



Triangle Investments & Development Ltd

35-41 New Oxford Street, 10-12 Museum Street & 16A -18 West Central Street
Planning Application – Supporting Documents
6.4. Heritage & Townscape Assessment



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1.0 INTRODUCTION

1.1 This Heritage and Townscape Assessment has been prepared by Montagu Evans LLP in support of the application for planning permission at 35-41 New Oxford Street, 10-12 Museum Street, and 16A-18 West Central Street (the "Site"). The description of development is as follows:

Refurbishment and extension of existing buildings for a residential led mixed use scheme of part three, part four storey buildings incorporating A1-A5 uses and / or B1 and / or D1 at basement and ground floor levels and associated works.

1.2 The Site is located in the London Borough of Camden and consists of part of an urban block located to the south of New Oxford Street. The Site is bounded by New Oxford Street to the north, Museum Street to the east, and West Central Street to the south and west.

1.3 The Site is located in the Bloomsbury Conservation Area which was first designated in December 1968. The boundary of the Conservation Area runs to the south of the site along West Central Street.

1.4 The Site does not contain any statutorily listed buildings. Grade II listed buildings adjoin the site boundary at 43-45 New Oxford Street and 16 West Central Street. They were designated in 1999 under a single entry on the National Heritage List.

1.5 A public house is located at the north-eastern corner of the block but does not fall within the boundary of the Site. This building is not listed.

The Site

1.6 The Site area is formed of dense narrow plots, consisting of built form and small open yards to the rear of 35-41 New Oxford Street, 10 Museum Street, and 16b West Central Street. The buildings on the Site range between one and five storeys above ground floor level. The layout of the Site is given at Figure 1, and an aerial view is provided at Figure 2.

1.7 The Site has a frontage to each street: New Oxford Street, Museum Street and West Central Street. The properties which front New Oxford Street (nos. 35-41) were designed as frontispieces to the thoroughfare when it was created as part of improvements to the area in the Victorian period. The buildings on Museum Street are similar in style to the buildings that front New Oxford Street but are smaller in scale and less ornate in decoration which reflects their status set back from the main commercial artery. All the shopfronts on Museum Street are currently vacant.

1.8 The frontage to West Central Street is different in scale and does not have a consistent architectural language. In contrast to the decorative more evenly proportioned terraces on New Oxford Street and Museum Street, the properties on West Central Street are a mix of one, two and three storey buildings. The upper floors are shallow with varied fenestration, and there are large arches at ground floor. The elevation is plain and is irregular following its piecemeal alteration during the twentieth century.



Figure 1. Illustration of the proposed scheme from the junction of New Oxford Street and Bloomsbury Way
Figure 2. Site location plan with indicative red line boundary.



Figure 3. Aerial photograph of the Site, indicative site boundary in red.

1.9 The Conservation Area describes the buildings on West Central Street as 'utilitarian' and these buildings have been substantially altered for various uses throughout the 20th Century. Some architectural features do remain in the form of the keystone arched entrances, but these have been marred by later alterations including their being blocked with metal sheeting or bricks.

1.10 The buildings to New Oxford Street and Museum Street have been rendered in neutral colours, whereas the elevations to West Central Street have been painted black and blue. The fenestration across the Site is traditional timber framed sash with brackets and architraves, and cornicing at roof parapet level.

1.11 The Site is surrounded by buildings of a variety of scales, footprint, architectural styles and ages. Buildings are mainly in commercial uses and include the former postal sorting office opposite the Site, to the east of Museum Street. This is a vacant eight storey post-war building and is currently subject to a recent consent for redevelopment. Directly south of the Site is a 17 storey modern building in use as a hotel.

Proposals

1.12 The application proposals seek to provide a mixed use scheme of high quality design consisting of 21 new residential units, to upgrade the existing retail space on New Oxford Street and Museum Street, and to provide new areas of flexible retail or leisure space on the ground and basement of 16A-18 West Central Street.

1.13 The proposals involve:

- A fifth storey extension to 35 New Oxford Street;
- A fifth storey mansard-style extension to 39-41 New Oxford Street, set back from the main façade;
- Partial demolition and infill extensions on West Central Street to create a fourth storey building with 8 bays and four arches at ground floor level. The fourth storey will be set back;
- A extension to the rear of the West Central Street, buildings incorporating a stair core;
- Create a two storey access building in the area between the built form on West Central Street and 10 Museum Street;
- New façade treatments for all buildings on the Site, retaining and restoring the original fabric where possible;
- Replacement of ground floor shopfronts on New Oxford Street and Museum Street;
- Creation of a gateway from 12 Museum Street to courtyard of residential development;
- New plant at roof level, set back so as not to be visible above the roofline.

1.14 The new development seeks to enhance the contribution made to the character and appearance of the Conservation Area through the refurbishment and extension of the existing buildings, the reinstatement of historic fabric where possible and the extension of the existing buildings with new architecture of high quality design. The proposals seek to reverse the interventions which have had a negative impact on the

character of the buildings, and present an opportunity to realise a significant investment in the enhancement of the Conservation Area.

1.15 The application proposals have been subject of pre-application engagement with the London Borough of Camden, and consultation with local residents, stakeholders, and councillors. This has informed the design of the scheme which has been revised to address comments raised through the consultation process.

1.16 By virtue of paragraph 128 of the NPPF, applicants for development proposals which have an effect on the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. This report fulfils this requirement by presenting a historic appraisal of the properties and assessment of its contribution to the Bloomsbury Conservation Area and the setting of the Grade II listed buildings which neighbour the Site.

1.17 The relevant statutory and planning policy considerations are outlined in **Section 2.0**, the historic development of the site and the significance of heritage assets identified is completed at **Sections 3.0** and **4.0**, and the proposals are described and justified against the policy framework at **Section 5.0**.



Figure 4. Existing view – south from the corner of Museum Street and New Oxford Street.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the adopted Statutory Development Plan unless material considerations indicate otherwise. The currently adopted Statutory Development Plan is formed from the following documents:

- The London Plan (2015, consolidated with alterations since 2011);
- Camden Core Strategy 2010-2025 (2010)
- Camden Development Policies 2010-2025 (2010)
- Camden Site Allocations: Local Development Document (2013)

2.2 Camden are currently drafting a new Local Plan which will replace the Core Strategy (2010) and Development Policies (2010). Consultation has closed on the most recent draft and responses are being considered. The relevant emerging policies are a material consideration for the proposals, and are also described in this section.

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

2.3 The relevant legislation in this case extends from Sections 66 (for planning permission when required) of the 1990 Act, when determining applications, the local planning authority or the Secretary of State, 'shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses'.

2.4 Also of relevance is Section 72(1) (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act. This Section requires that, in the exercise of all planning functions, special attention be paid to the desirability of preserving or enhancing the character or appearance of the area.

Statutory Development Plan

London Plan (2015, consolidated with alterations since 2011)

2.5 The London Plan was published in July 2011. On 10 March 2015 the Mayor adopted the Further Alterations to the London Plan in a consolidated version that incorporates the previous Revised Early Minor Alterations published in October 2013.

2.6 A summary of the main Policies to consider with respect to this application is set out below.

2.7 With regards to developments which affect heritage assets, **Policy 7.8 (Heritage Assets and Archaeology)** advises that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. The cultural significance of the property and its contribution to the Conservation Area has been fully assessed in this document and will be preserved as a result of the proposals.

2.8 **Policies 7.4 (Local Character) and 7.6 (Architecture)** require development to make a positive contribution to the public realm, streetscape and wider cityscape, and to take references from the form, mass and orientation of the existing built environment.

2.9 Policy 7.4 is concerned with local character and states that development 'should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.'

2.10 The approach to architecture is discussed in Policy 7.6, which states that buildings and structures should be of the highest architectural quality. At section B, Policy 7.6 includes a number of criteria that require development to make a positive contribution to the public realm, streetscape and wider cityscape, and to take references from the form, mass and orientation of the existing built environment.

Camden Core Strategy 2010-2025 (2010)

2.11 The Camden Core Strategy was adopted in 2010. The policies relevant to this application are given below.

2.12 Policies **CS5 Managing the impact of growth and development** and **CS9 Achieving a successful Central London** seek to preserve and enhance Central London's historic environment.

2.13 The historic environment is considered in greater detail in **Policy CS14 Promoting high quality places and conserving our heritage**. This policy sets out broad objectives for development to ensure that Camden's places and buildings are attractive, safe and easy to use. This is to be achieved by:

- requiring development of the highest standard of design that respects local context and character;*
- 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;*
- promoting high quality landscaping and works to streets and public spaces;*
- seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible; and*
- protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

Camden Development Policies 2010-2025 (2010)

2.14 **Policy DP24 Securing high quality design** states that: 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:

- 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*
- i) *accessibility.*
- 2.15 **Policy DP25 Conserving Camden’s heritage** is divided into sections to address different types of heritage assets.
- 2.16 With regard to Conservation Areas, the policy states that: ‘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.*
- 2.17 In addition to the above, development will not be permitted if it is considered that it would cause harm to the setting of nearby listed buildings. The Council also protects remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting.
- 2.18 With regard to listed buildings, it is stated that: ‘To preserve or enhance the borough’s listed buildings, the Council will:
- a) *prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- b) *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*
- c) *not permit development that it considers would cause harm to the setting of a listed building.*
- Camden Site Allocations: Local Development Document (2013)**
- 2.19 This document sets out the Council’s key objectives and guidance for development of land and buildings on significant sites which are likely to be subject to development proposals.
- 2.20 The application Site is allocated as Site 18: Land Bound by New Oxford Street, Museum Street, and West Central Street. It is an area of 1,362 sq m with existing B1, A1, A2, Nightclub and C3 (residential) uses.
- 2.21 The guidance outlines that the land allocated at Site 18 would be suitable for ‘*Mixed use development provided by conversion, extension or partial redevelopment including retail, offices and permanent self-contained (Class C3) residential accommodation at upper levels*’. Any potential development proposed for Site 18 would be expected to:
- *Optimise the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses;*
 - *Retain and preserve the architectural and historic character of the listed buildings and other heritage assets on the site;*
 - *Preserve and enhance the character and appearance of the Bloomsbury Conservation Area, the setting of listed buildings including the British Museum and sustain and enhance the other buildings which positively contribute to the conservation area;*
 - *Maintain an active frontage to New Oxford Street;*
 - *Make a contribution to improving the public realm providing more pedestrian space in the vicinity of the site, improved crossing facilities across New Oxford Street and better north-south links;*
 - *Provide or contribute to the provision of new open space;*
 - *Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible;*
 - *Take account of the key objectives of the adopted planning framework where they remain relevant and up to date.*
- 2.22 The guidance states that there is potential for expansion at the rear of site and opportunities to restore and refurbish the more important components that make up the site and contribute to the significance of the conservation area in a sensitive manner. This should
- ‘...involve careful assessment of the heritage interest of the buildings that define the block and their contribution to the character and appearance of the conservation area in order to justify proposals that may affect heritage assets.’*

Material Considerations

Emerging policy- London Borough of Camden Draft Local Plan

- 2.23 Consultation recently closed on the draft Camden Local Plan (2015). When adopted, the Local Plan will replace the current Development Plan documents of the Core Strategy and the Development Policies as the basis for making planning decisions in the Borough.
- 2.24 The policies relevant to this application are contained in the section entitled 'Design and Heritage.' Policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area.
- 2.25 Policy D2 (Heritage) is another broad policy which states the Council's commitment to the preservation and, where appropriate, enhancement of the Borough's heritage assets and their settings.

National Planning Policy Framework (NPPF) 2012

- 2.26 The National Planning Policy Framework (the NPPF) was published on 27 March 2012 and supersedes previous national planning guidance contained in various Planning Policy Guidance and Planning Policy Statements. The NPPF sets out the Government's approach to planning matters, and is a material consideration in the determination of planning applications.
- 2.27 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through decision-taking (paragraph 14). Detailed Government policy on 'Requiring Good Design' is provided in chapter 7, Paragraphs 56-68 of the NPPF. In providing general guidance for sustainable development, it is stated under paragraph 56 that: *'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*
- 2.28 The NPPF requires that Planning policies and decisions should aim to ensure that developments achieve the following factors, all of which have been addressed by the proposed scheme:
- *will function well and add to the overall quality of the area throughout the lifetime of the development;*
 - *establish a strong sense of place and attractive and comfortable places to live, work and visit;*
 - *optimise the potential of the site to accommodate development;*
 - *respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *create safe and accessible environments;*
 - *are visually attractive as a result of good architecture and appropriate landscaping.'*
- 2.29 NPPF Paragraph 128 requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. An assessment of the special interest and

significance of the heritage assets affected by the application proposals is set out in Section 2 of this report.

- 2.30 Under NPPF Paragraph 129 local planning authorities are advised to 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.
- 2.31 The historical information set out in this report and its appendices provide such an understanding, proportionate to the significance of the asset and the limited impact of the proposals.
- 2.32 NPPF Paragraph 131 states that 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.
- 2.33 'Conservation' is defined in the NPPF Annex 2: Glossary as *'The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'*
- 2.34 NPPF Paragraph 132 notes 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.
- 2.35 Paragraphs 133 and 134 deal with proposals which cause harm to the significance of a heritage asset. Para 134 of the NPPF states that 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.
- 2.36 Paragraph 137 outlines that local planning authorities should *'look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance'*. Proposals for development which can enhance the aspects of an asset's which contribute toward the character of a Conservation Area should be treated favourably.
- 2.37 Paragraph 138 explains that not all elements of a Conservation Area will necessarily contribute towards the significance of the Area. Loss of a building (or other element) which can be identified as contributing positively to the significance of the Conservation Area should be treated as either substantial harm or

- less than substantial harm as appropriate. The relative significance of the element affected should be taken into account, and its contribution to the Conservation Area as a whole.
- 2.38 The NPPF is supported by the **National Planning Policy Guidance** (“NPPG”) which was published on 6 March 2014 as a web-based resource.
- 2.39 The NPPG states that ‘*conservation is an active process of maintenance and managing change*’ and with regards to buildings, it is stated that:
- ‘the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.’*
- Paragraph 003 (Reference ID: 18a-003-20140306)
- 2.40 The NPPG provides guidance on when harm may be considered to be caused to a Conservation Area. Paragraph 019 of the NPPG is applicable to the proposals, given that the application Site falls within the Bloomsbury Conservation Area and that the buildings on the Site are identified as ‘Positive Buildings’, a the Council considers the buildings to make a positive contribution to the Conservation Area.
- 2.41 The NPPG indicates that works to unlisted buildings that make a positive contribution to the Conservation Area should be proportionate to the relative, lesser significance of the building (compared with a listed building) and its contribution to the significance of the conservation area as a whole (Paragraph: 019 Reference ID: 18a-019-20140306).
- 2.42 The NPPG also gives advice on design, stating that:
- ‘Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.’*
- Paragraph: 008 Reference ID: 26-008-20140306
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.**
- 2.43 In April 2015, Historic England adopted new guidance on assessing development which has an effect on the historic environment.
- 2.44 The guidance is intended to assist those implementing historic environment policy, and provides information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and further understanding, neglect and unauthorised works, marketing and design and distinctiveness.
- 2.45 The note emphasises the importance of understanding the significance of any heritage asset likely to be affected by development proposals, and the contribution (if any) that setting makes to that significance. It states that this understanding is important in the conception and design of a successful development, and in enabling local planning authorities to make decisions in line with legal requirements, the requirements of the development plan and those of the NPPF.
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets**
- 2.46 This guidance is intended to assist those implementing historic environment policy and managing change within the settings of heritage assets.
- 2.47 The Note refers to the definition of setting in the NPPF: the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. The setting of a heritage asset can contribute to its significance.
- 2.48 The approach to assessing the setting of heritage assets is given in 5 stages:
1. *Identifying the heritage assets affected and their settings;*
 2. *Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);*
 3. *Assessing the effect of the proposed development on the significance of the asset(s)*
 4. *Maximising enhancement and minimising harm;*
 5. *Making and documenting the decision and monitoring outcomes.*
- 2.49 The key considerations for assessing the extent to which setting contributes to the significance of a given heritage asset is as follows:
- *The physical surroundings of the asset, including its relationship with other heritage assets;*
 - *The way the asset is appreciated;*
 - *The asset’s associations and patterns of use.*
- 2.50 In terms of assessing the impact of proposals on an asset, the guidance suggests that the location and siting of development, form and appearance, additional effects, and permanence are considered.
- Bloomsbury Conservation Area Appraisal and Management Strategy (2011)**
- 2.51 The Bloomsbury Conservation Area was first designated in 1968 and the Appraisal and Management Strategy was Adopted in April 2011. Section 5 of the Appraisal concerns management of change within the Conservation Area.
- 2.52 The Appraisal states that proposals ‘*must preserve or enhance the character or appearance of the Bloomsbury Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area*’.

2.53 On page 120 of the Conservation Management Strategy, unlisted buildings in the Conservation Area which have suffered from a lack of investment and maintenance are identified, including in the upper levels of the buildings on Coptic and Museum Street. The Management Strategy encourages the routine and regular maintenance of all buildings within Bloomsbury Conservation Area to help ensure the special character and appearance of the Conservation Area is preserved.

2.54 The Management Strategy states that:

The appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. ... In all cases the Council will expect original architectural features and detailing to be retained, repaired, protected, or refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

Camden Supplementary Planning Guidance

2.55 The London Borough of Camden has a number of adopted planning documents which are material considerations in respect of these applications. **CPG1 Design** (July 2015) has been consulted in formulating this assessment and will be referred to where relevant. Amendments to Planning Guidance document CPG1 were recently consulted upon and updated the previous 2014 document.

3.0 HISTORIC DEVELOPMENT

3.1 This section sets out the historic development of the Site and the surrounding area. The history of the Site is set in a wider context of Victorian social improvements to the area of Bloomsbury. The historical information has been based on topographical study, archival research, and existing publications including the Conservation Area Appraisal.

Early history

3.2 Records of the area now known as Bloomsbury date back to the medieval period as London expanded to the north. A family named Blemund owned a manor called Tames in the vicinity of present-day Bloomsbury Square, approximately 300m east of the Site, and it is believed Bloomsbury takes its name from the family, a variation of 'Blemundsbury'. At this time, the land remained largely undeveloped in agricultural use, and was divided between a series of manors.

3.3 The first phase of substantial building began in the 17th Century, during which time the larger manors were gradually replaced with dense urban development.

3.4 Faithorne and Newcourt's map shows the extent of urban development in in the Parish of St. Giles by 1658, with the location of the Site highlighted in red (Figure 5). The early buildings on the Site had large gardens, with land to the north and west remaining as open fields.

3.5 Development intensified as the population of London grew in the late 17th and early 18th Centuries. The Georgian and Regency period saw the rapid expansion of development northwards from Great Russell Street and Great Ormond Street towards to Euston Road as landowners capitalised on demand from the expanding wealthy classes.

3.6 Whilst development continued northwards, the older area to the south of Bloomsbury, St Giles, had become a notorious warren of streets and alleys known as the Rookery which had a reputation for criminal activity and extreme poverty. Throughout the 18th Century, the area remained one of London's most disreputable districts, famously recorded in William Hogarth's depiction of *Gin Lane* (1751) (Figure 6).

3.7 Rocque's map of 1746 shows the built form of the Rookery (Figure 7). The area consists of a complex network of streets with a mix of residential, commercial, religious, medical and cultural buildings. Many smaller alleyways and lanes which contributed to the Rookery's character may not have been captured on Rocque's depiction of the area. The Church of St. George, Bloomsbury located to the north east of the Site was constructed in 1714-31 by Nicholas Hawksmoor.

3.8 By the mid-18th Century the Site can be seen on maps as an urban island bounded to the north by Castle Street, south by Brewer Street, Peter Street in the east and Duke Street to the west.

3.9 A large L-shaped building south of Brewer Street on Rocque's map is labelled 'Brew House'. The brewery was labelled in more detail on Horwood's map of 1792-99 (Figure 8). The Bloomsbury



Figure 5. An extract from Faithorne and Newcourt's map of 1658, showing the Site set in a garden which stretches to the rear.



Figure 6. William Hogarth's *Gin Lane* (1751).