HERITAGE STATEMENT

83, Endell Street, London, WC2H 9DN

Site Context and Heritage Significance

83 Endell Street is located within the London Borough of Camden, at the corner of Endell Street and High Holborn. It lies within the central London area historically associated with the parish of St Giles-in-the-Fields. The building is identified in the National Heritage List for England under the name St Mungo's Housing, but was formerly known as St Giles High Street Church of England Primary School. The statutory address is 83 Endell Street, and its National Grid Reference is TQ 30102 81284.

Historical Background

The building was constructed in 1860, designed by E.M. Barry, a prominent 19th-century architect best known for his work on the Royal Opera House. It was originally built as parish schools for 1,500 children, reflecting the Victorian emphasis on education, philanthropy, and urban reform. Alongside standard educational functions, it also housed an industrial school and a soup kitchen, serving the economically deprived communities in the Drury Lane slums. This multi-purpose role makes the building significant in the context of 19th-century social welfare history.

Significance Statement

83 Endell Street is of special architectural and historic interest for the following reasons:

Architectural Quality: A fine example of Gothic Revival architecture applied to a philanthropic and educational purpose. The use of polychrome brickwork, decorative tile bands, and stone detailing demonstrate high design quality and craftsmanship characteristic of E.M. Barry.

Historical Importance: The building embodies Victorian social reform ideals, serving as a major educational and charitable institution for the poor of 19th-century London.

Group Value: It contributes to the architectural and historic character of the wider area, situated near other significant buildings in central London.

Description of Proposed Works

The proposal consists of:

-Installation of additional gutters at roof level, to be aligned with the existing system, constructed in matching the existing materials- UPVC.
-Installation of a new downpipes, which is a mixture of Cast Iron and UPVC like the existing downpipe, positioned discreetly on a rear/side elevation to ensure it does not detract from the building's principal façade.

-No alterations to the building's historic fabric, detailing, fenestration, or overall form are proposed.
-All fixings and materials will be reversible and minimally invasive to protect the listed structure.

Justification and Impact

The works are a conservation-led solution to a persistent problem of water ingress at basement level, which, if unaddressed, poses a risk to the structural condition and internal fabric of the listed building.

Key points:

The proposed interventions are reversible and respect the historic fabric of the building.

The rainwater goods will match existing materials and profiles, maintaining the aesthetic and architectural integrity.

The new downpipe will be located on a non-prominent elevation, ensuring minimal visual or heritage impact.

Preventing further water damage helps to safeguard the building’s significance in the long term.

Conclusion

The installation of supplementary gutters and a downpipe is a modest, necessary, and sensitive intervention that:
-Supports the ongoing preservation of the listed building
-Has no detrimental effect on its architectural or historic significance
-Uses traditional materials and methods, with no loss of historic fabric

This proposal is therefore fully justified and respectfully submitted for approval.