

66 GUILFORD STREET WCIN - 518A

DESIGN AND ACCESS STATEMENT
October 2015



COOK ARCHITECTS

CONTENTS

INTRODUCTION : SUMMARY OF PROPOSALS

- 1.0 DESIGN
 - 1.1 Strategy and Approach
 - 1.2 Arrangement and Layout
 - 1.3 Form and Materiality - Interventions
 - 1.4 Form and Materiality - Original Building

- 2.0 ACCESS STATEMENT

- 3.0 HERITAGE STATEMENT



INTRODUCTION: SUMMARY OF PROPOSALS

This Statement is intended to accompany the application for Listed Building Consent for 66 Guilford Street, WC1N.

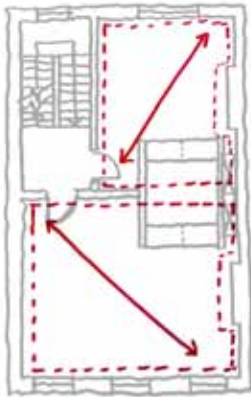
The application is submitted for the purpose of obtaining permission for the refurbishment and conversion of a Georgian townhouse into self-contained apartments. The approach has been to create high quality residential architecture, sensitive to the context of the listed building, the condition of which has been subject to tragic decay.

This document is to be read alongside the drawings submitted.

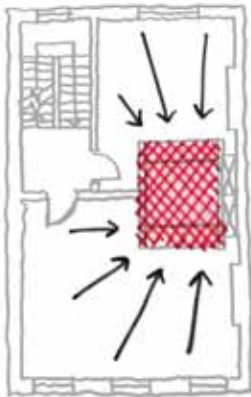
The proposal has been designed to positively contribute to the Bloomsbury Conservation Area, be appropriate for the locality, and developed in the context of planning constraints set out by the following:

- National Policy Guidance
- Development Plan
- LDF documents
- Mayor of London
- Camden Council

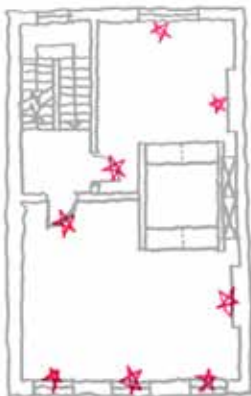




Allow the proportions and dimensions of the original volumes to



Modest volumetric interventions



Key architectural features restored and replaced.

1.0 DESIGN

1.1 STRATEGY AND APPROACH

The principles of the design approach do not differ from the previously submitted application. These can be summarised as follows:

Key Design Principles

- Restore the integrity of the listed Georgian building and respect the original layout of the house
- Increase accommodation with extensions and reconstruction of closet wings and at roof level
- Increase functionality through additional kitchens and bathrooms
- Add these functionalities by installing efficient, modest, modular interventions
- Consider the impact of M&E services and reduce impact through efficiency and concentration

Working with the Georgian Plan

The Georgian townhouse lends itself well to subdivision. The vertical stairwell allows for efficient circulation, connects all floors, provides access to most rooms, which have relatively high ceilings and generous proportions. Additional accommodation is provided by closet wings to the rear and roof spaces can be easily converted. Large windows create high levels of daylight, creating pleasing environments.

However occasionally the traditional Georgian layout can conflict with contemporary requirements, and some of the features for which these houses are so treasured can also appear to restrict contemporary interventions. However we intend to propose a balance between the nature of the original architecture of these houses, and the requirements of modern lifestyle.



I.2 ARRANGEMENT AND LAYOUT

As per the previously approved application, we propose sub-dividing the house into four units.

Levels LGF & UGF - Unit A

Unit A is a three bedroom maisonette that comprises of accommodation at Lower and Upper Ground Floor Levels, as well as the upper level of the closet wing. It is the largest unit in the house, and can be accessed both from the main door to the front of the house, and the secondary entrance through the front lightwell at Lower Ground Floor level. The main entrance door to the unit would be located under the landing of the main staircase. The entrance leads into a double-height cloakroom space, past which a guest WC and access to a small roof terrace lead off a short passage into the kitchen in the closet wing beyond.

A mezzanine study sits above the kitchen, pulled back from the staircase and rear kitchen wall. This allows the original window in the stairwell to remain in place, within the restored original brickwork becoming an internal feature. Mirrored or opaque glazing would ensure privacy and separation. The double height spaces created increase the sense of spaciousness despite the relatively modest scale and allow daylight from the windows and rooflights to flood the space. A new doorway would lead through to the restored original volumes at Upper Ground Level.

The living and dining space would occupy these spaces, connected by a proportional opening in the separating wall, with large windows to the front and rear bringing daylight deep into the plan.

Down the staircase on the lower ground floor, the original layout is restored to create three generous en-suite bedrooms. A small rear extension is proposed at this level, to increase the level of accommodation and match the line of the facade of the neighbouring property, No.67. Utility and laundry can be accommodated underneath the staircase,

A staircase in the rear courtyard garden connects the amenity space to the roof terrace above the new extension, and through to the reception spaces on the upper ground floor.



Levels 01 & 02 - Units B & C

These units most closely reflect the design intent of the original application. The strategy for the conversion of these buildings into self-contained units was to work with the hierarchy of the original Georgian house, and this is most legible in the varying scale and proportions of each floor-level. The original layout on Level 01 would have had two rooms, accessed separately from the stairwell through large doorways with pronounced architraves. Within the spatial hierarchy they would have been the most significant, socially as well as architecturally. They would originally have been used for entertaining, or for hosting guests, with refined features and furniture carefully chosen and placed. We believe our design solution restores the grandeur and elegance of these two rooms, but still accommodates the functionality of more than five. In two rooms that were designed for far lighter levels of occupancy, we feel that we have identified how best to accommodate multiple functionalities without compromising on the spatial and volumetric qualities of the space. The prized characteristics of spaciousness and light are maintained by concealing all the new functionalities within a single, modestly scaled intervention. Designed and detailed to appear like a carefully crafted piece of furniture,

those additional ancillary functions disappear when everything is closed, allowing the surrounding original rooms to be enjoyed and experienced as originally intended. The design establishes a hierarchy within these functionalities, using the contrast to enrich the experience of these spaces for occupants and visitors. The original spaces – elegantly proportioned and full of light, with high ceilings and walls and touches of decorative detail – are better understood and appreciated when experienced in contrast with the smaller spaces within the 'piece of furniture', with their rich, tactile materiality to reflect their intimate scale.

