



# **Heritage Impact Assessment**

**82 Guilford Street**

July 2014

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# Heritage Impact Assessment

82 Guilford Street

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## Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

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## 1. Introduction

### Reasons for Report

- 1.1. This report assesses the impact of proposed development on Number 82 Guilford Street, a late 18th century townhouse, which is located in the Borough of Camden, London. The building, constructed c.1793-99, is Grade II listed and located within the Bloomsbury Conservation Area.
- 1.2. This report has been produced at the request of AWW Architects to research and analyse the property. This will inform why and to what extent the structure may be historically and architecturally significant. The understanding of significance will be used to assess the impact of change upon the heritage asset as a result of the proposed development. In addition the impact of the development on the setting of heritage assets within the Site and its environs will also be assessed.
- 1.3. This assessment follows best practice procedures produced by English Heritage<sup>1,2</sup>, the Institute for Archaeologists<sup>3</sup> and policy contained in Section 12 of the National Planning Policy Framework (NPPF), *Conserving and Enhancing the Historic Environment*<sup>4</sup>.

### Scope of Study

- 1.4. The report will first look at relevant information required to understand No.82 Guilford Street. This includes a description, assessment of relevant statutory legislation, the use and chronological history of the building.
- 1.5. The provision of baseline information provides an understanding of the property, informing an assessment of significance. Primary and Secondary historical documents and cartography were obtained from online sources and record offices. The London Metropolitan Archives was also consulted.
- 1.6. The primary focus of the study is No.82 Guilford Street. However, the surrounding buildings and the building's relationship with them are also relevant. Therefore, the streetscape and context in which the building is located will also be discussed as well as the relationship with the surrounding conservation area.
- 1.7. In addition to historical research this report also notes national and local legislation and policy that should be considered prior to plans for any alteration or change.
- 1.8. The understanding of the building will inform a statement of significance, providing conclusions to the buildings heritage value and the elements of the structure that may be historically or architecturally important. This will inform the overall impact of the proposal which will be assessed.

### Existing Information

- 1.9. A desk-based study was undertaken to provide baseline information for this report. This involved consulting archives, documentary resources and online databases referenced throughout the document. Archives consulted include The London Metropolitan Archives.

<sup>1</sup> English Heritage, October 2011. *The Setting of Heritage Assets*

<sup>2</sup> English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

<sup>3</sup> Institute for Archaeologists, November 2012. *Standard and Guidance: Desk Based Assessments*

<sup>4</sup> Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

1.10. Research revealed limited documentary evidence pertaining specifically to No.82. However, no gaps in the existing information were found which significantly detract from the understanding of the building. A full list of sources can be found in Section 5.

Figure 1: Site Location Plan



Source: Provided by AWW Architects

## 2. Methodology

### Methodology

- 2.1. This study first looked at relevant information required to understand the Site. This included an assessment of relevant heritage legislation (outlined in Appendix A), an overview history and a site analysis. The baseline data informed an assessment of the Site's significance. This document finally draws conclusions as to the level of impact the proposed development would have in regard to the heritage merit of the building, the conservation area, streetscape and wider setting.
- 2.2. This assessment has included the following:
  - Consultation of relevant heritage information in local, regional and national archives, as appropriate;
  - Consultation of online resources;
  - Appraisal of designated heritage assets and areas, including conservation areas and local lists in the immediate area;
  - A walk-over survey of site and surrounding area;
  - Assessing the impact of the proposal upon the heritage significance of the buildings within the Site; and
  - Assessing the effect of the development proposal's (as known) on the settings of heritage assets in the study area.
- 2.3. Archives were consulted to provide information pertaining to the site and the local environs. The Site was visited in February 2014. The aim of the Site inspection was to identify any features of heritage merit. A photographic record of the visit was made. Some of the resultant images are reproduced in this report.
- 2.4. Section 4 provides an assessment of the significance pertaining to heritage assets likely to be affected by the development proposal. The assessment of significance has drawn guidance from English Heritage's publication *Conservation Principles* (2008).
- 2.5. Section 5 provides an impact assessment. This will provide a comparable analysis of heritage value against the level of impact which is based on guidance set out by ICOMOS.
- 2.6. Section 6 concludes with a summary of this assessment. This will also identify the need to mitigate any impact of the development proposals on the historic environment.

### 3. Historical Baseline and Analysis

#### Designated Heritage Assets

- 3.1. 82 Guilford Street is a Grade II listed building (Group Listing Nos 75-82). Alterations to listed buildings require Listed Building Consent and are protected under the Planning (Listed Building and Conservation Areas) Act 1990.
- 3.2. The listing description for 82 Guilford Street has been reproduced in Appendix B. Adjacent designated heritage assets are noted on Figure 2 below.
- 3.3. Conservation areas are also protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local authorities to designate and form policies to protect areas of special architectural and historic merit. No.82 Guilford Street is located within the Bloomsbury Conservation Area. This is detailed in the Bloomsbury Conservation Area Appraisal and Management Strategy, adopted by Camden in April 2011.

Figure 2: Heritage Asset Map



Source: Base map provided by AWW Architects

## Historical Overview

- 3.4. The timeline below provides an overview of the site's history and chronological development. The general history has been sourced from the Bloomsbury Conservation Area Appraisal and Management Strategy (2011). The specific history of 82 Guilford Street has been sourced from online resources and archival research which is referenced.

### Pre-1660

- 3.5. The site of Guilford Street is located outside of the Roman City of London. Until the 18th century the site of Guilford Street is believed to have been agricultural or pastoral land which was in the ownership of a series of Manors.

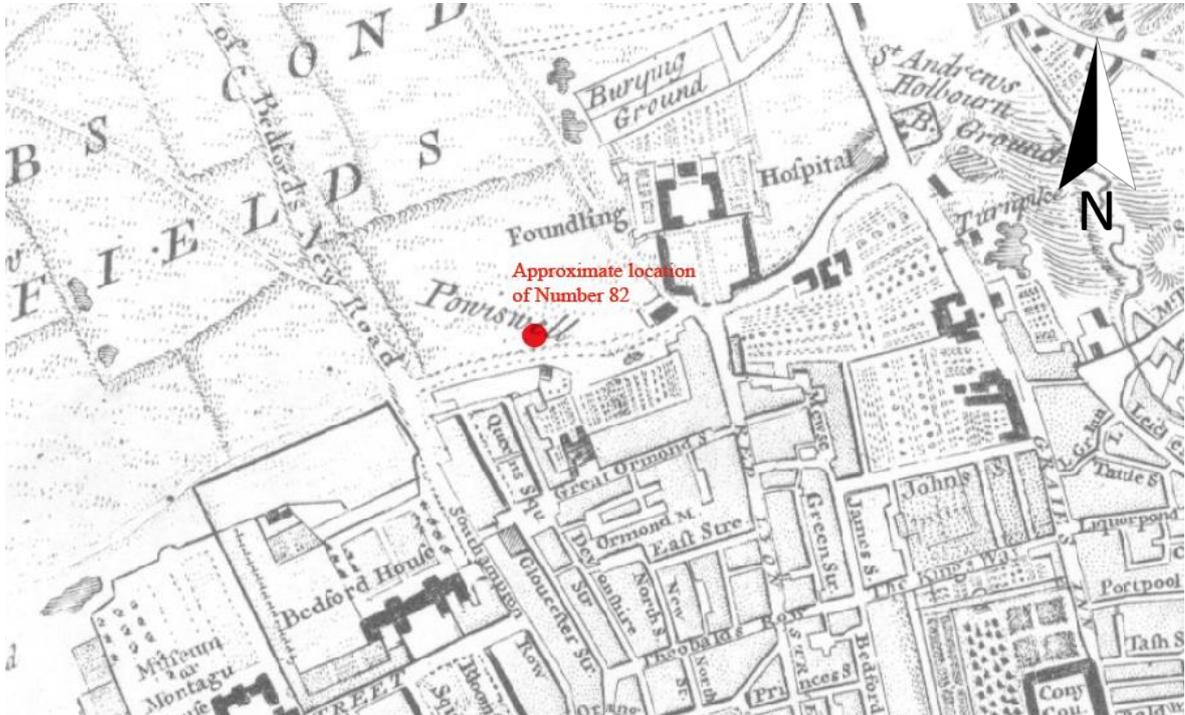
### 17<sup>th</sup> Century

- 3.6. By 1660 land ownership in this area had become fragmented, largely as a result of the Restoration and then Civil War a century later.
- 3.7. The 17th and 18th century saw widespread development in London as landowners began to develop new fashionable suburbs. Early developments included Bloomsbury Square in c.1661 and the formation of Great Russell Street in c.1670.

### Early 18<sup>th</sup> Century

- 3.8. The 17th century development of London continued into and throughout the 18th century. One of the largest developments in the environs of Guilford Street was the Foundling Hospital, constructed at the end of Red Lion Lane in c.1745 and on the site of a Civil War fort.
- 3.9. John Rocque's Map of London (Figure 3 below) depicts this area of Bloomsbury in c.1769. The location of Guilford Street is shown as a rough track between two main roads, located on land owned by the Foundling Hospital Estate. The site of the study area at this time remained as agricultural land on the immediate periphery of London's suburban expansion. The land to the north of Bedford House (at the south west of the study area) had apparently lay undeveloped as to not obstruct the 4th Duke of Bedford's views towards Hampstead and Highgate.

Figure 3: John Rocque's Map of London, 1769



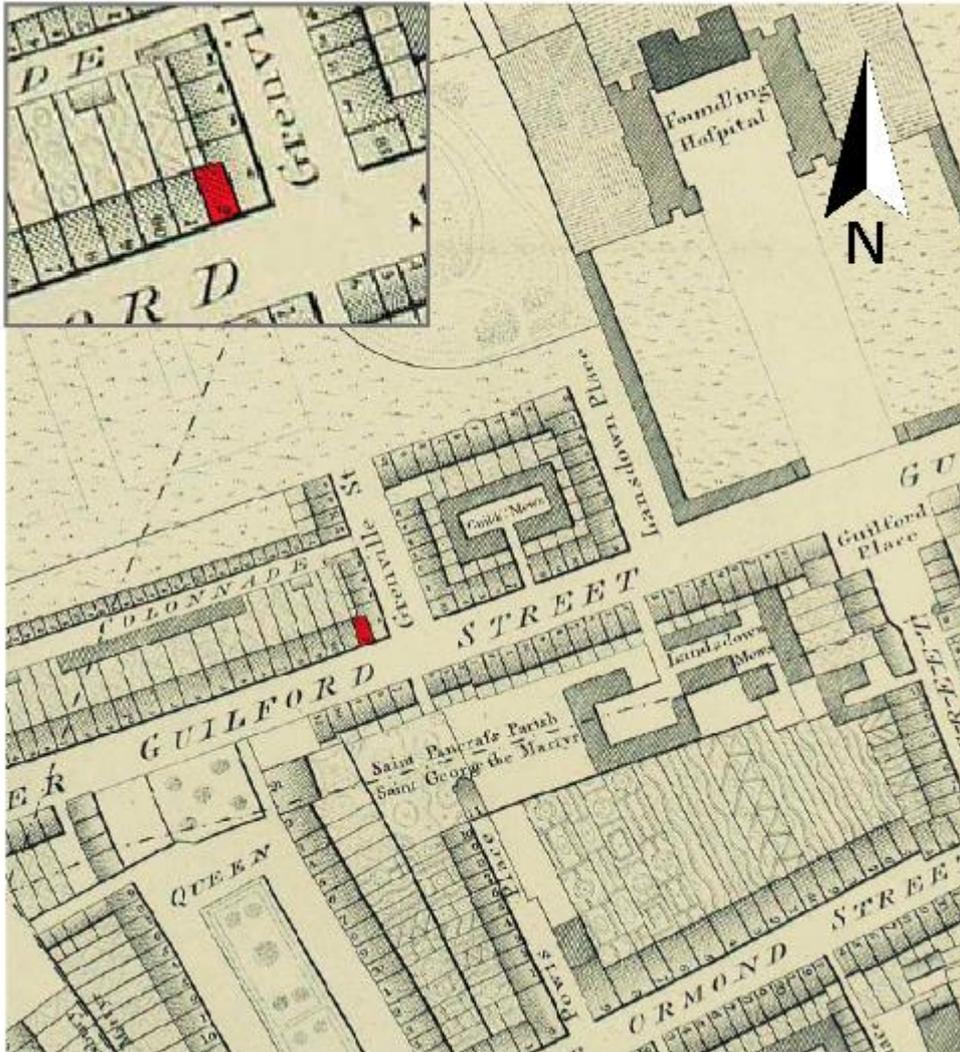
### Late 18<sup>th</sup> Century

- 3.10. By the late 18th century Bedford House was no longer desirable as a Duke's residence and an estate plan was drawn up which proposed a dramatic succession of streets and squares. Building agreements ensured that there was uniform development of terraces as was popular in the 18th and early 19th century.
- 3.11. It is around this period that Guilford Street was laid out. The street was designed by James Burton, an architect and builder. The site of Guilford Street had previously been formed by a rough track located on The Foundling Hospital Estate. The estate had released the land for development in the late 18th century in order to raise funds. They had entrusted Burton to construct the north side of Guilford Street between Grenville Street (completed by Burton in 1799) and Lansdowne Terrace. Construction commenced in 1792-3. In 1794 The New River Company objected to the laying of mains in the street because of the softness of the ground, however a building committee countered them assuring that the street had been used "for nearly twelve months by quite heavy carriages"<sup>5</sup>.
- 3.12. Guildford Street originally presented a combination of houses which varied from a first to fourth class of building. Burton had designed the buildings so that people would pass by without realising any obvious difference. Houses at the west end of the terrace were larger and about 25-30 feet wide, with spacious entrance halls. Houses at the east end (where No.82 is located) were smaller, about 15-20 feet wide, with narrow passages for entrances.
- 3.13. Horwood's Map of London (1799) is the earliest map to depict both Guilford Street (originally called Upper Guilford Street) and No.82. The map illustrates that Guildford Street was one of the first

<sup>5</sup> <http://www.british-history.ac.uk/report.aspx?compid=65561&strquery=burton#s4>

roads to be laid out in this area at the north of the city and pre-dates the layout of streets and houses between Russell Square and Euston Road.

Figure 4: Horwood's Map of London, 1799



### James Burton (1761-1837)

- 3.14. James Burton, an architect and builder, was a key figure in the laying out the streets and designing of buildings in this area of London during the late 18th-early 19th century.
- 3.15. Burton was the son of William Haliburton, a Scottish builder who had migrated from Roxburghshire to London. In 1776 he was articulated to a surveyor named James Dalton with whom he briefly entered a partnership.
- 3.16. In 1785 Burton began his career as a speculative builder, erecting four 'third rate' houses on land in Southwark. By the turn of the century he had become one of the most successful builders of his time. His portfolio included the development of land owned by the Foundling Hospital, the Skinners' and Bedford Estates in Bloomsbury including the construction of Russell Square in 1800-1814. In

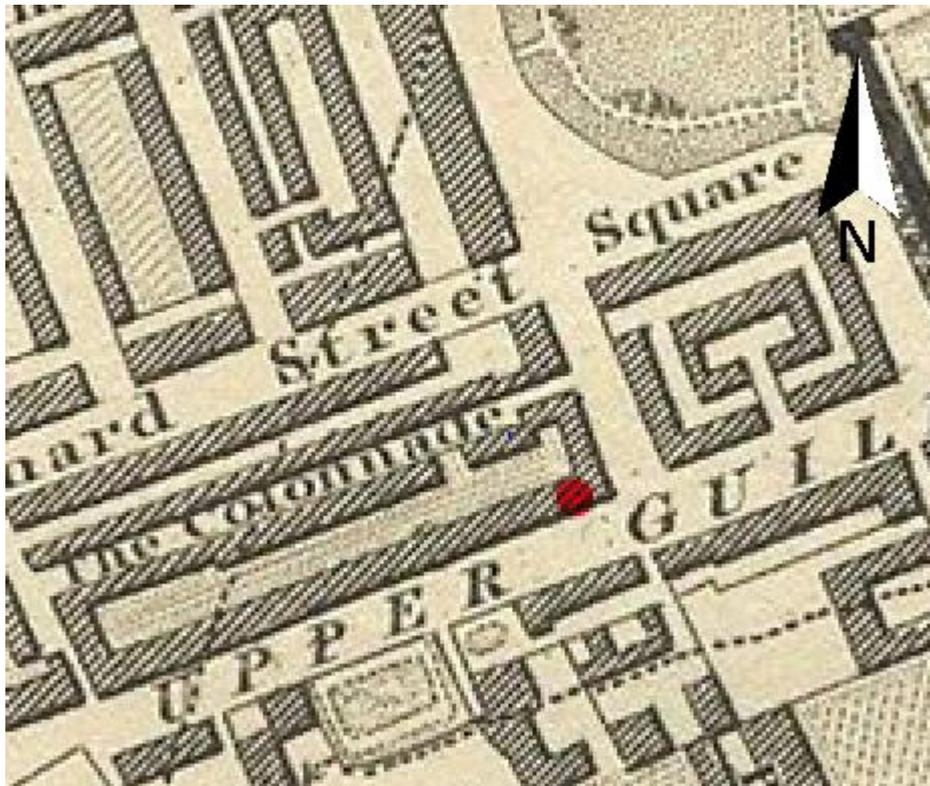
addition he also developed many of John Nash's Villas around Regents Park, a large part of Regent Street and Waterloo Place.

- 3.17. Burton was a Master of the Tylers' and Brick Layers Company in 1801-1802. He was a magistrate in Kent and Sheriff of the county in 1810. James Burton died on 31st March 1837 at St Leonard's in Sussex. He was succeeded by his son, Decimus Burton, one of the most accomplished architects of the Regency Period.

### 1827

- 3.18. By 1827 the land north of Guilford Street had been developed. Greenwood's map of London (1827) illustrates the extent to which the landscape had changed in the environs of the study area. Guilford Street had been transformed from a road on the periphery of the City to being fully incorporated into Regency suburbia. The Colonnade, depicted at the rear of the Guilford Street terrace, was constructed in the early 19th century as mews buildings to serve the townhouses.

Figure 5: Greenwood's Map of London, 1827



Source: London Metropolitan Archives

### 1870

- 3.19. The First Edition Ordnance Survey, published c.1870, shows little change to the footprint of No. 82 since Horwood's 1799 survey. No. 82 is believed to have been one of the lower grade properties within the street. The map suggests that the rear wall abutted a property on Grenville Street. As such the curtilage of No. 82 was very limited and would not appear to have even been afforded a rear yard (as exists at present). There is also no obvious connection to a mews in The Colonnade. The neighbouring terrace buildings to the west appear to be higher status with returns attached at the rear and mews buildings to the north.

Figure 6: First Edition Ordnance Survey, 1870



Source: Landmark 2014

### 1895

- 3.20. The 1895 Ordnance Survey revision shows no change to the footprint of No.82 since c.1870. The party wall between No.82 and the adjacent corner property on the east side is not depicted on the 1895 map. This may suggest the properties had been amalgamated into one. There is however no other documentary or fabric evidence to support this. The building at the north of No.82 is noted as a post office in 1895 which may have been a change of use since 1870.

Figure 7: Ordnance Survey, 1895



### 1898

- 3.21. Charles Booth's Poverty map of London provides a unique social narrative into the areas of London and their wealth at the end of the Victorian Period. The extract of the map below depicts the terrace, including No.82, shaded red. Red was used to note properties where the owner was "Middle Class: Well-to-do". The map suggests that Guilford Street was still a fashionable place to live at the end of the Victorian Period. This was second only to properties highlighted in yellow, such as those noted in Russell Square, where the owners were "Upper Middle Class and Upper Class: Wealthy".

Figure 8: Booth's Poverty Map of London



1934-1940

- 3.22. The Ordnance Survey revision depicts no change to the footprint of No.82 since the 1895 Ordnance Survey.

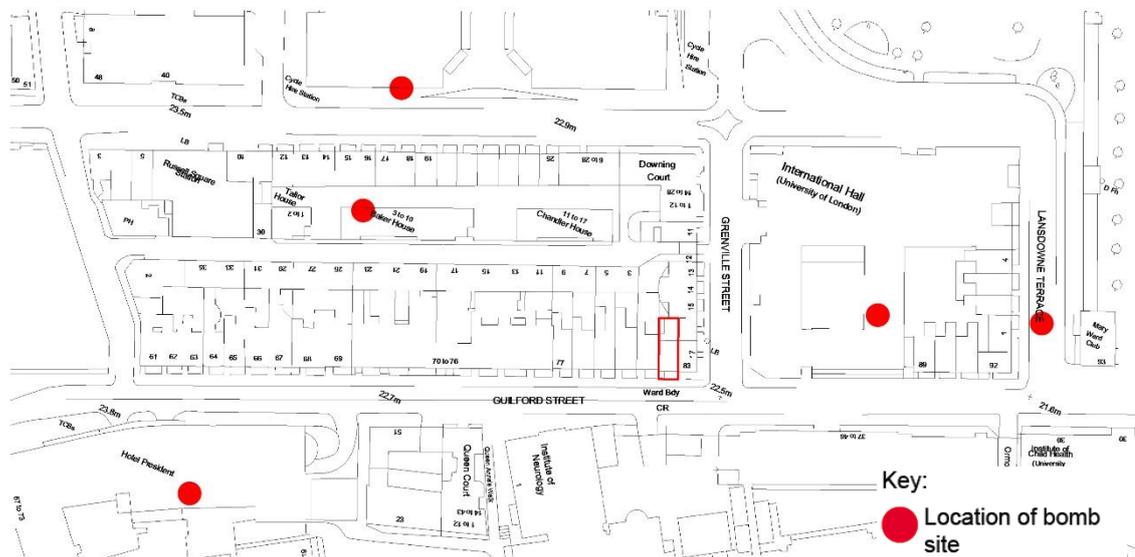
Figure 9: Ordnance Survey, 1934-1940



## World War Two

- 3.23. During the blitz (7th October 1940- 6th June 1941) a number of bombs landed in the environs of No.82 Guilford Street, the bomb sites are noted on the map below.
- 3.24. The bomb damage map produced after the war noted bomb damage to individual properties in London. No.82 is noted as being seriously damaged but repairable at cost. The neighbouring structures were subject to blast damage.
- 3.25. The structures at the rear, formerly noted as a post office, were significantly damaged. Bomb damage during World War Two is believed to have resulted in the demolition of the corner building and structures at the rear in Grenville Street. The rear elevation of No.82 was likely rebuilt as a result of these works and a rear yard was established at the property.

Figure 10: Map showing approximate location of bombs during the blitz<sup>6</sup>



<sup>6</sup> <http://bombsight.org/>

Figure 9: Bomb Damage Map



### 1960

- 3.26. A photograph taken by London County Council, (not shown) and held at the London Metropolitan Archives (LMA), depicts the Guilford Arms on the corner of Grenville Street and Guilford Street (opposite side of the road to the study area). Many of the buildings in this image are now demolished, illustrating the extensive change to the streetscape over the course of 50 years.

### 1970s

- 3.27. A photograph taken by the London County Council, held at the LMA, depicts the corner of Grenville Street and Guilford Street. The image shows the vacant plot on the east side of No.82 where a building once stood (now rebuilt). This is believed to have been demolished as a result of bomb damage during World War Two. The party wall with No.82 is visible in the image.
- 3.28. A photograph taken by the London County Council, held at the LMA, in c.1978 shows No.82 prior to redevelopment of the adjacent property on the east side.

### 1989

- 3.29. Listed Building Consent was granted by Camden on 27/07/1989 (Application Number: 8970117) for significant internal alterations to the property. The proposals are described as:

- 3.30. *Internal alterations to convert each floor to bed- sitting rooms with w.c. and shower facilities new windows (in existing openings) to rear elevation in connection with its continued use as staff residential accommodation for the National Hospital for Nervous Diseases*<sup>7</sup>

## Site Analysis

- 3.31. An inspection of No.82 Guilford Street was undertaken in February 2014. The site assessment sought to provide information to further understand the property and the heritage significance of the building, as well as identify any features of heritage merit.
- 3.32. The text below describes the existing building by elevation or floor. The plans of the building are annotated with an interpretation of outline phases (where known) and photograph locations

## Front Elevation

- 3.33. No. 82 is a narrow two-bay, four-storey over basement townhouse located in an east-west running terrace. The arrangement of the fenestration was heavily influenced by classical symmetry which was in high fashion during the Georgian period. By the end of the 18th century the strict rules on the formal design of facades had loosened. Earlier Georgian elevations were stripped back and the only visible features would be the brick masonry, windows and doors. The front (south) elevation of No.82 is typical of the late 18th / early 19th century when the facade became more decoratively attended, interrupting the design principles that were previously strictly adhered. The elevation includes features such as lower string course and cornice in the upper portion of the elevation, giving the impression of a frieze, when viewed with the parapet.
- 3.34. The front facade is constructed of stock brick laid in English bond. The openings are flanked by queen closers with gauged brick voussoirs above. The arrangement of the fenestration is original although all windows have been replaced. One-over-one sash windows have replaced the original fixtures which would have included smaller panes.
- 3.35. The street boundary of the building is formed by a cast iron railing. Only one of the cast iron urn finials have survived at the entrance. The entrance door is incorporated into a classical surround of unknown date with an early/original plain fanlight above.

<sup>7</sup> <http://planningrecords.camden.gov.uk>

Figure 12: View of front (south) elevation



Figure 13: View of railings and entrance



### Rear Elevation

- 3.36. The exact date of the existing fabric in the rear (north) elevation is unknown but is believed to have been rebuilt in the second half of the 20th century. This was likely the result of World War Two bomb damage and subsequent demolition of adjacent properties on the north and east side. The rebuilt elevation would account for the contrast in brick type to neighbouring properties and features such as painted lintels (possibly concrete), which are not considered early or original, over the window openings. The rear elevation has been subject to alteration, which is noted at ground floor with what appears to be a re-location of the entrance door.
- 3.37. This elevation is out of public view and therefore would not have received the same artistic or decorative attention relative to the front. As such features such as down pipes were located at the rear of the building rather than the formal front elevation.

Figure 14: View of rear elevation, lower section    Figure 10: View of rear elevation, upper section



## Basement

- 3.38. The basement would have historically functioned as the service area of the building and as such would have been typically understated. The basement is accessed from an external stair at the front of the building. The basement at the front of the property retains the coal and timber storage vaults, although one is now blocked, as is the chute access to street level.
- 3.39. The early/original basement interior would have comprised two rooms which were likely kitchens, a larder may also have been located here. Alteration to this floor has been significant and removed all historic fixtures and fittings. All partitions in this space are considered to be of modern derivation, the main loss on this floor is the historic removal of the internal service stair link to ground floor.
- 3.40. The yard at the rear of the property would have also been used as a service area. This has been altered through a number of phases. Mapping suggests that the yard was created after the removal of a building, to the north, after World War Two. No features of heritage merit were noted in this area.
- 3.41. The original basement plan has been almost completely removed. Examples of historic plans from No's 27 and 61 Guilford Street (located in the LMA) provide a possible indication of the original room arrangement, although Number 82 was not as large as these properties and did not include an additional room at the rear.

Figure 11: Basement phase plan

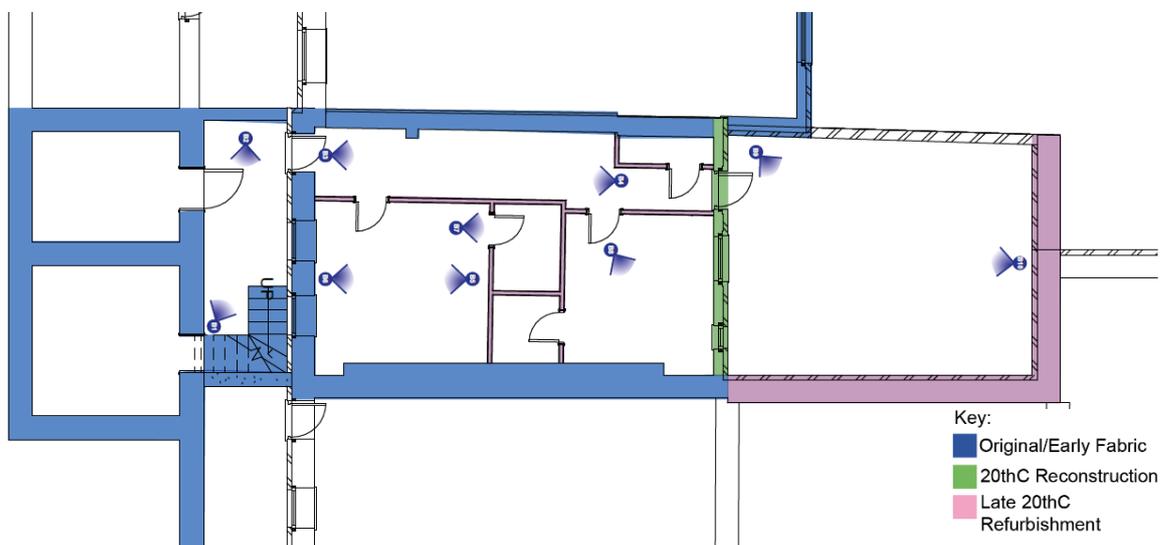


Figure 12: View B1, basement from street level



Figure 13: View B2, external service stair



Figure 19: View B3, basement corridor



Figure 20: View B4, basement corridor



Figure 21: View B5, front room



Figure 22: View B6, front room



Figure 23: View B7, basement bathroom



Figure 24: View B8, rear room (location of former fireplace)



Figure 25: View B9, rear yard



Figure 26: View B10, rear yard



## Ground Floor

- 3.42. The ground floor was a formal part of the building and designed to be viewed by guests. This would usually be evident from the level of decoration which survives within the rooms. However much of the original form and ornate attendance at No.82 has been lost through unsympathetic refurbishment during the late 1980s.
- 3.43. The narrow entrance hall retains a cornice and arch which are original or early within the building. The stair is plain for a house of this type but considered to be at least 19th century in derivation. The ground floor to basement stair has been removed and is a significant truncation in the plan form. The most significant survival within the building is the ground floor front room which retains an ornate cornice, dado, door surround and ornate arch (with door inserted). The rear room of the property has been refurbished and altered, no features of heritage merit were noted in this area.

Figure 27: Ground floor phase plan

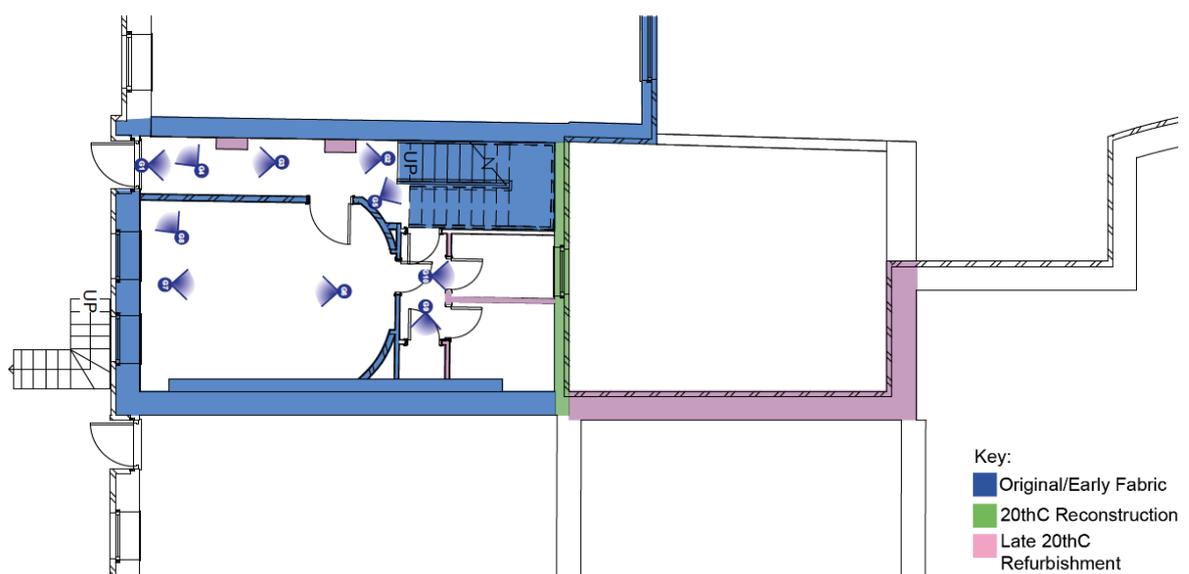


Figure 28: View G1, corridor



Figure 29: View G2, corridor



Figure 30: View G3, entrance hall



Figure 31: View G5, stair



Figure 32: View G4, cornice in entrance corridor    Figure 33: View G6, front room



Figure 34: View G7, front room

Figure 35: View G8, cornice in front room



Figure 36: View G9, ground floor bathroom



Figure 37: View G10, rear room



## First Floor

- 3.44. The first floor was traditionally called (particularly in large townhouses) the *piano nobile* and was where the main entertaining rooms of the building were located (together with the ground floor). This area typically comprises large rooms with high ceilings where guests were historically entertained. Popular pastimes such as dancing and card-playing would have been indulged by the Georgian and Victorian middle classes here.
- 3.45. The floor would have originally contained two large rooms which were separately accessed from the stair and sometimes linked via ornate double-doors. These rooms were typically decoratively attended with skirting, dado, frieze and cornice. No early/original fittings survive with the exception of window surrounds at in the south (front) room.
- 3.46. The specific historic uses of the first floor rooms is unknown but may have included a dining room or drawing room. With exception of the main stair all plan form and original partitions are believed to have been removed as a result of modern refurbishment, likely in c.1989. The locations of former fireplaces are still discernible in the east wall.

Figure 38: First floor phase plan

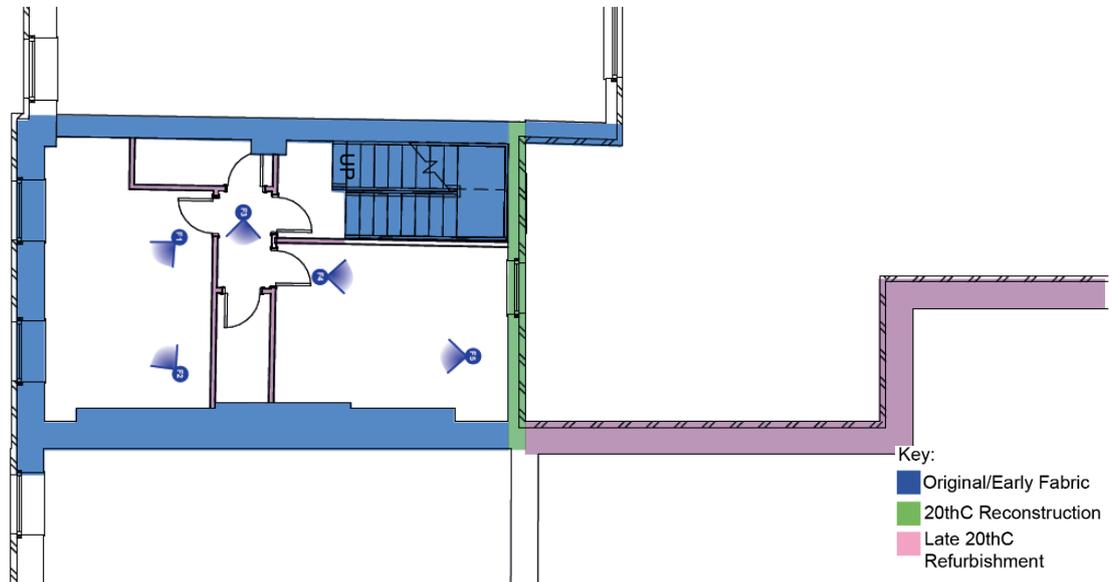


Figure 39: View F1, front room



Figure 40: View F2, front room



Figure 41: View F3, bathroom



Figure 42: View F4, rear room



Figure 43: View F5, rear room



## Second Floor

3.47. The principal bedrooms were historically located on this floor which would have comprised two or three rooms. No fixtures or fittings of heritage merit were noted on this floor. With the exception of the stair lobby all early/historic partitions have been removed. The locations of fireplaces are still discernible on the east wall.

Figure 44: Second floor phase plan

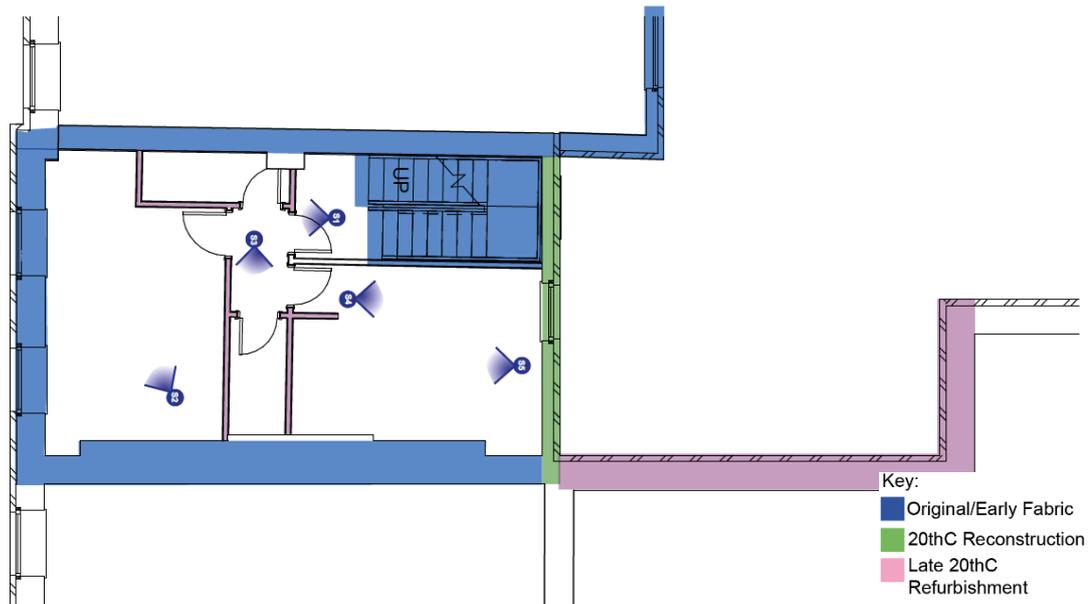


Figure 45: View S1, corridor



Figure 46: View S2, front room



Figure 47: View S3, bathroom



Figure 48: View S4, rear room



Figure 49: View S5, rear room



### Third Floor

3.48. The third floor would have originally contained the staff accommodation. No features or fixtures of heritage merit were noted here, with exception of the stair. The locations of the original fireplaces are evident in the east wall, although the fixtures have been removed. The original or early plan of this floor is considered to have been completely removed when the building was refurbished.

Figure 50: Third floor phase plan

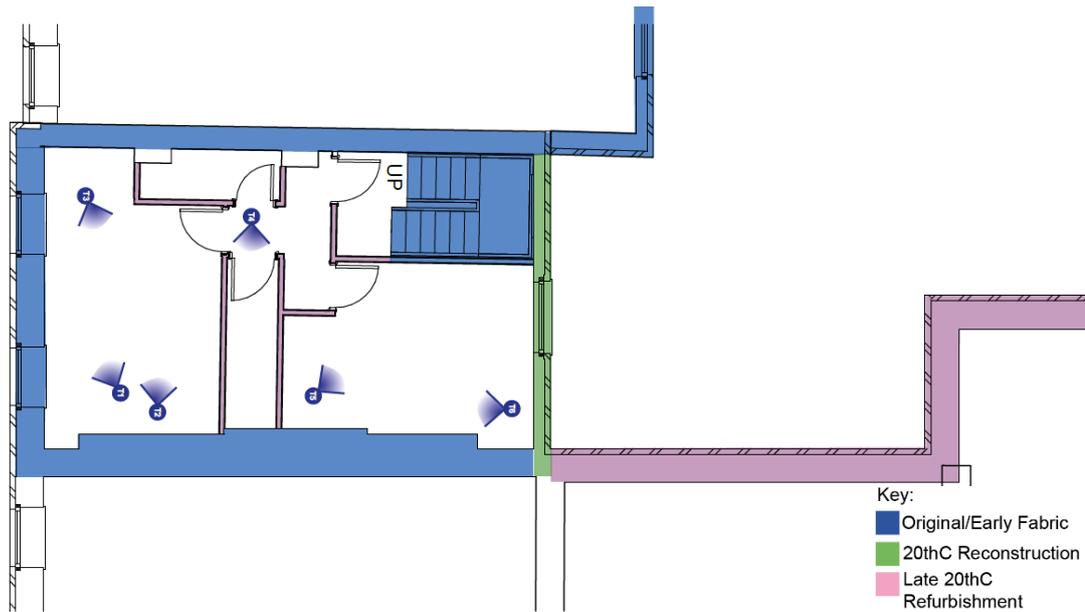


Figure 51: View T1, front room



Figure 52: View T2, front room



Figure 53: View T3, front room



Figure 54: View T4, bathroom



Figure 55: View T5, rear room



Figure 56: View T6, rear room



## 4. Assessment of Significance

### Significance Criteria

- 4.1. Cultural significance is unique to each place and can be defined as the sum of tangible and intangible values which make a building or site important to society. This may consider age, aesthetic and the fabric of an asset as well as intangible qualities such as associations with historic people or events.
- 4.2. To assess the heritage significance of No.82 Guilford Street this report has drawn guidance from the English Heritage Publication; *Conservation Principles: Policies and Guidance* (2008) which recommends making assessments under the categories of: Evidential, Historical, Aesthetic and Communal Value.
- 4.3. The significance of No.82 Guilford Street will be assessed using a number of significance ratings which are outlined below:
- 4.4. The significance of the Site will be assessed using a number of significance ratings:
  - **High:** A feature, space or theme which is significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
  - **Medium:** A feature, space or theme which is significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
  - **Low:** A feature, space or theme which is of local or regional significance.
  - **Neutral:** A feature, space or theme which has no cultural significance but is also not considered intrusive to heritage value.
  - **Intrusive:** A feature, space or theme which detracts from heritage value.

### Statement of Significance

#### Evidential Value: Low

*“Evidential value derives from the potential of a place to yield evidence about past human activity.”<sup>8</sup>*

- 4.5. No.82 Guilford Street is a typical late 18th century townhouse. These structures were designed to a standard that was common and fashionable in the late 18th and early 19th centuries. As such this building is not considered unique, nor does it further our understanding of the past beyond a local level. The plan of these structures is to a typical design and did not largely differ between structure, especially on the ground and first floor. However No.82 has been substantially altered, especially with regards to the plan and rear elevation. This has detracted from the understanding of the building and specifically the historic use of spaces. As such No.82 is not considered to be a good example of late 18th century townhouse, of which there are more complete and significant examples.
- 4.6. The evidential value of the building is considered to be of local or regional significance and may further our understanding of the past to a limited extent. There is potential for sub-surface archaeological remains in the rear yard of the property which may further understanding of the site’s historic occupation and development.

<sup>8</sup> English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

### Historical Value: Low

*“Historic value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.”<sup>9</sup>*

- 4.7. No.82 Guilford Street is associated with the wider development of land owned by the Foundling Hospital in the late 18th and early 19th century. Prior to this Guilford Street was formed by a rough track in a landscape characterised by agricultural land on the edge of the City of London. During the 19th century Guilford Street and its environs were incorporated into London’s fashionable suburbs. Although a high status building, research has not revealed any previous occupiers of historic note. The main historic significance of the building is found in the group with the wider terrace and its association with the late 18th and early 19th century development of this area which was designed by prominent architect James Burton.

### Aesthetic Value: Medium

*“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.”<sup>10</sup>*

- 4.8. The front elevation of No. 82 makes a positive contribution to the streetscape of Guilford Street and the wider conservation area. The façade has been subject to some alteration and unsympathetic repair which has detracted from this value. However the original arrangement of the fenestration is of group value and a significant part of the terraces composition which reflects late 18th century classical townhouse design. The late 18th century design of Burton’s terrace can still be appreciated on the north side of Guilford Street, especially relative to south side and adjacent terraces which were demolished in the 20th century.
- 4.9. The interior of the property has been subject to a significant amount of alteration and strip-out which has truncated the plan form and removed almost all artistic fixtures and fittings. With the exception of fixtures on the ground floor there are no features of artistic merit. The rooms have been altered and sub-divided to an extent where the original layout is almost indiscernible. This alteration has been intrusive and detracted to the extent by which this building and be both appreciated and understood.

### Communal Value: Low

*“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”<sup>11</sup>*

- 4.10. Number 82 Guilford Street has always been occupied as a private residence. As such communal interaction with the building has always been very limited and the means by which the public can appreciate its heritage merit. The main communal value of the structure is drawn from its contribution to the streetscape and conservation area as part of the wider terrace group. The aesthetic significance of the front elevation contributes to the sense of history that may be drawn from views in and around Guilford Street.

<sup>9</sup> Ibid

<sup>10</sup> Ibid

<sup>11</sup> Ibid

## Significance Plans

4.11. The significance plans of No.82 (below and on the following pages) provide an overview of significance of the fabric within the building. This has been informed by historical research and site assessment.

