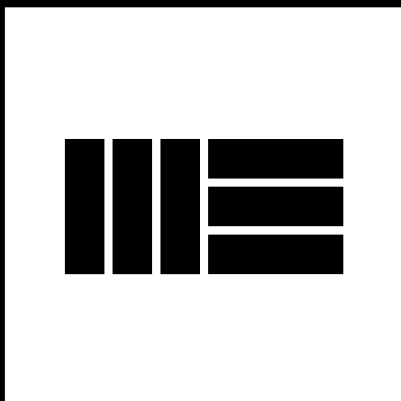


3-5 GOWER STREET LONDON, WC1E 6BT

HERITAGE IMPACT ASSESSMENT

MARCH 2024



CONTENTS

1.0	INTRODUCTION.....	3
2.0	LEGISLATION AND PLANNING POLICY	5
3.0	STATEMENT OF SIGNIFICANCE	7
4.0	HERITAGE IMPACT ASSESSMENT	10
5.0	CONCLUSION AND POLICY COMPLIANCE	12

APPENDICES

APPENDIX 1.0	STATUTORY LIST ENTRY FOR 1-15 GOWER STREET
--------------	--

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Montagu Evans LLP, on behalf of Hyde Albion Limited (the 'Applicant'), in support of an application for listed building consent for the creation of an opening at basement level in the party wall between 3 and 5 Gower Street, London, WC1E 6BT (the 'Site').

THE SITE

- 1.2 The Site is located in the London Borough of Camden (the 'Council'). It comprises two terraced properties at 3 and 5 Gower Street, which are listed Grade II as part of a larger terrace at 1-15 Gower Street (List Entry Number: 1322171). The Site is also within the Bloomsbury Conservation Area (Sub Area 5) but, owing to the limited scope and internal nature of the Proposals, it is considered there would be no impact on its character and appearance. As a result, the Conservation Area has been scoped out of this assessment.

THE APPLICANT

- 1.3 The Applicant is small founder-led team which specialises in the provision of private serviced offices for small-medium enterprises (SMEs), start-ups, and founder-led businesses. Dissatisfied with the lack of variety in the existing serviced office market, they have sought to create high-quality, intimate workspaces where self-employed and business owners can connect and work surrounded by local history, inspirational design, and exceptional service with a focus on community.
- 1.4 Under their Drayton brand, the Applicant operates a member's club with a collection of luxury private office spaces, or clubhouses, whereby tenants form part of a creative community of users. Central to Drayton's ethos is the creation of a 'Clubhouse feel' through the refurbishment of London's historic building stock, taking advantage of the domestic scale, historic features, and characterful spaces of former townhouses and mansions to create high-quality shared office space for its members to work, collaborate and interact. Unconventional spaces, such as vaults and basements, are repurposed for meeting rooms, phonebooths and breakout spaces, while the intimacy of the former domestic interiors encourage collaboration and communication amongst members. The result is a more meaningful connection between businesses and their office space.
- 1.5 Along with Fitzrovia House (3 and 5 Gower Street), the Drayton team manage two other sites in the West End: 1 Bedford Row and Duke House. All three sites located in historic properties and are fully serviced by a dedicated team who also run networking and incubator community events to further foster growth and interaction among its members. The individual history and character of the properties within this portfolio are celebrated through interior design, creative signage, hand-sourced antique furnishings, and a diverse programme of events, to provide members with a distinctly unique experience.

CHANGING OFFICE CONTEXT

- 1.6 The post-Covid office market has increased demand for flexible working environments and quality of user experience. Most companies now operate a hybrid work routine and office attendance in central London has fallen to half pre-2019 rates.¹ Now that employees have a greater choice as to whether they want to work from home or commute, businesses have a need to attract people into the office. Furthermore, offices are being used in different ways. Office time is now best suited for team building, networking, and building relationships within their company, and these activities require flexible spaces.
- 1.7 The need for suitable, attractive and affordable office space is particularly important for smaller- and medium-sized enterprises (SMEs) who often require less space and greater flexibility to work effectively. SMEs make a significant contribution to the UK economy as they represent the employment of around 16 million people. This number is currently growing at a rate that is three times faster than for big corporations. As Drayton creates hubs for founders and entrepreneurs to meet, attend events and flourish, they feel proud to be supporting the UK economic growth.
- 1.8 On a regional level, the Site is located within the Central Activities Zone (CAZ), which is London's vibrant centre and one of the world's most attractive and competitive business locations. Part B of Policy SD4 of the London Plan (2021) states that "nationally and internationally significant office functions of the CAZ should be supported and enhanced by all stakeholders, including the intensification and provision of sufficient space to meet demand for a range of types and sizes of occupier and rental values."

