



Heritage Statement

16 Duncan Terrace

London

N1 8BZ

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16 Duncan Terrace

1.0 INTRODUCTION

This Heritage Statement has been prepared by CgMs Consulting on behalf of Markus Hansen, in order to inform and support proposals for alterations to take place at No.16 Duncan Terrace, Islington, London. The proposals seek to provide alterations and additions to the building in order for it to return to its original use, as a single dwelling.

The site is situated within the southern area of the London Borough of Islington, in an area known as St Peter's, located approximately 1.61km from Kings Cross train station and approximately 3.23km north of the River Thames. It is served by Angel underground station, 150m to the west and City Road (A1) to the south and west.

The site itself accommodates a Grade II Listed late-Georgian townhouse, which has been heavily altered to accommodate offices and studio space. It was built between 1828 and 1833 and designed by J.W.Griffith for the purpose of accommodating single dwelling use. The building has been extended to the south, referred to as an infill extension throughout this document, due to it replacing the gap between nos.16 and 15.

The site is situated at the west border of the Duncan Terrace and Colebrooke Row Conservation Area, which serves to maintain the residential nature and unique characteristics of this area. It is also surrounded by a number of Grade II listed structures, which comprise of residencies making up Duncan Terrace in its entirety and much of the opposite Colbrooke Row. The boundary of the site is abutted by two Grade II listed properties, to the north and south, Duncan Terrace road, to the east and access road to the west.

The proposals regarding the site seek to provide a single dwelling, with modern facilities. This will be done through the following:

- Addition of a glazed balustrade atop of the infill extension;
- All sash windows to be replaced with double glazed sash windows;
- Raising of the front door and installation of railings in accordance with those demonstrated by neighbouring properties;
- Replacement of modern window at basement level with traditional sash window;
- Retention of door surrounds and reinstatement of original floor plan, in the main;
- Installation of modern bathrooms and a number of doorways accessing the infill extension; and
- Reinstallation of the fireplace on the top floor.

Accordingly the significance of the structure and the impact that proposed development may have upon it and the surrounding heritage assets, will be discussed, in light of the National Planning Policy Framework and planning guidance outlined within this document.

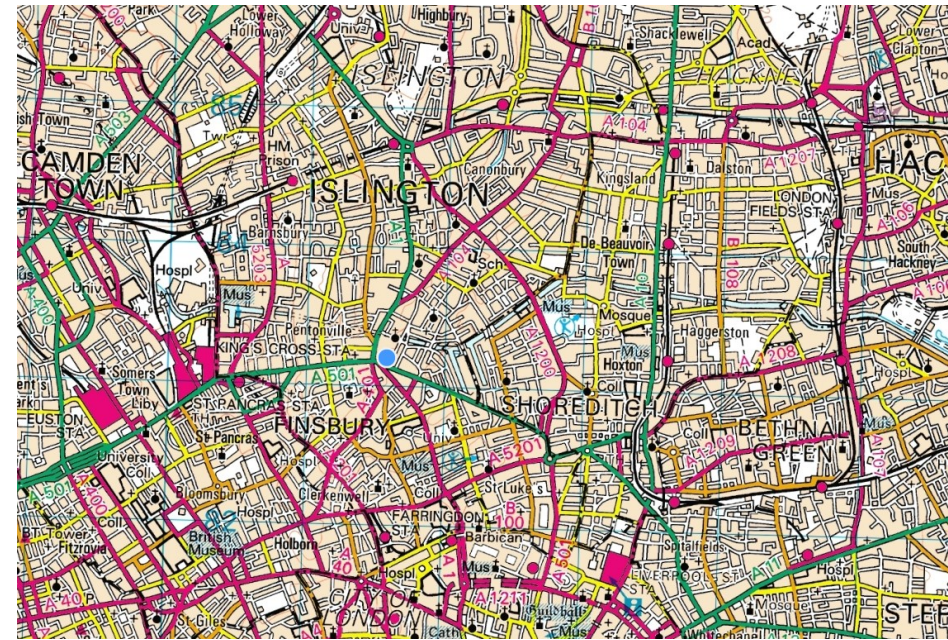


Figure 1: Map presenting the location of the study site, outlined in blue. Source: BingMaps (2014)

