



## HERITAGE STATEMENT

Project no – 180

Date – 13.04.2021

For Planning Application to  
114 St Pancras way, London NW1 9NB

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- *the significance of the architectural and historical interest and character of the building or structure:*

The terrace of 108-132 (even) St Pancras Way and attached railings was statutorily listed at grade II and for group value on 28 October 1994. This listed building group includes 114 St Pancras Way.

144 St Pancras Way is located within the Jeffrey's Street Conservation Area, which was first designated on 12 November 1985. The boundary of the conservation area was extended on 19 November 2002 to include the terraced buildings around College Green and Reeds Place (including 114 St Pancras Way). The Jeffrey's Street Conservation Area Statement was adopted on 19 November 2002.

114 St Pancras Way is a listed building and is a representative example of an early 19th century stork brick built London townhouse, originally constructed as an integral part of a larger terrace of houses and shops facing College Green. In accordance with the larger composition of the terraced group, this townhouse is three storeys in height above a basement, two bays wide with channelled stucco to the ground floor, brick above up to parapet level and has a classically proportioned front elevation facing the green. Within the group only 112 has a modern mansard roof extension visible from the street above the parapet line.

The rear elevation is plainer in its design and use of materials compared to the higher status principal front elevation to the green. The fenestration pattern reflects the changing levels of staircase and rooms within the building, with rear doors to the ground floor connecting to a much later addition of a Conservatory type extension, dated 1999.

Two of the original painted timber sliding sash windows have been replaced with later casements.

- *the principles of and justification for the works within a Conservation Area and proposed works:*

The application proposals seek to sustain the original use of the listed building as a family home. The proposed and its detailing are of a high quality design, sensitive to the existing historic fabric and character which will preserve the special interest of the listed building and the terraced group.

The proposed will preserve the character and appearance of the surrounding Jeffrey's Street Conservation Area.

Overall the significance of the designated heritage assets will be sustained. The proposals will therefore meet the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2012, and relevant local policy and guidance.

Removal of external window to rear elevation at first floor and basement level to modestly increase opening to allow for new double doors to create connection and access to Garden. Both windows are a late addition to the existing elevation deriving from the original character.

The two altered windows cause minor loss of historic fabric brick work to rear walls, bearing in mind those are a late addition to the overall.

The proposed subdivision of the lower status basement floor level with new partitions to accommodate a new hallway and a family bathroom. A family bathroom which includes existing service space under entrance bridge to make use of daylight created by minimal disturbance to the existing.

The proposed rear ground floor extension is to be modest in height and scale as it is following the existing extension in footprint and height. The aim is a simple extension in form and appearance, in order to maintain an appropriately subordinate relationship with the host building.

Not detract from the existing character or appearance of the rear elevation of the townhouse and terraced group.

- *the impact of the proposal on the special interest of the structure, its setting and the setting of adjacent listed buildings (if any).*

There is no impact on adjacent buildings.