



# **DESIGN AND HERITAGE STATEMENT**

**15 Colville Place  
London  
W1T 2BN**

**Heritage Statement for full planning  
application and listed building consent  
to refurbish and extend this mews  
house.**

**August 2021**

**DRY**ARCHITECTS

## **Heritage and design and access statement**

### **Contents**

#### **1.0 Introduction**

#### **2.0 Existing photos & plans**

#### **3.0 Listing and historic reference**

#### **4.0 Assessment of historic significance**

#### **5.0 Design and access statement**

#### **6.0 Conclusion**

### **Introduction :**

This design and access and heritage impact assessment has been prepared to support a full application for listed building consent and planning permission for internal and external alterations to 15 Colville Place. This includes the removal of late C20th alterations and replacement with period features. Alterations to layout at basement, ground and upper floors to improve the function. Over the years the property has been significantly altered from what was originally a three storey building with a shop unit on the ground floor with accommodation over.

In the late 20<sup>th</sup> Century, a mansard roof was constructed and the whole building converted into a single dwelling.

The front elevation still has reference to the original shopfront with its own entrance door however the shopfront has been reduced in width and the original door has been removed. The upper stories have original timber sash windows.

The mansard roof is tiled and of traditional form

The rear elevation has original sash windows with a rear extension in the rear courtyard (now demolished)

Internally the building has been extensively stripped out however it was observed by Planning Officer Gary Bakall, nothing of any historic importance had been removed.

The intention is to sympathetically refurbish the property, retaining the original staircase, to utilise the front undercroft area and to construct a permanent rear extension in the rear courtyard.

This assessment should be read in conjunction with the following documents and drawings that form this application:

Drawings: Location and site plan, Historic plans and sections. Existing and proposed plans, sections and elevations. Detail drawings.

### **Historical Significance :**

The property , 15 Colville Place is located in The Kings Cross St. Pancras Conservation area. The building is listed grade II. The property was built around 1766 and built by John Colville. Number 15 Colville Place is one of 6 other listed houses within the mews.

### **Heritage impact report:**

The following heritage impact assessment details are the results of a desk-based study and site survey of 15 Colville Place which seeks to define and record the objectives of the proposed adaptive refurbishment of the building. The report commissioned by the owners has been undertaken to support a listed building and planning application for a scheme to refurbish and restore the existing house. The objective of the heritage assessment is to establish the historic development of the site and setting in order to provide a valuation of the significance of the building to assist in creating a heritage led scheme for the refurbishment of the house.

This is in accordance with the guidance set out in the English Heritage conservation principles, policies and guidance 2008.

Structure of the heritage, an impact assessment. The document follows the structure recommended by English heritage and has been set out in five main sections. The objectives underpinning the proposal are explained in the first section, followed by a statement of significance describing the heritage asset in detail.

The statement of significance section summarizes the key information known about the building and its location – its historical development and principle phases and its method of construction. It builds upon our understanding of the heritage and seeks to make judgements about the worth of the asset in various contexts.

### **Archeological Assessment:**

The proposed works are to an existing building therefore, there will be no further excavation or impact to the archeology of the site.



Previous sales particulars and photos

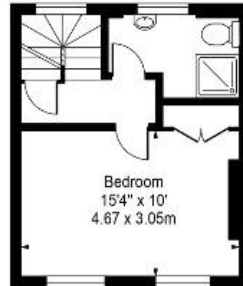


## Colville Place

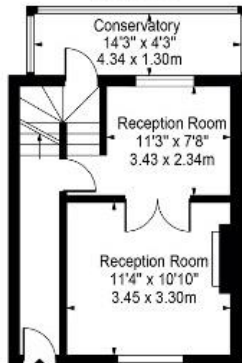
Approx. Gross Internal Area 1502 Sq Ft - 139.54 Sq M



