

# Kelley House

**18-20 Royal College Street  
LONDON  
NW1 0TH**

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## **Heritage, Design and Access Statement**

incorporating:

- Impact Assessment, and
- Design and Access Statement



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## 1.0 Introduction

- This statement has been prepared by Roger Mears Architects in support of the proposals for Listed Building consent of Kelley House, 18-20 Royal College Street in the London Borough of Camden.
- This statement should be read in conjunction with the proposed drawings and other documents which accompany the listed building consent submission.
- Kelley House is a three-storey plus basement terraced Grade II listed house dating from the late 18<sup>th</sup> century. The property has been extensively altered and heavily used in the last 40 years and its interior is currently in a very bad condition.
- The applicant intends to carry out a refurbishment and use the building as a tourist hostel.
- Our proposals have been carefully thought out to minimise heritage harm to the building and enhance it as much as possible whilst also delivering a good quality of life and service.

## 2.0 Setting and building description



*Aerial view, 2023*

- Kelley House is located at no. 18-20 Royal College Steet, London, NW1 0TH.
- The house is Listed Grade II (Historic England entry listing 1130407 from 18 March 1993; see Appendix A). It is adjacent to the North boundary of Kings Cross St Pancras Conservation area. The house is not within a conservation area, and there are no TPO's on trees on the site.
- The house is part of a terraced housing development and is set between no. 16 and 22 to the North and South, facing Royal College Street to the west. The back boundary faces Beaumont Court which is a 7-storey student accommodation.
- The two buildings are typical for the period being two rooms deep with a single staircase opposite the entrance to each property at the rear of the buildings. The staircase provides access to each floor with access at 2<sup>nd</sup> floor level onto the flat roof of the rear closest wing in each.
- The plan form within both buildings was altered to provide multiple rooms. Each front room has been divided into two (at 2<sup>nd</sup> and 3<sup>rd</sup> floor level) and access through the party wall between no.18 and 20 is provided at 1<sup>st</sup> and 3<sup>rd</sup> floor level.

- Because of the refurbishments and changes within the interior none of the original interior details were preserved. All original interior doors have been replaced with modern ones, architraves including.
- Most of the bedrooms have their own shower and a basin, whilst toilets are located at the ends of the corridors and within the closet wing.
- There is one kitchen located on the ground floor.
- The buildings have been vacant for many years.

### **3.0 Proposals**

- Refurbish the existing rooms so these can be used as Studios.
- Reduce the number of rooms by converting the front two rooms into a single studio thereby restoring the historic layout;
- Re-shape the size of the shower rooms, converting them into en-suites.
- Converting the 1<sup>st</sup> floor back extensions from former utility/kitchen use to hot desk office areas.
- Refurbish the interior which includes stripping out the existing plasterboard on walls and ceilings and replacing it like for like. New carpets.
- Provide new parapets on rear extension balcony matching the historic, neighbouring ones;
- Overhaul and repair windows.

### **4.0 Significance, and Impact Assessment Criteria**

- Kelley is listed for group value and is part of the terrace 6-22 Royal College Street. The interior of the building is not preserved, although the main dividing walls and staircase are kept in their original location. There might be some historical surviving details within the staircase – railings and balustrade, of Victorian age.
- The building still can be read on plan as two terraced properties with two separate staircases.
- The exterior of Kelley House – the architectural composition together with the preserved windows and visible historic brickwork is contributing to the special interest of the building and the street view.
- Most of the proposed changes will benefit the building and other could be stated as neutral.
- Significance can be defined as the sum of the cultural values which make a building or site important to society. When a building is listed, its importance is judged on its special architectural or historic interest, considering group value, age and rarity, aesthetic merits, national interest, and selectivity (i.e., the best example of a particular type of building when there are many of a similar type and quality). Cultural significance is unique to each place, and therefore the criteria by which significance is assessed is also site-specific.

