

4 SIGNIFICANCE

4.1 APPROACH AND METHODOLOGY

“People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community”.¹

In *Conservation Principles, Policies and Guidance* (2008) English Heritage sets out the four key aspects which contribute to the overall significance of a historic building or landscape:

- Evidential:** *“The potential of a place to yield evidence about past human activity.”*
- Historic:** *“The ways in which past people, events and aspects of life can be connected through a place to the present.”*
- Aesthetic:** *“The ways in which people draw sensory and intellectual stimulation from a place.”*
- Communal:** *“The meaning of a place for the people who related to it, or for whom it figures in their collective memory.”*

These four themes will be applied to No. 17 Doughty Street, to help draw objective conclusions about the building's significance, and to avoid the subjective attribution of significance without a clear framework.

Significance will be assessed using the following criteria:

High Significance is attributable to a theme, feature, building or space which is nationally or internationally important and of special interest, forming an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly resisted.

Medium Significance is attributable to a theme, feature, building or space which is of national or significant regional importance and helps define the character and appearance of the site. Efforts should be made to retain features of this level if possible, though a greater degree of flexibility in terms of alteration would be possible.

Low Significance is attributable to themes, features, buildings or spaces which have regional or local interest, and which might contribute to the character or appearance of the site. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessarily mean a feature is expendable.

Neutral Significance relates to themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.

Intrusive relates to themes, features or spaces which actually detract from the values of the site and its character and appearance. Efforts should be made to remove these features.



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4.2 STATEMENT OF SIGNIFICANCE

4.2.1 SUMMARY OF SIGNIFICANCE

The primary interest of No. 17 Doughty Street lies in its street-facing elevation, which is of itself characteristic of its 1790s construction date, as well as being of aesthetic and visual importance for its group value in the wider streetscape and Conservation Area. This primary elevation can therefore be attributed **high aesthetic, historic and communal significance**.

Despite the degradation of the historic interior spaces, surviving historic features internally also provide important evidence of the building's original appearance, and these can therefore also be attributed **medium aesthetic and historic value**.

The site's **medium communal interest** lies in its visual contribution to the wider Conservation Area, while it holds **low communal value** as a domestic residence and as offices throughout its history.

With regard to its evidential potential, the site has **low evidential potential** in itself, but the wider site holds additional **medium value** for its potential medieval and post-medieval archaeology.

4.2.2 EVIDENTIAL

The relative consistency within the historic floor plan overall aids our understanding of the building's historic circulation routes. However, the heavy alterations to the interiors throughout the twentieth century have had a significant impact on its ability to yield evidence about its earlier use. Although some historic features survive, these are relatively isolated, and as a whole they do not clearly articulate the hierarchy of spaces or the nature of the building's early domestic use. The two 1930s western extensions are also of low evidential interest for illustrating the on-going adaptation of the building for office purposes, although these spaces have themselves also been altered heavily.

With regard to the site's wider archaeological potential, although the site was largely agricultural / pastoral prior to its residential development in the late eighteenth century, there is evidence of a possible stable structure around the site in the mid-eighteenth century. Further, some evidence of medieval masonry has also been found incorporated into a wall at No. 49 Doughty Street, suggesting the demolition of a large medieval building to the east of the site.² The scale of this building and its proximity to our study site suggests that there is medium potential for further medieval finds in this area, and medium potential for finds relating to the post-medieval structure. The potential of finding archaeological evidence of earlier phases is relatively low due to the site's location outside the historic city walls throughout the earlier history of the city's settlement.

Overall, the building fabric is judged to have **low evidential potential**, with **medium potential** for medieval and post-medieval below-ground archaeology relating to earlier uses of the land.

4.2.3 HISTORIC

Although Doughty Street is of wider interest for its historic associations with Charles Dickens, whose former house No. 48 is now a museum to the writer, the absence of important historic associations for No. 17 is quite conspicuous. This is underlined when we review the list of notable Doughty Street residents published in the relevant *Survey of London* volume (published in 1952), which omits entirely No. 17 from its ranks.³ Further research for this report has not raised any further associations of interest, and even research into Henry Doughty, although evidently a local landowner of some wealth, has turned up no wider points of interest.

The house itself is of inherent historic interest, being of considerable age, and surviving in a relatively complete state with respect to its floorplan in the eastern part. The historic floor plan is, as noted above, relatively intact, while there are still a number of historic features and architectural details that elucidate the use of the historic house, although later alterations have nonetheless had a significant impact on its legibility.

The close connection between the construction of the house and the Foundling Hospital is also a considerable point of interest within the historic development of the local area, and it is of further note that the street formed an early link road between the Foundling Estate and existing areas to the south. Further, as No. 17 was one of the earliest houses to be built on Doughty Street, and as Doughty Street is one of the earlier terraced streets of this form, it is notable for its early contribution to the character of subsequent residential developments. The relative completeness of the wider historic streetscape is an additional point of historic interest.

Overall, the site has a **low associative value**, while the completeness of the building's floor plan and its contribution to the completeness of the wider historic streetscape render it of **medium value**.

² NMR Excavation Index, 49 Doughty Street, http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=1862736&resourceID=304 [accessed 9 June 2015]

³ '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 (1952), pp. 25-55 <http://www.british-history.ac.uk/survey-london/vol24/pt4/pp25-55> [accessed 9 June 2015]

4.2.4 AESTHETIC

The aesthetic interest of the building is concentrated in its primary street-facing elevation, with architectural details characteristic of the 1790s, such as flat-arched window heads, an ornate sunburst-light fanlight and wrought iron railings topped with urn finials. Unfortunately, the original form of the windows, that is, the six-over-six sashes seen elsewhere in Doughty Street, does not survive at No. 17, and the later one-over-one sashes detract from the overall impact of the historic façade.

With regard to its role in the wider streetscape, the aesthetic interest of the primary elevation is enhanced by the group value of the Doughty Street terraces, in which the variation in their individual architectural treatment contrasts with the broader consistency in the form of the houses. Overall, the primary elevation is of medium aesthetic value for both its individual qualities and its wider contribution to the character of the Conservation Area.

Internally, the areas of historic interest are limited to those features surviving in situ, such as cornice details, fireplace surrounds, the staircase, and areas of half-height panelling. Although their legibility is degraded by later alterations, and the panelling in particular appears to have undergone heavy restoration, nonetheless this, arguably, imbues these features with higher interest, worthy of greater protection and enhancement within the modern office décor. These features can therefore be attributed medium aesthetic significance for the importance of their contribution to the sense of the building's historic interest within these modern spaces.

With regard to the 1930s western extensions, it is notable that both of these have been heavily altered in the later twentieth-century, and the ground floor single-storey range in particular has been re-roofed, re-fenestrated and redecorated in a particularly heavy-handed fashion, eroding all sense of its 1930s origins. These areas can therefore be attributed low, neutral and intrusive aesthetic values.

Overall, the site is of **medium aesthetic interest**, primarily for the individual and group value of its primary elevation. Its historic internal features are also of **medium aesthetic interest** within the wider twentieth-century office spaces, providing important evidence of the building's historic interiors. The significant 1930s phase of alteration is of **low, neutral and intrusive aesthetic values** due to subsequent alterations.

4.2.5 COMMUNAL

As both a residential dwelling and as an office, No. 17 Doughty Street can be attributed low communal significance. The building has played an important role in the lives of both its former domestic residents and its former office occupants, although it has not been possible to identify many particular points of interest within these two functions during the present research.

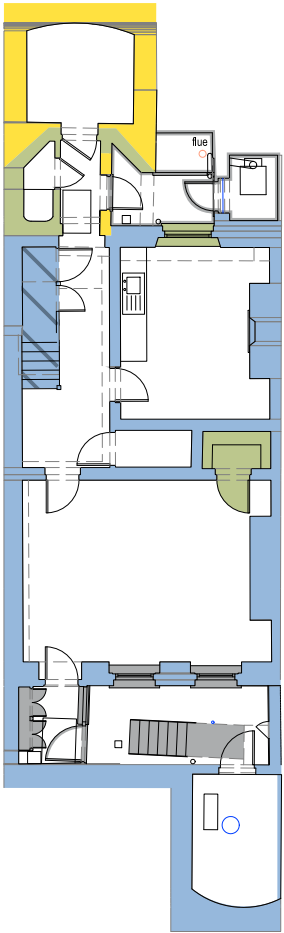
For its important visual contribution to the wider streetscape, Doughty Street can be attributed medium communal significance. The street is one of the main thoroughfares within the Conservation Area, and is as such a visual touchstone, helping to define the character of the Conservation Area sub-area.

Overall, the building itself is of **low communal significance**, while it acquires **medium communal significance** for its visual role with the wider Conservation Area.