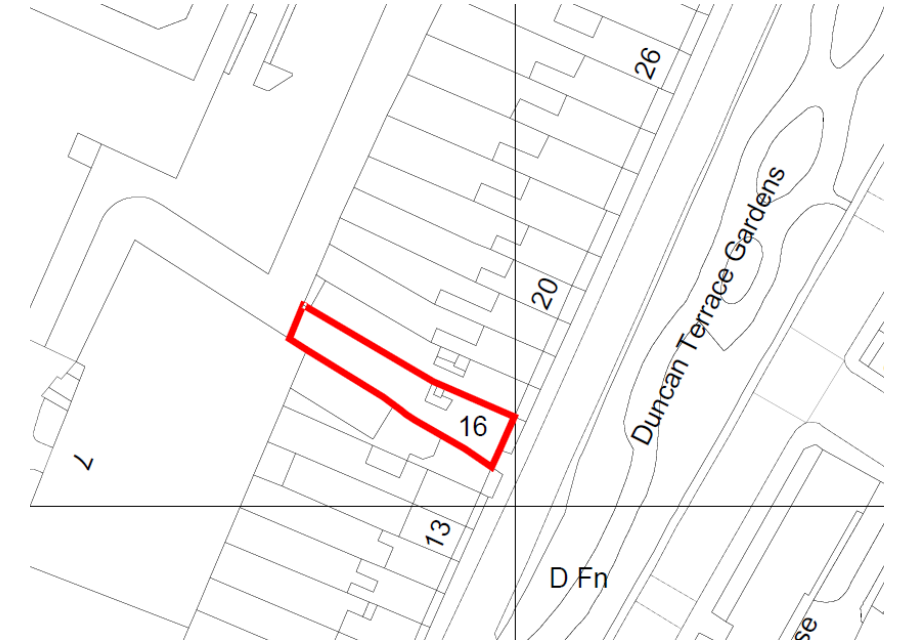


Figure 2: Image of the study site, outlined in red. Source: Lipton Plant Architects (July 2014)



Figure 3: Map of the study site, outlined in red. Source: English Heritage (2014)



Figure 4: Photograph of the site from the south . Figure 5: Photograph of the site, taken from the north.

Source: Site Visit (January 2011)

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 LEGISLATION AND NATIONAL PLANNING POLICY

The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.

Legislation

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area (CA) is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing Conservation Areas and their setting. Further provisions are detailed in Section 74 of the Act.
National Planning Policy

National Planning Policy Framework (NPPF), (March 2012)

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and sets out the Government’s planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining Planning Applications the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the ‘golden thread’ which is expected to run through the plan-making and decision-taking

activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets, as set out in paragraph 14 of the NPPF.

Within section 7 of the NPPF, ‘Requiring Good Design’, Paragraphs 56 to 68, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 58, the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 12, ‘Conserving and Enhancing the Historic Environment’, Paragraphs 126-141, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance. The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- Heritage asset. This is ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions’. These include designated heritage assets and assets identified by the local planning authority.
- Significance. The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

In order to determine applications for development, Paragraph 128 of the NPPF states that LPAs should require applicants to describe the significance of the heritage

assets affected and the contribution made by their setting.

Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 129, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraphs 132 to 136 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset’s conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 134 advises that where a development will cause 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 securing its optimum viable use.

Paragraph 135 notes 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.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage defined this new approach, now reflected in the NPPF, as ‘constructive conservation’. This is defined as ‘a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.’

2.2 NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE

National Planning Practice Guidance, (NPPG), (2014)

This guidance has recently been adopted in order to support the NPPF. It does not supersede PPS 5: Historic Environment Planning Practice Guide (DCLG, DCMS, English Heritage, 2010). It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar, that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

National Guidance

PPS 5: Historic Environment Planning Practice Guide (DCLG, DCMS, English Heritage, 2010)

Guidance is currently being drafted in order to support the NPPF, this is due to published in late 2013. In the interim period, PPS 5: Historic Environment Planning Practice Guide, issued by the Department of Communities and Local Government in collaboration with English Heritage and DCMS in 2010, remains valid, and provides important guidelines on the interpretation of policy and the management of the historic environment. In particular, the Practice Guide identifies the issues which ought be considered to achieve successful good design with new development in sensitive areas:

- The significance of nearby assets and the contribution of their setting;
- The general character and distinctiveness of the local buildings, spaces,

public realm and landscape;

- Landmarks and other features that are key to a sense of place;
- The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces;
- The topography;
- Views into and from the site and its surroundings;
- Green landscaping; and,
- The current and historic uses in the area and the urban grain.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5, yet remains relevant with that of the current policy regime in the emphasis placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential,

historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

The Setting of Heritage Assets (English Heritage, October 2011)

English Heritage's guidance on the management of change within the setting of heritage assets seeks to provide a definition for the term of 'setting' itself, as well as guidance to allow councils and applicants to assess the impact of developments upon the settings of heritage assets.

The document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.' Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

It provides guidance on practical and proportionate decision making with regards to the management of proposed developments and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals.

