



HERITAGE STATEMENT

Woburn Walk, WC1H OJJ

THA Ref: 2016/5066(b)

May 2016

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Appendices

Appendix 1: List Summary

Introduction

1.0

- 1.1 Instrumel Ltd. has commissioned the Heritage Advisory to undertake this Heritage Statement. The document first considers Grade II* listed 1 – 9 & 9A (Odd) Woburn Walk (designated 1954, **Appendix 1**), before going on to consider proposals for the conversion of upper-level offices to five dwellings at 1-7 Woburn Walk (**Figures 1 & 2**). The statement therefore addresses potential impacts arising from the proposed works upon the significance of the aforementioned heritage asset.

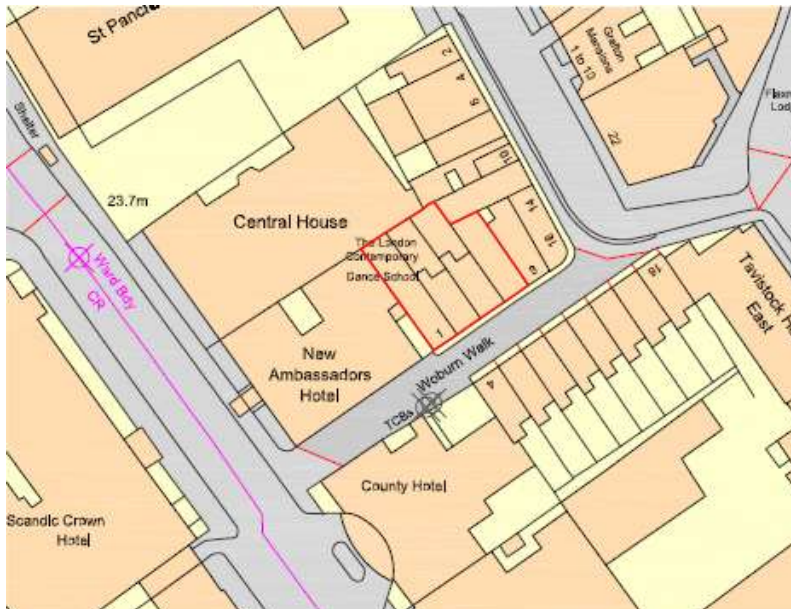


Figure 1: Location, 1-7 Woburn Walk



Figure 2: Woburn Walk, looking southwest

- 1.2 Nos. 4-18 (Even) on the south side of Woburn Walk are also listed Grade II* (designated 1954) while two of the Walk's Lamp Posts are listed Grade II (designated 1974). The application site is also located in *Bloomsbury Conservation Area*, first

designated 1968. However, other than generally enhancing, remedial and/or rationalising works to the exterior of 1-7 Woburn Walk, these additional assets and/or their settings would remain entirely unaffected by what are essentially proposals for the upper level interiors of the properties in question.

1.3 The list description for Nos. 1-9 & 9A Woburn Walk reads as follows:

'Terrace of 6 shops with accommodation over. C1822. Built by Thomas Cubitt, restored late C20. Stucco with wooden shopfronts. EXTERIOR: 3 storeys and cellars. 1 window each. Part walls of upper floors articulated by narrow recessed bays. Wooden shopfronts, much restored, with pilasters carrying continuous entablature with anthemion and palmette ornament to architrave; projecting, bracketed shop windows with rounded angles and small panes flanked by panelled and half-glazed doors with overlights. Upper floors have segmental-arched windows having plain architraves studded with paterae; 1st floor, 4 lights with cast-iron balconies, 2nd floor tripartite. Parapets with plain bands, Nos 3 & 5 having shallow scrolled pediments above. INTERIORS: not inspected. HISTORICAL NOTE: No.5 was the home of William Butler Yeats, Irish poet and dramatist (plaque). Thomas Cubitt was responsible for the development of the Bedford Estate north and east of Russell Square. The coherently designed group of original shopfronts in Woburn Walk and Duke's Road (ggv) is an exceptional architectural composition and survival.'

1.4 Proposals comprise the conversion of the subject property's upper floors from office use to five dwellings; thus resulting in two units at both first and second floor levels, and a single unit at third floor level. Externally, works are limited to general refurbishment and rationalisation of the front elevation with a new façade extending west to the adjoining Ambassador's Hotel, thus masking a modern recessed stairwell along with unsightly clutter in the form of services etc. Fireplaces and floors would remain entirely intact, whilst otherwise, only minimal subdivision would be effected internally. Current proposals represent an improved scheme further to that already consented in 2015. In this regard, individual units reassume a two-window rather than four-window breadth, more aligned with the configuration of original floorplans and layouts.

1.5 In order to establish the in-principle acceptability of conversion of the upper floors to residential use, the 2015 scheme was formulated in close consultation with Historic England, the London Borough of Camden and the Bloomsbury Group. However, in physical terms this scheme adopted a lateral rather than vertically emphasised layout; contrary to the original plan and hierarchy of the property. Whilst nevertheless reflecting the nature of long-established alterations already

implemented at the site – particularly the extensive, modern truncation of the structure at rear etc. - and nevertheless avoiding impacts upon instances of surviving, original fabric, the scheme was not as sympathetic to original floorplans and layouts etc., as that being presented here. Fundamentally, this scheme returns the upper floors to residential accommodation - i.e. the use for which this part of the building was originally designed - as per best conservation practice, but in a more appropriate manner than its already consented predecessor.

