

# **Planning and Heritage Statement**

*For* **31 Medburn St, London NW1 1RH**

*Revision* **(A)**

*Project* **Internal and external alterations to end-of-terrace maisonette.**



**London Borough of Camden**

*July 2022*

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### 1.0 Introduction

We draft this Planning and Heritage Statement on behalf of our clients, Ms Alina Gerasimenko and Mr Caspar Bartscherer to support a planning application to carry minor internal and external alterations associated with the upper storey maisonette within a grade II listed end-of-terrace, Georgian building.

Located at the junction of Medburn Street and Charrington Street, the application building is the end property of the typical Georgian residential terrace at Charrington Street.



**Front view of the site (31 Medburn St)**

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## **2.0 Site Assessment**

The application site is a basement and 3 storey property, divided into 2 maisonettes: 30 Medburn St at ground and basement floors and the application property, 31 Medburn St at the first and second floors, with a small entrance hallway at ground floor and associated side patios and coal vault at basement level. Both properties are accessed through arched entrance ways to the flank wall.

Located within Kings Cross St Pancras Conservation Area, Subzone 1: Crescent Gardens and St. Pancras Way, the properties on Medburn Street and the adjoining Charrington Street are constructed of London stock brick with rusticated stucco at ground floor level and shallow butterfly roofs set behind parapet walls. The property presents a rounded arched front doorway with a keystone to the flank wall, plain pilaster jams and a plain fanlight overhead. The lintels have gauged brick arches over the recessed sash windows and the first floor has cast iron balconies in front of its windows as well as molded architrave surrounds.

Internally, the layout reflects a late Georgian/early Victorian layout with the plan form following the two room on each floor identikit.

To the best of our knowledge property had been taken over by Camden Council and converted into Council accommodation. Further, the maisonette was acquired under the right to buy scheme and let on the private market.

Prior to our clients acquiring the property, and indeed prior to the property being listed, a series of modern renovations have led to the loss or damage of original internal features by means of insensitive interventions.

At ground floor level within the entrance hallway, the existing floor boards have been damaged by water ingress.

The staircase which is the only internal feature mentioned in the property listing "INTERIOR not inspected but noted to retain staircases and original features", has been overclad in backing boards and fully carpeted. Upon inspection, the original timber underneath the intervention is weakened and damaged.

In the reception room at the front first floor, the original fireplace and associated mantle and hearth have been removed and the chimney breast is found bricked up.

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**original staircase and exposed insensitive interventions (31 Medburn St)**



**reception room - missing fireplace (31 Medburn St)**

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### 3.0 Heritage assets and their significance

The listing for 31 Medburn Street, as part of the wider Georgian terrace,, dated Oct. 1998:

*'Includes: Nos.30 AND 31 MEDBURN STREET. Includes: Nos.18 AND 19 PLATT STREET. Terrace of 14 houses, now separately numbered maisonettes. c1845. Stock brick with stuccoed parapet and ground floor, the latter with channelled rustication; slate roofs concealed. Each house is 2 windows wide; 3 storeys and basement. The terrace forms a formal composition about Nos 28/29 and 30/31 (each pair of numbers is one house): those to right of and including Nos 28/29 with door to right, the rest with door to left. Doors to end houses are on returns. The 4 houses at either end project forward, and have their upper windows in moulded architrave surrounds, those to first floor under pediments. All windows have 12-pane sashes, the upper windows to centre houses under gauged brick heads, all those to ground floor under channelled keystones. Wrought-iron balconies to first floor. Authentic doors set in square pilaster doorcases under dentil moulded lintels and arched toplights. The return wall to Medburn Street has been rebuilt sympathetically. INTERIOR not inspected but noted to retain staircases and original features..'*

*Grade II*

Based on the site assessment and the property's history which encompasses a series of conversions and transformations from the 1960s onwards, it is evident that many internal features and elements of architectural interest have been lost.

It is concluded that the external appearance of the property and wider terrace has prevalence to the architectural value of the listing.

### 4.0 Planning policy

#### **National Policy Framework** (NPPF) 2018

- Paragraph 189 of the NPPF states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance".
- Paragraph 192 states that in determining applications, local planning authorities should take account of:
  - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

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b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

### Camden Core Strategy (2010-2025)

- CS14 Promoting high quality places and conserving our heritage;
- DP24 Securing High Quality Design;
- DP25 Conserving Camden's heritage;

### Camden Climate Action Plan (2020-2025)

*"[ ] we need to improve the energy efficiency of buildings to reduce heating demand, and replace gas heating systems with low carbon alternatives such as air or ground source heat pumps."*

### Kings Cross Conservation Area Statement 22

## 5.0 Proposals

The scope of our proposal is to achieve a high quality residential amenity for the residents, increase the sustainability of the building, and restore its original character.

At basement level, the existing coal vault will be tanked and plastered and its access door will be replaced with a new, painted timber door to achieve better security for storage but also to prevent further water ingress and damage to existing brickwork. Electricity will be supplied from the main meter to facilitate installing a dehumidifier and a lamp to the vault. The proposed armored cable will be concealed and run along the gas utilities within the lower ground floor patio. These upgrades will allow the use of the vault as cycle storage and promote sustainable means of transportation for the residents.

Externally at ground floor level, the two patios boarding the flank wall and the entrance steps and landing, will be paved in period appropriate Georgian sandstone and finished in bullnose edging, perimetrically.

The wrought iron railings enclosing the side patios will be altered to provide access gates from the entrance landing which will be fabricated like per like with the existing railings and with the existing gate to the front basement patio.

Internally within the ground floor level hallway, the damaged floorboards will be replaced with a tiled floor.

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The existing staircase will be repaired utilizing solid wood and its original molded nosing will be reinstated, like per like with the existing where it has been cut-away and missing. Details describing the proposed works as per Appendix A.

At the first floor, front reception room, the chimney's builder opening will be reinstated and a period-appropriate marble mantle (surround) will be installed (Appendix B). In addition, the fireplace hearth will be reinstated utilizing character sensitive, natural marble matching the mantle (Appendix B). The proposed hearth will be flush with the timber floor.

### 6.0 Conclusions

As detailed above the host building is a Grade II listed building and there are a number of heritage assets within the vicinity of the application site, all of which are considered to be of significance for their historic and visual contribution to the character and appearance of the area.

The proposed alterations are not considered to result in any adverse harm to the significance of the identified heritage assets or their settings.

Furthermore, the majority of the proposed alterations are aimed at restoring the original character of the property and enhancing its existing state, in line with policy CS14.

It is considered that the proposals accord with the NPPF and Camden's Core Strategy.