The guidance sets out a five staged process for assessing the implications of proposed

developments on setting, of which Stages 1 and 2 are used in the identification and assessment of a heritage baseline:

1. Identification of heritage assets which are likely to be affected by proposals. The guidance states that if development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting. Importantly, it is distinguished that an impact on setting does not necessarily equate with harm and may be positive or neutral. This judgement of impact instead depends upon a detailed understanding of the individual heritage asset's significance, of which setting may form a greater or lesser part.

2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset. This depends upon a understanding of the history and development of the site, utilising historic mapping where possible. This assessment should also be informed by the physical surroundings of the asset, including its relationship with other heritage assets, the way in which the asset is experienced and the asset's associations and patterns of use. All this information will provide a baseline for establishing the effects of a proposed development on the significance of a heritage asset;

3. Assessing the effects of proposed development on the significance of a heritage asset. With the baseline information gathered at Stage 2 it will be possible to identify a range of effects development may have on setting, which will be evaluated as beneficial, neutral or harmful to the significance of the heritage asset. The location and siting, form and appearance, permanence and any other effects of proposals will all inform the assessment process;

4. Maximising enhancement and reduction of harm on the setting of heritage assets. Measures to reduce harm could include relocation of all or parts of a development, changes to the layout, screening, etc. Where harm cannot be eliminated, design quality of the proposed development may be one of the main factors in assessing the balance of harm and benefit. Where a development cannot be adjusted and where some harm to the setting of heritage assets is unavoidable, appropriate screening may be required to reduce the extent of the harm caused;

5. The final decision about the acceptability of proposals. This will depend on the range of circumstances that apply to a heritage asset and the relative sensitivity to change. Decisions are therefore made on a case by case basis, recognising that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies.

The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

2.3 LOCAL PLANNING POLICY AND GUIDANCE

The London Plan (Adopted July 2011, revised October 2013)

On 22 July 2011 the Mayor of London published the London Plan which replaced the amended version of 2004. This sets out the strategic Development Plan for London, and Policy 7.8 'Heritage Assets and Archaeology' seeks to record, maintain and protect the city's heritage assets in order to utilise their potential within the community.

Further to this it provides the relevant policy with regard to development within the historic environment. It requires that development which have an affect upon heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail, whilst encouraging development to make the most of heritage assets.

Policy 7.8 (Heritage Assets and Archaeology)

Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.9 (Heritage-led Regeneration)

Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Policy 7.4 (Local Character)

New developments require to give regard to the local architectural character in terms of form, massing, function and orientation. This is supported by Policy 7.8 in its requiring local authorities in their policies, to seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy, as part of managing London's ability to accommodate change and regeneration.

The London Plan therefore encourages the enhancement of the historic environment and looks favourably upon developments which seek to maintain the setting of heritage assets whilst managing London's ability to accommodate change and regeneration.

Islington's Local Development Framework Core Strategy (Adopted February 2011)

In February 2011 the London Borough of Islington council adopted the Core Strategy which plays a key role in outlining the strategic vision for the borough up to 2025, and discusses issues such as affordable housing,

employment spaces, and the improvement of the built environment. It is under the latter that strategies and issues regarding the historic environment are discussed.

Policies relevant to the proposal are outlined below:

Policy CS 8

(Enhancing Islington's character)

In the areas of Islington outside the key areas the scale of development will reflect the character of the area. The successful urban fabric of streets and squares, which is a key asset of the borough, will be maintained and poorer quality public realm will be improved. Less successful areas of the borough will be identified and improved. This will be achieved through conservation area policies and other Development Management Policies, supplementary planning documents, and by the council's public realm works.

Policy CS 9

(Protecting and enhancing Islington's built and historic environment)

High quality architecture and urban design are key to enhancing and protecting Islington's built environment, making it safer and more inclusive.

- A. The borough's unique character will be protected by preserving the historic urban fabric and promoting a perimeter block approach, and other traditional street patterns in new developments, such as mews. The aim is for new buildings to be sympathetic in scale and appearance and to be complementary to the local identity.
- B. The historic significance of Islington's unique heritage assets and historic environment will be conserved and enhanced whether designated or not. These assets in Islington include individual buildings and monuments, parks and gardens, conservation areas, views, public spaces and archaeology. Active management of conservation areas will continue, through a programme of proactive initiatives for the conservation-led regeneration of historic areas, and potential designation of new conservation areas. Archaeological Priority Areas will continue to be defined on the proposals map to assist in the management of these historic assets.
- C. Where areas of Islington suffer from poor layout, opportunities will be taken to redesign them by reintroducing traditional street patterns and integrating new buildings into surviving fragments of historic fabric. Reconfiguration based on streets and a perimeter block approach will be a key requirement for new developments, in particular housing estate renewal.
- D. All development will need to be based on coherent street frontages and new buildings need to fit into the existing context of facades. Housing developments should not isolate their residents from the surrounding area in 'gated' communities.
- E. New buildings and developments need to be based on a human scale and efficiently use the site area, which could mean some high density

developments. High densities can be achieved through high quality design without the need for tall buildings. Tall buildings (above 30m high) are generally inappropriate to Islington's predominantly medium to low level character, therefore proposals for new tall buildings will not be supported. Parts of the Bunhill and Clerkenwell key area may contain some sites that could be suitable for tall buildings, this will be explored in more detail as part of the Bunhill and Clerkenwell Area Action Plan.