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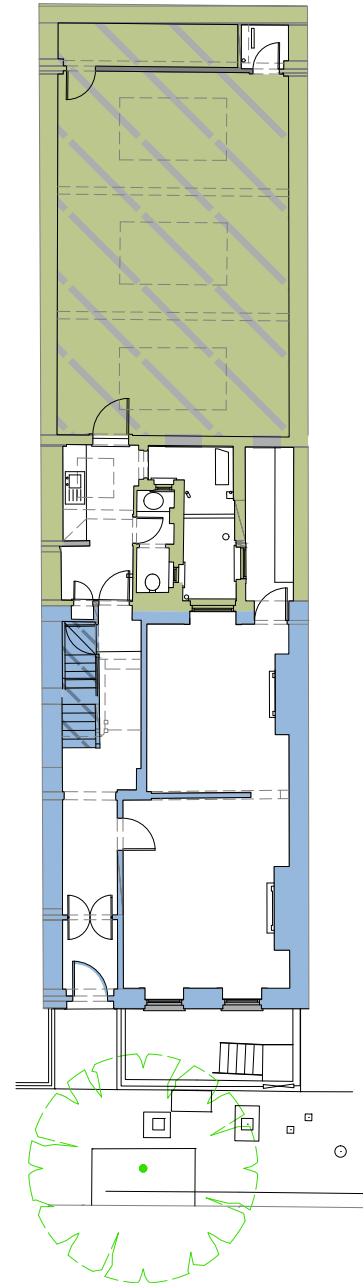
BASEMENT

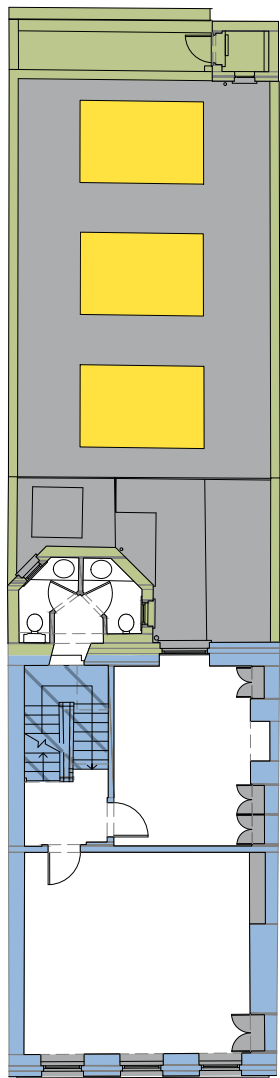
- HIGH
- MEDIUM
- LOW
- NEUTRAL
- INTRUSIVE



GROUND FLOOR

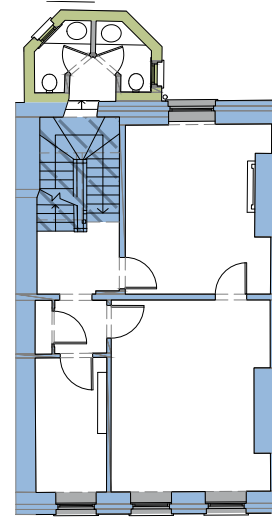
- HIGH
- MEDIUM
- LOW
- NEUTRAL
- INTRUSIVE





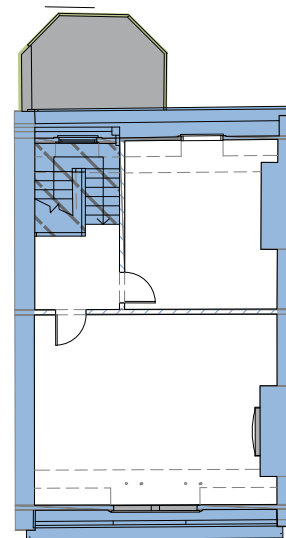
FIRST FLOOR

- HIGH
- MEDIUM
- LOW
- NEUTRAL
- INTRUSIVE



SECOND FLOOR

- HIGH
- MEDIUM
- LOW
- NEUTRAL
- INTRUSIVE



THIRD FLOOR

- HIGH
- MEDIUM
- LOW
- NEUTRAL
- INTRUSIVE

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5 HERITAGE IMPACT ASSESSMENT

5.1 CRITERIA FOR ASSESSMENT

The following section will assess the impact of proposed works at the site. This assessment is carried out in line with The National Planning Policy Framework (NPPF) and has been based on the proposal drawings shown on pages -

In order to more fully understand the effect of the impact of development on the heritage context, we have used criteria based on that recommended by ICOMOS. This is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset. It defines the 'Level of Change' proposed and secondly, the 'Effect of Overall Impact'. The latter is in the form of a matrix which sets the 'Level of Change' against 'Heritage Value' to determine the subsequent 'Effect of Overall Impact' which ranges from 'Neutral' to 'Very Large'.



The overall level of impact is judged as being either 'beneficial' or 'adverse', in line with ICOMOS terminology.

As implied, a 'beneficial' impact refers to interventions that may have a positive effect on the asset, such as conservation of a feature. An 'adverse' impact refers to interventions that may have a more negative impact, such as the removal of original fabric. The definition of the various impacts is set out in the table below. It is important to consider that 'adverse' impacts may not be impermissible, just that their effect needs to be considered within the wider context and any beneficial impacts that may contribute as mitigating factors.

Level of change will be based on the following criteria:

Level of Change	Description
Major Change	The alterations considerably enhance or harm the heritage asset or the ability to appreciate its significance values.
Moderate Change	The alterations enhance or harm, to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
Minor Change	The alterations enhance or harm to a minor extent the heritage asset or the ability to appreciate its significance values.
Negligible change	The alterations do not affect the heritage asset or the ability to appreciate its significance values.
No Change	The alterations harm or enhance to a minor extent the heritage asset or the ability to appreciate its significance values.



5 HERITAGE IMPACT ASSESSMENT

HERITAGE VALUE	LEVEL OF CHANGE (Adverse or Beneficial)				
	No Change	Negligible	Minor	Moderate	Major
	EFFECT OF OVERALL IMPACT				
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
Medium	Neutral	Slight/ Neutral	Slight	Moderate	Moderate/ Large
Low	Neutral	Slight/ Neutral	Slight/ Neutral	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Slight/ Neutral	Slight/ Neutral	Slight

5.2 SUMMARY OF PROPOSALS

5.2.1 EXTERIOR

The planning proposals seek to provide disability access to 17 Doughty Street. The provision of the new decorative tiled access ramp to the front elevation of the building is the only significant change to the exterior of the building. A new roof with modern roof lights is proposed to the 1930's extension to the rear, with contemporary finishes seeking to tidy the current configuration and materiality.

5.2.2 INTERNAL

Basement

To accommodate a new disabled lift between Basement and Ground Floor, the proposals seek to reconfigure the western end of the basement and change the current circulation routes.

Ground floor

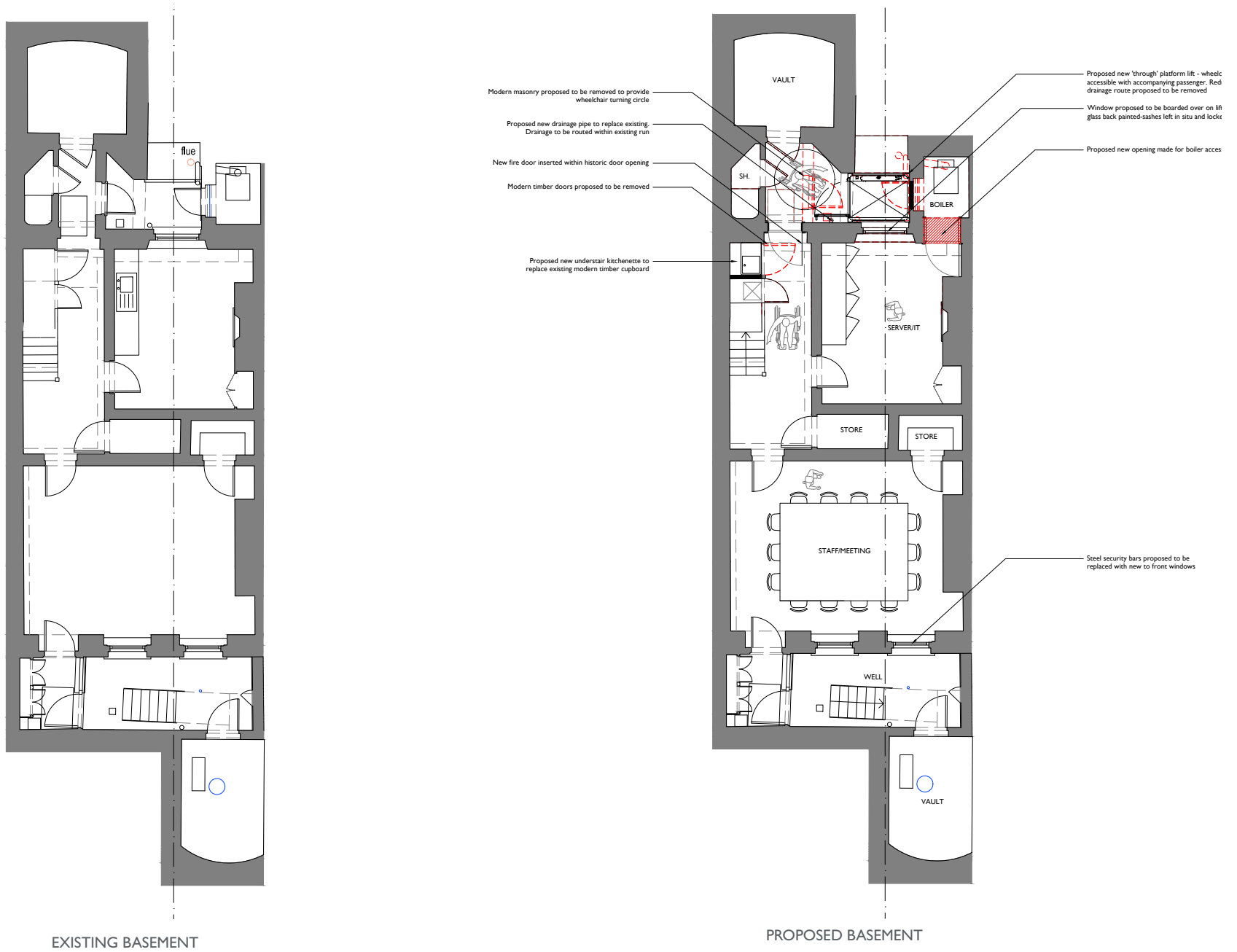
To improve disabled circulation internally, the proposals seek to re-establish a period opening between the hall and the rear room at ground floor and block up a later opening between it and the front room of the building – reinstating the original Georgian plan form on this floor.

