
HERITAGE STATEMENT



**7 Caledonian Road & 3 Bravingtons Walk
(The Former Varnish Works)
Regent's Quarter
London**

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1.0 INTRODUCTION

- 1.1 This Statement has been written in support of proposals to create a single internal door in the party wall dividing No.7 Caledonian Road and the former Varnish Works, 3 Bravingtons Walk to create internal access between both offices. Both buildings were originally under the same ownership and use but became two separate premises in the 20th Century. They now form part of the Regent's Quarter redevelopment and both have been converted to office use.
- 1.2 No.7 Caledonian Road was Grade II listed in 1981 and comprises a 4 storey building which fronts onto Caledonian Road with a 1^{1/2} storey building attached at the rear. The 1^{1/2} storey building abuts No.3 Bravingtons Walk which located in a rear courtyard, accessed off Caledonian Road and Pentonville Road.
- 1.3 In accordance with national and local planning policy, this Statement considers the harm of the development proposals on the significance of the listed building. As the works comprise purely internal alterations, no consideration has been given to the Kings Cross Conservation Area.
- 1.4 This report considers the history and special interest of the listed building and concludes that there would be no harm to the special interest or significance of the building as the 2 buildings were originally in use as one site, under the same ownership. The internal link will restore this historical significance of the building without causing any harm to any 'listed' or significant historic fabric.

2.0 PLANNING POLICY

- 3.1 The following national and local planning policies and guidance are relevant considerations against which to consider the proposals.
- 3.2 **National Policy**
- Planning (Listed Building and Conservation Areas Act) 1990
 - Section 66 – listed buildings
 - Section 72 – conservation areas
 - National Planning Policy Framework (2012) (NPPF)
Policy 12: Conserving and Enhancing the Historic Environment
 - The London Plan (2011) – Spatial Development Strategy
Policy 7.8 – Heritage
- 3.3 **Local Policy**
- Islington Core Strategy (2011)
Policy CS 9 – Protecting and Enhancing Islington's Built and Historic Environment
 - Islington Development Management Policies (2013)
Policy DM2.1 - Design
Policy DM2.2 – Inclusive Design
Policy DM2.3 – Heritage
 - Islington Supplementary Planning Documents
 - Urban Design Guide (2006)
 - Kings Cross Conservation Area Design Guidelines (2002)
 - Camden Kings Cross Conservation Area Statement (2004)

3.0 PLANNING HISTORY

- 3.1 There is no planning history for No.7 Caledonian Road other than for an area at the rear, as set out below.

[P2014/3940/FUL](#)

Site (gated plant area) to rear of 7 Caledonian Road
Installation of an air conditioning condenser unit into the gated plant area

Approve with conditions - 13-10-2014

- 3.2 Research into the planning history of No.3 Bravingtons Walk (former Varnish Works) has been undertaken under both 'Bravingtons Walk' and 'Regent's Quarter' and the results are set out below:-

[P061065](#)

BRAVINGTON'S & ALBION YARD RAILWAY BLOCK, (SITE BOUNDED BY: PENTONVILLE ROAD, CALEDONIAN ROAD,, BALFE STREET, RAILWAY STREET & YORK, 39-45 (ODD) WHARF DALE ROAD).

Approval of Details of hours of opening of No 3 Varnishers Yard pursuant to condition 11 (opening hours) of Planning Permission dated 10/06/02 ref: P000434.

Approve with no conditions - 18-05-2006

[P030945](#)

REGENTS QUARTER (BLOCK C), SITE BOUNDED BY YORK WAY, RAILWAY ST, BALFE ST, CALEDONIAN RD & CALEDONIA ST, N1

Approval of details pursuant to conditions to planning permission ref: P000434 dated 10th June 2003

Approve with no conditions - 06-05-2003

[P000434](#)

BRAVINGTON'S & ALBION YARD RAILWAY BLOCK, (SITE BOUNDED BY: PENTONVILLE ROAD, CALEDONIAN ROAD,, BALFE STREET, RAILWAY STREET & YORK, 39-45 (ODD) WHARF DALE ROAD), N1

Redevelopment and refurbishment in connection with provision of 8,815 sq.m. of B1 office space, erection of 266 bed hotel, 138 residential units, two no live/work units, A1, A2, A3 uses, gymnasium and gallery, 19 car parking spaces, pedestrian links and security gates, including demolition, refurbishment, associated landscaping and traffic works.

