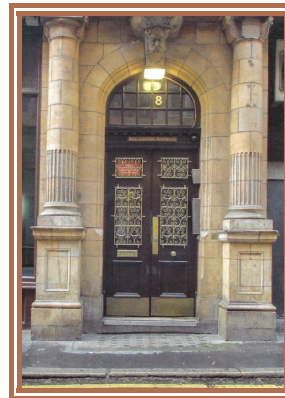


HERITAGE STATEMENT

for

FLAT 4A, KING EDWARD MANSIONS - 8 GRAPE STREET, LONDON, WC2H 8DY



PART - 1 - REPORT

JULY 22nd 2024

CONTENTS

PART - 1

Location Map	1
Heritage Statement Introduction	2
Listed Building Entry	3
Historic Map Extracts	4
The Site	7
Site History	8
Recent Planning History	9
Heritage Assets	1 0
Archaeology	1 0
Setting	1 0
Impact Assessment	1 0
Public Benefit	1 0
Significance	1 0

PART - 2 - REFER TO SEPARATE DOCUMENT

Floor Plan Before Recent Works Commenced	1 1
Known Historic Alterations to Flat 4A	1 2
Flat Photographs Prior to Commencement of Works	1 3
Mitigation	1 5
Bibliography	1 6
Conclusion	1 7
Recommendation	1 7

CONTENTS (Contd.)