- 1.6 In accordance with Paragraph 128 of the National Planning Policy Framework (March 2012), this statement describes the significance of the heritage asset to be affected (the Grade II* listed 1-9 & 9A Woburn Walk) in a manner proportionate to both the asset's importance, and an understanding of the potential impact of proposals upon that significance.

Regulatory Framework

2.0

- 2.1 Legislation relating to the historic environment is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the Act). Of particular relevance are sections 16 and 66, summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Guidance

- 2.2 The National Planning Policy Framework (NPPF, March 2012) emphasises a '*presumption in favour*' of sustainable development i.e. defined by the document as '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'.
- 2.3 This '*presumption in favour*' has been implemented to speed up decision making and encourage more development. As regards heritage assets, it is emphasised that their conservation under such circumstances is to be achieved '*in a manner appropriate to their significance*'. Key paragraphs from the document are summarised below.
- 2.4 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.

Local Policy

- 2.5 The London Borough of Camden replacement *Unitary Development Plan* (UDP) adopted in June 2006, was replaced in November 2011 by the *Local Development Framework* (LDF). The *Camden Core Strategy 2010-25* sets out the key elements for the vision of the Borough and is a key element of the LDF.
- 2.6 The *Core Strategy* is supported in terms of detailed development management by the *Camden Development Policies Document 2010-25* (DPD) adopted at the same time. Both the *Core Strategy* and the DPD contain policies specific to conservation.
- 2.7 *Policy CS5* of the *Core Strategy* concerns the impact of growth and development and its management. Among other factors that must be given particular consideration, this would include '*d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities*'.
- 2.8 This is considered in more detail by *Policy CS14* of the same document (*Promoting high quality places and conserving our heritage*), which sets out the Council's strategic objectives to preserve and enhance Camden's heritage:
- 'The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:*
- a) Requiring development of the highest standard of design that respects local context and character;*
 - b) Preserving and enhancing Camden's rich and diverse heritage assets and their settings, including . . . listed buildings . . . ;'*
- 2.9 The *London Plan* (2011) also contains the following relevant summarised policies:

Policy 7.8

C Development should identify, value, conserve, restore, reuse and incorporate heritage assets, where appropriate.

Policy 7.9**Heritage-led Regeneration****Strategic**

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

Planning Decisions

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

Other Relevant Guidance

- 2.10 Of equal relevance is English Heritage's (Historic England) 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008*. At paragraph 140, p.59, this states that "*The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change*".

Historic Background

3.0

Bloomsbury & Cubitt

- 3.1 The Napoleonic Wars led to a general increase in building costs, which, occurring in tandem with a widespread lack of credit, resulted in a trend of slower growth. The area between Euston and Russell Squares therefore remained undeveloped until a more buoyant economy resumed in the 1820s. More tentative inroads had been made earlier however. Land now occupied by Cromer Street – adjacent the small Lucas Estate – was begun on 1801, whilst land owned by the Skinners – including Cartwright Gardens - had begun to be developed by 1807 to the designs of James Burton. Reflecting a still more improved economy from the 1820s, was Regent Square; laid out from 1822 and with houses being built from 1829. Generally, more extensive development was therefore to occur between 1801 and 1832 to the east of Gray's Inn Road on land falling to the River Fleet. As part of this growth, in the early nineteenth century – his reputation established via the development of Pimlico - Thomas Cubitt was to undertake the role of principal builder for the Bedford Estate.
- 3.2 Cubitt (1788-1855) was born in Norfolk and like his father, trained as a carpenter, first going to India as a ship's carpenter. The trip enabled him to set up in business in Holburn upon his return, the success of which was in part attributable to partnerships with his brothers William and Lewis (architect trained and later, designer of King's Cross Station). By the 1820s Cubitt was principally active in Belgravia, but also '*in almost every other expanding metropolitan district*'. He went on to assist Prince Albert on the design of Osborne House, subsequently building the structure before extending Buckingham Palace and relocating Nash's Marble Arch at Hyde Park. His most reputed work is that at Eaton Square in Belgravia, although he is equally regarded for the breadth and extent of his building, it being noted that: '*Pimlico and Clapham, terrace after terrace and square after square, were later ventures in which Cubitt improved upon all the speculative building which had ever been done before, or, one supposes, will ever be done again*'. The layouts of these areas - occasionally located on the flood plain of the Thames - were themselves highly influential and being largely in place by the middle of the nineteenth century, can be seen to remain relatively intact over much of the area's early history (**Figures 3, 4, 5 & 6**).