- F. New homes need to provide dual-aspect units with clear distinction between a public side and a quieter private side with bedrooms.
- G. High quality contemporary design can respond to this challenge as well as traditional architecture. Innovative design is welcomed, but pastiche will not be acceptable. The council will establish new advisory mechanisms to ensure the highest standards of architecture and environmental design.

This is explained further with regard to good design; Conservation and design is about far more than just preserving history or good taste. Put simply, well designed places are places that work better. Careful design should help increase people's sense of well-being, by creating more inclusive environments, making people feel better about where they live, reducing fear of crime, encouraging walking and offering people the opportunity for day-to-day interaction with others. Often, the parts of our built heritage that we value most are those which achieve these aims. Well designed neighbourhoods have the potential to be healthier neighbourhoods.

The historic environment is generally defined as anything in our environment resulting from past human activity. Those elements of the historic environment that have significance are called heritage assets. These assets cover building, monument, site, or landscape of historic, archaeological, architectural or artistic interest whether designated or not.

Islington's Local Plan: Development Management Policies (adopted June 2013)

Islington's Local Plan: Development Management Policies forms part of the council's Local Plan. The policies outlined within this document aim to achieve development that helps deliver the vision and objectives set out in Islington's Core Strategy. The following policies re those which address development affecting heritage assets.

Policy DM2.3 (Heritage)

A. Conserving and enhancing the historic environment Islington's historic environment is an irreplaceable resource and the council will ensure that the borough's heritage assets are conserved and enhanced in a manner appropriate to their significance. Development that makes a positive contribution to Islington's local character and distinctiveness will be

2.3 LOCAL PLANNING POLICY AND GUIDANCE

encouraged.

B. Conservation areas

i) The council will require that alterations to existing buildings in conservation areas conserve or enhance their significance. Similarly, new developments within Islington's conservation areas and their settings are required to be of high quality contextual design so that they conserve or enhance a conservation area's significance. Harm to the significance of a conservation area will not be permitted unless there is a clear and convincing justification. Substantial harm to the significance of a conservation area will be strongly resisted.

ii) The council will require the retention of all buildings and structures which make a positive contribution to the significance of a conservation area. The appropriate repair and re-use of such buildings will be encouraged. The significance of a conservation area can be substantially harmed over time by the cumulative impact arising from the demolition of buildings which may individually make a limited positive contribution to the significance of a conservation area. Consequently, the loss of a building which makes a positive contribution to a conservation area will frequently constitute substantial harm to the significance of the conservation area.

iii) The council will resist the loss of spaces, street patterns, views, vistas, uses, trees, and landscapes which contribute to the significance of a conservation area.

iv) The council will use its statutory powers to ensure that buildings and spaces within conservation areas that are at risk from neglect or decay are appropriately maintained and repaired.

Planning applications are required to include a Heritage Statement which demonstrates a clear understanding of the significance of any heritage assets affected by proposals and the impact on their significance

C. Listed buildings

i) The significance of Islington's listed buildings is required to be conserved or enhanced. Appropriate repair and reuse of listed buildings will be encouraged.

ii) The significance of a listed building can be harmed by inappropriate repair, alteration or extension. Proposals to repair, alter or extend a listed building must be justified and appropriate. Consequently a high level of professional skill and craftsmanship will be required. Proposals to repair, alter or extend a listed building which harm its significance will not be permitted unless there is a clear and convincing justification. Substantial harm to or loss of a listed building will be strongly resisted.

iii) New developments within the setting of a listed building are required to be of good quality contextual design. New development within the setting of a listed building which harms its significance will not be permitted unless there is a clear and convincing justification, and substantial harm will be strongly resisted.

iv) The best use for a listed building is usually that for which it was designed.

However, where the original use of a listed building is demonstrably unviable other uses may be permitted provided they do not harm the significance of the listed building.

v) The council will use its statutory powers to ensure that listed buildings at risk from neglect or decay are appropriately maintained and repaired.

vi) Applications for listed building consent must be accompanied by a Heritage Statement which demonstrates a clear understanding of the significance of the affected listed building and of the impact on its significance.