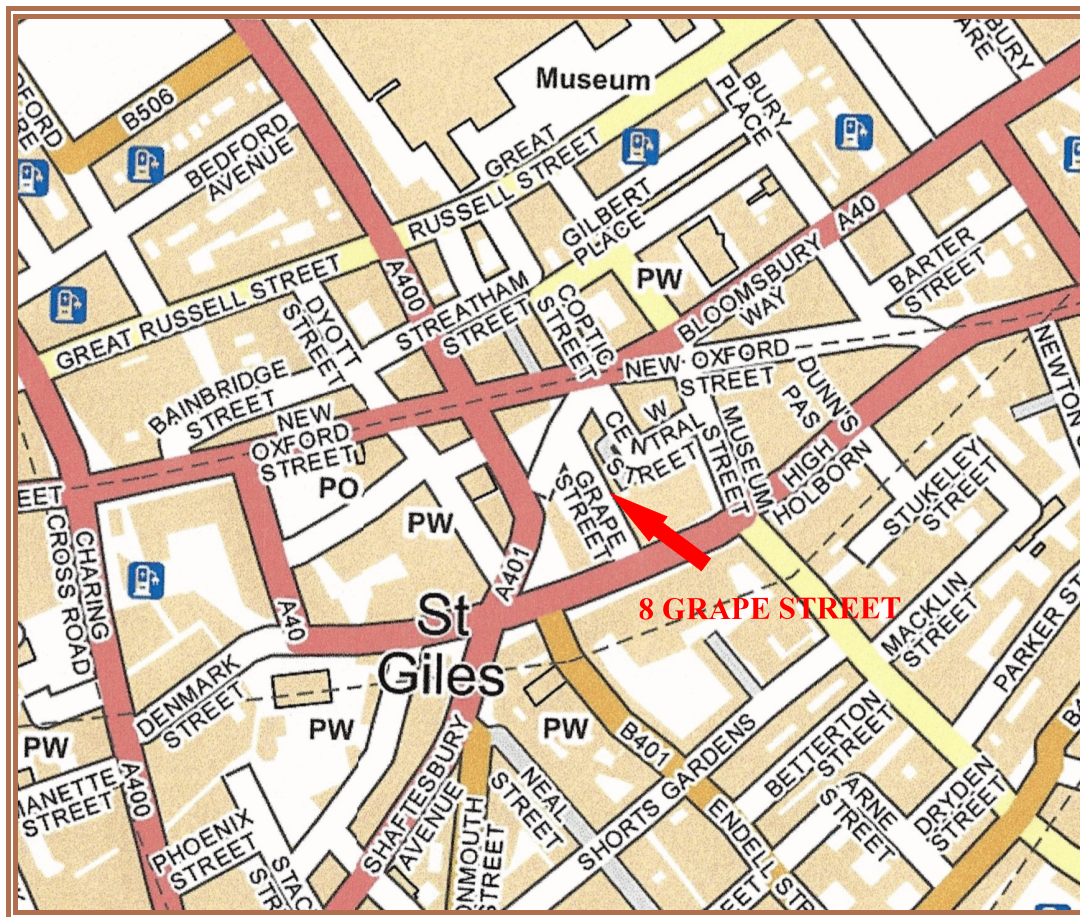
PART - 3 - REPORT ADDENDUM - REFER TO SEPARATE DOCUMENT

Addendum Context	1 9
Initial Considerations	1 9
Specific Details for Consideration for a Way Forward	1 9
Evidence of Specific Details	2 0
Considering Potential Impact	2 0
Examples of Recent Works Carried Out to Other Flats Within King Edward Mansions	2 1
Summary	2 4

CURRENT PHOTOGRAPHS - REFER TO SEPARATE DOCUMENT

STRUCTURAL ADDENDUM - REFER TO SEPARATE DOCUMENT

LOCATION MAP



HERITAGE STATEMENT INTRODUCTION

- On the 3rd May 2024 Mr Craig Godwin and Mr Darren Dickinson the owners of the above flat were issued with a “stop notice” *[Extract below]*

Unauthorised works at Flat 4A, King Edward Mansions, 8 Grape Street, Strand, London, WC2H 8DY

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”)

Following the council’s visit on the 01/05/2024, I can confirm that officers have serious concerns about the works that have taken place at the above property.

The property is Grade II listed and under the Listed Buildings Act, no person is permitted to carry out specific works to the building without appropriate consent being first obtained.

Under the Listed Buildings Act it is a criminal offence to execute or cause to be executed any works for the demolition of a listed building or for its alteration, or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorized by the grant of a consent pursuant to the Listed Buildings Act..

As a result, you are required to stop all works at the property immediately and provide an undertaking in the form attached confirming that works on the property have ceased and will not recommence until the Council has granted listed building consent.

- Consequent to the “Stop Order” the writer was asked to assist in efforts to ensure that this project was brought back on to track in such a way as to ensure that all further works are compliant with current regulations related to Listed Building Legislation.
- To accomplish this task the writer has visited the site and will review currently available photographs, structural calculations, recent permitted alterations to adjacent flats/buildings and any other relevant information.
- Consequently this document will be a Hybrid report combining a Heritage Statement with Mitigation and a structural addendum.

LISTED BUILDING ENTRY

Heritage Category: Official List Entry
 Grade: Listed Building
 List Entry Number: II
 Date first listed: 1245859
 List Entry Name: 06-May-1996
 Statutory Address 1: KING EDWARD MANSIONS AND SOVEREIGN HOUSE
 Statutory Address 2: KING EDWARD MANSIONS, 2-20, GRAPE STREET
 SOVEREIGN HOUSE, 210-226, SHAFTESBURY AVENUE

Location

Statutory Address: KING EDWARD MANSIONS, 2-20, GRAPE STREET
 Statutory Address: SOVEREIGN HOUSE, 210-226, SHAFTESBURY AVENUE

County: Greater London Authority
 District: Camden (London Borough)
 Parish: Non Civil Parish
 National Grid Reference: TQ 30120 81387

Details

TQ3081SW 798-1/105/1850 CAMDEN SHAFTESBURY AVENUE (South East side) Nos.210-226 (Even) Sovereign House 07/05/96 GV II Includes: Nos.2-20 King Edward Mansions GRAPE STREET. Shops with former showrooms and offices over, flats over shops to Grape Street range. 1902-8. Almost certainly by C Fitzroy Doll, surveyor to the Bedford Estate and the local District Surveyor.