Approve with conditions 10-06-2002

4.0 ASSESSMENT OF SIGNIFICANCE

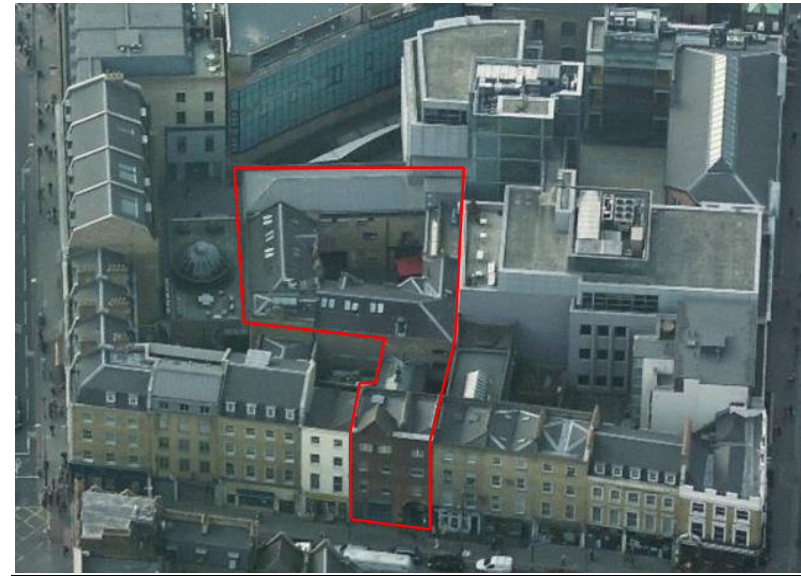
4.1 Historical Development of the Area

4.1.1 Battlebridge, the area at the south end of the Caledonian Road, was once a hamlet by a bridge over the Fleet River. The area developed with a mixture of canal-side industry and small streets of terraced housing opening off the Caledonian Road. By 1830 this area had become an enclave of noxious industries, and the industrial character of the area was intensified by the opening of King's Cross Station in 1852.

4.1.2 The land between Caledonian Road and York Way, which includes the application site, is a former industrial area which developed between the 2 main roads. The Victoria County History Volume VIII: A History of Middlesex notes that "at Battle Bridge in 1829 there was a varnish factory that had formerly been a pottery, a factory making patent yellow paint belonging to Mr. Scheldt and premises for boiling bones. These industries continued into the 1850s when they had become a health hazard to occupants of new houses. The manufacture of varnish and enamel black, various japanning processes and the boiling of linseed oil were extensive industries. The largest belonged to Messrs Wilkinson & J.S.C. Heywood in Caledonia Place, who had patented a method of condensing the vapours in order to render such manufactures inoffensive.

4.1.3 As a result of being able to produce varnish and paint without emitting hazardous vapours, the company remained in production until 1910 when the firm moved out.

4.2 The Application Site Buildings



4.2.1 The site is made up of an assemblage of predominantly industrial buildings, comprising a four-storey block fronting Caledonian Road (No.7), with a two-storey rear wing, and four ranges around a central courtyard. No.7 acquired its present appearance in 1885, when it was largely rebuilt as the headquarter offices and warehouses for Wilkinson, Heywood and Clark Limited, varnish and colour manufacturers. The architects were W H Romaine-Walker and A Tanner. However, a varnish factory had existing on the site since at least the 1840s, elements of which were retained. The miscellaneous collection of brick-built

courtyard buildings utilises different construction methods, including fireproof flooring and imported Belgian metal joists (Pastscape, 2015).