Reorientation of the current kitchen area to accommodate a new disabled toilet at ground floor is proposed along with the entrance to the new lift shaft.

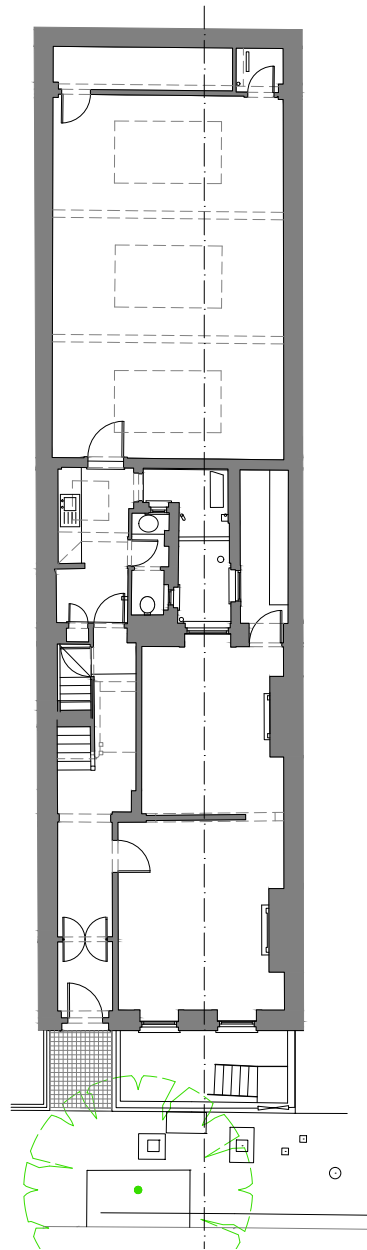
Upper floors

Across the other floors, minor alterations are proposed along with a partial renewal of servicing and some interior decoration. There are no changes proposed to the roof.

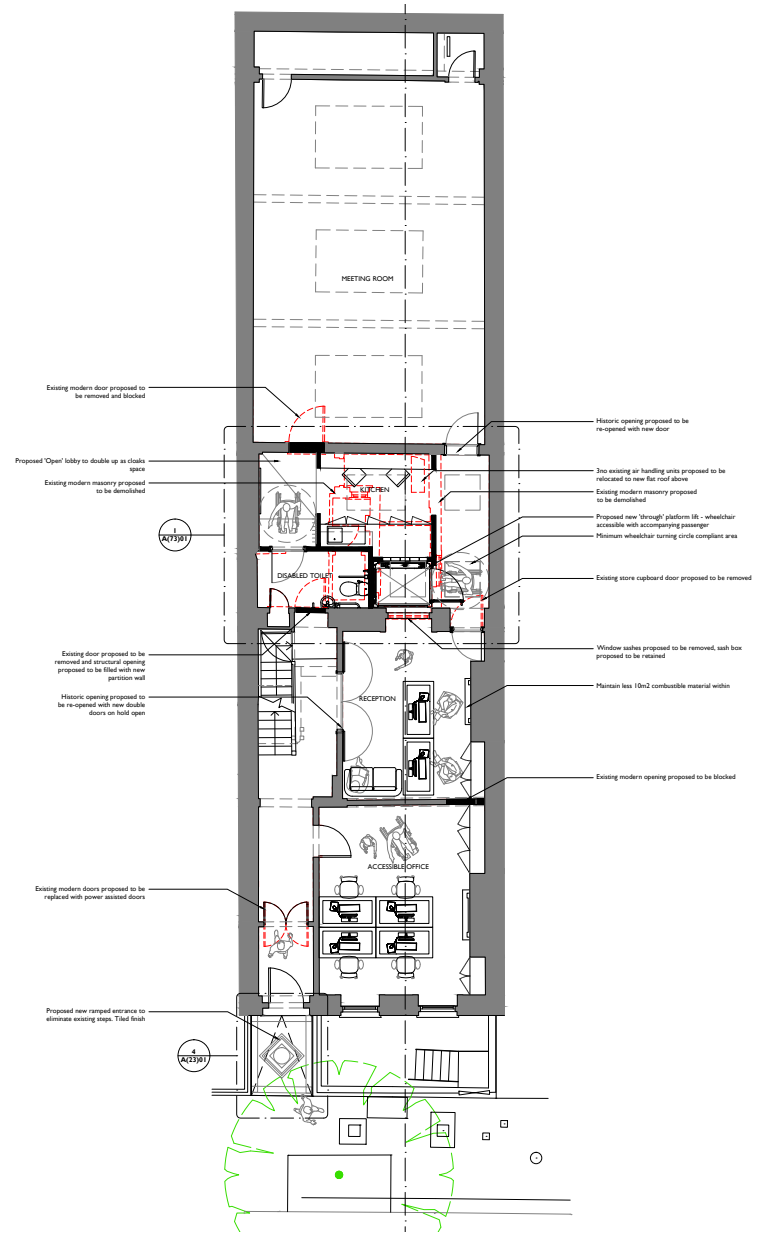
DRAWING



5 HERITAGE IMPACT ASSESSMENT

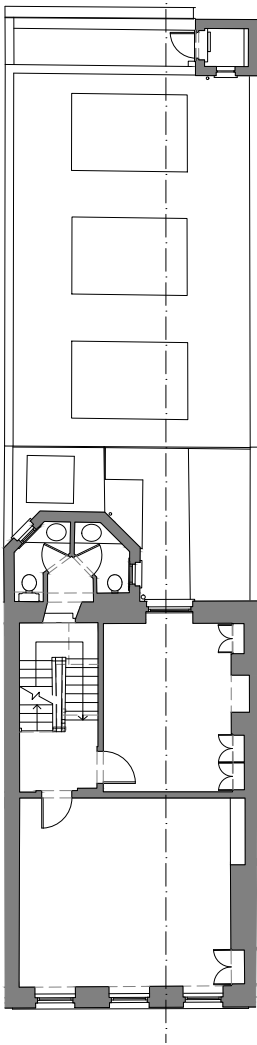


EXISTING GROUND FLOOR

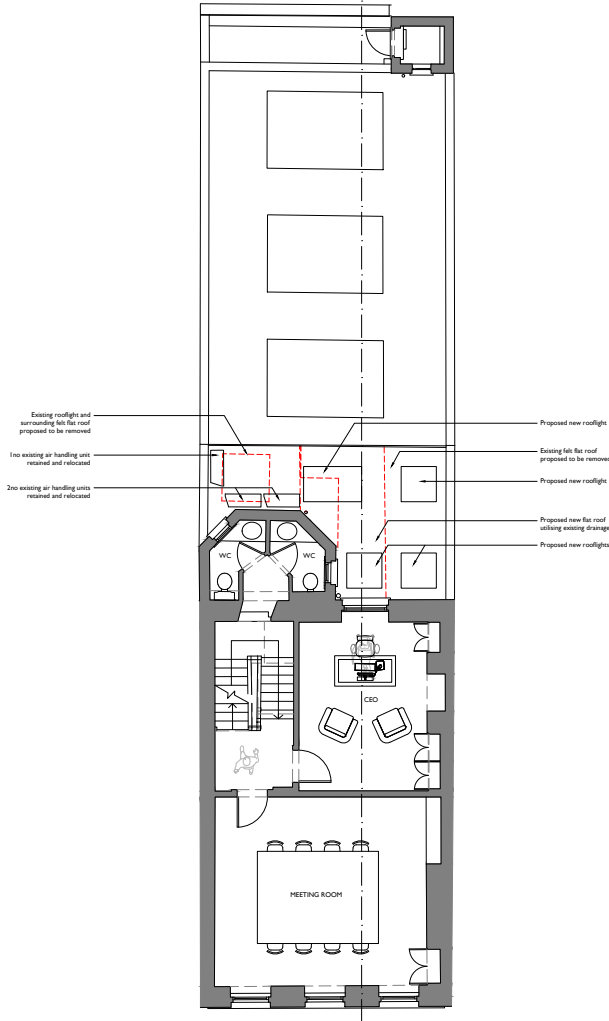


PROPOSED GROUND FLOOR

- Existing modern door proposed to be removed and blocked
- Proposed 'Open' lobby to double up as cloak space
- Existing modern masonry proposed to be demolished
- Existing door proposed to be removed and structural opening proposed to be filled with new partition wall
- Historic opening proposed to be re-opened with new double doors on hold open
- Existing modern doors proposed to be replaced with power assisted doors
- Proposed new ramped entrance to eliminate existing steps. Tiled finish
- Historic opening proposed to be re-opened with new door
- 3no existing air handling units proposed to be relocated to new flat roof above
- Existing modern masonry proposed to be demolished
- Proposed new 'through' platform lift - wheelchair accessible with accompanying passenger
- Minimum wheelchair turning circle compliant area
- Existing store cupboard door proposed to be removed
- Window sashes proposed to be removed, sash box proposed to be retained
- Maintain less 10m² combustible material within
- Existing modern opening proposed to be blocked