Brick with exuberant terracotta dressings and decorations, slate roofs with high stacks dressed in terracotta. Angled plan of two intersecting ranges with central courtyard serving flats reached under No.210 Shaftesbury Avenue. EXTERIOR: five storeys and attics. Profoundly asymmetrical composition. Angled two-bay range with projecting two-storey oriel adjoins Shaftesbury Theatre (qv), then thirteen-window range to Shaftesbury Avenue. Corner bartizans with projecting turrets, that and its adjoining bay to Grape Street with machicolations, as has a similar turret to right of centre of main composition and two three-storey oriels. These and oriel set over entrance to chambers at right of composition are all mounted on fat columns set between shopfronts and first-floor former showrooms, and with undersides embellished with organic decoration. The other shops separated by fluted Roman Doric engaged columns with dentil cornice, over which are first-floor former showrooms separated by engaged Ionic columns. **The shopfronts largely renewed in sympathetic fashion: that to No. 218 may be original; first-floor showrooms, now offices, with large plate glass windows under small-paned toplights, little altered.** All windows to upper floors mullion and transom casements in terracotta surrounds, with notched lintels linked as bands across composition, and with many projecting bands, moulded cornice and parapets. **Attic dormers inserted mid-C20 and not of interest.** Balcony over entrance to offices. Return to Grape Street (King Edward Mansions) similarly treated though with higher stacks, with broad, square bartizan on corner, a round one in the middle and one of each at far end, all with machicolations. Three oriels in between, one round on moulded plinth, one canted (both with balustraded tops) and one square which rises to the line of a heavy modillion cornice. Shop fronts to ground floor, some with cast-iron grilles, have simple mouldings and tripartite toplights. First floor former showrooms with small top lights in broad mullion and transom casements. Flats served by courtyard to rear of No. 210 Shaftesbury Avenue, with stone access balconies on cast-iron brackets, sash windows and part-glazed doors.

INTERIORS: not inspected.

Included primarily for the quality of its street facades, an exceptionally powerful example of Doll's work for the Bedford Estate using fine terracotta.

Listing NGR: TQ3013481382

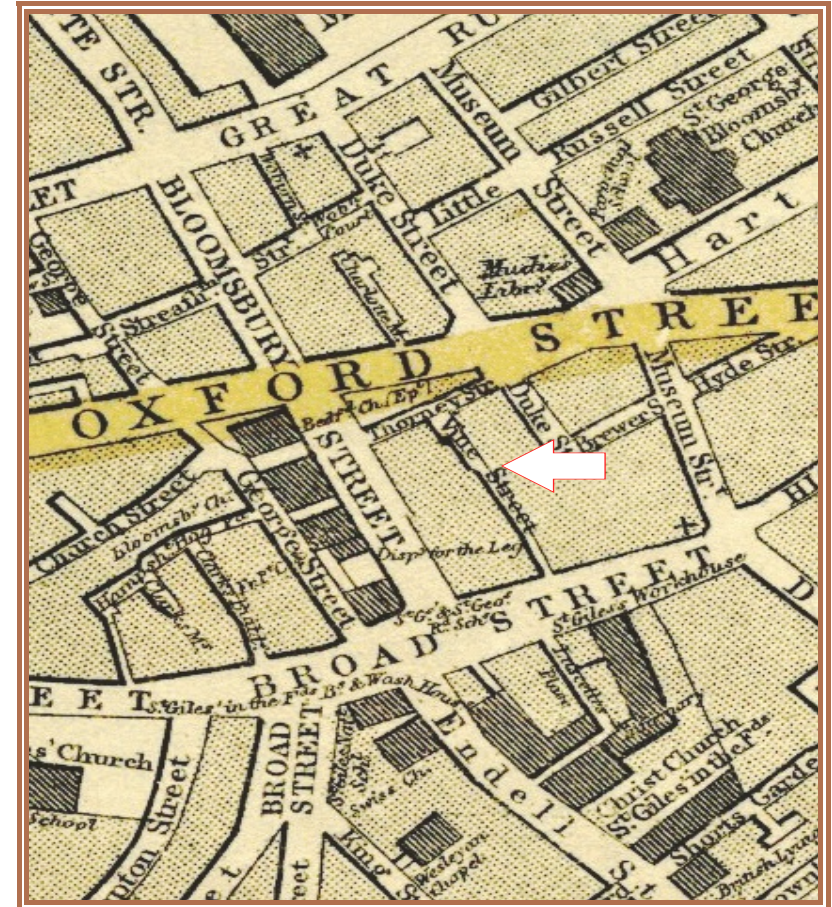
Legacy The contents of this record have been generated from a legacy data system. Legacy System number: 477963 Legacy System: LBS
Legal This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