4.2.2 Pevsner notes that No.7 Caledonian Road is as an exception to the unspoilt terraces in the area and describes it as;

“refronted in Queen Anne style with cut brick, terracotta and tile hanging, by Romaine-Walker and Tanner, 1885, with a former varnish factory of ‘fireproof’ buildings around a yard behind” (pg.697). The frontage building is 4 storeys high and 3 bays wide, with a shopfront and wide carriage arch at ground floor level. The front elevation ground and first floors are treated differently to the floors above. They are faced with red brick whereas the floors above are faced with red clay tiles.

4.2.3 The rear elevation of the building is constructed of stock brick and is identical to the buildings abutting it demonstrating the building originally formed part of the wider terrace and would have been identical to the wider terrace to the front and rear. The front elevation was clearly refronted (c.1885). An original single storey extension and 2 storey closet wing at the rear are abutted by a 2 storey yellow brick infill extension which map evidence (Appendix 2) shows was built between 1870 and 1894. It is lit by large glazed timber windows and doors in the side elevation and a raised ridge lantern.

4.2.4 Internally, at ground floor level (access was only possible to this floor), No.7 has lost much of its original character and historic layout as a result of conversion to modern offices. The original rear wall of the building and the rear

wall of the single storey extension have both been removed in their entirety and as a result the ground floor plan has a totally open plan layout broken only by a metal spiral staircase which provides access to the first floor level of the 2 storey infill extension. The first floor level is one large open plan space characterised by exposed roof trusses and ridge lantern.

4.2.5 The 2 storey infill extension abuts a building which forms part of the original courtyard range of buildings. It is 3 storeys high, built of yellow stock brick, has metal framed windows set in window surrounds with blue bull nose brick cills and exposed steel beams. Internally, the brick walls and timber roof joists remain exposed.

4.3 Assessment of Significance

4.3.1 The building has both historical and architectural significance. Its historical significance derives from its age, its former use and for its association with Wilkinson, Heywood and Clark Limited who were significant both as a nationally recognised company and for patenting a method of condensing the vapours in order to render manufacture inoffensive. The building holds evidential value as a former London terraced house and as a former industrial building which characterised this area in the 19th and 20th centuries.

4.3.2 The architectural significance of No.7 lies in the external design and detailing of the front elevation. The significance of the interior at ground floor level is very limited. The interiors of the 2 storey infill extension and the 3 storey

courtyard building have some architectural significance as a result of their open plan character and exposed roof trusses.

from its historic use, historical associations with a nationally significant company and architect and for the architectural design and detailing of the front elevation.

5.0 CONSIDERATION OF PROPOSALS

- 5.1 There are 3 issues requiring consideration when considering the harm that would be caused by the proposals;
- The harm caused by the principle of linking the 2 buildings;
 - The harm caused through the loss of historic fabric;
 - The harm to the character of the listed building.
- 5.2 The map evidence in Appendix 2 and Electoral Register records confirm that the 2 buildings which would be linked as a result of the proposals were originally linked as they were in the same use and ownership from 1885 until c.1910. The creation of the doorway to provide access between the 2 buildings will re-establish the historic link between the 2 sites.
- 5.3 There would be minimal loss of historic fabric. The fabric which would be removed forms part of the rear wall of one of the original courtyard buildings, which is unlisted. The fabric does not therefore form part of the listed building.
- 5.4 The doorway will be visible within the listed building; at first floor level within the 2 storey rear extension. However, the single doorway will have a limited visual impact and will not harm the character or special interest of the listed building.
- 5.5 There would be no harm caused to the special interest and significance of the listed building, which derives principally



