	Mitigation	Proposed impact
Roof	High	Renew leaking roof in natural slate and lead	High	Traditional materials and construction	Positive
Front elevation	High	Restores the windows and metalwork	High	Traditional materials and construction	Positive
Rear elevation	Medium	Restores the windows	High	Traditional materials and construction	Positive
Internal alterations	Low	To re-order interior for HMO use	Low	Modern partitions to be relocated, (Structural walls to be identified and retained)	HMO use provides a sustainable use. The extent to which the interior had already been altered meant that the impact on the historic fabric was low.
Staircase and hall lobby	Medium	Repair the stairs and retain the hall and landings	Medium	The handrail is mostly intact, the balusters need to be repaired/re-instated	Positive

Conclusion

This Heritage Statement concludes that the proposed conservation of the fabric, restoration of lost external details and alterations to the rear area would enhance the listed building and the conservation area. The interior details and layout have been severely compromised and the significance of the interiors has been eroded by the subdivision and removal of almost all original features except the damaged but 'legible' staircase. Currently the building is very vulnerable and virtually derelict. Harm has been caused to the historic fabric by the history of subdivision. Any possible concern about the extent of proposed internal subdivision is balanced by a continued sustainable use and the conservation of the staircase.

Sources of information consulted

Archives consulted

Heritage Environment Record
Camden Local History Library
National Monuments Record
London Metropolitan Archive Record

Web

Heritage Gateway
London Parks and Gardens Trust

Maps

Greenwood's Map of London 1827
Ordnance Survey Maps
Charles Booth's Poverty Map
LCC Bomb damage maps

Bibliography

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Historic England, *Conservation Principles*, 2008 and consultation 2017
Pevsner, Nikolaus, and Cherry, Bridget, *The Buildings of England LONDON 4: North*, Yale University Press, 1998
Nicholson, Peter, *The New and Improved Practical Builder and Workman's Companion* 1823

Footnotes

ⁱ Pevsner p.388

ⁱⁱ as i

ⁱⁱⁱ London Parks and Gardens Trust

^{iv} London Parks and Gardens Trust

^v Pevsner

^v *Conservation Principles*, Historic England, Consultation paper 2017

Appendices

A Definitions

All definitions are defined by National Planning Policy Framework unless indicated * for definitions taken from English Heritage's Conservation Principles

Alteration*: Work intended to change the function or appearance of a place

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Heritage asset: 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).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Repair*: Work beyond the scope of maintenance to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration

Restoration*: To return a place to a known earlier state, on the basis of compelling evidence, without conjecture

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): 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.

B Survey drawings

(For reference only, see application for all proposals and any revisions)



Existing Front Elevation



Existing Rear Elevation

NOTES
ALL CONTRACTORS MUST VISIT THE SITE AND BE RESPONSIBLE FOR TAKING AND CHECKING DIMENSIONS.
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REVISIONS		
Date	Rev	Description
July 2019	-	Planning Issue

21 Harrington Square
Camden, London

Existing Elevations		
19-09	DEC	Checked by
1:50 @ A2 (1:100 @ A4)		Rev 2019
E01E		Rev P01

