

HERITAGE STATEMENT

XXXX
XXX
London
W1 XXX



FOR
Mr X
XXXXX

Prepared by:
XXXXX
INDEPENDENT CHARTERED SURVEYORS



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INTRODUCTION

The Heritage Statement is to be used as part of a planning application for proposed changes to the protected historic assets comprising both the building itself and the Conservation Area in which it is situated.

QUALIFICATIONS AND EXPERIENCE OF THE PERSON PREPARING THE REPORT

XXXX

BSc. (Hons.) Cert. Historic Building Conservation (University of Cambridge)

The company has Membership of VAG (Vernacular Architecture Group) and Membership of SPAB (Society for the Protection of Ancient Buildings).

SYNOPSIS

In the National Policy Planning Framework Section 12. Conserving and enhancing the historic environment, there is a requirement for applicants to include a heritage statement as part of their application for works affecting a heritage asset. The relevant paragraph is reproduced below.

128. 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. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

A heritage impact statement is the product of a structured heritage impact assessment process. This ensures that the significance of the historic assets is taken into account when changes are proposed. It is a core part of the design process, which tests whether the

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proposals for change are appropriate by assessing their impact on the significance of those assets.

The historic asset may be solely a building or other structure or more broadly an area comprising several buildings and features within a designated conservation area. In this case, the historic assets are both the building, listed as a Grade II asset with the other properties in that immediate location, and the XXX Conservation area; the whole of XXX and XXX Streets being within that designated curtilage.



REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

GENERAL/HISTORICAL INFORMATION

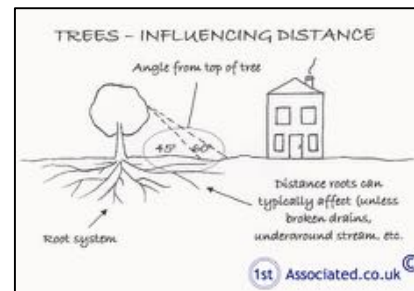
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate, they are to convey or emphasise a point. We certainly would not expect you to carry out work based upon the sketches alone.



Influencing distance of trees

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

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LOCATION PLANS

**Heritage
Statement
Conservation
Area**

**Heritage
Statement
Conservation
Area**

**Heritage
Statement
Conservation
Area**

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HERITAGE STATEMENT

The XXXX is situated in the London Borough of XXXX, at the junction of XXX Street, shown on historic maps as XXXX Street, and XXX Street in the parish of XXX. The site falls within the XXXX Estate Conservation Area, one of 56 conservation areas in the borough of XXXX; A World Heritage Site, 75% of XXX is within a Conservation Area. Designated as a Heritage Asset for its 'special architectural and historic interest' the area encompasses land developed chiefly from the c.18th into the early c.19th during the Georgian and Regency periods.

Added to the statutory list of historic assets in 1987, Grade II, as part of a group incorporating nos. XXX Street and XXX Street (Reference to XXX should presumably be XXX). The building is of yellow clay stock brick comprising of a basement, ground floor, two upper floors, and a parapet roof. Whilst the facade to the ground floor will have undergone changes over time to suit the needs of the occupants, for example a door to the XXXX Street side has been removed and a window has one adjacent to XXXX Street partly blocked, the upper floors appear to be original externally.

The railings to the XXXX Street side are painted steel, recently, and likely installed when the external access to the basement was formed. Of interest is the blind window to the first floor of the XXXX Street side, not uncommon during the years of window tax where in an attempt to keep the symmetry of a building a window opening was bricked up; in this case, however there was no window installed above; resulting in a lack of symmetry. The ground floor has been in use for commercial activity for many years latterly for the preparation and sale of food for consumption on or off the premises.

Reference to the Kelly's 1856 London Guide indicates at that time XXX and XXX Streets were home to a wide range of occupations, XXXX Street was the address of a Furniture Broker whilst in XXX Street, now part of XXX Street and at the intersection of XXX Street there was a Rag and Bottle Merchant and an Upholsterer. There were numerous mixed trades along XXX Street at that time indicating that the buildings and indeed the area were designed for the mercantile classes predominantly. The one constant was at number XXX Street which was, as now, the XXXX public house.