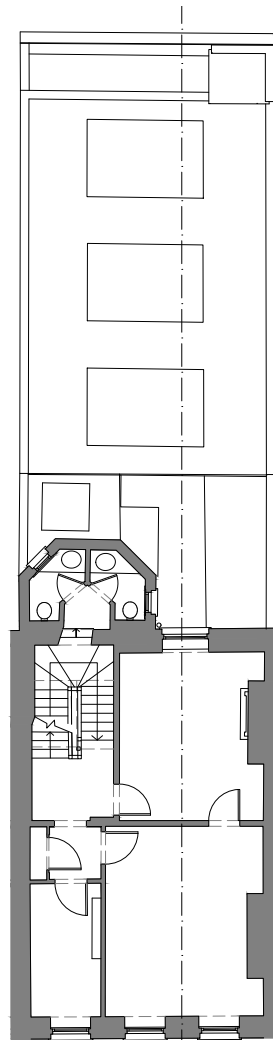


EXISTING FIRST FLOOR

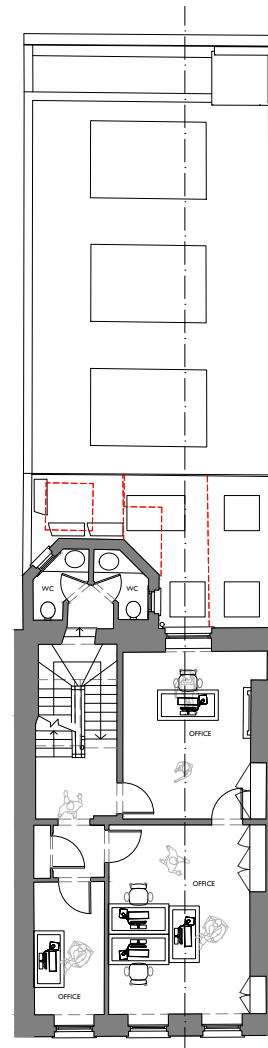


PROPOSED FIRST FLOOR

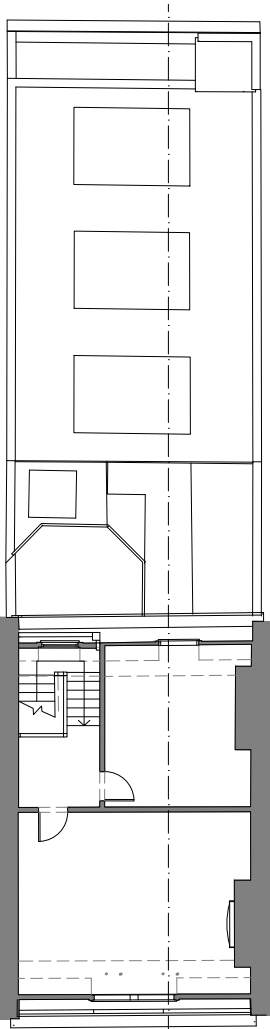
5 HERITAGE IMPACT ASSESSMENT



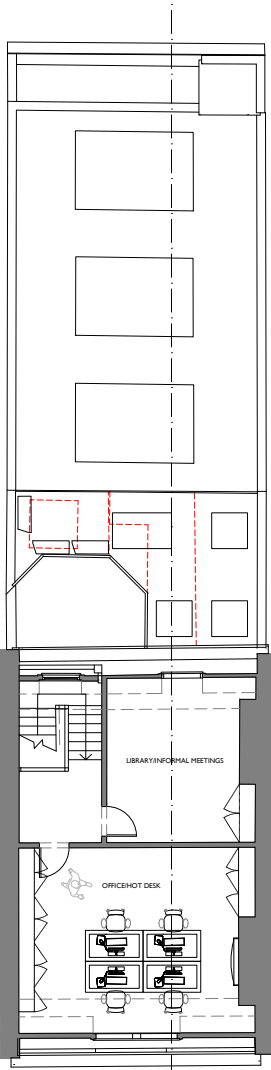
EXISTING SECOND FLOOR



PROPOSED SECOND FLOOR

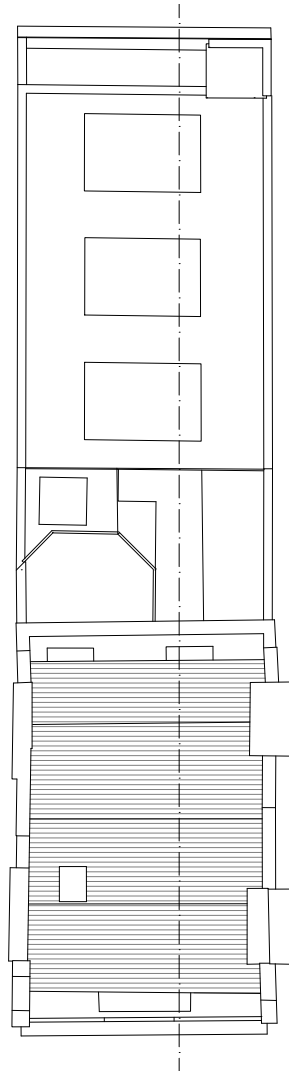


EXISTING THIRD FLOOR

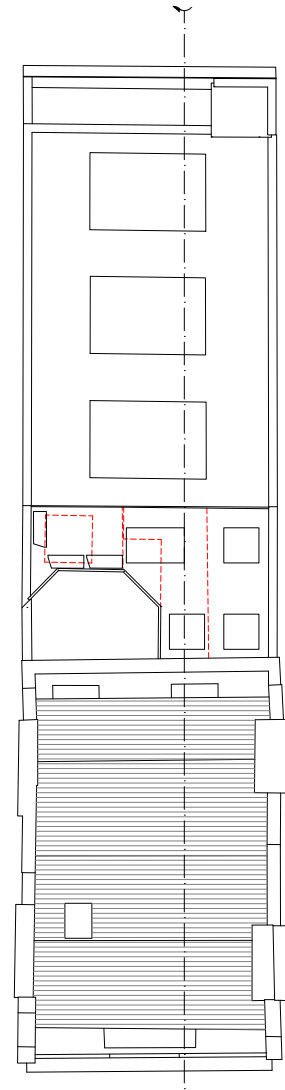


PROPOSED THIRD FLOOR

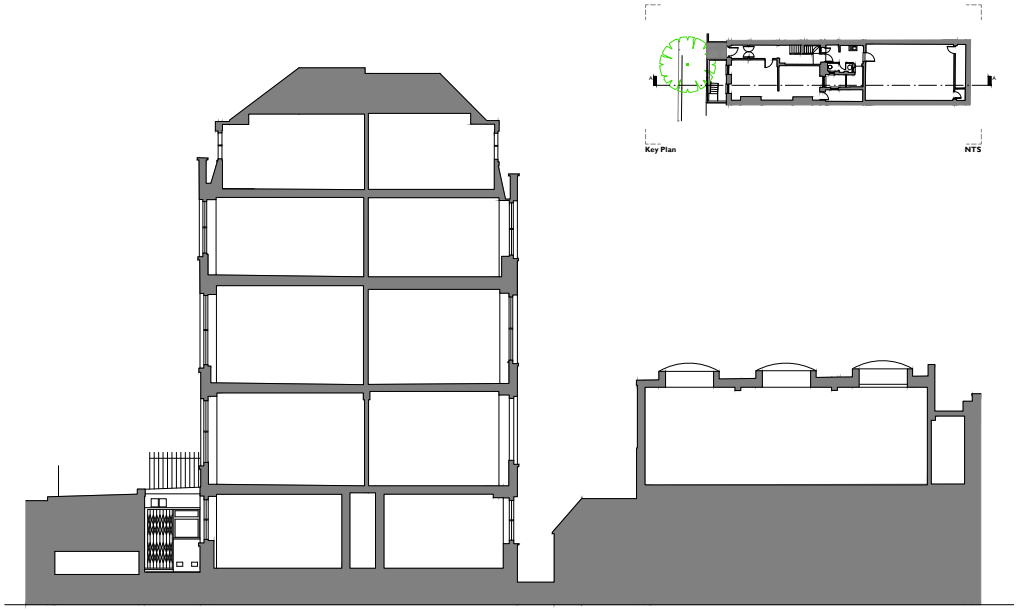
5 HERITAGE IMPACT ASSESSMENT



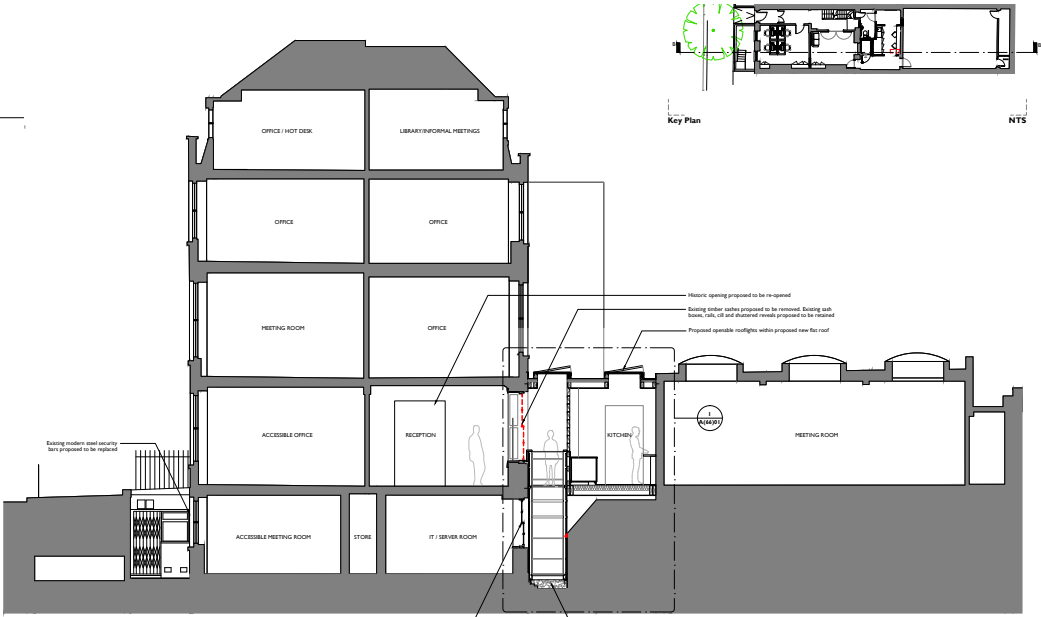
EXISTING ROOF PLAN



PROPOSED ROOF PLAN

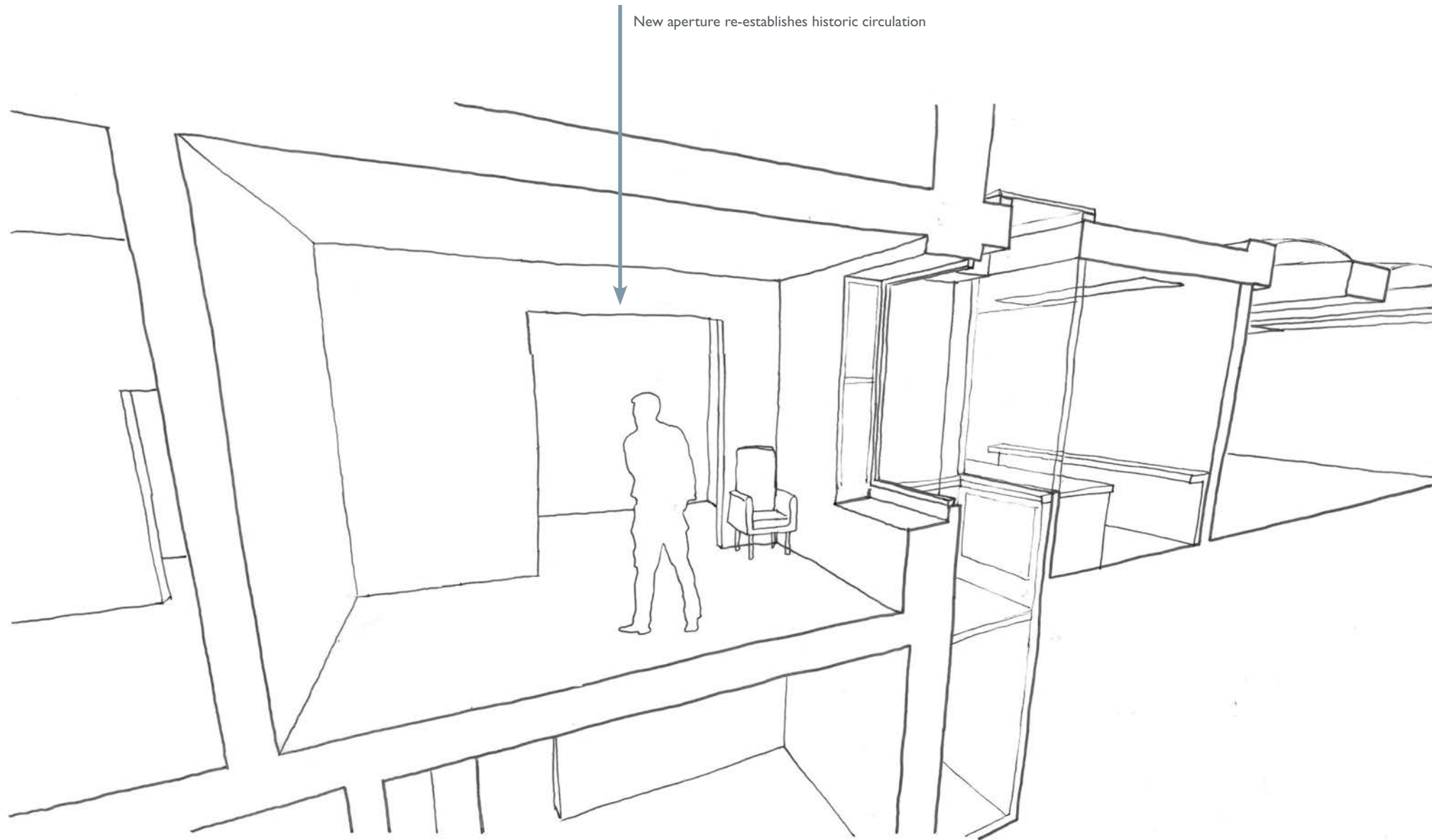


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

5 HERITAGE IMPACT ASSESSMENT



RECEPTION SKETCH

5.3 IMPACT ASSESSMENT

Location	Heritage Value	Description and Level of Change	Overall Impact
Principle elevation – External access ramp	<i>High (whole façade)</i>	<p>Minor change</p> <p>The removal of the step from street level onto the entrance path approach to the front door does constitute a change in the current appearance of the façade. However, the current stepped entrance way is not original and was added some time after the 1960s at which time the previous decorative scheme was destroyed.</p> <p>This alteration is mitigated by the re-instatement of a decorative scheme for the tiled ramp which will return the entrance path to a design more in-keeping with the entrance paths to the other Georgian terraced houses nearby, with which No.17 retains strong group value. This decorative element is a significant part of the high aesthetic value of the façade of No.17 and its designed relationship as a set-piece with the other terraced houses on the street. Returning a decorative scheme that is sympathetic to the buildings origins to the front of the building will re-establish an important aesthetic element to the most significant element of the heritage asset and replace an important visual link to the surrounding buildings that has been lost.</p>	Slight While the façade is recognised as being of high significance, the impact of the ramp is mitigated by the design of the entrance way.