¹ https://centrallondonforward.gov.uk/wp-content/uploads/2022/11/CLF_Future-of-the-Office.pdf.

- 1.9 On a local level, supporting SMEs through providing suitable office accommodation is also important to Camden's economic development. This is recognised in Policy E1 of the adopted Local Plan (2017) which states that the Council will "support business of all sizes, in particular start-ups, small and medium-sized enterprises" and "maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions for firms with differing resources".

THE PROPOSALS

- 1.10 The Proposals stem from the need to improve circulation between the properties in 3 and 5 Gower Street, which together comprise over 4000sq.ft. of office space. The Applicant currently owns the leasehold on both properties and rents them to various SMEs under their Drayton brand.
- 1.11 The Applicant now wishes to connect the two buildings internally so that tenants located in 5 Gower Street can access the communal lounge, event space and other facilities in 3 Gower Street without needing to leave the premises.
- 1.12 Enabling different businesses to move between the two buildings would enhance the experience for tenants and support the Applicant's ethos of encouraging networking and fostering collaboration across its varied membership. The main occupier of 5 Gower Street is the NHS, they rent three separate offices across two floors in the building.
- 1.13 As stated in the PPG, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use, in this case as flexible office space, is likely to lead to the investment in their maintenance necessary for their long-term conservation.²
- 1.14 The Proposals reflect the Applicant's commitment to providing high-quality flexible office space and the desire to secure the Grade II-listed townhouses in long term use. The application seeks to improve the standard of the office accommodation so that the properties continue to remain attractive to tenants and present a viable commercial prospect in the post-covid office market. This would enable the Applicant to continue delivering high quality office accommodation that is tailored for use by SMEs in a manner that protects the special character of the designated heritage assets within their portfolio.
- 1.15 The secret and concealed nature of the proposed link at basement level would retain the plan form of the building and historic character of the building interiors, while also enhancing the use and experience of the office spaces within.

PURPOSE OF THIS REPORT

- 1.16 The purpose of this Heritage Statement is to assist the Council in its consideration of the proposals in light of relevant national, regional and local planning policy and guidance, and material considerations. Paragraph 200 of the National Planning Policy Framework (2023) requires applicants to describe the significance of identified assets so that the impact of the proposals on those assets may be understood. This report will fulfil this requirement by presenting an historic and architectural appraisal of the Site and a Statement of Significance for the Grade II-listed buildings, which will be directly impacted by the proposed works.
- 1.17 The report is structured to provide an outline of the relevant local and national planning policies and guidance at Section 2.0, the historic development of 3-5 Gower Street and its environs at Section 3.0, and an assessment of its significance at Section 4.0. A detailed assessment of the proposed works is provided at Section 5.0. A justification for the proposed works against the policy framework outlined in Section 2.0 and overall conclusions are provided at Section 6.0. The list entry is reproduced at Appendix 1.0.
- 1.18 This Heritage Statement forms part of a suite of documents that have been prepared to accompany this application, which also includes a Design and Access Statement, a Schedule of Works Statement, and application drawings prepared by Stamos Yeoh Architects.

² PPG, Paragraph: 015 Reference ID: 18a-015-20190723.

2.0 LEGISLATION AND PLANNING POLICY

2.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 (hereafter “the 1990 Act”) sets out the legislative duties of the decision maker. With respect to this application, the applicable statutory provisions relative to heritage are Section 16(1) and 66(1).

- **Section 16(2) reads:** In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses; and
- **Section 66(1) reads:** In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features or special architectural or historic interest which it possesses.

DEVELOPMENT PLAN

2.3 The following documents form the statutory development plan:

- London Plan (2021); and
- Camden Local Plan (2017).

LONDON PLAN (2021)

2.4 Policy HC1 (Heritage Conservation and Growth) of the London Plan seeks to avoid harm to heritage assets and identify enhancement opportunities, and stipulates that:

- (c) *“Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.... Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.”*

CAMDEN LOCAL PLAN (2017)

2.5 The policies of the Camden Local Plan seek to ensure a high standard of development within the borough which respects the local context and character.

