

17 Bloomsbury Square, London

Grade II Listed building within Bloomsbury Conservation Area

Heritage Statement for Listed Building Consent (Significance & Impact Assessment)



March 2023 (Revised: June 2023)



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17 Bloomsbury Square, London –Heritage Statement

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1 INTRODUCTION

1.1 Aim of this Report

This report has been prepared by Heritage Architecture Ltd on behalf of German Historic Institute of 17 Bloomsbury Square. This report will refer to this property as “the site” or “the subject site”.

The subject site is a Grade II listed former house, within Bloomsbury Conservation Area of London Borough of Camden. The site was constructed in the 17th century and can be summarised a stucco fronted, regency style, corner terraced house of four storeys plus basement. Internally, the property was remodelled in the 18th century by John Nash and altered again in the 19th century by the Royal Pharmaceutical Society. The site was first listed in 1951.



Figure 1: Map of the area showing location of the subject building along Bloomsbury Square.

1. This report includes the following:
 - a. An evaluation of the history and development of the site and an appraisal of the subject building
 - b. Significance Assessment
 - c. Impact Assessment of the Proposed Works

1.2 Authorship

This heritage statement has been prepared by Heritage Architecture Ltd. Heritage Architecture is a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
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- Claire Jackson [BA (Hons), MSc] – Historic Building Consultant

(Please note that this report has been amended in June 2023 based on design changes requested by the LPA, and all changes have been identified in blue for sake of easy referencing).

1.3 Legislation and Policy Statement

The assessment in this document was carried out in consideration of up-to-date national and local policy, including:

- *Planning (Listed Buildings And Conservation Areas) Act 1990*
- *National Planning Policy Framework (NPPF) (2021)*
- *National Planning Policy Guidance (PPG) (2019)*
- *Conservation principles, policies and guidance for the sustainable management of the historic environment, English Heritage, April 2008*
- *Good Practice Advice in Planning, Historic England (GPAs):*
 - *Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)*
 - *Planning Note 3: The Setting of Heritage Assets (December 2017)*
- *Advice Notes, Historic England (HEANs)*
 - *Note 1 - Conservation Area Appraisal, Designation and Management (February 2019)*
 - *Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)*
- *The London Plan (March 2021)*
- *Camden Local Plan (2017)*
- *Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)*

2 EXECUTIVE SUMMARY

Introduction: 17 Bloomsbury Square is a Grade II listed building located within the Bloomsbury Conservation Area. It dates from the late 17th C, with substantial remodelling by Nash in the late 18th C (c.1770s) to two houses. From the mid-19th C to the 1970s it was the headquarters of the Royal Pharmaceutical Society, and since 1980 has been home to the German Historical Institute (GHI).

History of Alterations and Planning History: The 17th C townhouse was remodelled in the late 18th C (c.1770s) by John Nash into two houses. In the mid-19th C, the third-floor extension was built by the Pharmaceutical Society and internal alterations undertaken to change the former residential buildings into offices and teaching areas/ laboratories. The rear extension in the form of a chemistry laboratory; and in the early 20th C, the roof (originally timber trussed roof) of this laboratory was replaced by a concrete slab.

The building was listed Grade II in 1951. From available planning records it can be gauged that the lift was installed in 1957, replacing one of the two secondary staircases; Internal alterations and refurbishment works are understood to have been undertaken in tandem with these works.

Further refurbishment works were undertaken in 1980s (c.1981 and 1983) and again in c.1991 when the previous (19th C) lateral connection with No. 16 Bloomsbury Square was closed off. These last two phases of refurbishment are associated with the GHI's occupancy of the building. Recent works have involved installation of a fire alarm system to the building, commemorative plaques, etc.

As noted from the above, the building has undergone a change of ownership and use; and associated internal refurbishment and extensions. These phases form part of the building's history and are represented in the building's physical fabric and morphology.

Significance: Due to its age, association with John Nash (as one of his earliest works), the Royal Pharmaceutical Society and the German Historical Institute, it has high historic interest. Owing to surviving (albeit partial and piecemeal) historic fabric from these different phases, including some of Nash's original ceilings, elliptical staircases and Octagonal rooms, it has medium-high architectural interest. The site in general has medium archaeological interest as it is located within an area of archaeological priority (Tier 2), as well as bearing testimony to London's growth and development since the late 17th C.

Proposed Works & Impact Assessment: The proposed works are focussed at ground and first floors, with minor changes at third floor level and general M&E works (replacement of radiators and light

fittings) on all floors. Minor alterations to the layout are to enhance circulation with the building and better interface between the entrance hall and reception. Most of the proposed contemporary additions are focussed in the front reception room only- a space which has seen significant change and several uses, alterations to the layout/ planform and architectural details.

The proposals have been informed and guided by the building's significance, and investigative opening up works and historic paint analysis undertaken in January 2023. The proposals are also informed by local and national planning policies, as well as guidance from Historic England. The works are assessed as having a net moderate beneficial impact on the significance of the listed building.

3 BACKGROUND INFORMATION

3.1 Introduction

17 Bloomsbury Square is a Grade II listed building, located in Bloomsbury Conservation Area, within the London Borough of Camden. The subject site is part of a terrace which forms the western terrace to Bloomsbury Square, and is the corner building occupying the junction of Bloomsbury Square and Great Russell Street.

The building was originally designed in the late 17th C as a substantial townhouse, and part of the original Bloomsbury Square development. In the mid-late 18th C, John Nash remodelled the townhouse into two townhouses, as one of the earliest projects of his career. From the mid-19th C, and up until the 1970s, the building was occupied and used as the headquarters of the Royal Pharmaceutical Society. Since c.1980, the building has been occupied by the German Historical Institute, continuing on this institutional use of the property, and includes the institute's libraries, study rooms, conference and meeting rooms and staff offices.

3.2 Location

Bloomsbury Square is situated to the south of Russell Square Gardens and Bedford Place. To the north-west of the site is the British Museum and to the south-east of the site is Holborn underground station. Bloomsbury Square is located in Bloomsbury district which comprises of a number of squares including both Queen Square, north-east of the site, and Red Lion Square to the east.

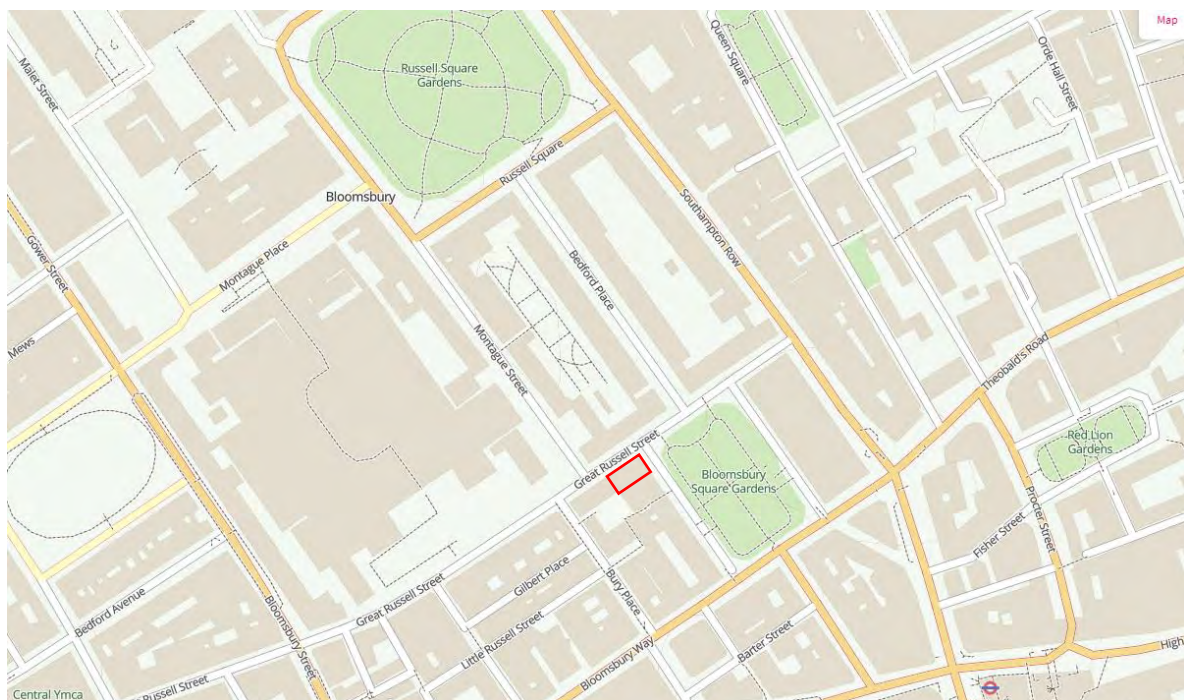


Figure 2: Map showing location of the site within its wider context. Note that most of the area in the above map is located within the extensive Bloomsbury Conservation Area.

3.3 Site Designation

The subject site is listed Grade II, and was designated in 1951. It's listing description (refer to Appendix 1) describes it as a (former) terraced house, dating from later 17th century which was converted into two houses and remodelled by John Nash and re-joined in 1860 and a third floor added by the Royal Pharmaceutical Society.

3.4 Nearby Heritage Assets

3.4.1 Bloomsbury Conservation Area

The subject site is situated in Bloomsbury Conservation Area in London Borough of Camden. The Conservation Area was initially designated in 1968 which principally comprised of the properties that were developed from the Georgian period. Later revisions of the Conservation Area boundary have extended to include Victorian, Edwardian and some 20th century architecture within the Bloomsbury area. The area is largely characterised by its urban form, grid layout and formal squares. The proposals are for internal alterations to the listed building only so the conservation area will remain unaffected.

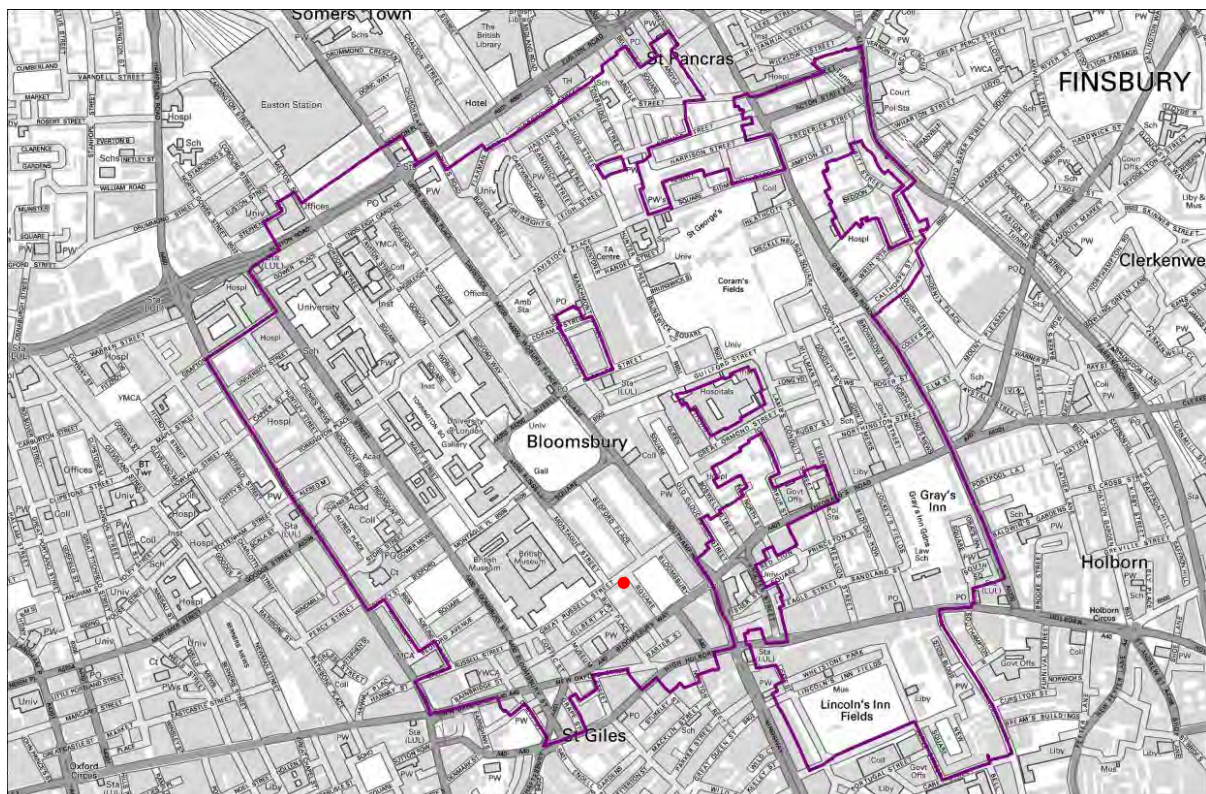


Figure 3: Map of the Bloomsbury Conservation Area showing the subject site.

3.4.2 Listed Buildings

In addition to the subject site being a Grade II listed building, the property has the following heritage assets in its immediate setting for reference only. These assets will remain unaffected by the proposal as the proposed works are to the interior only:

- Number 14 and attached railings, 14 Bloomsbury Square (grade II listed)
- White Hall Hotel (Numbers 9-11) and attached railings, 9-13 Bloomsbury Square (grade II listed)
- Statue of Charles James Fox at North End of Garden (grade II* listed)
- Numbers 18-22 and attached railing and attached garden wall and railings to Number 22, 18-22 Bloomsbury Square (grade II listed)
- Numbers 74 to 77 and attached railings, 74-77 Great Russell Street (grade II listed)
- Numbers 66 to 71 and attached railings, 66-71 Great Russell Street (grade II listed)



Figure 4: Historic England map search of Bloomsbury Square. The blue triangles indicate listed buildings. The subject site is marked in red and is a grade II listed building. A snapshot has been taken of Bloomsbury Square to highlight the surrounding designated assets.

3.5 Planning History

The following planning history for 17 Bloomsbury Square has been accessed via Camden's website.

Reference	Description	Status
2019/5713/L	External alterations in connection with the display of 2 x non-illuminated banner signs (measuring 0.7m in height by 2m in width) attached to 2 x sections of railings along Bloomsbury Square and Great Russell Street for a temporary period until 27/09/2024.	WITHDRAWN Date: 13.11.2019
2019/4923/A	Display of 2 x non-illuminated banner signs (measuring 0.7m in height by 2m in width) showing advertising in connection with the German Historical Institute attached to 2 x sections of railings along Bloomsbury Square and Great Russell Square for a temporary period until 27/09/2024.	WITHDRAWN Date: 13.11.2019
2018/6189/L	Installation of a wireless fire detection and alarm system	GRANTED Date: 22.01.2019
2005/0607/L	Display of a commemorative plaque near doorway	GRANTED Date: 13.05.2005
9100895	Change of use from non-residential institutional use (Class D1) to office use (Class B1) as shown on plans 1 – 6 location plan and photograph 1.	GRANT FULL OR OUTLINE PLANNING PERMISSION Date: 06.08.1991
35980	The use of part of the basement and ground floors of 17 Bloomsbury Square, WC1 by the Institute of European Studies for offices.	CONDITIONAL Date: 28.03.1983
HB2722	Works of alteration and refurbishment.	LISTED CONDITIONAL Date: 04.08.1981
TP26648/8125	Erection of a lift motor room structure on the roof of Nos. 16-17 Bloomsbury Square, Holborn.	CONDITIONAL Date: 26.09.1957
TP26648/8125/2	New lift motor room structure on the roof at Nos. 16-17 Bloomsbury Square, Holborn.	CONDITIONAL Date: 16.07.1957

4 HISTORY AND ARCHITECTURAL DEVELOPMENT

4.1 Background of the Area

The subject site is located on Bloomsbury Square in the London Borough of Camden. Bloomsbury Square is a hugely important development, architecturally and historically, to the expansion of London in the 17th century.