NOTES

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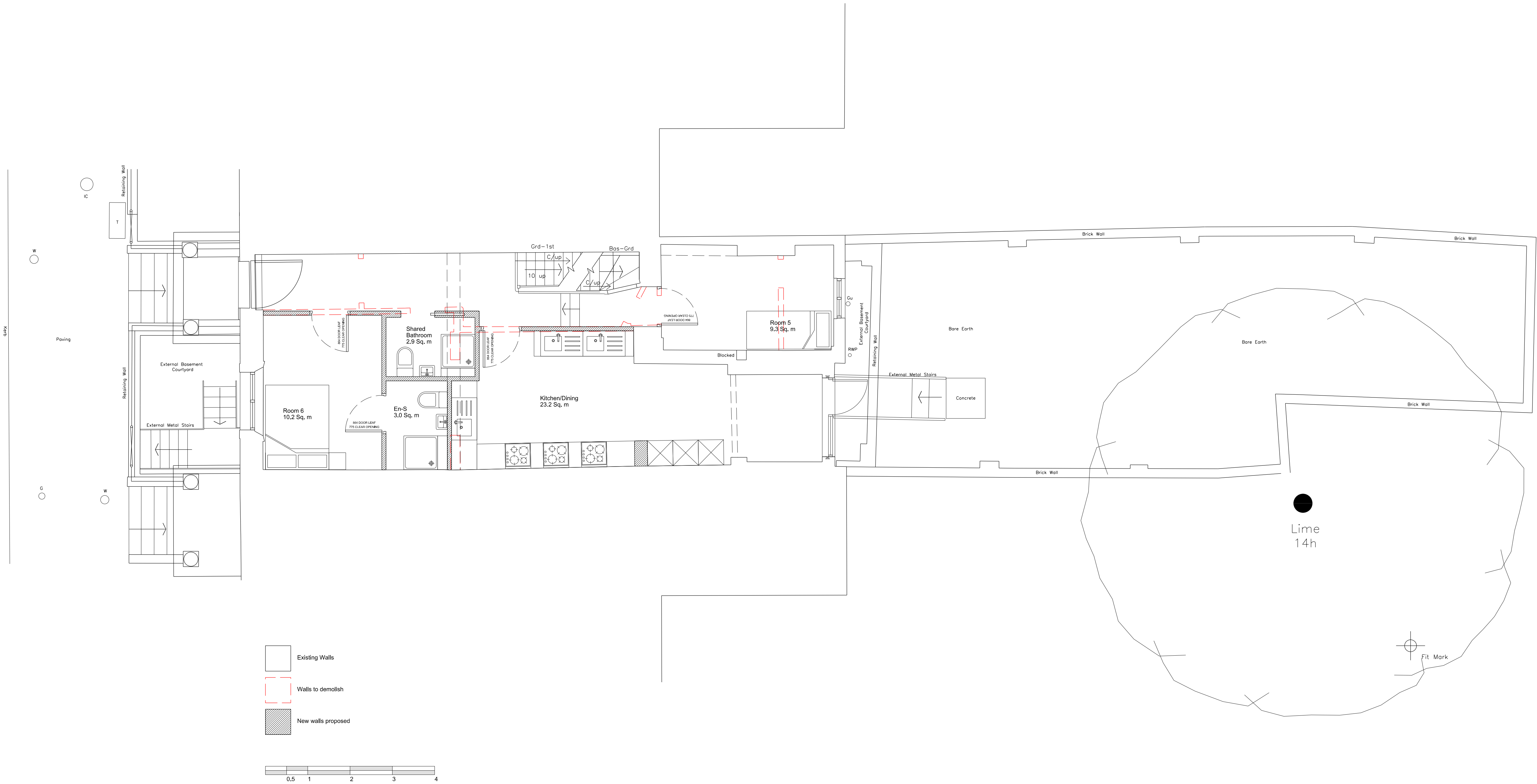
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Date	Rev	Description
June 2019	-	Planning Issue