IoE Number: 368604

Location: 7 CALEDONIAN ROAD (west side)
ISLINGTON, ISLINGTON, GREATER LONDON

Photographer: Mr Adam Watson

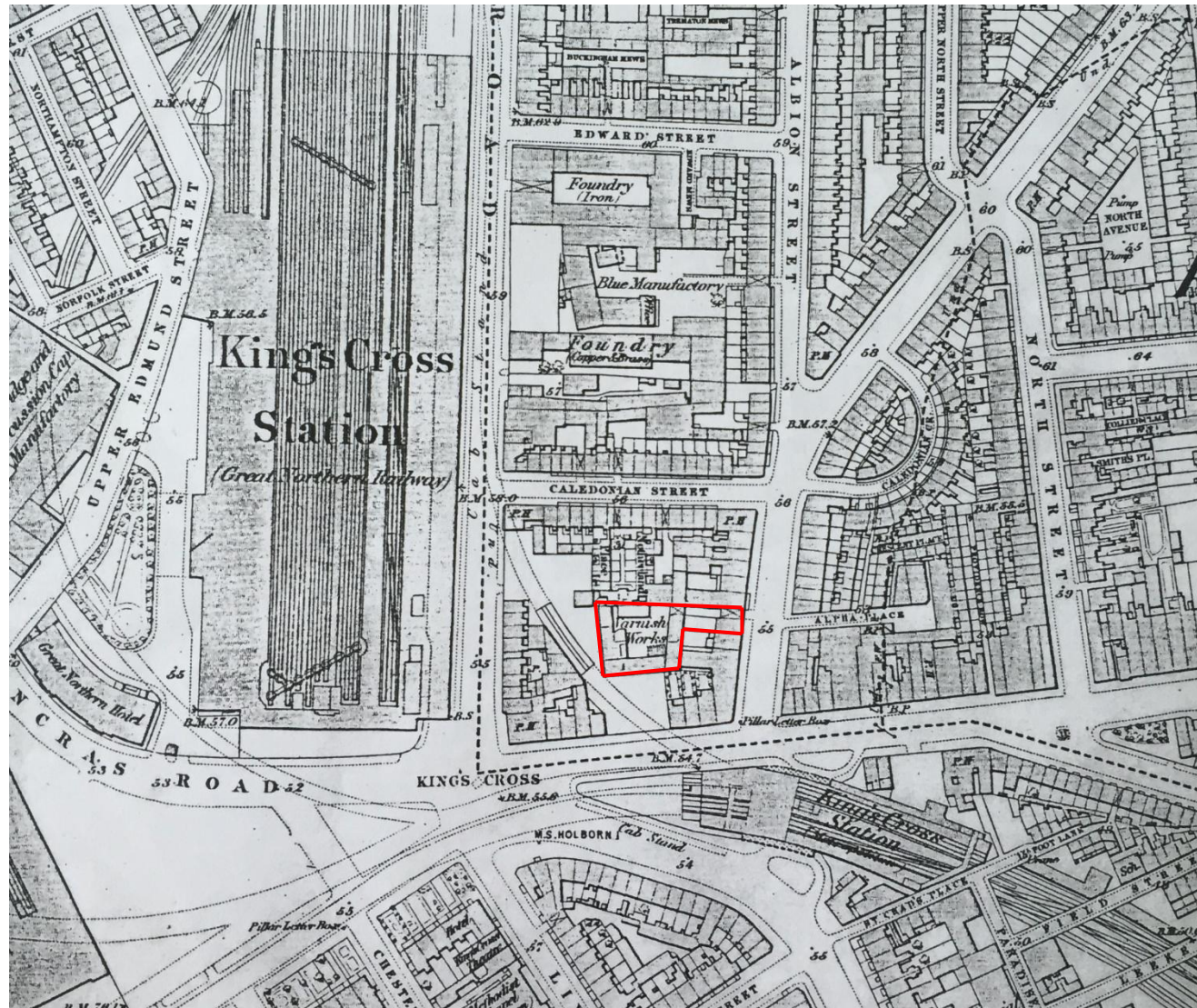
Date Photographed: 03 June 2006

Date listed: 17 November 1981

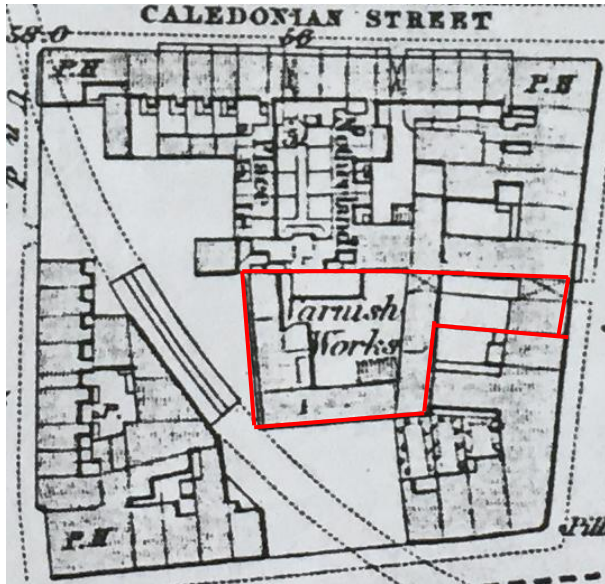
Date of last amendment: 17 November 1981