Level 03 & 04 - Unit D

The conversion of the roof volume to provide additional accommodation is proposed to match the neighbouring building as per the previously granted application. This additional storey allows for the creation of a second maisonette unit divided over two levels. At third floor level, two en-suite bedrooms are proposed, together with laundry and utility spaces and a guest WC. From the entrance hall a top-lit new staircase provides access to the fourth floor, accommodating a large open plan living, kitchen and dining space within the new volume.



I.3 FORM MATERIALITY - INTERVENTIONS

The concepts behind the form and nature of the key interventions into No 66 Guilford Street can be divided into three categories.

Lightweight Glazed Elements

In instances where a division of space is required that does not follow the traditional layout of the Georgian architecture, lightweight steel framed glazing elements would be used to create the separation. This would allow the visual connections and the overall proportions to be maintained, without compromising on the levels of daylight. Deployed in Unit A.

Intervention as Furniture

As per the previously granted application, additional functionalities would be contained within objects resembling pieces of furniture, finished in appropriate materials. Deployed in Units B & C.

Intervention as Object

A concept for spaces where the density of additional functionalities required is less. As objects themselves, in stark contrast to the original heritage details, they would be placed within volumes but would not impact on the original architecture. Deployed in Units A and D.



I.4 FORM MATERIALITY - ORIGINAL BUILDING

Facade

Almost all the alterations proposed are remedial, in order to restore the elegance of the original facade and improve the appearance of the listed building and streetscape.

It is also intended to restore the rear facade to the original condition, allowing for partial demolition of subsequent additions to the property, including sootwashing any new brickwork and ensuring that the restoration and replacement of the windows matches the existing.

The rebuilt closet wings are intended to be inkeeping with the character, materiality and proportion of the original.

Roof

The new roof extension is proposed to match as closely as possible the adjoining buildings to maintain continuity of material and form along the streetscale.



3.0 ACCESS STATEMENT

Pedestrian Movement - Externally

The entrances to the property would remain as existing due to the listed building status of the property. The apartments above Ground level will be accessed from the communal entrance on Guilford Street through the original front door. The secondary entrance to the Lower Ground maisonette is accessed via a private flight of steps leading down from street level. Due to the three step access wheelchair users will subsequently be unable to access the building without assistance. Colour contrast on the stair nosings would not be permitted.

Pedestrian Movement - Internally

Provisions for a lift was seriously considered in order to give access to the upper floors for impaired and disabled users, but the building's listed status and size constraints of the existing layout do not allow for such an intervention. Therefore there will be no improved disabled access in No.66 Guilford St.

The existing staircase will be restored to the original condition and maintain its original location. A new flight is proposed to link the existing third floor to the new fourth floor level directly above the flight below, which will comply with current Building Regulations.



2.0 HERITAGE STATEMENT



No. 66 Guilford Street, London, WC1N 2DF

Heritage Appraisal



Nos. 66 Guilford Street to the left of the picture

October 2015

I Introduction

- 1.1 This Heritage Appraisal has been prepared in connection with proposed minor alterations for residential use at no. 66 Guilford Street, London, WC1N 1DU. The proposals, which are briefly set out at section 4, represent minor amendments to an existing planning permission and listed building consent (2013/3902/P and 2013/3938/L respectively) for which a full Heritage Appraisal was prepared. For ease of reference, the 2013 appraisal is attached at appendix A. This includes the historic development of the building and a summary of its significance.
- 1.2 This appraisal sets out the main differences between the consented scheme and that now proposed and considers their acceptability against the context of the existing consent, the relevant historic environment policy provision and against the significance of the building.

Designations

- 1.3 No. 66 Guilford Street was first listed in 1990 as part of a short section of the wider terrace that included nos. 61-66 Guilford Street.
- 1.4 The list descriptions for the building is as follows:

Terrace of 6 houses, now a hotel and houses. c1793-9. Built by James Burton. Flemish bond brick; front of Nos 61 to 63 partly rebuilt after damage in World War II. Welsh slate roof having brick ridge and end stacks. Double-depth plan. Nos 61-65: 4 storeys and basement, symmetrical 15-window range. Doorways; No.61 has C20 panelled door set in mid C19 semicircular arched stucco surround, Nos 62 & 63 have late C18 fielded 6-panelled doors set in similar surrounds with late C18 fluted and reeded architraves, Nos 64 & 65 have flat arches over late C19 panelled doors set in ground floor of channelled stucco. Gauged flat arches to tall 1st floor C20 casements and plate-glass sashes. Continuous stucco sill bands beneath 1st and 3rd floor windows. Plain stone coped parapet. Late C18 sashes with glazing bars to rear of Nos 64 & 65. INTERIORS: retain late C18 dog-leg staircases with stick balusters set on open strings with fret-cut brackets and wreathed mahogany handrails. Late C18 enriched and modillioned plaster cornices survive in most rooms; mid C19 marble fireplace in 1st floor room of No.61; Nos 64 & 65 also retain late C18 shutters and panelled doors set in moulded and reeded architraves. Late C18 fireplaces noted to survive in some rooms which could not be inspected. SUBSIDIARY FEATURES: attached wrought-iron railings with urn finials to front. No.66: 4 storeys and basement. 3 windows. Ground floor of channelled stucco. Flat arch to doorway with late C19 panelled door with overlight. Ground floor sashes with flat arches and late C19 plate-glass. Upper floors have gauged brick flat arches to late C19 4-pane plate-glass sashes; 3rd floor stucco sill band. Stone coped parapet. To rear, late C18 sashes. INTERIOR: not inspected but noted as having late C18/early C19 dog-leg staircase with turned balusters.

Heritage at risk

- 1.5 No. 66 Guilford Street is included on Historic England's *Heritage At Risk Register* which is compiled to highlight and promote proactivity in dealing with buildings that are vacant, underused and/or in a poor state of repair. No. 66 has formed part of the London Borough of Camden's building at risk list since 2002. The objective with buildings at risk is to remove them from the Register through the identification and implementation of appropriate schemes for their repair and reuse. The term 'building at risk' is used throughout this report.
- 1.6 The building is now in a new ownership but due to squatters occupying and subsequently damaging no. 66, its condition and appearance has deteriorated since planning permission and listed building consent were granted.
- 1.7 No. 66 is described on the *Heritage at Risk Register* as being in poor condition and part occupied but with no scheme for a sustainable use for the building agreed. It is also attributed with 'priority category C' by English Heritage which means 'slow decay; no solution agreed'.

Significance

- 1.8 As noted in the previous Heritage Appraisal, which also sets out the full historic development of the building, no. 66 Guilford Street is clearly a building of special historic and architectural interest as acknowledged by its grade II listing in 1990. It is a good example of a later 18th century terraced house and is reflective of this phase of development of the Bloomsbury area and of the Coram Estate. The building provides valuable evidence of the historic development of the wider area and is an important contributor to the Georgian character of Guilford Street and Bloomsbury more generally.
- 1.9 It is also important to note the role of the building in the overall composition of the terrace. While there is obvious architectural and historic interest in each building forming the wider group of terrace, the significance of the building is amplified through its inclusion within a broader architectural composition and arrangement. That is, while individual buildings may be of interest in their own right it is the overall composition from which the greatest level of significance is derived. No. 66 is an interesting building in its own right but the collective aesthetic and architectural value of the terrace of the whole should be attributed with the greatest level of significance.
- 1.10 In terms of the layout and appearance of the building, no. 66 Guilford Street does retain a sense of a Georgian terraced house although this has been diminished by later alterations and its poor state of repair. With such buildings and in determining the significance of its constituent parts it is important to consider the existing layout of the building, its surviving historic fabric and in the readily identifiable hierarchy of floors and individual spaces. The aesthetics of its rooms and elevations and its overall composition are also important. The significance of the sum of these parts in this case is clearly considered to be a national importance given its grade II listing. However, many changes and alterations have been

made to the building since its listing and indeed, since its original construction, diminishing this aspect of no. 66 Guilford Street's significance and special interest.

- 1.11 The main elevation of the building is carefully composed and proportioned and its plain and simple façade treatment is of interest. While the elevation retains its original proportions and aesthetics, the windows have been replaced, it is in a poor state of repair and drainage pipes obscure the main elevation. The surviving historic brickwork is of interest but overall the elevation has less significance than if it was effectively untouched and the original windows were *in situ*.
- 1.12 These principles also apply to the rear elevation which, although never intended to have the same treatment as the main elevation and was therefore of less architectural significance from the outset, retains many of its original windows and historic relationship between the main body of the house and the rear extensions or closet wing. Although in a poor state of repair, there is a palpable sense of historic character and appearance and much of the rear elevation's original fabric has been retained. This therefore has a degree of significance.
- 1.13 The principal elements of the historic layout of the building do remain legible but there has been a good deal of later partitioning that has diminished its special interest. This has included the introduction of corridors into the plan along the spine wall and complete alteration of the historic floor plan (such as at third floor level). In terms of historic fabric, wall and ceiling coverings have been renewed and original decorative features are fragmentary at best.
- 1.14 The greatest significance of the building is essentially in its principal elevation to Guilford Street and to the overall composition of the terrace as a whole. Clearly, other elements of the building including its rear elevation and surviving internal decorative features have intrinsic historic and aesthetic value. This significance has been diminished by over a decade of vacancy, underuse or inappropriate uses and an historic lack of investment into and maintenance of the property.

2 The proposed scheme

2.1 The proposed amendments to the permitted scheme are relatively minor and relate to improvements to the previously approved layout of the building. The permitted scheme involved the conversion of the building into four flats with the demolition of the rear closet wing and its replacement with a closet wing with a larger footprint.

2.2 The principal amendments to the permitted scheme are as follows:

Lower Ground Floor

- Glazed partition to lower ground hallway;
- Introduction of only one bathroom to the rear room of the main building and removal of that permitted to the front room; and,
- Small extension to rear of building to match the building line of no. 67.

Upper Ground Floor

- Roof terrace over single storey extension to lower ground floor with step access down to courtyard and doors out from the rear room, upper ground floor level (necessitating the removal of an existing window);
- Reconfiguration of access arrangements to flat at ground and lower ground levels;
- No access to door to rear room from hallway;
- Retention of more of the spine wall between front and rear rooms.

First Floor

- Minor reconfiguration of the proposed bathrooms adjacent to spine wall – the design approach is still to ensure that the bathrooms read as pieces of furniture. The new arrangement allows for the chimney breasts to be more legible;
- Mezzanine level within closet wing forming part of the unit on the floor below;

Second Floor

- Minor reconfiguration of the proposed bathrooms adjacent to spine wall – the design approach is still to ensure that the bathrooms read as pieces of furniture. The new arrangement allows for the chimney breasts to be more legible;

Third and Fourth Floor

- The permitted scheme allowed for the conversion of the fourth floor for residential use with living space at third floor level and bedrooms at fourth;
- Minor reconfiguration of the plan at third and fourth floor level.

- 2.3 The proposed scheme builds on the permitted scheme and respects the existing building. As before, the plan for a full refurbishment of the building and reinstatement of lost decorative features remains as part of the proposed works. Also still forming part of the works is the planned refurbishment of the building's front elevation.
- 2.4 The proposals overall continue to represent a significant opportunity to revive a listed building that is in a poor state of repair, a building at risk, and reintroduce a residential use to the former terraced house. The scheme intends to do this in the most benign manner possible while ensuring the significance of the historic building is retained.

3 The policy context

- 3.1 This section briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment. The relevant statutory provision for the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework (2012)

- 3.2 The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the government's approach to dealing with the historic environment. Section 12 of the NPPF deals specifically with this area of policy. Policies relevant in this particular case are as follows. Further information on relevant policy is provided in appendix A.
- 3.3 Paragraph 132 sets out that '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.' Paragraph 133 goes on to say substantial harm or total loss of significance may be acceptable in very exceptional circumstances which are set out in the policy.
- 3.4 Paragraph 134 deals with cases where a proposal does cause less than substantial harm to the significance of a designated heritage asset such as a listed building. Any such harm should be weighed against the public benefits of the proposals.

London Borough of Camden Local Development Framework (2010)

- 3.5 There are a number of policies within the London Borough of Camden's (LB Camden) Core Strategy and Development Policies that seek to preserve and enhance the borough's historic environment, and protect elements and features of special interest. They guard against inappropriate and insensitive alteration, adaptation and development. The relevant policy from the Core Strategy in relation to the historic environment (CS14) sets out Camden's overarching strategy and focuses on the need to preserve or enhance heritage assets and their setting and to requirement for new development to be of the highest quality and to respect local context and character.
- 3.6 DP25 of LB Camden's *Development Policies* Document provides further guidance on the council's approach to the historic environment. The main points of this policy in this instance are as follows.
- 3.7 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.

- 3.8 The previous Heritage Appraisal assessed the permitted scheme against this relevant policy and concluded that ‘Overall, the proposals for the alteration of no. 66 Guilford Street represent a significant enhancement of this important building at risk and of the wider terrace as whole. The proposed use is that for which no. 66 Guilford Street was originally intended and although some new interventions into the building’s historic fabric are required it is considered that on balance, and taking into account its building at risk status, the proposals do not cause harm to the significance of the listed building. Even where harm may be perceived, the overall public benefit of a credible scheme for residential use and the likely removal of no. 66 Guilford Street from the *Heritage at Risk Register* far outweigh this negligible level of harm.’
- 3.9 An assessment of the proposed amendments to the permitted scheme and their effect on the significance of the listed building is set out in section 4 below.

4 Assessment of the proposals

- 4.1 The following section considers the effects of the proposals of the special interest and significance of no. 66 Guilford Street. It examines these effects against the relevant historic environment policy context and considers the acceptability of these proposals.
- 4.2 As set out above, no. 66 Guilford Street is of significant intrinsic historic and architectural value as a grade II listed building, albeit with many internal alterations that have diminished its special interest. Its greatest significance lies in its contribution to the uniformity and consistency and overarching architectural composition to the wider terrace. As established, no. 66 Guilford Street is also a building at risk and its current appearance and state of repair detracts significantly from the significance of the terrace as a whole.
- 4.3 The permitted scheme established parameters for the conversion of the building into four residential units. These include the demolition and reconstruction of the rear closet wing, the introduction of bathrooms along the spine wall to second and third floors and the idea of a double height space within the new closet wing. Therefore, the major changes to the building have already been agreed and accepted. This was based on the sensitive approach taken to conversion and the obvious benefits of securing an appropriate viable use that will see the full refurbishment of the building. There are clearly considerable benefits to be derived from the approved scheme which works well with the building and that will enhance its special interest.
- 4.4 The essence of the scheme as described above remains the same – the special interest of the building, its principal elevation and its former historic layout and detail – are at the heart of the proposals. The amendments now proposed are relatively minor changes to the approved plans and do not fundamentally changed any of the parameters or principles that were established with the permitted scheme. The amendments are in fact improvements to the approved layout.
- 4.5 As certain parameters have been set within the building, the proposed reconfiguration, reduction or addition of approved elements is not considered to cause harm to the listed building. Local and national historic environment policy seeks to protect a listed building's significance from harm and to ensure that proposals enhance listed buildings as far as is possible. In the context of the permitted scheme, the vast majority of amendments to no. 66 are very minor and do not impact on the overall effect of the permitted scheme.
- 4.6 The main change from the permitted scheme is perhaps the addition of a small rear extension at lower ground level to relate to the building line of an existing extension to no. 67. This will provide a roof terrace at upper ground floor level. The proposals involve the removal of a window at lower ground floor level to create access through to the rear extension from the rear room. Nibs and downstands will be retained so that the form of the original window opening is legible. The existing window to the ground floor rear room would also be removed and replaced with double doors to allow access to the roof terrace. The original form of the window opening would remain legible.

- 4.7 The extension does involve the removal of historic fabric but has been introduced to ensure the viability of the scheme, providing additional floor space. The proposed extension would be of a high quality and relate positively to the listed building. An element of harm may be perceived through the removal of historic windows but this should be seen within the context of the both the approved scheme and the current amendments and the genuine benefits that they offer. Significant enhancements are proposed as part of the approved scheme and this application seeks to improve further on those enhancements. In policy terms, it is considered that the loss of the windows is outweighed by the substantial benefits of the proposed scheme overall.
- 4.8 In the main, the proposed amendments can be seen as fine tuning the consented plans: they are considered to be in line with the approved objectives of the permitted scheme and work well with the existing grade II listed building. Certainly, the proposed amendments would not cause harm to the listed building overall – they allow parts of the building to be better revealed (such as chimney breasts to upper floors) and in places reduce the visual impact of the consented scheme (such as the removal of the bathroom alongside the spine wall at lower ground floor level). It is therefore considered that the proposals accord with the policies set out in the NPPF and in LB Camden’s Local Plan.

Appendix A

Heritage Appraisal (2013)

In respect of applications 2013/3902/P and 2013/3938/L

No. 66 GUILFORD STREET LONDON, WC1N 1DF

Heritage Appraisal



Nos. 66 Guilford Street to the left of the picture

Contents

1. Introduction	3
2. Site Location And Description	5
3. Historic Development and Statement of Significance	9
4. The Proposals	15
5. The Policy Context	16
6. Impact of the Proposals	19

I. Introduction

- 1.1 This heritage appraisal has been prepared in connection with proposed alterations for residential use at no. 66 Guilford Street, London, WC1N 1DU. The proposals are briefly set out at section 4.0.

Purpose

- 1.3 The purpose of the report is to set out the history and significance of the building at no. 66 Guilford Street and to consider the proposals for alteration and extension against this significance and the relevant policy context.

Note on Research, Analysis and Sources

- 1.4 It should be noted that in common with many historic buildings, it is not possible to provide a truly comprehensive analysis of the building's historic development. The research and analysis set out in this report is as thorough as possible given the type and number of archival resources and time available.
- 1.5 This desk-based and archival research has been combined with a visual assessment and appraisal of the building. Further sources and evidence that add to our knowledge and understanding of the building and its history may become available at a future date.

Structure

- 1.6 The report is divided into six main sections. The first (section 2.0) describes the building and its immediate context. This is followed by a section setting out the historic development and the significance of the building itself and in the context of its wider setting. A description of the proposals is set out at section 4.0 and the relevant historic environment policy considerations at section 5.0. The impact of the proposals on the significance and special interest of the building is considered in section 6.0.
- 1.7 The report uses the term designated heritage asset to describe various aspects of the site and its setting. The concept of heritage assets appeared with the publication of Planning Policy Statement 5 (PPS5), which has now been superseded by the National Planning Policy Framework (section 6.0). Designated heritage assets are those which have been designated under legislation such as listed buildings or conservation areas. No. 66 Guilford Street is a listed building and forms an element of the Bloomsbury Conservation Area, both designated heritage assets.

Heritage at Risk

- 1.8 No. 66 Guilford Street is included in English Heritage's *Heritage At Risk Register* which is compiled to highlight and promote proactivity in dealing with buildings that are vacant, underused and/or in a poor state of repair. No. 66 has formed part of the London Borough of Camden's building at risk list since 2002. The objective with buildings at risk is to remove

them from the Register through the identification and implementation of appropriate schemes for their repair and reuse. The term 'building at risk' is used throughout this report.