The creation of Bloomsbury Square, initially called Southampton Square, commenced following the construction of Southampton House in 1661. The mansion formed the northern end of the square and was built for the developer and landowner, the 4th Earl of Southampton. The three other sides were constructed within a framework of conditions over the next 20 years to form a residential square. Rather than bearing the expense, the Earl let out plots of land on long leases to speculators who in turn invested and built houses on the square. This may explain in part for the individuality of the architecture on the square as it was not designed or ‘built as an architectural whole.’¹

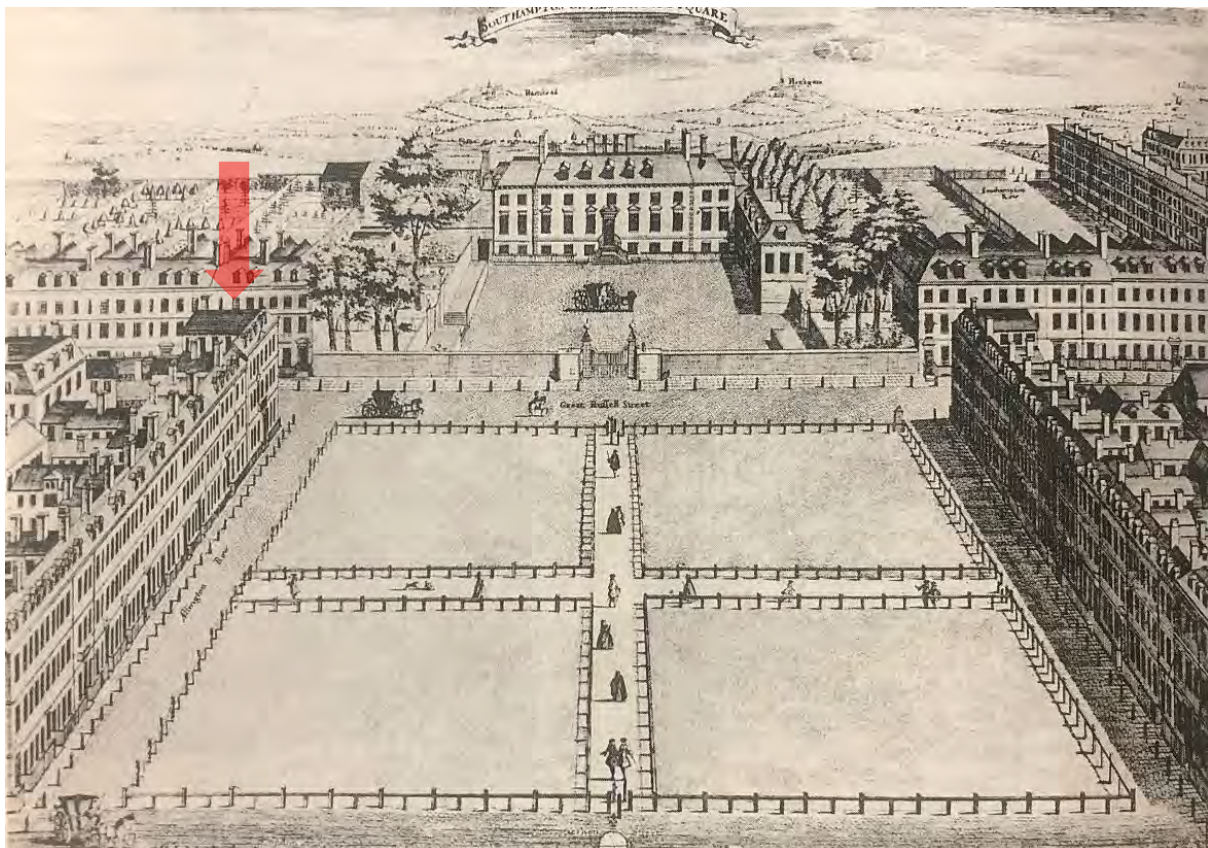


Figure 5: c.1750s engraving of Bloomsbury Square (then Southampton Square) showing Southampton House as the principal building to the north of the square. The subject building is seen to the northwest corner. (source: History of Camden by John Richardson; p.56)

The Earl of Southampton’s estate passed by marriage, in the form of a dowry, to the Russell family in 1669 and subsequently became a part of the Bedford Estate. Southampton House and Square were

¹ Richardson p.56

renamed as a result to Bedford House and Bloomsbury Square. Bedford House was demolished in 1776 and rebuilt as Bedford Square by William Scott and Robert Grews.



Figure 6: 1675 Map of London showing Bloomsbury Square, developed less than 15 years earlier.

Bloomsbury Square was the first “closed” square to be developed in London.² It followed the modelling of Covent Garden piazza by Inigo Jones in the 1630s. Bloomsbury Square became a prototype for many other London garden squares in the century following and has become a synonymous urban feature of north London. The immediate Bloomsbury area includes several other examples of garden squares such as Bedford Square, Queen Square and Red Lion Square. Along Great Russell Street, there were two other large houses in the 18th century: Montagu House, now the British Museum, and Thanet House.



Figure 7: An illustration of Montagu House on Great Russell Street, which was the former building of the British Museum from 1759, until it was replaced by Robert Smirke’s present neoclassical building in 1846.

² Richardson p.56

4.2 Historic Map Progression

A historic map progression showing the evolution of both Bloomsbury Square and the surrounding area can be found in **Appendix 3: Map progression**.

4.3 History and Architectural Development of the Subject Site

17 Bloomsbury Square was originally constructed as one large house, including 72-73 Great Russell Street, at a similar time to the rest of the square in the late 17th century. Figure X, an engraving of Bloomsbury Square from X, provides some indication of the form of the subject site before Nash remodelled the property in the late 18th century. The engraving illustrates 17 Bloomsbury Square to be at least three storeys with dormers punctuating the roofscape and a basement. The Bloomsbury Square elevation consisted of 7 bays as it does today and the entrance was centrally located. The property comprised of an L shape form which fronted both the square and Great Russell Street. This is partially evidenced by the four upper floor windows visible to the rear of the building in the engraving.

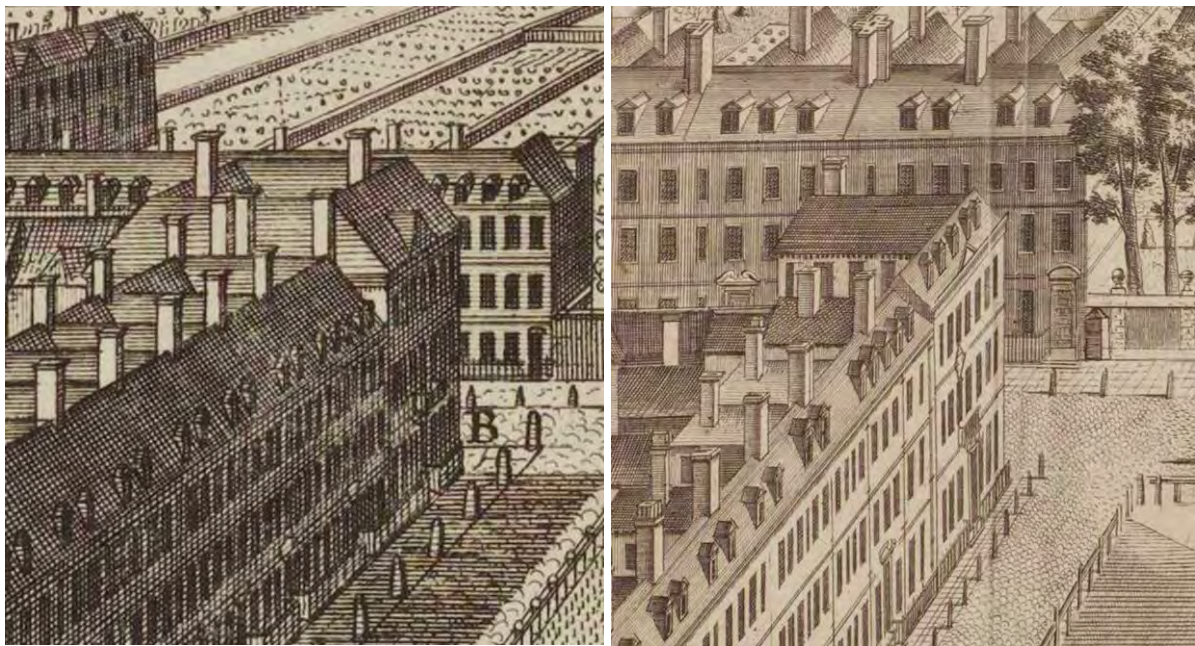


Figure 8: (Left) 1750 engraving by William Angus and (right) a more detailed and accurate 1754 engraving by Sutton Nicholls.

The next phase of the building's evolution occurred towards the end of the 18th century. John Nash acquired the subject site in addition to several other properties on Great Russell Street in 1777. He bought these properties as speculation after receiving a legacy of £1000 from his uncle.

The remodelling of 17 Bloomsbury Square in the late 18th century included subdividing it into two properties and building a row of six small houses on Great Russell Street for the purpose of letting.

Nash lived in one of these small houses for 3 years; now commemorated by an English Heritage Blue Plaque.

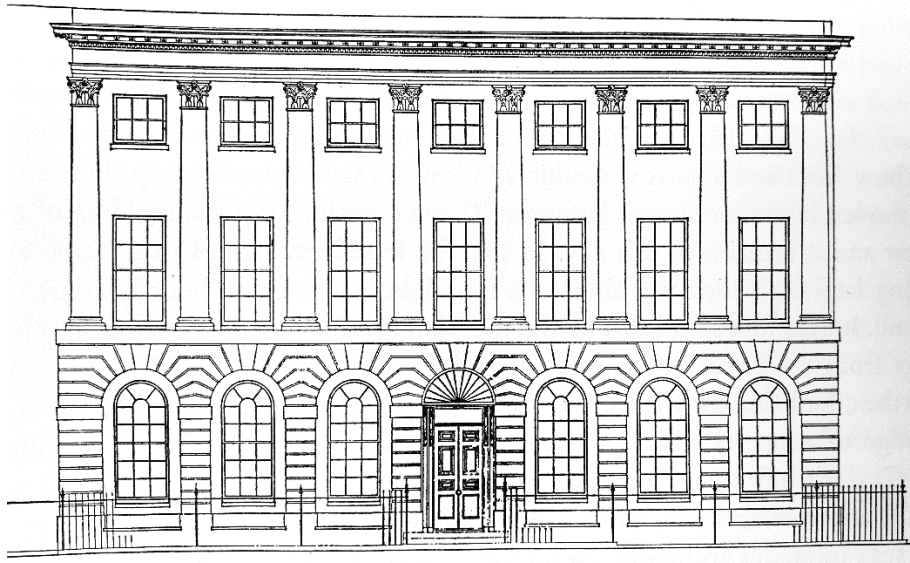


Figure 9: Conjectural drawing of No. 17 Bloomsbury Square, immediately following Nash's remodelling in 1778. (source: John Nash- The Prince Regent's Architect by Terence Davis).

The divided form required two entrances. The original entrance to the property was off of Bloomsbury Square and remains as the principal entrance today. In creating a second dwelling, Nash introduced a second entrance off of Great Russell Street. He also integrated two similar, but not identical, cantilevered Portland stone staircases into the houses which are situated back-to-back in plan form. Nash designed the property with the Bloomsbury Square entrance to be the grander version of the two houses. To this property, he added a rear octagonal room which was repeated on the first and second floors and also a highly decorative, plaster ceiling design in the two principal rooms on the first floor. These architectural features were not reflected in the property facing Great Russell Street.

It is also likely when Nash bought the Bloomsbury properties that they were originally of brick. Nash re-designed the exterior to include rusticated ground floors and giant Corinthian pilasters on the Bloomsbury Square façade. He covered the walls of both properties in stucco, which at the time was novel and the first of its type on Bloomsbury Square, but later became a typical feature of both Nash's design and Regency London. The use of stucco in Nash's designs linked the architect to the Adam Brothers. Though, there is a possibility that the decorative ceiling work found in the first floor principal rooms can also be associated with them, Nash is also known to have borrowed Adam designs during his successful career.

Yet, though Nash is renowned for the significant number of buildings he designed in Regency London in the decades following the Bloomsbury project, Nash was declared bankrupt in 1783 as the

redeveloped houses failed to sell. Nash was forced to return to Wales where he had to rebuild both his career and reputation from scratch.

The next major phase in the subject site's evolution takes us to the mid-19th century when 17 Bloomsbury Square was acquired by the Royal Pharmaceutical Society. The Society initially only took the lease for the Bloomsbury Square house in 1841.

The establishment expanded into 72-73 Great Russell Street in 1857 and undertook several alterations to re-join the two properties such as various openings to the rear of the properties and north of the principal staircases. An addition entrance was added to the Great Russell Street elevation providing access to No.72; and Nash's mid-18th C entrance was blocked and converted into a window. This entrance remains today, however, it is not used as the principal entrance by the German Historical Institute.

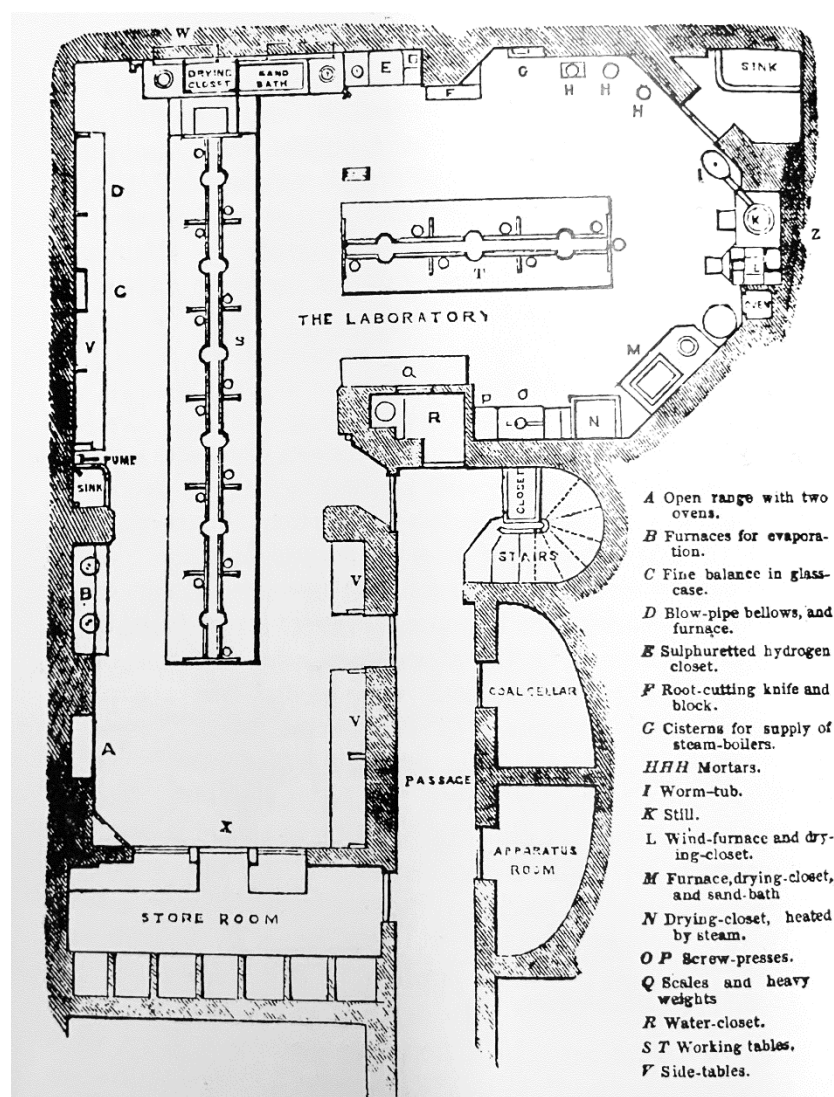


Figure 10: Plan (Lower ground floor) of the chemistry laboratories constructed in c.1843; within the former rear gardens of No. 17 Bloomsbury Square. Note how the infill integrates with the 18th C planform and geometry of the Octagonal room.