- The rating system is as follows when assessing the significance of individual elements of Kelley House

Very High

High

Medium

Low

Negligible/ Neutral

Detrimental

- Each section of the assessment is organised as follows:
  - Existing Description: a brief outline of the existing condition
  - Assessment of Significance: Using the above-mentioned criteria
  - Proposals: A brief outline of the proposals/ ideas/ concepts for changes for the areas in question
  - Assessment of Impact: an assessment of the impact of the proposals on heritage significance.
- The magnitude and value are considered together according to the table below:

MAGNITUDE OF IMPACT	DEFINITION
High Beneficial	The alterations considerably enhance the heritage asset or the ability to appreciate its significance values.
Medium Beneficial	The alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
Low Beneficial	The alterations enhance to a minor extent the heritage asset or the ability to appreciate its significance values.
Neutral	The alterations do not affect the heritage asset or the ability to appreciate its significance values.
Low Adverse	The alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values.
Medium Adverse	The alterations harm to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
High Adverse	The alterations severely harm the heritage values of the heritage asset or the ability to appreciate its significance values.

*Heritage Impact assessment rating system*

## 5.0 Impact Assessment

Existing situation	Significance	Proposed works	Impact on existing significance
<b>Brickwork</b> Rear extension parapet	<b>Negligible/ Neutral</b>	Rebuild existing parapet wall matching the neighbouring	<b>Medium beneficial</b>
<b>Windows</b>	<b>Very High</b> to the front <b>Medium</b> to the back	Overhaul and repair existing windows.	<b>High Beneficial</b>
<b>Room layouts</b> The front rooms are currently divided into two separate smaller rooms each of which has its own shower room.	<b>Negligible/ Neutral</b>	Removing the division walls in the front rooms and converting them into one large as it was historically. Lowering the ceiling of the new en-suites on ground, first and second floor so that room shape could be easily identified.	<b>High Beneficial</b>
<b>Party Wall</b> There are existing late openings in the party wall on the different floors.	<b>Very High</b>	The proposal seeks for blocking the existing openings and making a new one on the ground floor. This will lead to improvement in the functional scheme and the historic layout.	<b>Low Beneficial</b>
<b>Internal finishes</b> Plasterboard to ceiling and walls	<b>Negligible/ Neutral</b>	Like for like replacement	<b>Neutral</b>
<b>Internal finishes</b> Carpets over floorboards.	<b>Negligible/ Neutral</b>	No works are going to be done on flooring structure and floorboards. The carpets will be replaced.	<b>Neutral</b>
<b>Internal finishes</b> Doors – plain.	<b>Negligible/ Neutral</b>		<b>Low Beneficial</b>

## 6.0 Access Statement

There is no change to the access of the building

## 7.0 Benefits/Justification of the Proposed Alterations

The interior is in a poor condition and much repair works need to be carried out to bring those up to standard. Although the overall shape of both houses is still well distinguished, the rooms and the communal spaces have been altered to accommodate different facilities, WCs on each floor and corridors serving all rooms. Those changes and the missing interior details led to a loss of significance of the interior.

The proposed works will contribute to the historic character of the building bringing it closer to its historical layout.

None of the proposed works will cause any harm to the historic fabric.

## **8.0 Conclusion**

The proposed internal alterations are minor and will not lead to removal of any significant historic fabric. The overall plan form of the building will be retained and the facades will be preserved. The proposals are considered to be sensitive and in keeping with the listed building.

## **9.0 References**

- i) Historic England, Official List Entry and Aerial Photos Archive
- ii) London Picture Archive
- iii) A Georgian suburb: revealing place and person in London's Camden Town, Mark McCarthy, 2018
- iv) Building Camden Town – chronology 1: c1790, <http://www.camdentownhistory.info/>
- v) King's Cross Conservation Area Statement
- vi) David Rumsey Map Collection
- vii) National Library of Scotland, Ordnance Survey Maps



## Appendix A: Listing Description

Heritage Category:	<i>Listed Building</i>
Grade:	<i>II</i>
List Entry Number:	<i>1130407</i>
Date first listed:	<i>18-March-1993</i>
Statutory Address	<i>NUMBERS 6-22 AND ATTACHED RAILINGS AND BOLLARD IN PEDESTRIAN WAY OF NUMBER 12, ROYAL COLLEGE STREET</i>
County:	<i>Greater London Authority</i>
District:	<i>Camden (London Borough)</i>
National Grid Reference:	<i>TQ 29462 83731</i>

*Terrace of nine houses. Nos. 14-22: late C18, probably built by Joseph Kirkman and Alexander Hendy as part of the development of Lord Camden's Estate. Yellow stock brick with stuccoed ground floors and continuous second-floor sill band. Four storeys and cellar, two windows each. Round-arched entrances with later doors and fanlights. Gauged brick flat arches to recessed sashes, first floor having iron window guards. Parapet. Nos. 6-10: early C19. Yellow stock brick with stuccoed ground floor and first-floor band. Symmetrical design, the central house slightly projecting. Windows 1:2:1. Three storeys and basements; no. 8 with attic. Nos. 6 and 10 have round-arched ground floor openings; doorways have fanlights and later doors, sash windows with glazing bars. No. 8 has square-headed ground floor openings, doorway with overlight and later door and sash window with glazing bars.*

*Upper floors have gauged brick flat arches to later 2-pane sashes; no. 8 with an attic lunette sash. Stone-coped parapets of nos. 6 and 10, with brick modillions, sweep up to the higher parapet of no. 8 in the form of a pediment. Nos. 6-10 are not on a map of 1806 but appear by Greenwood's Map of 1827 flanking a lane known as Upper College Grove. No. 12: early C19. Built over the beginning of Upper College Grove and linking nos. 10 and 14 Royal College Street; pedestrian access only to the lane, now known as College Grove, via the round-arched right-hand passage-way with the original cast-iron bollard. Three storeys and basement, two windows. Round-arched entrance with rusticated keystone, fanlight and later door. Gauged brick flat arches to recessed sashes; ground floor with glazing bars; upper floors, 2-pane. Parapet.*

*INTERIORS: not inspected but noted to retain some original features.*

*SUBSIDIARY FEATURES: attached cast-iron railings to areas.*

*HISTORICAL NOTE: Kirkman and Hendy were amongst the first speculative builders to take leases following Lord Camden's Estate Act passed in 1788 for the building of 1,400 houses for "industrious artisans" on the southern part of his Kentish Town Estate. Their first take was in June 1790 and the leases for the houses on Royal College Street all ran from Michaelmas 1790. Nos. 14-22 appear on the Stockdale Map of 1797. The French poets and partners Paul Verlaine and Arthur Rimbaud lived at 8 Royal College Street from May-July 1873.*

*Listing NGR: TQ2947383711*



## Appendix B: Historical Background

### Historical development of the area

Although Roman remains have been discovered in the vicinity of York Way, there is no evidence of settlement in the King's Cross area until the development of the hamlets of St Pancras and Battle Bridge during the medieval period. The former developed in the vicinity of the St. Pancras Old Church, which was rebuilt during the 12th Century and may have been built on the site of a 4th Century Pagan temple. A small settlement developed in the vicinity of the church, which was situated on a hillock overlooking the River Fleet (which was culverted beneath Pancras Road in 1825). By the 13th Century most activities in the parish had migrated to the Kentish Town area.

The ancient settlement of Battle Bridge developed, and inherited its name from, the point where the ancient highway of Maiden Lane (now York Way) crossed the River Fleet. Until the early 19th Century, the river dominated the locality's topography flowing along the western side of Pancras Road before turning eastwards towards Gray's Inn Road.



*John Rocque's Map, 1746*

As is indicated on John Rocque's Map of 1746, the two small settlements of St Pancras and Battle Bridge remained relatively isolated and were surrounded by open fields until the mid-18th Century.

The construction of the New Road (now Euston Road) between Paddington and Islington in 1756 acted as one stimulus for urban development and the road rapidly became London's northern boundary. The Act of Parliament that endorsed the development of the New Road however required that no buildings should be erected within 50 feet of it. Accordingly, although it became residential in character, properties were built with long gardens fronting the road.