2. Site Location and Description

- 2.1 No. 66 is situated on the north side of Guilford Street forming part of wider, long terrace of houses constructed in the late 18th century as part of the Coram Foundling Hospital Estate (section 3 below). Guilford Street runs from Russell Square in the west to Gray's Inn Road to the east and forms what was once the southern boundary of the Coram Estate. Coram's Fields is located to the east.
- 2.2 As part of the terrace, no. 66 forms part of an overall architectural composition, the centre of which is focussed on nos. 70-72 Guilford Street. The design of the terrace is intended to replicate a palace façade to Guildford Street with the most prominent, central group of houses articulated with Doric columns from first to second floor supporting an entablature with engaged pilasters above. Either side of this 'centrepiece' are buildings with less embellishment and adornment, acting as subsidiary wings in the overall arrangement.
- 2.3 No. 66 is situated to the west of the central block and forms a secondary element to the former. With no. 67 Guilford Street, the building projects slightly forward from the houses that continue the terrace to the west and east and a similar arrangement is visible to the east of the central section further along Guilford Street. The terrace has a strong degree of uniformity and consistency, emphasised by the repeated window pattern, cornice detail above second floor level, ironwork balconies or balconettes and ground floor stuccoed facing.
- 2.4 No. 66 is constructed in a yellow stock brick and is four storeys high over a basement (figure 1) and is three windows wide. In common with other buildings in the terrace, no. 66 has red brick window arches. None of the windows to no. 66's principal elevation are original and there are now 2x2 sashes at first to third floor levels and 1x1 sashes at ground floor.
- 2.5 The building is accessed via steps to a bridge over the railed lower ground lightwell below. The main entrance to no. 66 is square headed with a 19th century recessed door.
- 2.6 No. 66 has small, plain balconettes fixed to the window surrounds at the same level. The principal street elevation is obscured by a series of drainage pipes that disrupt the overall architectural composition and aesthetic interest of the building and consequently the wider terrace.
- 2.7 The overall composition is fairly typical of the London terraced house with windows of diminishing proportions from first to third floor so as to demarcate the hierarchy of floors within the house and thus emphasising the *piano nobile* of the building.
- 2.8 The rear elevation of no. 66 Guilford Street retains much of its original historic character and appearance with a good survival and distribution of original windows of different sizes and proportions (figure 2) and large areas of historic brickwork. There is evidence of patch repair to the brickwork. No. 66 Guilford Street has a closet wing, approximately one and a half storeys high and with openings to lower ground and ground floor levels of the main house. The rear elevation is generally sound but its condition has clearly deteriorated and continues to do so due to lack of maintenance and investment.

- 2.9 Internally, the building has been heavily partitioned in certain areas and this, together with the general lack of care and maintenance of the building has diminished the architectural and historic integrity of the interior spaces. The original plan form of the building is still legible with a historic stair compartment with dog-leg stair in the north-west corner of the plan accessed via a corridor from the street at ground floor level. Rooms are accessed from the stair compartment with single front and rear rooms at ground and first floor levels. The degree of partitioning is such that this pattern becomes less legible on the second to third floors of the building. The main stair to no. 66 breaks at second floor level to become centrally located against the party wall.



Figure 1: No. 66 Guilford Street, main elevation.

- 2.10 The building is generally in a poor state of repair which is most evident to the rear elevation and to some areas internally.



Figure 2: No. 66 Guilford Street, rear elevation showing historic windows and rear closet wing.

Designations

- 2.11 No. 66 Guilford Street was first listed in 1990 as part of a short section of the wider terrace that included nos. 61-66 Guilford Street.
- 2.12 The list descriptions for the building is as follows:

Terrace of 6 houses, now a hotel and houses. c1793-9. Built by James Burton. Flemish bond brick; front of Nos 61 to 63 partly rebuilt after damage in World War II. Welsh slate roof having brick ridge and end stacks. Double-depth plan. Nos 61-65: 4 storeys and basement, symmetrical 15-window range. Doorways; No.61 has C20 panelled door set in mid C19 semicircular arched stucco surround, Nos 62 & 63 have late C18 fielded 6-panelled doors set in similar surrounds with late C18 fluted and reeded architraves, Nos 64 & 65 have flat arches over late C19 panelled doors set in ground floor of channelled stucco. Gauged flat arches to tall 1st floor C20 casements and plate-glass sashes. Continuous stucco sill bands beneath 1st and 3rd floor windows. Plain stone coped parapet. Late C18 sashes with glazing bars to rear of Nos 64 & 65. INTERIORS: retain late C18 dog-leg staircases with stick balusters set on open strings with fret-cut brackets and wreathed mahogany handrails. Late C18 enriched and modillioned plaster cornices survive in most rooms; mid C19 marble fireplace in 1st floor room of No.61; Nos 64 & 65 also retain late C18 shutters and panelled doors set in moulded and reeded architraves. Late C18 fireplaces noted to survive in some rooms which could not be inspected. SUBSIDIARY FEATURES: attached wrought-iron railings with urn finials to front. No.66: 4 storeys and basement. 3 windows. Ground floor of channelled stucco. Flat arch to doorway with late C19 panelled door with overlight. Ground floor sashes with flat arches and late C19 plate-glass. Upper floors have gauged brick flat arches to late C19 4-pane plate-glass sashes; 3rd floor stucco sill band. Stone coped parapet. To rear, late C18 sashes.

INTERIOR: not inspected but noted as having late C18/early C19 dog-leg staircase with turned balusters.

- 2.13 As set out above, no. 66 Guilford Street is a listed building on English Heritage's *Heritage at Risk Register* (www.english-heritage.org.uk/har). No. 66 is described as being in poor condition and part occupied but with no scheme for a sustainable use for the building agreed. It is also attributed with 'priority category C' by English Heritage which means 'slow decay; no solution agreed'.

The Bloomsbury Conservation Area

- 2.14 The Bloomsbury Conservation Area covers a very large area running from Euston Road to the southern edges of the borough. It is characterised principally by a formal grid layout of streets and squares enclosed by mainly three- to four-storey 18th and early 19th century buildings. Guildford Street is located in sub area 11 of the conservation area which is largely characteristic of the wider conservation area in its entirety.