2.6 Policy D2: Heritage states that the council will ‘preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.’

2.7 Regarding designated heritage assets, which include listed buildings, Policy D2 states:

- The Council will not permit the loss of or substantial harm to a designated heritage asset... unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss... The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

NATIONAL PLANNING POLICY FRAMEWORK (2023)

2.8 Chapter 16 of the National Planning Policy Framework (2023) (‘NPPF’) considers the historic environment.

2.9 Paragraph 200 of the NPPF states that the significance of a heritage asset affected by development proposals should be understood, and that this understanding should be proportionate and no more than is necessary to understand the impact

of a development proposal on that significance. The impact of development proposals on the significance of a heritage asset is understood in terms of preserve, harm and benefit.

- 2.10 In preparing our analysis we are mindful of the considerable weight attached to the preservation or enhancement of the significance of heritage assets. Paragraph 205 of the NPPF sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, 'great weight should be given to its conservation.' It goes on to state that 'the more important the asset, the greater the weight should be'.
- 2.11 Case law has made clear the statutory duty to pay special attention to the desirability of preserving the special interest of listed buildings and any features of special interest which it possesses. To preserve a heritage asset has been clarified as 'to do no harm' – see *Barnwell v East Northamptonshire District Council* [2014] EWCA Civ 137.
- 2.12 Paragraphs 207 and 208 of the NPPF have regard to harm, which can either be considered substantial harm (total loss of significance) (paragraph 207) or less than substantial harm (paragraph 208).
- 2.13 In the case of less than substantial harm, paragraph 208 states that this must be weighed against the planning benefits of a proposal. Planning benefits include heritage benefits. In other words, if there is harm to the significance of a heritage asset, a balanced judgement is required as to whether that harm is outweighed by the benefits which are offered by the development proposal as a whole.
- 2.14 The ramifications of Paragraph 205 also extend to encompass any beneficial works which might enhance the significance of a heritage asset. This is confirmed by the High Court in *Rottingdean*. Given the considerable planning weight that attaches to any harm to a designated heritage asset, it follows that equal weight should be accorded to beneficial works.
- 2.15 NPPF policies together with the guidance on their implementation in the Planning Practice Guidance, form the framework for the consideration of change affecting designated heritage assets. The following assessment employs national policy and guidance to consider the impact of proposals on the significance of 3 and 5 Gower Street, which both form part of a Grade II-listed terrace.

OTHER MATERIAL CONSIDERATIONS

- 2.16 In addition to the legislation and policy discussed above, the assessment will also take into consideration the following relevant planning guidance and material considerations:
- National Planning Practice Guidance (online);
 - Historic England, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (2015); and
 - Historic England, *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019).

3.0 STATEMENT OF SIGNIFICANCE

3.1 This section of the report assesses the significance of 3 and 5 Gower Street, which are listed Grade II as part of a late-18th century residential terrace at 1-15 Gower Street.

3.2 The NPPF forms the basis for our assessment of the significance of the Site. Paragraph 200 of the National Planning Policy Framework requires applicants to describe the significance of any heritage assets likely to be affected by development proposals. The paragraph states that “the level of detail should be proportionate to an asset's importance and no more than is sufficient to understand the potential impact of the proposal”.

3.3 Significance is defined in Annex 2 of the NPPF as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.4 We have also paid regard to Historic England's GPA 2 - Managing Significance in Decision-Taking in the Historic Environment (2015) and Historic England's Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (2019), which provides further guidance on assessing and managing the significance of heritage assets in accordance with requirements set out in the NPPF.

3.5 The significance of a heritage asset is usually derived from a mix of the types of interest outlined in the NPPF's definition of significance and is a relative value that depends upon the type of building: so 'high significance', which might apply to a Georgian townhouse, does not necessarily mean that it is as significant as, for example, the west front of a medieval cathedral.

3.6 The statutory listing of buildings/structures means that the preservation or enhancement of their special interest attracts great importance and weight in the determination of planning applications.

1-15 GOWER STREET (GRADE II)

3.7 3 and 5 Gower Street were Grade II listed in January 1974 (amended January 1999) as part of a larger terrace at 1-15 Gower Street. The terrace comprises eight uniform properties on the west side of Gower Street which were built in c.1780 as part of the development of the Bloomsbury Estate by the Russell family. Built for use as single-family dwellings and occupied by the upper classes, this terrace has historic interest as a good example of late-Georgian speculative residential development, which has come to define the character and appearance of Bloomsbury. The majority of houses in this terrace have since been subdivided internally and converted for office use but retain their historic domestic character.