In c.1845, the Society added a Chemistry Laboratory to the rear (within the rear garden) of 17 Bloomsbury Square, at lower ground floor and ground floor levels. An additional (third) floor was

added to the entire building in 1859 to house the institute's chemical laboratories. In comparison to the lower floors, the third floor had an open floor plan layout which also included an upward extension to Nash's rear octagonal room. On the ground floor, the two rooms either side of the Bloomsbury Square entrance hall were used as museum spaces and both had openings directly off of the central lobby.

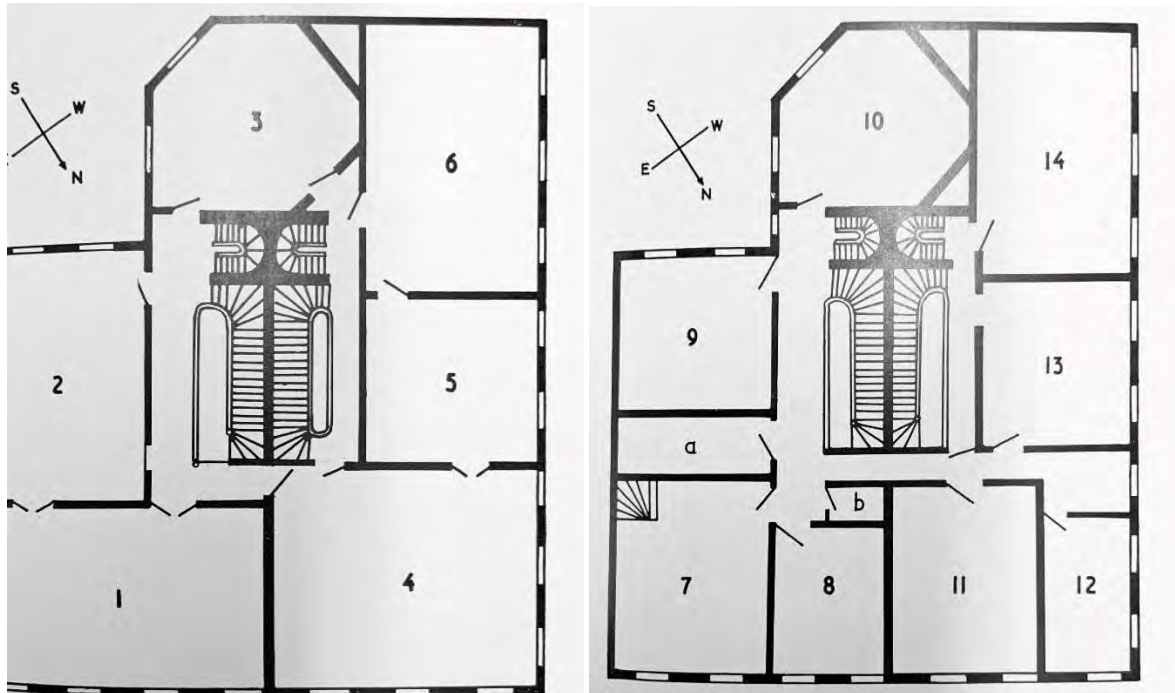


Figure 11: First floor plan (left) as arranged in 1863 and second floor plan (right) as arranged in 1903.

Though, the society largely altered the building's fixtures and fittings to accommodate its new educational use (refer to historic photographs in this section of the report), on the whole, much of the planned layout designed by Nash was also retained by the society.

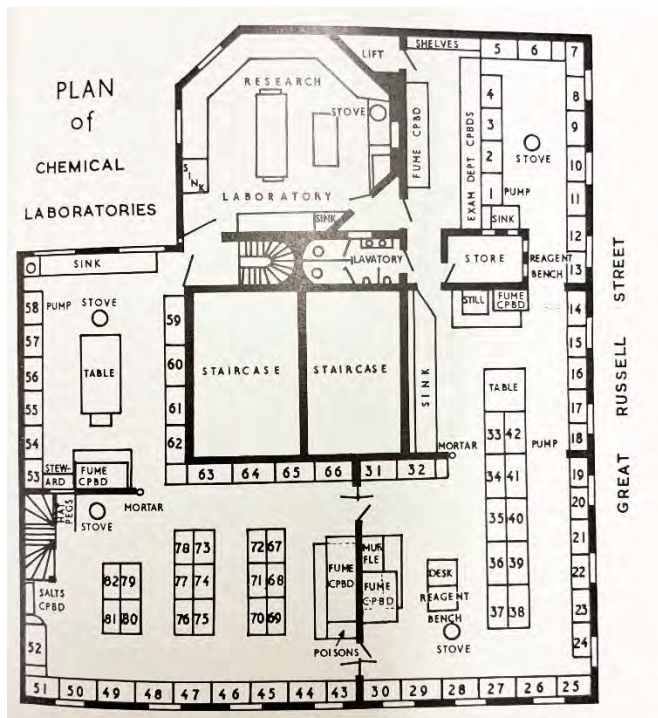


Figure 12: Third floor plan showing the open plan layout, as arranged in 1904. The Octagonal room was extended to this storey during the 1859 extension, and the area over the dual staircases was expressed as a void.

To the exterior, the Royal Pharmaceutical Society added an entablature frieze between the second and the newly added third floor, situated just below the original parapet, reading “The Pharmaceutical Society of Great Britain” to both elevations facing Bloomsbury Square and Great Russell Street. A second entablature was added on the Great Russell Street façade, “Incorporated A.D. 1843”, between the ground and first floors but above the rustication located on the ground floor. The projecting classical porch to the principal entrance was also added by the society in 1860.



Figure 13: Early-mid 20th C photograph of the building showing the external stuccowork with the entablature frieze.

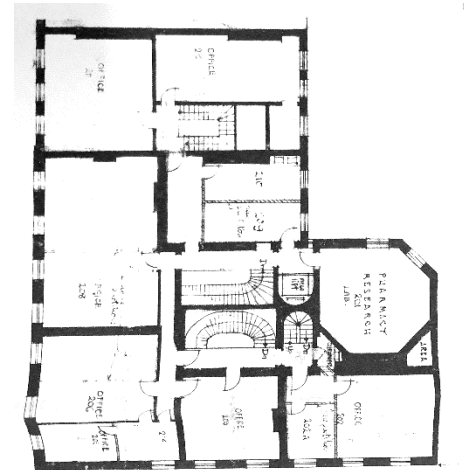
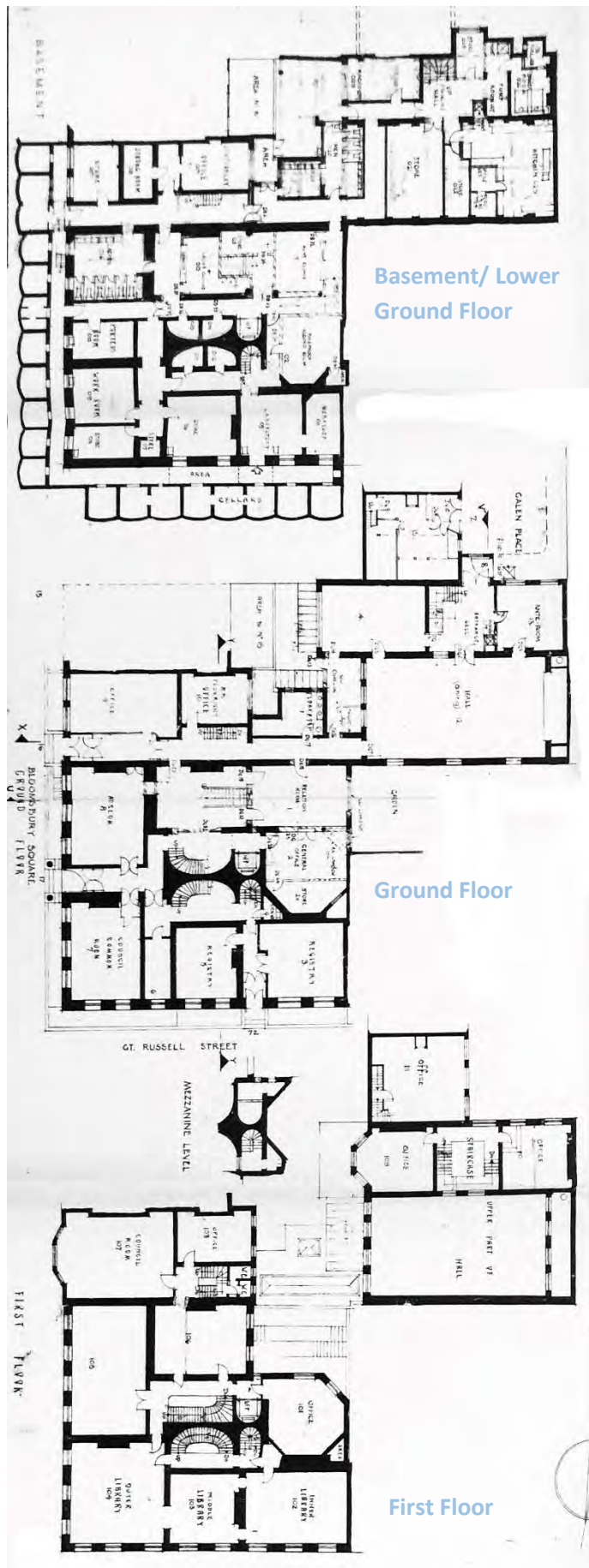
The Royal Pharmaceutical Society remained at Bloomsbury Square for almost a hundred years, further purchasing 16 Bloomsbury Square and building Galen Place Extension. The Society eventually vacated the properties for new premises in 1956 owing to the changing needs of pharmaceutical education. The new building was located on Brunswick Square as part of the University of London. Though, the headquarters of the society remained at 17 Bloomsbury Square until 1970s.



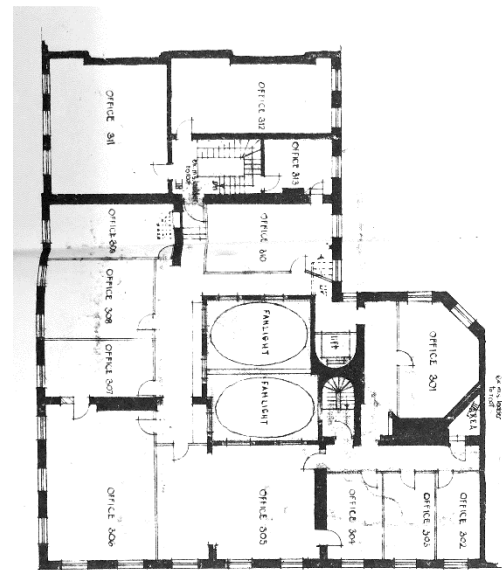
Figure 14: Ground floor museum (current reception) in 1903. Note the high shelving on both walls.



Figure 15: Histological Laboratory at first floor (front room), current conference room, in 1926.



Second Floor



Third Floor

Figure 16: 1953 Floorplans of 17 Bloomsbury Square showing the then layout of the Royal Pharmaceutical Institute. Shortly thereafter, most of the teaching and laboratory spaces moved to another premises and the building continued as the Society's Headquarters.

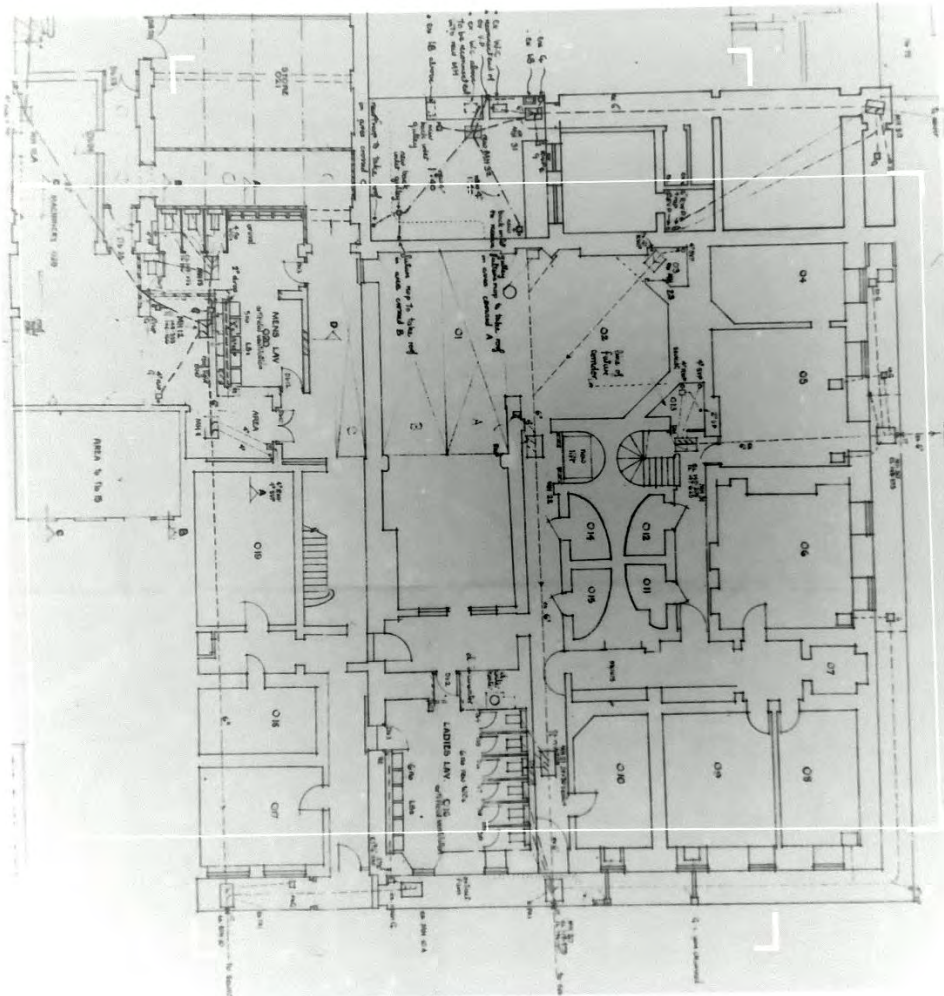


Figure 17: c.1980 plan of the lower ground floor showing the then arrangement (prior to refurbishment by the GHI) with lateral openings with No. 16 Bloomsbury Square. (source: Camden Local Archive and Studies)

From the 1970s, the subject site was at risk of demolition, alongside other properties on Bloomsbury Square and those in front of the British Museum, owing to the proposed schemes for the British Library to be built directly opposite to the Museum. As a result of campaigning, the new British Library building was built at its current site near St Pancras and the Bloomsbury Association was formed. The Bloomsbury Association (not to be confused with the famous group of artists) are believed to have briefly occupied and used the subject building in the late 1970s.