HISTORIC MAP EXTRACTS

- NOTE Grape Street was earlier named Vine Street and appears to have changed to Grape Street at the time of the redevelopment of the site occupied by King Edward Mansions.
- At the time before the development of King Edward Mansions the area was occupied with warehousing and other business uses.



**BLOME & STRYPE MAP (1694-1720)
(SHOWING VINE STREET)**

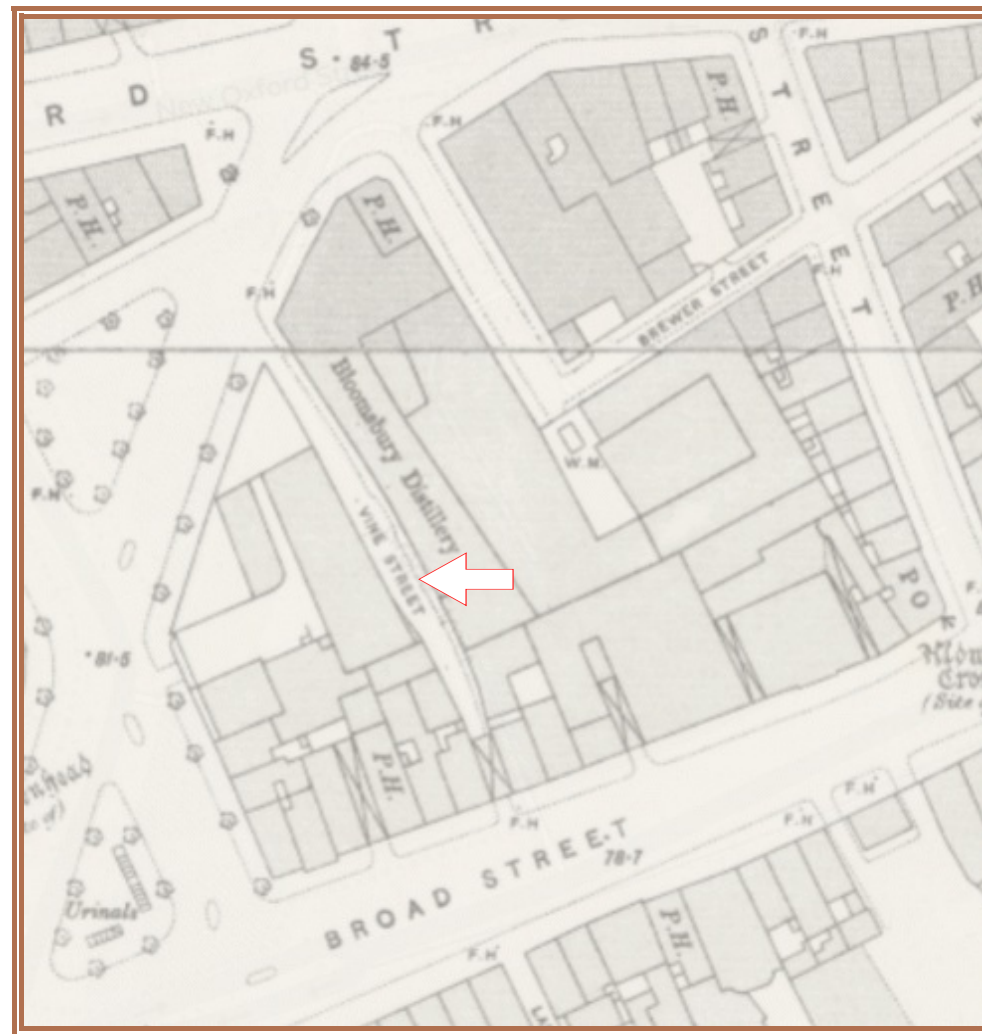


**EDWARD WELLER MAP 1886
(SHOWING VINE STREET)**

HISTORIC MAP EXTRACTS (Contd.)



