

**80 GUILFORD STREET, LONDON,  
WC1N 1DF**

**APPLICATION FOR PLANNING  
PERMISSION AND LISTED  
BUILDING CONSENT**

**HERITAGE STATEMENT**

**DECEMBER, 2013**

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## 1.0 EXECUTIVE SUMMARY

- 1.1 This report has been prepared by Montagu Evans, to accompany an application for the refurbishment and change of use of 80 Guilford Street, WC1N 1DF **(Section 2)**.
- 1.2 No. 80 Guilford Street was developed in the mid 1790s by James Burton as part of the Foundling Hospital's development of its Bloomsbury estates. They were built on land that was formerly open fields **(Section 3)**.
- 1.3 The building was constructed as a private house and occupied in such use throughout much of the 19<sup>th</sup> Century. In the 1880s and early 1890s, however, this changed with a directory of 1895 identifying Nos. 79, 80 and 81 as 'apartments', most likely serviced rooms **(Section 3)**.
- 1.4 Nos. 75-82 Guilford Street were listed at Grade II on 14 May, 1974. They are also on the Buildings at Risk Register and within the Bloomsbury Conservation Area **(Section 3)**.
- 1.5 No. 80 Guilford Street has evidential significance as a surviving part of James Burton's original development of the Foundling Hospital's Bloomsbury estates, and as evidence for the increasing residential development of London in the late 18<sup>th</sup> and early 19<sup>th</sup> Centuries. It has aesthetic value as a part of an attractive coherent terrace of late 18<sup>th</sup> Century houses that stretches from No. 61 to No. 83 Guilford Street. This is largely a group value with the others in the terrace **(Section 4)**.
- 1.6 The significance of No. 80 Guilford Street lies primarily in its exterior and in its consistency and group value with the rest of the terrace along the north side of Guilford Street **(Section 4)**.
- 1.7 The proposed development has evolved in accordance with adopted and emerging development plan policies, and other relevant guidance **(Section 5)**.
- 1.8 The proposed development will, in our view, be beneficial to the listed building. The conversion of the property to residential apartments is a pragmatic response to combining the need for sustaining and enhancing the significance of the listed building, while at the same time putting it to a viable use consistent with its conservation **(Section 6)**.
- 1.9 In the final analysis, we believe that the proposed works will not harm the special interest of the building as the surviving original features are to be retained and restored. The proposed works are merely to bring the building back into use and satisfy current housing standards. As such, the proposed development meets the tests set out in the NPPF by "sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation" **(Section 6)**.

## 2.0 INTRODUCTION

- 2.1 This report has been prepared by Montagu Evans, to accompany an application for the refurbishment, change of use and extension of 80 Guilford Street, WC1N 1DF.
- 2.2 The details of the proposed works to the Site are set out in the Design and Access Statement and the submitted drawings. In summary, however, planning permission and listed building consent are being sought for:

*“Change of use from Nurses’ Hostel (Sui Generis) to Residential (Use Class C3) (3 x 1 Bedroom Flat & 2 x 2 Bedroom Flat) and associated internal and external alterations”*

### **Applicant**

- 2.3 The application is submitted on behalf of our Client, Russell Building and Developments Limited.

### **Purpose of the Heritage Statement**

- 2.4 The initial purpose of this Heritage Statement is to assess the significance of the heritage assets impacted by the development, specifically the Grade II listed building and its contribution to the Bloomsbury Conservation Area designated heritage asset.
- 2.5 The report then seeks to assess the impact of the proposed development on the significance of the heritage assets.

### 3.0 HISTORICAL DEVELOPMENT OF THE SITE

- 3.1 No. 80 Guilford Street was developed in the mid 1790s by James Burton as part of the Foundling Hospital's development of its Bloomsbury estates. It was built on land that was formerly open fields. The adjacent parts of Bloomsbury were built up shortly thereafter.



Figure 3.1: Bloomsbury before the construction of Guilford Street in 1746 Source: Rocque Map.



Fig 3.2: Shortly after construction of Guilford Street in 1799 Source: Horwood Map.



- 3.2 The building was constructed as a private house and occupied in such use throughout much of the 19<sup>th</sup> Century.
- 3.3 In the 1880s and early 1890s, however, this changed with a directory of 1895 identifying Nos. 79, 80 and 81 as 'apartments', most likely serviced rooms.



Fig 3.3: Street Layout in 1916. Source: OS Map, 1916

- 3.4 By 1915, virtually all of Guilford Street were hotels or serviced apartments.
- 3.5 The change from smart houses to hotels and serviced apartments was typical of the decline of Bloomsbury in this period, following the construction of the nearby railway stations and changes to street layouts that allowed through traffic on several previously gated streets.
- 3.6 Most of Guilford Street suffered some damage in WWII. The building suffered 'minor blast damage'.