Key to Conservation Areas and Listed Buildings is an assessment of their significance, which is the sum of values associated with them. English Heritage guidance for the Sustainable Management of the Historic Environment (2008) defines the significance of a place as encompassing values which are wide-ranging and inter-related. Evidential value reflects the potential of a building or its fabric to provide information about the past. Historic value relates to the architectural style, materials and technology of the period

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from which they date. Aesthetic value refers to the design and visual interest whilst Communal value is that which is derived from the historic associations with people or events. The historic significance of a building, group of buildings or a wider area is the sum of these heritage values.

The building, part of which is occupied by the XXXX, is an example of what was built towards the end of the construction in the area, reference to the XXX map of 1792-1799 shows the area to be un-developed at that time. The land, leased to speculative builders, was largely developed by the 1820s and completed by the time of Mogg's 1834 map. The design of the building was in keeping with other properties in the immediate area and it provides a harmonious link between the two streets. In common with much of XXX Street and XXX Street the historic commercial use of the ground floor continues. There was a hierarchy attached to the development of the estate controlled by the freeholder, in essence the more northerly parts of the estate were of a lower status, that continued further north of what is now XXX Lane. Properties in XXX Street and XXX Street were modest in size and occupied chiefly by small-business people and their families. XXX Street is classified by XXX Council as a secondary route, as is XXX Street.

What remains of the original fabric of a listed building is important in informing its original purpose and status. The XXXX occupies a small space and viewed internally the vertical sliding sash window at the rear of the building, overlooking a small yard, is an example of an early c.19th sash and is an original feature. The shopfront, albeit with some changes, is in scale and appearance that typical of a small building of that type and period. The double doors fronting the road are of interest, they appear to be original and being set on the corner of the building are a noticeably visually attractive feature.

The study which informed the council in determining what became the original XXX Estate Conservation Area, designated in 1967, remarked that 'XXX Street retains a considerable amount of its character'. 'Particularly, obvious at its western end where rows of shops with original bay shop windows (1825) form a pleasing village shopping street atmosphere giving additional variety to the townscape.' 'This is carried on beyond XXX Place into XXX Street although here the buildings are of a more minor quality'.

XXX Council has reviewed and added areas to the Conservation Area since its inception but by being included in the original Conservation Area the council has always considered XXX Street and XXX Street to be worthy of protection from harmful changes.

The council's XXX Estate Conservation Area Audit makes specific mention of the value to the area of historic shopfronts. Paragraph 3.65 is reproduced below.

3.65 Streets such as XXX Street, XXX Street, XXX Street, XXX Street, XXX Place and XXX Street are characterised by smaller scale activities and generally retain attractive

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shopfronts, many with the original detailing. Listed examples can be found in XXX Street where there is a high number, and many of these are in continuous runs, which provide an interesting and rich townscape.

This includes Nos. XXX and XXX which have thin mullioned display windows, panelled stall risers and panelled and glazed doors. Nos. XXX & XXX have altered 19th century shopfronts. XXXX Street has a number of listed shopfronts, for example No. XX has a 19th century example which remains relatively unaltered. 3.66 Good examples which are not listed include the original shopfronts and surround

In Pevsner's Buildings of England, p.XXX, reference is made to XXX Street being comprised of modest c.19th terraces on both sides, the north side having a row of original wooden shopfronts.

In addition to the many listed buildings in the immediate area, the XXX Estate Conservation Area has two squares, XXX and XXX which are Registered Parks & Gardens, archaeological sites in the area are the XXX Settlement and XXXX Village; both Saxon and Medieval remains having been found.

In the immediate area of the subject property there are 12 records of listed buildings, all grade two and including a K2 telephone kiosk. The XXX Church (1910) in XXX Street is listed also.

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History and Development of area

The historic maps consulted indicate that the immediate area at the junction of XXXX St and XXXX St was laid out but not developed until the early part of the c.19th.

One of London's Great Estates, the origins of the XXXXX Estate as developed by XXXXXX, who succeeded in 1761 and laid out the streets and squares, can be seen on the sketch of the north-west London estates where an area west of XXX was in the hands the XXXX family.