GOAD MAP 1887
(SHOWING SITE USAGES IN VINE STREET)



O.S. MAP 1893 -1896
(STILL SHOWING VINE STREET)

HISTORIC MAP EXTRACTS (Contd.)

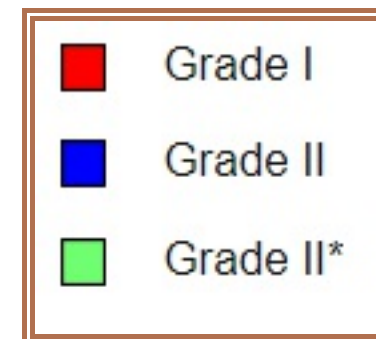
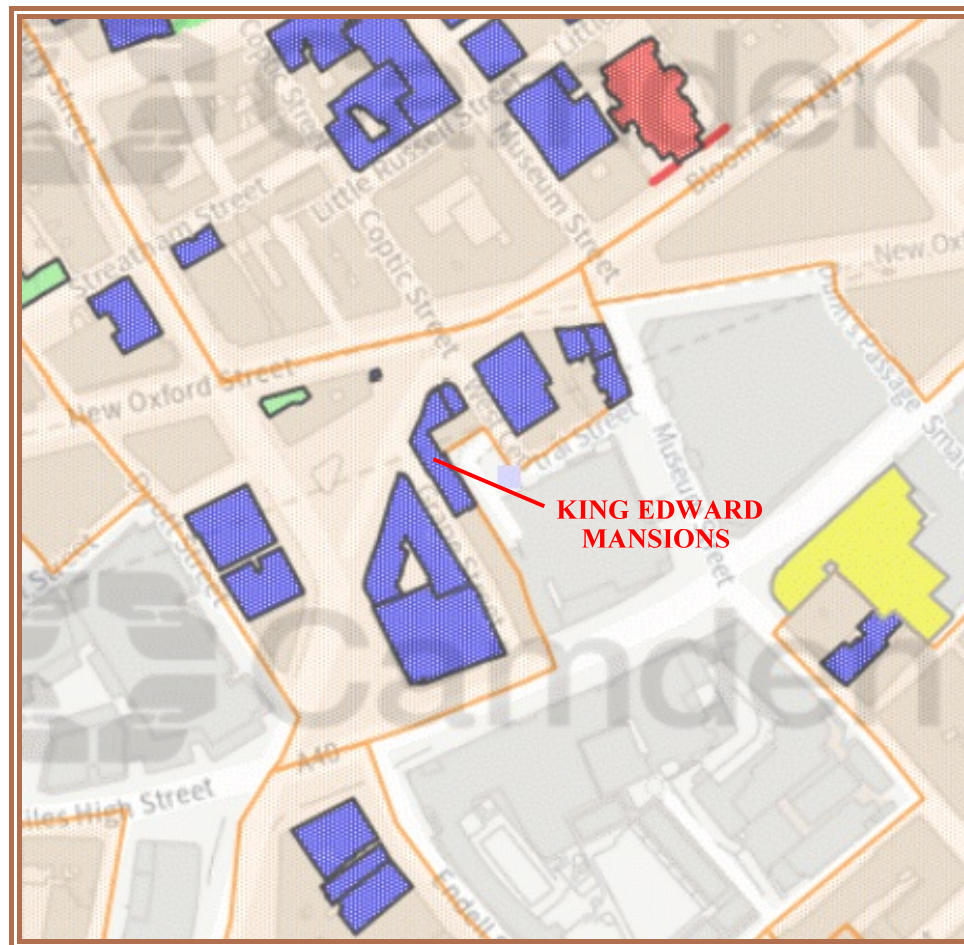


O.S. MAP 1940s -1960s

- This extract shows the layout of Grape Street (formerly Vine Street) with the ground floor layout of King Edward Mansions then (1940s - 1960s and generally as known today.

