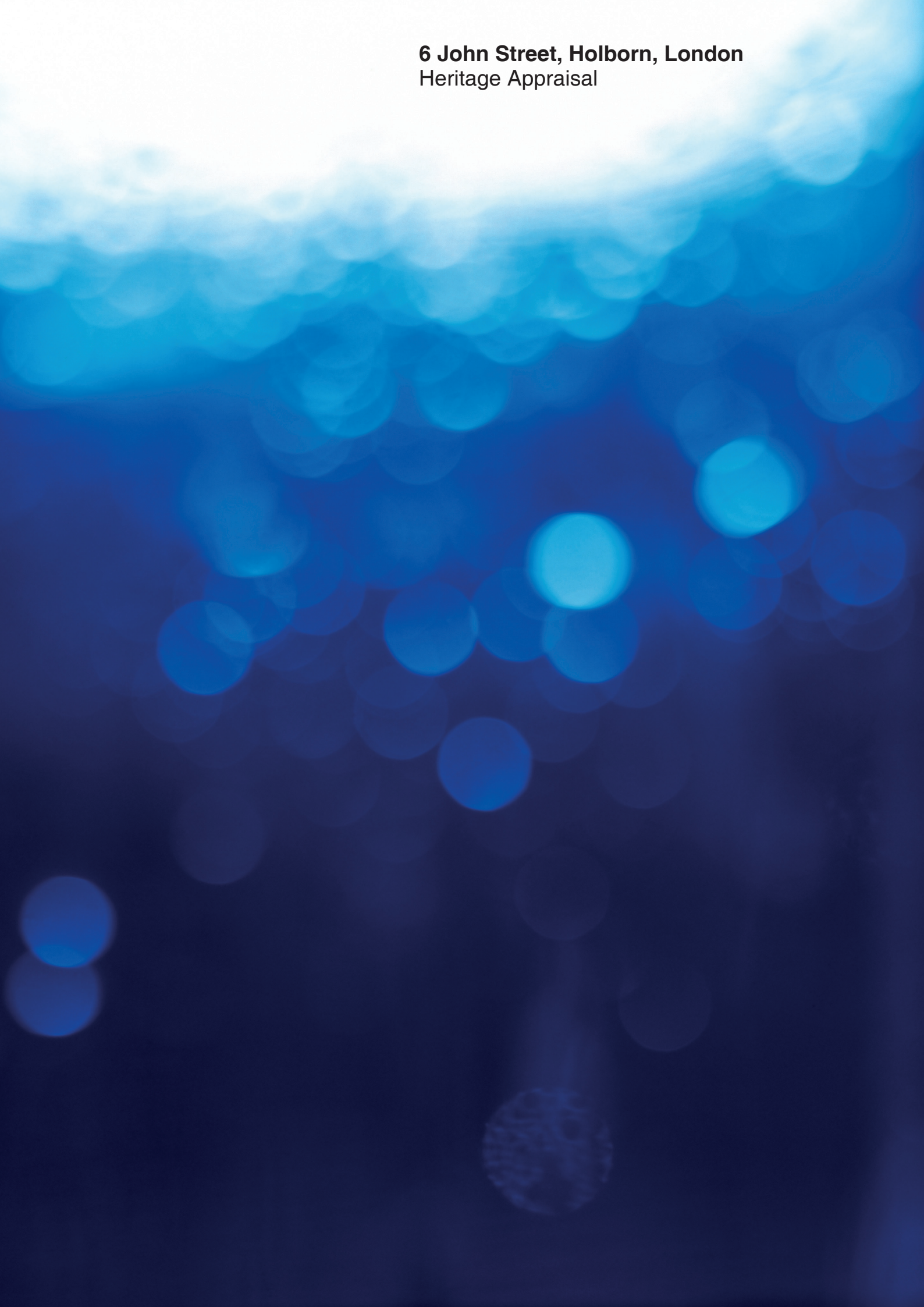


6 John Street, Holborn, London
Heritage Appraisal



6 John Street, Holborn, London
Heritage Appraisal
October 2014

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6 John Street, Holborn, London

Heritage Appraisal

Contents	Page
1. Scope of Heritage Appraisal	1
2. Significance of the Heritage Assets	2
6 John Street	2
Bloomsbury Conservation Area	4
3. Relevant Planning Policy and Guidance	6
Legislative Framework	6
Policy Framework	6
4. Impact of the Proposals	8
Proposed Works	8
Impact of the Proposed Works	8
5. Summary and Conclusions	11

6 John Street, Holborn, London

Heritage Appraisal

Appendices

Appendix 1

Statutory List Description

Appendix 2

Photographs of the site

Appendix 3

Historic Drainage Plans, 1958

Appendix 4

Historic Maps, 1720 - 1914

1. Scope of Heritage Appraisal

- 1.1. This statement has been prepared in connection with a planning and listed building application for demolition and alterations to the existing building at 6 John Street, Holborn, WC1N 2ES.
- 1.2. It is a Grade II listed building in the Bloomsbury Conservation Area. A pre-application consultation for proposed works was submitted in September 2014 and a site meeting was carried out with the conservation officer (Nick Baxter) at which the property was viewed internally and the proposals were discussed in detail.
- 1.3. The planning history of 6 John Street is set out in detail in the Planning Statement accompanying the application submission. The proposals are shown on the submitted drawings, the Design and Access Statement and described in the Schedule of Works. This appraisal provides an assessment of the listed building and its significance, and of the impact of the proposals on the building and the character and appearance of the Conservation Area. It is structured as follows:
 - Section 2 describes the building, the Conservation Area, and their significance;
 - Section 3 sets out relevant planning policy;
 - Section 4 describes the proposals and assesses their impact and effect on significance;
 - Section 5 summarises the assessment of the proposals, their impact, and the conclusions.

2. Significance of the Heritage Assets

6 John Street

- 2.1. 6 John Street forms a terrace of 8 houses which were built between 1754-1759 by J Blagrave with W Barlow, J Bosworth, S Room and R Meel. The list description for the property included at **Appendix 1**. The building is listed as part of the terrace; '*Number 2 to 9 and attached railings*' and not as an individual building. It was first listed on 24 October 1951. A photo of the original form of the terrace can be seen below.



Figure 1: Photo of the original terrace

- 2.2. Number 6 was rebuilt in Georgian style in the 1960s to replicate the character of the terrace and largely the design of the original façade, and was restored subsequently in 1989. It is located to the middle of the terrace and projects slightly forward of the adjoining properties in the terrace, as did the original building. The building was affected by bomb damage, although the historic information available suggests this was not structural; see figure 2 below.



Figure 2: Bomb Damage Map – St Andrews Ward

- 2.3. The building was rebuilt in the 1960s as can be seen in the historic plans (**Appendix 3**). Behind the rebuilt Georgian façade, both the internal areas of the property do not contain historic fabric or decoration and the rear elevations and structures are not typical of other buildings within the terrace along John Street or the surrounding Conservation Area (**Appendix 2**). The rebuilt building differs from the original building in terms of the plan form, due to rear extension resulting in a loss of open space to the rear and design treatment which largely relates to the third floor and roof of the building, this can be seen through comparing figure 3 below and figure 1.



Figure 3: Existing front elevation of 6 John Street

- 2.4. The building is four storeys plus basement and attic dormers, four windows wide, whereas all the other buildings in the terrace are three windows wide. It projects slightly forward of the other properties in the terrace and has a wider front façade which gives prominence to the central building, this is characteristic of a classically influenced design of the times. There are gauged red brick flat arches to recessed windows with 'six over six' timber sashes at ground to second floor. The property has a stone Greek Doric doorcase. Stone banding to the first, third and roof levels with a stone cyma bracketed cornice at 3rd floor and iron balconies at 1st floor level.
- 2.5. The design of the front façade replicates the building opposite at 35 John Street, which is of a similar form and appearance. This building is also listed and forms part of the group listing of '29 to 36 and attached railings'. The front façade of the existing building at John Street follows a similar design to the original building. The internal layout, the materials used for the building and design of the property to the rear is modern and built for commercial rather than residential purposes. The property is considerably different to the form it was when it was first listed; due to the property being rebuilt in the 1960s this is evident from figure 4. The building was further altered to accommodate classrooms and teaching areas for use as a construction training centre which has used the property in the last 10 years (see Appendix 2).



Figure 4: Existing rear elevation of 6 John Street

- 2.6. The significance of late 18th century buildings typically derive from their architectural composition and design, the plan form and treatment of the interiors, for the majority of these buildings conform to a limited number of closely related plan forms with a consistent hierarchy between front and rear rooms and between rooms at ground and first floor levels and those at second and third floor levels. In the case of 6 John Street the entire plan form of the building has been rebuilt, with an internal concrete frame; this no longer reflects its historic residential plan form and thus the significance of the building resides primarily in the façade contributing to the terrace.
- 2.7. Accordingly, the significance of 6 John Street as a statutory listed building derives principally from the historic interest as forming part of a group of terrace buildings which date from the 18th Century.

Bloomsbury Conservation Area

- 2.8. This Conservation Area was originally designated in 1968 to protect elements of development from the Georgian and earlier eras, but excluded areas where there had been significant later redevelopment. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture.
- 2.9. A Character Appraisal and Management Strategy was adopted in April 2011. Due to the expanse of the conservation area it is split into 14 sub areas. Of relevance to the site is Sub Area 10A which covers Great James Street / Bedford Row and this sub area includes John Street.
- 2.10. The properties within the area largely date from the 18th and 19th century and within the Character Appraisal it identifies John Street as having *‘mostly listed buildings on the street, reflecting the high quality of the built environment. The streets are wide and grand, comprising mainly three- and four-storey Georgian terraced houses. A number of the corner plots were refaced in the 19th century and these alterations provide greater architectural emphasis on the street junctions’*.
- 2.11. The Appraisal states at paragraph 5.178 that *‘although once primarily residential, the area now has a mixture of uses. The main and secondary thoroughfares (John Street, Doughty Street, Bedford Row, Rugby Street and Great James Street) are dominated by office uses but retain some residential uses (in particular in Millman Street). Throughout the sub area,*

there is an increasing trend to return townhouses to their original use as single family dwellings.'

- 2.12. The above is of significance to 6 John Street which contributes to the dominance of offices in this location; however the proposal will enable a residential use within this location which was historically the primary use in the area.
- 2.13. The significance of this part of the Conservation Area derives specifically from:
- Almost complete Georgian Streets
 - The high quality built environment;
 - A mix of uses with residential use a key element; and
 - The wide, open streets.

3. Relevant Planning Policy and Guidance

Legislative Framework

- 3.1. Section 66 of the Planning (Listed Building and Conservation Areas) Act (1990) requires local planning authorities when considering applications for planning permission for works that would affect the setting of a listed building to have special regard to the desirability of preserving its setting.
- 3.2. Section 72(1) of the above act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Policy Framework

National Planning Policy Framework 2012

- 3.3. The NPPF provides the national planning policy framework for development proposals including those affecting listed buildings. Core principle 10 of the NPPF, at paragraph 17, seeks development which conserves heritage assets in a manner appropriate to their significance.
- 3.4. Local planning authorities are advised by the Government at paragraph 128 of the NPPF to require applicants to provide a description of the significance of any heritage assets that would be affected by the development proposals. The guidance is that the level of detail should be proportionate to the importance of the heritage asset and not more than sufficient to understand the potential impact of the proposed works on the significance of the heritage asset.
- 3.5. Significance is defined in Annex 2: Glossary of the NPPF as *'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural or historic'*.
- 3.6. Paragraph 132 sets out that great weight should be given to an asset's conservation and that harm or loss to the significance of an asset should be justified whilst substantial harm or loss to assets of the highest significance (such as Grade I buildings) should be wholly exceptional.
- 3.7. The approach, taken at paragraph 126 and 131 of the NPPF, is to account for the desirability of new development making a positive contribution to local character and distinctiveness and taking advantage of opportunities to draw on the contribution made by the historic environment to the character of a place. Similarly, at paragraph 137, it states that local planning authorities should look for new development within conservation areas to enhance or better reveal their significance and should treat such proposals favourably.

Development Plan Policy

London Plan (2011)

- 3.8. Policy 7.8 of the London Plan states that in determining applications development should conserve, restore, re-use and incorporate heritage assessment where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Camden Core Strategy and Development Plan Policies

- 3.9. Policy CS14 seeks to promote high quality places and conserve the boroughs heritage by ensuring the places and buildings throughout the borough are attractive, safe and easy to use by requiring developments of the highest standard of design that respect local context and character and preserve and enhance the Boroughs heritage assets and their settings.
- 3.10. Policy DM24 seeks to promote high quality places and sets out a more detailed approach to the design of new development, alterations and extensions. These principles are to ensure that all parts of Camden's environment are designed to the highest possible standards and contribute to providing a healthy, safe and attractive environment.
- 3.11. Policy DM25 seeks to conserves Camden's heritage with the objective to preserve and, where possible, enhance these areas and buildings. Parts a and b of this policy are particularly relevant in terms of maintaining the character of the conservation areas and parts e to g of the policy are relevant in preserving and enhancing the boroughs listed buildings.

Relevant Guidance

- 3.12. The Bloomsbury Conservation Area Character Appraisal and Management Strategy 2011 has been reviewed in making this assessment.

4. Impact of the Proposals

- 4.1. The application proposals seek to enhance the building by removing the modern additions and extensions and provide a carefully designed residential development which positively enhances the listed building and conservation area.

Proposed Works

- 4.2. The proposed external works include:

- Demolition of the rear façade;
- Demolition of the entire rear extension at ground and lower ground floor levels;
- Demolition of the rear mansard roof;
- Demolition of lift overrun and modern chimney;
- Retention of the front façade;
- Retention of the original brickwork to the party walls;
- Refurbishment of the main entry steps to ground floor with York Stone; and
- Renovate and repair single glazed timber sash windows to the front façade where possible and replace windows which are beyond repair on a like for like basis.

- 4.3. The proposed internal works include:

- Demolition of the internal partitions and lift core; and
- Retention of the concrete structural frame.

- 4.4. These works were discussed on site with the conservation and planning officer who were largely positive of the proposals.

- 4.5. The rear of the site is clearly visible from Kings Mews which runs adjacent to John Street. The external fabric is modern construction which was used in rebuilding the site during the 1960s, it is an industrial scale that significantly detracts from the surrounding Georgian context and character of the conservation area. The existing building and design rationale is set out in more detail within the design and access statement and demonstrates in detail how the proposed built form, design and materials enhance the listed building and conservation area.

- 4.6. The design and access statement sets out what the works comprise and the broad principles are to:

- Repair and reinforce the urban pattern and fabric;
- Integrate both traditional and contemporary materials;
- Provide a cohesive and high quality contemporary design that complements and reflects the original elevation proportions; and
- Reduce the negative impact and scale of the existing rear facade on the character of the conservation area.

- 4.7. As demonstrated in section 2, the rear of the building and internals of the property do not contribute to the special architectural and historic interest of the listed building and detract from the character and appearance of conservation area.

Impact of the Proposed Works

- 4.8. The application proposals need to be assessed in terms of their effect on the significance of the host building, 6 John Street which is Grade II listed and the Bloomsbury Conservation Area, which are both '*designated heritage assets*'.

- 4.9. Paragraph 131 states that *'in determining planning applications, local planning authorities should take account of the desirability of new development making a contribution to local character and distinctiveness'*.
- 4.10. In practice development proposals can sustain, enhance or better reveal the significance of a heritage asset, as well as detract from it or leave it unaltered. The main issue in conservation terms is the impact that the demolition of the rear elevation, rear extension and internal partitions of the building; thereby removing the modern unsympathetic development, and construction of new rear elevation would have on the significance of the heritage assets; 6 John Street and the Bloomsbury Conservation Area, whilst also having regard to the merits of the application.

Impact to 6 John Street

- 4.11. It is the front elevation of the building that primarily contains the special architectural and historic interest as a replica of the late 18th century town house within its terrace context. This aspect incorporates the buildings aesthetic, historical and group value and the remaining parts of the building add no additional value to an understanding or appreciation of the buildings and of building traditions. There are no interior features of significance since the building was rebuilt in the 1960s and restored in 1989; therefore overall the building itself is of limited architectural heritage value.
- 4.12. The modern building additions are unsympathetic, especially when viewed from the rear along Kings Mews or in surrounding private views and the only element of the existing fabric that is of significance is the façade of the property facing John Street. The proposals include retention of the front façade in its current form. The proposed works would not harm the principal elevation of the heritage asset nor the contribution it makes to the character and appearance of the area.
- 4.13. The current internal construction includes concrete slabs on a canter levered structure of internal columns; this form of construction was used in order to avoid any bearing or impact on the adjoining listed buildings. The works behind the façade relate to modern inappropriate development and therefore are not considered to be harmful at all to the significance of the heritage asset. This is shown in detail in the accompanying demolition plans. Through an appropriately designed external rear façade, carefully laid out interior and removal of the modern rear extension and industrial scale chimney it will enable seven new dwellings to be provided, thereby contributing to the long term conservation of the building and the economic vitality of the area.
- 4.14. In demolishing the rear elevation and modern extension it enables a contextual redevelopment which materially and visually improve views of the rear of the building and entire terrace. The proposed rear facade will be rebuilt in London Stock brickwork which complements the rest of the terrace. In rebuilding the property it will provide vertical proportionality and ordered openings which are evident in the surrounding historic architecture. The works to the rear will re-establish the distinction between the roof and main elevational treatment that is evident in the neighbouring buildings.
- 4.15. The terrace is listed as a whole from numbers 2 to 9 and the proposals will be of benefit to the host building and terrace as a whole; the impact on the setting of the neighbouring heritage assets would be positive in removing the unsympathetic modern aspects of the building. The rebuilding of the roof with a uniformly designed mansard sitting lower than the adjoining properties would simplify the massing of the building and restore the consistency of the roofscape. The fact that the roof line will be lower than the existing situation and the adjoining properties will also reduce the dominance of 6 John Street within the terrace.
- 4.16. The existing windows to the front are generally in a poor state of repair and will be repaired where possible, although where the windows are beyond repair they would benefit from complete replacement and this will be undertaken on a like for like basis. The proposed windows are a like for like replacement of the existing timber sliding sash windows in terms

of profile, design and detailing and would preserve the special architectural and historic interest of the property.

- 4.17. The positive contribution that this proposal will have for the designated heritage asset is an important consideration and a heritage benefit in this case. Also, securing the optimum viable use of a heritage asset in support of its long term conservation is positive. The current building is of poor quality and needs considerable investment in order to bring it up to current standards.
- 4.18. Thus the retention of the façade to John Street and removal of the rear extension, rear façade and internal partitions would not have a harmful impact on the significance of the building and conservation area and therefore the tests set out in paragraph 133 and 134 of the NPPF do not apply and the statutory tests in S66 and S72 of the Planning (Listed Building and Conservation Area) Act 1990 would be met.

Impact to Bloomsbury Conservation Area

- 4.19. It is only the front façade which retains architectural elements that respect the remainder of the terrace and the historic design and character of the area. The front façade of the building largely continues the architectural design and language of the original building which contributes to the conservation area. It forms part of the almost complete Georgian street and provides a high quality built environment which are key factors of this part of the conservation area.
- 4.20. The modern design of the rear of the property is a negative contribution to the conservation area and it is very different to the adjoining properties. It is assumed the existing design of the building is very different to the original buildings rear façade as demonstrated through the historic maps provided in **Appendix 4**. It is believed that the original rear façade would have been somewhat similar to the adjoining properties and there would have been open garden space to the rear of the building. The current juxtaposition of the host building and adjoining properties is demonstrated in **figure 4**. The removal of the modern elements of the building which blight the conservation area would be of merit and a positive impact on the conservation area.
- 4.21. The current building when viewed from the rear and private views is an eyesore and rebuilding as has been proposed and set out in detail in the plans and Design and Access Statement would have a positive impact on the character and appearance of the Bloomsbury Conservation Area. The modern parts are of limited architectural quality and historic merit and there would be no harm to the significance of the building or the Conservation Area in their removal. The proposed scheme would be more sympathetic and complementary to the surrounding terrace which it forms part of and the rear garden would be returned to its former open nature.
- 4.22. The proposed scheme seeks to remove elements of the building which do not contribute to the buildings significance or to the special character and appearance of the conservation area and will enhance the contribution of the building to the terrace. Furthermore the property will return to residential use, which would have been the original use of the building and of significance in this part of the conservation area. It will be of benefit to the public benefit in helping to provide additional homes to meet policy DP2.
- 4.23. The proposals would neither harm the listed building or the terrace which it forms part of, in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, nor the character and appearance of the Conservation Area in accordance with Section 72 of the same Act. In addition the proposals accords with Core Strategy Policy CS14 and Development Policies DP24 and DP25 which seek to preserve the Boroughs heritage assets and promote high quality design.

5. Summary and Conclusions

- 5.1. The proposals accord with the statutory test, national and local policy. The proposed development would sustain and enhance the significance of the heritage asset putting it to a viable use consistent with its conservation and would make a positive contribution to local character and appearance of the area in accordance with paragraphs 126 and 131 of the NPPF.
- 5.2. The development would preserve the special architectural and historic interest of the listed building and enhance the character and appearance of Conservation Area. The design rationale is clearly set out in the accompanying design and access statement and the development has evolved through an understanding and appreciation of:
 - The almost complete Georgian street which is retained in this location;
 - Importance of the facade of the building and its contribution to the listed terrace of *Numbers 2 to 9 John Street*; whole;
 - Poor quality design of the rear of the existing building and its relationship to the Bloomsbury Conservation Area;
 - Contributing to a high quality built environment; and
 - Enhancing the Conservation Area through an appropriately designed development.
- 5.3. Paragraph 137 of the NPPF states that local planning authorities should look for opportunities for new development in conservation areas and within the setting of heritage assets to enhance or better reveal their significance and treat them favourably when they do so. The proposal has used an understanding of significance of the designated heritage asset to inform the design of the proposed scheme.
- 5.4. The scheme would remove modern additions and modern fabric and the scheme would provide a more appropriate design for the buildings rear elevation than currently exists. Overall, the proposals would not cause harm to the significance of the Grade II listed building, would preserve and enhance the Bloomsbury Conservation Area and comply with local policy.

APPENDIX 1

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 2 TO 9 AND ATTACHED RAILINGS

List Entry Number: 1379155

Location

NUMBERS 2 TO 9 AND ATTACHED RAILINGS, 2-9, JOHN STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Oct-1951

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478522

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

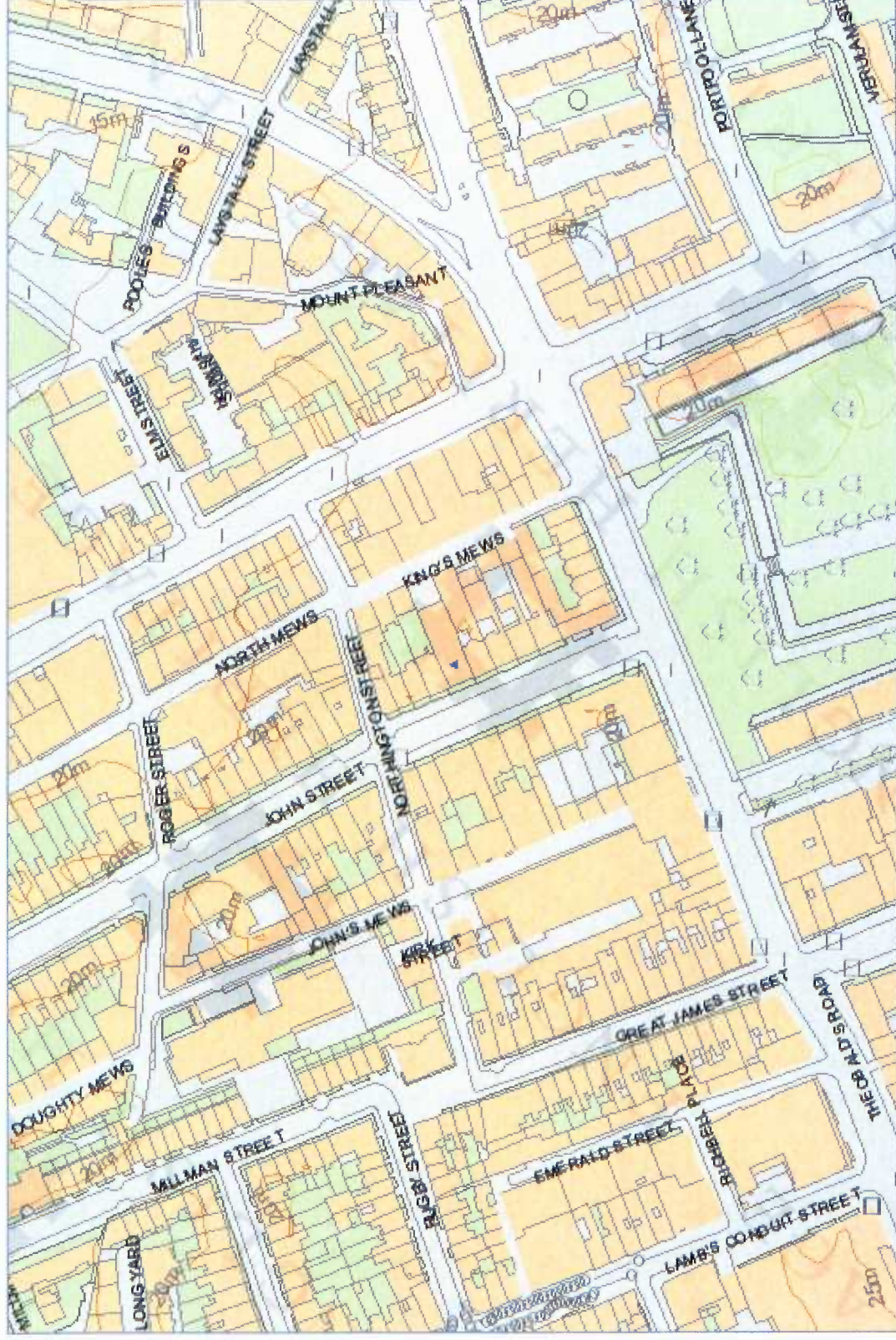
TQ3082SE JOHN STREET 798-1/96/942 (East side) 24/10/51 Nos.2-9 (Consecutive) and attached railings

GV II

Terrace of 8 houses. 1754-59. Built by J Blagrove with W Barlow, J Bosworth, S Room and R Meel. No.6 rebuilt in Neo-Georgian style, restored 1989. Multi-coloured stock brick with evidence of tuck pointing and later patching. Plain brick bands to 1st and 2nd floors except No.6. 4 storeys and basements; No.6 with attic dormers. 3 windows each except No.6 with 4. Gauged red brick flat arches to recessed sashes, most with glazing bars. Parapets. No.2: Greek Doric wooden doorcase with mutule cornice; patterned fanlight and double panelled door. Cast-iron overthrow with lamp. INTERIOR noted to retain panelled ground floor and good marble fireplaces on ground and 1st floors. Modillion cornices. Staircase at front of house with cast-iron trellis pattern with continuous balustrade. Iron balustrade to stone stairs. No.3: round-arched doorway with arched fanlight and panelled door. INTERIOR: noted to retain wooden doorcase with open pediment, archivolt with keystone, arched fanlight and panelled door. Original lead rainwater head with lion mask. Large bay to garden front. INTERIOR: noted to be partly remodelled although retaining stairs with turned balusters, shaped ends, column newels and scroll brackets to treads. No.5: wooden Ionic doorcase with modillion cornice and pediment, pulvinated frieze, panelled reveals and panelled door. Original lead rainwater head with lion mask and pipe. Refronted from mid 1st floor. Large bay to garden front. INTERIOR: noted to retain panelled rooms and original fireplaces. Chinese balustrade and scroll bracket to treads of stairs. No.6: slightly projecting. Stone Greek Doric doorcase. Stone band and iron balconies at 1st floor level. Stone cyma bracketed cornice at 3rd floor. No.7: ground floor refaced. C20 reproduction Doric wooden doorcase with triglyph frieze, dentil cornice, open pediment, archivolt with keystone, radial fanlight and panelled door. Wrought-iron lamp-holder on railings. INTERIOR: noted to retain open well stairs with turned balusters and carved

brackets to treads. Plain moulded fireplace on 1st floor. No.8: Doric wooden doorcase with triglyph frieze, dentil cornice, open pediment, archivolt with keystone, radial fanlight and panelled door. Cast-iron balconies to 1st floor windows. Wrought-iron overthrow with lamp. INTERIOR: noted to retain carved wood fireplace to 1st floor back room; elliptical arch on fluted Ionic columns on ground floor. Stairs with turned balusters and shaped ends. No.9: Doric wooden doorcase similar to No.8. INTERIOR: noted to retain marble fireplaces to ground and 1st floor rooms and egg-and-dart mouldings. Stairs with turned balusters. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

Listing NGR: TQ3088882002



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Site photographs

Photograph 1: Training centre (lower ground floor)



Photograph 2: Training centre (lower ground floor)



Photograph 3: Training centre (lower ground floor)



Photograph 4: Training centre (lower ground floor)



Photograph 5: Training centre (lower ground floor)



Photograph 6: Rear of property

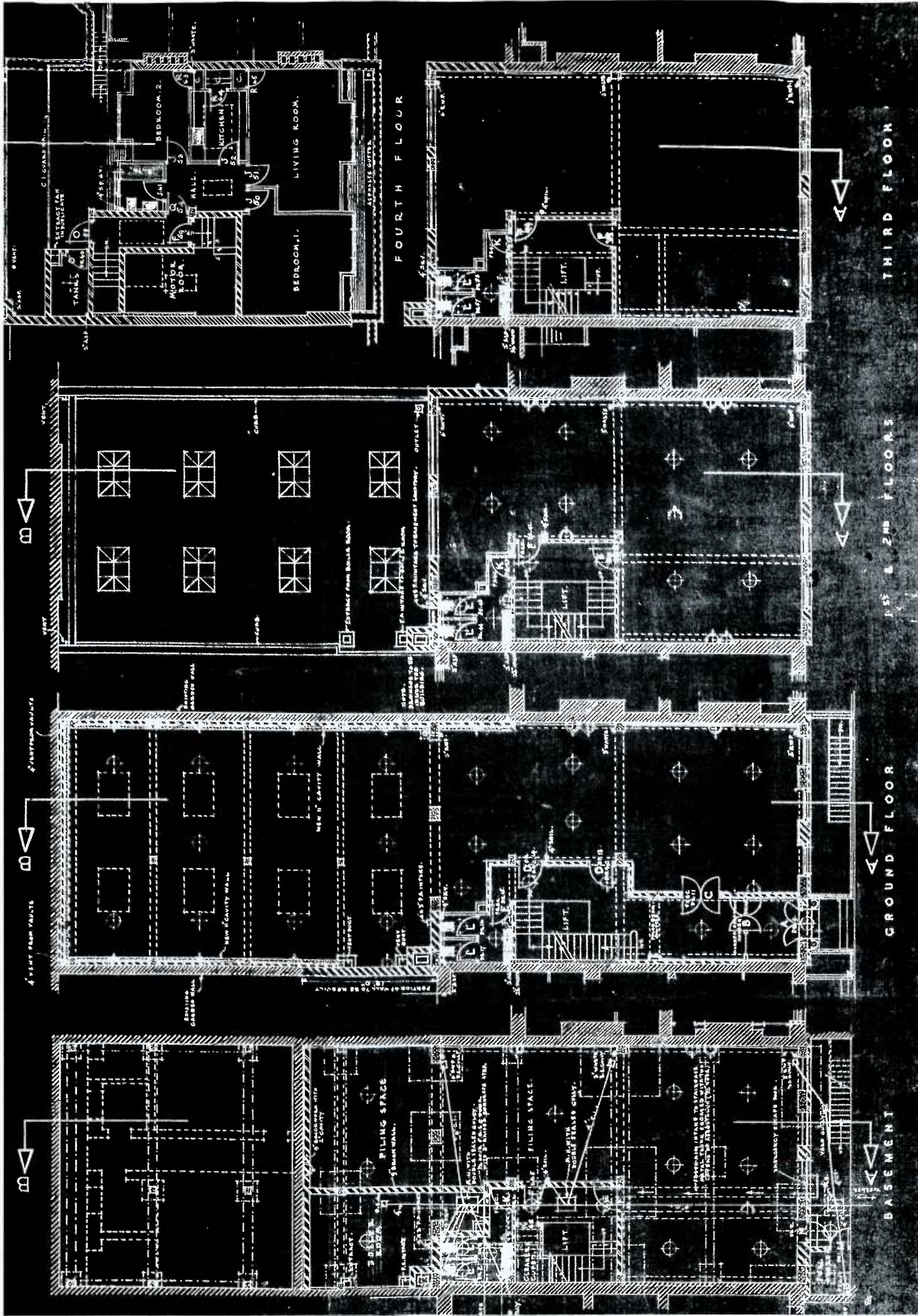


Photograph 7: Small ancillary offices (second floor)



Photograph 8: Kitchen in apartment (fourth floor)