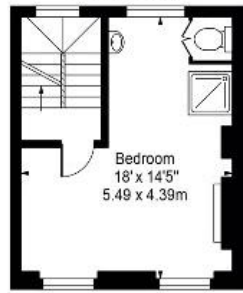
Third Floor



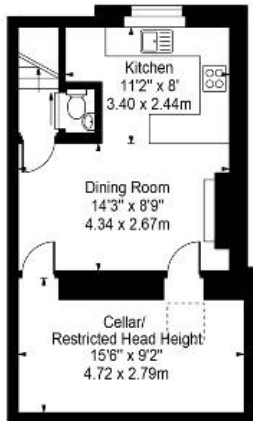
Second Floor



Ground Floor



First Floor



Lower Ground Floor



Previous sales particulars and photos



C20st cupboards removed



C20st door to be replaced



C20st fittings and tiles removed

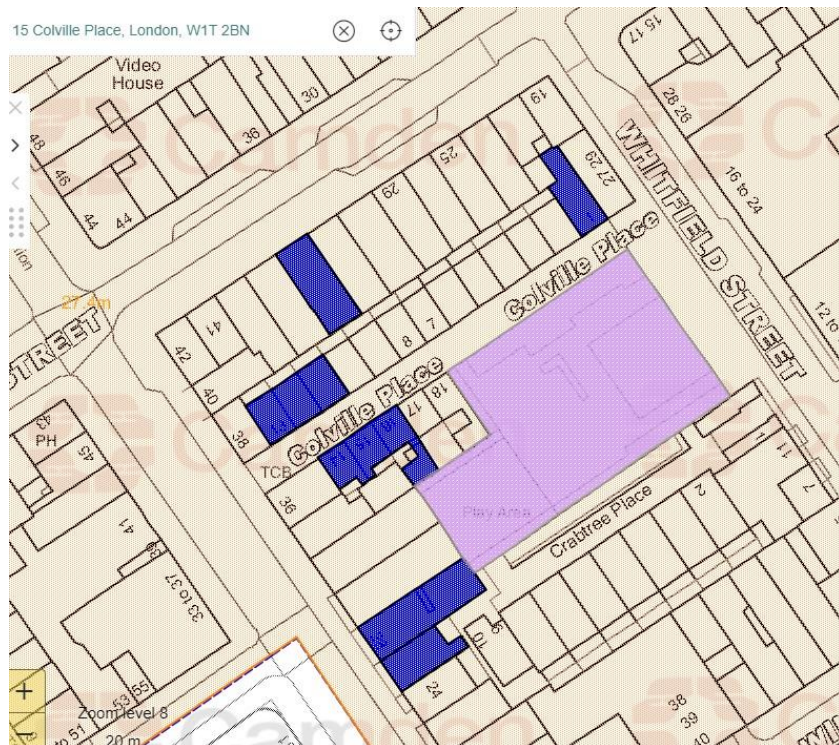


Existing fireplaces to be retained



Plywood floor taken up to reveal  
notched joists





Map of listed buildings

Colville Place is a paved court connecting Charlotte Street with Whitfield (formerly John) Street. It was planned as a double row of modest dwellings, three storeys in height in stock brick with a plain parapet masking the roofs. Each house had two sash windows on the first and second floors, and the entrance door, with rectangular fanlight, and one window on the ground floor. Some of these ground floors had been fitted with shops. Old lamp standards stand in the centre line where the sloping pavement from each side met.

The houses were being built in the year 1766. In a lease of the northern side by Francis and William Goodge to William Franks, dated 29th July in that year, the project is described as "a new intended Court 18 feet wide to be called Colvill Court" with a house at the corner of John Street, let to George Beavan and 15 messuages on the north side of the Court. The lease was for 61 years, and on 19th November of the same year it was assigned to Edmund Pepys, when the 15 messuages are stated to be "now in building." From the various subsequent transactions it would appear that Pepys financed the work which was carried out by John Colville, carpenter, who evidently gave his name to the Court. The south side was being erected in 1766 and 1767 but by 1774 the cost had become too great for the resources of Colville who had become bankrupt. The Court was much damaged in the air-raids, No. 1, the easternmost house on the north side, and Nos. 2026, the eastern part of the south side, being demolished. The houses are numbered consecutively from east to west on the north and continue from west to east on the south, the corner houses being numbered in Whitfield and Charlotte Streets. Nos. 5 and 6 have a wooden entablature to the ground floor with dentil cornice and fluted pilasters. There is a similar treatment to Nos. 10, 12, 14 and 16, but with plain pilasters and cornice.



## 15 Colville Place , London

### Previous planning Decisions:

Searching resources, we can only find 2 previous planning applications, but no drawings on the system.

### Ref: 03-07-1990

Description: Retention of external alterations including rear extension redesigned pipework at rear and two rear dormer windows of smaller size at front as shown on drawing numbers 859/1A & 2 and 2 x unnumbered drawings relating to existing and proposed situation revised by letter dated 28th January 1991.

Decision: Grant List.Build. or Cons.Area Consent 04-07-1991

### 26-04-1988

Retention of alterations including installation of dormers to the front as shown on 2 unnumbered drawings received on

Refuse Full or Outline Permission 14-09-1989

## Details

CAMDEN

TQ2981NW COLVILLE PLACE 798-1/98/269 (South side) 14/05/74 Nos.14, 15 AND 16

GV II

3 terraced houses. c1766, altered. Built by John Colville. Multi-coloured stock brick. 3 storeys (No.15 with attic dormers) and cellars. 2 windows each. No.14: early C19 wooden (former) shopfront with pilasters carrying entablature, now rendered. Former shop window altered for domestic use. Shop doorway blocked. House doorway with fanlight and panelled door. Gauged brick flat arches to recessed sashes. Parapet. No.15: early C19 wooden (former) shopfront with pilasters carrying entablature. Former shop window altered for domestic use. Shop doorway blocked. House doorway with fanlight and panelled door. Gauged brick flat arches to recessed sashes. Parapet. No.16: early C19 wooden shopfront with pilasters carrying entablature. Shop window altered. House and shop doorways with fanlights and panelled doors. 1st and 2nd floors refaced and C20 glazing inserted. Parapet. INTERIORS: not inspected.

Listing NGR: TQ2948981676

## Legacy

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

Legacy System number: 477008

Legacy System: LBS

Copy of listing:

**The proposal seeks to upgrade and improve the building and restore historic features, whilst upgrading for future generations. List of works to be rectified:**

**Removal of detrimental items:**

The majority of the building has been gutted previously  
Replacement modern doors