THE SITE

- King Edward Mansions is located in Grape Street which situated between New Oxford Street (to the north) and High Holborn (to the south)
- Grape Street is situated within the Bloomsbury Conservation Area.
- It also sits in the south west corner of the Camden Conservation Area, together with other Grade II listed buildings *[Refer to adjacent plan]*.

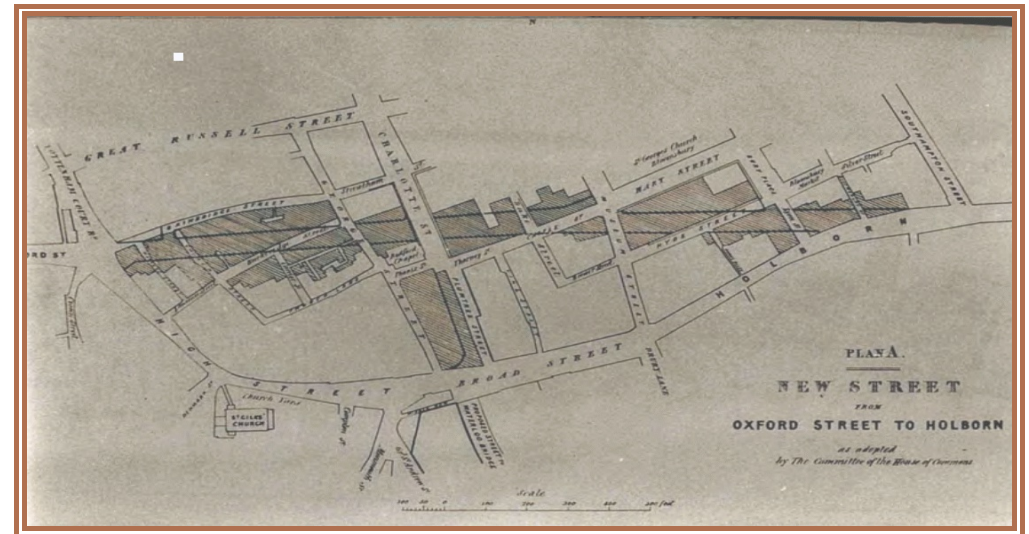


LISTING CODE

PART OF CAMDEN CONSERVATION AREA

SITE HISTORY

- In 1832 Sir James Pennethorne was directly employed by the Commissioners of Her Majesty's Woods to prepare plans for further improvements in the capital.
- The construction of New Oxford Street as part of London's early Victorian metropolitan improvements designed and supervised by Sir James Pennethorne in order to alleviate congestion and the overcrowding which followed the population growth, as well as to reduce crime, making improvements to sanitation and public health.
- New Oxford Street was built between 1844 and 1847 and could be considered to be an early attempt at social engineering which broke up the St Giles Rookery (a well known slum) by demolishing most of its notorious alleyways and tenements to permit the building of the thoroughfare.
- King Edward Mansions was built on the corner of Grape Street with Shaftesbury Avenue in the early part of the century - [1902-8. Almost certainly by C Fitzroy Doll, surveyor to the Bedford Estate and the local District Surveyor - (see Listed Building Entry)].
- Grape Street was so named in 1905 and as can be seen on earlier maps was previously named Vine Street. [*Vine Street - probably named after the area of the leper hospital property known as the Vine*].
- It had also been known in the past by the appellations - as Charlotte Mews and Woburn Street until currently Grape Street.
- In the 1880s it was made shorter at the north end by the construction of Shaftesbury Avenue and King Edward Mansions were then built on the corner with Shaftesbury Avenue.
- A Chronology of some of the Metropolitan Street Improvements
 - ◆ 1827 Turnpike Act ensures several are removed to free up traffic
 - ◆ 1830 Commercial Road built to take cargo to and from the Docks
 - ◆ 1831 New London Bridge replaced the narrow bridge dating back to 1209
 - ◆ 1844-1847 New Oxford Street built through the northern part of St Giles
 - ◆ 1844-1856 Farringdon Road built through Field Lane/Saffron Hill rookery
 - ◆ 1845-1851 Victoria Street, Westminster, built through the Devil's Acre slum
 - ◆ 1848 Commercial Street built through Whitechapel slum
 - ◆ 1857-1877 The City of London undergoes massive redevelopment as banks and businesses buy up large plots and erect monumental office blocks
 - ◆ 1859-1865 Joseph Bazalgette's sewers constructed
 - ◆ 1862-1874 Thames Embankment removes riverside housing and industries
 - ◆ 1868 Torrens Act passed, the first attempt to deal with the problem of overcrowding exacerbated by the metropolitan improvements