Duncan Terrace and Colebrooke Row Conservation Area Appraisal (CA3)

Islington Borough Council produced the Duncan Terrace and Colebrooke Row Conservation area Appraisal in order to offer guidance on development to statutorily, locally and unlisted properties that reside within the Conservation Area boundary.

The Conservation Area was first designated in 1969 and extended in 1991, and has been accurately characterised in the Council's guidelines as predominantly residential and largely made up of late Georgian and early Victorian terraces. The characterisation concludes that overall the area has a remarkable architectural consistency, homogeneity and historic interest, which give the area its special character and appearance and demand sensitive policies for preservation and enhancement.

The following will present guidance regarding alterations to residential properties within this Conservation Area;

The Duncan Terrace / Colebrooke Row Conservation Area is predominantly residential and largely made up of late Georgian and early Victorian terraces. There are also important commercial uses in the area which contribute to its character.

In considering applications for extensions and refurbishment in conservation areas, the Council will normally require the use of traditional materials. For new development, materials should be sympathetic to the character of the area in terms of form, colour and texture.

The existing character and appearance of the area is largely created by the surviving 18th and 19th century buildings, built of brick, render, timber windows and doors and slate or tile roofing. It is important that new buildings and refurbishment of existing buildings, blend in with and reinforce this character. Care must be taken with the choice of brick and bond.

The Council wishes to see traditional railings and ironwork retained. New railings should be to a pattern agreed as suitable for the area and painted black.

Traditional railings and ironwork are an important feature of this conservation area. The Council will not give permission for the alteration or removal of original or traditional railings or their footings and will encourage owners to maintain and reinstate traditional designs. A wide variety of modern copies of railings and balconies are available to replace any which are missing or damaged beyond repair.

London Terrace Houses, 1660-1860: A Guide to Alterations and Extensions (English Heritage, 1996)

English Heritage has published specific guidance on the conservation and management of London Terrace Houses, 1660-1860: A Guide to Alterations and Extensions. Though now somewhat dated, the guidance recognises that the terrace house is of great importance in the historical development of London. The construction of terrace houses in planned streets in central and inner London from the mid-seventeenth century has bequeathed a remarkable legacy which has contributed to the character and form of large areas of London.

The national, regional and local planning policies and guidance documents referred to above establish a framework for managing changes in the historic environment, based on understanding the significance of heritage assets and considering change which may sustain that significance. The policy framework seeks informed management of heritage assets and promotes opportunities to reveal or reinforce those values for present and future generations.

3.0 ARCHITECTURAL AND HISTORIC APPRAISAL

3.1 HISTORIC DEVELOPMENT : ISLINGTON

Historical development of Islington

Islington first grew up as a dormitory village on the fringe of the City from medieval times, providing an overnight stop for cattle on their way to Smithfield. The fields between Upper Street and Liverpool Road were occupied as farmlands, and provided forage and shelter for livestock, while travellers were accommodated in a number of pubs and inns along the High Street and Upper Street.

Later, Islington became famous for its dairy herds and produce, supplying London with butter, cream and milk. The history of the area also owes much to the plentiful access it enjoyed to clean water in the form of springs at the foot of Islington hill. These supplied the City of London with water, including springs at Sadler's Wells, London Spa and Clerkenwell.

Access to clean water and fresh air had attracted some residential development in Islington throughout the eighteenth century, and the number of houses in the area has been estimated to have grown from 325 in 1708, to 937 in 1732, 1,060 in 1788, 1,200 in 1793, and 1,745 in 1801 when the population was recorded on the census returns at 10,212. Steadily through the eighteenth century, brick terraces were taking over the agricultural land and local farmers began to turn away from dairies to the manufacture of bricks and the development of property.

Residential development of this type had commenced at the northern end of Colebrooke Row by the middle of the eighteenth century, and continued in piecemeal fashion with a terrace of properties to the southern end with properties now at 2-10 Duncan Terrace being occupied by 1803, and those at 11-15 Duncan Terrace being added by around 1820.

The pace of residential development in the area increased considerably from the 1830s, in large part driven by the introduction of horse-drawn omnibuses, allowing clerks and artisans to join merchants and professional men in living further from their employment. The properties at 16-21 Duncan Terrace formed part of this more intensive phase of residential development in the area.

Development then continued along Duncan Terrace; the Roman Catholic chapel was completed in 1843 and the houses on either side, nos. 34-9 and 40-5, were under way in 1841 and completed by 1851. At the same time, new streets, such as Elia Street, Vincent Terrace and Noel Road began to appear opposite, running off Colebrook Row.