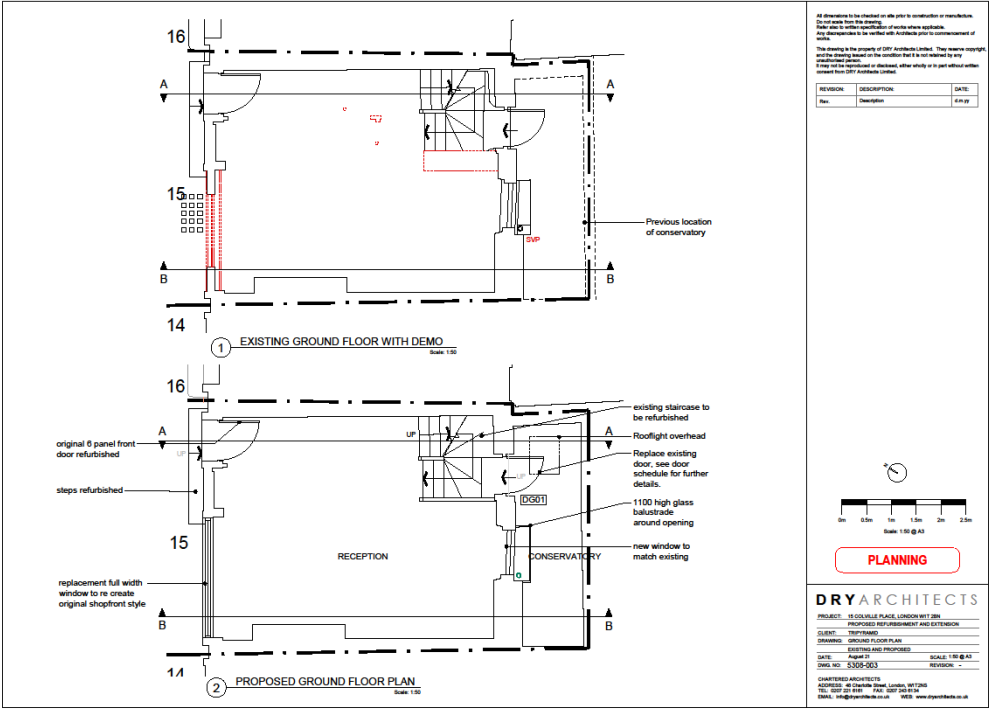
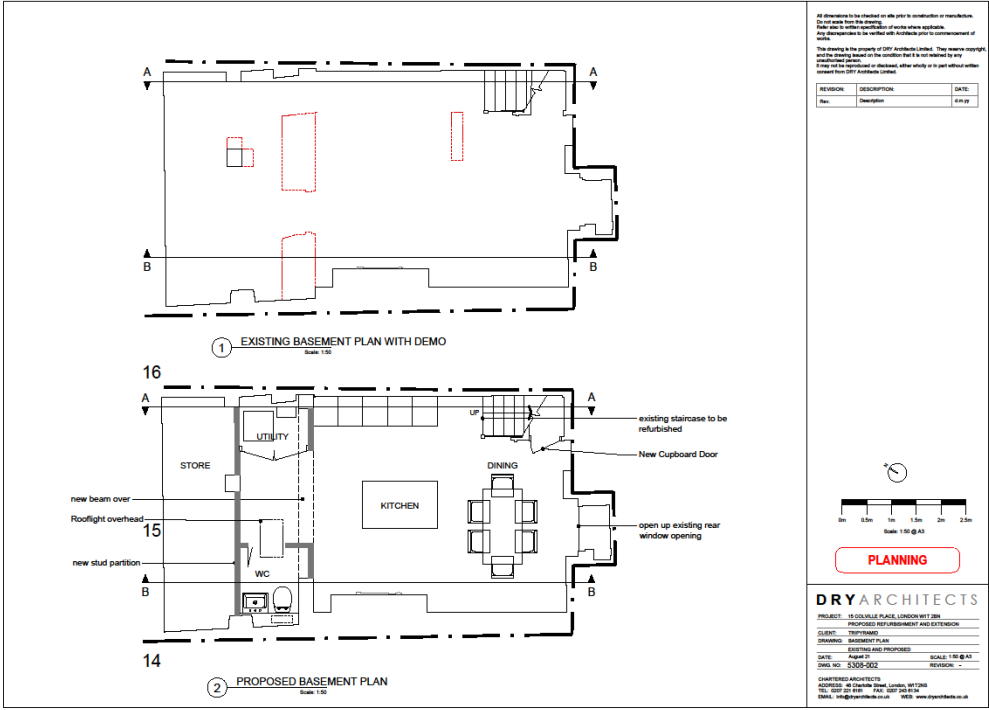
**New beneficial works:**

- C20th Casement windows replaced with timber sashes on third floor
- Existing staircase refurbished and top flight re-modelled to match existing
- Layout more logical for ease of circulation.
- Windows repaired and re-decorated to house
- Opening up of entrance hall at upper ground floor entrance.
- The proposals involve the adaptation, refurbishment and restoration of the building.
- Externally the alterations are confined to the replacement of later casement windows for timber sashes
- Historic extensions, alterations, openings have been examined during this process (Refer to historic plans to illustrate). Where changes are proposed we have used areas where openings have been historically made and we know when the layout was changed and not original.

**Key points for this submission:**

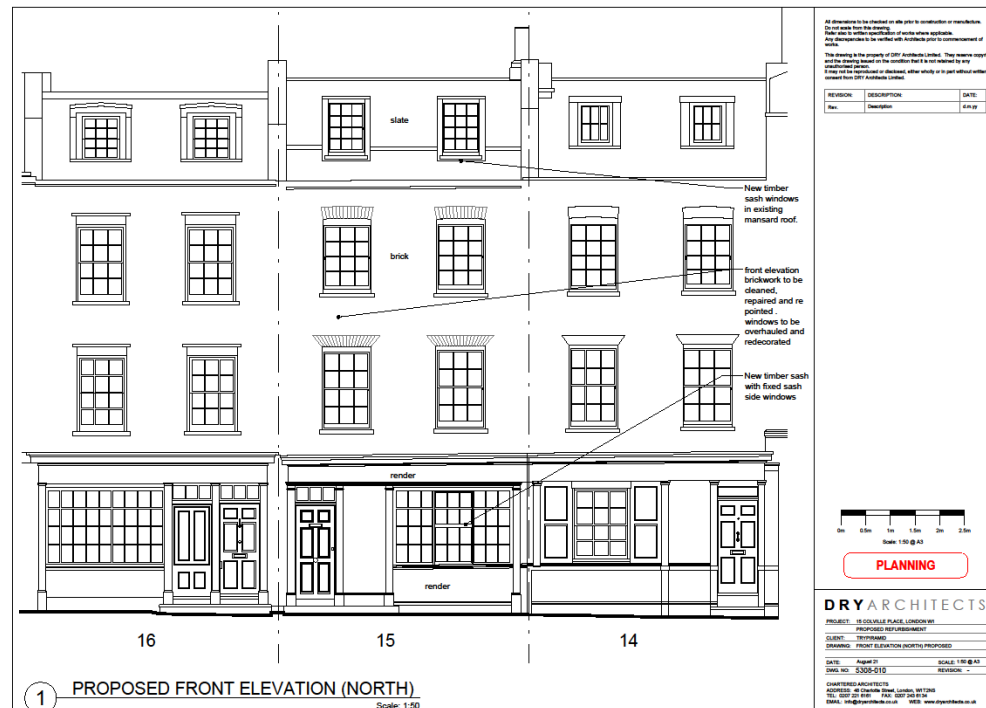
- The refurbishment of the building to meet modern living.
- Repairing historic fabric.
- Conserve and re-establish historic features.
- Works will preserve and enhance this heritage asset.
- Reinstating fire places
- Removing C20th alterations