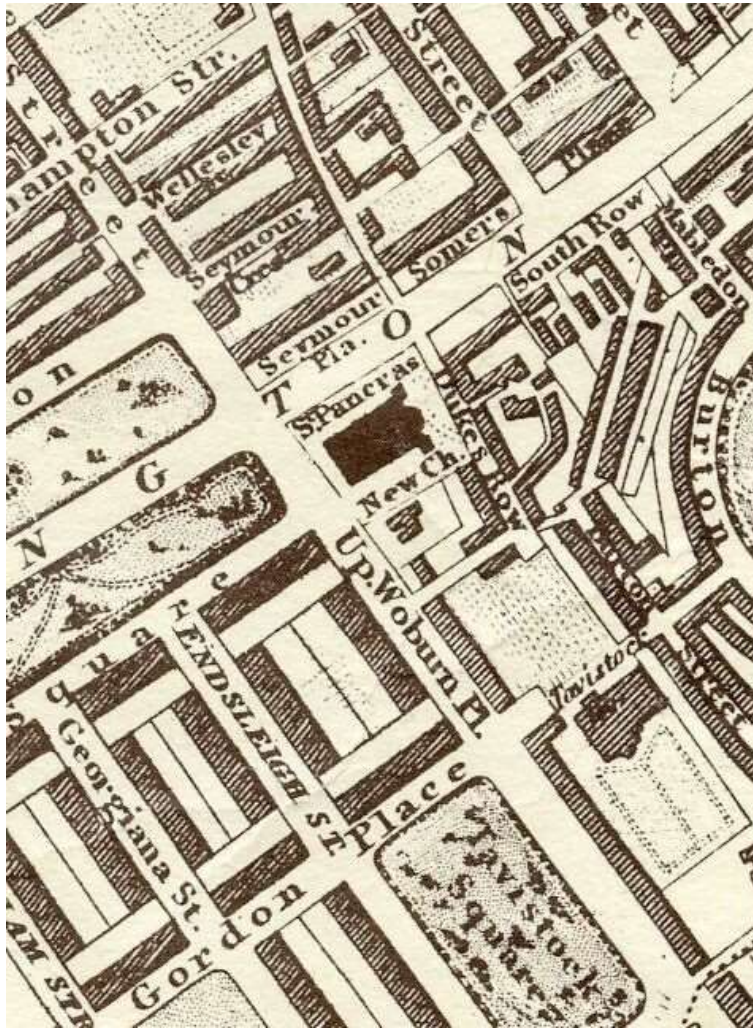


Figure 3: The Locale, 1824

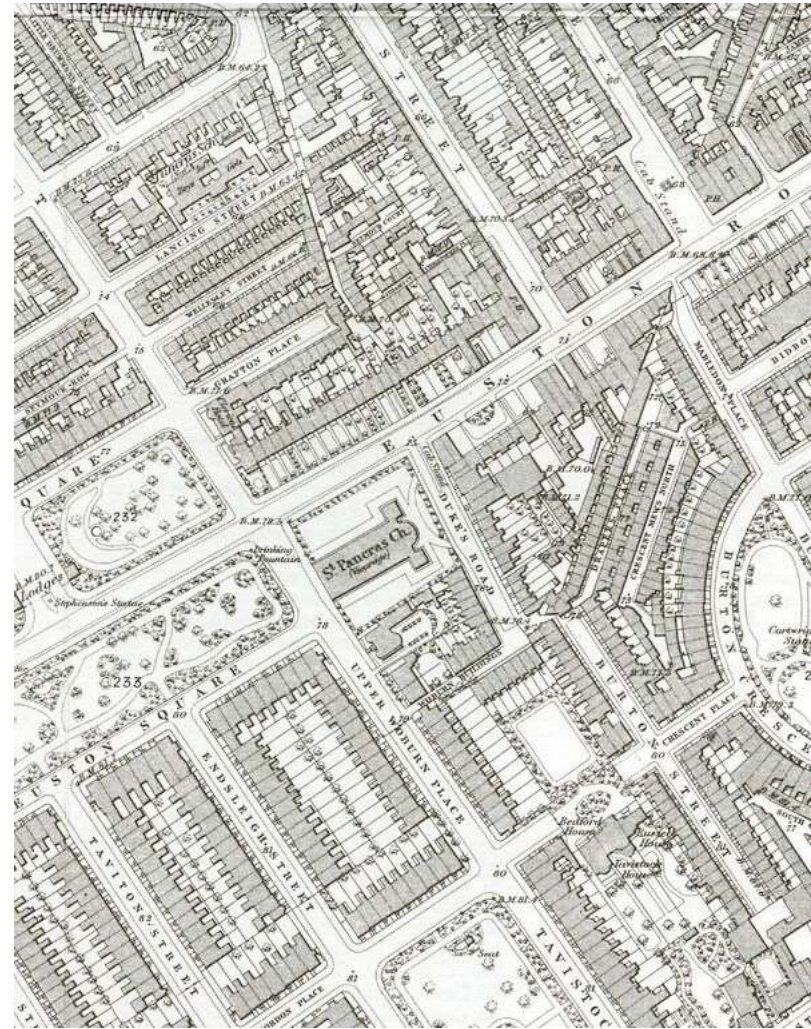


Figure 4: The Locale, 1870

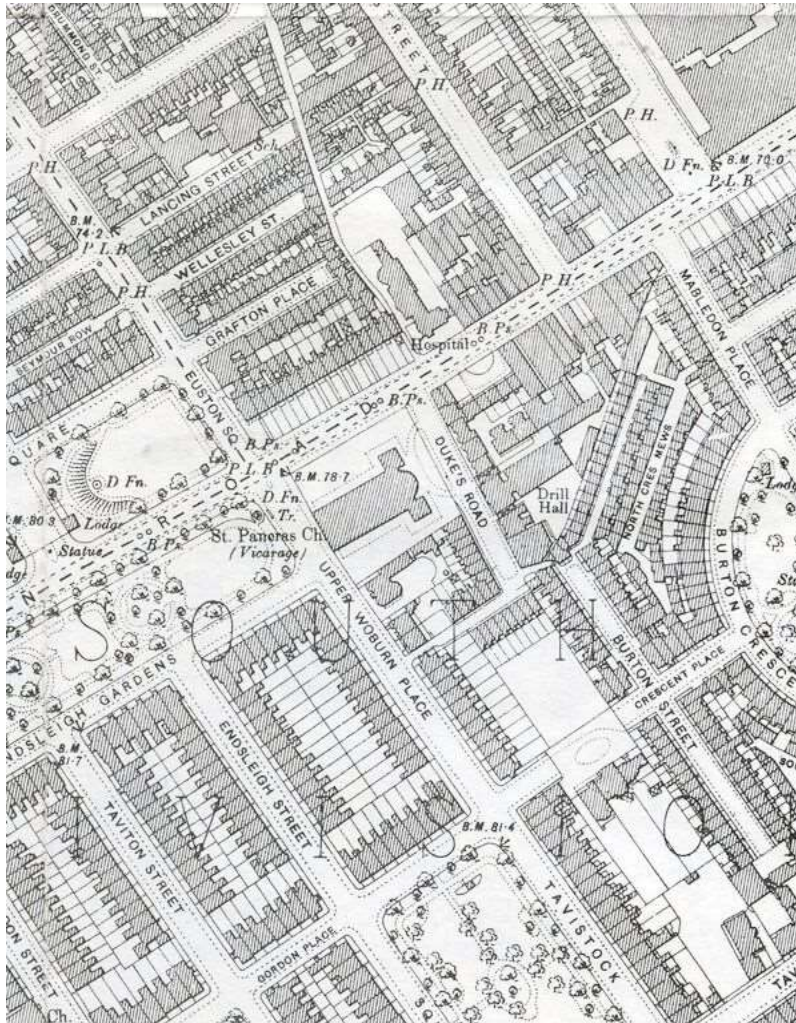


Figure 5: The Locale, 1893

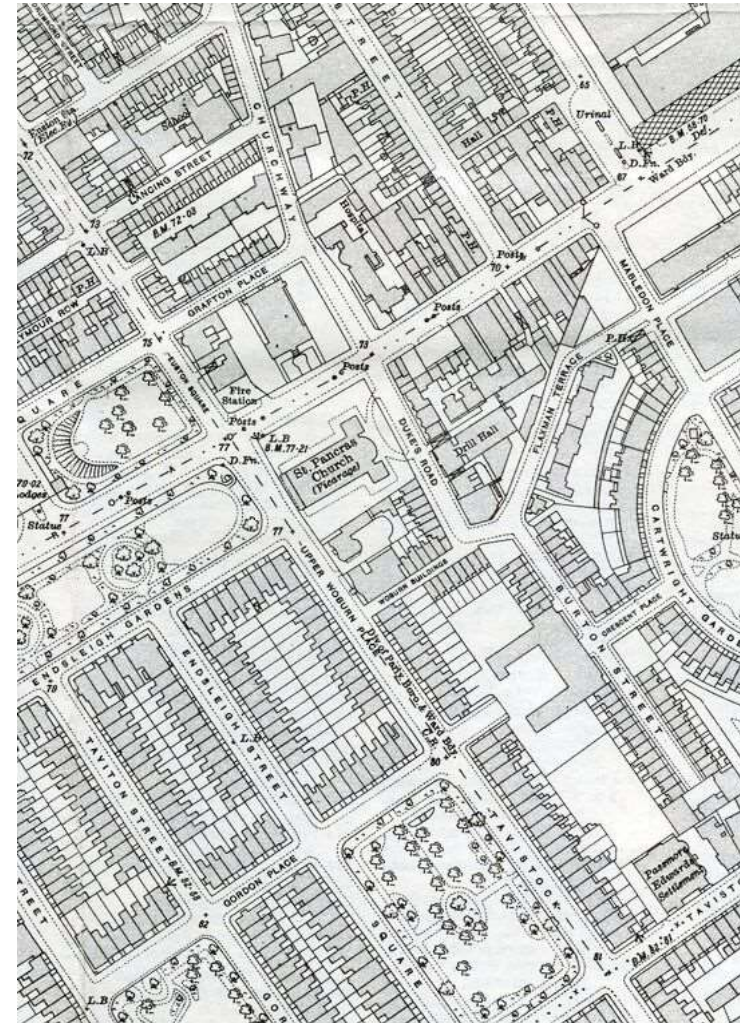


Figure 6: The Locale, 1913

- 3.3 One example would include Cubitt's work at the Bedford Estate, where he was to introduce squares into the original 1795 plan of the Estate, which up until this time had predominantly comprised streets. He therefore completed Tavistock Square, Woburn Place, and part of Gordon Square at Bedford, principally for domestic use. It is worth noting however, that the work of James Sim with his two sons was equally prevalent, together developing that area around Gordon Street, Endsleigh Street and Endsleigh Place, Torrington Place and Woburn Square, again for domestic use. With his brother William, Thomas Cubitt had a number of other neighbouring streets built to their designs. These included Acton Street, Frederick Street and Ampton Street. Further to the south, Wren Street and Calthorpe Street were laid out by the brothers from 1816, and developed up to around 1850. Despite a domestic emphasis, public houses and shops were also required to provide the necessary services and facilities of the area, resulting in an associated growth in commercial activity. Notable among these are Sicilian Walk and Woburn Walk.

Woburn Walk

- 3.4 From the east side of Woburn Place, Cubitt built a small street of shops, this set at a right-angle to Euston Road at the north, and skirting the churchyard of the New St. Pancras Church. Both sections of this street were formerly known as Woburn Buildings, albeit the northern stretch was commonly known as Duke's Row and has since become known as Duke's Road. The southern stretch was subsequently named Woburn Walk. Original leases are dated 1822. Generally the Estates' policy was that of mixed development, albeit the siting of shops and other less desirable buildings was carefully controlled and sited peripherally. These were usually located away from central, residential parts of the estate and in this instance – where at the time the Duke of Bedford wanted no commercial development or its associated housing within his estate - Woburn Buildings actually resided in the adjoining Southampton Estate. The development was to have originally included seven shops and an 'artist's room', but this latter element was nevertheless altered to comprise an eighth shop.