**PLAN SHOWING ROUTE OF NEW OXFORD STREET
(AS CONSTRUCTED TO SIR JAMES PENNETHORNE'S DESIGN)**

**RECENT PLANNING HISTORY OF KING EDWARD MANSIONS
(TAKEN FROM THE LOCAL AUTHORITY PLANNING REGISTER)**

Application No.	Site Address	Development Description	Status	Date Registered	Decision
2017/0971/L	Flat 1d King Edward Mansions 8 Grape Street London WC2H 8DY	Demolition of wall separating two bathrooms	FINAL DECISION	30-05-2017	Granted
2017/1218/L	8 Flat 1d King Edward Mansions Grape Street London WC2H 8DY	Fitting of new cupboards and shelves to study, including replacement of existing cupboard.	FINAL DECISION	04-04-2017	Granted
2012/3330/L	Units 14-16 King Edward Mansions 8 Grape Street London WC2	Internal alterations at basement and ground floor level at No. 14 and 16 and installation of new entrance door to No. 16 on Grape Street elevation.	FINAL DECISION	06-07-2012	Granted
2012/3327/P	Units 14-16 King Edward Mansions Grape Street London WC2h 8DY	Installation of new entrance door to No. 16 on Grape Street elevation.	FINAL DECISION	06-07-2012	Granted
LSX0105183	1d King Edward Mansions Grape Street London WC2	Internal alterations including partial demolition of non- load-bearing walls and false ceilings, as shown on drawing numbers; BR/01, BR/02 rev B, BR/03.	FINAL DECISION	10-10-2001	Grant L B Consent with Conditions
LSX0005137	3a King Edward Mansions 8 Grape Street London WC2H8DY	Minor internal alterations involving the partial demolition to create a double width door opening connecting two rooms, as shown on unscaled A4 plan and location plan, KEM000, KEM003B and KEM013.	FINAL DECISION	09-02-2001	Grant Listed Building Consent
P14/11/A/27933	King Edward Mansions, Grape Street, WC2	Revised scheme for refurbishment and conversion of the residential accommodation on the upper floors of the Grape Street frontage to provide 4 one-bedroom, 5 two-bedroom, 2 three-bedroom and 2 four-bedroom flats.	FINAL DECISION	30-01-1979	Permission
TP/80561/NW	King Edward Mansions, Shaftesbury Avenue, W.C.1	Refurbishment of building and changes of use to form shops on the basement and ground floors, offices on the 1st to 5th floors of the Shaftesbury Avenue frontage and 12 self-contained flats on the 1st to 5th floors of the Grape Street frontage with a shop or wine bar in the basement of No. 4 Grape Street.	FINAL DECISION	20-10-1977	Permission

HERITAGE ASSETS

- Having checked the Historic Environment Records online it is evident that the site is not within or adjacent to any historic parks or gardens, registered historic battlefields, scheduled ancient monuments, world heritage sites or known areas of archaeological interest.

