HERITAGE STATEMENT

167E ROYAL COLLEGE STREET, NW1 0SG

This statement is for a listed building consent for a flat refurbishment of 167E Royal College Street NW1 0SG. It is not a standalone document it must be read with the plans which constitute the principal information.

1. INTRODUCTION
1.1. This Heritage Statement has been prepared to support an application for Listed Building Consent.
1.2. The proposal has been discussed informally at various stages by applicant Tariq Ali-Adib with Nick Baxter Nick.Baxter@camden.gov.uk and David Fowler David.fowler@camden.gov.uk (Conservation Officers at Camden Council) who has been kept informed of the proposal and scope of the intended development; this has led directly to the form, design & size of the proposal.

2. PROPOSAL
2.1. Listed building consent is sought for 2 elements: 1) the moving of the kitchen into the living area. 2) refurbing the rest of the internals of the property to make it habitable again.
The aim of this proposal is to have it as my sole residence for the considerable future. It will also function as my place of work as I have been moved to remote work completely (IT professional desk based).

2.2. The moving of the kitchen to the living area. The kitchen will be placed against an internal wall in the living room. Consisting of six base level cabinets (5\*60cm, 1\*40cm). Holding sink, fridge, oven and induction hob. Extractor fan above the hob is to be self contained with no connection to the outside of the building.

2.3 Creating a study in the current kitchen. Unblock / uncover the window. Boiler to remain in its current position.

2.4 Refurbish the bathroom, install a shower.

2.5 Where possible sink exposed central heating pipes under the floor.

2.6 No changes to the external elements of this building are to be made.

3. IDENTIFYING THE HERITAGE ASSET

3.1 167E Royal College Street is a Grade ll listed.

TITLE NUMBER for row of terrace houses NGL: 297080 (1a)
TITLE NUMBER for 167E NGL: 448505 (1b)
167E is a top floor flat, of a 2 store building. Searches show that building 167 and the 169 were converted into flats during 1977. Half of the property is above 169, whilst the entrance to the flat is still through 167. During this time all internal historic elements of the property were removed and replaced, and the original plan form of the building was considerably altered. During this time central heating was installed with piping running across most of the walls. Flat has had no further maintenance on it since this time, and is in a state of disrepair. Property has been uninhabited for a number of months.

3.2 The property was listed on 30th December 1999 as part of the re-evaluation of heritage assets in Camden.

3.3 Externally the property retains some features including metal fencing and brickwork. (2a)

3.4 Internally the property has been considerably remodeled combining parts of two properties into one. The property consists of a bedroom, living room, bathroom and kitchen. (2b) Due to the remodel in 1977 none of the rooms are consistent with the original plan form of the building 167 (or buildings 167 and 169). No surface historical elements of the property remain. Including skirting (2c), cornices (2d), fireplaces (2e), doors (2f) bathroom positioning and appliances (2g), plan form of the rooms. Central heating was added to the property with exposed piping throughout the property (2h), and radiators not fitting the property (2i). All alterations are of poor build and aesthetic quality.

3.6 The interior of the building is dated and in a state of disrepair. Kitchen is broken and molding (2j), worktops block window (2k). Bathroom has been moved and plumbed badly to accommodate a radiator (2l). Waste pipe to the bathroom is situated in the bedroom hidden behind a fake wall (2m). Due to these alterations no detailing or ornamentation of any historic significance has been kept.

3.7 Within the listing description there is no mention of any internal features.

4.0 ASSESSMENT OF IMPACT AND MITIGATION

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

4.2 Moving the kitchen to the living room space. (3a) Plumbing for the kitchen to run in the shortest length possible to current exit whilst avoiding as many joists as possible. (3b or 3c) Currently unknown which way the joints run as the current floorboards are covered with plywood (3d). All original floorboards will be replaced. No joists will be notched but drilled if needed. Gas is not to be run to the new kitchen. If skirting found to be historic kitchen units will be etched around them.

4.3 Currently central heating pipework has been installed across most of the walls (2h), where possible this pipework will be sunken below the floor. Running in shortest distance whilst avoiding as many joists as possible. If needed joists will be drilled not notched.

4.4 Bathroom: Shower to be installed against an internal wall not damaging the external wall.

Plumping of the toilet to be corrected and moved back to original position, 90 degrees back against the window (3a), before central heating installation. New radiator to be installed against internal wall (4a)

5. CONCLUSIONS

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

5.2 Suggested alterations to the 167E are sympathetic and in keeping with the original historic features of the property and every effort will be taken to only alter changes made during the 1977 conversion into a flat. No internal walls are to be removed during this renovation.

5.3 Changes to the plan form do not deviate from the current plan form nor cause any impact to neighbours.

5.4 The proposals are considered to positively contribute to the character, appearance and setting of the Grade ll listed building and have been discussed with the Councils Design & Conservation Officer at various stages of design and we hope as a result they should be approved.

1st February 2021

TARIQ ALI-ADIB