

HERITAGE STATEMENT

**Rainbow House, 139 grays inn road, london**

24 May 2022

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| HERITAGE statement  **Rainbow House, 139 grays inn road, london**  24th May 2022 | | |
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| Prepared for  Sick Children’s Trust  4th floor  28-30 Worship Street  EC2A 2AH | | |
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# Introduction

This statement has been prepared by Ridge and Partners LLP in support of an application by Sick Children’s Trust in respect of removing the existing UKPN electrical equipment located within the underpass and installing the equipment onto the party wall within the lightwell. The address for the site is Rainbow House, 139 Grays Inn Buildings, London WC1X 8UB. The site is occupied by the Sick Children’s Trust who are a charity who provide free accommodation for the families who have children in nearby hospitals.

This statement should be read in conjunction with all other supporting documentation submitted with the application for listed building consent, including the Design and Access Statement.

The property is subject to statutory protection, having obtained Grade II listed status on the 14th May 1974. (List entry number: 1113103).

The listing entry as per Historic England reads as follows:

House at end of terrace. c1811-20, altered. Multi-coloured stock brick, partly refaced. Slated mansard roof with dormers. 3 storeys, attic and basement. Double-fronted with 3 windows. Stucco doorway surround with pilasters and modified entablature (enriched), patterned radial fanlight and panelled and part glazed door. Gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

The building is located in the Camden Conservation Area.

The following statement will review the relevant legislation, design proposals, and undertake a heritage impact assessment to assess how the heritage asset will be affected by said proposals.

# HERITAGE POLICY AND GUIDANCE

**2.1 Legislation**

The primary legislation relating to listed buildings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

**2.2 National Planning Policy Framework – July 2021**

The National Planning Policy Framework (NPPF) describes heritage assets as an “irreplaceable resource that should be conserved in a manner appropriate to their significance” (Paragraph 189)

Paragraph 199 states that “When considering the impact of a proposed development on the significance of a

designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)”.

The NPPF requires balance to be applied in the context of heritage assets, including the recognition of potential benefits from a development paragraph 202 provides the following: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

In the case of non-designated heritage assets, Paragraph 203 requires a “balanced judgement” having regard to the scale of any harm or loss and the significance of the heritage asset.

The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

# HERITAGE ASSETS

**3.1 Assessment Criteria**

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| **Value** | **Examples of significance** | | |
| **High** | World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives.  Grade I and Grade II\* Listed Buildings and built heritage of exceptional quality.  Grade I and Grade II\* Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well-preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s). | | |
| **Good** | Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives.  Grade II\* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.  Grade II\* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality, and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s). | | |
| **Medium** | Grade II Listed Buildings, Conservation Areas, locally listed buildings, and undesignated assets that can be shown to have good qualities in their fabric or historical association.  Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth, or other critical factor(s). | | |
| **Low** | Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.  Historic buildings or structures of modest quality in their fabric or historical association.  Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. | | |
| **Negligible/ None** | Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note.  Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest. | | |
| **Impact** | | **Typical Criteria Descriptors** |
| **Very High** | | **Negative:** Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.  **Positive:** The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features. |
| **High** | | **Negative:** Impacts will damage cultural heritage assets; result in the loss of the  asset’s quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.  **Positive:** The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. |
| **Medium** | | **Negative:** Moderate impact on the asset, but only partially affecting the integrity;  partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting  is damaged but not destroyed so understanding and appreciation is compromised.  **Positive:** Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. |
| **Low** | | **Negative:** Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements;  change to the setting would not be overly intrusive or overly diminish the context;  community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.  **Positive:** Minor benefit to, or partial restoration of, one (maybe more) key characteristic, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. |
| **Negligible/ Nil** | | No discernible change in baseline conditions. |

**3.2 The Rainbow House electrical works**

The heritage asset in question is the lightwell area of 139 Gray’s inn Road. The building is subject to statutory protection having obtained Grade II\* listed status on the 14th May 1974. (List entry number: 1113103).

A picture containing building, outdoor, parked, stone

Description automatically generated

*Image of the front elevation.*

# PROPOSED SCHEME

The proposed works are to remove the existing UKPN electrical equipment which is located within the external vault located under the pavement. The cupboard is accessed by the lightwell of the building. Once the equipment has been removed, the contractor will then install a waterproof housing onto the external area of the party wall shared with 141 Gray’s Inn Road at lightwell level.

The installation of the waterproof housing will be complete in line with the Party Wall etc. 1996 Act.

The proposed works will include:

*Please note: All works will be carried out only to the lightwell area within the lower ground floor.*

* + - * Removing the existing UKPN electrical equipment from the current location.
      * Installing the waterproof housing onto the external party wall shared with the neighbouring property.
      * Running the mains supply along the bottom of the wall opposite the building at low level into the new location.
      * Drilling a core hole at low level and running a new supply from the new location of UKPN equipment into the building. The supply will then be connecting to the electrical meters.

The proposed works are being considered as the existing location of the electrical equipment has been affected by water ingress from the above pavement area. Water has previously trickled into the electrical equipment and caused loss of power, this has meant the house had to be vacated until electricity is restored.

Our client’s property houses the families of the children who are in nearby hospitals. This house helps take the stress of finding accommodation away from the families. Finding emergency accommodation for these families proved to be difficult during the loss of power therefore the client wants the proposed works to be undertaken in order to ensure this incident does not reoccur.

Quality assessment at tender stage will ensure that the works are undertaken by competent personnel and ensure the works are completed to a professional standard.

# IMPACT ASSESSMENT

Our impact assessment will consider the extent to which the proposed works will result in a change within the setting of the identified assets and whether this change would be harmful to the assets identified, or would preserve their setting.

The proposed works to the Rainbow House will be undertaken professionally and in line with current good practice standards to ensure that the removal and repositioning of the electrical equipment is carried out correctly and with consideration of nullifying any potential damage to the existing structure.

The proposed works are located in the lightwell area, this area is not visible from street pavement level. Therefore, we do not foresee any changes or loss to the character of the area.

The housing for the electrical equipment will not be installed on the main building, only the supply will be installed. All works can be reversed should the need arise.

Based on the above criteria, we consider the impact of the proposed works to be **low**. We consider that the proposed works will not have a significant impact on the appearance of the wider surrounding area.

# SUMMARY

The intention is to remove and relocate the electrical equipment to the neighbouring party wall which will not affect the main building or the railings. Furthermore, the works proposed are reversable should the need arise. Therefore, based on the proposed installation and method of works we consider the works will have a low impact.

We consider that the proposed works will not cause harm to the existing asset or the setting and therefore preserve the existing building in accordance with Section 16 (2) and 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990.

We see the proposed development to have a very minimal effect to the existing structure and the character of the area in question.