The decline of the southern half of Islington as a genteel suburb was as sudden as its rise, and the area's reputation began to decline in the second half of the nineteenth century, when housing was built further north at Highbury, Tollington Park, and Tufnell Park from the 1860s.

The London County Council's Bomb Damage Maps reveal the impact of enemy action in the area during the Second World War, when approximately

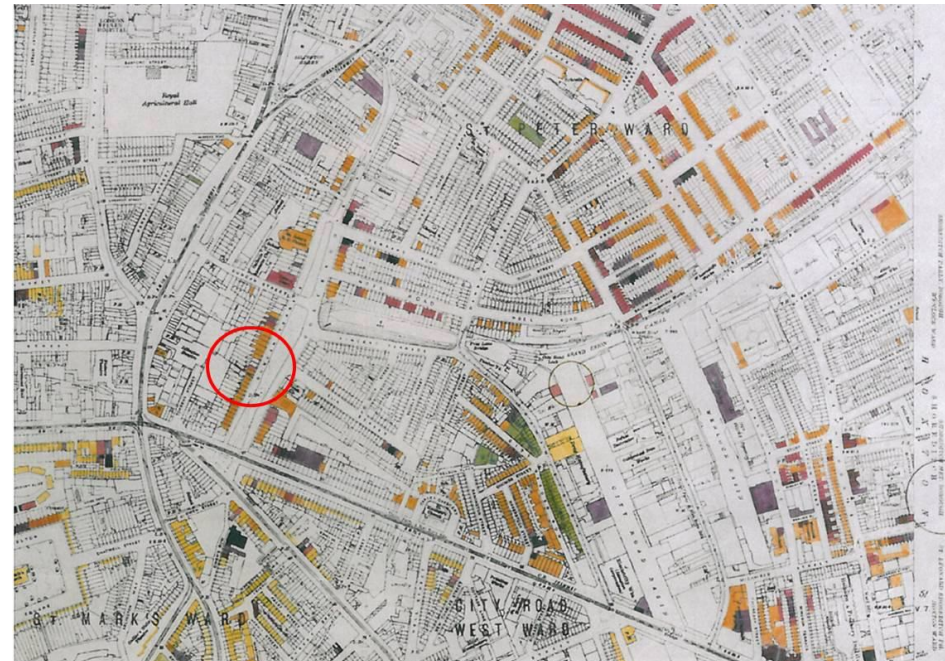


Figure 5: London County Council Bomb Damage Maps, 1939-45. Most of the properties on Duncan Terrace, including no. 16, sustained damage and are highlighted in orange.



Figure 6: Sketch of Islington Tunnel, opened in 1818. Source: Canal Museum (2014)

3,200 dwellings in Islington were destroyed. After the war many bomb sites were redeveloped, both by the Metropolitan Borough of Islington and the London County Council. Despite these efforts, by 1967 Islington became the London borough with the most multi-occupied dwellings, representing 59 per cent of the total, and the most households, 77 per cent of the total number, lacking such basic amenities as their own stove, sink, bath, and W.C.

Over the past forty years, Islington has benefited from the rehabilitation of its Georgian and Victorian terraces, particularly in the south of the borough, where investment has created vibrant and attractive areas with their own distinctive character. The desirability of Islington's historic terraces has in turn supported Islington's wider cultural character, sustaining its pubs, theatres and street markets.

The New River

By the early seventeenth century, natural water sources were proving inadequate for London's growing population and plans were laid to construct a new waterway, the New River, in 1609-13. The new man-made conduit brought drinking water from the source of the River Lees in Hertfordshire to the New River Head, below Islington in Finsbury.

16 Duncan Terrace originally overlooked the New River, which ran between Duncan Terrace and Colebrooke Row, on its way towards the New River Head.

The New River was enclosed in underground pipes in 1861 as the area was developed, so forming a linear green space in Duncan Terrace Gardens. When the New River finally ceased to flow below Stoke Newington after the Second World War, the pipes were dug up and ownership of the gardens transferred to Islington Council in 1951. The gardens have been re-landscaped since that time, and continue to form a very important link in the series of green spaces along the course of the New River.

The Regent's Canal

The Regent's Canal is one of the most significant historical features in the Duncan Terrace / Colebrooke Row Conservation Area. First proposed by Thomas Homer in 1802 as a link from the Paddington arm of what was then the Grand Junction Canal (opened in 1801) with the River Thames at Limehouse, it was built following an Act of Parliament in 1812. The architect and town planner John Nash was a director of the company, and in 1811 he had produced a masterplan for the Prince Regent to redevelop a large area of central north London – as a result, the Regent's Canal was included in the scheme, running for part of its distance along the northern edge of Regent's Park.

For much its length in Islington, the Regent's Canal runs through an 886 metre-long tunnel from Colebrooke Row, just east of the Angel, to emerge at Muriel Street, not far from Caledonian Road.