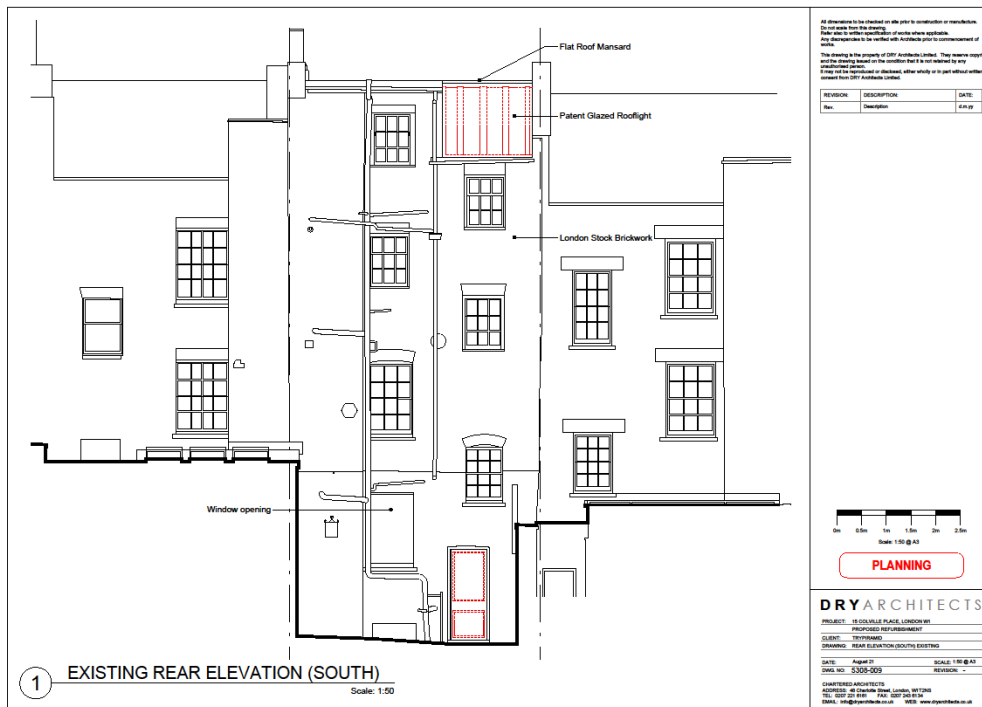
Historic details will be retained or brought back into reference for example , opening up the stairwell, to create a feature of the original staircase and bring back some historic detailing to the circulation spaces within the house.