Replacement of roof and roof lights to rear elevation link	<i>Low</i>	<p>Minor change</p> <p>Replacement of the roof to the link providing access to the 1938 meeting room to the rear will improve the appearance of the current roof scape and tidy up somewhat its relationship to the rear elevation of the building. The current roof light dates from the late twentieth century and is not of any significance.</p>	Slight/Neutral
Basement - Insertion of lift	<i>Low</i>	<p>Moderate change</p> <p>The new lift shaft has been sited within the western end of the building and at basement level, this space has been through a number of alterations over time, the latest being sometime post-1971. The earliest piece of fabric that is being affected by the proposals is the 1938 window, considered to be of low significance, between the kitchen and the service area to the east. This window will be boarded over and retained in the scheme.</p>	Slight/Neutral
Basement – New opening for Boiler room access	<i>Medium/Low</i>	<p>Moderate change</p> <p>The new opening constitutes a loss of medium/low significance fabric and a reconfiguration of the circulation space in the basement made necessary by the insertion of the new lift shaft. This area has been modified extensively in the twentieth century, with the insertion of the new window in 1938 and the insertion of a new kitchen post-1971. The new layout will connect the new Server/IT suite to the Boiler Room, preserving the service functions of the spaces and the surviving decorative feature, the cast iron fireplace will be retained.</p>	Slight adverse impact

