

## **31 PERCY STREET**

### **HERITAGE IMPACT ASSESSMENT**

This assessment relates to the proposals shown on GGC Design Ltd drawings 31/PS/P/1-10 inclusive

The houses along the north side of Percy Street were constructed under building leases of 1766, originally to fairly uniform designs and subsequently much altered. The houses are of 3 bays, of 3 main storeys with basement and attic.

The 1949 Survey of London (vol 21 Tottenham Court Road and Neighbourhood) noted that no 31 had a wooden doorcase and implies that no major rebuilding had taken place. The specific exclusion of no 31 from the listing entries of 1972 suggests that major losses had taken place by that time. The front elevation has been reconstructed and the rear elevation, which includes a canted bay are covered with a cement rich render. There are a few historic features visible internally, including newels and balusters and some door architraves.

Adjoining properties at 30 and 32 Percy Street are listed at Grade II.

The rear yard of 31 is currently partly filled by twentieth century construction of no architectural merit. The current proposal is to replace this with reconfigured accommodation. As the new accommodation does not project above the boundary walls to adjoining listed properties there can be no visual impact on those buildings.

The boundary walls appear to be largely of the C20 in date but may incorporate some older elements. We understand that any alterations to these walls will be confined to underpinning and, therefore, that any remaining historic fabric would be undisturbed.

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