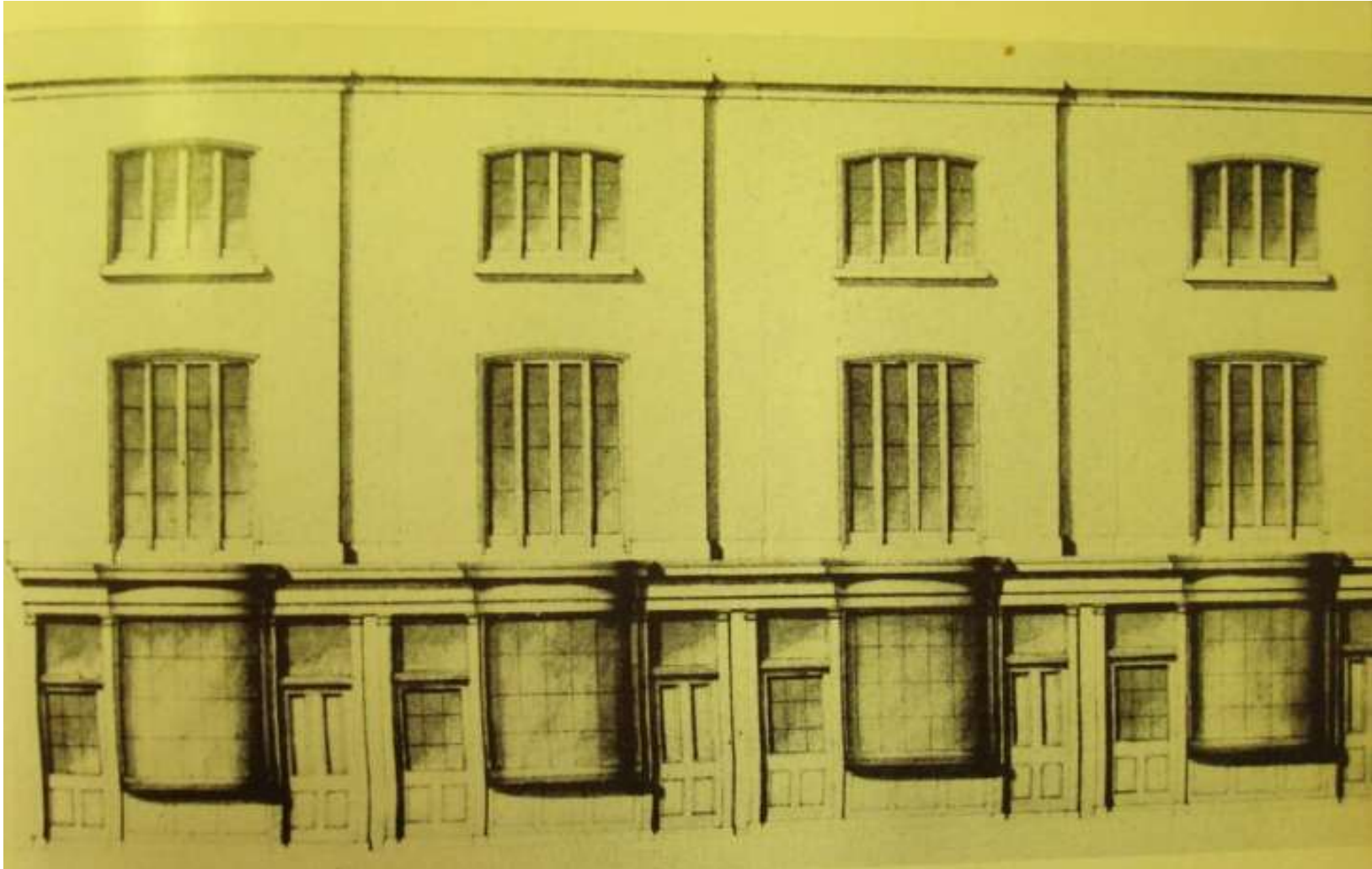


Figure 7: Cubitt's Second Design for Woburn Walk

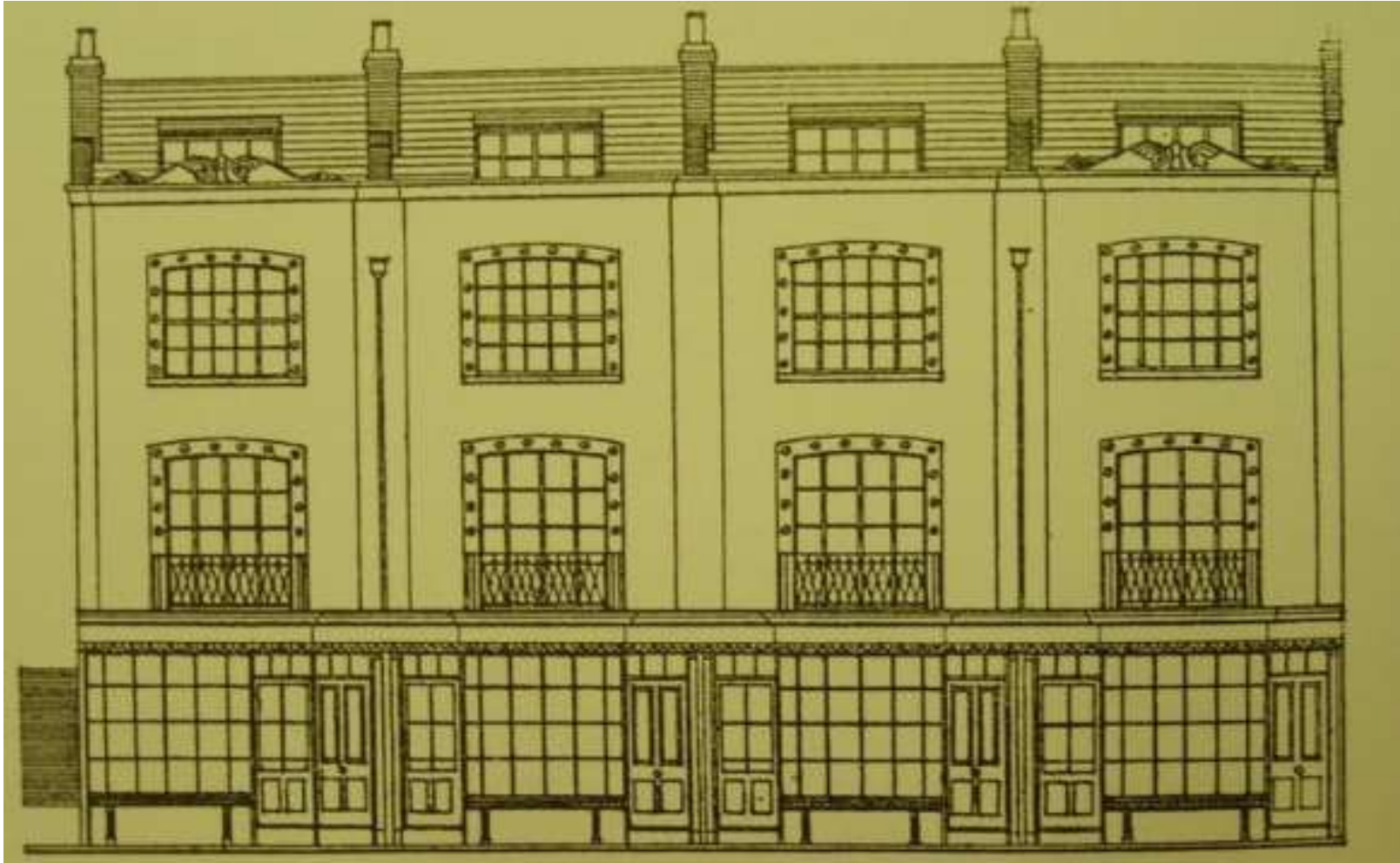


Figure 8: Woburn Walk (Georgian London, Summerson)

- 3.5 The first iteration of Woburn Walk shows the development to be a single-storey classical building with round headed windows and a heavy cornice, but this was abandoned '*as it was found on comparing with the ground that Mr Cubitt had mistaken the dimensions*'. The second design (**Figure 7**) shows casements and not sashes, and a plainer, less enriched appearance than those finally built. The design of a third and final elevation (**Figure 8**) is understood to have been at the behest of Cubitt however, noting it to be the '*Elevation proposed and consented to be substituted for the one annexed to the Contract for Woburn Buildings*' i.e. the second design. The shops were completed on Lady Day 1825 and subsequent Post Office directories show consistent leasing throughout the nineteenth century, which at the outset can be seen to have provided basic food and household goods.
- 3.6 By the 1850s, there is an influx of carpenters, plumbers, upholsterers and furniture sellers into Woburn Walk, no doubt serving new arrivals in the area. This changes later in the century and whilst a number of general goods and furniture stores remain, these are added to by dressmakers, bookbinders, statue cleaners, basket makers and other artisan trades. The area was to undergo decline relatively early in its history however. It did not become as fashionable as Belgravia and the intent to eventually create an exclusive gated community failed due to a basic lack of demand. On this, Cubitt was to write in 1840 that: '*The great struggle not infrequently is between men in business and their wives and daughters. Their convenience would keep them here within easy reach their places of business, but their wives and daughters would give their preference to a more fashionable address at the western or north-western end of this town.*'
- 3.7 Such a scenario introduced landlords and landladies into the area, who would use the large houses as guest houses and lodgings, suitable for accommodating young men working in the City or lawyers at the Inns of Court. The opening of Euston Station in 1837, terminating the London-Birmingham Railway, proved a further setback for the status of the area. University College London and other educational establishments consolidated this trend with their requirement for student accommodation. Shops were still needed however, and in terms of the ensuing erosion and loss across the locale, Woburn Walk fared slightly better than its residential counterparts. By the early twentieth century Woburn Walk was nevertheless in a state of severe dilapidation and comprised part lock-up, part residence; both with increased subdivision. This trend continued up until WWII resulting in many missing features, failed stucco and the replacement of bow windows with canted bays etc.



Figure 9: 1-7 Woburn Walk, Rear, Pre-1961



Figure 10: 1-7 Woburn Walk, Post-1961 & Restoration

- 3.8 Following WWII and an emerging need to recognise and protect important instances of heritage compromised by bombing (Woburn Walk merely suffered blast damage, but accounts are inconclusive as to the extent or nature of harm) and still

earlier neglect, one of the first preservation orders was placed at Woburn Walk. Whilst there is some doubt as to the suitability or appropriateness of subsequent 'conservation' works from a contemporary perspective, a restorative scheme was undertaken to some parts of Woburn Walk over 1956-8. Concerning this, the Borough Engineer's subsequent report stated that: *'As nearly as research, planning and craftsmanship can make it, the south side of Woburn Walk now stands as it did in 1822'*. In 1961, the Ambassador's Hotel (adjacent and west of the north terrace, which it owned at this time) submitted an application for Listed Building Consent to alter the rear of Nos. 1-7 and No. 12 Duke's Walk, the rear of which was attached to the backyard of No. 7.

- 3.9 With this proposal, the severely dilapidated rear wall (**Figure 9**) of the terrace was to be dismantled and replaced with an extension over the backyards, physically connecting the hotel to the rear of Nos. 1-7 Woburn Walk. This was not only intended to physically link the hotel and Woburn Walk, but also enable a ballroom to the immediate rear of the terrace. This would create a corridor along the entire length of Nos. 1-7 at the rear of the ground floor, with the ground floor front elevation of 12 Duke's Road being entirely removed to provide a wide entrance to the ballroom. The proposal also intended the use of ground floor shops as lock-ups, which, whilst unsuitable and disconnecting lower from upper levels, provided an alternative to their then vacancy. Renewal of the front elevation's stucco and decorative features was also included (**Figure 10**). The proposal was refused, ostensibly resulting in a scheme that placed the required infill against the rear wall. Merely cursory examination of the building shows that something nearer the refused scheme was actually implemented, with original fabric and spaces at the rear being much truncated at all levels.
- 3.10 In 1981 permission was granted to convert and use first, second and third floors of 1-7 Woburn Walk as office space, with the shop at No. 1 as an office reception. The buildings are now divided laterally with offices at upper floors - interconnected by a rear corridor – and shops at ground and basement level. Only the general plan form of the original shop spaces are understood to remain broadly intact. Fundamentally, from the perspective of secondary source material, 1-7 Woburn Walk and its current configuration can therefore be seen to be far from original in its fabric, layout and use. That this is the case can be seen to be further borne out by the buildings themselves.

The Listed Building

4.0

- 4.1 The *Survey of London* notes Woburn Walk (**Figure 11**) and Duke's Road (**Figure 12**) to be 'a little street of shops' from 1822. Further to this, the account goes into some detail. In summary, the architecture is described as three storey with stucco fronts, with each structure being emphasised by recessing the walls where individual houses/shops joined. A plain coping over a projecting band was used as the finish to the parapet with scroll cresting at special points.



Figure 11: 1-7 Woburn Walk



Figure 12: Duke's Road

- 4.2 Each of the upper storeys is noted to have had a single broad window with slightly arched head, within an unmoulded architrave studded with paterae. The original form of the windows is understood to have been a broad sash window, three panes wide with a single light on each side. The first floor window is known to have had an ornamental balcony of cast iron

with curved ends. The shop fronts are noted by the *Survey* to have been designed with 'great skill'.