Grade II

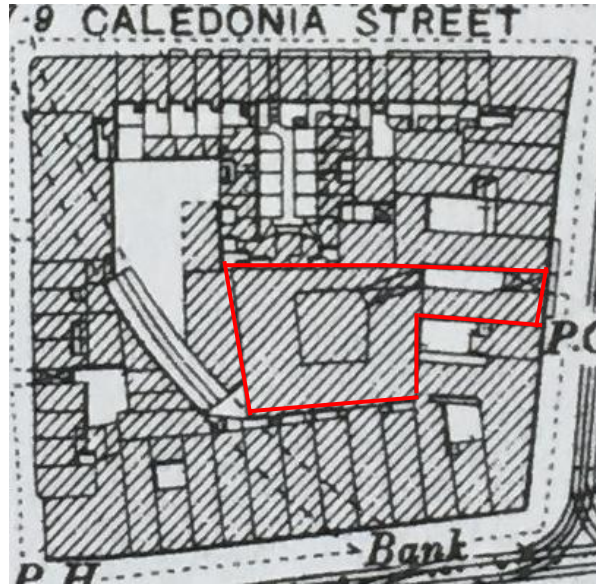
ISLINGTON TQ3083SW CALEDONIAN ROAD 635-1/62/113 (West side) 17/11/81 No.7 II Commercial building. c.1875; refronted c.1900 by W H Romaine-Walker and Tanner. Lower 2 storeys red brick-fronted with rubbed and moulded brick details (in C17 artisan mannerist style); upper 2 storeys tile-hung with fish-scale tiles varied by bands of plain tiles to emphasize the main lines; top-floor terracotta window frames; roof obscured. C20 shopfront to centre: doorway set in ear'd architrave with fanlight and curved pediment above; wide brick carriage entry to right. Queen Anne revival style. Four storeys; 3-window range. 1st floor sliding sashes with glazing bars to upper portion; right side window narrower. Windows divided by pilaster strip decoration with string course below and frieze above. Upper floors with big coved cornice broken by off-centre open pediment. 2nd floor similar. 3rd floor casement windows set in terracotta frames. Two left casements joined under single head with ornamental sunflower plaque between. Overall subtle effects of asymmetry and balance achieved with limited materials.



1867-70 O.S.map, Scale 1:2,500



1867-70 O.S.map, Scale 1:2,500



1894 O.S.map, Scale 1:2,500



1914 O.S.map, Scale 1:2,500

ESTABLISHED 1798.

THREE MEDALS AWARDED TO THE MANUFACTURERS FOR PAINTS AND COLOURS. LONDON.

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FOR PAINTS AND COLOURS. LONDON.

FOR PAINTS AND COLOURS. LONDON.

WILKINSON, HEYWOOD, & CLARK,
LONDON—Caledonian Works, Battle Bridge, King's Cross, N.
LIVERPOOL—44, Duke Street.
PARIS—35, Rue des Ecoles.
BRUSSELS—14, Rue du Beziel,
 MANUFACTORY

WEST DRAYTON, MIDDLESEX.
 MANUFACTURERS OF
VARNISHES, JAPAN, COLORS, AND PAINTS,
 Specially adapted for the requirements of all countries.

WILKINSON, HEYWOOD, AND CLARK, will be happy to select samples of their Varnishes and Oils, in Halfpenny Compositions, Kippers, Pig, Redden, Thick Redden, Greenstone, and all others in such a superior and durable quality of their manufacture is desirable. The samples will be gratuitously supplied either from the Head Office in London, or from the several Branch Establishments.