Sketch Map North-West London Estates (Summerson, J. Georgian London P.148)

The estate comprised a highly disciplined hierarchical grid of streets, squares and mews. This reflected the hierarchy in the design of the terraced houses with the 'first', 'second' and 'third' rate houses on the main roads and squares and ancillary domestic quarters in the mews, originally occupied by coachmen and groomsmen. The height of the principal buildings generally ranged between four and five storeys above basement, whilst the service buildings comprised two and three storeys. The development of the estate was complete by 1820 and many of the original buildings with their original street layout still survive. Notwithstanding re-building, some owing to WW II bomb damage, the Georgian terraces remain the dominant characteristic in much of the area.

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Recent Planning History

The extracts below are from <http://idoxpa.XXXX>

Use of the ground floor as a mixed sui generis use comprising sandwich bar/café/restaurant, selling cold food and some hot food to takeaway or eat-in and the preparation and storage of facilities for the same. Seating for 15 customers inside and a further 9 on the private forecourt and opening hours between 7am and 4pm Monday to Friday.

Ref. No: XXXX | Received: Fri 27 May 2011 | Validated: Tue 14 Jun 2011 | Status: Decided

Use of the ground floor of the premises as a mixed use comprising retail, cafe and hot food take away elements (sui generis).

XXXX Street London W1H 4QN

Ref. No: XXXX | Received: Thu 03 Feb 2011 | Validated: Thu 03 Mar 2011 | Status: Withdrawn

Removal of rear stairwell. Erection of extension at basement, ground and first floor at rear. Construction of rooftop extension in connection with the creation of a self-contained flat. (Site includes XXXX Street and XXXX Street)

XXXX Street London W1

Ref. No: XXXX | Received: Tue 27 Nov 2001 | Validated: Tue 27 Nov 2001 | Status: Withdrawn

Erection of roof extension to provide one self-contained flat and rear extension (site includes XXXX Street and XXXXX Street)

XXXX Street London W1

Ref. No: XXXX | Received: Wed 31 Oct 2001 | Validated: Tue 27 Nov 2001 | Status: Withdrawn

Installation of 2 fully retractable canopy blinds.

XXXXXX Street London W1

Ref. No: 0XXXX | Received: Mon 21 Aug 2000 | Validated: Mon 21 Aug 2000 | Status: Decided

Installation of 2 fully retractable canopy blinds.

XXXX Street London W1

Ref. No: XXXX | Received: Mon 21 Aug 2000 | Validated: Mon 21 Aug 2000 | Status: Decide

The application made in 2000 for permission for canopies to be fitted were refused for the following reason:

Refused by way of materials used and colour which would adversely affect the special interest of the Grade II building and the character and appearance of the XXXX Estate Conservation Area and would fail to preserve or enhance that character and appearance.



There was no objection to the proposal by the XXX Society and English Heritage did not voice an opinion.

Advice at that time from the Conservation Officer was that a canopy/blind manufactured in canvas and in a neutral colour would be viewed more favourably by the council.

XXXX Council's advisory notice, 'Shopfronts, Blinds and Signs - A Guide to their Design' can be found below:

<http://transact.XXXX>



EXTERNAL PHOTOGRAPHS



XXXX Street towards XXX Street
(XXXX Author)

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XXXX Street facade, from south (XXXX Author)



View across XXX Place towards XXX Street (XXXX Author)

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XXXX St XXXX Street (XXXX Author)



Adjoining building XXXX Street (XXXX Author)

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INTERNAL PHOTOGRAPHS



Original Vertical Sliding Sash Window at rear of premises
(XXXX Author)



Towards XXXX Street, blocked doorway adjacent to window
(XXXX Author)