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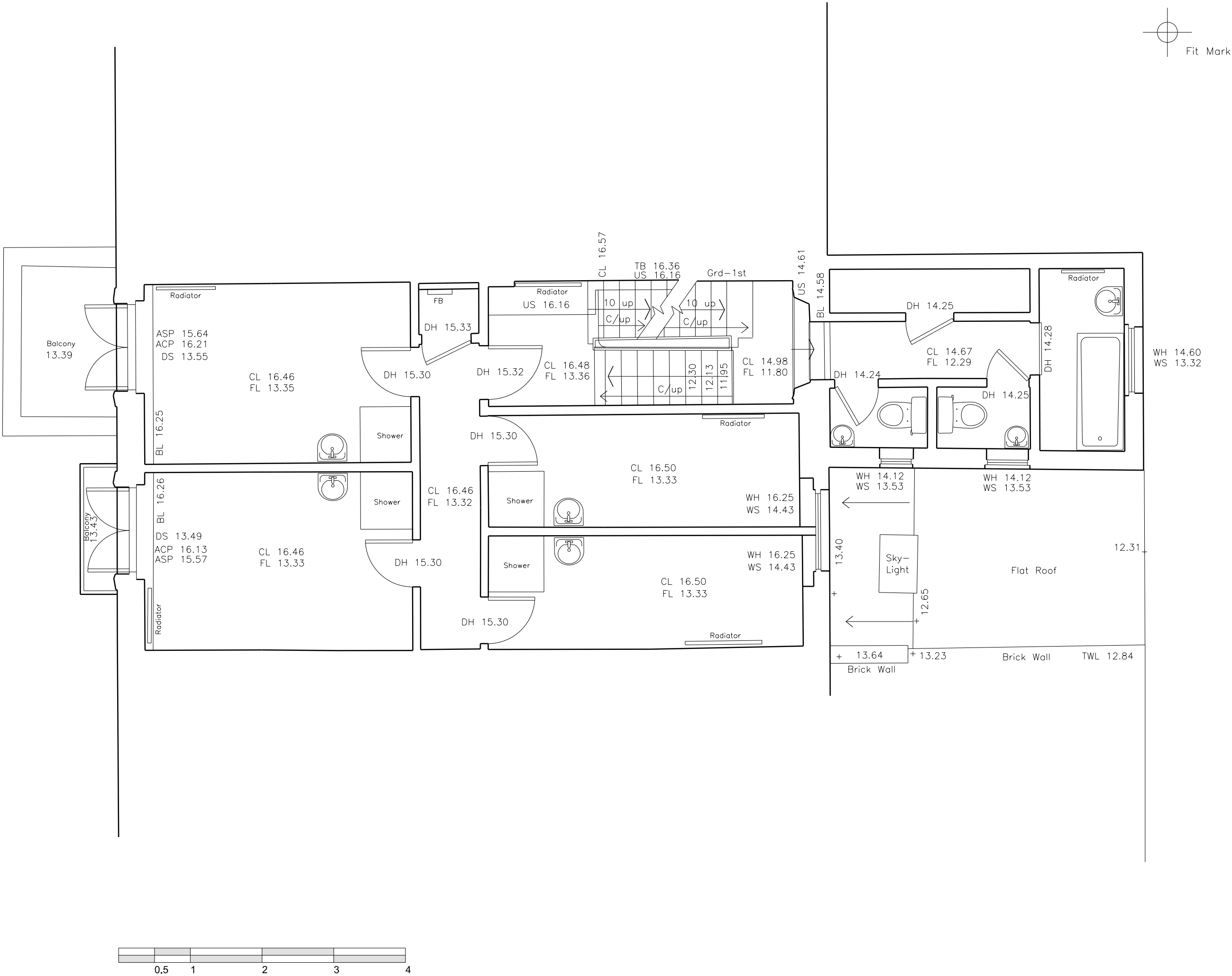
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July 2019	-	Planning Issue



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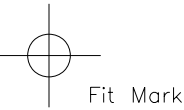
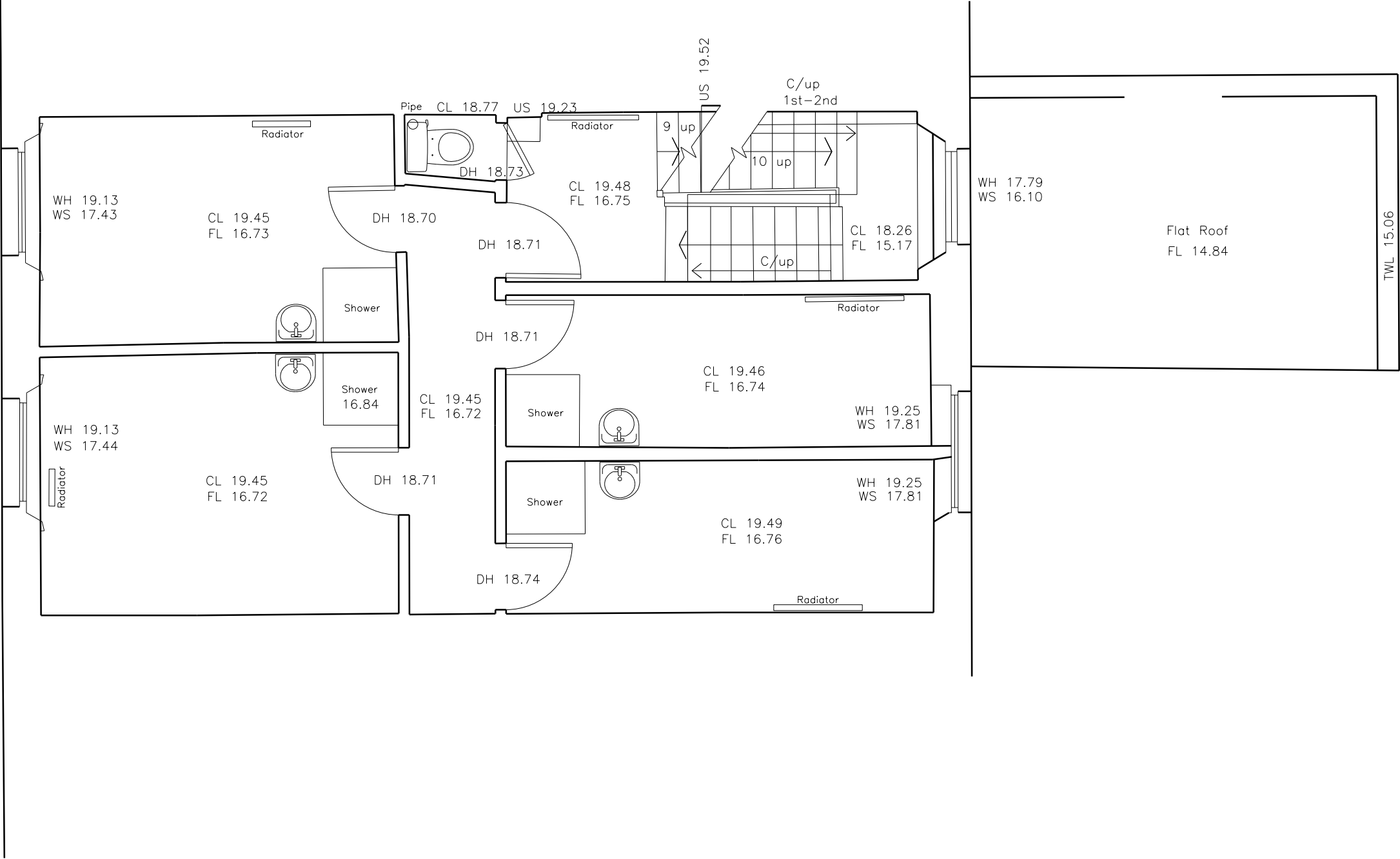
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Date	Rev	Description
July 2019	-	Planning Issue