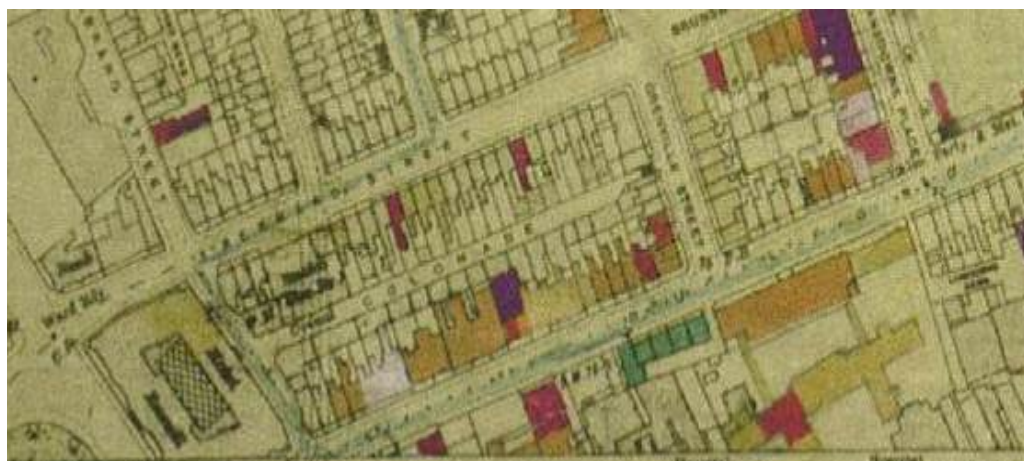


Fig 3.4: Extract from World War Two bomb damage map showing Guilford Street (Source: LMA)  
Yellow = Minor blast damage; Pink = serious damage, but repairable at a cost.

3.7 In the late 1940s, it is likely that the building was converted to student accommodation, specifically nurses' accommodation.

3.8 Nos. 75-82 Guilford Street were listed at Grade II on 14 May, 1974. They are also on the Buildings at Risk Register and within the Bloomsbury Conservation Area.

### Exteriors

3.9 The Survey of London describes the group that includes No. 80 as:

*“a pleasant uninterrupted range up to Grenville Street ... plain in treatment. They are wholly of brick with a string at first floor and a cornice at third floor level. The doorways alone are arched. The balcony railings vary in design.”*  
(Survey of London, vol 24, 1952, pp.25-55).

3.10 The houses form a consistent group, although there is an evident building break between Nos. 80 and 81, probably because of post-WWII rebuilding to the damaged No. 81.

3.11 The building comprises upper and lower ground floors, with three stories of diminishing height above, the upper two separated by a cornice, apparently an original design feature, as it appears on other houses elsewhere on the Foundling Hospital's estate. The roofs, in typical London M-form, are hidden behind parapets. They are built of stock brick, with red window and door heads. The doors have simple arched surrounds, with fanlights.

3.12 The building has two windows on the ground floor and three at first floor and above. The front windows were replaced with single pane horned sashes at some point, probably in the late 19<sup>th</sup> Century. This may have been carried out when the original leases fell in c.1890. Small paned sashes appear to survive in the rear façade, with triple light windows (narrow lights flanking a wider central light) in the principle rooms at the rear. Where they survive, these are likely to be from the original build.



Fig 3.5: Nos. 77-83 Guilford Street before 1952. Photograph uncertain date, but probably pre WWII.



Fig 3.6: 80-81 Guilford Street in 1978.

### Interiors and Plan Form

- 3.13 A few early drainage plans survive and indicate that the houses on Guilford Street typically had a conventional London townhouse plan, with a front room and back room on each floor, and a stair at the back in line with the front door. A curved hall forming the transition from hallway to stair and expressed in the front room on the ground floor appears to have been a common feature in all the houses.

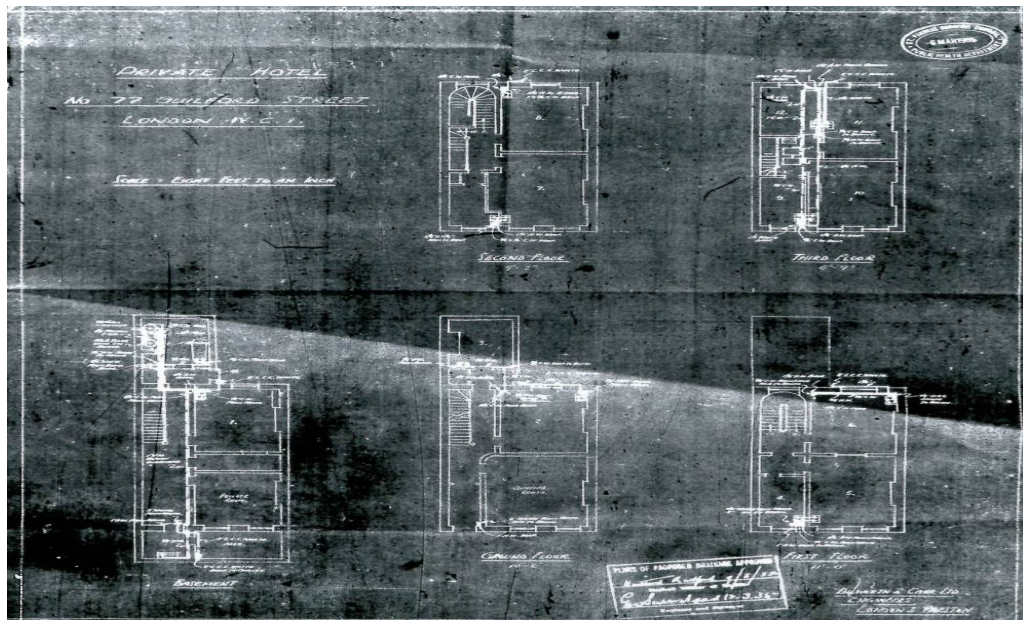


Fig 3.7: No. 77 Guilford Street in 1935.

- 3.14 Many internal features have been removed but those that survive are consistent with a date around 1790, such as simple plasterwork, shutters or panelling within deep window reveals, and staircases with small, square section balusters and curving handrails (See Property Condition Report).



#### 4.0 ASSESSMENT OF SIGNIFICANCE

4.1 The significance of No. 80 Guilford Street has been recognised by its Grade II listing and by its inclusion in the Bloomsbury Conservation Area.

4.2 No. 80 Guilford Street is listed as part of a larger group including Nos. 75-82. The listing description describes Nos. 75-82 Guilford Street as:

*“8 terraced houses. c1793-1799. By James Burton, altered. Nos 75 & 76: darkened multi-coloured stock brick with stucco ground floors, No.75 rusticated. EXTERIOR: 4 storeys and basements. Formerly 2 houses with 3 windows each. No.75 with Roman Doric doorcase, fanlight and double panelled doors. No.76 doorway altered for use as a window. Gauged brick flat arches to recessed 2-pane sashes; 1st floor with continuous cast-iron balconies. 1st and 2nd floors No.76 with blind boxes. Stucco cornices at 3rd floor level. Parapets. Nos 77-82: darkened multi-coloured stock brick, No.81 refronted. 4 storeys and basements. 3 windows each, except No.82 with 2 windows. Round-arched doorways with fluted surrounds, radial fanlights and double panelled doors; No.78, doorway converted for use as a window. No.82, stucco door surround with pilasters, fluted head and cornice. Plain stucco band at 1st floor level. Reddened gauged brick flat arches to recessed sashes; 1st floor with balconies except Nos 79 & 82. Stucco cornice at 3rd floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 32).”*

#### Assessing Significance

4.3 In Conservation Principles (2008), English Heritage set out four key categories for assessing the significance of a historic building:

- Evidential;
- Historical;
- Aesthetic; and
- Communal.

4.4 The NPPF defines significance as:

*“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”* (Annex 2: Glossary)

#### Statement of Significance

4.5 No. 80 Guilford Street has evidential significance as a surviving part of James Burton’s original development of the Foundling Hospital’s Bloomsbury estates, and as evidence for the increasing residential development of London in the late 18<sup>th</sup> and early 19<sup>th</sup> Centuries.

- 4.6 It has aesthetic value as a part of an attractive, coherent terrace of late 18<sup>th</sup> Century houses that stretches from No. 61 to No. 83 Guilford Street. This is largely a group value with the others in the terrace.
- 4.7 Where they survive, original internal details also have some aesthetic value.
- 4.8 No. 80 Guilford Street has no communal value, as this category is reserved for buildings with religious, sporting or cultural connections.
- 4.9 Therefore, as the list entry makes clear, the significance of No. 80 Guilford Street lies primarily in its exterior and in its consistency and group value with the rest of the terrace along the north side of Guilford Street.

#### **Bloomsbury Conservation Area**

- 4.10 The Bloomsbury Conservation Area Appraisal (2011) describes Guilford Street thus:

*“5.182 The townhouses along John Street, Doughty Street and Guilford Street are of significance as they are almost complete Georgian streets, lined with terraces. John Street dates from the mid 18th century, whilst Doughty Street and Guilford Street span the late 18th century to the early 19th century. Although later in date, the townhouses are similar in plan form to those in Bedford Row, but are of a smaller scale and footprint. They are constructed from yellow stock brick, the earlier examples with red brick trim and the later examples with stucco detail. Various designs of doorcases, fanlights and balconies are evident.”*

- 4.11 The contribution of No. 80 to this street scene lies in its coherence with the rest of the houses on the north side of Guilford Street in this terrace. Although the fenestration has been altered, and No. 81 has been re-fronted, the whole terrace still retains its Georgian appearance and so make a positive contribution to the Conservation Area.