5 HERITAGE IMPACT ASSESSMENT

Location	Heritage Value	Description and Level of Change	Overall Impact
Ground Floor – New circulation routes for creation of reception area	<i>High</i>	<p>Moderate change</p> <p>The new opening from the hallway into the rear room and the blocking up of the area of wall in the front room that was removed post-1971, re-establishes the original circulation and substantially, the plan form of the 1792 house on its most significant floor. The loss of fabric, which is proposed as part of the widening of the aperture from the hall, will allow for disabled access into the reception area though it is considered that these losses are mitigated by the reinstatement of the important historical relationships between these spaces.</p> <p>The new aperture is not proposed at full-height so will protect the historic cornice in both the Hallway and the new Reception area.</p>	Large Beneficial
Ground Floor – Insertion of lift and reorientation of kitchen for insertion of disabled toilet facilities	<i>Negligible</i>	<p>Minor change</p> <p>The reorientation of the kitchen area provides the requisite space for the new lift shaft and disabled toilet that are required for disabled access and provision in the building. All the changes are taking place within the footprint of the 1930's additions to the original house so there is no loss of original fabric. This area has been substantially altered over time and in the new scheme, is retaining its use since construction as a utilitarian space.</p> <p>The plan form of this area of the building has been consistently altered over time leading to an area of lower significance.</p>	Slight adverse impact. Fabric is not original in this area and in our professional opinion, based on the historic development plans, the proposals constitute a moderated impact overall.
Ground Floor - New doorway configuration to rear Meeting Room	<i>Low</i>	<p>Minor change</p> <p>The blocking up of the current doorway that exists between the kitchen and the Meeting Room will make an enclosed space for easy access to the disabled toilet. The circulation route from the new Reception area to the Meeting Room will be improved by relocating the door to the western side of the 1938 crosswall.</p>	Slight/Neutral

VISUAL SURVEY OF THRESHOLD TREATMENTS IN DOUGHTY STREET



5 HERITAGE IMPACT ASSESSMENT

Threshold comparison

In the course of assessing the heritage significance and proposed treatment for the access ramp, a visual survey of some other threshold treatments in Doughty Street was conducted for comparison.

From those viewed, some of which are illustrated below it is clear that there is a high degree of differentiation in the threshold treatments in the houses adjacent and opposite the subject site and an even wider variety along the street as a whole. Changes in level, design and a mixture of later additions, subtractions or alterations therefore characterise the entrances to the houses on both sides of the street.

Raised stepped access, of the sort currently at by the subject site, No17 (fig 1), is also shown at No10 and No11 (figs 2 & 3), both of which also feature black and white check tiling of slightly differing configurations.

Patterned tiling

Adjacent properties that retain coloured decorative tilework add another range of variation to the threshold treatments along the road and these too underline the differentiation in the thresholds generally as the patterns themselves are markedly different. The configuration, geometry and use of colours at No14 (fig 4) 15 (fig 5) and 16 (fig 6) represent the best nearby surviving tiled examples.

Access ramps

There are currently two other houses on the street that have permanent disabled access solutions. No49, The Dickens Museum (fig 7) has an overlaid ramp, the surface treatment of which mirrors the original surviving tiled surface beneath it and this rises flush to the front step. The other at No 52 (fig 8) is an entirely modern replacement of standardised paving slabs with inserted ceramic strips.

Summary

The range of threshold treatments along Doughty Street is numerous and varied, though broad categories can be defined. There is variation in level, materials, and decorative finishes and every entrance way is unique. This may not have always been the case and the colourful Minton tiled paths that currently survive are testament to a first period of change in the Victorian period that has been sustained ever since.

The current scheme proposes a permanent solution that addresses the current issues with the step, returns a colourful geometric pattern to the entrance way and provides disabled access.

5.4 SUMMARY

17 Doughty Street makes a significant contribution to the Bloombury Conservation Area in which it stands as a listed building with Group Value with the rest of the terrace. In comparison to many adjacent houses it has seen a high degree of alteration both externally but most significantly on the interior. The current proposals seek to make the building sustainable as the headquarters of a national charity and seek primarily to provide disabled access on two of the floors. The relationship between the house and its important streetscape will be retained by the proposals which are largely focused on interior reconfiguration rather than any major external alteration.

5.4.1 EXTERIOR

The most significant exterior change is the provision of a low ramp from pavement level to the height of the front step. This will mean the loss of the current configuration which comprises a later, raised entranceway comprised of a black and white tiled step – this step is considered to have low heritage value due to its date and the manner in which it has altered the original configuration of the relationship between street and front door. The low ramp will be faced with the kind of decorative tiling that is to be found in front of many of the other houses along the street (see page 45). The **Low heritage value** of the existing step, which alongside being a rather clumsy addition to the threshold of the building, is also in a state of disrepair, is a decisive factor in assessing that the proposals represent only **Slight adverse impact** on the façade more generally.

As evidenced on p45, the level of change seen by the entrance ways along Doughty Street is considerable. Many of the existing entrance ways are not original with the most decorative dating from the Victorian period.

There will not be any substantial change to the exterior to the west. The Meeting Room is considered to be an area of **Low heritage value** and the works will have a **Neutral impact**, simply seeking to tidy up the roofscape and bringing substantially more light into the meeting room.

5.4.2 INTERIOR

The historic core of 17 Doughty Street remains largely intact and legible as a moderate Georgian Second Rate townhouse though a number of internal additions to the west and some unsympathetic subtractions in the principal rooms have eroded its significance to a certain degree. The survival of some of the decorative features internally has been at the expense of a number of substantial alterations in the plan form and spatial qualities of the generous Georgian room sizes. Chief among these changes has been the blocking up of the door that linked the Hall way passage to the rear room. This change completely altered the circulation route through the key historic rooms of the house. A loss of fabric was the result of this change as to link the Front Room and the Rear room, a new aperture, with an angled arch, was created in the post-1971 alterations.

This scheme seeks to return the principal rooms on the ground floor to their original layout whilst ensuring that there is suitable disabled access from the front entrance to the new Reception area. The blocking up of the current opening is considered to be a **Largely beneficial** aspect of the overall scheme. As shown in the annotated drawing on page 42 the new opening will be situated on the footprint of the historic doorway, re-establishing the important circulation routes through the Ground Floor and reconnecting the room to the Entrance Hall. The new opening has been arched in the proposal to mirror both the arches in the Hallway at Ground Floor and the shallower arch in the basement, so conforming to the predominant typology for doorways elsewhere in the house.

The insertion of the lift, which will provide access from the Basement to the Ground Floor is in an area of the building that dates from the 1938 extension of the Ground Floor by Laurence King. This area was subject to considerable further alterations throughout the twentieth century though its general purpose as a series of utility spaces to the rear of the original house has remained unchanged since King's interventions. This purpose is being maintained in the proposals with the re-orientation of the space meaning that it is in compliance with the disabled access provision that is the driving force behind the changes. Based on the historical development plans presented in this report on page 24-26 the extension and subsequent reconfigurations have not been sympathetic to the original Georgian house and the changes in the late twentieth century have all but destroyed the areas legibility as a period addition from 1938. Understanding of these numerous phases of work, that have consistently altered the plan form leads to a conclusion that this is an area of **Low heritage value** and therefore constitutes the only part of the building that can absorb the level of change proposed. The citing of the new disabled access is therefore consistent with the preservation of the higher areas of significance in the house and can be seen as only **Slightly adverse**.



APPENDICES

Appendix A: Bibliography

Appendix B: NHLE List Entry Descriptions

Appendix C: National and Local Planning Policies

Appendix D: Heritage Guidance

APPENDIX A: BIBLIOGRAPHY

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APPENDIX B: NHLE LIST ENTRY DESCRIPTIONS

Name: NUMBERS 1-19 AND ATTACHED RAILINGSI

List entry Number: I271987

Location

NUMBERS 1-19 AND ATTACHED RAILINGS, 1-19, DOUGHTY STREET

CAMDEN

TQ3082SE DOUGHTY STREET 798-1/96/309 (West side) 14/05/74
Nos.1-19 (Consecutive) and attached railings

GV II

Terrace of 19 houses. No.1, early C19; Nos 2-14, c1799-1800; Nos 15-19, c1792. Terrace completed by 1820. Built by J Wigg, G Slaton, J Wilson. Yellow stock brick with plain stucco band at 1st floor sill level. Most with evidence of tuck pointing. No.1: stucco ground floor with rusticated quoins. Plain stucco 3rd floor sill band. 4 storeys and basements. Double fronted with 3 windows, splayed 1-window corner treatment and 1-window return to Roger Street, plus single storey 7-window extension. On left hand angle of splay, chimney-stack rising from ground floor through the parapet. Projecting rusticated portico with C20 round-arched doorway having a radial fanlight and panelled door. Ground floor window on corner, round-arched; others with architraves and keystones. 1st floor windows to Doughty Street 2-pane square-headed sashes in segmental-arched shallow recesses. 2nd and 3rd floor windows with gauged brick flat arches to recessed 2-pane sashes. Parapet. Cast-iron plaque on return inscribed "St P x P 1821". INTERIOR: not inspected. Nos 2-5: Nos 3 & 4 now one house.