21 Harrington Square Camden, London

Existing Second Floor Plan

Job Ref. 19-09	Drawn DEC	Checked by
Scale 1:50 @ A2 (1:100 @ A4)	Date 2019	Rev. P01

NOTES

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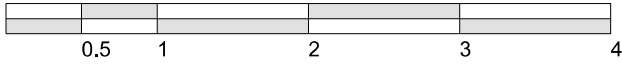
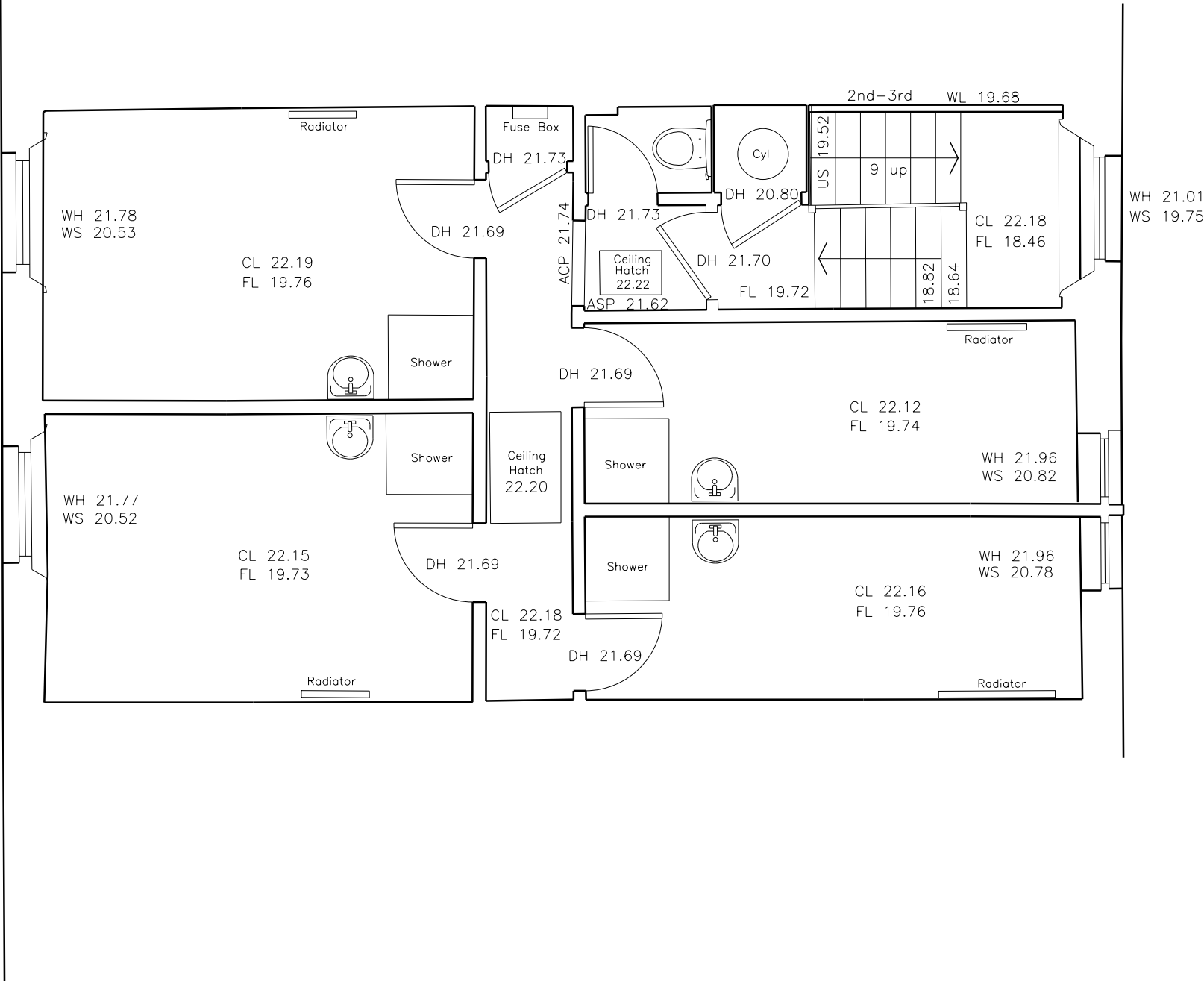
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Date	Rev	Description
July 2019	-	Planning Issue