3.2 HISTORIC DEVELOPMENT : DUNCAN TERRACE

Historic Development of Duncan Terrace

Islington remained a rural village, accommodating a number of dairy farms and public houses at Upper Street and High Street, until the 18th century when the construction of New River brought with it much interest from developers.

Plans for 16-32 Duncan Terrace were submitted to the Holborn and Finsbury Commissioners of Sewers in 1828, by the architect and surveyor John William Griffith, acting on behalf of the landowner, James Rhodes. James Rhodes was the son of Samuel Rhodes, a successful dairy farmer who had acquired a number of small holdings in Islington by the early nineteenth century, and whose agricultural land was subject to the commercial interest in residential development already described.

The plans submitted therefore represented a natural progression of the area's residential development, with the new terrace extending the building line, already established by properties at 1-15 Duncan Terrace, further north along the course of the New River.

During construction, however, there must have been a change of plan, for the properties built at 16-21 Duncan Terrace form a distinct group from those at 22-32 Duncan Terrace, the latter forming a symmetrical block of larger townhouses.

While the records give no clear answer as to why this change occurred, the design of nos. 16-21, and the projecting façade of 16 Duncan Terrace, make it probable that the six houses were intended to form one third of a group of eighteen houses, which was only later redesigned, beginning afresh on a grander scale with no. 22. The rate book for 1834 lists nos. 16-24 only, all of them empty, while the first leases are dated variously between September 1833 and December 1834.

Though clearly built for residential use, 16 Duncan Terrace was in commercial occupation for many years, and linked to the neighbouring property at 17 Duncan Terrace for much of that time. As early as 1920, an entry in the London Gazette records the property at '16-17 Duncan Terrace' as being occupied by the Macedonian Cut Tobacco Company, while an entry on 3rd March 1933 refers to one Moses Aaron Muller, a merchant, carrying on business at the property, but residing elsewhere.

This connection of 16 and 17 Duncan Terrace is consistent with historic photographs of the property in the 1950s, which show a garage entrance to the south of the property and (presumably) leaving the original entrance to 17 Duncan Terrace as the main access for those working in both properties. Commercial use of the conjoined property appears to have continued through the twentieth century, for in the 1970s, 16-17 Duncan Terrace provided offices for the newly founded National Centre for Social Research. A glimpsed view of the property from Duncan Terrace Gardens in 1973 suggests the



Figure 7: Historic photograph of 16 Duncan Terrace looking north (1953). Source: CgMs (2014)



Figure 8: View of 16 Duncan Terrace glimpsed through the trees of Duncan Terrace Gardens (1973). Source: CgMs (2014)

garage was still present at that time, with single storey accommodation above having since been demolished and replaced with the current three-storey extension and the pedestrian entrance on the ground floor. The late 20th century also saw an unsightly extension built at the rear replacing the former private garden.

The planning records indicate that only in the 1990s, were 16-17 Duncan Terrace returned to two separate properties, when applications were submitted to Islington Council for the restoration of 17 Duncan Terrace as a single family dwelling. Part of these works included plans for 'blocking-up of links with No. 16 Duncan Terrace' (Application Refs. 930956, 930820 & 930970), which were duly approved with conditions on 2 November 1993.

A site assessment conducted in 2011, reveal that internally the original floor plan had been significantly disrupted by modern partitions and the insertion of modern steelwork and suspended ceilings, most notably on the ground and first floor. Various original details had also been lost, including all the original mantelpieces, as well as skirtings and cornices. A number of original sash windows had also been replaced, most noticeably those to the first floor on the building's front elevation.

John William Griffith (1796-1888)

The architect of 16 Duncan Terrace was John William Griffith, the surveyor of the James Rhodes estate responsible for drawing up a schedule to a private Act of Parliament in 1826, allowing trustees to layout new streets and grant leases on property on land around Duncan Terrace.

Griffith's name appears on plans and petitions submitted to the Holborn and Finsbury Commissioners of Sewers in 1828 and 1829, for the development of land along Duncan Terrace, and it is understood he also prepared designs for the South Islington Proprietary School, built in a classical style in 1836 and situated near the corner of Duncan Terrace and Duncan Street, close to what is now the Courthouse residential development at 33 Duncan Terrace (formerly Clerkenwell County Court).

Griffith was the surveyor to the Parish of St Botolph, Aldersgate and the London estates of St John's College Cambridge. He designed many houses in Islington, Hornsey, Highgate and Kentish Town, but his most significant works of architecture are at Kensal Green Cemetery, where Griffith was commissioned to provide a number of designs for the General Cemetery Company.