The German Historical Institute was founded in 1976 and have leased 17 Bloomsbury Square, as their London home, since 1980. The site now houses extensive libraries and office space to accommodate users and employees of the institute. Other than initial refurbishment works in the 1981 (planning reference X) and change of use application in 1991, planning history for the site has been minimal.



Figure 18: Ground Floor rear room, showing the large, glazed opening between this room and the stairwell. This opening dates from the mid-20th C and was infilled during the c.1990s works (Source: Camden Archives).



Figure 19: Rear room at first floor with the 18th C painted ceiling. Note the large glazed opening on the side wall in this room, mirroring the opening at ground floor. This opening was also closed (replaced with a large joinery) during the c.1990 works. (Source: Camden Archives).



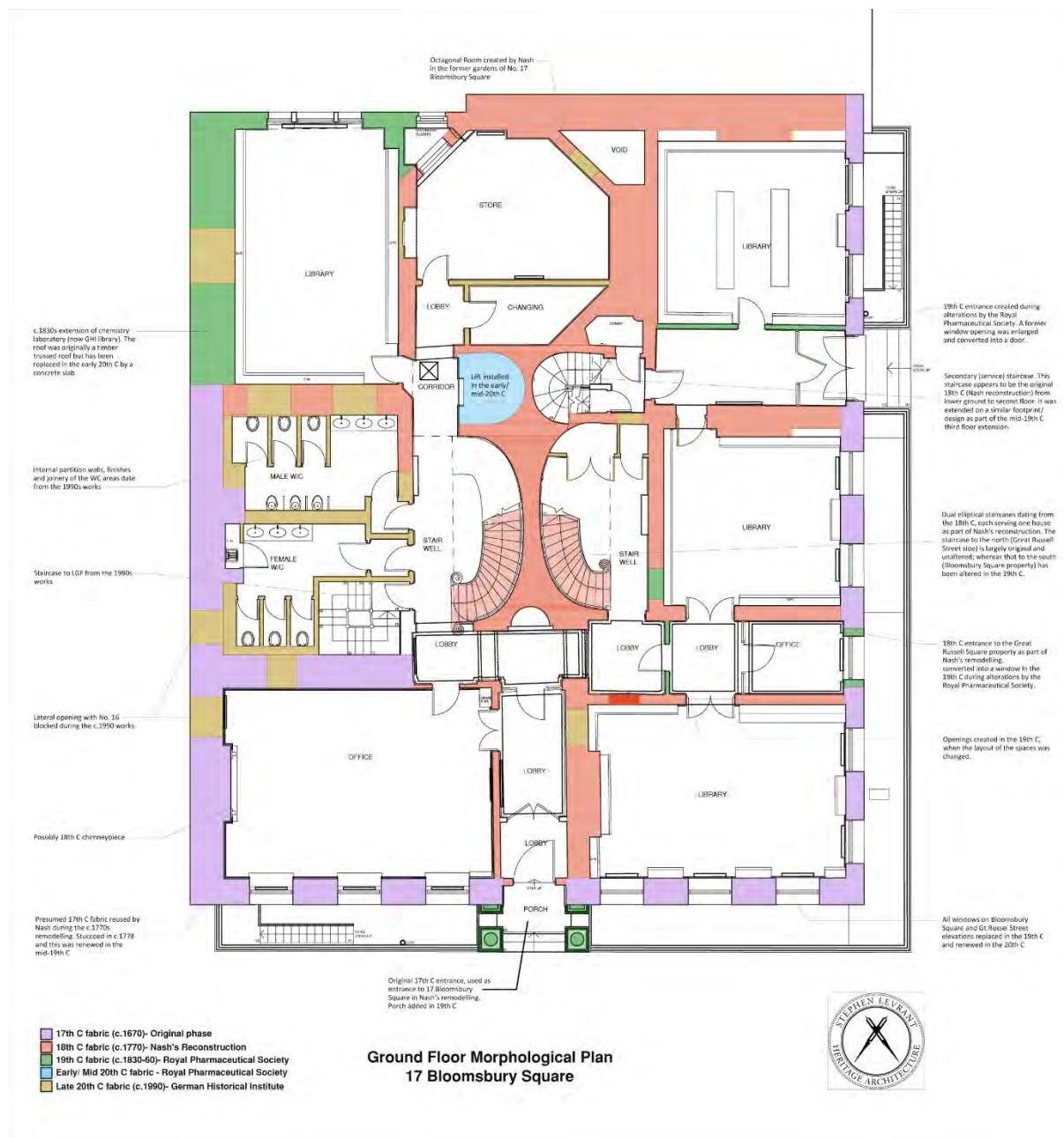
Figure 20: First floor front room with the 18th C painted plaster ceiling. Note the chimney breast from the rear wall was removed in the mid-20th C and replaced with the two ionic pilasters and entablature (concealing structural interventions). (Source: Camden Archives).

4.4 Morphological Plans

The below Morphological Plans are for the ground and first floors only, as these are the principal areas affected by the proposed works. They provide an illustrated account of the building's architectural development and fabric from the mid-late 17th C to the present day.

The morphological drawings have been prepared based on available historic/ archival information and the minor investigative opening up works undertaken. It is possible that further information will come to light in the future, and this will necessitate amendments to the below plans.

Notes have been added to the drawing to clarify and better present some key elements of the fabric.





5 SITE DESCRIPTION

5.1 Exterior

The site occupies the north-west corner plot of Bloomsbury Square with entrances from both the square and Great Russell Street. The external elevations are faced in stucco, originally devised for the building by Nash, but this has been altered during mid-19th C works to the building. The Bloomsbury Square elevation comprises of seven bays and the Great Russell Street eight bays. The Bloomsbury Square entrance is centrally located, and follows on the original 17th C entrance, as well as the entrance for the 17 Bloomsbury Square townhouse part of Nash's 18th C remodelling.



Figure 21: External elevation as seen from the junction of Great Russell Street and Bloomsbury Square.

The property has four storeys plus a basement level. The ground floor is slightly raised with stepped access at both entrances. The entire ground floor is rusticated and is separated from the first floor by projecting stringcourse. There are giant Corinthian pilasters on the Bloomsbury square elevation which start at this stringcourse and finish at the entablature on the second floor; a feature which is not present on the Great Russell Street elevation. The third floor is a later addition added in the 19th century which is also stucco fronted. Two windows on the second floor on the Great Russell Street elevation are blocked. There are no external works proposed in this scheme so the exterior of the property will remain unaffected.

5.2 Interior

The property historically was one building, subdivided in two by John Nash and re-integrated in the mid-19th century by the Royal Pharmaceutical Society. The site today remains in this combined form, retaining much of the planned layout introduced by John Nash and is used by the German Historical Institute. Both terrace houses can be read from the back-to-back curved staircases centrally located providing a lobby that connected a three room plan. The grander terrace, 17 Bloomsbury Square, featuring a rear octagonal room repeated across the floors.



Figure 22: The existing principal entrance from Bloomsbury Square (left) and the 18th C entrance from Great Russel Street (right). The latter entrance was blocked up in the 19th C; and moved further west along the façade.

The principal entrance is likely to have been the historic entrance to the 17th century property from Bloomsbury Square and was the entrance utilised by Nash for the more refined terraced house, 17 Bloomsbury Square. The second entrance introduced by Nash remains legible with its arched ceiling form, however, the opening is now a window rather than a door. Off of the entrance hall is an opening leading to the reception area which was formerly used as a museum space by the Royal Pharmaceutical Society; it is unlikely that this doorway is in its historic positioning as situated by Nash. Both 18th century cantilever staircases remain the principal staircases in the building and are both topped with a staircase lantern.

The staircase in the former 17 Bloomsbury Square terrace house was altered in the 19th century by removing an internal partition wall to transform the form of the staircase enclosure. The opening to

this enclosure was also enlarged at a similar time to create double doors leading from the front room to the stairwell. Both alterations still exist today.



Figure 23: One of the two elliptical staircases in the property, introduced as part of Nash's 18th C remodelling. This staircase (17 Bloomsbury Square side) has been altered in the 19th C.

The proportions and decoration of the rooms on the first floor suggest this floor was historically the piano nobile and the principal rooms of the property. These rooms are now used as a conference space and common room. The highly decorative plastered ceilings found in these rooms are in an Adam style, or possibly even designed by the Adam Brothers, but nonetheless remain in good condition. Historic cornicing largely survives on both the ground and first floors with several examples consistent with 18th century design.

Principal rooms in the former 72-73 Great Russell Street terrace are now occupied by libraries. A large number of fixtures and fittings survive from 19th century alterations to the property particularly in the form of joinery and floor to ceiling bookcases now holding the extensive collections of the German Historical Institute. Many of the historic features, still legible in room layout, have been lost including fireplaces on the second floor. The exposed roof structure evident in historic photographs of the chemical laboratory of the third floor, too are no longer exposed. The upper floors have been divided into smaller rooms now used as office space. The basement holds rooms of stacks further accommodating collections.



Figure 24: Conference room at first floor. This room retains the 18th C plaster ceiling and doors from the 19th C remodelling. The Ionic columns and entablature dates from the mid-20th C refurbishment when the chimney breast was removed.



Figure 25: First floor library at the corner of Bloomsbury Square and Gt. Russell Street. The cornices and bookcases date from the late 19th- 20th C.



Figure 26: First floor octagonal room with 18th C cornicing and rooms proportions as designed by John Nash.

6 SIGNIFICANCE ASSESSMENT

6.1 Introduction

The NPPF, 2021 (Para 194) states that *“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 also be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on that significance.”* Significance is defined by Historic England as *“The sum of the cultural and natural heritage values of a place, often set out in a statement of significance”*.

Please refer to Appendix 2 for our assessment methodology.

6.1.1 Archaeological Interest

The subject building is located in a Tier 2 archaeological priority area (APA), London Suburbs, in London Borough of Camden. It also directly borders a Tier 1 APA, Ludenwic, that is linked to Anglo-Saxon activity. Various archaeological artefacts dating from pre-historic to 17th and 18th century suburban growth. One of the main finds recorded in the area has been palaeolithic hand-axes which suggest pre-historic human activity within the vicinity of the subject site and along the Thames Valley. On the account of the location of the subject site to these records, there is potential to yield further evidence of past human activity.

Therefore, the potential for archaeological interest on the site is considered to be **Medium**.

6.1.2 Architectural and artistic interest

The subject site was initially developed for the Southampton Estate and artistically designed in the context of Bloomsbury Square and is read as one of the buildings fronting the garden square. The subject building was originally designed to a varying size and style to the other properties on the square and this trend of variation continues following on redevelopment of a number of buildings, including the complete redesign of the east side of the square. This variation in design is unique in the context later squares and this adds visual and architectural interest. The property externally is an excellent example of regency style architecture and architecturally integrates several distinct phases.

Much of the building’s architectural and artistic interest stems from John Nash’s remodelling of the building in the late 18th century. Some of the more significant features include: the mirroring 18th century planned form which is still legible to this day showing the remodelled three room plan of the

two terraces designed by Nash. The external elevation, too, exhibits stucco, giant pilasters, entablature and stucco architraves which are typical of Nash's later designs. The external stucco detailing could possibly be the work of the Adam Brothers. Nash also retained the original location of the 17th century entrance from Bloomsbury Square in his remodelling for one of the terrace houses. This entrance significantly remains the principal doorway to this day.

Internally, the standout features must be the two cantilever Portland stone staircases as well as the highly decorative plaster ceilings on the first floor which are also likely to be attributed to the Adam Brothers. Both features illustrate the skills, craft and grandeur of the property and artistically date from the 18th century. Nash also introduced an octagonal room to the building; a feature that was replicated in several other examples of his work. Several historic doors survive throughout the property consisting of 2 panels, principally on the first floor, which are consistent with 18th century door design. There is one window which looks to be older than the rest located in first floor common room that does not exhibit horns which were added to sash window design in 19th century.

The third floor was an addition made by the Royal Pharmaceutical Society in the 19th century. Externally, the addition is stucco fronted situated on top of the 18th century parapet with plainer pilasters that complements the 18th century detailing designed by Nash. Internally, this floor was once was open plan to accommodate chemistry laboratories, however, modern partitions now divide this floor and with this alteration architectural fixtures and fittings have been lost. Whilst the ground and first floor retain many features of significance, much of the architectural interest on second floor have also been lost but the location of which still legible, for example fireplaces.

The architectural and artistic interest of the building is considered to be **Medium-High**.

6.1.3 Historic interest

The building's historic interest is in part linked to the age of the property and the fact it originated in the mid-17th century. Though, the earliest phase of the building's construction is no longer visible, the historic fabric still exists underneath the later remodelling of the property and thus the fabric holds evidential and historic interest.

Much of the property's historic interest derives from its location and creation alongside Bloomsbury Square by 4th Earl of Southampton. Bloomsbury Square is historically significant because it's London first closed garden square and was an important prototype, both in design and size, for subsequent 18th century London squares. Both the subject building and square came at a time which links to

London's wider expansion and illustrates the transition in the 17th century of the wealthy occupying developing suburbs in west London in addition to their country seats.

Since its origination, the site has had an association with the Southampton and Bedford Estates, John Nash, the Adam Brothers, the Royal Pharmaceutical Society, briefly the Bloomsbury Cooperative (who were an early activist group and example of conservation) and now the German Historical Institute. In its current form, the site retains much of Nash's remodelling of the property in the 18th century and thus holds historic interest as an example of Nash's early work which informed the architect's later designs across London. It's also a fine example of the use of the material Stucco before it became popular in London suburbs and ubiquitous with Nash's designs.

The subject site is also historically significant for the role it played in educating generations of pharmacists and its contribution to pharmaceutical advancements. The Royal Pharmaceutical Society used the site as their main buildings for over 100 years. The property retains evidence of this occupation in the form of the additional floor, entrance arrangement and vast library fittings. In more recent years, the site has housed the extensive collections of the German Historical Institute and has thus had a continued educational use since the Royal Pharmaceutical Society. Its current historic interest stems from the institute's contribution to research and the collective experience of academic community from the subject building.

The historical interest of the building is considered to be **High**.

6.2 Summary of Significance

The principal (and most important) element of significance in the building is its historic interest- considering that the building is a rare survival of the original phase of Bloomsbury Square's development, has had very notable later interventions by important architects, and has been home to an important society/ institution for much of its history and continues to do so. This interest is only accentuated by the building being John Nash's earliest project in London, and one of the earliest examples of stucco fronted developments and including the Octagonal room and elliptical staircases, which went on to become key architectural and aesthetic elements in his vast repertoire of works. This is further enhanced by the building's close association with the Royal Pharmaceutical society from its beginnings in the mid-19th C to the 1970s (for almost 120 years). Since 1980, it has been home to the German Historical Institute, which has continued the building's association with learned institutions. Each phase of alteration and adaptation has added their own layer of history and fabric to the building.