ARCHAEOLOGY

- There are no records of archaeological works in the vicinity of Grape Street (formerly Vine Street).

SETTING

- This building lies within an enclave of listed buildings *[Refer to Extract Adjacent]*.
- It is situated within the Bloomsbury Conservation Area (Sub Area 8)

IMPACT ASSESSMENT

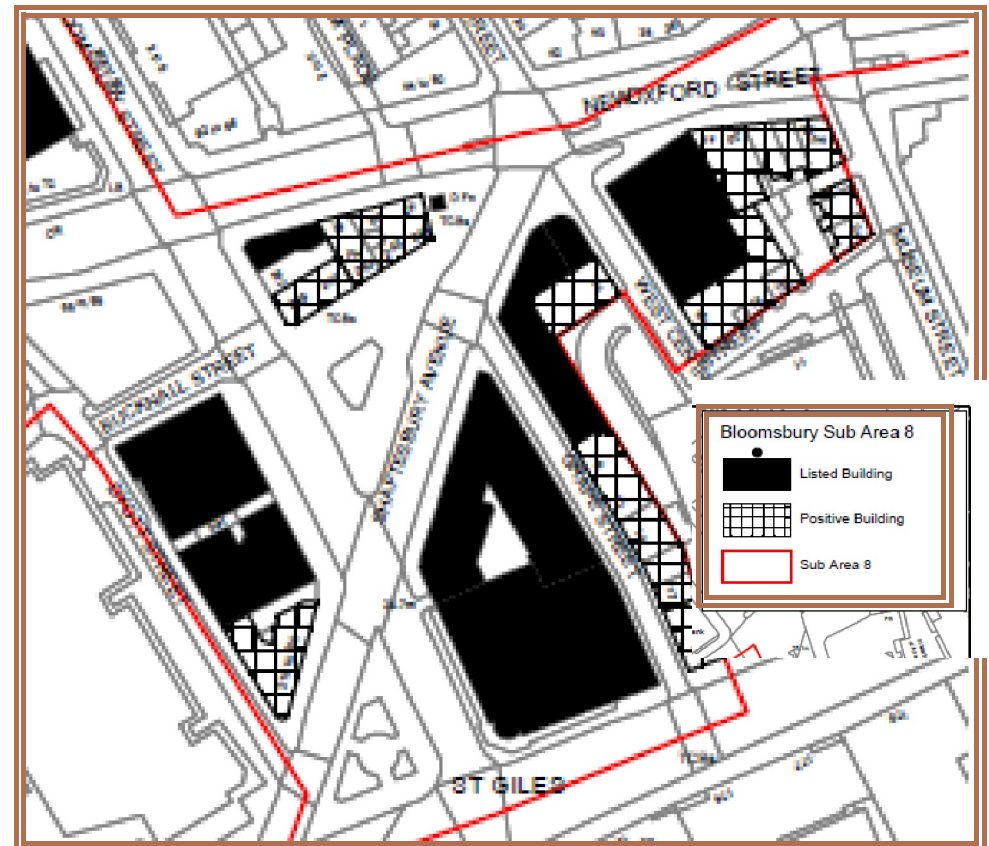
- The proposal relates to the conservation/conversion of an existing flat which will have no impact upon this listed building's envelope.

PUBLIC BENEFIT

- There will be no effect on the existing public benefit that this building has in this area of Camden.

SIGNIFICANCE

- King Edward Mansions is vital to the preservation of the established landscape character of the area and hence has by its nature become a significant contribution to this landscape which if it is lost will cause a detrimental change.
- As stated in the statutory Listed Building entry the overriding significance of this building is **(primarily for the quality of its street facades, an exceptionally powerful example of Doll's work for the Bedford Estate using fine terracotta.)**
- The interiors were not inspected - presumably because they did not contribute to the significance of this building.



EXTRACT FROM BLOOMSBURY C A AREA 8 TOWNSCAPE APPRAISAL PLAN