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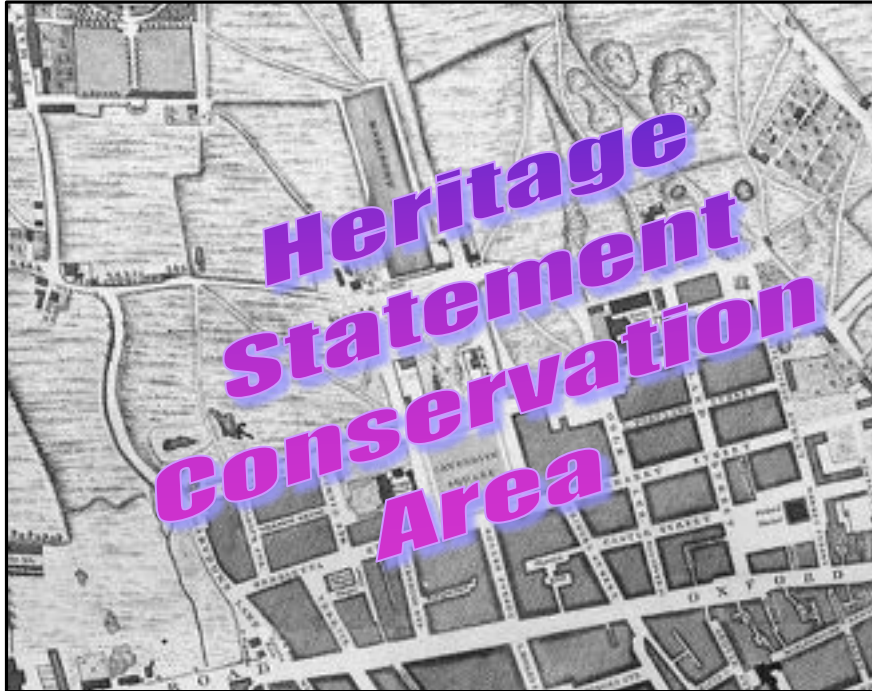
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HISTORIC BACKGROUND – MAPS RESEARCH

Maps



1746 John Roque Map (London Topographical Society)



1792-1799 Richard Horwood Map (Detail of Area)

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1792-1799 Richard Horwood Map of area (Cambridge UL)



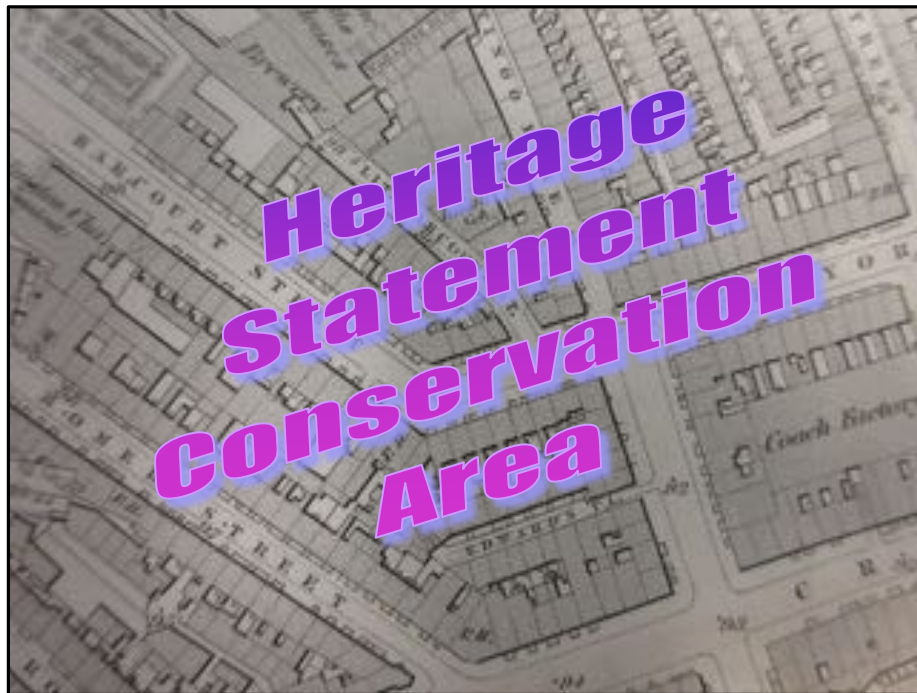
1834 Mogg's Guide to London (Map Co)

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1872 Ordnance Survey 1:25000



1914 Ordnance Survey 25''

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Other Maps

1 Deed maps: None found

2 XXXX Estate Particulars of Sale Map 1957



Observations from research of maps

The earliest map inspected, Richard Horwood's late c.18th map shows that development of the XXX Estate had not at that time included XXX Street and XXX Street. By the time of Mogg's map the area had been developed fully and the overall plan has remained in place since then. What the maps will not necessarily show is where buildings have been replaced on the same site or the change in use of the buildings. Whilst it was not possible to establish the date, at sometime between dates of the Ordnance Survey maps, XXXX Street had been re-named XXX Street.