Figure 57: Basement significance plan

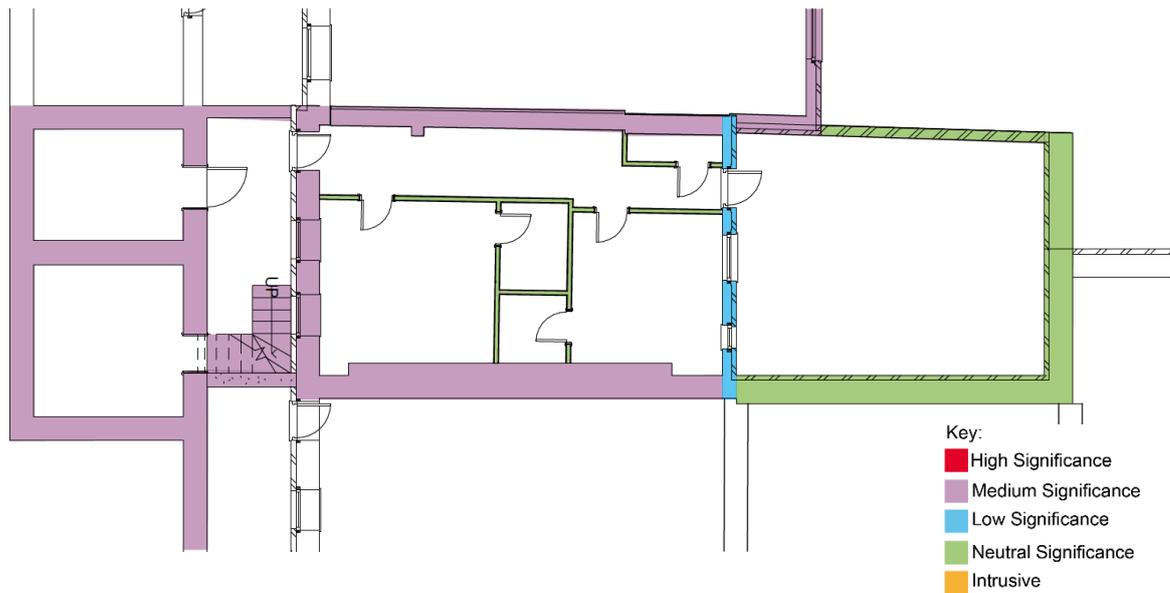


Figure 58: Ground floor significance plan

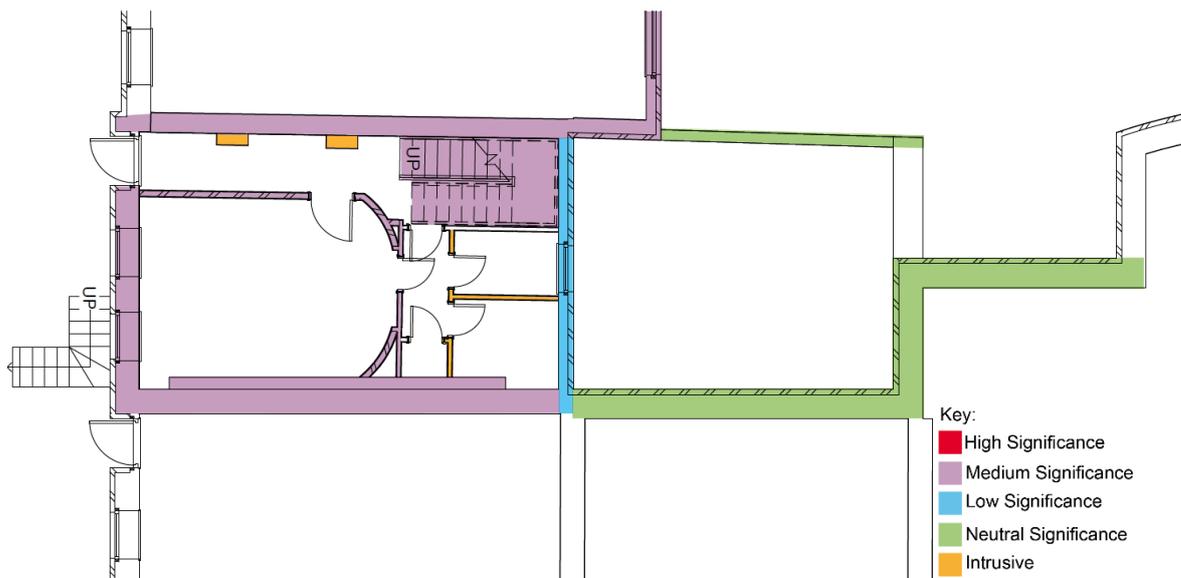


Figure 59: First floor significance plan

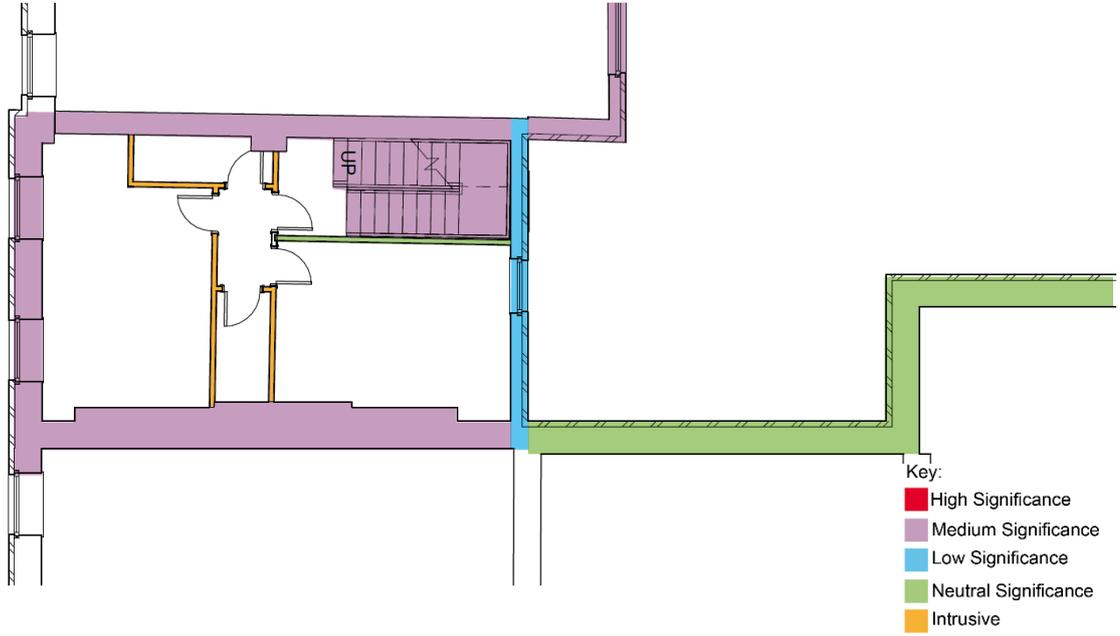


Figure 60: Second floor significance plan

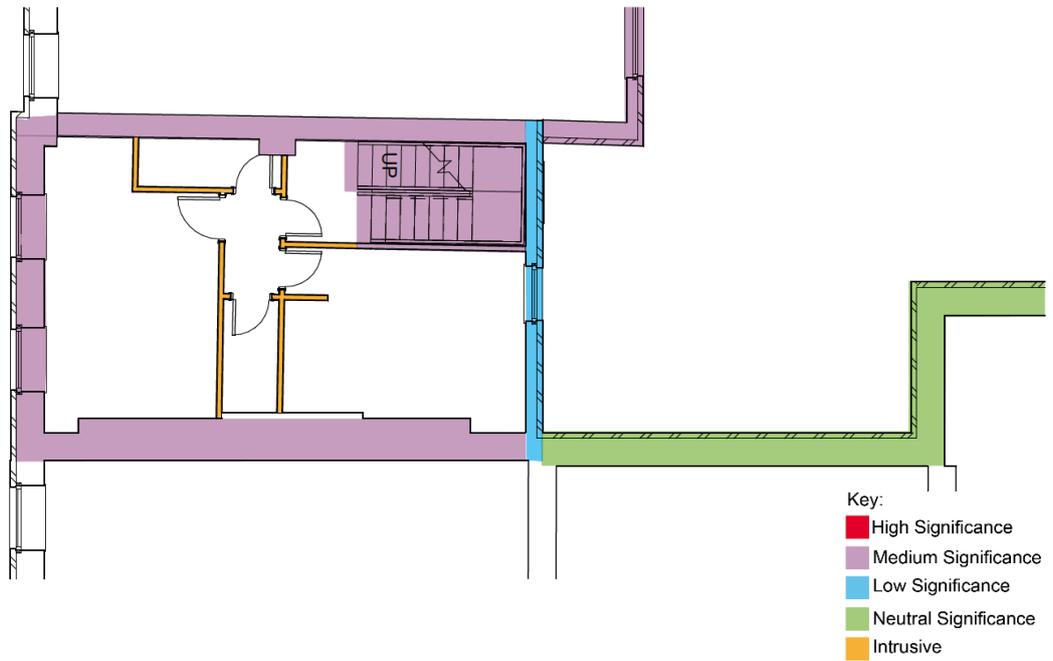
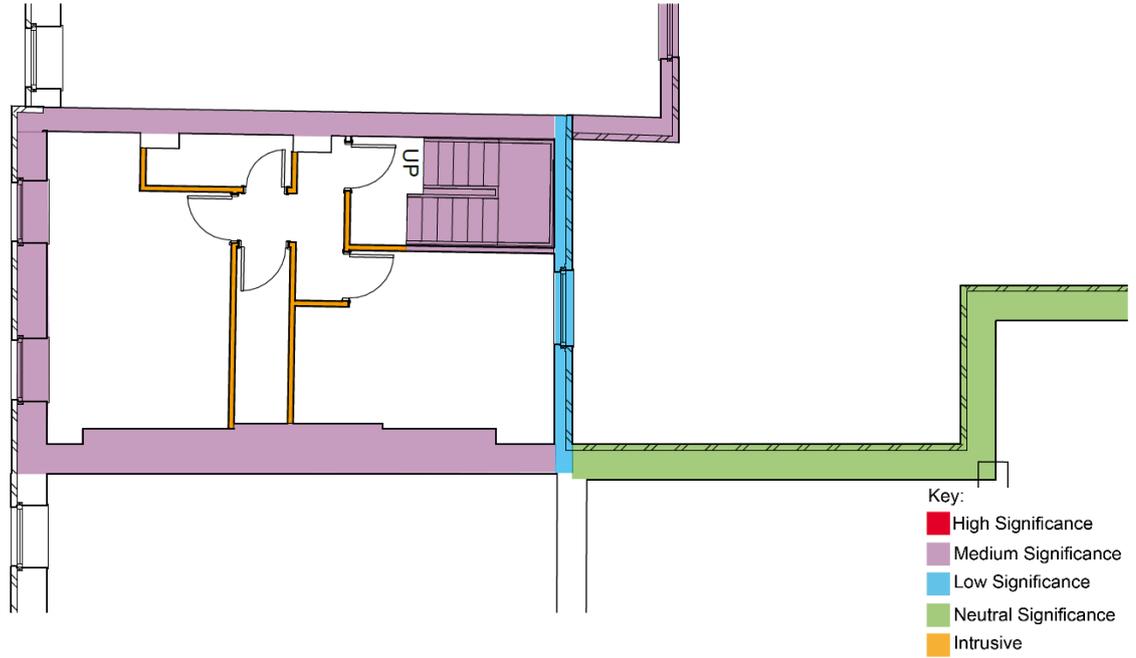


Figure 61: Third floor significance plan



## 5. Impact Assessment

### Criteria for Assessment

- 5.1. This section assesses the potential effect of the proposed development upon the heritage significance of the Site and its environs.
- 5.2. In order to more fully understand the effect of the proposed development on the significance of heritage, the following assessment provides a comparable analysis of the heritage significance against the magnitude of impact. This assessment is based on the criteria set out by the Design Manual for Roads and Bridges<sup>12</sup> (DRMB) and ICOMOS<sup>13</sup>, and is a clear way of understanding the magnitude of impact, and how levels of effect vary according to the significance of the heritage asset.
- 5.3. The heritage significance of the Site is discussed above. The magnitude of impact will be assessed based on the criteria set out in Table 1 below. As a general principle any change resulting in a positive impact should be encouraged.

Table 1: Magnitude of Impact

Magnitude of Impact	Description
<b>Major Beneficial</b>	The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously unknown or inaccessible. There would be a substantial improvement to important elements of the asset.
<b>Moderate Beneficial</b>	The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the visual characteristics of the asset.
<b>Minor Beneficial</b>	The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset.
<b>Negligible</b>	The proposed changes will have a very minor visual impact on the heritage asset or very minor impact on the overall character of the surrounding context.
<b>Neutral</b>	The proposed changes will have no impact on the heritage asset.
<b>Minor Adverse</b>	The proposed changes will have minimal impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.
<b>Moderate Adverse</b>	The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
<b>Major Adverse</b>	The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

- 5.4. The significance of the effect – i.e. the overall impact - on an attribute, is a function of the value of the attribute and the magnitude of impact. This is summarised in table 2 below.

<sup>12</sup> The Highways Agency, August 2007. *Design Manual for Roads and Bridges*, Volume 11, Section 3, Part 2 HA 208/ 07 *Cultural Heritage*

<sup>13</sup> International Council on Monuments and Sites (ICOMOS), 2010. *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*

Table 2: Significance of Effect

Criteria		Sensitivity/ Value			
		Neutral	Low	Medium	High
Magnitude of Impact	Major Beneficial	Slight	Slight / Moderate	Moderate / Large	Large / Very Large
	Moderate Beneficial	Neutral / Slight	Slight	Moderate	Moderate / Large
	Minor Beneficial	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight
	No Change	Neutral	Neutral	Neutral	Neutral
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight
	Minor Adverse	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Moderate Adverse	Neutral / Slight	Slight	Moderate	Moderate / Large
	Major Adverse	Slight	Slight / Moderate	Moderate / Large	Large / Very Large

## Impact Assessment

- 5.5. Table 3, below, assesses the overall effect of the proposed development on heritage values and significance. This will be based on Table 2, which assesses the significance of effect combined with the assumed magnitude of impact. The assessment is broken down to assess the effect of the proposed development upon individual areas of the property and setting.

Table 3: Significance of the effect of the proposed Development on individual heritage values

Area	Heritage Value	Magnitude of Impact	Significance of Effect
<b>Front Elevation</b>	<b>Medium</b>	<p><b>Minor Beneficial</b></p> <p>The front elevation of the property is considered to be the most aesthetically significant element of the building which makes a contribution to the wider streetscape and conservation area.</p> <p>The proposal will retain the façade, in its existing form, with no interventions. The proposals will have a positive impact upon this area as it will provide the opportunity for repairs to the brick masonry, having a beneficial impact upon the aesthetic quality of the conservation area and wider terrace.</p>	Slight Beneficial
<b>Rear Elevation</b>	<b>Low</b>	<p><b>Minor Beneficial</b></p> <p>The rear elevation is considered to be of low heritage significance. This is relatively modern in form having likely been constructed or partially rebuilt, after World War Two. Historic mapping suggests that a return of an adjacent property abutted this elevation in the 19<sup>th</sup> century.</p> <p>The proposals will have a positive impact upon the retained fenestration with the insertion of straight brick arches which are more in-keeping relative to the existing painted lintels.</p>	Neutral/Slight Beneficial