*Greenwood Map of London, 1827;*



*Greenwood Map of London, 1827;*

*Kelly House is present on the map. There is house development in the area but it is still quite rural and green, especially around Regent's canal.*

Other developments in the area during this period include the Small Pox Hospital, 1767, now occupied by King's Cross Station, the Fever Hospital constructed next to it in 1802, and the Royal Veterinary College in 1791. The College is thought to be the first veterinary college in the country. At the southern end of Pancras Way, a workhouse was also built in 1809 and rebuilt and its infirmary accommodation much enlarged after 1880. That site is now occupied by the Hospital for Tropical Diseases (St Pancras Hospital).

The area between the two later stations was developed with residential streets during the late 18th and early 19th centuries. In advance of development, the fields were dug over for brick making, while tile kilns and dust yards, where refuse was sifted, added to the pollution of the air. This, and the dampness of the Fleet Valley, discouraged the building of further houses.

Early 1790s was a period of rapidly changing politics, but in the meantime people like Lord Southampton, Lord Somers, Lord Bedford were developing their estates. Lord Camden signed a contract with a partnership of two developers - Joseph Kirkman (a brewer and 'mortgagor', who lived at 7 Gower Street) and Alexander Hendy, a builder. Their contract was substantial – a first lease in 1790 of 60 acres for £628 and followed in 1791 for a further 30 acres for £318. The plan drawn in the lease, however, was minimal. The circumference included the southern section of the Cantlowes demesne up to the King's Road and excluded, on the west side, the land of Camden Place already leased to Holbrook. Internally, there would be three 'down' roads, north to south, and two crossroads. In due course, the crossroads became the more substantial Pratt Street and King Street, and at the southwest corner, opposite the Southampton Arms, a terrace along the road Lane was named Gloucester Place and later Crowndale Road. Those areas were profitable brick fields before they were built up.



*New map of London with its environs. Robert Laurie. James Whittle. London. 1809*

Building stopped in 1795 but continued thereafter into the 1840s. Some of the buildings are now Grade II listed, eg nos 6-22 and 75-85 Royal College Street.

During the early 19th century, canals provided the primary means of transporting goods. The Regent's Canal was completed in 1820, connecting the River Thames at Limehouse with the Grand Junction Canal in Paddington. The canal was lined with larger and more frequent lateral basins and wharves than at present and its arrival in King's Cross signalled the area's industrial growth. Several industrial companies, including the Imperial Gas Light and Coke Company, located in the area during the 1820s.

The late 18th century residential areas were expanding. To the south of Euston Road, St Chad's Street, Chesterfield (now Crestfield) Street and Liverpool (now Birkenhead) Street were laid out and standardised late Georgian, "third class" housing, consisting of three storeys plus a basement level, were developed from the 1820s onwards.

Several streets in Somers Town, to the west of St Pancras Gardens, including Medburn Street, Goldington Street and Goldington Crescent, were laid out with three-storey terraced houses, some of which have survived subsequent redevelopment and Second World War bombing. The River Fleet, which ran along the west side of Pancras Road, was put into a culvert at the beginning of the 19th century.





*Charles Booth poverty map, 1898; In the years between 1827 (see map above) and 1898 there is rise of the house development and only a few green areas are left. Royal College Street is fully built up.*

In 1833/34 Charles Goodal leased no. 12-18 Royal College Street and built a factory to the rear to manufacture playing cards. He soon expanded and took over no.s 20 and 22 as well as a former gun factory on land behind to the east. Company's productivity rapidly increased and more land was acquired and a large factory was built behind no.s 20 and 22 with an entrance through no.24. The company declined in the beginning of the 20<sup>th</sup> century and was sold.

In 1968 the Royal Veterinary College contacted the London City Council with a view to demolish the properties around, including the terraced houses, part of which is Kelley house, it as they were not fit to live in. If demolished, they had to be replaced with accommodation for students.

Today many of the houses built in the area between Royal College Street, Pratt Street, St Pancras Way no longer exist. Some have been demolished to make space for a Parcelforce Depot with spacious parking to be built. The rest have been demolished and student accommodations have been built instead.

## Historical development of Kelley House

Kelley House was built in the late 18<sup>th</sup> century. The map below is one of the first ones to show the building in a bigger detail: overall shape and size and number of floors.