AVIS aux compositeurs de machines de la, Scieries, Charbonniers, Peintres, Sculpteurs, &c., &c.

M. WILKINSON, HEYWOOD, AND CLARK, offrent avec plaisir des échantillons de leurs couleurs et vernis, adaptés à tout usage. Ils ont en magasin, King's Cross, Londres, et à West Drayton, le Middlesex.

WILKINSON, HEYWOOD, AND CLARK, vendent des Vernis de toutes sortes et de toutes couleurs et de toutes qualités, adaptés à tous usages. Ils ont en magasin, King's Cross, Londres, et à West Drayton, le Middlesex.

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1874

GOLD MEDALS, PARIS EXHIBITIONS 1875 & 1906.

WILKINSON HEYWOOD & CLARK LIMITED

MANUFACTURERS OF ALL THE BEST PAINTS AND COLOURS

VARNISHES
 EDGAR & MOTOR BUILDERS

Various grades of Best and Carriage Varnishes for sale at all seasons.

ESTABLISHED 1798

CALEDONIAN RD LONDON

All Varnishes are prepared and carefully tested before sending out.

STOVING ENAMELS & VARNISHES for ALUMINIUM WORKS, METAL WINGS, &c.

1908

ESTABLISHED 1798

Wilkinson, Heywood & Clark, LIMITED
 (Proprietors of David Starr & Sons).

VARNISH.
 Paint, and Colour Manufacturers,
 London and Liverpool.

Manufacturers of the following:-
 Varnishes, Paints, and Colours, for all purposes.
 Stoving Enamels, and other special preparations.
 Oil, and other special preparations.
 Stoving Enamels, and other special preparations.

Manufacturers of:-
VARNISHES
 FOR HIGHEST CLASS WORK OF CHAIR BUILDING, WAGON BUILDING, HEAVY BUILDING, PAINTERS, AND DECORATORS.

Paints Ground in Oil.
 By Colours, all shades.
 Warranted Genuine Ground White Lead.
 "Pigments" White Ground for Interior or exterior decoration.
 "Pigments" by Water, all shades. Ground in Oil.

Specialty:-
 Stoving Enamels, and other special preparations.
 Oil, and other special preparations.
 Stoving Enamels, and other special preparations.

Wilkinson, Heywood & Clark, LIMITED.

1914

WILKINSON HEYWOOD & CLARK LTD

MANUFACTURERS OF HIGH CLASS VARNISHES, JAPANS AND COLORS

NEW OFFICE
 7, CALEDONIAN ROAD LONDON.

undated

Source: UNIVERSITY OF GLASGOW

<http://www.mackintosh-architecture.gla.ac.uk/catalogue/name/?nid=WilHeyCl>

Wilkinson, Heywood & Clark Ltd

Client

Wilkinson, Heywood & Clark were manufacturers and suppliers of specialist paints and varnishes, based at 7 Caledonian Road, King's Cross, London. From 1874, when the firm was restructured, its partners were Joseph B. and John S. C. Heywood, and Alfred Aurelius Clark. [1](#) In the 1880s and 1890s, the firm had numerous European depots, among them Amsterdam and Zurich, and supplied products internationally, including 'do[ing] a very large trade in Bombay [now Mumbai] in French polish'. They were also contractors to the Royal Navy and Colonial Office. [2](#) In 1885, they commissioned premises in the Arts and Crafts style at 7 Caledonian Road, King's Cross, a five-storey building with a red brick and tile-hung street elevation, and in 1892, purchased premises in Cubitt Town, Isle of Dogs, previously owned by Scottish paintmaker David Storer. Storer's had employed the Glasgow contractor W. Lightbody & Son to build their London wharfage warehouses. [3](#) These same oil-stores, by then owned by Wilkinson, were damaged by fire in 1913. In 1923, Wilkinson, Heywood & Clark were wholly subsumed by Pinchin Johnson & Co. [4](#)