## 5.0 PLANNING POLICY CONTEXT

5.1 The proposed development has evolved in accordance with adopted and emerging development plan policies, and other relevant guidance. The accompanying Planning Statement provides a summary of the wider planning context with an assessment of the application proposals against these policies.

5.2 No. 80 Guilford Street is Grade II listed and is in the Bloomsbury Conservation Area. This section of the Heritage Statement sets out the relevant conservation policies.

### **Statutory Framework**

5.3 The *Planning (Listed Buildings and Conservation Areas) Act 1990* consolidated previous legislation to protect buildings and areas of special architectural or historic interest. This provides the statutory basis for designating listed buildings and conservation areas and to control works to listed buildings and buildings in conservation areas.

5.4 The GLA's *London Plan* (2011) includes conservation policies that are a statutory consideration.

5.5 Specifically, Policy 7.8 (Heritage Assets and Archaeology) of the London Plan states that:

*“Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

5.6 Policy DP25 (Conserving Camden's Heritage) of the Development Policies DPD states the Council will:

*“f) only grant consent for...alterations and extensions to a listed building where it considers the this would not cause harm to the special interest of the building.*

*g) not permit development that it considers would cause harm to the setting of a listed building.”*

### **Material Considerations**

5.7 In March 2012 the Government published the *National Planning Policy Framework* (NPPF) which replaced the majority of the previous planning policy statements, including PPS5 on the Historic Environment.

5.8 Chapter 12 of the NPPF provides the national planning policy on the historic environment, and is of significant weight as a material consideration. The following paragraphs (paraphrased below) are relevant to this application:

- Paragraph 128: this requires applicants to describe the significance of heritage assets affected and any contribution made by their setting. The level of detail should be proportionate to the assets' importance.
- Paragraph 131: When determining applications local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that the conservation of heritage assets can make to sustainable communities and economic viability and the desirability of new development making a positive contribution to local character and distinctiveness.
- Paragraph 132: When considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Any harm or loss would require clear and convincing justification.



## 6.0 ASSESSMENT OF IMPACT OF PROPOSED DEVELOPMENT

- 6.1 The details of the proposed works to No 80, Guilford Street are set out in the Planning Statement, Design and Access Statement and the submitted drawings.
- 6.2 This section of the Heritage Statement briefly assesses the impact of the proposals on the listed building.
- 6.3 The proposed development will, in our view, be beneficial to the listed building.
- 6.4 The conversion of the property to residential apartments is a pragmatic response to combining the need for sustaining and enhancing the significance of the listed building, while at the same time putting it to a viable use consistent with its conservation (NPPF paragraph 131).
- 6.5 The retention and restoration of historic features, notably the fine staircases and entrance hall, shutters, and the plaster cornices, will ensure that the property's history and date are clearly legible internally.
- 6.6 The proposed structural interventions are relatively minor, and are mainly limited to removing inserted walls and reinstating a plan form that is close to the original layout of property, albeit with some minor modifications to adapt it to flats.
- 6.7 The majority of the façade on the front elevation will be maintained as existing. However, the upper attic storey at third floor level is in very poor condition and will need to be reconstructed. It is proposed to reconstruct this part of the façade with the existing bricks but with a new lime mortar finish to match the existing. They will then be soot washed to ensure the upper attic storey blends into the original façade.
- 6.8 At the rear, the proposed rebuilding and extension is, in our view, a good response to the demands of creating a 21st-century family home within a late eighteenth-century building.
- 6.9 Due to the poor state of the third floor and the roof structure, much of which will need to be replaced, the opportunity has arisen to elevate the third floor ceiling level by approximately 220mm within the existing roof profile to achieve adequate ceiling levels. The raising of the ceiling rather than the lowering of the floor will not require the removal of the staircase and will cause less harm to the listed building. The installation of roof lights will not, in our opinion, cause significant harm to the listed building as they will be discreetly located within the valley gutter of the roof. To counter any harm to the hierarchy of the building from the front elevation, the ceiling along the front elevation will retain a soffit margin to maintain a consistent external appearance.
- 6.10 In the final analysis, we believe that the proposed works will not harm the special interest of the building as all surviving original features are to be retained and restored. The proposed works are merely to bring the building back into use and

satisfy current housing standards. In light of this, we expect the building to be removed from the Buildings at Risk register once the works are completed.

- 6.11 Therefore, in our view, the proposed development meets the tests set out in the NPPF by “sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.