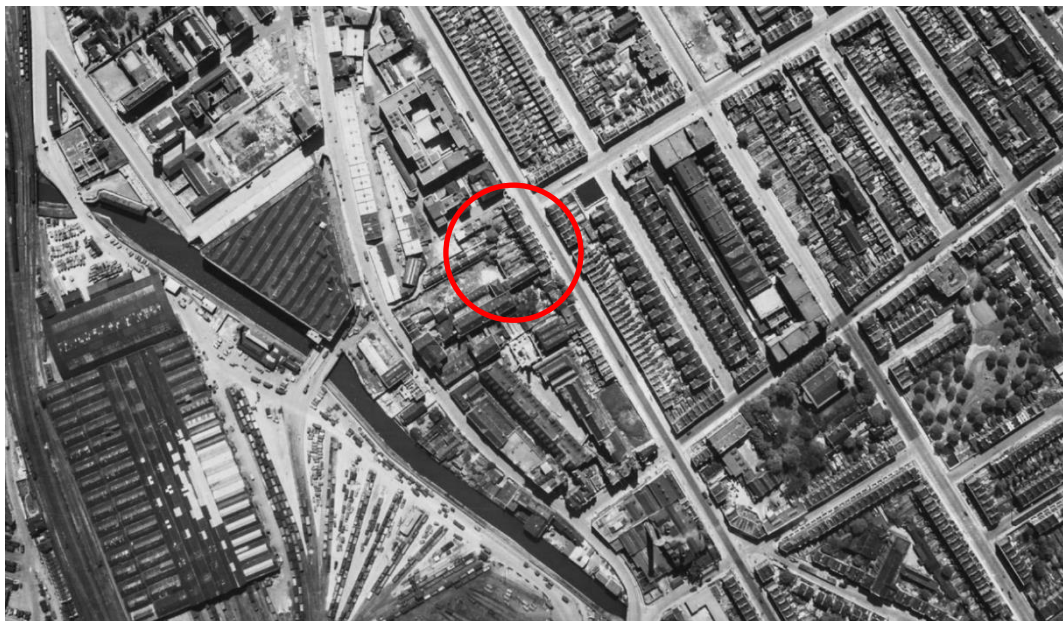


*Insurance map, 1885;*

*We can see a clear layout of the buildings with the back rooms and the big back gardens*

Most terraced and villa houses built in this period were of three or four floors, with six to eight rooms, a back washroom and generous rear gardens. Kelley House is a good example of this layout.

The Ordnance map from 1870 onwards shows that the footprint of the buildings has hardly changed.



*Aerial photo, 10 May 1946*

Until 1989 Kelley House had been used as a residential. It was then two single residential houses and at least one of them was used as a multiple occupation house.

After 1989 it was converted by the Griffin Society to a bail hostel for women which led to multiple changes to the interior. It was divided into smaller rooms with WC services.

In 1994 a boiler house was built at the rear of the building.

In 1996 the operation of the hostel was transferred to Equinox Care and managed Kelley House as a proxy for London Probation. It was used to provide accommodation for women offenders by bail, probation and post-custody licence in much the same way as the Griffin Society operated the hostel.

It was used as a hostel for nearly 20 years.

After 2010 Kelley House was used by London Probation as a hostel for men only. Some improvements of the interior were made to improve its functioning and there was an intention for declining the number of beds (rooms) from 18 to 17.

The showers were fitted in each room while between 1990 and 2010. In 2010 they were refurbished and small basins were fitted in, removing the basins from the rooms' interiors. New openings in the party wall were made on the 1<sup>st</sup> and 3<sup>rd</sup> floor including additional alterations of the rooms as new corridors were formed.