Area	Heritage Value	Magnitude of Impact	Significance of Effect
		<p>The main change here is found in the proposed extension to the building. The proposal will truncate the elevation, although this has been assessed to be in an area of low significance.</p> <p>The design of the new extension presents a clear new addition and the difference between the 'old' and the 'new' will be clearly discernible. This junction will also be aesthetically reinforced with the inclusion of the glazed link between the extension and principal structure.</p> <p>The rear yard is considered of low significance and of modern derivation. Apart from the physical impact upon the fabric of the rear elevation, which is of limited value, the extension is not considered to impact upon any above-ground fabric of heritage merit.</p>	
<b>Interior</b>	<b>Low</b>	<p><b>Moderate Beneficial</b></p> <p>The interior of the building has been assessed to be of predominantly low significance. Whilst early or original features have survived on the ground floor, including the stair, much of the building has been subject to intrusive and poor quality refurbishment. Much of the interior is likely of late 1980s derivation. The refurbishment removed most of the original plan form and almost all historic fixtures and fittings.</p> <p>The proposals provide an opportunity to create a more in-keeping and higher quality interior of the building. The proposals have recognised the remaining significant internal fixtures and fittings which will be retained by the proposed alterations. The main elements retained are the principal stair, ground floor front room and entrance hall. The proposals will have a beneficial impact upon the historic fixtures and fittings which will be conserved as part of the proposed scheme.</p> <p>The extent of previous alteration provides the opportunity for the proposed moderate change to the interior. This will have a positive impact upon the building removing the existing poor quality residential units and installing an arrangement which will ensure the future use and conservation of the building.</p> <p>The proposed fixtures and fittings, installed as part of the proposal, are also considered to have a beneficial impact. These have clearly been considered in the context of the building. Precedents for fireplaces have been sought from neighbouring contemporary buildings. Most of the proposed fixtures display a historic characteristic which would be in-keeping with this type of building. Attention has also been given to the placement of fixtures such as the cornices and</p>	<b>Slight Beneficial</b>



Area	Heritage Value	Magnitude of Impact	Significance of Effect
		<p>building is not considered to detract from any significant views within the conservation area. The footprint of the building has been designed to be lesser on the upper floors and approached in a manner to create a more visually interesting, whilst in-keeping, termination to the rear of the terrace, particularly relative to the existing modern brick elevation which contains no fenestration. The visual impact of the extension has also been limited by respecting existing building heights so that it will not be dominant within this understated view at the rear of the terrace.</p> <p>The lower portions of the extension, constructed of brick, will be clearly discernible and have a visual relationship with the host building that does not detract from the understanding of its development. The timber clad return will provide a visual junction between No.82 and the terrace at the west and the rear of the modern structures fronting onto Grenville Street.</p>	

- 5.6. No.82 is a Grade II listed building located within a conservation area. An assessment has found the building to be of **low-medium** significance. The main significance of the building is found in the front façade and the contribution this makes to the terrace group and wider conservation area. The interior and rear of the property has been subject to extensive and unsympathetic alteration.
- 5.7. The general magnitude of impact or level of change, as a result of the proposal, is found to be **Moderate Beneficial**. The overall significance of effect or impact of the proposed development is considered to be **Slight Beneficial**.
- 5.8. The proposed scheme will address the poor quality of the interior layouts which have resulted in substandard bed sits. The building has also been subject to years of neglect in terms of repair and maintenance. The proposals will have a largely beneficial impact. The interior alterations are considered sympathetic which, whilst retaining early/original fixtures and fittings, will install new fixtures which are in-keeping with the building. The level of previous alteration to the interior also considers the building to be susceptible to the change proposed to the floor plans which will provide an improved use of the building.
- 5.9. The front elevation will benefit from brick masonry repair as part of the proposals. The rear footprint will be significantly extended. The extension of footprint in this area is acceptable considering the level of previous change and that both the rear elevation, rear yard and adjacent wall are understated and of relatively modern derivation. The proposed extension has the potential to provide a visual and more sympathetic junction between the rear of the Guilford Street terrace and the modern rear elevations of the Grenville Street properties.
- 5.10. The main beneficial impact of the proposal is found in the sustainable use of the building which will significantly contribute to its future conservation and repair.

## 6. Summary & Conclusions

- 6.1. Number 82 Guilford Street is a Grade II Listed Building (group listing) which is located in the Bloomsbury Conservation Area. Research has suggested that the townhouse was constructed in the late 18th century as part of the wider development of land owned by the Foundling Hospital.
- 6.2. Research and site analysis found that the property has been subject to a significant amount of alteration. This is thought to include the reconstruction of the rear elevation, as a result of bomb damage during World War Two, and an extensive internal refurbishment in c.1989. The late 20th century refurbishment altered the building to create self-contained nurse's flats on each floor. This resulted in almost the complete removal of the internal plan and almost all historic fixtures and fittings. The only features of heritage merit noted within the property include ornate fixtures on the ground floor, the stair, window surrounds (ground and first floor) and surviving elements of the original plan form. All fireplaces have been removed, although their location is still discernible in the wall fabric.
- 6.3. Assessment of the property has found the property to be of **Low-Medium** heritage significance. The front elevation makes a positive contribution to the conservation area and forms a significant part of the wider terrace. Previous alteration and refurbishment of the building has been extensive and unsympathetic, leaving only few fixtures and fittings which are deemed to be of heritage merit.
- 6.4. The general magnitude of impact, as a result of the proposal, is found to be **Moderate Beneficial**. The overall significance of effect of the proposed development is considered to be **Slight Beneficial**.
- 6.5. The proposed scheme is considered to be largely beneficial. It will address the existing poor internal layout with a sympathetic conversion which retains original/early fixtures and fittings within the building. The front elevation and setting of the conservation area will also be enhanced with much needed repairs, having a positive contribution to the wider streetscape.
- 6.6. An extension will be placed at the rear of the property. This is considered to be in an area which is susceptible to change abutting a modern construction at the east and located in a yard which is believed to be of 20<sup>th</sup> century derivation. The extension will truncate the rear elevation, although assessment has suggested this was largely reconstructed since World War Two. The modern design and aesthetic of the extension will ensure the 'old' and the 'new' are clearly discernible. This area at the rear of the Guilford Street terrace, in the most eastern plot, is not considered to form part of any significant settings or views within the conservation area.
- 6.7. The main benefit of the proposals will be the refurbishment of a poor quality interior providing modern and usable living space, compliant with current building regulations, ensuring the future use and conservation of the building.

## 7. References and Sources

### Bibliography

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# APPENDICES

## A. Legislation and Planning Policy

### National Legislation

#### Planning (Listed Buildings and Conservation Areas) Act 1990<sup>14</sup>

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and listed buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

"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 of special architectural or historic interest which it possesses".

In addition, Section 72 of the Act emphasises the value of conservation areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

"With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

#### Ancient Monuments and Archaeological Areas Act 1979<sup>15</sup>

Heritage assets designated under the Ancient Monuments and Archaeological Areas Act (1979) are considered to be of national importance. Any works causing damage to heritage assets designated as scheduled monuments are a criminal offence under the Act. Consent to carry out prescribed works in scheduled monuments can be granted by the Secretary of State. Consents, where given, are usually subject to conditions. The Act operates wholly outside of the planning system, although most regional and local planning policies for the historic environment make some reference to scheduled monuments.

### National Planning Policy

#### National Planning Policy Framework (NPPF)<sup>16</sup>

Section 12 of the NPPF, *Conserving and enhancing the historic environment* provides Government policy on planning and the historic environment. Section 12 of the NPPF states, in paragraph 128, that a planning applicant is required "to describe the significance of any heritage assets affected, including any contribution made by their setting".

As a minimum, the NPPF requires that the relevant historic environment record will be consulted and any heritage assets likely to be affected by the proposal will have their significance assessed using appropriate expertise. Where an application site may have an effect on heritage assets, an appropriate desk assessment should be provided to inform the planning authority's decision-making and, where appropriate, field evaluation will be undertaken to further inform planning decisions.

Section 12, paragraph 132, of the NPPF adds that "*heritage assets are irreplaceable, any harm or loss should require clear and convincing justification*" and Section 12, paragraphs 133 and 134

<sup>14</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>15</sup> Ancient Monuments and Archaeological Areas Act 1979

<sup>16</sup> Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

state that any harm caused by the proposal to heritage assets should be weighed against the public good of the proposal, including securing the optimum viable use of the asset(s).

## Local Planning Policy<sup>17</sup>

Camden's Local Development Framework (LDF) replaced the Unitary Development Plan (UDP) in November 2010. The LDF is a collection of planning documents that, in conjunction with the NPPF, sets out the strategy for managing growth and development in the borough. Policy DP25 contained within the LDF pertains to heritage, this is reproduced below.

### **Policy DP 25: Conserving Camden's Heritage**

#### **Conservation areas**

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

#### **Listed buildings**

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and

<sup>17</sup> <http://camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf/>

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

### **Archaeology**

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

### **Other heritage assets**

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

## B. Listing Description

**List Entry Number:** 1271620

**Location:** NUMBERS 75 TO 82 AND ATTACHED RAILINGS, 75-82, GUILFORD STREET

**District:** Camden

**Grade:** II

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

**Listing NGR:** TQ3032682115

**Details:** CAMDEN

TQ3082SW GUILFORD STREET 798-1/95/723 (North side) 14/05/74 Nos.75-82 (Consecutive) and attached railings

GV II

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).

# UK and Ireland Office Locations