21 Harrington Square Camden, London

Existing Third Floor Plan

Job Ref. 19-09	Drawn DEC	Checked by
Scale 1:50 @ A2 (1:100 @ A4)	Date 2019	
Drawing no. P03E	Rev. P01	

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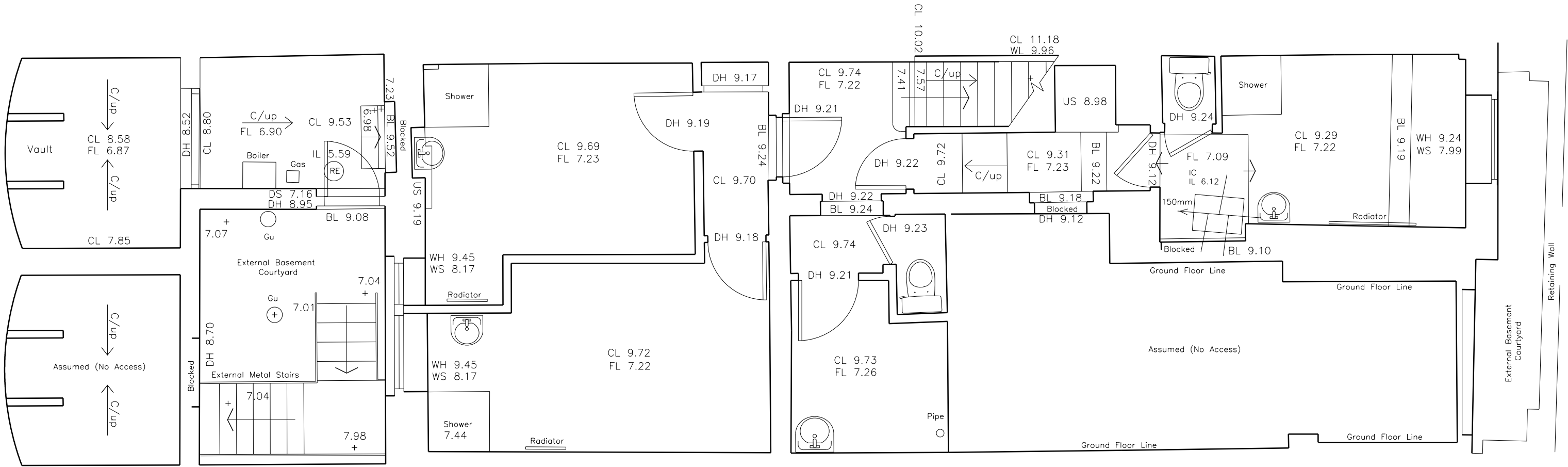
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REVISIONS		
Date	Rev	Description
July 2019	-	Planning Issue



21 Harrington Square
Camden, London

Existing Basement Plan

Job Ref: 19-09	Drawn DEC	Checked by
Scale 1:50 @ A1 (1:100 @ A3)	Date 2019	
Drawing no. P04E	Rev. P01	