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Historic Photographic Record



1975 London Picture Archive



1975 London Picture Archive

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1974 XXXX Street. London Picture Archive



1974 XXXX Street. London Picture Archive

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2005 Images of England



1951 XXXX Street
(From sale particulars of XXX Estate)

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CONCLUDING NOTES

It is not the purpose of a Heritage Statement to make specific recommendations; it is for the planning authority to determine the suitability of any application for works affecting any heritage asset whether an individual building or its setting within a designated conservation area.

The Heritage Statement is prepared for an applicant as part of the planning process and assists the planning authority in that they are assured that due consideration of the significance of the subject property and its setting within the Conservation Area is given by the applicant and their advisors.

Notwithstanding previous unsympathetic building work nearby, but falling outside the Conservation Area, proposals to make alterations to buildings are subject to necessary scrutiny through the planning process. Ground floor commercial premises have, as XXX Council have referred to in their advisory notices, often been equipped with external canopies, historically to protect the goods on display from heat and sunlight as much as for the comfort of customers viewing those items. It was noted from the survey by foot of the environs around XXX Street and XXX Street that numerous businesses continue to the employ such protection, with the additional benefit, in some cases of making outside spaces more usable.



Premises in nearby XXXX Place (XXXX Author)

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If you would like any further advice on any of the issues discussed then please do not hesitate to contact us on

XXX BSc. (Hons.) Cert. Historic building conservation (University of Cambridge).

For and on Behalf of
XXXX Limited
Independent Chartered Surveyors
XXXX

This report is dated: XXXX

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APPENDICES



Historic England List Entry

<https://historicengland.org.uk/listing/XXXXXX>

XXXX STREET W1, 1, XXXX STREET W1

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: XXX STREET W1, 1, XXXX STREET W1

List entry Number: XXX

Location

XXX STREET W1

XXX STREET W1

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: City of XXX

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 01-Dec-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: XXXX

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TQ XXXX NW CITY OF XXX XXX STREET, W1 XXX (north side) Nos XXX and XXX including No XX XXX Street.

GV II

Terrace. Early-mid C19. Yellow stock brick, roof concealed by parapet. On corner site. 3 storeys and basement. 3 bays to XXX Street, 4 to XX Street. Altered C19 shop fronts with pilasters, fascia and cornice. Double doors to corner entrance. Recessed sashes with glazing bars throughout. Gauged brick flat arches to XXXX Street and soldier arches to XXX Street. Basement railings with fleur-de-lys finials. Included for group value only.

