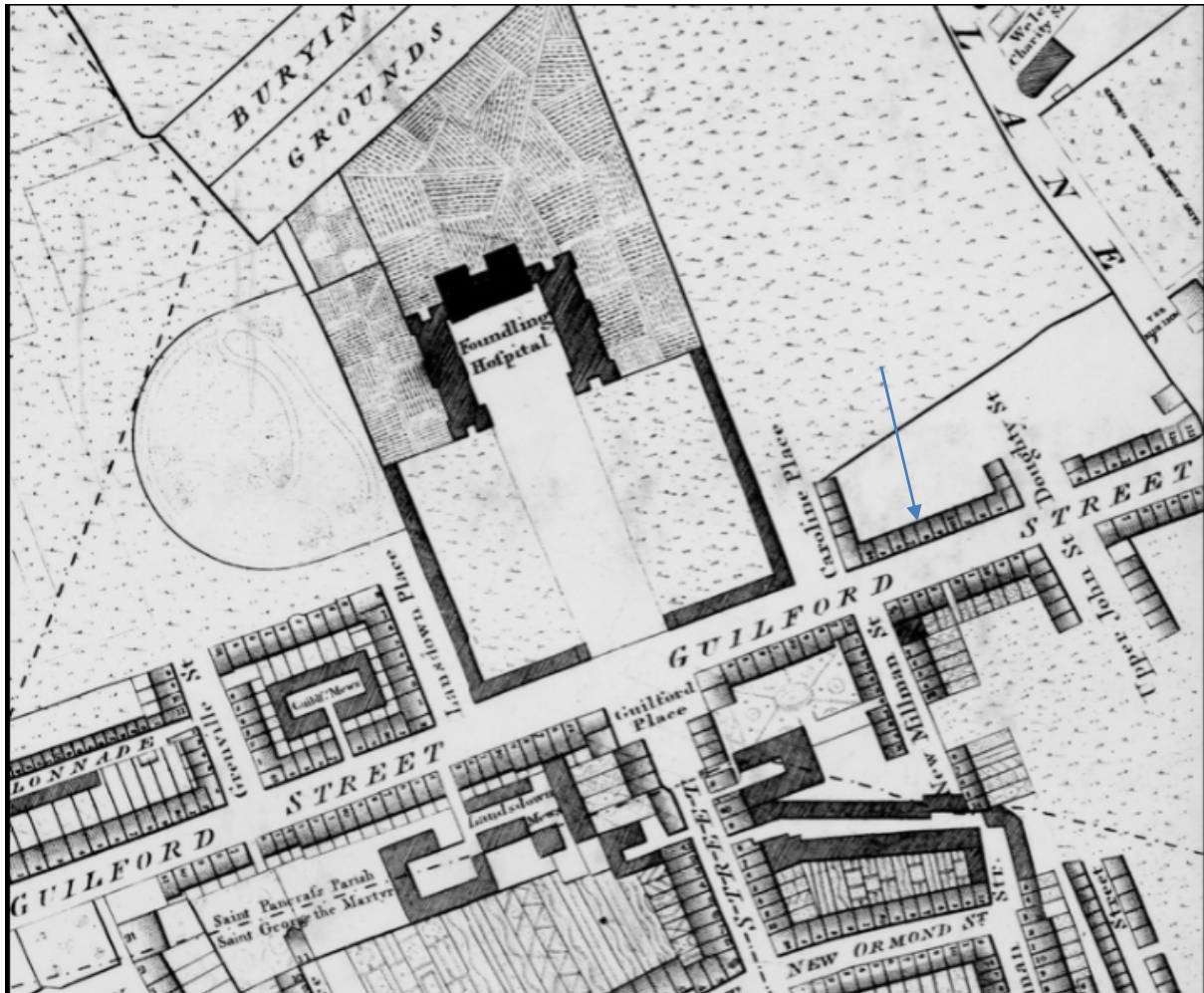


HERITAGE STATEMENT

Character and Architectural Interest.

Number 106 Guilford Street was built shortly after 1793. It is a five storey building On the North side of Guilford Street near the junction with Doughty Street. It is divided into 4 flats one on each floor with a basement. The subject flat on the first floor is a single bedroom flat consisting of the front and rear rooms on this floor accessed from the narrow common stairs.



Map of 1799 No 106 Guilford Street was formally No 6 Guilford Street East

Number 106 is Grade 2 listed in the Bloomsbury Conservation Area designed by James Burton . Master of the Tilers and Bricklayers Company who died in 1837. Burton also built some of the Nash houses in Regents Park. Burtons son Decimus went on to become a distinguished Regency Architect.

No 106 is one of many terrace properties in Guilford Street built on the original Foundling Estate sold to developers for housing. The first occupant was a Judge William Draper Best who died in 1845.

Guilford Street is grander towards the Western end the houses having wider frontages and as it goes East the detailing and widths of the terraced frontages reduce and are less ornate. The purpose of this was originally to provide a mixture of occupants and house types in the same street. The classification of the houses was 1st to 4th class to the East.

Justification for Design

The application concerns only the rear of the property 106 at first floor level.

Very little of the original rear elevation and layout remains.

The basement floor of the property has been completely re modelled with infill to the original finger block and is built over to the extent of only having a very small internal light well of some 3.5msq remaining un-covered. The original roofs have gone at this level and are now covered in fibre glass except for a small single story rear addition that has been re-covered in artificial slates with Velux rooflights. The other flat roofs also have rooflights to the rear basement rooms.

The configuration and materials vary slightly from the granted permissions 2008-2011.

There is a three storey rear addition with the uppermost floor fourth floor supported on two sides by the rear wall and party wall and carried on a single column over the other floor below. This is a suspected later Victorian addition the original rear addition being only over the basement and ground floors and housing the original bathroom wash rooms for the property. The infill will homogenise the rear elevation and make the basement roof alterations less prominent.

The proposed alterations are of a minor nature being the alteration from a double hung sash window on the first floor rear to a triple hung sash window with a screening Juliette balcony.

There is no significant demolition.

The rear of the property has been completely re modelled and now bears little resemblance to the original rear elevation of the eighteenth century. There are seven windows to the rear elevation of which possibly only two are original 6 over 6 sash windows and one two over two.

The remaining window openings have been replaced with modern metal casements. There is a more recent mansard roof extension with a large dormer with metal casements.

The rear elevation overlooks modern new offices to the North .The rear elevation is landlocked and out of public view. The proposed infill of the rear addition between floors will be of the same brick an originally ochre local clay brick, it will be smudged to completely match the existing. This will have little impact on any special interest the building may retain most of the original listing element being confined to the plan form and front elevation with its square headed doorways No 106 has no entablature. The rear elevation is of Low Historic significance.

Sources

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