3. Historic Development and Statement of Significance

- 3.1 The following section sets out the historic development of no. 66 Guilford Street and provides a statement of significance for the building. The statement of significance describes the special historic and architectural interest and value of the building.
- 3.2 Guilford Street was first laid out as part of the overall estate planning of the Coram Estate by Thomas Cockerell. Cockerell was also surveyor to the New River Company and laid out much of their Islington estates and others across London. Guilford Street formed the southern boundary of the Coram Estate to the north and was intended to run parallel with the south wall of the Foundling Hospital. By 1792, plans were being made to lay the new road.
- 3.3 At the same time, applications from builders looking to take up the new leases were being received. James Burton took the lease of the land on the north side of Guilford Street from Grenville Street to Lansdowne Terrace in November 1792 and in 1793, he was granted a lease on land running from Grenville Street to the Bedford Estate, or edge of Russell Square, also on the north side of Guilford Street. James Burton was therefore responsible for the development of the terrace on the north side of Guilford Street of which no. 66 forms part. By 1800, many of Burton's terraced properties were complete and occupied.
- 3.4 Horwood's map of London of 1799 (figures 3 and 4) shows no. 66 as part of Burton's terrace at around the time of its completion. 'Upper Guilford Street', as this section of the street was known at the time, was used to distinguish the better class of houses built on this section. As the street went eastwards, houses became of gradually lesser quality.
- 3.5 It would seem from Horwood's map that the terrace was originally built without closet wings. In addition, when viewing the rear elevation of the terrace as a whole, it would appear that there is no established pattern of closet wing arrangement to the rear of the buildings and instead the various rear extensions to the terrace seem to have developed in a relatively ad hoc way rather than having any long established rhythm. Horwood's convention is to show closet wings where they exist and it is therefore possible that this was the original arrangement in this instance.
- 3.6 If the rear extension to no. 66 Guilford Street is not original, it is certainly historic in terms of its fabric and character and appearance and would otherwise have been added to the building during the 19th century. Successive Ordnance Survey (OS) maps of the 19th century show that certainly by 1874, more of a pattern had emerged in relation to the rear elevations of the terrace (figure 5). No. 66 is shown with extensions across the rear elevation. Later maps of 1895 and 1911 show this arrangement changed very little between these dates (figures 6 and 7).

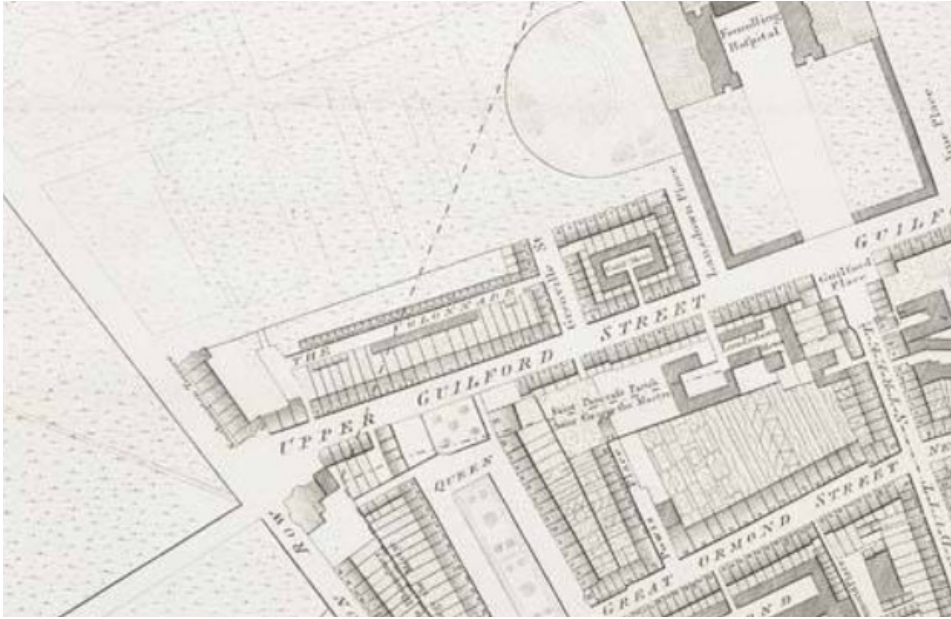


Figure 3: Extract from Richard Horwood's map of London, 1799, showing Upper Guilford Street and the terrace of which nos. 66 and 67 form part.

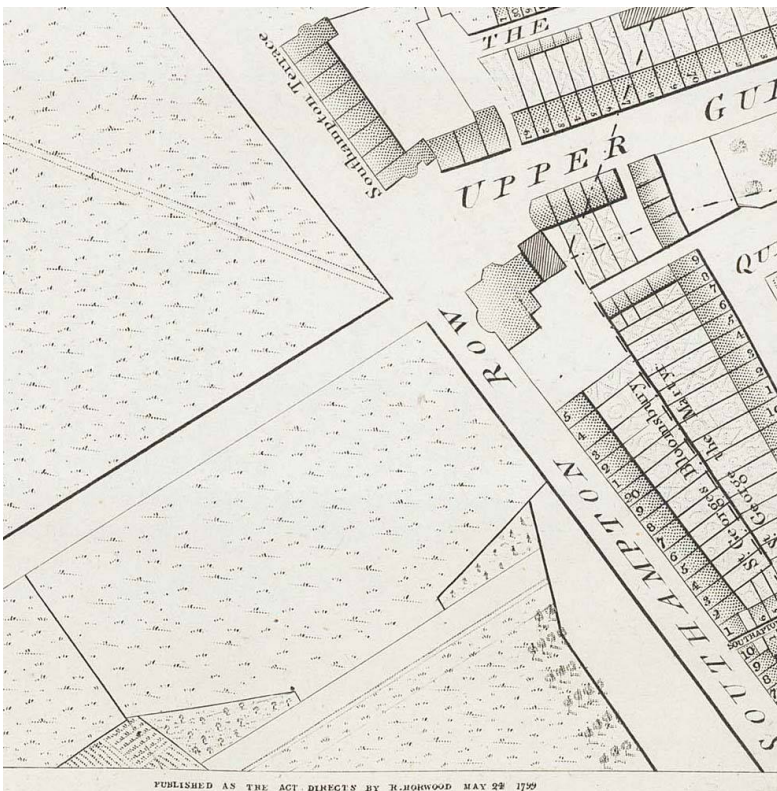


Figure 4: Detail of extract showing the same street numbering as today.



Figure 5: OS Map, 1874, with site marked.



Figure 6: OS Map, 1895, with site marked.



Figure 7: OS Map, 1911, with site marked.



Figure 8: No. 66 Guilford Street, c. 1910 as a private hotel. The proportions of the original windows are evident.

3.7 During the 19th century, the character of Guilford Street began to change partly due to the changing economic and social circumstances of inner London residential areas and partly due to the proximity of the major railway stations of Euston, St Pancras and Kings Cross to the north and north-east. Guilford Street became dominated by hotels and lodging houses and its character as a residential street of individual houses began to change. No. 66 was used as a lodging house or 'private hotel' from the earliest decades of the 20th century (figure 8).