Figure 3.1 – View of the terrace at 1-15 Gower Street.

- 3.8 The architectural interest of the listed terrace resides principally in its external form and classical detailing. The houses are all three principal storeys, plus basements and attics, and three bays wide with elevations of darkened multi-coloured stock brick that were all, historically, tuck pointed. Nos.1-7 have rusticated stucco treatment to the ground floors. Other common features include: first floor sill bands; ornate round-arched recessed entrances with rusticated surrounds, impost bands and cornice-heads, fanlights and (mostly) timber-panelled doors; gauged brick flat arches to window openings; and cast-iron window guards to first floor windows (except no.15). fenestration comprises replacement single-pane sash windows. The terrace is divided into two by an entrance to Gower Mews, and Nos.7-9 have three-bay blind returns to this. No.15 has 3-window return, mostly blind, to Store Street. Slate mansard roofs with 20th century dormers are partially screened behind a continuous stucco cornice and brick parapet line. Interestingly, the interiors were not inspected as part of the listing of the terrace. The terrace at 1-15 Gower Street has group value with the opposing terrace at 2-20 Gower Street and other contemporary residential terraces further north along Gower Street. It also contributes to the wider group value of the designated heritage assets around Bedford Square to the south, which together form an important and complete example of 18th century town planning.

3.9 The primary significance of 3 and 5 Gower Street, therefore, lies in the contribution of their principal elevations to the composition of the Grade II listed terrace at 1-15 Gower Street., as well as the setting of the other listed terraces on Gower Street, development around Bedford Square, and the character and appearance of the Bloomsbury Conservation Area. Apart from the replacement sash windows and modern roof dormers, the original late-Regency treatment of these elevations remain largely intact and are of high significance. The original railings enclosing the front area lightwell also contribute to this significance. The rear elevations of 3 and 5 Gower Street, as with many other houses on the terrace, are more utilitarian in appearance and have been subject to more ad-hoc alterations, but nevertheless contribute to the significance of the terrace as a whole as part of the external envelope.



Figure 3.2 – Exterior of 3 and 5 Gower Street.

3.10 The interiors of 3 and 5 Gower Street appear to have been planned to a conventional layout i.e. two principal rooms per floor with the staircase rising against a party wall. The original planform within the houses, where it remains legible, contributes to the significance of the terrace. Where they survive, decorative fixtures and fittings dating from the late-18th and 19th centuries are also considered to make a contribution to the significance of the terrace (see Section 3.0 of the Design and Access Statement by Stamos Yeoh). Any fabric or planform alterations associated with the buildings' more recent use as offices is of no historic or architectural significance.

4.0 HERITAGE IMPACT ASSESSMENT

- 4.1 This section of the report assesses the proposed development against the legislation and planning policy context identified in **Section 2.0**.
- 4.2 The principal heritage consideration is the impact of the proposals on the special interest of 1-15 Gower Street, which is a Grade II listed terrace, and on the contribution that 3 and 5 Gower Street make to that special interest. Therefore, in this case, the applicable statutory provisions are Sections 16(2) and 66(1) of the 1990 Act. The applicable development plan policies are Policy HC1 of the London Plan and Policy D2 of the Camden Local Plan.

DESCRIPTION OF PROPOSALS AND THEIR IMPACT ON THE LISTED BUILDINGS

- 4.3 The significance of 3 and 5 Gower Street is set out in full in Section 3.0 of this report. The proposals are described and illustrated in more detail in the design material which is submitted with this application. Below, the nature and impact of the proposals on the significance of the listed buildings is discussed.
- 4.4 The Proposals stem from the need to improve circulation between the properties in 3 and 5 Gower Street. The Applicant currently owns both properties and rents them to various SMEs for use as office space. The main occupier of No.5 Gower Street is the NHS, they rent three separate offices across two floors in the building. There is a communal lounge and event space at 3 Gower Street and the proposed opening is intended to enable users of 5 Gower Street to access these spaces without needing to leave the premises.