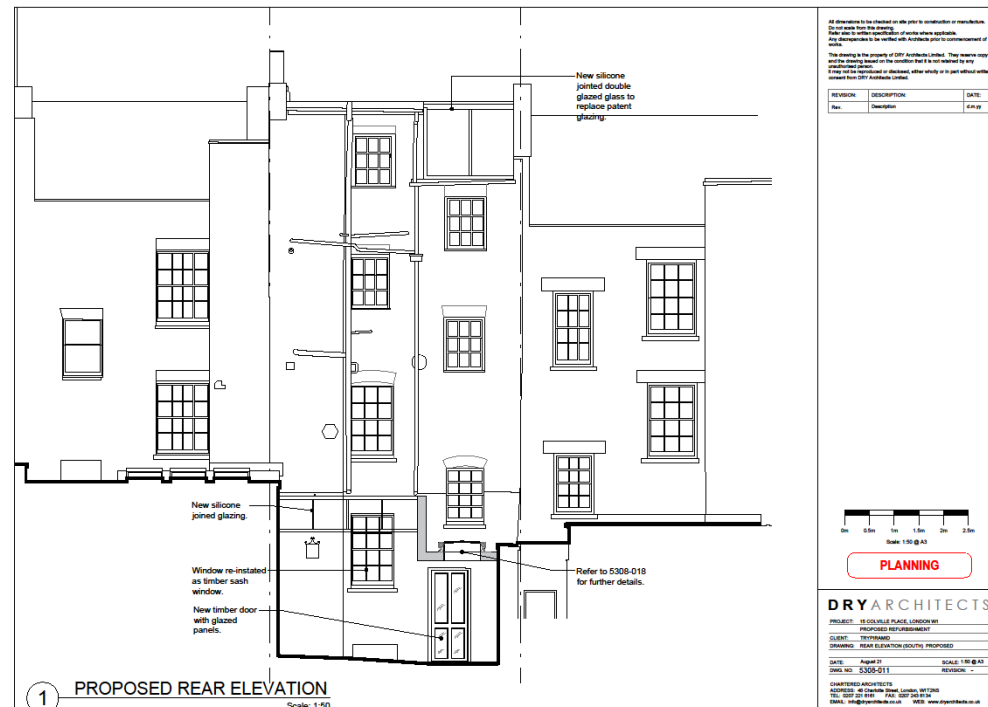






1 EXISTING REAR ELEVATION (SOUTH)

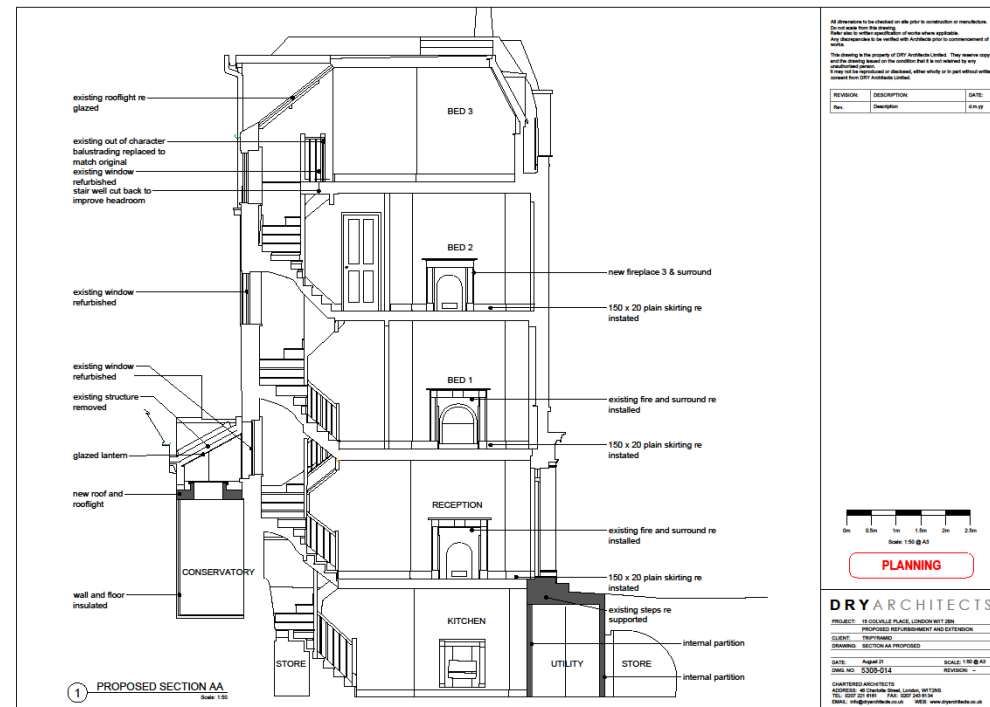
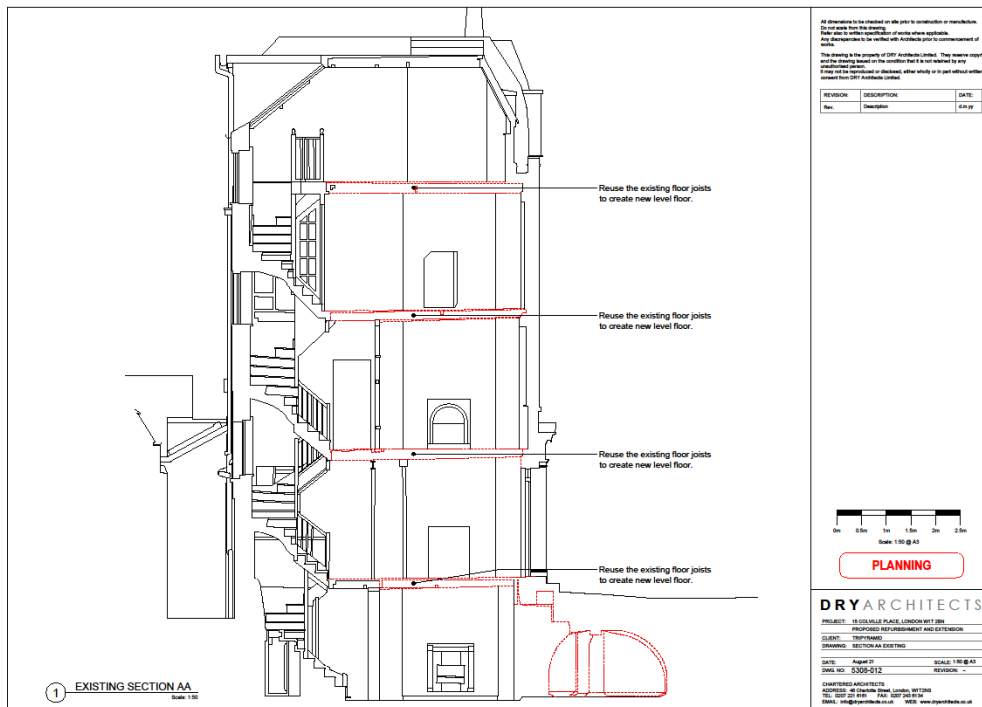
Scale: 1:50

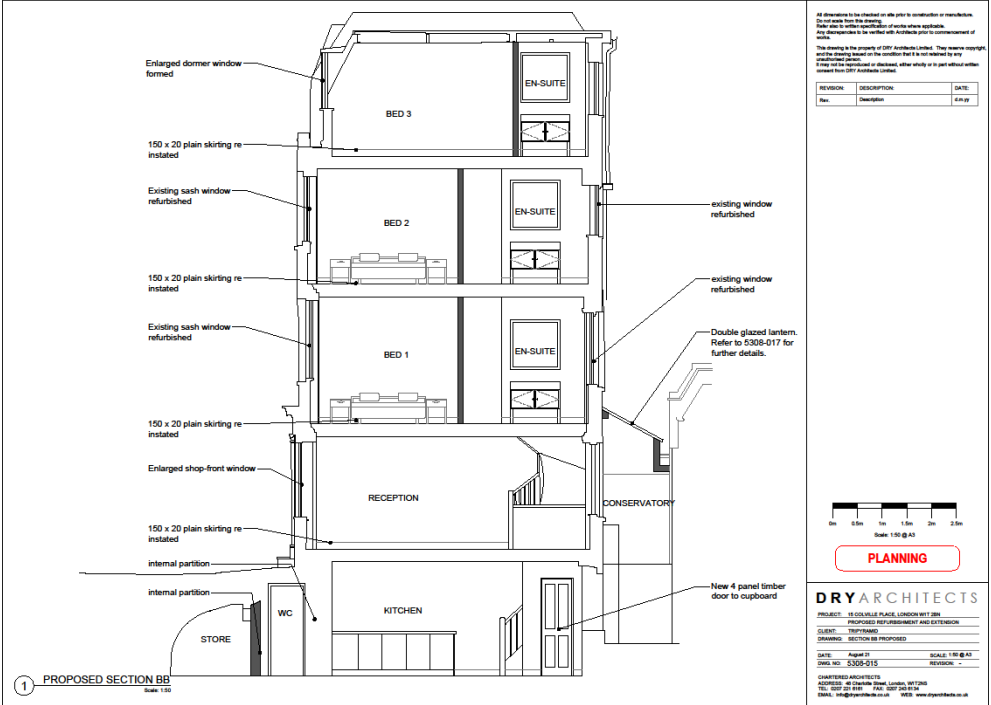
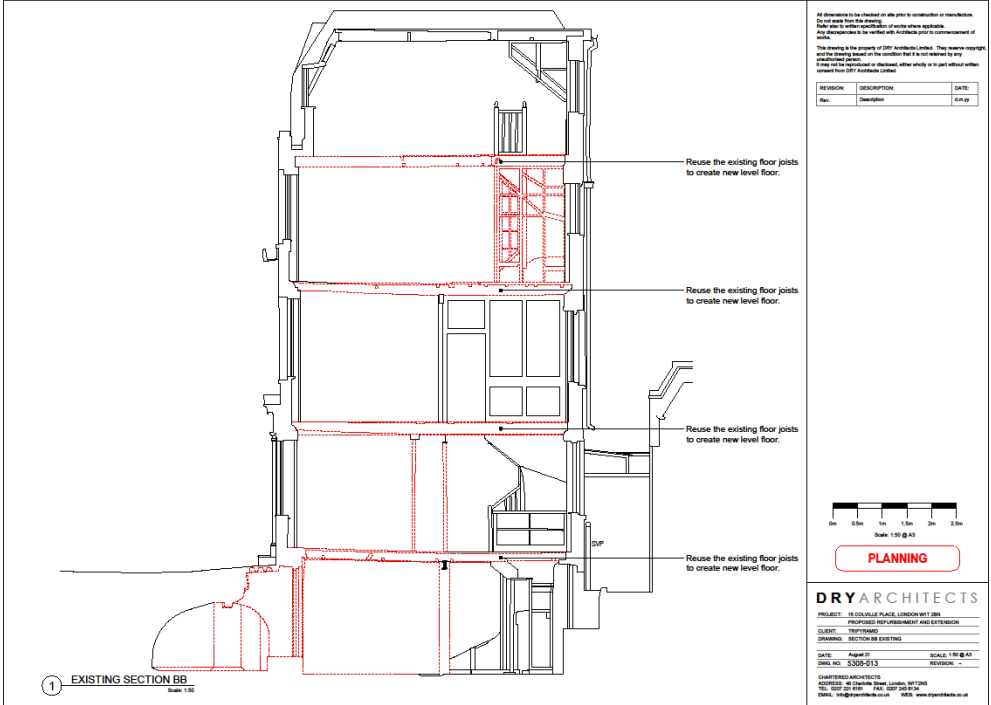


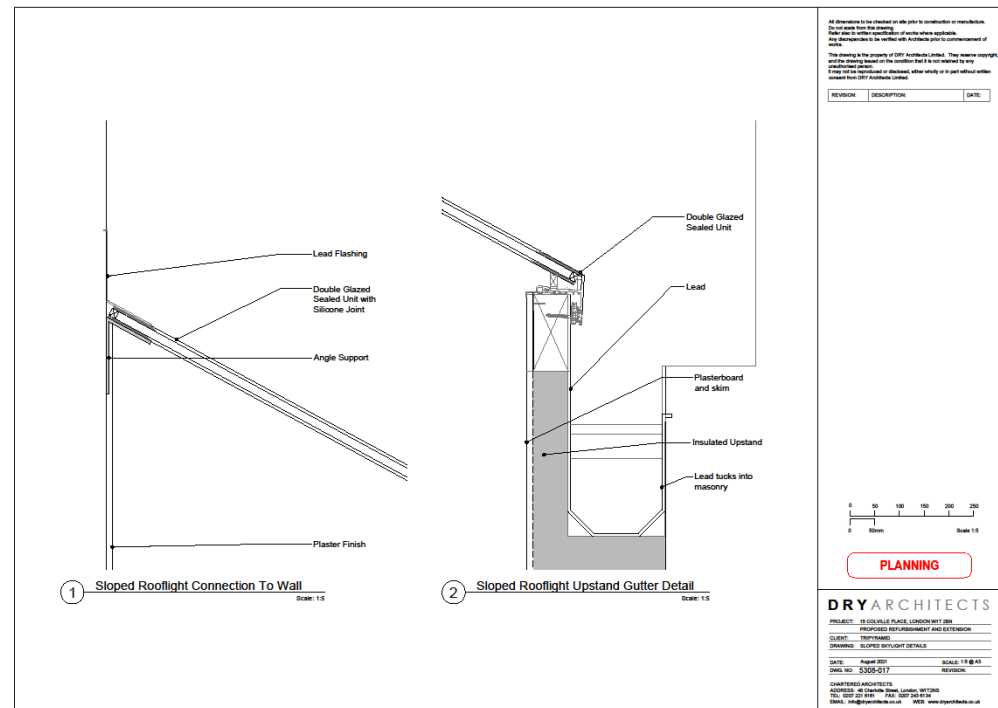
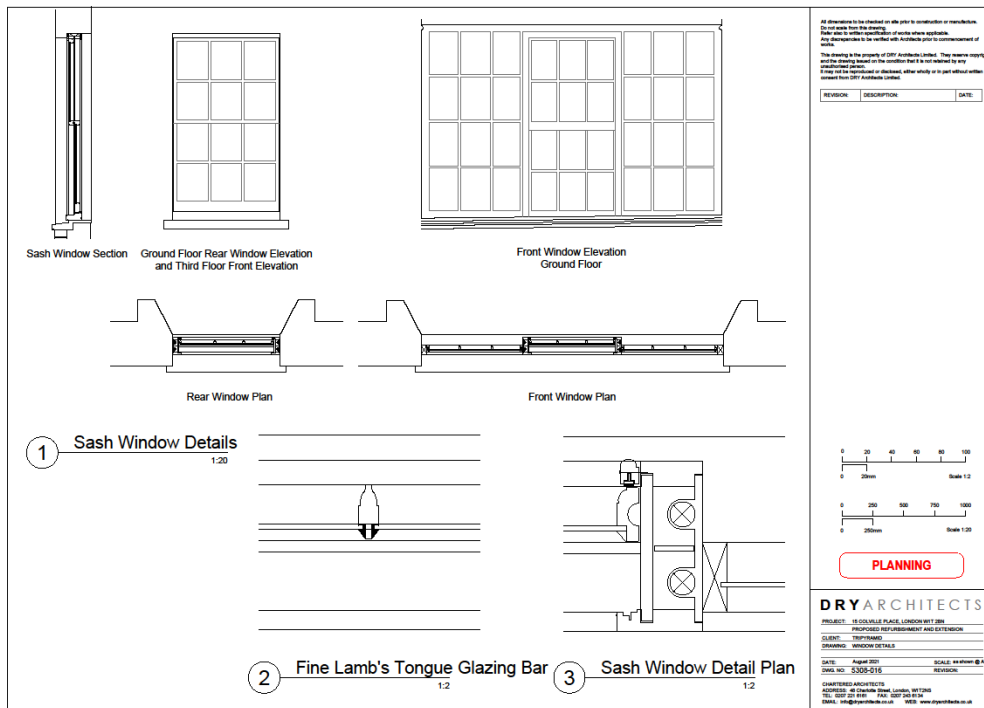
1 PROPOSED REAR ELEVATION

Scale: 1:50

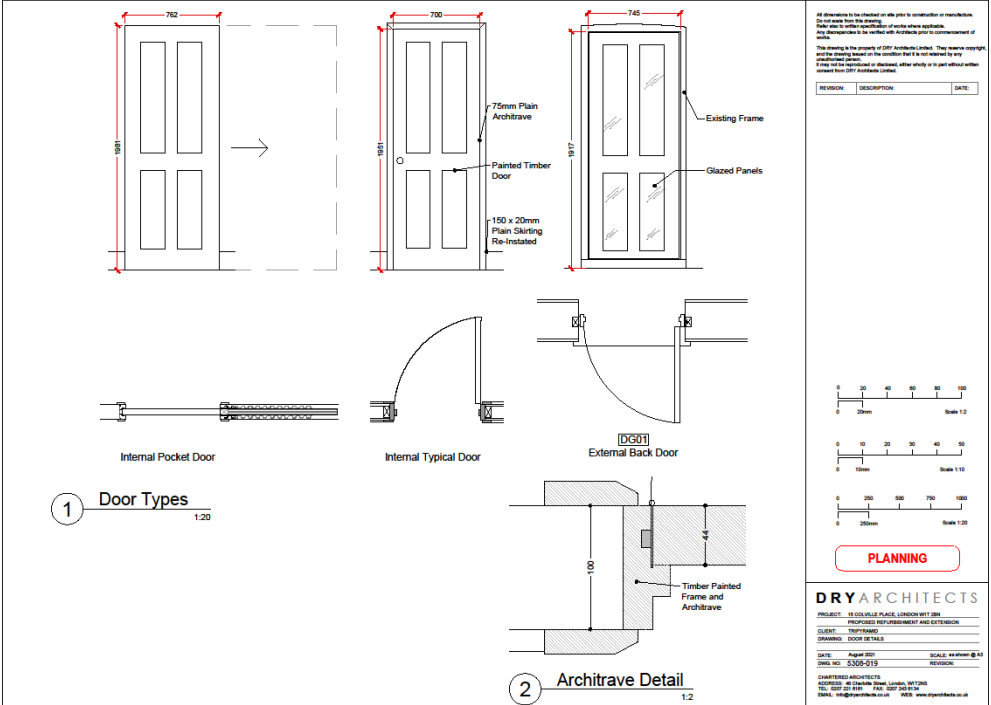
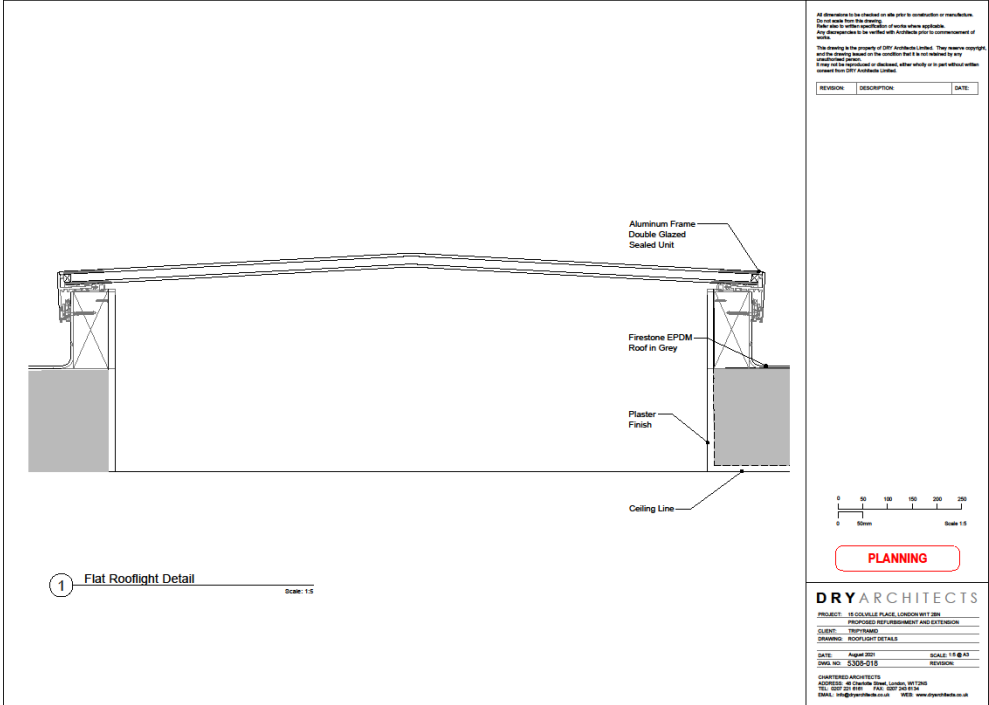












## Design and access statement

### Contents

- 1.0 Introduction
- 2.0 Access
- 3.0 Character/Context
- 4.0 Community Safety
- 5.0 Environmental Sustainability
- 6.0 Movement
- 7.0 Considering Design Issues
- 8.0 Policy Considerations
- 9.0 Conclusion

1.0 This design and access statement has been prepared in accordance with the National planning policy framework, Feb 2019. National planning policy guidance identifies the objectives of good design and these are shown in the extract from the central policy guide to the right. This statement examines the development in terms of access and movement, community safety, environmental sustainability and local character.

### 2.0 Access and Inclusivity

15 Colville Place is a terraced Georgian house, located within the pedestrianised small road of Colville Place, situated off a predominantly commercial area.

The existing front access to the property is not altered.



Site location plan:

### **3.0 Character & Context:**

The property is grade II listed and within the Kings Cross conservation area, see listing in historic section of report.

The proposals seeks to enhance the buildings historical character and to create a functional dwelling to last for future generations. Number 15 has lost a lot of its historic features, so it is planned to restore some and repair/enhance those remaining.

The building has seen many changes during its occupation. The scheme seeks to rationalise the floor plan, re-establish the plan form and create a functional layout.

The property is within close reach of underground and bus services and is within a few minutes of Goodge Street station.

The property is not within a flood zone.

### **4.0 Community safety:**

In considering health and safety during the construction, building work is only up to roof height and work can be undertaken via a fixed scaffold.

The building works are remote from any publicly accessible areas.

The site entrance will be protected during the works to prohibit public access and only allow access to contractors working on the site. There are no public rights of way through the site.

### **5.0 Environmental sustainability:**

#### **Environmental Considerations**

There is no evidence of bat activity or any other wildlife activity on the site.

Local contractors will be employed to carry out the works and it is our intention to source locally available materials. This will assist in the reduction of the carbon footprint.

Code for sustainable homes: In category 3 of the code for sustainable homes materials are considered for their environmental impact.

There is the potential to achieve a rating by reusing materials in the refurbishment of the building's envelope. This will be an efficient use of natural resources.

#### **Biodiversity Report:**

As the works are predominately internal with the existing roof being retained there will be no biodiversity impact.

### **6.0 Movement:**

Movement to and from the application site is critical to its success and function. Access to the existing building is already established and existing patterns of movement and connections within the wider site remain unaltered.

### **7.0 Considering design issues:**

When making alterations it is essential that building materials, finishes on walls, railings and hard surfacing are appropriate for the existing building and also appropriate for the local context.

The refurbishment will be undertaken in a manner that does not harm important views into or out of the conservation area.



## **8.0 Planning history:**

Please refer to Heritage Statement at the front of this report.

## **9.0 Conclusion :**

This design and access statement has been produced to accompany this full-planning application for the refurbishment of 15 Colville Place.

The objectives of good design in the national planning framework policies have been considered and adopted.

The proposed development makes a positive contribution to the street scene.

The proposed development has taken account of the site characteristics and wider residential context. The scheme provides a high quality design for the occupants, retaining its historical value, whilst creating a fully refurbished house that meets the needs of 21<sup>st</sup> century living.

**Conclusion:**

The design has considered the relevant planning policies and provides a strategy that compliments the design and history of the building, allowing for the reinstating of historic plan form and features. The proposed development causes no demonstrable harm to the heritage values or significance of the listed building or the wider context.

The proposal conserves the existing features whilst improving layout and design for the betterment of the building. We have sought to allow characteristic features to be retained, in this way, the building's original use is not lost. It is important in this context that as much as possible of the original building is kept and that any new partitions, floors, or other intrusions, be designed in such a way as to be reversible without damaging original material. New doors will be sympathetic in design, of an appropriate size and will be carefully positioned so that they do not conflict visually with existing doors and windows.

.

The owners want to undertake a significant investment in the property, which will restore the heritage asset and enhance its special significance and the street scene.

**Bibliography:**

Reference for information and images used in this report:

British History on line