



British Thoracic Society, 17 Doughty Street

HERITAGE IMPACT ASSESSMENT

Issue 1
June 2015



16B

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On behalf of Purcell ®

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CONTENTS

1	INTRODUCTION	4	4	SIGNIFICANCE	27
1.1	Reasons for the Report	4	4.1	Approach and Methodology	27
1.2	Methodology	4	4.2	Statement of Significance	28
1.3	Scope of the Report	5			
1.4	Authorship	5			
2	UNDERSTANDING	6	5	HERITAGE IMPACT ASSESSMENT	33
2.1	Location	6	5.1	Criteria for Assessment	33
2.2	Site Descriptions	7	5.2	Summary of Proposals	34
2.3	Designations	10	5.3	Impact Assessment	43
2.4	Legislative Framework	13	5.4	Summary	47
2.5	Heritage Guidance	13			
3	HISTORIC DEVELOPMENT	14		APPENDICES	
3.1	Early History of the Site	14		APPENDIX A: BIBLIOGRAPHY	49
3.2	Eighteenth Century	15		APPENDIX B: NHLE LIST ENTRY DESCRIPTION	51
3.3	Nineteenth Century	17		APPENDIX C: NATIONAL, REGIONAL AND LOCAL PLANNING POLICIES	52
3.4	Twentieth Century	19		APPENDIX D: HERITAGE GUIDANCE	59
3.5	To Present Day	23			



I INTRODUCTION

I.1 REASONS FOR THE REPORT

This Heritage Impact Assessment report has been commissioned to assess the impact of current development proposals on the historic fabric of Grade II-listed 17 Doughty Street, the national home of the British Thoracic Society.

Although built originally as a single occupancy domestic residence, the building has been in office use for much of the twentieth century. Prior to and following the listing of the building in the 1970s, there were a number of interventions that have impacted negatively on the building's fabric. It is therefore especially important that any further changes proposed to the building do not further erode its special architectural and historic interest, apparent both internally and externally.

The current proposals seek to improve the function of the building as an office, to improve accessibility in line with Equality Act legislation, and to enhance the legibility of areas of historic fabric. Changes include the proposals to insert a lift from the ground floor to the basement, the reordering of the present kitchen area and reinstating the historic circulation routes on the ground floor. These will be assessed in further detail in Section 5: 'Heritage Impact Assessment' below.

I.2 METHODOLOGY

The report is structured in the following way, using the industry-standard methodology as set out in Historic England's 2008 publication, *Conservation Principles, Policies and Guidance*:¹

- **Understanding:** Establishing the current state of the site and setting out the relevant local and national framework of heritage legislation
- **History:** Understanding the site's historic development based on archival and secondary research and fabric analysis
- **Significance:** Evaluating the significance of the building
- **Heritage Impact Assessment:** Assessing the impact of the current proposals on the historic fabric, using as a baseline the information established in preceding sections about the site's historic and architectural interest

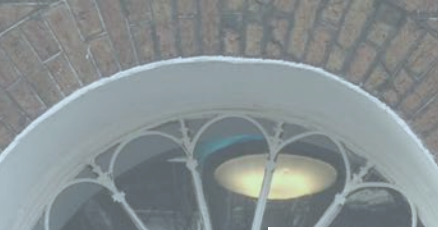
¹ Historic England, *Conservation Principles, Policies and Guidance* (2008), <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/> [accessed 1 June 2015], see especially pp.35-40 and pp.43-48

I.3 SCOPE OF THE REPORT

Archival research has been carried out for this report at the Camden Local Studies and Archives Centre and the London Metropolitan Archives, and using online primary source databases, such as the British Newspaper Archive. Secondary research has also been undertaken using standard reference works, such as Nicolaus Pevsner's *Buildings of England: London North 1* and the relevant *Survey of London* volume. Details of primary and secondary evidence are given in footnotes throughout the report, and a full Bibliography is provided in Appendix A. This level of research is deemed sufficient for the present purposes, although further research into the social aspects of the building may be of interest for future research.

I.4 AUTHORSHIP

The report has been written by Purcell, a firm of Conservation Architects and Heritage Consultants. Specifically, the report has been written by Jon Wright BA (Hons) MA, Heritage Consultant, and Anna Shelley BA (Hons), Historic Researcher.



2 UNDERSTANDING



Site Location (base plan © 2015 The GeoInformation Group)

 The Site

2.1 LOCATION

The British Thoracic Society, No. 17 Doughty Street, (National Grid Reference TQ 30729 82224) is located in north London, in the southern part of the Borough of Camden.

Located on the north-west side of Doughty Street, both the street and the wider area comprise largely terraced housing, with wide, leafy streets, square gardens and parks providing a green lung in this urban environment.

The area is notably flat, with limited views towards the site from the wider streetscape due to the enclosed arrangement of the surrounding streets.

2.2 SITE DESCRIPTIONS

2.2.1 EXTERIOR

No.17 Doughty Street is a three-window bay, four-storey terraced townhouse, with a semi-basement floor below ground, with a separate street-front access.

The building is constructed in yellow London stock bricks, made from the clay soil excavated from the site and fired in situ. Approached by a modern black and buff coloured square-tiled step, the six-panelled entrance door is set over with a sunburst-light fanlight, with panelling details to either side.

The windows on the primary elevation are set back into the elevation, with the frames chased into the brickwork surround. The window heads are flat-arched, a style popular in the late eighteenth and early nineteenth centuries. Although in their historic form, the windows themselves are more modern one-over-one sashes, which stand in contrast to the historical six-over-six sashes found elsewhere along the street.

The terrace is topped with a mansard roof that appears from the evidence of the wider group of buildings, to be in its primary form. The roof itself may have been resurfaced more recently, with the modern double-glazed central domer window also inserted at this time.



- 1 A detail of the entrance door, with sunburst-light fanlight above
- 2 No. 17 Doughty Street, viewed from the east
- 3 The basement, viewed from the street above
- 4 A view of the western (rear) elevation
- 5 The roof of the 1930s western extension

2 UNDERSTANDING

2.2.2 INTERIOR

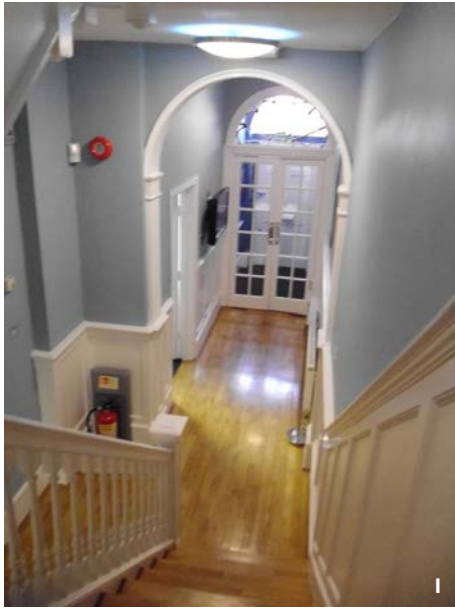
Entering the main door, it is apparent immediately that the house has been heavily altered in the later twentieth century, with a wide-ranging decorative scheme. The staircase and half-height panelling remain as evidence of the building's early character, as does the egg and dart corning throughout this space. The original floor surfaces have, however, been replaced throughout with good quality modern wood block flooring, a finish that extends to the treads and risers of the staircase.

The main office spaces to the east take the form of a two-cell block across the four floors (including the basement), and the homogeneity of use throughout the building makes it difficult to read the hierarchy of spaces that would have been intended originally. This is despite the fact that a number of primary features, such as areas of corning, fireplace surrounds, window shutters, and some areas of very plain half-height panelling, still survive in situ throughout the building but particularly on the ground, first and second floors.