In 2013 new bin waste storage was placed to the back of the house based on the number of residents – 18. That is after a Condition from a previous Planning Application 2010/2790/P from 2010 has been submitted and approved. Condition 3 states: *Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.*

## Appendix C: Application History

There are a number of previous planning and listed building consent applications on record relating to Kelley House. The historical details of each are presented below:

Application ref.	Description	Decision	Date
2013/4485/P	Details of location, design and method of waste storage as required by condition 3 of planning permission granted 13/07/2010 (ref: 2010/2790/P) for continued use as probation hostel.	Granted	21-08-2013
2010/2793/L	Internal alterations to listed building in association with the continued use as a probation hostel (sui generis)	Granted	15-07-2010
2010/2790/P	Continued use as probation hostel (sui generis)	Granted	13-07-2010
2010/1926/L	Change of use from house of multiple occupation (Class C4) to probation hostel (sui generis) and associated alterations to listed building.	Withdrawn	
2010/1919/P	Change of use from house in multiple occupation (Class C4) to probation hostel (sui generis)	Withdrawn	
9401373	Construction of a boiler house at rear as shown on drawing no(s) 94019A and as revised by letter dated 3rd March 1994.	Grant Full or Outline Perm. with Condit.	11-11-1994
8903675	Change of use from buildings in residential multiple occupation to a hostel.	Grant Full or Outline Perm. with Condit.	23-01-1990
8903674	Change of use from buildings in residential multiple occupation to a bail hostel	Grant Full or Outline Perm. with Condit.	23-01-1990
8802358	Change of use from residential to hotel as shown on drawing No. 1016	Refuse Full or Outline Permission	15-09-1988
8802186	Refurbishment including erection of new 3 storey rear extension and an extra 4th floor and conversion into 9 flats as shown on drawing nos:1 and 2.	Refuse Full or Outline Permission	29-11-1988
8802099	Conversion of two properties within existing shell and levels to form six self-contained flats and two self-contained maisonettes *(plans submitted)	Withdrawn after Reg'n (not used on PACIS	08-05-2003



## Planning Considerations

There are a number of planning policy considerations brought to bear through various acts of national legislation, local area planning, guidance and frameworks, etc. The relevant policies are presented below.

### National Policy

The National Planning Policy Framework (NPPF, amended July 2021) sets out the intent to conserve and enhance the historic environment in para 189 stating:

*“Heritage assets... are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”*

Response: The proposals for Kelley House will enhance the building's interior and will bring it closer to its historic layout. The space will be re-opened for public use again as it has been in the last 40 years.

The Planning (Listed Buildings and Conservation Areas) Act 1990 relates to special controls in respect of buildings and areas of special architectural or historic interest. When considering proposals for Kelley House the relevant sections as set out below should be referenced:

- Section 16(2) “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) “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.”
- Section 72(1) “With respect to any building or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Response: Kelley House is a Grade II listed building and is not located within a Conservation Area. The works proposed will be in keeping with the building and will preserve its historic interest.

### London Plan

The London Plan 2016 remains the adopted Development Plan for London. Policy 7.8 (Heritage Assets and Archaeology) advises that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Response: The proposals for Kelley House are within the footprint of the building. The historic layout of the front rooms will be brought close to its original plan. New materials will not be used and either repairs or like for like replacement will be made. Sympathetic building construction techniques will be used wherever possible.

Policy 7.9 (Heritage-led Regeneration) advises that heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Response: The proposals for Kelley House are partially restoring the historic layout and also enabling its further use in the best possible way.

Policy HC1 (Heritage conservation and growth) supports the conservation of heritage assets, their setting and significance whilst avoiding harm and identifying opportunities to enhance significance.

Response: The proposals at Kelley House are focussed within the interior where multiple changes have been made, most of them about 40 years ago when the houses have been converted into a bail hostel and that affected the interiors' significance. Like for like works are proposed and wherever possible sympathetic building construction techniques will be used.

### **Local Policy and Guidance**

The local development framework for the London Borough of Camden is contained in the Camden Local Plan. When considering the proposals at Kelley House, the following policies which relate to the historic environment are relevant:

Policy D2 Heritage : Designated Heritage assets and Listed Buildings Sections

Response: The proposals at Kelley House are not going to cause harm to the significance of the listed building and will enhance it and bring it closer to its historic layout. The proposed works are beneficial for the building in terms of usage and not leaving in the existing dilapidated stage.