Architecturally, the building presents features from these different periods, and retains important examples of design and detailing. Albeit no individual period in its architectural development is represented holistically, the patchwork of different architectural interventions is an important aspect of the building's significance. Externally, it relates well to the overall urban ensemble of Bloomsbury Square, and although not of landmark status, retains visual prominence on the west side of the square.

7 PROPOSED WORKS

The proposed works are informed by building's significance and aimed at preserving, enhancing and better revealing surviving historic details and finishes. The proposals involve internal refurbishment works to the building only, and no external alterations (aside from general like for like repairs) are being proposed.

The works are predominantly concentrated at ground and first floors; and incorporate a number of proposals which will better enhance the building's architectural and historic significance, and these are discussed in further detail in the section on heritage benefits. Key to this is reinstatement of the form and dimensions of the historic Octagonal room at ground floor. Likewise, a thorough analysis of paint samples including historic layers from the interiors of the better preserved first floor rooms has been taken, and informs the reinstatement of the historic (Nash) colour scheme in these spaces.

Some aspects of the proposal are included to improve the building circulation, especially better linking the entrance lobby with the front reception area and stair hall. One space in particular- the front reception room has seen change of function, alterations to the layout and renewal of finishes throughout the building's history. This space is proposed to be redesigned as a welcoming reception space, acting as a main link within the building, and rationalising circulation routes for the institute.

Further details of the proposed works are included in the Proposed Drawings and Design & Access Statement prepared by Studio Charlotte Harris. A full impact assessment of the works is included in the section below.

8 IMPACT ASSESSMENT

The proposals involve works and refurbishment to the interiors of the property.

The impact of the proposed works is discussed in detail within this section using the schedule below.

A summary of the impact assessment is provided at the end of this section.

Impact Assessment Schedule

Room	Proposed Works	Rationale/ Justification	Impact Assessment
Ground Floor			
Entrance Lobby	Remove existing modern door (D.0003) and replace this with a new door	The existing glazed door is modern, of inappropriate design and detailing. The proposed door is better designed in relation to the historic opening and includes large frameless glazed areas.	Minor beneficial: Replacing the modern, inappropriately designed door with a new glazed door better detailed to the opening would help enhance and better reveal the layout and planform.
	New large format limestone floor finish	The existing carpeted floor finishes are modern; and have replaced the original floor finish here, and are laid over a concrete screed. An 18 th C Nash house would typically have stone floors, supported over the ceiling structure of the basement floor below. Large limestone floor tiles are characteristic of this period, and are seen in a number of other Nash properties in Camden (Regents Park) and Westminster (Regent Street and Portland Place).	Minor beneficial: The proposals are to replace the existing non-original and detracting floor finishes with a finish which is more appropriate to the age and style of the building.
Reception room	Enlarging late 19th or early 20th C opening within early wall	(Removed from proposals) The existing wall is original/ early in its layout, although paint analysis of the cornice confirms that the present fabric dates from 19th C alterations. This is largely consistent with the design of cornicing, which appears to be of 19th C date,	Minor harm: The proposed work will result in loss of historic fabric and alteration to the early/ 19th C planform of this space.

		<p>contrasted with 18th C ceilings on the first floor. The wall is nevertheless of significance. The existing double door opening dates from the mid-19th, although the doors themselves are evidently of 20th C design. The proposal to enlarge this opening is driven by the need to better articulate circulation and visual connection between the entrance hall and reception space. Further details are included in the architects D&A statement.</p> <p>It is understood that these works would result in harm to the historic fabric (loss of wall fabric); but is anticipated that this harm will be outweighed by substantial heritage benefits included within the scheme.</p>	<p>This harm is outweighed by the substantial heritage benefits (reinstatement of layout, architectural features, details and finishes) in other areas of the building.</p>
	Enlarging mid-20 th C opening on side wall leading to stair lobby	<p>This wall is early to the layout of the house, but the fabric may date from 19th C alterations. The existing single door is modern and evidently a mid-20th C alteration.</p> <p>The proposals seek to remove this diminutive, inappropriately detailed door and provide a new larger door opening, connecting the reception space with the staircase hall.</p> <p>It is acknowledged that these works would result in harm to the historic fabric (loss of wall fabric); but is anticipated that this harm will be outweighed by substantial heritage benefits included within the scheme.</p>	<p>Minor harm: The proposed work will result in loss of historic fabric and alteration to the early/ 19th C planform of this space.</p> <p>This harm is outweighed by the substantial heritage benefits (reinstatement of layout, architectural features, details and finishes) in other areas of the building.</p>
	Removal of non-original joinery in window reveals	<p>The existing joinery is not original; and dates from the c.1980s refurbishment and is consequently of no significance. Its removal would better reveal the original layout of this</p>	<p>Minor beneficial: The proposals would remove modern fabric and help better reveal the original</p>

		wall, which would be a minor heritage benefit.	planform and layout of this space.
	Removal of modern M&E fittings (radiators and light fittings) and new M&E works (radiators and light fittings)	Existing M&E fittings and light fittings are modern and of no significance. Their removal and replacement with modern fittings should be welcome.	No impact: The proposed works will have no adverse impact on the significance of the listed building.
	Restoring late 18 th C chimneypiece and fireplace; this is not intended to be a functional fireplace	The existing chimneypiece is historic (late 18 th C) and of significance. However it has been altered in the past, and is currently blocked up and painted inappropriately. The proposals would restore the chimneypiece to its historic paint scheme, and remove later accretions such as the blocked throating. The fireplace is not intended to be functional but will be a showpiece within the building. It is important to note that this is the only example of an 18 th C fireplace in the building.	Minor beneficial: Restoring the historic and only surviving 18 th C chimneypiece in the building would enhance its architectural and historic interest; and therefore be a heritage benefit.
	New floor finishes- timber floorboards	Existing floor finishes in this space (carpeted finish with lining over a cement screed) is modern and of no significance. Replacing this with a historically appropriate timber flooring would enhance the architectural interest of this space.	Minor beneficial: The proposed change of finishes from non-original carpeted finish to a historically appropriate timber floor finish should be considered a heritage benefit.
	New joinery along walls (in minimal areas only and	The new joinery (is minimal and only included where M&E installations are incorporated/ concealed) within them and has been designed with shadow gaps to retain the historic (19 th C) dado rail and	No impact: Whilst it is acknowledged that the joinery would visually impede some of the historic panelling and

	specifically to conceal M&E)	skirting behind it. This joinery reinterprets the 19 th C joinery in this area seen in archival photographs. It should be noted that this space has undergone significant alterations and change of function in the past, and the layout and interior design (incl. joinery and finishes) have changed as a consequence. The proposed joinery is in keeping with this historic evolution and current use of the space.	dado rail, these are preserved in situ; and will be visible in the majority of the room and also if the joinery (reversible in nature) is removed in the future.
Corridor	Remove existing mid-20 th C door (D.0006) and replace this with a new glazed door	The existing door is a mid-20 th C alteration and has adversely impacted the planform, layout and understanding of the circulation. Importantly it has formed a solid partition with a solid door (of inappropriate design and detailing) where the original 18 th C entrance would have been located. Its removal and replacement with a large glazed door would help better understand the layout and circulation in this area and enhance the building's historic interest.	Minor beneficial: The proposed works would help better understand the 18 th C layout and circulation in this area; remove the inappropriate solid partitioning of the corridor and enhance the building's historic interest.
	New large format limestone floor finish	The existing carpeted floor finishes are modern; and have replaced the original floor finish here, and are laid over a concrete screed. An 18 th C Nash house would typically have stone floors, supported over the ceiling structure of the basement floor below. Large limestone floor tiles are characteristic of this period, and are seen in a number of other Nash properties in Camden (Regents Park) and Westminster (Regent Street and Portland Place).	Minor beneficial: The proposals are to replace the existing non-original and detracting floor finishes with a finish which is more appropriate to the age and style of the building.
Main stair hall	Removal of late 20 th C doors (D.0007, D.0008)	Existing doors in the stair hall were installed during the c.1990s refurbishment and blocked off the inappropriately large void in	Minor beneficial: Whilst it is acknowledged that a wall lining is not

	<p>and D.0009) and their replacement. and providing a new wall lining with skirting detail and gyp doors.</p>	<p>this wall, which itself was created in the early-mid 20th C (ref to Figure 18). The doors on this wall are not in keeping with the historic planform and layout, and detract from the significance of the staircase.</p> <p>The proposed works would conceal the doors as gyp doors within a thin wall lining along the entire wall. The wall lining would project marginally over the existing wall line (itself part of the 1990s refurb) and provide a shadow line as a reinterpretation of the historic skirting in this room (missing in this section; possibly removed as part of the early 20th C works). The wall lining is completely reversible, but in any case would not result in any loss of historic fabric.</p>	<p>characteristic of the 18th C layout, it should be noted that the layout would read substantially better with the three inappropriately sited (but functionally necessary) doors concealed as gyp doors here.</p> <p>The skirting would be continued as a shadow line.</p> <p>The works would resolve the confusing axes of circulation in this space, and better express its historic planform.</p>
	<p>Removing modern carpet and underlay to restore the original Portland stone finish</p>	<p>(Removed from proposals) The existing carpet and underlay are modern and have been laid over the 18th C Portland stone finish.</p> <p>The proposed works would remove these inappropriate finishes and restore the Portland stone finish. Stone cleaning would be undertaken professionally using a DOFF or similar water based, non-abrasive cleaning method.</p>	<p>Moderate beneficial: The proposed works would restore the historic stone floor finish to this elliptical staircase, an early example of Nash's work in London. The works would significantly enhance the architectural and historic interest of the space.</p>
	<p>Replace carpeted floor finish placed over existing cementitious screed in the stair hall with</p>	<p>The existing carpeted floor finishes are modern; and have replaced the original floor finish here, and are laid over a concrete screed. An 18th C Nash house would typically have stone floors, supported over the ceiling structure of the basement floor below. Large limestone floor tiles are characteristic of this period, and are seen in a number of other</p>	<p>Minor beneficial: The proposals are to replace the existing non-original and detracting floor finishes with a finish which is more appropriate to the age and style of the building.</p>

	large format limestone tiles.	Nash properties in Camden (Regents Park) and Westminster (Regent Street and Portland Place).	
Second stairs	Remove modern joinery and provide new lockers here, which are better positioned and proportioned to the historic layout. Joinery (lockers) to integrate lighting for illumination of the staircase.	<p>Existing modern joinery in this space has truncated the planform and detracts from a meaningful reading of this second elliptical staircase.</p> <p>Proposals are for removal of this modern joinery and partition and its replacement with lockers (low height) which follow the curve of the staircase.</p> <p>The lockers are completely reversible, but are not considered freestanding as they would incorporate lighting to provide an appropriate wash illumination to the staircase.</p>	Minor beneficial: The proposed works would reinstate and help better read the planform and the elliptical staircase. Lockers provided here incorporate sensitive lighting design to illuminate this historically significant element within the building.
	Removing modern carpet and underlay to restore the original Portland stone finish.	(Removed from proposals) As with the other elliptical staircase, the existing carpet and underlay here are modern and have been laid over the 18th-C Portland stone finish. <p>The proposed works would remove these inappropriate finishes and restore the Portland stone finish. Stone cleaning would be undertaken professionally using a DOFF or similar water-based, non-abrasive cleaning method.</p>	Moderate beneficial: The proposed works would restore the historic stone floor finish to this elliptical staircase, an early example of Nash's work in London. The works would significantly enhance the architectural and historic interest of the space.
	Redecoration of staircase in historically appropriate colours.	The existing colour scheme with jarring colours is inappropriate and detracts from the significance of this space. Paint analysis has been undertaken to confirm the historic paint schemes used here, which will be reinstated as part of the proposals.	Moderate beneficial: Redecoration of this space in historically appropriate scheme would enhance its historic and architectural special interest.

	Replace carpeted floor finish placed over existing cementitious screed in the stair hall with large format limestone tiles.	The existing carpeted floor finishes are modern; and have replaced the original floor finish here, and are laid over a concrete screed. An 18 th C Nash house would typically have stone floors, supported over the ceiling structure of the basement floor below. Large limestone floor tiles are characteristic of this period, and are seen in a number of other Nash properties in Camden (Regents Park) and Westminster (Regent Street and Portland Place).	Minor beneficial: The proposals are to replace the existing non-original and detracting floor finishes with a finish which is more appropriate to the age and style of the building.
Octagonal Room	Removal of modern partition walls to reinstate the planform of this space.	The octagonal room, a crowning space within Nash's redesign and perhaps his earliest in London, is of high significance within the building. Unfortunately at ground floor, this space has been significantly altered, with change of layout (through internal partitioning) and loss of architectural features, finishes and details- such as cornices, skirting and windows.	Moderate to substantial beneficial: Removal of modern, inappropriate partition walls to reinstate the historic octagonal planform of this space would be a substantial heritage benefit.
	Providing historically appropriate skirting and cornicing, based on surviving historic examples from the building.	The proposals aim to remove these modern accretions and reinstate historically appropriate floor finishes, architectural detailing (cornices and skirting) and restore the original octagonal planform including location of door to align to the planform on the first floor.	Minor to moderate beneficial: The proposed works would reinstate the historic cornice (referenced from the first floor octagonal room) and skirting (referenced from the first floor common room). These works would enhance the architectural and historic interest of the space.
	New floor finishes- timber floorboards		Minor beneficial: Replacement of modern carpeted floor finishes,

			laid over cement screed with historically appropriate timber floorboards would enhance the architectural and historic interest of the space.
	New joinery		No impact: The proposed joinery will be installed on one wall only and is reversible. It will have no adverse impact on the significance of this space.
General-M&E works	Existing modern M&E fittings (radiators and light fittings) to be replaced.	<p>The proposals are for general refurbishment of the M&E works, involving replacing modern radiators (reusing existing pipework and routes) and change of light fittings (reusing existing wiring routes).</p> <p>These works would involve no penetrations into the building fabric, and fixings will be like for like.</p> <p>It is anticipated that details for the fittings can be conditioned, if required.</p>	No impact: The proposed works are for a like for like refurbishment of radiators and light fittings. They will cause no loss of historic fabric and have no impact on the building's significance.
First Floor			
Conference Room	New floor finishes- timber floorboards	<p>Existing floor finishes here are modern, and comprise of modern timber floorboards laid over historic joists, with a carpeted floor finish.</p> <p>They detract from the significance of this space, and are of no significance in themselves. The proposals would remove these modern floor finishes (carpets and</p>	Minor beneficial: Reinstatement of historically appropriate floor finishes in this space would be a heritage benefit, as it would enhance the architectural and historic interest of this