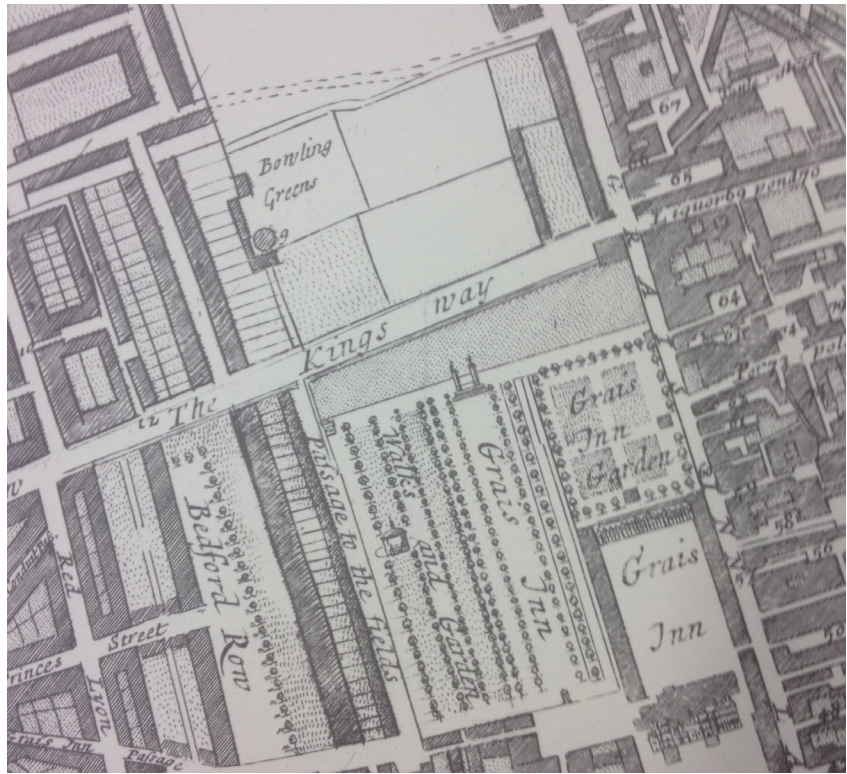
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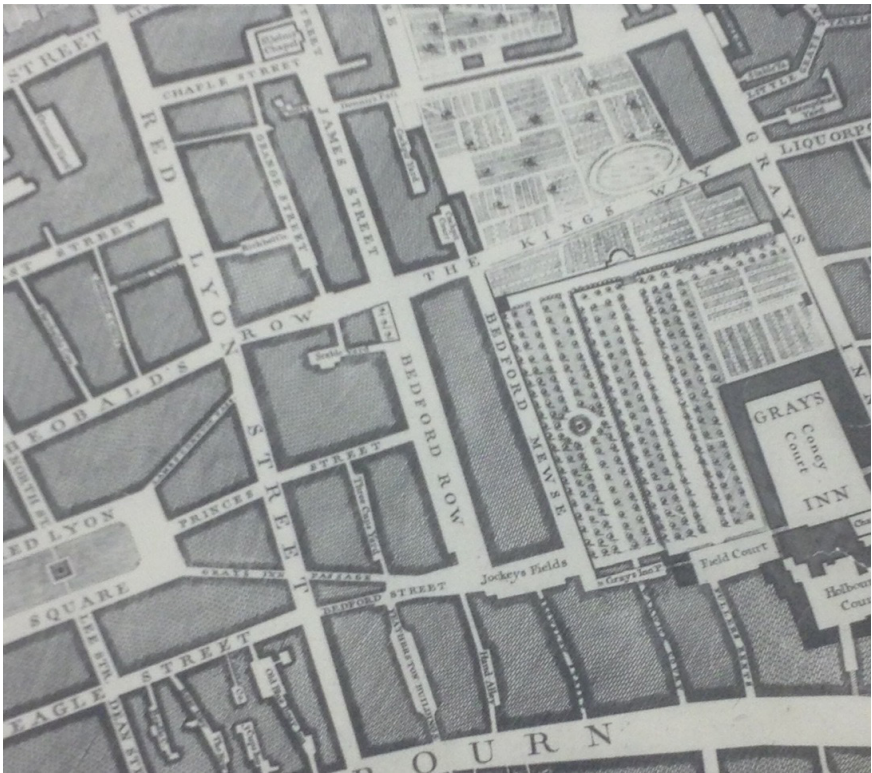
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THIRD FLOOR

FOURTH FLOOR



1720



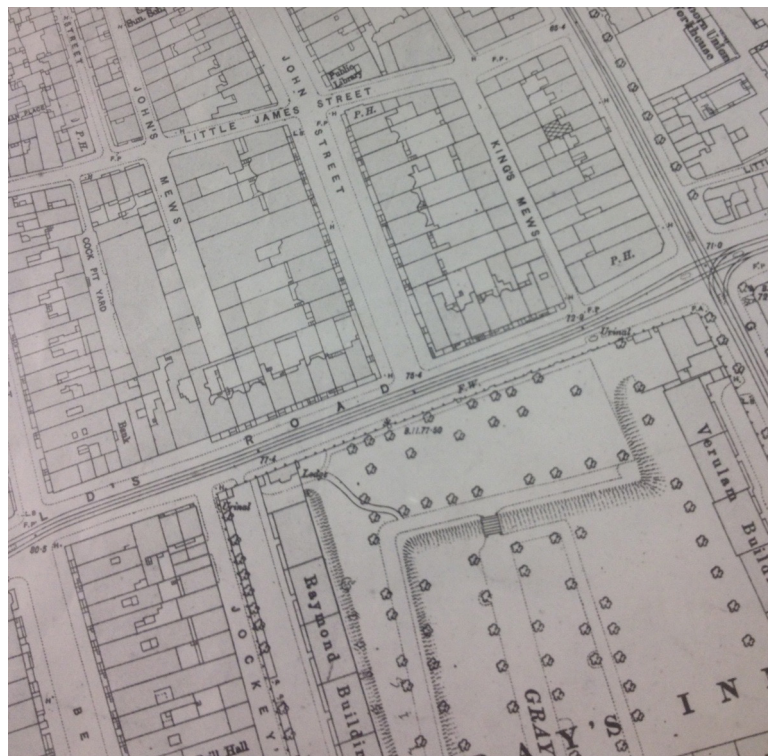
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Client	G & T London	Project No:	21550001	F 020 8605 9401
		Drawing	21550001/H1	info@indigoplanning.com
		Drawn By:	TH	





1872




1894

Project	6 John Street	LPA	LB Camden	Indigo Planning Limited Swan Court Worple Road London SW19 4JS
Title	Historic maps	Date:	27.10.14	indigo T 020 8605 9400 F 020 8605 9401 info@indigoplanning.com
Client	G & T London	Project No:	21550001	
		Drawing	21550001/H2	
		Drawn By:	TH	



1914

Project	6 John Street	LPA	LB Camden	Indigo Planning Limited Swan Court Worple Road London SW19 4JS	
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Client	G & T London	Project No:	21550001	F 020 8605 9401	
		Drawing	21550001/H3	info@indigoplanning.com	
		Drawn By:	TH		

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