3.3 HISTORICAL MAP PROGRESSION

The following map progression will outline the development of the site and its surrounding area, with 16 Duncan Terrace indicated in red. This has been presented in order to reveal the morphology of this area of Islington.

The early 1793 map presents the linear formation of Islington, clustering around High Street and Lower Street. Although development had begun in the south of High Street, the land of Duncan Terrace remains agricultural.

By 1827 the southern part of the Terrace had been built, comprising of Nos. 2-14, with remaining land still in agricultural use. The map of 1861 shows the terrace complete, with further terraces opposite, presenting a uniformed expansion within the area. Throughout the later 19th century, the locality became densely populated by residential terraces to the east, with the dairy surviving in the north west and commercial structures to along High Street.

Expansion continued throughout the early 20th century, mainly to the rear of Duncan Terrace, where a complex of buildings remained throughout the early part of the 20th century. Angel train station appeared in 1901, with access provided on City Road south of 16 Duncan Terrace, present on the 1916 map.

Torrens Street continued to provide access to the rear of shops, Torrens Metalwork's, which abutted Nos. 7-15 and a car park which had replaced the complex of structures relating to the Dairy. By the 1990s development at the rear of 16 Duncan Street provided a six storey retail centre, which survives to overlook the rear of the terrace.

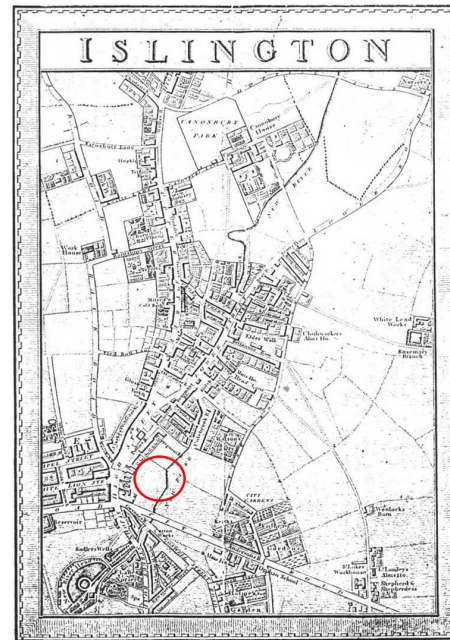


Figure 9: Map of Islington, 1793.
Source: Edward & Benjamin Baker



Figure 10: 1827 map of Duncan Terrace.
Source: Ordnance Survey Map (2014)



Figure 11: 1861 map of Duncan Terrace.



Figure 12: 1874 map of Duncan Terrace.
Source: Old Maps



Figure 13: 1877 map of Duncan Terrace.



Figure 14: 1896 map of Duncan Terrace.
Source: Old Maps (2014)



Figure 15: 1916 map of Duncan Terrace.



Figure 16: 1941-55 map of Duncan Terrace..
Source: Old Maps (2014)



Figure 17: 1961-71 map of Duncan Terrace..



Figure 18: 1991-95 map of Duncan Terrace.
Source: Old Maps (2014)

3.4 SITE ASSESSMENT

Exterior

The site currently accommodates a four storey townhouse, located on the west side of Duncan Terrace, terminating the southern end of a terrace of six Grade II listed properties which were developed between 1828 and 1833. Originally two bays wide and semi-detached, the property has been extended to the south with a later three-storey extension, with matching stucco to the ground floor now providing the main entrance from the street.

The front elevation of the property protrudes from its northern neighbour, No. 17, to mark the conclusion of a terrace of five townhouses. This is marked further by the extended height, comprising two arched windows above the continued cornice. Excluding this, the building conforms to the symmetrical features of its neighbouring houses. The infill extension, although continuing the stucco rustication, disrupts this symmetry at the additional door, which is positioned at pavement level causing its keystones to be deeper than those found along the street. The building appears to contain a number of original sash windows, whilst the railings are later replacements that conform to the symmetrical design of the terrace.

From the rear, the accompanying garden has been lost to make way for the unsympathetic extension which consumes any outside space. This extension is accessed via the house basement, at lower ground floor level, with a light well dividing the two entities.



Figure 19: Frontage of 16 Duncan Terrace.



Figure 20: View facing south of Duncan Terrace. Source: Site Visit (July 2014)



Figure 21: Duncan Terrace towards the north. Source: Site Visit (July 2014)



Figure 22: Rear extension of 16 Duncan Terrace. Figure 23: Rear of 16 Duncan Terrace. Source: Site Visit (July 2014)



Figure 24: The front of 16 Duncan Terrace, with railings. Source: Site Visit (July 2014)



Figure 25: Image of the door, located within the infill extension of 16 Duncan Terrace. Source: Site Visit (July 2014)