		modern floorboards) and replace these with historically appropriate timber floorboards.	key space within the building.
	New joinery	<p>The proposed joinery include a presentation screen and a stand for refreshments, both of which will be floor mounted. They are not freestanding as they will have electricals integrated within them.</p> <p>Their installation does not detract from the planform; and would not result in any loss of historic fabric.</p>	No impact: The proposed works would result in no loss of historic fabric and have no adverse impact on the significance of this space.
	Providing historically appropriate paint colours to the 18 th C plaster ceiling, based on historic paint analysis	<p>Paint analysis by Richard Ireland (refer to separate report) has confirmed that the existing redecoration of this space dates from the late 20th C (1980s) and follows an early 20th C paint scheme.</p> <p>Historic paint layers here included a pink and white scheme which was the first oil paint scheme, and dates from the late 18th- early 19th C. This is likely to be Nash's original scheme for the room, and is in keeping with his early work in Wales.</p> <p>The proposals are to reinstate this historic scheme, informed by meticulous historic paint analysis undertaken.</p>	Moderate beneficial: Reinstating the historic colour scheme to the 18 th C plaster ceiling in this space, would significantly enhance the architectural and historic special interest of this space; and therefore be a heritage benefit.
Common Room	New floor finishes- timber floorboards	<p>Existing floor finishes here are modern, and comprise of modern timber floorboards laid over historic joists, with a carpeted floor finish.</p> <p>They detract from the significance of this space, and are of no significance in themselves. The proposals would remove these modern floor finishes (carpets and</p>	Minor beneficial: Reinstatement of historically appropriate floor finishes in this space would be a heritage benefit, as it would enhance the architectural and historic interest of this

		modern floorboards) and replace these with historically appropriate timber floorboards.	key space within the building.
	New joinery	<p>New joinery in this room includes two display units and a bookcase. These are sensitively located within niches on either side of the chimneypiece and on the opposite wall (replacing the existing c.1990s bookcase). They are fully reversible and their installation would not require any loss of historic fabric.</p> <p>They do not impinge into, or have any adverse impact on the planform and historic layout of this room.</p>	No impact: The proposed works would result in no loss of historic fabric and have no adverse impact on the significance of this space.
	Providing historically appropriate paint colours to the 18 th C plaster ceiling, based on historic paint analysis	<p>Paint analysis by Richard Ireland (refer to separate report) has confirmed that the existing redecoration of this space dates from the late 20th C (1980s) and follows an early 20th C paint scheme.</p> <p>Historic paint layers here included a pink and white scheme which was the first oil paint scheme, and dates from the late 18th- early 19th C. This is likely to be Nash's original scheme for the room, and is in keeping with his early work in Wales.</p> <p>The proposals are to reinstate this historic scheme, informed by meticulous historic paint analysis undertaken.</p>	Moderate beneficial: Reinstating the historic colour scheme to the 18 th C plaster ceiling in this space, would significantly enhance the architectural and historic special interest of this space; and therefore be a heritage benefit.
	Removing modern joinery and reinstating historically appropriate door	<p>This room has been altered in the past- notably during mid-late 20th C works. One historic door has been blocked up and provided with a joinery unit on the staircase side.</p> <p>This modern and inappropriately sited joinery unit would be removed and a historically appropriate door (matching to</p>	Minor beneficial: The proposed works would reinstate the historic planform, reinstate a historically appropriate door in its original position and remove modern, insensitively located

		the design of the other door from stairhall to this room) would be reinstated, within the existing historic architrave.	joinery. The works would therefore enhance the architectural and historic interest of the space.
Main stairs and stair hall	Removing modern carpet and underlay to restore the original Portland stone finish	(Removed from proposals) The existing carpet and underlay here are modern and have been laid over the 18th C Portland stone finish. The proposed works would remove these inappropriate finishes and restore the Portland stone finish. Stone cleaning would be undertaken professionally using a DOFF or similar water based, non-abrasive cleaning method.	Moderate beneficial: The proposed works would restore the historic stone floor finish to this elliptical staircase, an early example of Nash's work in London. The works would significantly enhance the architectural and historic interest of the space.
General-M&E works	Existing modern M&E fittings (radiators and light fittings) to be replaced.	<p>The proposals are for general refurbishment of the M&E works, involving replacing modern radiators (reusing existing pipework and routes) and change of light fittings (reusing existing wiring routes).</p> <p>These works would involve no penetrations into the building fabric, and fixings will be like for like.</p> <p>It is anticipated that details for the fittings can be conditioned, if required.</p>	No impact: The proposed works are for a like for like refurbishment of radiators and light fittings. They will cause no loss of historic fabric and have no impact on the building's significance.
Third Floor			
Kitchen refurb	Adjustment to kitchen by minor change to modern layout; new fitted joinery.	The existing partition walls at third floor level are modern, dating from the mid-late 20 th C including the 1990s refurbishment. These walls and the consequent layout, on this secondary floor are of low significance.	No impact: The proposed works would have no adverse impact on the building's significance and would result in no loss of historic fabric.

		Removal of the modern partition wall and minor change of layout in this space to form a larger WC area would have no adverse impact on the building's significance and would result in no loss of historic fabric.	
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Heritage Benefits

A number of proposed works are aimed at further revealing and enhancing the building's architectural and historic interest and therefore its significance. These have been discussed in detail in the Impact Assessment Schedule above, but have been listed below for reference:

Ground floor

- Remove existing modern door (D.0003) and replace this with a new door
- New large format limestone floor finish in entrance lobby and stair hall
- Removal of non-original joinery in window reveals in front reception room
- Restoring late 18th C chimneypiece and fireplace; this is not intended to be a functional fireplace in front reception room
- New historically appropriate floor finishes- timber floorboards in front reception room and Octagonal room
- Remove existing mid-20th C door (D.0006) and replace this with a new glazed door.
- ~~Providing a wall lining to integrate~~ Replacing modern doors D.0007, D.0008 and D.0009 ~~within this.~~
- ~~Removing modern carpet and underlay to restore the original Portland stone finish in both staircases~~
- Removal of modern joinery and partition to reinstate the original proportions of the room and better reveal the elliptical form of the staircase.
- Redecoration of the secondary staircase in historically appropriate colour scheme
- Restoring the Octagonal room at ground floor to its original form and layout ~~-reinstating lost cornice and skirting details using historically appropriate references-~~ and providing new historically appropriate (timber floorboards) floor finishes

First Floor

- New historically appropriate floor finishes- timber floorboards in Conference room and committee room
- Providing historically appropriate paint colours to the 18th C plaster ceiling, based on historic paint analysis, in Conference room and committee room.
- ~~Removing modern carpet and underlay to restore the original Portland stone finish in the stair landing.~~

Impact Assessment Summary

The proposed works are informed by an in-depth assessment of the building's history, morphological development and significance. We have been involved from the outset, advising the design team and clients on potential enhancements to the building's historic and architectural interest; and this has been a heritage-led process. The proposals are informed and guided by the significance of the site and its fabric and seek to retain most of the historic fabric.

A large number of heritage benefits are included within the proposed works, and these would enhance the architectural and historic interest of the building. Some elements of the proposed works would have a minor adverse impact on the building's significance, but these are assessed as being balanced and significantly outweighed by the heritage benefits introduced by the scheme.

The proposals would have a net moderate beneficial impact on the heritage assets through a careful reinstatement of historically appropriate details and finishes, which enhance the building's special interest.

As the proposals are wholly internal, they would have no impact on the character, appearance or significance of the conservation area as a whole.

9 REFERENCES

T Davis, *John Nash: The Prince Regent's Architect* (London, 1966)

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APPENDIX 1: LISTING DESCRIPTION

Name: Royal Pharmaceutical Society and Attached Railings, 17, Bloomsbury Square

Grade: II

List Entry Number: 1244453

Date first listed: 24 October 1951

County: Greater London Authority

District: Camden (London Borough)

Description: Includes: Royal Pharmaceutical Society and attached railings GREAT RUSSELL STREET.

Terraced house. Later C17, converted into 2 houses and remodelled by John Nash c1777-8, re-joined 1860 and 3rd floor added. Stucco with rusticated ground floor. EXTERIOR: 4 storeys and basement. 7 windows and 8-window return to Great Russell Street. Symmetrical front. Later (1860) distyle Doric porch with triglyph frieze and mutule cornice. Panelled door with fanlight. Round-arched ground floor openings with keystones and impost bands; 2-pane sashes set in plain shallow recesses. Plain band at 1st floor level. Corinthian pilasters from 1st to 3rd floor carrying an entablature, the frieze inscribed "The Pharmaceutical Society of Great Britain". 1st floor windows with consoles carrying alternating segmental and triangular pediments. 3rd floor recessed rectangular windows. 4th floor with pilasters carrying cornice and blocking course. Windows rectangular recessed sashes. Return of similar elevational treatment without pilasters, and has arched entrance with double doors in 6th bay. 1st floor band inscribed "Incorporated AD 1843". 1st floor windows with cornices and 2nd floor architrave. INTERIOR: has wrought-iron scroll balusters to stone staircase. Principal rooms with plaster ceilings of c1777-8. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

APPENDIX 2: METHODOLOGY USED IN THIS REPORT

9.1 Literature and Documentary Research Review

The documentary research was based upon primary/secondary sources of local history and architecture, including maps, drawings and reports. Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites. Among others, attention was given to the following research sources and archives:

- Council Planning Records
- Census Records
- Historic Environment Record (HER)
- Historic Maps, as found on 'Old Maps Online' and 'National Library for Scotland'
- Private research sources, local knowledge and professional judgement

9.2 Fieldwork

A non-intrusive visual site inspection was conducted in December 2022 and January 2023 in order to understand the condition of the building in its present state as well as to survey the context of the building and the Conservation Area. This report is based on the visible findings of the site and area at that time.

9.3 Opening Up

Following consultation and agreement with Conservation officers at Camden Council, small investigative openings were made to modern fabric and/or fabric of low significance in order to gain a greater understanding of the house's significance and morphology. A summary of opening up findings has been provided by the Architect/can be found in Appendix 4 this report.

9.4 Significance Assessment

The appraisal of significance includes the result of desktop and site surveys, as well as professional judgement. Assumptions have been made based on previous experience and historical research sources where findings have been limited.

The key criteria for assessing the significance of heritage asset have been recently updated by Historic England in 'Statements of Heritage Significance: Analysing Significance in Heritage Assets', published 21 October 2019. These definitions are in alignment with the NPPF definition of significance and are as follows:

- **Archaeological interest** – There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science

of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

- **Historic interest** – An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In order to determine the significance of a certain component of a heritage asset, the sum of its archaeological interest, architectural and artistic interest and historic interest needs to be disaggregated and determined. Where relevant, the contribution of the setting is also considered.

The grading of values is considered using three categories: **low**, **medium** and **high**.

9.5 Impact Assessment

The following grading system has been used for physical/visual impact assessments in this report.

- **Substantial adverse:** a fundamental change in the appreciation of the resource and its historic context, or setting, involving the degradation of a cultural heritage site of national importance, or the substantial demolition of any grade of a statutorily listed building. This is usually considered as 'substantial harm'.
- **Moderate adverse:** a change that makes an appreciable difference to the ability to understand the historic context, or setting, resulting in an extensive long-term change to the setting or fabric of listed buildings. It may moderate fabric loss, or clear encroachment upon a conservation area/historic parkland/setting, where intrusive views are created or impacts upon its integrity would result.
- **Minor adverse:** effects which create small dis-benefits to the historic fabric of the listed asset. This may also provide other benefits or mitigation, or be necessary for safety, statutory regulations or other essential purposes. It may involve small areas of fabric loss, or limited encroachment upon a conservation area/historic parkland/setting, where slightly intrusive views are created or slight impacts upon its integrity would result. This is usually considered as 'less than substantial harm'.
- **Neutral/ No impact:** the development would not materially affect the status quo.
- **Minor beneficial:** small yet perceptible improvement in the setting of, or condition of, or character of the listed building/conservation area or its setting. It may involve the removal of minor adverse features, or to limited areas of appropriate reinstatement.

- **Moderate beneficial:** a change that appreciably helps to explain the significance and history of the site and surrounding area, ensuring the long-term future and understanding of Listed Buildings. This may include the reinstatement of lost historic features or formats and the removal of inappropriate and intrusive later features.
- **Substantial beneficial:** effects which ensure the long-term future of the most significant historic fabric by providing viable and appropriate uses and, impacts which substantially improve the setting of a Listed Building/historic parkland/Conservation Area, and which repair and conserve the most significant fabric of the Listed Building.

APPENDIX 3: HISTORIC MAP PROGRESSION

This section includes a progression of historic maps from the late-17th C to present day illustrating the area's development. The maps used are:

- 1685... (Old Maps Online)
- 1764-1784... (Old Maps Online)
- 1824 Map of the parish (Old Maps Online)
- 1871 OS Map Inset
- 1894 OS Map Inset
- 1912 OS Map Inset
- Bomb damage map
- 1952 OS Map Inset

1685 Map of the area

Figure 27: This early map from 1685 shows the development of the area on the northern edge of the City of London. Bloomsbury Square is shown as developed, with Southampton House occupying the north side. Montagu House (which later housed the British Museum) is seen along Great Russell Street. Note that the buildings along Bloomsbury Square have been completed by this date, those occupying the west side of the square appear to be grander relative to the others (east and south side). Southampton House is the centrepiece of this square.

1764-84 Map



Figure 28: This mid-late 18th C map, shows the area as developed between 1685 and 1764. The British Museum, established in 1753. Southamton House, labelled as ‘Duke of Bedford’s house’ is seen as the centrepiece of the square, and other buildings remain largely unchanged. At the northeast corner of the square was the house of Lord Mansfield, a noted English judge, barrister and politician.

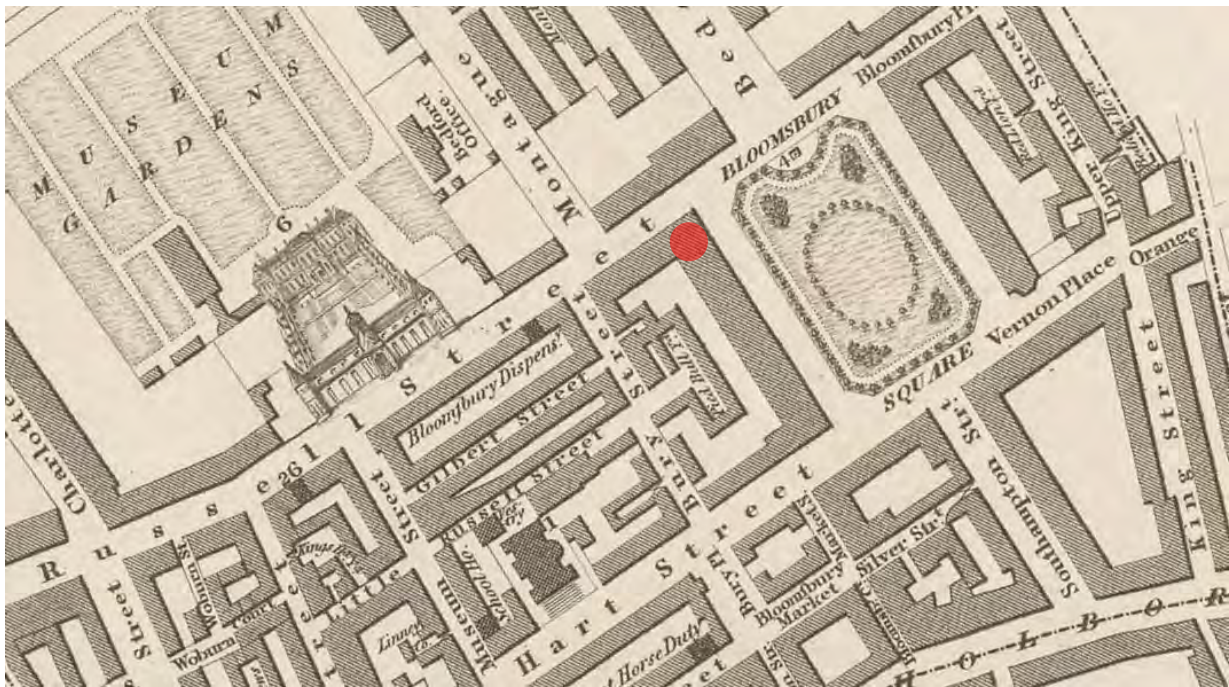
1824 Map

Figure 29: This early 19th C map shows the changes to the area, including the development of the north side of Bloomsbury Square, following demolition of Southampton House in the early 19th C. By this time, the former townhouse had been subdivided into two houses by Nash (c.1770) and the houses would soon be reintegrated as one in c.1830s by the Royal Pharmaceutical Society.

Note: As detailed maps are available from 1871, the following maps will be inset maps discussing any change to the planform/ footprint and overall layout of the subject site. A discussion of the wider area is not relevant to the proposed works and has only indirectly impacted the architectural evolution of the subject building, and therefore this is not discussed in detail from here on.

1871 OS Map

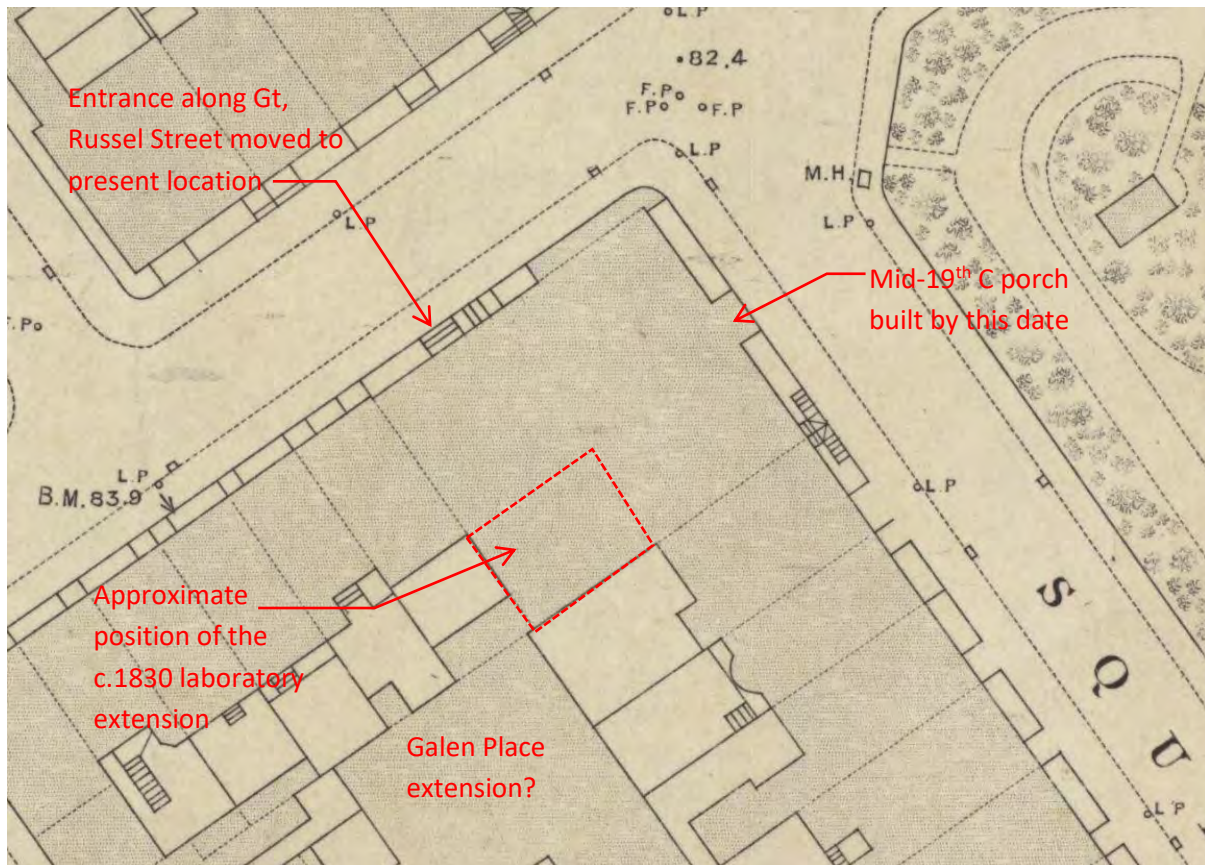


Figure 30: Inset from 1871 OS Map showing the subject site, with the rear extension first built in c.1830. The porch on the Bloomsbury Square façade is seen in this map, and was built a few decades earlier. This map also confirms that the entrance along Great Russell Street was moved to its present location by this date. It is not known whether the building was internally connected with No. 16 Bloomsbury Square at this date, but this is possible. The Galen Place extension was likely built by this date.

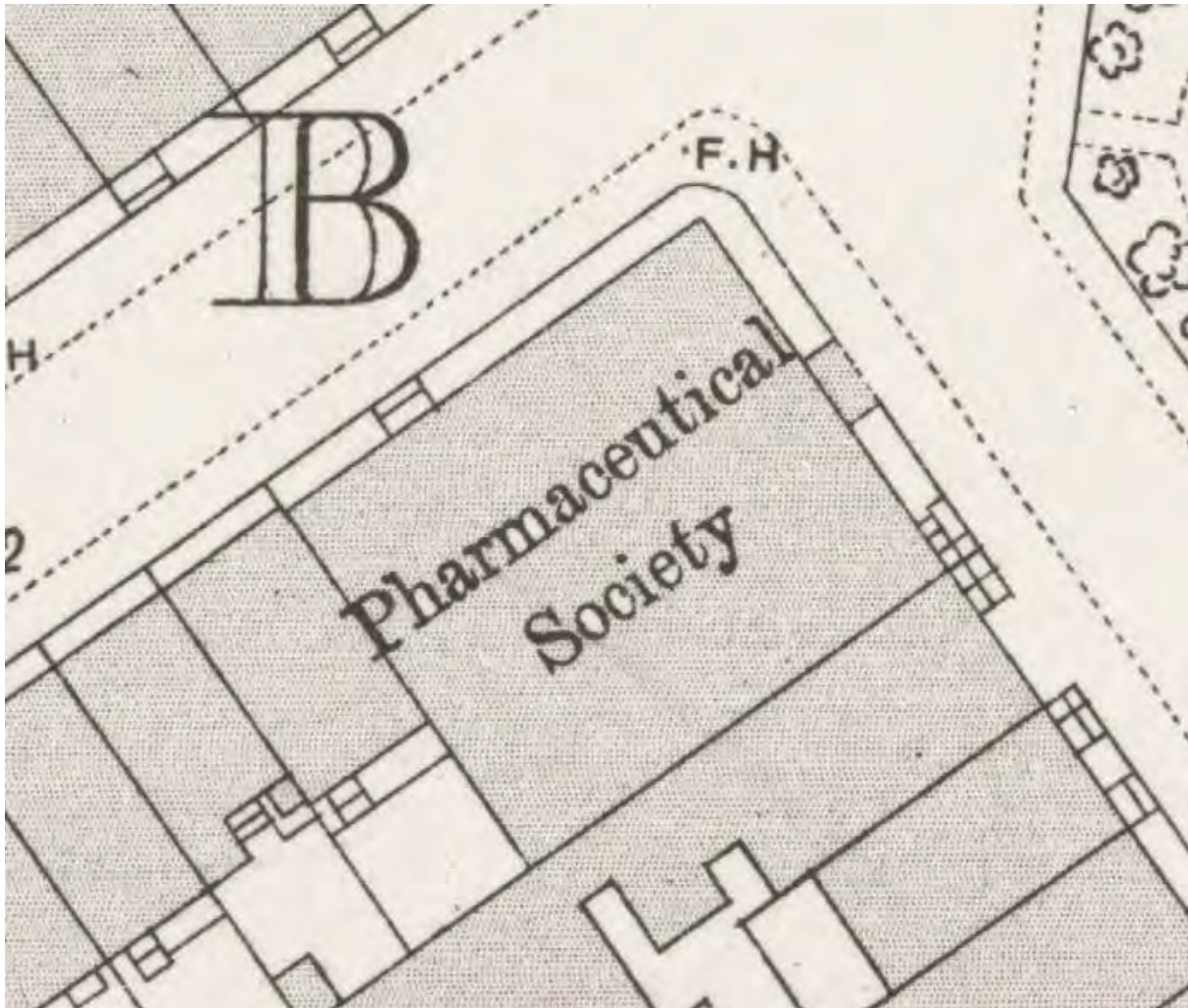
1895 OS Map Inset

Figure 31: Between 1871 and 1895, No. 16 Bloomsbury square was extended to the rear, and connected with the Galen Place extension. It is highly likely that the subject site was lately joined with its neighbour (No. 16) by this date.

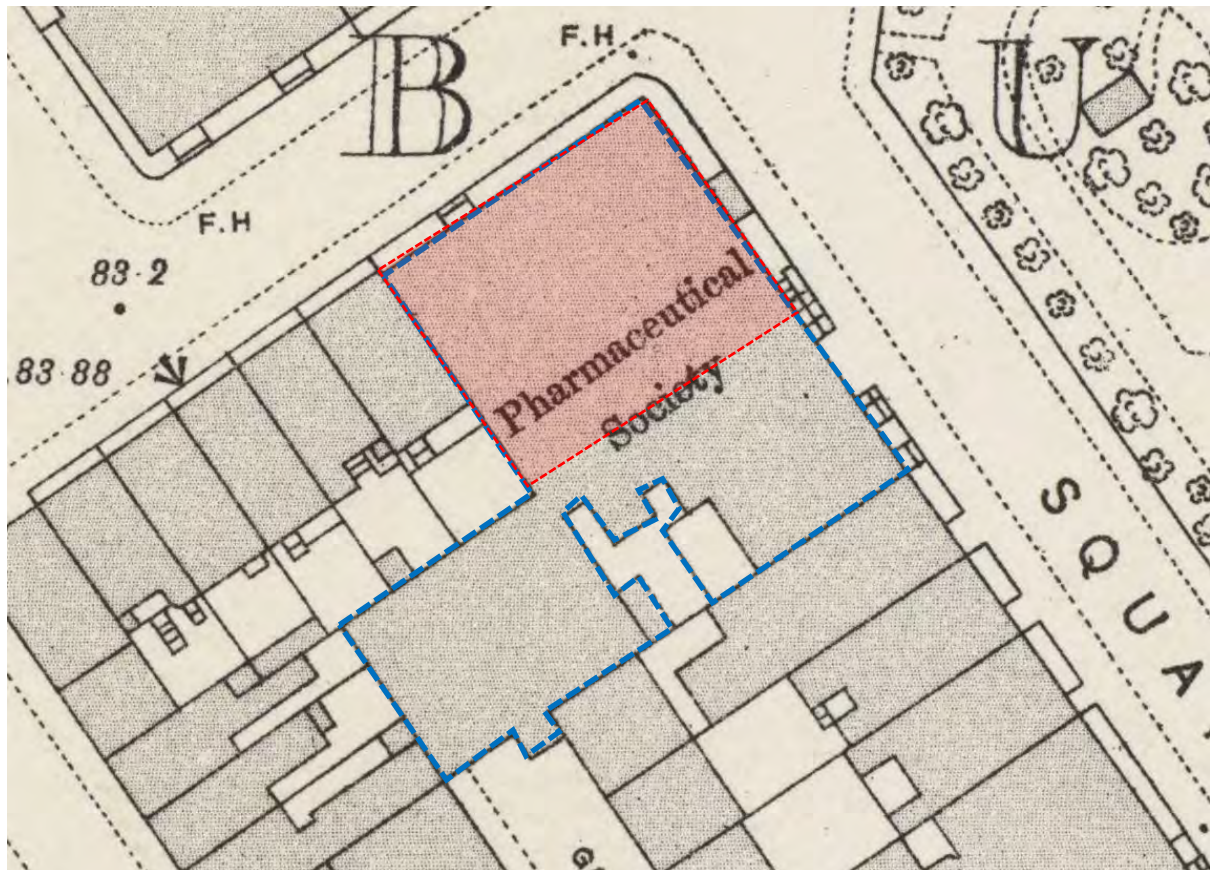
1912 OS Map

Figure 32: By 1912, the Royal Pharmaceutical Society occupied a large built form on the NW corner of Bloomsbury Square with the subject site (No. 17), Nos. 16 and 15, and the Galen Place extension, with other extensions and outbuildings to the rear.

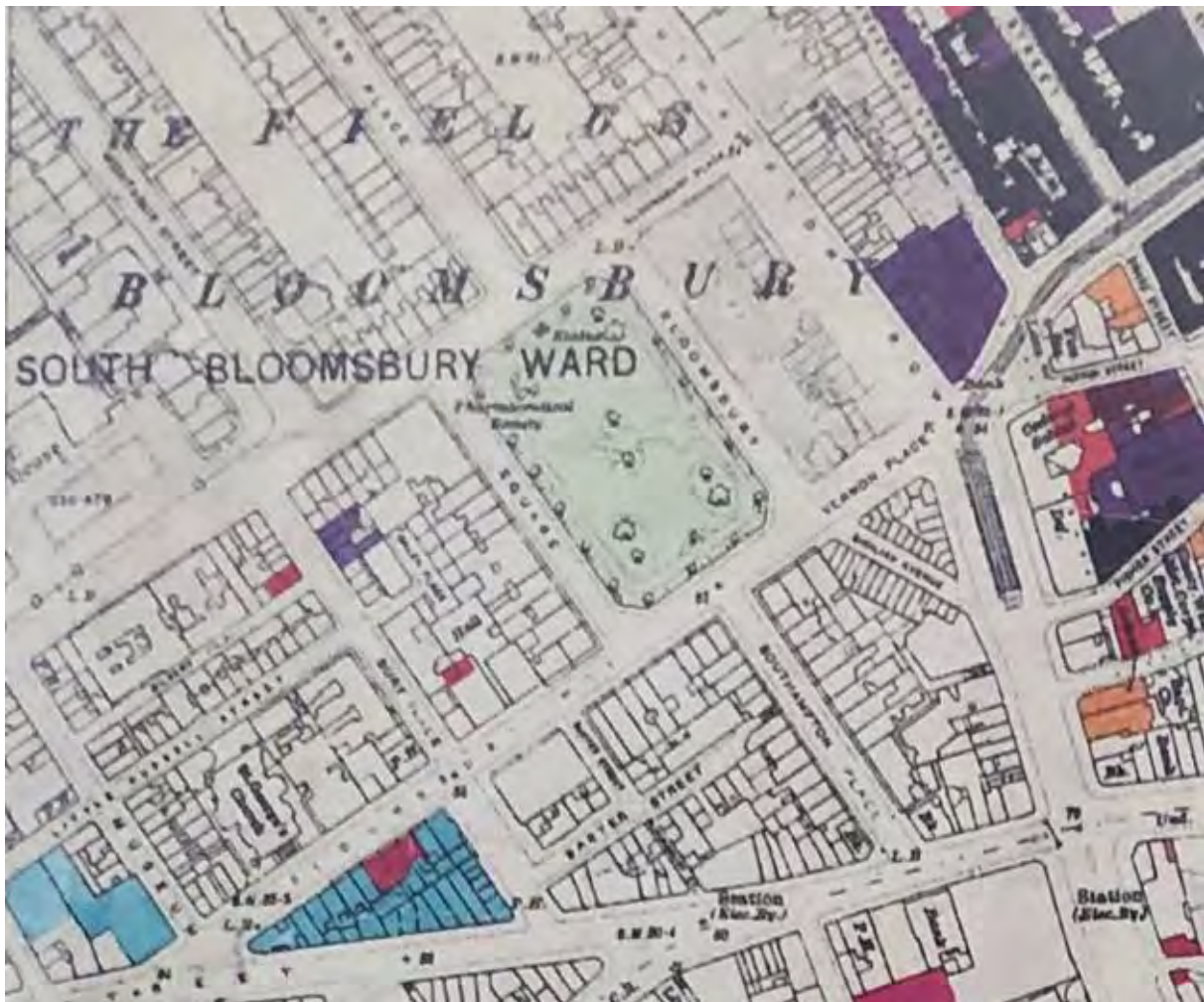
Bomb Damage Map

Figure 33: Bomb Damage map showing blitz damage at the aftermath of WWII. The subject site was unaffected by the Blitz, however the site immediately west of the Galen Place extension was completely destroyed. It is likely that the subject site was indirectly damaged.