- 3.8 During WWII, many of the houses of Guilford Street sustained some blast damage during bombing raids. The fronts of nos. 61-63 Guilford Street were partly rebuilt after the war which shows the extent of damage in the local area.
- 3.9 In the post-war period, the building was acquired by Great Ormond Street Hospital, later University College London Hospital, for use as student and nurse accommodation. This institutional and hotels uses has resulted in no. 66 losing some of its original character as a Georgian terraced house through alterations, partitioning, bathroom fixtures and fittings, drainage and the removal of areas of historic fabric, including fireplaces and other decorative features.
- 3.10 No. 66 Guilford Street has in recent years been vacant since enforcement action was threatened against the use of the building as a house in multiple occupancy by the London Borough of Camden. There is no other available approved planning history for no. 66 Guilford Street.

Statement of Significance

- 3.11 No. 66 Guilford Street is clearly a building of special historic and architectural interest as acknowledged by its grade II listing in 1990. It is a good example of a later 18th century terraced house and is reflective of this phase of development of the Bloomsbury area and of the Coram Estate. The building provides valuable evidence of the historic development of the wider area and is an important contributor to the Georgian character of Guilford Street and Bloomsbury more generally.
- 3.12 It is also important to note the role of the building in the overall composition of the terrace. While there is obvious architectural and historic interest in each building forming the wider group of terrace, the significance of the building is amplified through its inclusion within a broader architectural composition and arrangement. That is, while individual buildings may be of interest in their own right it is the overall composition from which the greatest level of significance is derived. No. 66 is an interesting building in its own right but the collective aesthetic and architectural value of the terrace of the whole should be attributed with the greatest level of significance.
- 3.13 In terms of the layout and appearance of the building, no. 66 Guilford Street does retain a sense of a Georgian terraced house although this has been diminished by later alterations and its poor state of repair. With such buildings and in determining the significance of its constituent parts it is important to consider the existing layout of the building, its surviving historic fabric and in the readily identifiable hierarchy of floors and individual spaces. The aesthetics of its rooms and elevations and its overall composition are also important. The significance of the sum of these parts in this case is clearly considered to be a national importance given its grade II listing. However, many changes and alterations have been made to the building since its listing and indeed, since its original construction, diminishing this aspect of no. 66 Guilford Street's significance and special interest.

- 3.14 The main elevation of the building is carefully composed and proportioned and its plain and simple façade treatment is of interest. While the elevation retains its original proportions and aesthetics, the windows have been replaced, it is in a poor state of repair and drainage pipes obscure the main elevation. The surviving historic brickwork is of interest but overall the elevation has less significance than if it was effectively untouched and the original windows were *in situ*.
- 3.15 These principles also apply to the rear elevation which, although never intended to have the same treatment as the main elevation and was therefore of less architectural significance from the outset, retains many of its original windows and historic relationship between the main body of the house and the rear extensions or closet wing. Although in a poor state of repair, there is a palpable sense of historic character and appearance and much of the rear elevation's original fabric has been retained. This therefore has a degree of significance.
- 3.16 The greatest significance of the building is essentially in its principal elevation to Guilford Street and to the overall composition of the terrace as a whole. Clearly, other elements of the building including its rear elevation and surviving internal decorative features have intrinsic historic and aesthetic value.
- 3.17 This significance has been diminished by over a decade of vacancy, underuse or inappropriate uses and the associated lack of investment into and maintenance of the property. An opportunity now exists to enhance the significance of no. 66 Guilford Street through sensitive repair and alteration and the reinstatement of a sustainable use that will secure the building's significance into the future.

4. The Proposed Scheme

4.1 The following section provides an outline of the proposed scheme for no. 66 Guilford Street. The current scheme allows for four residential units within the existing building with a small extension to the rear of the closet wing and minor alterations at roof level. The general approach in developing the scheme has been to respect the historic plan and form of the original terraced house and to keep new works or interventions to a minimum.

4.2 The key aspects of the proposals insofar as they have an impact on the listed building are:

- General sensitive repair and refurbishment of an important grade II listed building at risk;
- Extension of the rear closet wing at lower ground level so that it extends to the full length of the plot (as seen at no. 67 Guilford Street) and an upwards extension by one storey (also seen at no. 67 Guilford Street) with detailing and materials to match;
- Reinstatement of much of the building's original plan form at lower ground to third floor levels. This involves the removal of later partitioning from rooms at all levels and removal of a corridor from the centre of the ground floor plan;
- Opening up between front and rear rooms at ground floor level with nibs and downstand retained;
- Some minor partitioning at upper levels to create more flexible space; and,
- Reconfiguration of the existing roof space to provide additional accommodation in association with the third floor below.

4.3 The proposals overall represent a significant opportunity to revive a listed building that is in a poor state of repair, a building at risk, and reintroduce a residential use to the former terraced house. The scheme intends to do this in the most benign manner possible while ensuring the significance of the historic building is retained.

5. The Policy Context

5.1 This section briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment. The relevant statutory provision for the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework (2012)

5.2 The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the government's approach to dealing with the historic environment. Section 12 of the NPPF deals specifically with this area of policy. Policies relevant in this particular case are as follows.

5.3 Paragraph 126 sets out that local authorities should 'set out in the Local Plan a positive strategy for the conservation and enjoyment of the historic environment'. In doing this, they 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,
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

5.4 Paragraph 128 states that applicants should 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.' A history of the site and its context and a statement of significance are presented in this report at sections 3.0.

5.5 At paragraph 129, local authorities are asked to identify the particular significance of a site and use this assessment to 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.

5.6 Paragraph 131 states that in determining planning applications, local 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.

- 5.7 Paragraph 132 sets out that ‘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.’ Paragraph 133 goes on to say substantial harm or total loss of significance may be acceptable in very exceptional circumstances which are set out in the policy.
- 5.8 Paragraph 134 deals with cases where a proposal does cause less than substantial harm to the significance of a designated heritage asset such as a listed building. Any such harm should be weighed against the public benefits of the proposals.

London Borough of Camden Local Development Framework (2010)

- 5.9 There are a number of policies within the London Borough of Camden’s (LB Camden) Core Strategy and Development Policies that seek to preserve and enhance the borough’s historic environment, and protect elements and features of special interest. They guard against inappropriate and insensitive alteration, adaptation and development. The relevant policy from the Core Strategy in relation to the historic environment (CS14) sets out Camden’s overarching strategy and focuses on the need to preserve or enhance heritage assets and their setting and to requirement for new development to be of the highest quality and to respect local context and character.
- 5.10 DP25 of LB Camden’s *Development Policies* Document provides further guidance on the council’s approach to the historic environment. The main points of this policy in this instance are as follows.
- 5.11 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.