In 1891, the firm advertised paints and varnishes to 'coach builders, decorators, ship builders', 'colours, dry, ground and in pulp ... colours in collapsible tubes ... paints in ... 7lb tins ... for domestic use', and also brushes and oils. [5](#) Between the 1860s and 1910s, they frequently exhibited at trade and agricultural shows, regularly winning medals (14 by 1914). [6](#) Success came at International Exhibitions in London in 1862 and 1878, 'for superiority in varnishes and colours'; at L'Exposition Universelle in Paris in 1867; at New Orleans in 1884, where they won three golds; and at the Paris Exposition Universelle in 1900 in the Chemical Industries section. [7](#) Wilkinson's were also innovative in weather-proofing valuable farm equipment. The company's specialist farm-implement paint products 'beautif[ied] perhaps half the machinery' at the Royal Agricultural Society's Show of 1881, replacing traditional reds and blues with 'imperial red and gold and silver bronzes'. [8](#)

APPENDIX 3 GAZETTEER - William Henry Romaine-Walker (1854-1940)

Source: <http://archiseek.com/2009/william-henry-romaine-walker/>

William Henry Romaine-Walker was a member of the family of dealers who ran Walker's Galleries. Following his schooling at Lancing College, he was articled for five years to one of the leading Victorian architects, George Edmund Street, at the end of his career. This resulted in his election in 1881 as an Associate Member of the Royal Institute of British Architects. Walker then went into practice with Street's manager, Augustus E. Tanner, and together they worked as ecclesiastical restorers, most notably in additions to Wimborne Minster, Dorset. In 1887, they designed the Pitt-Rivers Museum in Oxford and, consequently, various buildings on the Pitt-Rivers estate at Tollard Royal, Wiltshire.

In 1893, Walker published *Mr Hipp or Three Friends In Search of Pleasure*, a picture book with delightfully naive illustrations akin to the comic drawings of EDWARD LEAR. It appears to be the first surviving example of his original and leisurely approach to illustration that was undertaken as a diversion from his architectural work rather than as a parallel career.

When Tanner became a London District Surveyor in 1900, Walker entered into a new partnership with Francis Besant, and developed a practice which specialised in the construction and alteration of town houses in London. Their most outstanding project is Sutherland House in Curzon Street, built for the Duke of Marlborough in collaboration with the French architect Alphonse Duchene; it is in the Louis Quinze style. In contrast, Stanhope House, 47 Park Lane, was built for the soap manufacturer, Hudson in finely detailed fifteenth-century Gothic in Forest of Dean sandstone. They also designed two large country houses, one at Nuneham Paddox, Warwickshire (c 1906), the other Rhinefield Lodge, Lyndhurst, Hampshire (1889), a stone Tudor style mansion of great elaboration. The versatility of Walker and Tanner enabled them to work extensively as decorators and designers at such places as Chatsworth House, Beaumont College, Liverpool Old Town Hall and the gardens of Luton Hoo. Their best-known church additions are the Chapels of the Calvary and the English Martyrs at the Jesuit Church of the Immaculate Conception, Farm Street, Mayfair, W1. In addition, Walker designed the sophisticated interior of Her Majesty's Theatre in Haymarket.

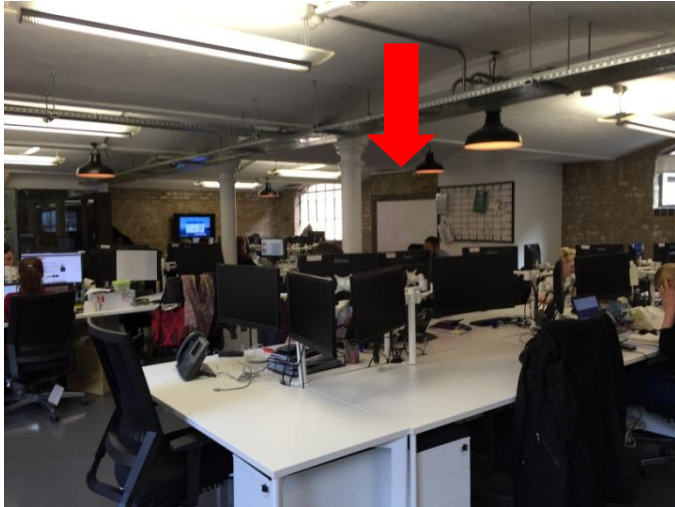
During the same period, Walker produced illustrations for three volumes published by John Lane. These display the successful synthesis of a variety of styles from the strongly Victorian Ernest Griset to new fantasy of ARTHUR RACKHAM. The successful critical reception of *Tales of Jack & Jane*, written by Charles Young in 1906, led to a second collaboration, *Nightcaps for the Babies* in the following year. But, though Walker immediately turned to illustrate a classic, an edition of *Alice's Adventures in Wonderland*, he then failed to extend the development of his graphic talents. His contribution to *Mrs Stawell's Fairies I Have Met* is restricted to a design for the cover; the illustrations are by EDMUND DULAC. However, he would continue to exhibit watercolours at his family's own galleries, in four solo shows (1919, 1924, 1925, 1926).