OPENING BETWEEN 3 AND 5 GOWER STREET

- 4.5 The proposals are for the creation of a new door opening at basement level in the party wall between 3 and 5 Gower Street. The properties are currently separate entities, but under the same leasehold ownership.
- 4.6 As designed the opening would be 926mm wide and 1975mm high. The opening would be located towards the rear of the properties, beyond the principal rooms at this level, and would be positioned centrally within an existing blind brick arch in the party wall of No.5. The location of the opening here has been designed to make use of the existing basement lightwell to the rear of No.3, which is already serviced by an external door on the opposite side. This would, therefore, limit the direct impact of the Proposals to 5 Gower Street.
- 4.7 The opening would be fitted with a single leaf external glazed door to sit flush to the party wall of No.5, with a deep recess internally to allow for corridor passing space. The door, which would match the design of the existing external door opening into the other side of the lightwell at No.3, would open outwards so as not to block the corridor.
- 4.8 The basement level of 5 Gower Street is in a good condition, with much of the original planform still legible. However, the historic character has been much altered with the internal decoration now typical of a modern office interior with carpet floors, plasterboard to partitions, utility lighting, and contemporary fixtures and fittings. Some historic features remain, including the vaults and a bowed bay to the rear elevation, which contribute to the significance of the listed terrace and form part of its intrinsic historic and architectural interest.
- 4.9 The proposed opening would result in the removal of historic fabric from the party wall and corridor of No.5. The loss of historic fabric encompassed in the party wall is considered necessary in order to facilitate the improvements to circulation between the office accommodation within the two neighbouring properties.
- 4.10 The formation of the proposed opening would have a visual impact on the appearance and experience of the internal planform of No.5, but this would be limited to the basement level only, which is already much altered. There would also be some interaction between the door and the external bowed bay of No.3, particularly in the temporary state when the doorway is open and in use, but this would have no material effect on how the rear elevation of this property is experienced or appreciated from within the lightwell.
- 4.11 If a degree of harm is identified as a result of the removal of a small section of the party wall of No.5 to facilitate the opening, it is our judgement that this harm would be 'less than substantial' and at the very low end of the scale on account of the relatively limited scope of fabric being removed and discrete location of the Proposals at basement level. We consider that this very low degree of harm would be successfully mitigated through the detailed design of the new door,

which is intended to make the appearance of the opening as discreet as possible and would retain the integrity of the party wall when closed.

- 4.12 The Proposals would also deliver a series of associated public benefits. First, the opening would improve the quality and experience of the office space within the listed buildings. In turn, this would ensure that the Site remains attractive to SMEs and meets demand for smaller scale high-quality, flexible office space which is more common in the post-covid market. Second, the opening would support greater use of the communal spaces in 3 Gower Street to foster collaboration and networking among SMEs using the Site, and thereby support the economic objectives identified by LB Camden and the Mayor of London. Finally, it would make the Site more attractive to current and prospective tenants, and would therefore secure the ongoing, long-term use and management of the listed buildings as offices.
- 4.13 In our view the identified harm would be outweighed by the benefits of the Proposals. Using the “internal heritage balance” approach, it is considered that the special interest of the Grade II listed terrace at 1-15 Gower Street, and the contribution that 3 and 5 Gower Street make to that special interest, would be preserved. If the decision maker takes the paragraph 208 approach, then the harm identified can be balanced against public benefits and again here, we consider that the harm is outweighed.

5.0 CONCLUSION AND POLICY COMPLIANCE

- 5.1 Montagu Evans have been instructed by Drayton to produce this heritage statement in support of the application for listed building consent for the creation of a new opening between 3 and 5 Gower Street in the London Borough of Camden.
- 5.2 The proposals have been developed by Stamos Yeoh Architects in collaboration with a full, professional consultant team and the Client. The purpose of this advice has been to ensure that the development responds sensitively and in a complementary way to the special interest of the Grade II listed terrace at 1-15 Gower Street, with specific focus on the buildings at 3 and 5 Gower Street.
- 5.3 In our judgement, the proposals are very minor in nature and represent an opportunity to secure the beneficial, long-term use of the listed properties as offices. This, in turn, will secure their conservation, occupation and maintenance in line with the development plan policy aspirations for the area. It is considered that the proposals would preserve the significance of the listed terrace overall.