Subsequent alterations, for example the insertion of electric fires into historic fireplace surrounds, have tended to compromise, rather than enhance, this legibility. Many of the historic doors have also been lost, replaced with modern unpanelled fire doors. The interiors are, more broadly, late twentieth-century in character.

A small canted western extension off the staircase from ground to second floors provides additional space for toilets, associated with the later use of the building as offices. This is also executed in a mechanically produced yellow London stock brick that belies its younger origin.

Also clearly part of the same period of alteration, and accessed from the western end of the ground floor, is a single storey extension that extends the full length of the rear yard. This is constructed in a mechanically produced yellow stock brick, with a flat roof with three barrelled skylights. The interior of this space has been heavily modernised in the later twentieth century, and comprises several smaller service spaces with one large single-cell space, also in office use.









- 1 The ground floor entrance hall, viewed from the stairs to the west
- 2 A detail of the entrance hall arch
- 3 A ground floor cornice detail
- 4 The first floor front room, with original cornice details
- 5 The heavily modernised interior of the 1930s extension

2 UNDERSTANDING

2.3 DESIGNATIONS



-  Site
-  Bloomsbury Conservation Area: Sub Area 10
- N.B: The whole of the area depicted is otherwise within the Bloomsbury Conservation Area
-  Grade I
-  Grade II*
-  Grade II
-  Registered Park And Garden

Designations Plan (base plan © 2015 The GeoInformation Group)

LISTED BUILDINGS	
A	London House (Gii)
B	Nos. 11-26 And Attached Railings, Mecklenbergh Street (Gii*)
C	Nos. 29-38 And Attached Railings, Mecklenbergh Street (Gii)
D	No. 165 And Attached Railings, Gray's Inn Road (Gii)
E	Nos. 139 And 141-151 And Attached Railings, Gray's Inn Road (Gii)
F	Nos. 105-110 And Attached Railings, Guildford Street (Gii)
G	Coram's Field Playground Memorial Pavilion (Gii)
H	Gates And Railings On East Side Of Forecourt To Former Foundling Hospital (Gii)
I	Corams Field Playground, Former Foundling Hospital And Gates And Railings And Gates And Railings On West Side Of Forecourt To Former Foundling Hospital (Gii)
J	Statue Of Thomas Coram Outside Number 40 Brunswick Square (Gii)
K	Thomas Coram Foundation For Children And Attached Railings, Lanterns And Parapets(Gii)
L	Number 70, 71 And 72 And Attached Railings, 70, 71 And 72, Guilford Street; And Numbers 75 To 82 And Attached Railings, 75-82, Guilford Street (All Gii)
M	Number 89 To 92 And Attached Railings, 89-92, Guilford Street; And Numbers 1-4 And Attached Railings, 1-4, Lansdowne Terrace (All Gii)
N	Ladies And Gentlemens Public Conveniences; And Drinking Fountain (Gii)
O	Numbers 3 To 6 And Attached Railings And Lamp Holders, 3-6, Guilford Place; And Lamb Public House, 94, Lambs Conduit Street (All Gii)
P	Numbers 3 To 6 And Attached Railings And Lamp Holders, 3-6, Guilford Place (Gii)

Q	83, Lambs Conduit Street (Gii)
R	Numbers 4 To 16 And Attached Railings, 4 To 16, Great Ormond Street (Gii*)
S	Number 2 And Attached Railings, 2, Great Ormond Street (Gii)
T	Numbers 1-19 And Attached Railings, 1-19, Doughty Street (Gii)
U	Numbers 8, 9 And 10 And Attached Railings To Numbers 9 And 10, Guildford Street (Gii)
V	No. 21 John Street, The Duke Of York Public House On Roger Street, And Nos. 1-4 Mytre Court On John Mews (Gii)
W	Numbers 3 To 7 And Attached Railings, Guildford Street(Gii)
X	Charles Dickens House And Attached Railings, 48, Doughty Street (Gi)
Y	Numbers 39-47 And 49-62 And Attached Railings (Gii)
Z	Number 121 And Attached Railings, 121, Grays Inn Road (Gii)
AA	Two Bollards With Spur Stones Flanking Entrance To Brownlow Mews (Gii)
BB	Number 240 And Attached Railings, Grays Inn Road; 242, Grays Inn Road; And 244-250, Grays Inn Road; And Calthorpe Arms Public House (All Gii)
CC	Numbers 2-9 And Attached Railings, 2-9, Wren Street (Gii)
DD	Numbers 1-21 And Attached Railings, 1-21, Calthorpe Street (Gii)
EE	49, Gough Street (Gii)
REGISTERED PARKS AND GARDENS	
I	Coram's Fields, With Mecklenburgh And Brunswick Squares

2 UNDERSTANDING

Structures designated for their special architectural and historic interest are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Any change proposed to the historic fabric of a listed structure requires Listed Building Consent, and any work affecting the exterior and setting will require separate Planning Permission. Both will require consultation with the Conservation Officer at the Local Planning Authority, but are not likely to require additional consultation with Historic England, as smaller-scale works to Grade II-listed buildings fall outside of their remit.

No. 17 Doughty Street was group-listed at Grade II in 1974, as part of 1-19 Doughty Street.¹ However, although it is listed as part of a group, it is important to stress the building's individual value both internally and externally, and in spite of some modern alterations that have eroded some of the significance of the historic interiors.

The site is, more broadly, within a highly sensitive historic area, as the Designations Plan on page 10 demonstrates. There are a significant number of listed buildings in the vicinity, which reflects the special historic and architectural interest of the area within a national context.

The area's special interest is also reflected in the local context too, and the site lies on the eastern side of the Bloomsbury Conservation Area. In Camden Council's 'Bloomsbury Conservation Area Appraisal and Management Strategy' (adopted 2011), Doughty Street is grouped within Character Sub Area 10: Great James Street / Bedford Row, and is identified as one of the dominant streets within this sub-area.² The full characterisation of the sub-area is too long to reproduce in full in this report, but extracts relevant to Doughty Street are reproduced opposite.

Conservation Areas are designated in recognition of and to protect an area's special architectural and historic interest, and the designation is treated as a material consideration in the planning process.

¹ 1-19 Doughty Street, NHLE List Entry, <http://list.historicengland.org.uk/resultsingle.aspx?uid=1271987> [accessed 3rd June 2015]

² Camden Council's 'Bloomsbury Conservation Area Appraisal and Management Strategy' (adopted 2011); for full appraisal of the character sub-area see pp.74-80.

5.175 The historic built form comprises townhouses built in long terraces with rear mews. This fine grain remains an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure.

[...]

5.178 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. The larger properties in Bedford Row are largely occupied by legal firms, due to their proximity to Gray's Inn and Lincoln's Inn. The mews tend to have a mixture of residential uses and small workshops including garages, printers and refuse collectors. Towards the eastern and western edges of the sub area, more retail uses can be found in streets closest to Gray's Inn Road and Lamb's Conduit Street, such as in Rugby Street and Guilford Street.

[...]

5.179 The main streets include John Street which leads into Doughty Street and the stretch of Bedford Row running north to south, as well as the western part of Guilford Street and the west side of Gray's Inn Road south of Guilford Street which lie in the sub area. Most of the buildings on these streets are listed, 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.

[...]

5.182 The townhouses along John Street, Doughty Street and Guilford Street are of significance as they are almost complete Georgian streets, lined with terraces. John Street dates from the mid-18th century, whilst Doughty Street and Guilford Street span the late 18th century to the early 19th century. Although later in date, the townhouses are similar in plan form to those in Bedford Row, but are of a smaller scale and footprint. They are constructed from yellow stock brick, the earlier examples with red brick trim and the later examples with stucco detail. Various designs of doorcases, fanlights and balconies are evident. Doughty Street comprises a mixture of four-storey terraces with basements and three-storey terraces with basements and mansard roofs. All the buildings within the street are grade II listed, with the exception of Dickens' House Museum at No 48, which although architecturally almost identical is listed grade I for historical reasons. Buildings on John Street are generally of four storeys with basements, some are stuccoed at ground floor and some have mansard roofs with dormer windows. A number of townhouses are of particular architectural significance and are thus listed grade II. The postwar buildings at No 1 and Nos 37-38 are of consistent scale and proportions and have classically influenced detailing. The later 19th century public house (No 11a) is more decorative and retains its traditional wooden ground-floor front. Whilst the office building at No 21a is significantly larger than its neighbours, rising to eight storeys [sic]. It has fine Art Deco influenced 1930s detailing, particularly around the main entrance and at roof level. It was listed grade II in September 2010 because it is "a stylish design characteristic of the 1930s, which responds in scale and materials to the streetscape of Georgian Bloomsbury, the quality of its sculptural embellishment and brickwork and its planning interest as an early mixed use development of commercial offices, flats and a public house which was particularly forward-looking for its time."*

2.4 LOCAL AND NATIONAL LEGISLATIVE FRAMEWORK

NATIONAL LEGISLATION

The *National Planning Policy Framework (NPPF)* is the overarching planning policy document for England, which advises on the interpretation of local planning policy. The framework has ‘a presumption in favour of sustainable development’, within which heritage assets (both designated and undesignated) play an important role.³ Section 12: Conserving and the Historic Environment (pp.30-32) addresses specifically the historic environment.

Due to the sensitivities of the site, the site itself being Grade II-listed and within an area of high historic and architectural interest, certain key heritage policies from this document will need to be considered. Policies with particular relevance to this project are included in Appendix C.

REGIONAL PLANNING POLICY

The *London Plan* is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the Capital until 2031.⁴ It also forms part of the development plan for Greater London. The Local Plans of London Boroughs need to conform to the framework of the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

The *Plan* was revised in 2011, with alterations in 2013. The documents *Further Alterations to the London Plan*, published in January 2014 and March 2015, propose no material changes to policies on built heritage.

³ NPPF, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60772/116950.pdf, particularly pp.30-32 [accessed 3 June 2015]

⁴ *The London Plan*, <http://www.london.gov.uk/priorities/planning/london-plan/further-alterations-to-the-london-plan> [accessed 9 June 2015]

Key policies to be considered in the context of the site include:

- Policy 7.8: Heritage Assets and Archaeology
- Policy 7.9: Heritage-led Regeneration

For reference, both policies are reproduced in full in Appendix C.

LOCAL LEGISLATION

Camden Council is the Local Planning Authority for the site. The council's Local Development Framework Core Strategy and Development Policies are under review, with a draft Local Plan document recently completed a period of consultation [June 2015].

Because the Local Plan is not yet finalised, the Local Development Framework Policies remain effect, until such time as the Local Plan is formally adopted. The Local Development Framework policies relevant to the site are therefore summarised below and reproduced in Appendix C.

Relevant policies are as follow:

Core Strategy:⁵

- CS9 – Achieving a successful Central London
- CS14 – Promoting high quality places and conserving our heritage

⁵ Camden Council, *Core Strategy*, <https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf-/core-strategy/> [accessed 3 June 2015]

Development Policies:⁶

- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage

2.5 HERITAGE GUIDANCE

Heritage guidance documents have also been consulted, and extracts with the greatest relevance to the proposed works are reproduced in Appendix D.

The key documents consulted are:

- Historic England's *Conservation Principles, Policies and Guidance* (2008),⁷ which sets out a best-practice methodology for managing change in the historic environment; and,
- Historic England's *Easy Access to Historic Buildings* (2015),⁸ which focuses on physical access issues within historic buildings.

⁶ Camden Council, *Development Policies*, <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/local-development-framework/development-policies/> [accessed 3 June 2015]

⁷ Historic England, *Conservation Principles, Policies and Guidance* (2008), <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/> [accessed 3 June 2015]

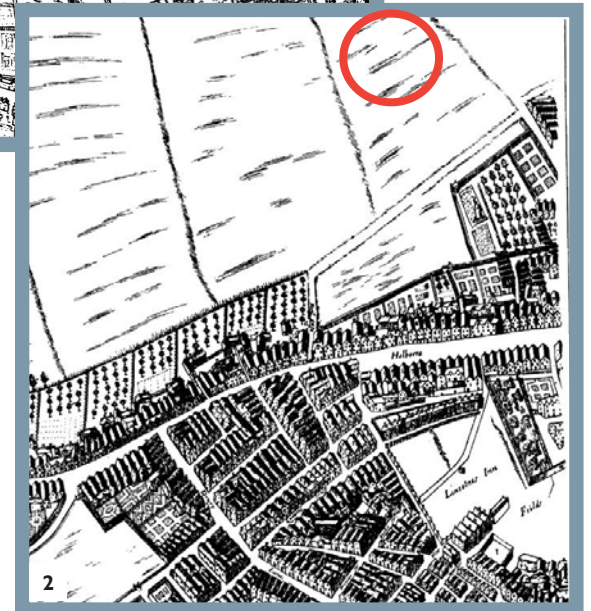
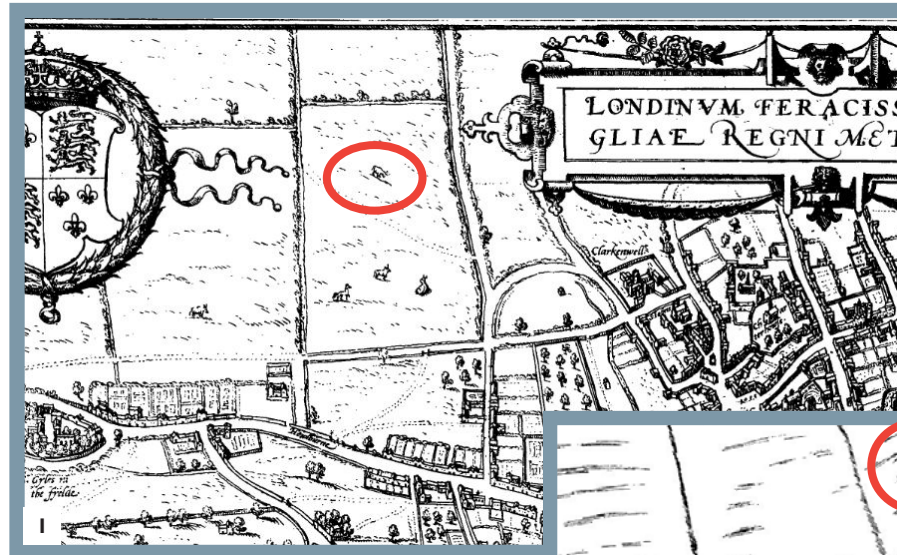
⁸ Historic England, *Easy Access to Historic Buildings* (2015), <https://content.historicengland.org.uk/images-books/publications/easy-access-to-historic-buildings/heag010-easy-access-to-historic-buildings.pdf/> [accessed 8 June 2015]

3 HISTORIC DEVELOPMENT

3.1 EARLY HISTORY OF THE SITE

London has an early and important history of human inhabitation, spanning over 2,000 years. Settlement from the early Roman period onwards was, however, largely concentrated to the south of the site along the north bank of the River Thames, in the square mile of the City of London and to the west of the City in the area now known as Whitehall. The site, in the modern parish of Camden, therefore stood to the north of this settled area in this early period.

Early maps of London, such as the Braun and Hogenberg map of 1572 and the Faith and Newcourt map of 1658, show that the area around the study site remained in pastoral and agricultural use well into the post-modern period.



- 1 The approximate location of the site marked in red, as depicted in the Braun and Hogenberg map of 1572
- 2 The approximate location of the site marked in red, as depicted in the 1658 Faith and Newcourt map



3.2 EIGHTEENTH CENTURY

London expanded rapidly in the late seventeenth and early eighteenth centuries, fuelled by a boom in speculative building. Although significant, this housing boom was far from unchecked; the Building Act of 1774 set out precisely how houses in London were to be built. They had to be constructed of brick or stone to prevent fires (almost the whole of London had burnt down in 1666); the sizes of rooms and layouts were standardised and four types or 'rates' of houses were specified. Many of these houses were designed to face streets or squares. Our site forms part of the wider history of the development of Georgian London in this regard, and would originally have been classed as a Second Rate House.

Also visible to the north of the site by the time of the 1769 Rocque map survey is the Foundling Hospital, a foundation of particular importance within the site's wider setting, being on the site of the present-day Coram's Fields. To the south-east of the main Foundling Hospital building, around the approximate location of the study site, is an open courtyard building (now demolished) whose form suggests that it may have been stable block for the Foundling Estate. The Foundling Hospital was established in 1741, shortly before the map survey, after land was purchased from James Cecil, sixth Earl of Salisbury, by the Trustees of the Foundling Hospital.¹

Because the Trustees were forced during their initial acquisition of the site to acquire more land than was needed for their purposes, later in the eighteenth century they leased the excess land to the east of the Foundling Hospital for its development. To this end, they appointed the architect and surveyor, Samuel Pepys Cockerell, who designed Brunswick and Mecklenberg Squares, to the south-west and south-east of their primary building.

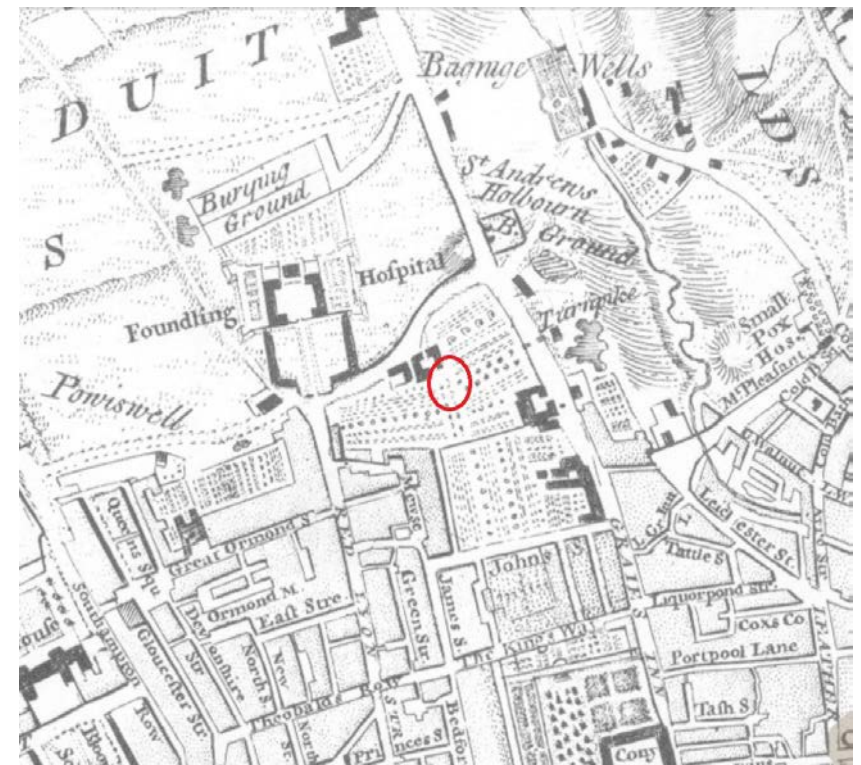
The erection of these squares caused considerable controversy to the existing local residents in Great Ormond Street and Queen's Square, who valued their rural views to Hampstead and Highgate. The erection of these buildings was also plagued with administrative and quality control issues on the part of the architect, who was heavily (and unjustly) criticised for mismanagement. Cockerell's buildings, which were designed largely by the speculative builders who built them but approved individually by Cockerell, were of mixed sizes for a variety of social classes, built over a period of forty years.

Early on in the development of the Foundling Estate lands, some of this land was sold to Henry Doughty of Bedford Row, purposely for the design of a street to connect Gray's Inn Road with Guildford Street. The deal was completed in 1792 and work started on the southern end of Doughty Street almost immediately. Doughty granted leases to carpenter Joseph Wigg and builder George Slaton to erect six houses on each side of the street heading southwards from Guildford Street.² No.17 is therefore one of the earliest buildings in the street, and connected fundamentally to the wider physical and historical development of the area by the Foundling Hospital. The whole street was completed by 1820.³

Although plans for the early form of No. 17 do not survive, as is extremely common with houses of this period built in a speculative fashion, it is apparent from the surviving floor plan that the building conforms to a wider typology of this style of Georgian terraced house. That is, the layout comprises a double-pile floor plan with staircase

located on the rear side of the double-depth plan. With regard to the building's interiors, evidence drawn from both the site and the surrounding buildings suggests that they would have been relatively plain, with architectural interest concentrated in the entrance hall and main staircase, as well as in later additions such as fireplaces.

After the completion of the shell of the house by the builder, the new owner would have been responsible for decorating the interiors themselves. This helps to explain the considerable degree of variation found in the fanlights, front doors, and internal plasterwork throughout an otherwise uniform street.



The approximate location of the site marked in red, as depicted in the 1769 John Rocque map

¹ 'The Foundling Hospital and Doughty Estates', in *Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood*, ed. Walter H Godfrey and W McB. Marcham (London, 1952), pp. 25-55 <http://www.british-history.ac.uk/survey-london/vol24/pt4/pp25-55> [accessed 9 June 2015]

² *Ibid.*

³ *Ibid.*

3 HISTORIC DEVELOPMENT



- 1 A view of the front elevation, standing today much as it was first completed in the 1790s
- 2 Detail of fireplace, ground floor east room
- 3 Detail of fireplace, ground floor west room
- 4 Detail of fireplace, second floor west room
- 5 A view of the ground floor east room, looking east
- 6 The staircase, which is primary although it has been heavily altered
- 7 An eighteenth-century plank and rail door on the ground floor, western external elevation

3.3 NINETEENTH CENTURY

There is little fabric evidence in the building today to suggest major alterations during the nineteenth century, with the exception of the small cast iron fireplace that survives in the basement, and photographic evidence from the 1960s of Minton-style tile work to the main entrance, now surfaced with black and buff square tiles.⁴

This general absence of alteration is supported by a building drainage plan from 1895, which shows the simple two-cell arrangement in the basement, without further extensions. However, there are also a few indicators from contemporary newspaper articles that there may have been good reason for more minor alterations on upper floors.

1843

The first is the report in 1843 of a minor conflagration at 'the spacious premises occupied by Mr. Clay, 17, Doughty Street, Mecklenburgh Square'.⁵ The report continues:

The fire was discovered by a servant opposite, who saw the bed-furniture in a blaze as she was preparing to retire to rest. Water being obtained, and assistance promptly rendered, the fire was extinguished before it had done any considerable injury. It was supposed to have originated from a candle falling upon the bed-furniture.

The description of the discovery of the fire suggests that the fire can only have taken place in one of the street-facing rooms on the upper floors, most likely on either the first or second floor. There is however no fabric evidence visible today of any such incident, and it is notable that it has not altered the appearance or proportions of any rooms.

4 City of London COLLAGE Image Archive, SC_PHL_01_338_60_15, <http://collage.cityoflondon.gov.uk/collage/app?service=external/Item&sp=Z17+doughty+street&sp=109018&sp=X> [accessed 9 June 2015]

5 *Worcester Journal*, Thursday 16 November 1843

1864

The second incident of note is the suicide in 1864 of Mr John Braham, the father of a London physician Mr Louis Braham, by hanging from the banisters at his home, No. 17 Doughty Street.⁶ There is a relatively high level of reportage of the incident, which is why it is mentioned here. It is also the last time that the house is known to have been in residential rather than office use.

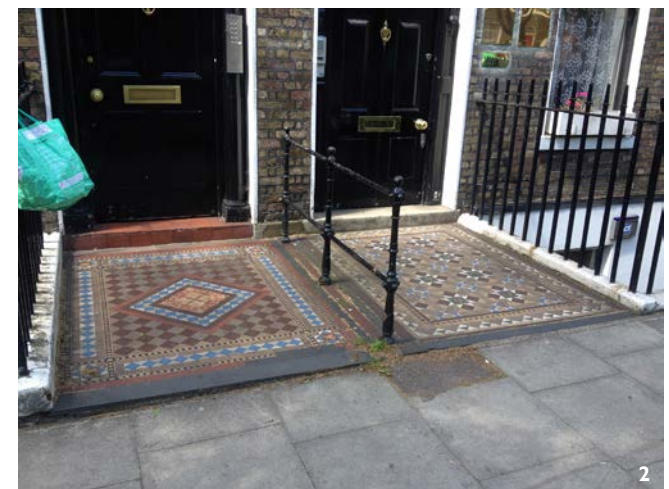
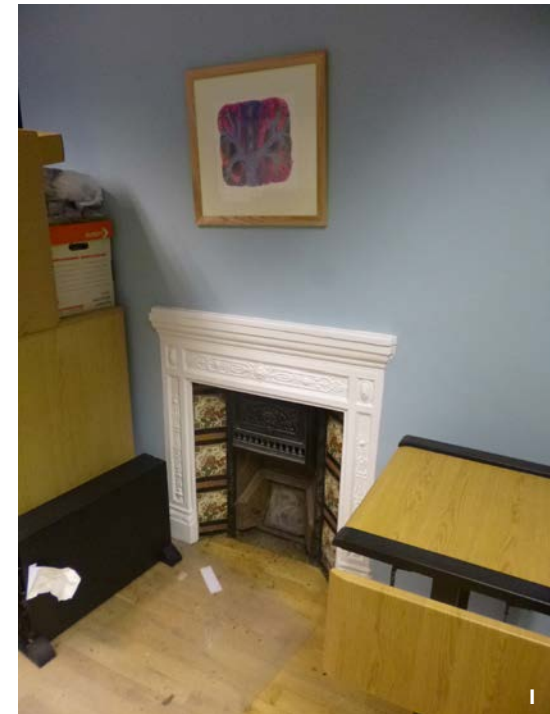
1860s

The footprint of the site is captured with greater reliability in the first edition OS map of London, published in the 1860s. This shows the house within the now completed Doughty Street.

The entrance to the house is depicted to the south, as per existing, with two small structures extending from the north and south ends of the western rear elevation. Compared to the present arrangement of the building, it is also highly notable that there is evidently a large garden area between the main house and the mews building to the west.

The first edition OS map also clearly shows the pace of development in the wider area throughout the nineteenth century. Although several areas of green are retained, these have evidently changed their use to be domestic gardens or cemeteries, rather than in their former use as agricultural land. The distinctive open courtyard plan form of the eighteenth-century Foundling Hospital is also still in evidence at this stage, although this would later be demolished. Otherwise, it is notable that the wider streetscape is shown much as it exists today.

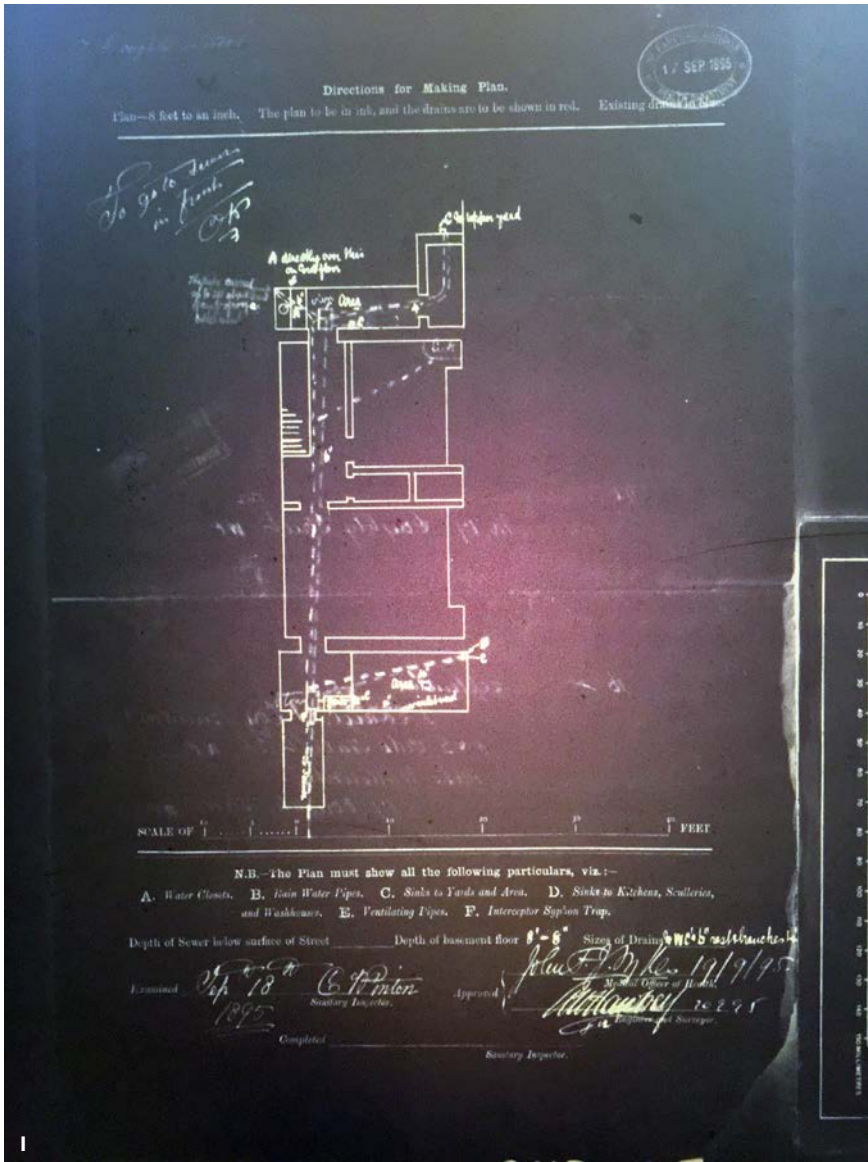
6 See for example, *Stamford Mercury*, Friday 19 August 1864



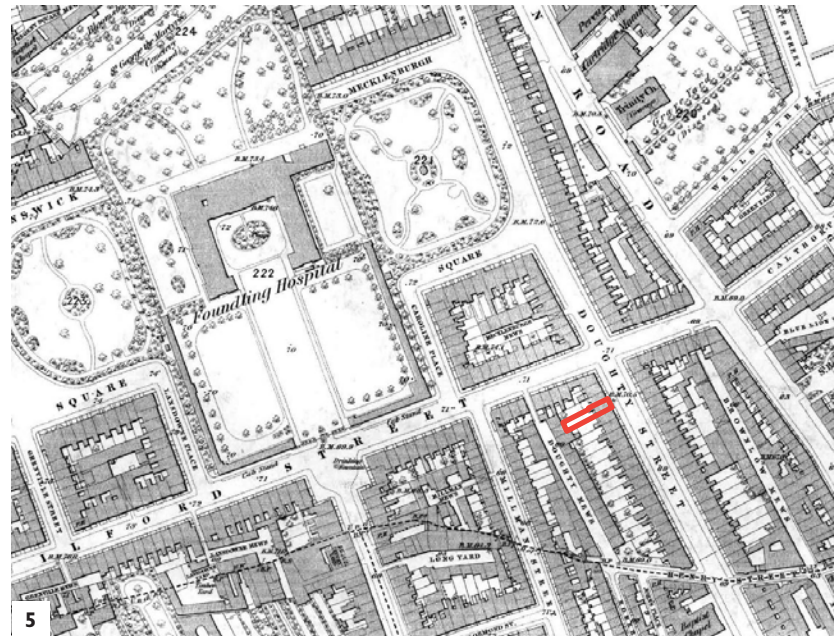
1 A cast iron nineteenth-century fireplace remaining in the west room of the basement

2 Minton-style tiles to other building entrances on Doughty Street, similar to that previously at No. 17

3 HISTORIC DEVELOPMENT



- 1 1895 basement drainage plan (1895 Building Drainage Plan for 17 Doughty Street, courtesy of Camden Local Studies and Archives Centre)
- 2 A detail of No. 17 in the first edition OS map of 1862-72 (site marked in red)
- 3 The wider site depicted in the first edition OS map (site marked in red)



3.4 TWENTIETH CENTURY

1938

From OS map and other documentary evidence, the first major alteration evident at No. 17 Doughty Street was the addition of the western extension in 1938. This is also the first period from which we have a full set of plans for the building.

They show the change by this stage from residential to office use, and also include the name of the building occupiers, The Post Office Assurance Society. Although it is not entirely clear from the monochromatic plans which parts are additions and which represent existing fabric, the broader outline of these additions can be established with reference to the series of earlier OS maps and with reference to the 1895 drainage plan that survives for the basement floor.

The sum of this evidence strongly suggests the addition of the following key areas during the 1938 phase of works:

- The western single-storey extension to the ground floor; and,
- The canted bay added to the south-western part of the western rear elevation.

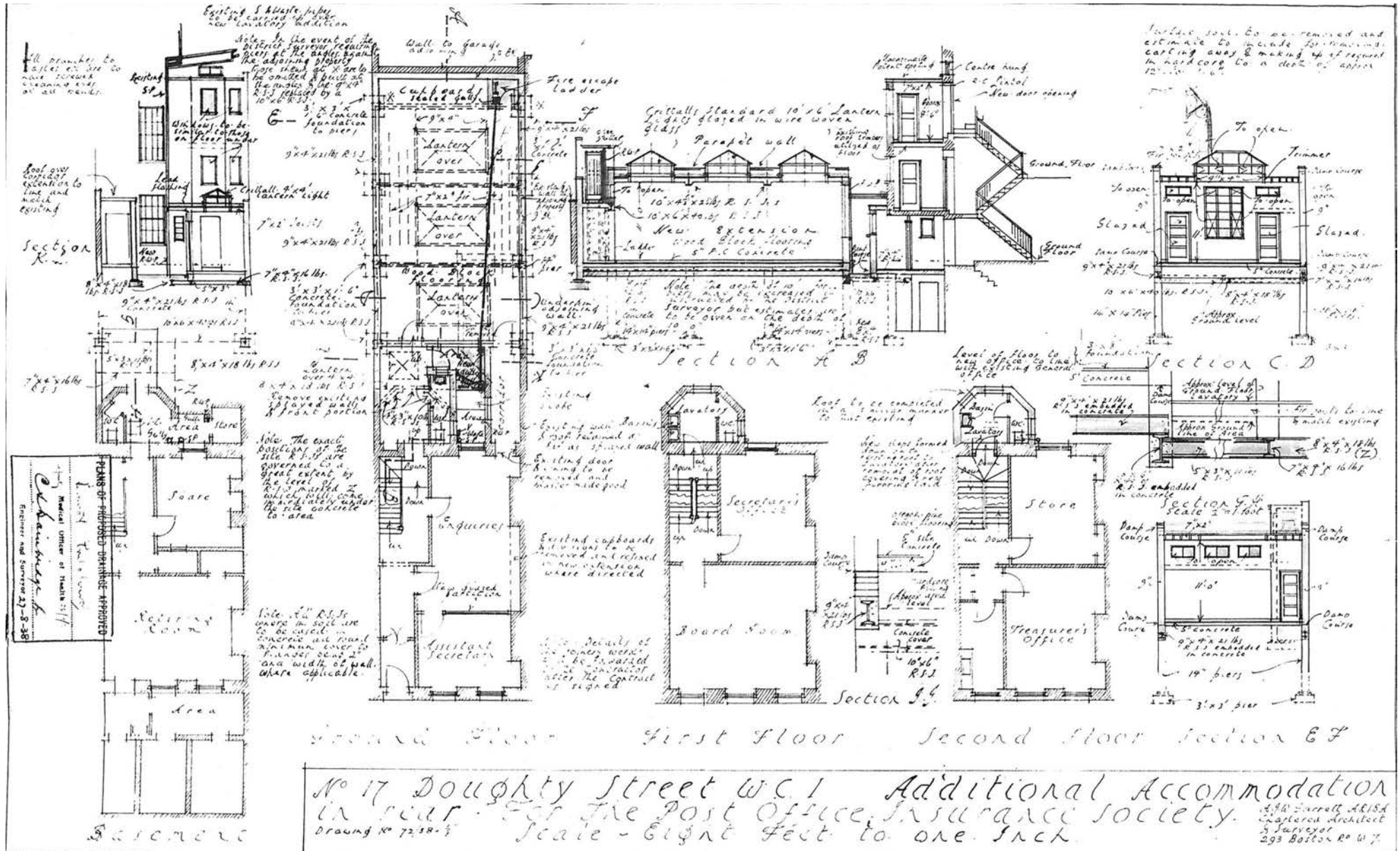
This work was executed in a contemporary 1930s style, including the insertion of Crittall windows for example, by an architect called Laurence King, possibly the architect of the same name noted for his church architecture. These 1930s plans also confirm that the current staircase is in its primary location, and that, broadly, the rooms throughout the primary two-cell eastern range are also in their primary arrangement.



- 1 The roof of the 1930s range, which has been altered significantly in the later twentieth century
- 2 A view of the 1930s western external elevation, with white glazed tiling
- 3 The interior of the 1930s range, with a later twentieth-century decorative scheme



3 HISTORIC DEVELOPMENT



1938 drainage plans, showing the floor arrangement across the whole building (1938 Building Drainage Plan for 17 Doughty Street, reproduced courtesy of Camden Local Studies and Archives Centre).

The Second World War

Data from the Bomb Census Survey of 1940 to 1945 records that a high explosive bomb fell at the north end of Doughty Street at some stage between 1940 and 1941.⁷ This may have had some impact on the building's exterior, but no documentary evidence has been found during the present phase of research to corroborate this.

1954

There is a further set of plans for changes made in the early 1950s. Although it is not clear for whom the work was executed, it is interesting to note that No. 17 was in joint ownership with No. 16 Doughty Street, adjacent to the south, at this time. The key alterations in No. 17 facilitate this relationship, and comprise the insertion of connecting doorways between the two buildings.

The first OS map to show the 1930s western addition to the site also dates to the early 1950s. This clearly shows the altered relationship of No. 17 to the mews building at the western edge of the site. It also shows the site of the now-demolished Foundling Hospital, which was opened as Coram's Fields, a park exclusively for the use of children, in 1936.



- 1 The extended site as it was first depicted in the 1952-53 OS map (with No.17 marked in red and No.16 marked in blue.)
- 2 The wider area as depicted in the 1952-53 OS map (with site marked in red)

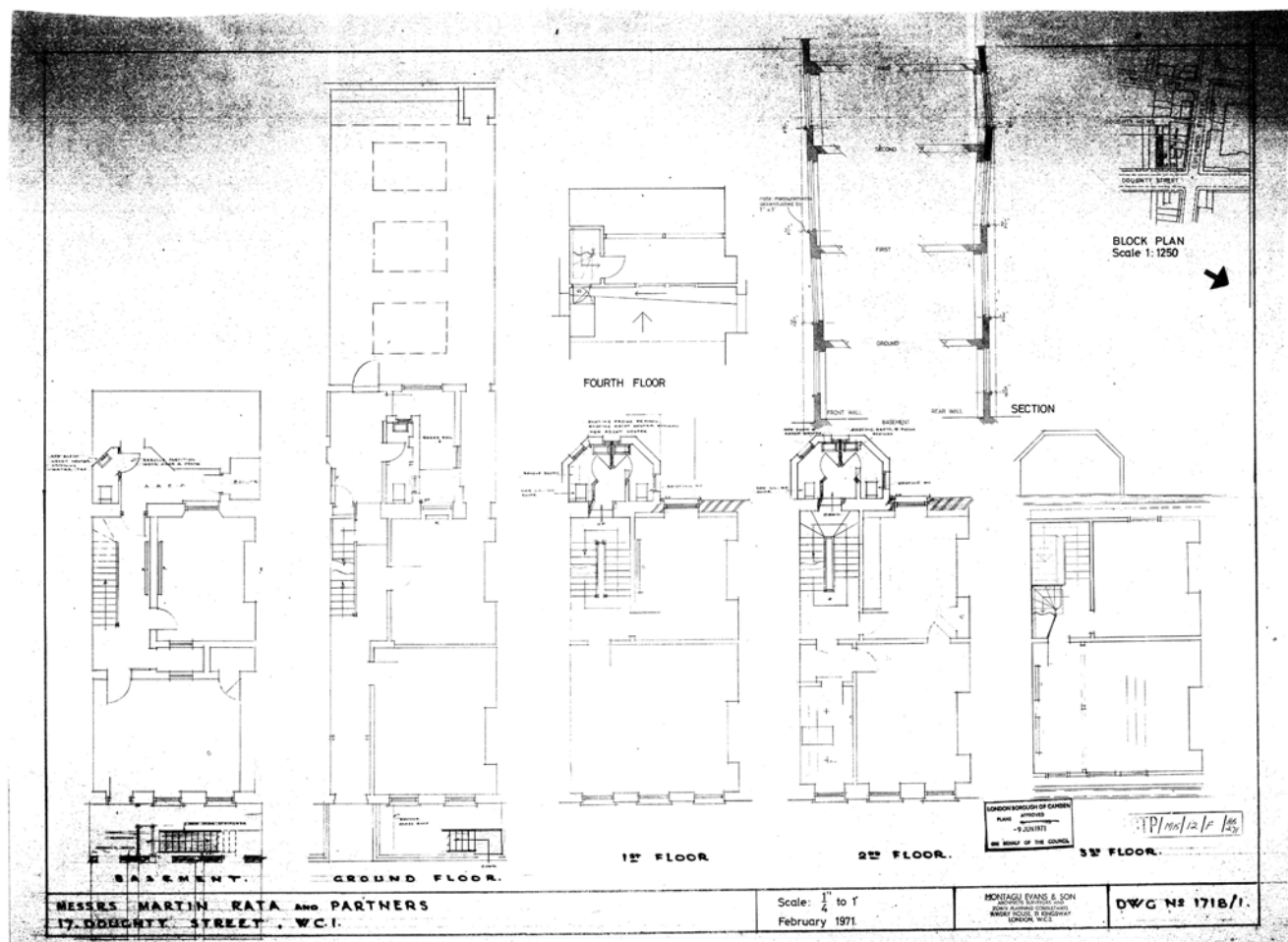


⁷ Bomb Sight mapping, <http://bombsight.org/#17/51.52380/-0.11601> [accessed 9 June 2015]

3 HISTORIC DEVELOPMENT

1971

The final set of historic twentieth-century plans for the site date to 1971. These plans clearly show that Nos. 16 and 17 were no longer linked by this time. They also name the building owner; the firm of Messrs. Martin Rata and Partners, a firm of chartered accountants, later subsumed by the larger accountancy firm of Ensor.⁸ Alterations in this period are limited to the insertion of new doorways to creation additional circulation routes and other minor insertions.



1971 development plans for the site

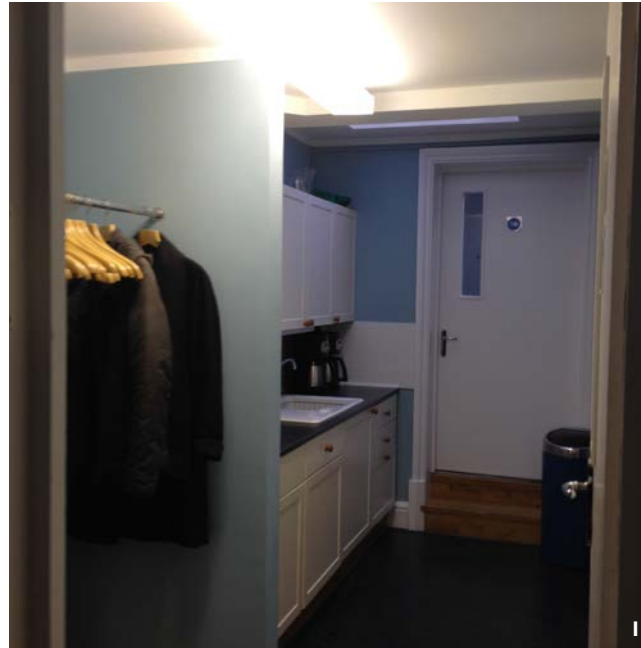
8 *Ensors 125 Years and Counting: A Celebration of East Anglian Accounting*, p.19 http://www.ensors.co.uk/documents/anniversary_book_final_web_version.pdf [accessed 9 June 2015]

3.5 TO PRESENT DAY

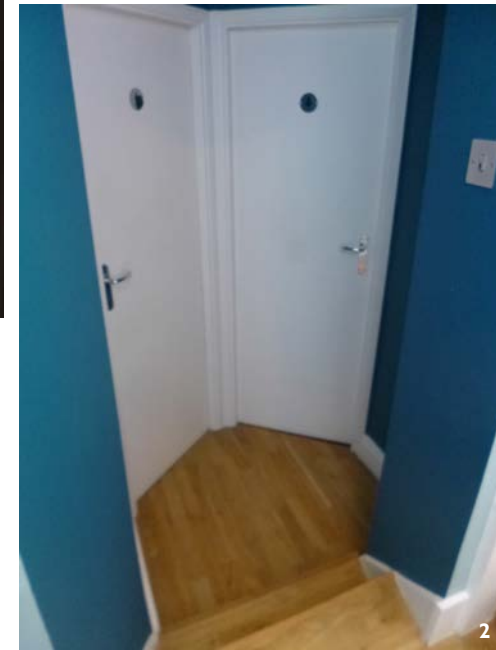
The site today remains in office use, currently within the ownership of the British Thoracic Society, which exists to improve standards of care for people who have respiratory diseases and to support and develop those who provide that care. Their medical remit is much in keeping with the wider character of the area, which is broadly medical, with Great Ormond Street Children's Hospital, for example, being located nearby.

Since the 1971 alterations, it is evident that further changes have been made to the building interior; not least a full programme of redecoration, and further alterations to the ground floor link area to the 1930s range.

The present review of office accommodation is aimed at enhancing the use of this space for their continued use as offices, and to improve access to the building for wheelchair users. As such, proposals comprise the insertion of a platform lift from basement to ground floor, the reordering of the basement area to allow the installation of a kitchen, and the general upgrade of the services to the space. The opportunity is also being taken to restore some sense of the building's historic development within the interiors, which have been heavily altered in the post-war period, and are largely modern. The impact of these proposals will be addressed below in 'Section 5. Heritage Impact Assessment'.

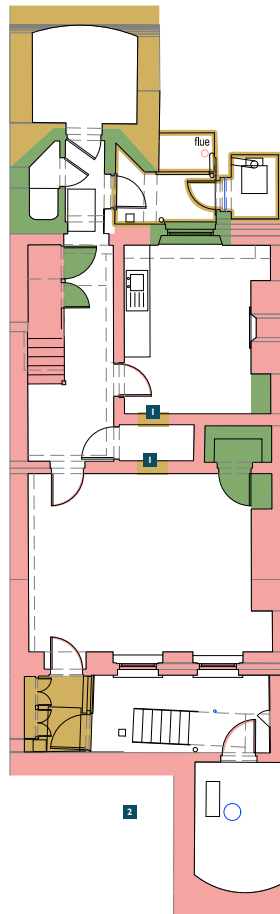


- 1 The late twentieth-century scheme in the 1930s link area
- 2 The 1930s toilet extension with late twentieth-century doors and decorative scheme



3 HISTORIC DEVELOPMENT

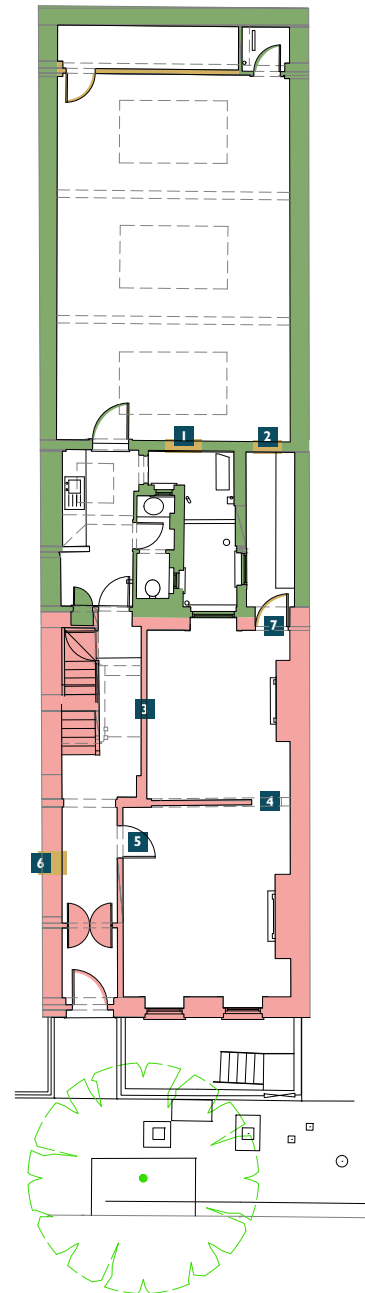
BASEMENT



- 1792
- 1938
- 1954
- Later twentieth century (post 1971)

- 1** Former window aperture, evident as early as 1938, blocked up after 1971.
- 2** Two additional vaults depicted in 1938 plans, which are no longer depicted after this period.

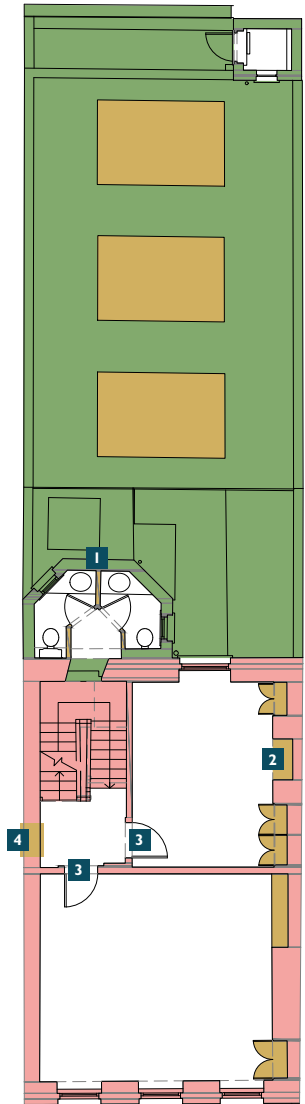
GROUND FLOOR



- 1792
- 1938
- 1954
- Later twentieth century (post 1971)

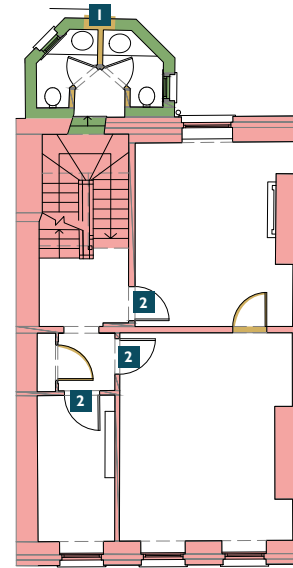
- 1** Former window blocked up after 1971.
- 2** Wall infilled after 1971.
- 3** Doorway blocked up after 1971.
- 4** Area of wall removed after 1971.
- 5** Doorway in primary location, but earlier door opening on the other side of the door frame.
- 6** New doorway inserted to No.16 adjacent in 1954, but infilled before the 1971 site survey drawings.
- 7** Historic six-panelled door appears to be reused in new opening.

FIRST FLOOR



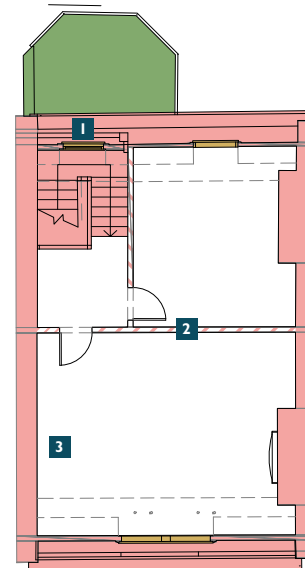
- 1792
 - 1938
 - 1954
 - Later twentieth century (post 1971)
- 1** Former primary window blocked up after 1971.
 - 2** Area of fireplace unblocked after 1971.
 - 3** Doorway in primary location, but earlier door hung on other side of the door frame.
 - 4** New doorway inserted to No.16 adjacent in 1954, but infilled before the 1971 site survey drawings.

SECOND FLOOR



- 1792
 - 1938
 - 1954
 - Later twentieth century (post 1971)
- 1** Former window blocked up after 1971.
 - 2** Doorway in primary location, but earlier door hung on other side of doorframe.

THIRD FLOOR



- 1792
 - 1938
 - 1954
 - Later twentieth century (post 1971)
- 1** Window appears to have been inserted after 1971.
 - 2** The arrangement of this space is based on that of the rooms below, and as such is assumed to be of the primary phase of construction. The walls have therefore attributed a possible construction date of 1792, as indicated by the hatching.
 - 3** Area in which a bathroom is depicted in the 1954 floor plans.

3 HISTORIC DEVELOPMENT

FRONT ELEVATION



- 1792
 - 1938
 - 1954
 - Later twentieth century (post 1971)
- 1** Post 1960s chequered tiles replacing historic surface treatment.
 - 2** All windows are modern timber replacements, in a late nineteenth century style.
 - 3** Basement area heavily treated with insensitive uPVC windows and metal security shuttering.
 - 4** Mansard roof and modern dormer window all late twentieth century in style, although mansard form appears to follow the historic roof style and may contain some historic fabric.