In 1911 Walker began a partnership with Gilbert H Jenkins, his chief assistant since 1901. As before, Walker concentrated on alterations and extensions. He was helped by Jenkins in the creation of a new banqueting hall and ballroom at Derby House, Stratford Place, W1, and in designing the interiors of Sir Edwin Lutyens' Lloyds Bank building at 68 Pall Mall. The best known works that Walker designed with Jenkins are extensions to the Tate Gallery. Those of 1909 were the gift of Joseph Duveen senior, those of 1937, for which the American architect John Russell Pope (1874-1937) was consultant, were the gift of his son, Lord Duveen. They also designed Duveen's gift to the British Museum of a gallery to house the Elgin Marbles.

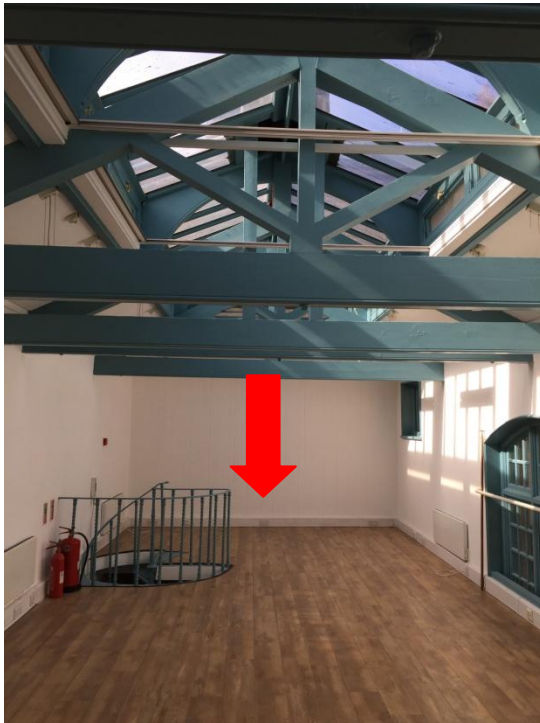
APPENDIX 4

PHOTOTGRAPHS

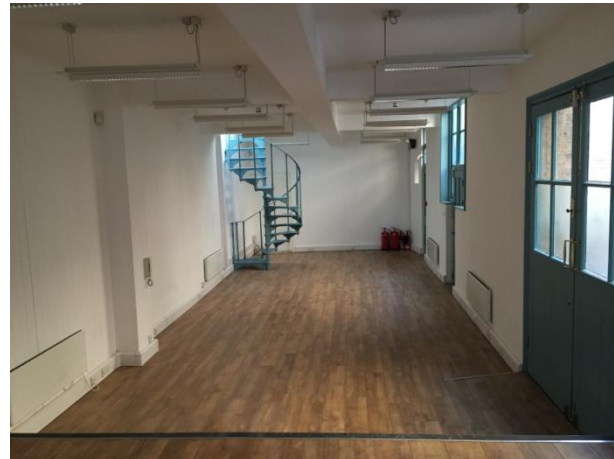




Proposed location of new doorway in No. 3 Bravingtons Walk.



Proposed location of new doorway at 1st floor level of 2 storey infill extension attached to No. 7 Caledonian Road.





Plates showing the wider terrace along Caledonian Road.



Courtyard elevation to No.3 Bravingtons Walk.