POLICY COMPLIANCE

- 5.4 This assessment has followed the approaches set out in legislation, policy, and best practice guidance, namely the 1990 Act, the Development Plan, the NPPF, and guidance published by Historic England. Furthermore, it is mindful of the great weight that should be given to the preservation of heritage assets which has been confirmed in Court judgements. To preserve the significance of a heritage asset has been defined as 'to do no harm'.
- 5.5 In accordance with the statutory duties outlined in The Planning (Listed Buildings and Conservation Areas) Act 1990, we conclude that the special interest of 3 and 5 Gower Street (Grade II) and the character and appearance of the Bloomsbury CA would be preserved by the proposals. In accordance with the terminology of the NPPF, it is considered that the proposals would result in 'no harm' to the listed buildings or the conservation area.
- 5.6 We consider that the Proposals comply with Policy HC1 of the London Plan, particularly Part C, as they are sympathetic to the significance of the listed terrace, avoids unnecessary harm, and delivers enhancements to the functionality and quality of the interior office spaces within nos.3 and 5. The Proposals are also consistent with Policy D2 of the Camden Local Plan as they would preserve the special interest of the terrace.
- 5.7 Finally, the Proposals would comply with paragraphs 205-206 of the NPPF, which attribute great weight to the conservation of designated heritage assets, even where the harm would be less than substantial, and any harm should require a clear and convincing justification. They also comply with paragraph 208 by delivering public benefits, associated with the current use of the buildings, which is capable of outweighing any perceived less than substantial harm to significance resulting from the loss of historic fabric in the party wall of No.5 at basement level.
- 5.8 On that basis the decision maker is able to discharge their legal duty under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and can approve the application for listed building consent.

APPENDIX 1.0

STATUTORY LIST ENTRY FOR 1-15 GOWER STREET (ODD)

NUMBERS 1 TO 15 AND ATTACHED RAILINGS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1322171**

Date first listed: **14-May-1974**

Date of most recent amendment: **11-Jan-1999**

List Entry Name: **NUMBERS 1 TO 15 AND ATTACHED RAILINGS**

Statutory Address 1: **NUMBERS 1 TO 15 AND ATTACHED RAILINGS, 1 TO 15, GOWER STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **NUMBERS 1 TO 15 AND ATTACHED RAILINGS, 1 TO 15, GOWER STREET**

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

County: **Greater London Authority**

District: **Camden (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 29826 81775**

Details

CAMDEN

TQ2981NE GOWER STREET 798-1/99/603 (West side) 14/05/74 Nos.1-15 (Odd) and attached railings (Formerly Listed as: GOWER STREET Nos.1-15 (odd) and Nos.2-20 (even))

GV II

Terrace of 8 houses. c1780. Darkened multi-coloured stock brick; all are, or show evidence of having been, tuck pointed. Nos 1-7 with rusticated stucco ground floors. 1st floor stucco sill bands. Slate mansard roofs with dormers. 3 storeys, attics and basements. 3 windows each. Nos 7 & 9 with return of 3 blind windows to Gower Mews and No.15 with 3-window return, mostly blind, to Store Street. Round-arched, recessed entrances with rusticated surrounds, impost bands and cornice-heads beneath fanlights and mostly panelled doors. Gauged brick flat arches to recessed 2-pane sash windows, most at 1st floor level with cast-iron window guards. Cornice and parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn finials to areas.

Listing NGR: TQ2981181793

Legacy

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

Legacy System number: **477388**

Legacy System: **LBS**

Legal

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



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 09-Nov-2023 at 16:16:09.

© Crown Copyright and database right 2023. All rights reserved. Ordnance Survey
Licence number 100024900. © British Crown and SeaZone Solutions Limited 2023. All
rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](#)

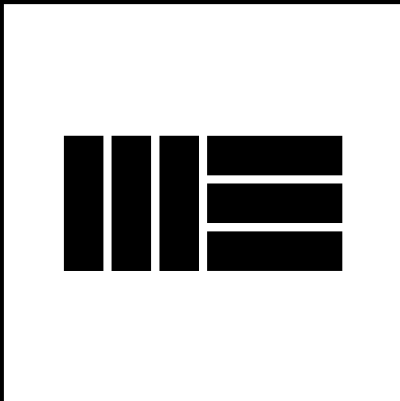
(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



[Back to top](#)

MONTAGU EVANS
70 ST MARY AXE
LONDON
EC3A 8BE



WWW.MONTAGU-EVANS.CO.UK

London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL