

HERITAGE STATEMENT

ADDRESS Kingsway Mansions, 23A Red Lion Square, London, WC1R 4SE

PROPOSAL Replacement of existing timber single glazed casement windows with aluminium framed double-glazed casement windows. Replacement of timber doors leading to the fourth floor balconies with new aluminium doors.

APPLICANT Kingsway Mansions Ltd

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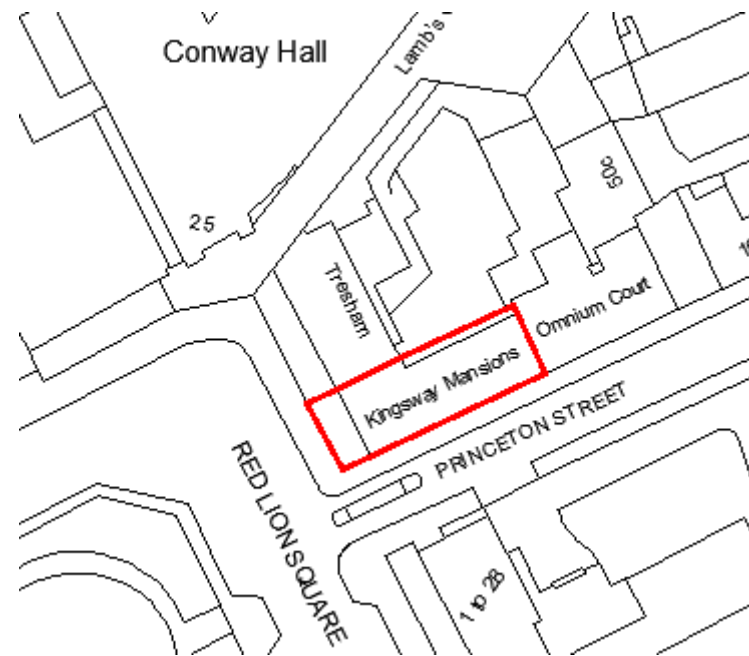
Kingsway Mansions, 23A Red Lion Square, WC1R 4SE

Introduction

This Heritage Statement has been prepared to accompany the application for the replacement of existing timber framed windows with new double glazed powder-coated aluminium framed casement windows. This application also seeks to change the timber framed doors serving the fourth floor balconies.

The subject property is a five-storey block with accommodation in the basement and is made up of self-contained flats. The property is located in the Bloomsbury Conservation Area. The property is a non-designated asset and is not listed. The property has also been marked as making a positive contribution to the local area in the Bloomsbury Conservation Area Appraisal and Management Strategy 2011.

There is no relevant planning history on the property.



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Impact on non-designated heritage asset

The NPPF states that, “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.” (p.135).

The criteria for assessing unlisted buildings in a Conservation Area is taken from English Heritage’s guidance document Conservation Area Appraisal 2006. This lists the questions to identify when a building makes a positive contribution to the special interest of the conservation area which can be applied as follows:

Is the building the work of a particular Architect or region – No

Has it qualities of age style materials or any other characteristics which reflect those of at least a substantial number of buildings in the conservation area – No

Does it relate by age materials or in any other historic significant way to adjacent listed buildings and contribute positively to their setting – No

Does it individually or as part of a group serve as a reminder of the gradual development of the settlement in which it stands or of an earlier phase of growth – No

Does it have significant historic associations with established features such as road layout, plots, towns, parks or a landscape feature – No

Does the building have landmark qualities to contribute to the quality of the recognisable spaces including exterior or open spaces with a complex of public buildings – No

Does it reflect the traditional function or character of or former uses within the area – No

Has it significant history associations with local people or past events – No

Does it contribute the character or appearance of the conservation area – Yes

If it is a structure associated with a designed landscape within the conservation area such as significant wall terracing or minor garden building is it of identifiable importance to the historic design – No

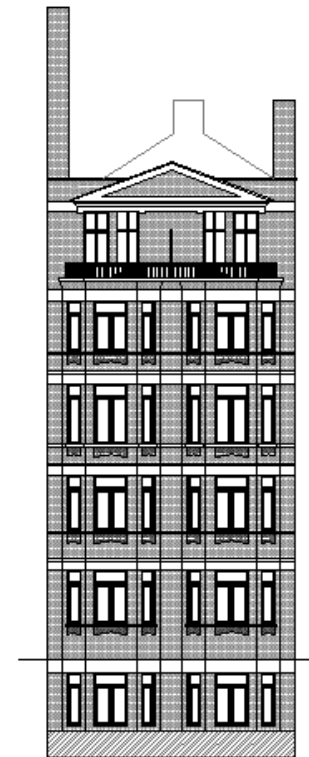
Proposed Alterations

This application seeks permission to replace the existing timber framed single glazed units with new aluminium framed double glazed windows. The design, style, and colour of the new window frames are to be as similar as possible with the existing timber windows. There are no other internal or external alterations proposed. The window and door sizes are not proposed to be changed.

The proposed aluminium frames would be in-keeping with the character of the local area and street scene as many neighbouring properties in Red Lion Square and Princeton Street have been fitted with aluminium windows, including Omnium Court, Tresham House, and Culverhouse.



Elevation fronting Princeton Street



Elevation fronting Red Lion Square



Tresham House from Red Lion Square



Culverhouse from Red Lion Square



Culverhouse from Princeton Street

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Impact on the Conservation Area and Conclusions

The design and material of the windows will provide improved thermal efficiency and reduced maintenance. This will refresh the tired appearance of the existing windows and doors that have reached the end of their effective lifespan.

Several of the surrounding buildings have aluminium window installed and therefore the new windows proposed to Kingsway Mansions would not be out of keeping with the surrounding area.

The design and profile of the new aluminium window frames will be in keeping with the spirit of Bloomsbury Conservation Area and will seek to enhance the character of this part of Camden.