Narrow 3rd floor sill cornice. 4 storeys and basements. 3 windows each. Projecting, round-arched, rusticated porticoes with cornices and later C19 doorways; half glazed (patterned) doors and patterned overlights. Doorway of No.4 replaced by a window. Gauged brick flat arches to recessed 2-pane sashes. Parapets. Nos 4 and 5 with original lead rainwater heads. INTERIORS: not inspected but No.5 noted to have stick baluster stair. Nos 6-19: slated mansard roofs with dormers. No.10 probably refronted. 3 storeys, attics and basements. 3 windows each. Round-arched doorways with panelled or recessed pilaster-jambes (Nos 9, 14 & 15 with attached columns), cornice-heads, most with patterned fanlights, and panelled doors. Gauged brick flat arches to recessed, mostly 2-pane, sashes. Nos 8 and 17 with cast-iron balconies to 1st floor windows. Stucco cornices and blocking courses, except Nos 17 & 18. Most houses have original lead rainwater heads and pipes. INTERIORS: not inspected, but Nos 10, 11 and 12 noted to have stick baluster stair. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. HISTORICAL NOTE: No.14 was the home of Sydney Smith, clergyman, author and wit (LCC plaque).

¹ <http://list.historicengland.org.uk/resultsingle.aspx?uid=I271987> [accessed 3rd June 2015]





APPENDIX C: NATIONAL AND LOCAL PLANNING POLICIES

NPPF:

Core planning principles

[...]

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

[...]

12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,¹ including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and

¹ 29 The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking.

- opportunities to draw on the contribution made by the historic environment to the character of a place.

[...]

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

LONDON PLAN²

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

- A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the

desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

² London Plan (2015), Chapter 7: London's Living Places and Spaces, <http://www.london.gov.uk/sites/default/files/London%20Plan%20March%202015%20%28FALP%29%20-%20Ch7%20London%27s%20Living%20places%20and%20spaces.pdf> [accessed 8 June 2015]

POLICY 7.9 HERITAGE-LED REGENERATION

Strategic

- A Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

- B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

LDF Preparation

- C Boroughs should support the principle of heritage-led regeneration in LDF policies.

CAMDEN COUNCIL'S CORE STRATEGY:³

CS9 – Achieving a successful Central London

[...]

9.9 There are many conservation areas in Camden's Central London area (Bloomsbury, Charlotte Street, Denmark Street, Hatton Garden, King's Cross, Seven Dials and parts of Regent's Canal and Regent's Park), covering the majority of the area, as well as number of historic London Squares and many listed buildings. This illustrates the high quality of much of the area's built environment and reflects its

historical and architectural importance. The Council will take the conservation area statements, appraisals and management strategies for these areas into account when assessing planning applications for sites in the area. We will seek to make sure that the design of new development contributes positively to the area and respects Central London's full range of heritage assets.

CS14. Promoting high quality places and conserving our heritage

14.1 Camden does not have a single built character but is made up of many diverse areas, each with their own identity. The southern part of the borough, which forms part of Central London, is characterised by a high density built environment and complex mix of uses. The central part of the borough contains several town centres surrounded by areas of medium-density housing and some employment uses. The north of the borough is predominantly residential of a lower density with substantial open space at Hampstead Heath. Throughout the borough there are examples of Camden's unique architectural heritage, with many high quality buildings and places, old and new. This is reflected in our large number of conservation areas and listed buildings, which have been recognised for their special architectural or historic interest.

14.2 Our overall strategy is to sustainably manage growth in Camden so it meets our needs for homes, jobs and services in a way that conserves and enhances the features that make the borough such an attractive place to live, work and visit. Policy CS14 plays a key part in achieving this by setting out our approach to conserving and, where possible, enhancing our heritage and valued places, and to ensuring that development is of the highest standard and reflects, and where possible improves, its local area. Policy CS13 above and policy DP22 in Camden Development Policies set out our approach to ensuring that design in the borough is sustainable and that schemes include measures to minimise the effects of, and adapt to, climate change.

CS14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens; [...]
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible; [...]

Excellence in design

14.3 Camden has many special and unique places and historic and modern buildings of the highest quality. As well as preserving this rich heritage, we should also be contributing to it by making sure that we create buildings of equally high quality that will be appreciated by future generations. The design of the places and buildings that make up our local environment affects us all and our quality of life. High quality design is visually interesting and attractive but it is not just about what things look like. Good design makes places that put people first, are welcoming, feel safe and are enjoyable and easy to use for everyone, whether they are living in, working in or just passing through the borough.

14.4 Development schemes should improve the quality of buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors. The Council will therefore insist on high quality design throughout the borough. In accordance with government guidance in Planning Policy Statement (PPS) 1 – *Delivering Sustainable Development* we will not accept design that is considered inappropriate to its

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

context or which fails to take opportunities to improve the character and quality of an area and the way it functions. Please see Camden Development Policies (policy DP24) for more detailed guidance on our approach to the design of new development and alterations and extensions. When assessing design, we will also take into account government/ CABE guidance *By Design – Urban Design in the planning system: towards better practice* and our own Camden Planning Guidance supplementary document.

[...]

14.6 Good design is safe and accessible, and responds flexibly to the needs of its users. It creates buildings that have minimal negative impact on the environment, during construction and beyond. The construction and use of buildings currently accounts for around half of national carbon emissions and it is therefore vital that new and redeveloped buildings are designed to have a beneficial impact on their environment. See CS13 – *Tackling climate change through promoting higher environmental standards* and CS17 – *Making Camden a safer place* for our approach to these matters.

14.7 High quality design also takes account of its surroundings and what is distinctive and valued about the local area. Camden is made up of a diversity of areas, each with their own distinctive character, created by many elements such as architectural style and layout, social and economic history, landscaping and mix of uses – as summarised in the description of Camden’s character below. As Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings, taking account of context and local character is particularly important. The Council will therefore expect the design of buildings and places to respond to the local area and its defining characteristics and reinforce or, if appropriate, create local distinctiveness.

[...]

CAMDEN’S HERITAGE

14.9 Camden has a rich architectural heritage with many special places and buildings from throughout Camden’s history (see map 6). 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. We have prepared conservation area statements, appraisals and management strategies that provide further guidance on the character of these areas. We will take these documents into account as material considerations when we assess applications for planning permission and conservation area consent in these areas.

14.10 Over 5,600 buildings and structures in Camden are nationally listed for their special historical or architectural interest, and 53 of the borough’s squares are protected by the London Squares Preservation Act 1931. In addition, 14 open spaces in Camden are on English Heritage’s Register of Parks and Gardens of Special Historic Interest. The Council will consult with English Heritage over proposals affecting these parks and gardens. We also encourage the restoration and management of Parks and Gardens of Special Historic Interest and London Squares to enhance their value. Camden also has a generally well-preserved archaeological heritage, with 13 identified archaeological priority areas, although this can be vulnerable to modern development and land use.

14.11 We have a responsibility to preserve and, where possible, enhance our heritage of important areas and buildings. Policy DP25 in Camden Development Policies provides more detailed guidance on the Council’s approach to protecting and enriching the range of features that make up our built heritage.

14.12 Architectural detail, materials, colour and structures such as walls can make a significant contribution to the appearance of an area, but can often be altered without the need for planning permission. Cumulatively, many minor building works can gradually erode the quality of an area and undermine the quality of conservation areas. We will therefore make use of ‘Article 4 Directions’ in appropriate locations to bring some minor works under planning control. We are intending to introduce such measures in the conservation areas of Belsize, Hampstead, and Swiss Cottage, where loss of historic character through cumulative change is apparent. Primrose Hill conservation area already benefits from a comprehensive Article 4 Direction, which has helped to retain its high quality historic character.

[...]

Access

14.19 Good access benefits everyone. However, many people are disadvantaged by poor access to facilities and vulnerable and disadvantaged groups, such as the elderly and disabled people, can be particularly affected. Poor access can be caused by difficulties in reaching facilities or by difficulties in using the facilities themselves. The Council requires new buildings and spaces to be inclusive and accessible to all. As accessibility is influenced by perceptions as well as physical factors, buildings should also be designed to appear, as well as be, fully accessible. The Council will require Design and Access Statements for developments to show how the principles of inclusive design, ensuring access for all, have been integrated into the proposed development, and how inclusion will be maintained and managed.

14.20 Making roads and pavements and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will seek improvements for all pedestrians to ensure good quality access and circulation arrangements, including improvement to existing routes and footways. The Camden Streetscape Design Manual and our Camden Planning Guidance supplementary document provide more detailed guidance on this issue.

[...]

Camden's character

Camden is characterised by a great richness and variety in its built and natural environment, with a valuable heritage of local, national and international significance. The following section describes the places, buildings and features that give Camden its distinctive character. **The southern part of the borough** is where most of Camden's future growth will take place. It forms part of Central London and has a richly varied and dense character. The planned Georgian streets and squares (e.g. Bedford, Russell, Fitzroy) of Bloomsbury are evidence of the early expansion of London in a form that was architecturally groundbreaking. Modest mews developments to the rear of the terraces contrast in scale and are a particularly characteristic type here and elsewhere in the borough. Regents Park and Nash's 1820s residential development sit at the south western boundary of the borough, contrasting with the earlier Georgian developments in the area.

[...]

CAMDEN COUNCIL'S DEVELOPMENT POLICIES:⁴

Improving and protecting our environment and quality of life

DP24. Securing high quality design

24.1 Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage* sets out the Council's overall strategy on promoting high quality places, seeking to ensure that Camden's places and buildings are attractive, safe, healthy and easy to use and requiring development to be of the highest standard of design that respects local context and character. Camden has a unique and rich built and natural heritage, with many areas with their own distinct character, created by a variety of elements including building style and layout, history, natural environment including open spaces and gardens, and mix of uses. We have a duty to respect these areas and buildings and, where possible, enhance them when constructing new buildings and in alterations and extensions.