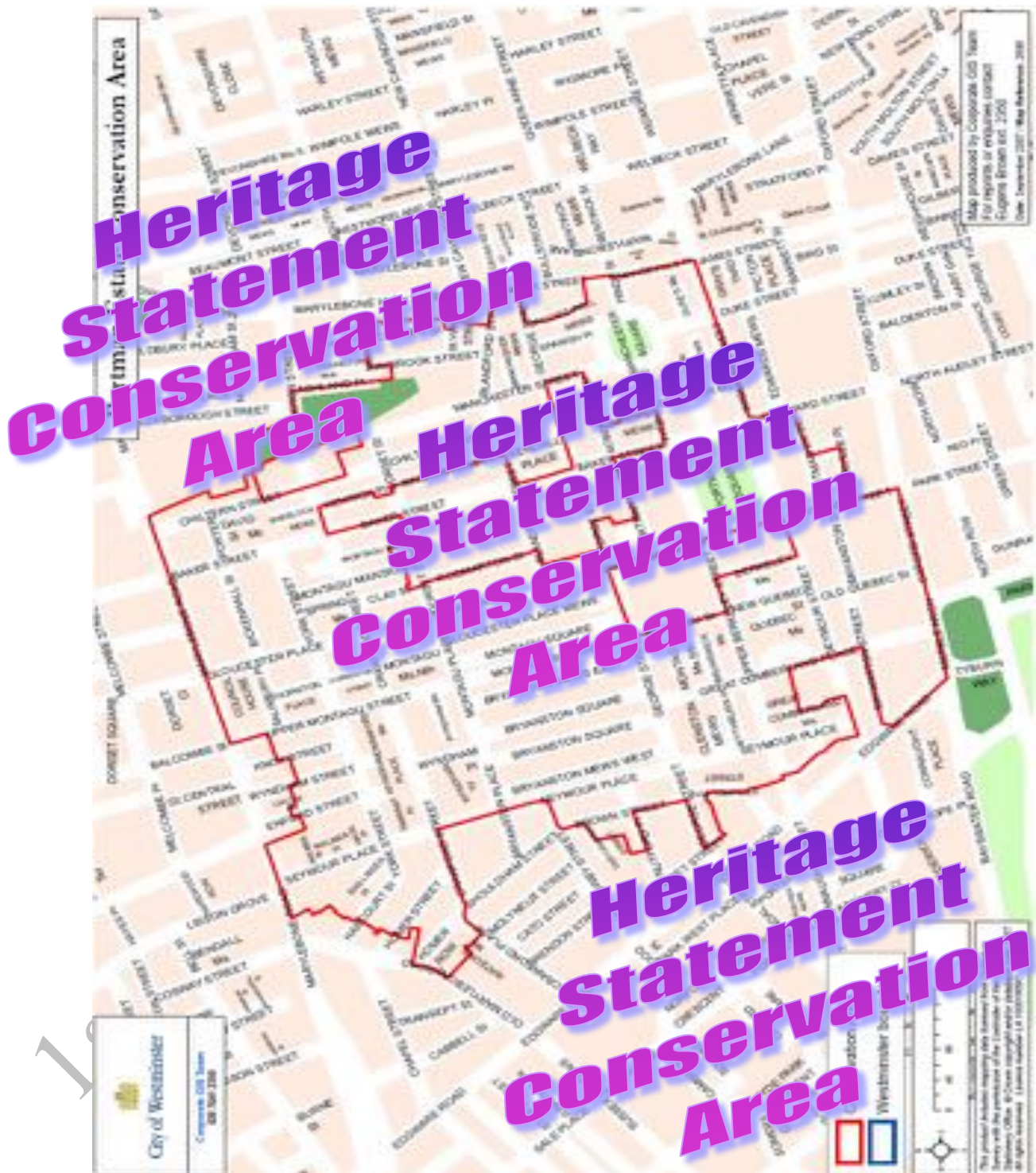
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PLAN OF XXX ESTATE CONSERVATION AREA



Plan of XXX Estate Conservation Area (XXX Council)

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RESEARCH REFERENCES

Online references:

www.XXXXXXX.gov.uk/online-applications
www.XXXXXXX.org
www.mapco.net/london.htm
www.heritagegateway.org.uk
www.locatinglondon.org
www.britishlistedbuildings.co.uk
www.ucl.ac.uk/bartlett/architecture/research/
survey-london/current-area-study-south-west-XXXXXX
www.pastscape.org.uk/default.aspx
www.archive.historicengland.org.uk/
www.imagesofengland.org.uk/
www.historicengland.org.uk/listing/the-list/list-entry/XXXXXX

Bibliography of Printed Publications

Cherry, B., Pevsner, N., 2002. *The Buildings of England, London 3: North West*.
London: Yale University Press

Cruikshank, D., Wyld, P., 1986. *Georgian Town Houses and their details* London:
Butterworth

Kelly's London, 1856. 2011 S&N Genealogy Supplies (CD accessed at Cambridge
University Library)

Royal Commission for Ancient Monuments. 1925. *An Inventory of the Historical
Monuments in London-West* London: HMSO.

Summerson, J., 1988 *Georgian London* London: Barrie & Jenkins

Historic information resources investigated

Historic maps at Cambridge University Library
Historic maps online NLS
Historic maps online Map Co
VCH (Victoria County History)
Pevsner Buildings of England

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SCOPE OF WORK AND LIMITATIONS

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXXXX and relates to the Heritage Statement.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

VISUAL INSPECTION

When we carried out the visual inspection the property was open for business. The weather on the day was dry, sunny and warm.

TIME LIMIT

Our research has been time limited, due to:

1. The physical survey was conducted over part of one day, Wednesday XXX and comprised a visual inspection of the premises and a survey by foot of the XXX Street and XXX Street areas.
2. Further research was conducted at Cambridge University Library and Map Room,

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