6. Impact of the Proposals

- 6.1 The following section considers the effects of the proposals of the special interest and significance of no. 66 Guilford Street. It examines these effects against the relevant historic environment policy context and considers the acceptability of these proposals.
- 6.2 As set out above, no. 66 Guilford Street is of significant intrinsic historic and architectural value as a grade II listed building, albeit with many internal alterations that have diminished its special interest. Its greatest significance lies in its contribution to the uniformity and consistency and overarching architectural composition to the wider terrace. As established, no. 66 Guilford Street is also a building at risk and its current appearance and state of repair detracts significantly from the significance of the terrace as a whole. Despite the desirable central London location of the building it has been vacant for some time and no credible scheme has come forward for its repair and reuse in over a decade. The proposed scheme now represents a credible and significant opportunity to provide a long-term sustainable residential use for the building which will involve its overall repair and refurbishment. The proposals will ultimately significantly enhance the building, the wider terrace and the character and appearance of the Bloomsbury Conservation Area.
- 6.3 According to the general thrust of national and local policy, the proposals will be judged against whether they cause harm to the special historic or architectural interest of the building and its significance and the degree of harm caused. As a starting point, it has been established that the building as a whole is of importance, with much architectural and historic interest and significance. Its composite parts vary in significance, largely where intervention has been made into the historic plan and fabric. No. 66 Guilford Street also clearly contributes significantly to the special interest of the wider terrace.
- 6.4 The historic environment policies set out in the National Planning Policy Framework (NPPF) make a distinction between substantial harm and less than substantial harm (paragraphs 132 and 134). Substantial harm usually means unacceptable loss of significance which cannot be outweighed by other circumstances or public benefits unless there are exceptional circumstances. Less than substantial harm may be acceptable subject to other considerations and any public benefits.
- 6.5 The NPPF also emphasises the idea that proportionality should be applied when dealing with designated heritage assets: the more important the asset, the greater the weight to be given to its conservation. This can be extrapolated to apply to the various elements of the building and its fabric: the more important and significant elements of the building should be conserved while there may be flexibility in other areas.

Key Aspects of the Proposals

- 6.6 The main elements of the proposals in terms of their impact on the listed building are: extension of the existing rear closet wing; the removal of 20th century inappropriate partitioning; opening up between front and rear rooms at ground floor level; minor partitioning at upper levels to create more flexible space; and, provision of additional

accommodation within the existing roof space. Although the following paragraphs discuss these aspects on an individual basis, it should be remembered that the works form a complete package of works and should be viewed in their entirety. It should also be remembered that no. 66 Guilford is also an important building at risk and that there are significant benefits to be gained from bringing the building back into use.

- 6.7 The proposed upward and outward extension of the existing closet wing is necessary to provide sufficient space for the proposed residential units. The design of the extension is intended to match the existing fabric, materials and character of the existing closet wing and host building. The proposals do necessitate the opening up of the rear wall of the main house at first floor landing level which would cause minor harm to the overall significance of the rear elevation and its fabric. However, while the rear elevation and existing closet wing are of interest, the greatest significance of the building lies in its role in the overall composition of the terrace. It is therefore considered that such works would cause less than substantial harm. This harm is significantly outweighed by the benefit of providing a building at risk with a sustainable use and in the other positive works set out below.
- 6.8 As noted above, there is no formal composition to the rear elevation of the wider terrace and closet wings and rear extensions appear to have developed in a comparatively ad hoc way. The proposed extension to no. 66 Guilford Street would more or less replicate the arrangement seen in its neighbour to the east at no. 67 Guilford Street. It is therefore considered that this aspect of the proposals would cause no harm to the rear elevation of the existing building or of the wider terrace and neighbouring listed buildings.
- 6.9 Many of the rooms at all levels are currently inappropriately subdivided with many new partitions creating cupboards, split rooms and corridors that bear little relation to the original plan. The proposed scheme would remove these partitions and open up the plan form to recreate a stronger sense of the building's original layout and appearance. Some new partitioning is proposed in order to create bathroom spaces but this is far less than the current degree of partitioning and would of course be introduced in a sensitive manner with remaining features of aesthetic and historic interest conserved and retained. Even with the proposed subdivision of certain areas the proposals are a significant improvement on the current situation and allow the historic plan form of the building to be far more legible. It is therefore considered that this aspect of the proposals does not cause harm to the significance of the interior of no. 66 Guilford Street and is actually a major enhancement.
- 6.10 It is also proposed to open up the spine wall between the front and rear rooms at ground floor level. This is a common arrangement in buildings of this type and age and it is likely given the current configuration of this floor that the spine wall has already been altered in some way. The opening up of this area makes good sense in terms of the proposed residential conversion but more importantly, it is a conventional and sensitive approach used in historic and listed buildings. Nibs and a downstand would be retained so as to retain the sense of a dividing spine wall. The opening up of this area would not cause harm to the overall plan form of the building as this would continue to be legible. It could potentially see the removal of some historic fabric but on balance, this aspect of the proposals is commonplace and relatively benign.

- 6.11 The existing non-original roof will be replaced to provide additional accommodation within the building as part of the proposals. The roof will be designed to match that to no. 67 Guilford Street. The pitch and position of the roof will remain the same at the front and rear but it will have a slightly higher ridge line. The new fourth level will require the sensitive and appropriately detailed extension of the stair between second and third floor levels to provide access to the new floor. As with other aspects of the proposals, given the comparative importance of this area it is considered that this would not cause harm to the overall significance of the building. The stair to be extended is of secondary importance to the building's main stair which would be unaffected. Other listed buildings within the terrace have roof extensions and accommodation at fourth storey level and as there is no visible outward expression of the proposed changes, this aspect of the proposals would not cause harm to the special interest of the wider terrace or of Guilford Street.
- 6.12 As part of the proposals, the general repair and refurbishment of the building is proposed. While this will take place throughout the building, the most noticeable benefit of this aspect of the scheme will be to the street elevation of no. 66 Guilford Street. As set out above, the main elevation is in a poor state of repair and obscured by drainage pipes. As a result its architectural and aesthetic interest is diminished, as is that of the wider terrace. The main elevation will be cleaned, repaired and the pipework removed thus significantly improving its character and appearance.
- 6.13 Overall, the proposals for the alteration of no. 66 Guilford Street represent a significant enhancement of this important building at risk and of the wider terrace as whole. The proposed use is that for which no. 66 Guilford Street was originally intended and although some new interventions into the building's historic fabric are required it is considered that on balance, and taking into account its building at risk status, the proposals do not cause harm to the significance of the listed building. Even where harm may be perceived, the overall public benefit of a credible scheme for residential use and the likely removal of no. 66 Guilford Street from the *Heritage at Risk Register* far outweigh this negligible level of harm.