24.2 Policy DP24 contributes to implementing the Core Strategy by setting out our detailed approach to the design of new developments and alterations and extensions. These principles will 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.

[...]

DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and accessibility.

[...]

Respecting local character

24.11 Given the highly built-up nature of Camden, careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context is needed in order to achieve high quality development which integrates into its surroundings.

24.12 In order to best preserve and enhance the positive elements of local character within the borough, we need to recognise and understand the factors that create it. Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings. Within areas of distinctive character, development should reinforce those elements which create the character. Where townscape is particularly uniform attention should be paid to responding closely to

⁴ Camden Council, *Development Policies*, <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/local-development-framework/development-policies/>

the prevailing scale, form and proportions and materials. In areas of low quality or where no pattern prevails, development should improve the quality of an area and give a stronger identity.

24.13 Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. Overly large extensions can disfigure a building and upset its proportions. Extensions should therefore be subordinate to the original building in terms of scale and situation unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.

24.13 Design and Access statements should include an assessment of local context and character, and set out how the development has been informed by, and responds to it. We have prepared a series of Conservation Area Statements, Appraisals and Management Plans which describe the character and appearance of individual conservation areas and set out how the Council considers each can be conserved and enhanced. These should be used by developers to inform their understanding of the special character of the area, and we will take these into account when assessing development proposals in conservation areas. Development Policy DP25 – *Conserving Camden's heritage* provides further guidance on the preservation and enhancement of the historic environment.

Detailing and materials

24.15 Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings, such as cornices, mouldings, architraves, porches and chimneys should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors and the cladding and painting of masonry can also spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

24.16 Schemes should incorporate materials of an appropriately high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

[...]

Incorporating building services equipment

24.18 Building services equipment, such as air cooling, heating, ventilation and extraction systems, lift and mechanical equipment, as well as fire escapes, ancillary plant and ducting should be contained within the envelope of a building or be located in a visually inconspicuous position.

[...]

Accessibility

24.24 In line with policy DP29 – *Improving access* the Council will expect all buildings and places to meet the highest practicable standards of access and inclusion. Any adaptation of existing buildings must therefore address this issue and respond to access needs whilst ensuring that alterations are sympathetic to the building's character and appearance. Policy DP25 – *Conserving Camden's heritage* provides further guidance on providing access to listed buildings.

[...]

DP25. Conserving Camden's heritage

25.1 Camden has inherited a rich architectural heritage with many special places and buildings from many different eras in the area's history, from the historic villages of Hampstead and Highgate to Georgian squares and John Nash's Regent's Park terraces, from the Victorian engineering of St Pancras Station to iconic modern structures such as Centrepoint. These places and buildings add to the quality of our lives by giving a sense of local distinctiveness, identity and history. 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. Also, thousands of buildings in Camden are nationally listed for their special historical or architectural interest (see map 3). We have a responsibility to preserve and, where possible, enhance these areas and buildings. This policy helps to implement Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage*.

DP25 – 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
- 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.

[...]

Listed buildings

25.11 Camden’s listed buildings and structures provide a rich and unique historic and architectural legacy. They make an important and valued contribution to the appearance of the borough and provide places to live and work in, well known visitor attractions, and cherished local landmarks. We have a duty to preserve and maintain these for present and future generations. There are over 5,600 buildings and structures in Camden that are on the statutory list for their special architectural or historic interest.

25.12 The Council has a general presumption in favour of the preservation of listed buildings. Total demolition, substantial demolition and rebuilding behind the façade of a listed building will not normally be considered acceptable. The matters which will be taken into consideration in an application for the total or substantial demolition of a listed building are those set out in Policy HE7 of PPS5.

25.13 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building. The matters which will be taken into consideration in an application for alterations and extensions to a listed building are those set out in Policy HE7 of PPS5.

25.14 Where listed buildings are being altered for the provision of access for people with disabilities, the Council will balance their needs with the interests of conservation and preservation. We will expect design approaches to be fully informed by an audit of conservation constraints and access needs, and to have considered all available options. The listed nature of a building does not preclude the development of inclusive design solutions, and the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation.

APPENDIX D: HERITAGE GUIDANCE

HISTORIC ENGLAND'S *EASY ACCESS TO HISTORIC BUILDINGS* (2015):¹

1.1 Conservation principles

Buildings, landscapes and monuments – the physical survivals of our past – are protected not for their own sake but for our benefit and that of the generations who will succeed us. They are an integral part of our cultural identity and contribute towards a strong sense of place, whether in a local, regional or national context. They are irreplaceable, but sometimes they need to be modified to meet the changing needs of their occupants. The survival of most historic buildings depends upon their continued, viable use and this may, among other things, require alterations to improve access.

Sensitive alteration will have due regard for what it is that makes a particular building special or significant. Significance may arise from its distinctive physical features, from its layout and relative completeness, from the materials and methods of its construction, or from its association with particular personalities and events. Significance may also lie in the archaeological remains that survive hidden in the ground below. Understanding the significance of a building is a vital first step in thinking about how much it can be changed.

In most cases access can be improved without compromising the special interest of historic buildings. There are only rare occasions when nothing can be done to improve or facilitate access. By undertaking a careful process of research, brief-taking, consultation and creative exploration of alternatives, good quality solutions that add a new layer of history to our historic buildings are usually possible.

Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment sets out a consistent approach to making decisions about all aspects of the historic environment. It also shows how its protection can be reconciled with the economic and social needs and aspirations of the people who live in it. The principles align with the National Planning Policy Framework, which sets out the Government's planning policies for England, provides a framework for sustainable development and gives strategies for conserving and enhancing the historic environment. The provision of easy access can be an important part of a sustainable approach to caring for the historic environment and *Conservation Principles* shows how access can be improved without compromising the significance of special places. [...]

The conservation assessment

A complementary part of the process will be to prepare a conservation assessment that establishes the significance of a building or site and its constituent parts in terms of its special architectural, historic or archaeological interest. These are usually prepared by architectural historians or conservation architects but amenity societies and local authorities may also be a source of guidance. In the case of ecclesiastical buildings, the statement of significance should provide the equivalent of a conservation assessment. [...]

¹ 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>



3.3 Vertical movement

[...]

Lifts

The best way to provide accessible circulation between different floors of a building is to install an integrated and suitably sized passenger lift. As well as helping wheelchair users it can also be of benefit to ambulant disabled people, older people and people with pushchairs. A passenger lift is more likely to be feasible in larger buildings. Where space is at a premium, or a lower-cost solution is required, a short-rise platform lift may be a more viable solution.

Passenger and platform lifts are best located in the less-sensitive parts of historic buildings, for example secondary staircases and light wells or in areas that have already been disturbed or altered. Pits and openings for lift shafts should be carefully located to avoid loss or damage to significant timbers, archaeological remains or decorative surfaces.

Lift controls should be designed for ease of use by everyone and should incorporate tactile, visually contrasting illuminated buttons set at an appropriate height and location. Audible information can help people using and waiting for the lift.

The lift car should be large enough to accommodate any type of wheelchair with at least one other passenger. A lift car 2000mm wide by 1400mm deep will accommodate most scooters and allow wheelchair users to turn through 180 degrees. It may also be more suitable where there is heavy visitor use. In some historic buildings, a smaller car may be the only option. The minimum size needed to accommodate one wheelchair user and a companion is 1400mm deep by 1100mm wide. If circumstances allow, it should operate as a through lift, with doors on opposite sides, so that the wheelchair user does not have to turn round or reverse on exit. This also applies to short-rise platform lifts.

Whatever the type of lift, requirements for ongoing maintenance and management should not be overlooked, particularly in the case of external lifts that are exposed to the elements.

Certain passenger lifts and most platform lifts avoid the need for expensive and space-consuming overruns and lifts pits. Short-rise platform lifts offer scope for level changes up to 4m if contained within an enclosed lift shaft. The minimum platform size required to accommodate a wheelchair user is 800mm wide by 1250mm where the platform is not enclosed and 900mm wide by 1400mm deep when it is. An enclosed platform 1100mm wide by 1400mm deep will accommodate an accompanied wheelchair user and is the smallest that will allow two doors located at 90 degrees to one another.

Traditional stair or platform lifts that follow the incline of a stair should only be used where standard passenger or platform lifts cannot be installed. They tend to be unpopular with disabled people and can be undignified or impossible for some people to use. They may also create unacceptable visual intrusion and cannot be fitted to a staircase on an escape route if they constitute a hazard or reduce the width of the stairway to less than the acceptable minimum. They should only be considered as a last resort when it is impossible to accommodate a vertical lift or ramp or where alternative routes are not available.

Stair climbers are devices that are attached to wheelchairs to allow them to be transported up or down a flight of stairs. They must be operated by trained staff, do not serve all types of wheelchair, nor do they resolve the access problems of those who have difficulties with steps. They may also cause embarrassment and can give rise to anxiety because of their perceived lack of safety. The damage they can do to stair treads may also make them unsuitable for use on significant historic staircases. A stair climber may be the only solution to some access problems but should only be considered when there is no other practical option.



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