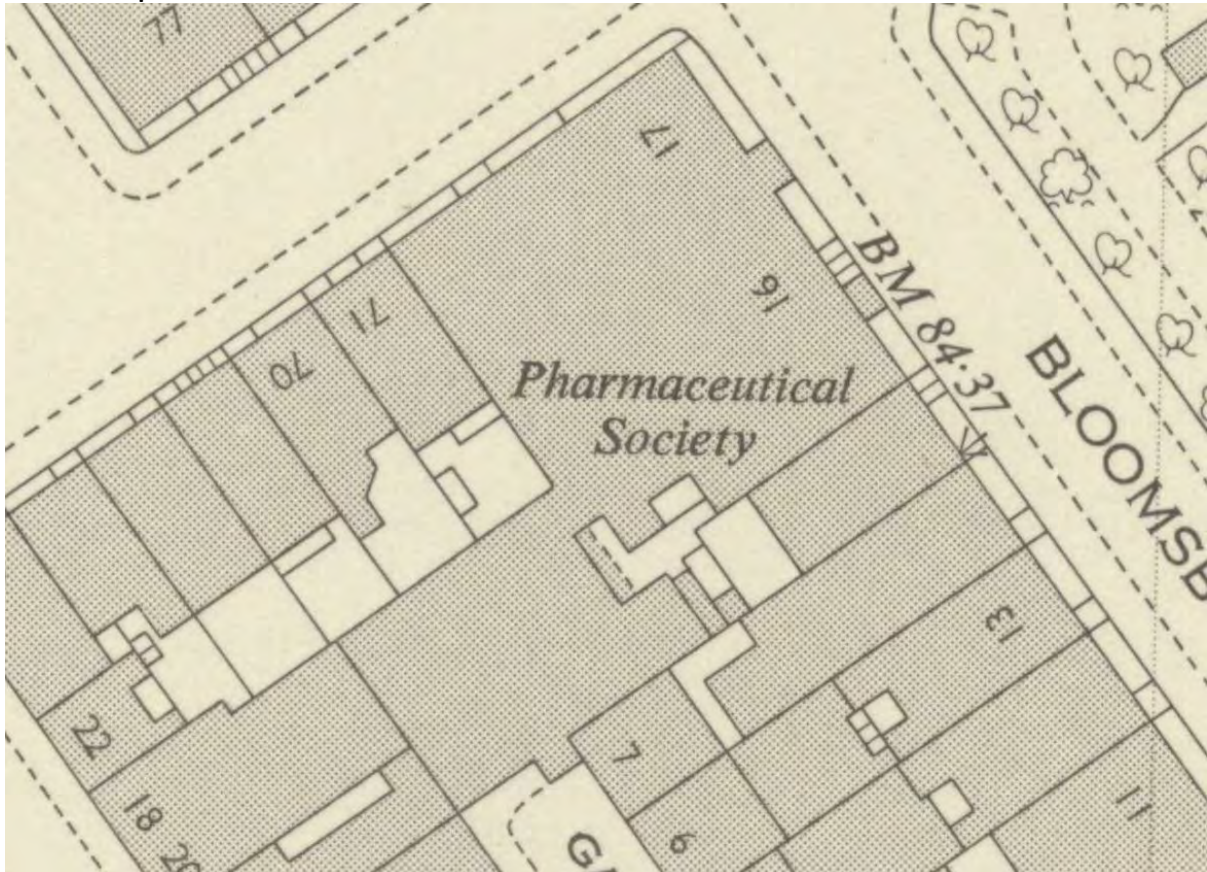
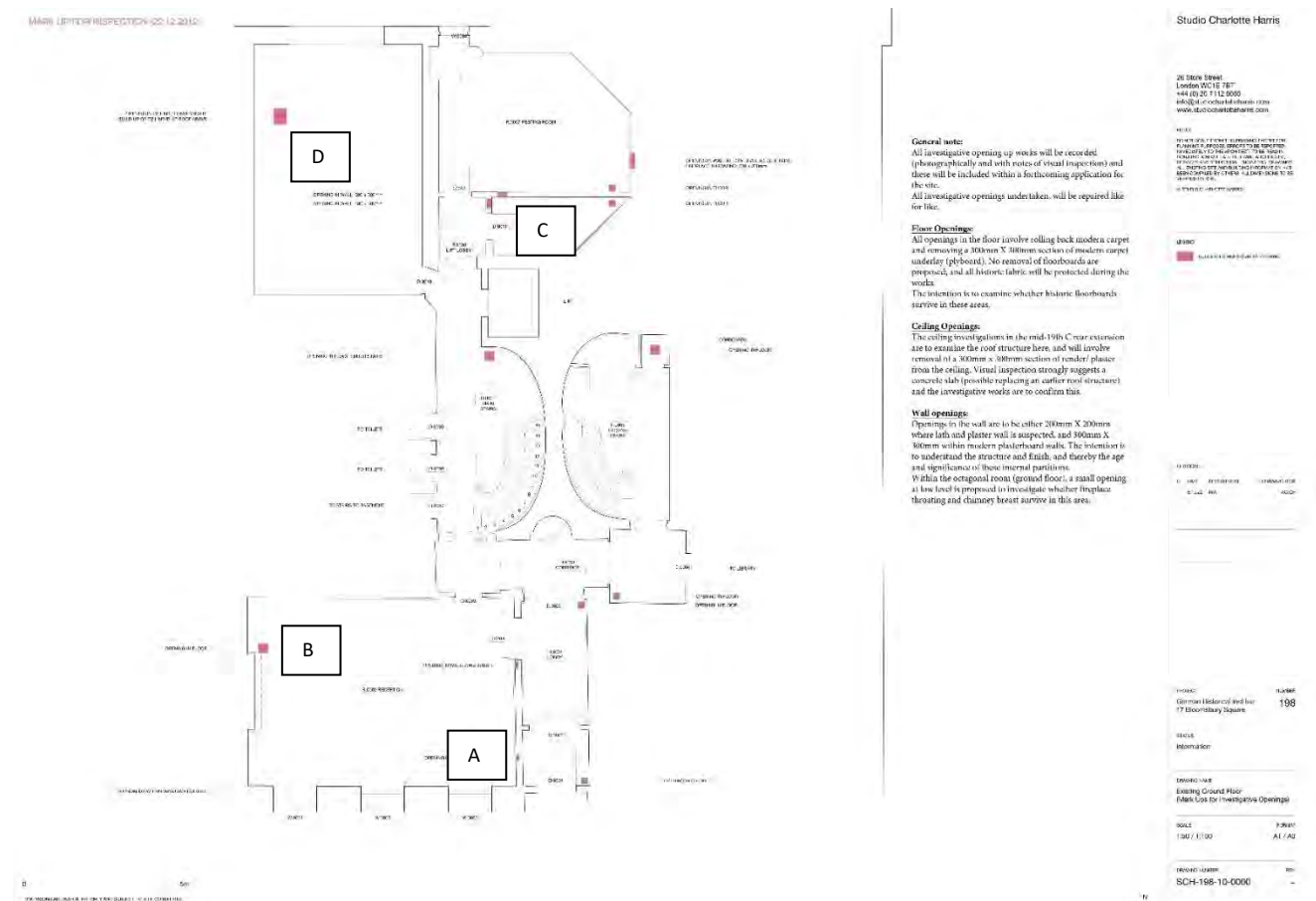
1952 OS Map

Figure 34: The 1952 OS Map shows the subject site in a form similar to that seen in the early 20th C. By this date, the Society was moving its laboratories and ancillary spaces to a new premises, with the building retained as the Society's headquarters. No. 15 Bloomsbury Square appears to have been reconfigured as a single building and separately sold off by this date.

APPENDIX 4: INVESTIGATIVE OPENING UP WORKS UNDERTAKEN

Plans (Opening Up Works)

The plans below identify locations of investigative opening up works undertaken:





Wall openings:
Openings in the wall are to be either 200mm X 200mm where lath and plaster wall is suspected, and 300mm X 300mm within modern plasterboard walls. The intention is to understand the structure and finish, and thereby the age and significance of these internal partitions.
Within the octagonal room (ground floor), a small opening at low level is proposed to investigate whether fireplace throat and chimney breast survive in this area.

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Photographs of Subject Site (Opening Up Works)

London Borough of Camden were consulted of opening up works on 9 January 2023. The works were approved on 15 January 2023 via email by the London Borough of Camden and the works were subsequently conducted. Photographs (Figures 35-48) and findings are as follows:

Ground Floor

Location A



Figure 35: Opening up works undertaken in the existing reception area above and below the dado rail. Above the dado rail there is lath and plaster and below the dado rail, exposed stud with brick either side.



Figure 36: Closer view of opening up works in reception area wall below the dado rail showing the stud and exposed brick. Below the dado rail is a timber board rather than plaster.



Figure 37: Picture of the cut out pieces showing the plaster from the opening up works above the dado rail and timber board below.

Location B

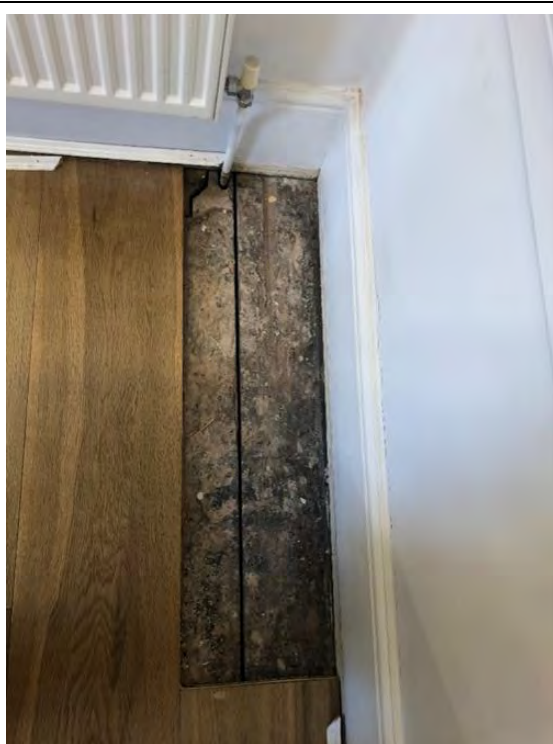


Figure 38: Temporary removal of modern board revealed early timber floorboards below.



Figure 39: Close up view of the modern board laid on top of early floorboards.

Location C



Figure 40: Two small opening up works on wall dividing the former ground floor octagonal room – these works show this is a lightweight modern timber/ plasterboard partition.

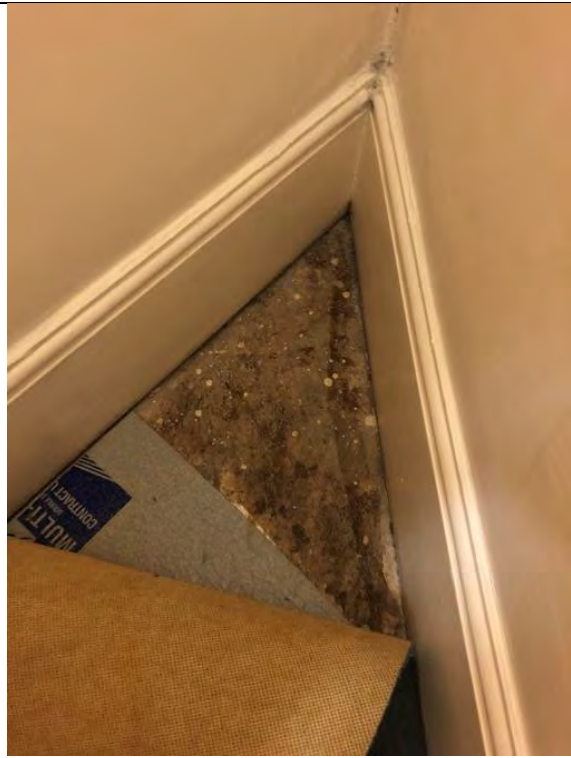


Figure 41: Lifting back the carpet and lining in the locker room revealed a cement screed floor below.

Location D



Figure 42: Temporary removal of ceiling tile to reveal void and construction of the roof slab above.



Figure 43: Small existing opening reveals the concrete slab in this area.



Figure 44: View of ceiling structure and void. Note the concrete slab from the mid-20th C which replaced the 19th C timber roof structure here.

First Floor**Location E**

Figure 45: Temporary lifting of carpet and lining in first floor conference room revealed relatively modern pine floorboards.



Figure 46: Depth and profile of the timber boards in first floor conference room.

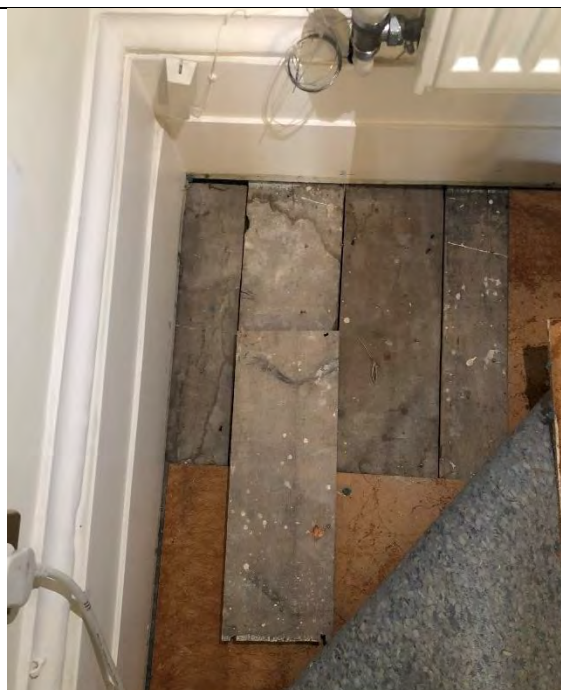
Location F

Figure 47: Lifting of carpet in first floor common room with a board from conference room for reference. Floorboards from both rooms are of a similar profile, width and are relatively modern.

Location G

Figure 48: Temporary pulling back of carpet and lining revealed carpet underlay (glue and screed) with the original Portland stone finish below.