Figure 12: 1-7 Woburn Walk, rear (a)



Figure 13: 1-7 Woburn Walk, rear (b)

- 4.3 The shop window is noted to be central and flanked by doorways whilst proving the same shape in plan as the balcony above, this projecting over the pavement to the level of the sill, beneath which were two shaped brackets. Each window is described as being divided by very delicate glazing bars into twenty-four panes, four panes high, and curved at each side. Over the whole ran an unbroken entablature following the window curves, and every house/shop was divided from its neighbor by twin pilasters between each.



Figure 14: Interior (a)



Figure 15: Interior (b)



Figure 16: Interior (c)

- 4.4 A single-moulded cornice, frieze (as a lettered fascia) and architrave with continuous anthemion ornament comprised what is described a '*most effective shop design*'. Doors are noted to be of four panels with a rectangular fanlight above. The curve of each window was enriched with guilloche ornament, whilst between each door was a wrought iron scraper. Downpipes with moulded heads were set into alternate recesses between houses.

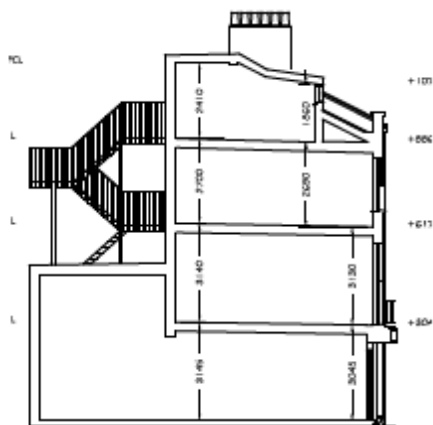


Figure 17: Cross-Section

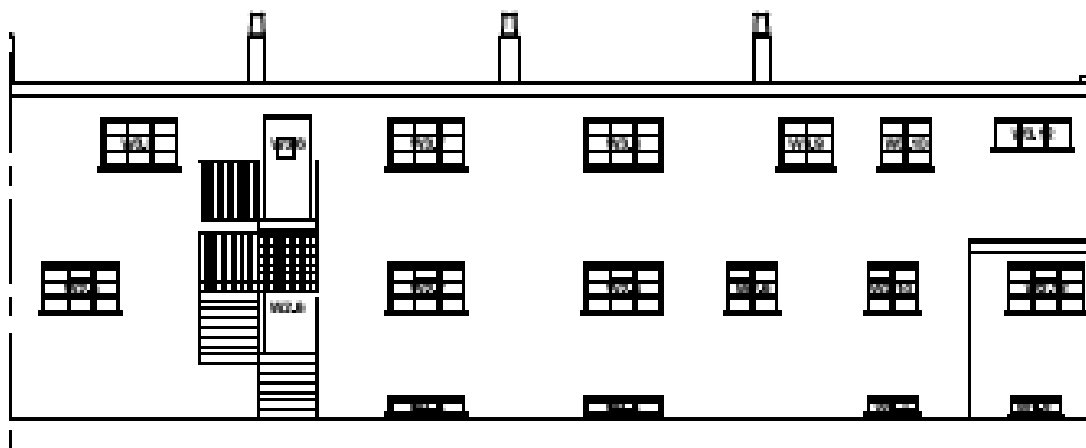


Figure 18: Rear Elevation

- 4.5 As a designed shopping street, Summerson considers Woburn Walk to be the '*best example in London*'. At p.193 of his account of *Georgian London*, he goes on to summarise Woburn Walk as follows:

'To the east of Woburn Place, Cubitt created a little shopping centre called Woburn Buildings (now Woburn Walk), the leases of which are dated 1822, so that they are among the earliest of his Bloomsbury undertakings. These buildings are small three-storey stuccoed houses with shop-fronts on the ground floor and are designed with great skill and refinement. There is now nothing else like them in London and it is satisfactory that the St. Pancras Borough Council has acquired the southern terrace for preservation.'

- 4.6 Further recognition is provided by Pevsner, who notes that '*. . . not to be missed, are Woburn Walk and Duke's Road, with three storey Grecian frontages and shop windows belonging to the original Cubitt design of c.1822. The shops have curved bay windows; the upper windows are tripartite, smartly decorated with paterae. Built for the Bedford Estate, on its border, so that the shops would not disturb the prime residential areas*'.



Figure 19: Extent of Infill to Rear of 1-7 Woburn Walk

4.7 In turn, P.95 of the *Bloomsbury Conservation Area Appraisal* goes on to state that:

'Woburn Walk is a very distinctive and small-scale shopping street, designed by Thomas Cubitt in 1822. The grade II listed three-storey Regency townhouses with stucco fronts and first floor balconies retain original, purpose-built, bay-windowed*

shopfronts of a uniform nature. Shops and cafes occupy the properties in Woburn Walk, which is characterised by café tables spilling out onto the walkway. However, the units in the near identical terrace on the west side of Dukes Road have been converted to office use. The public realm is of interest, particularly the role of the York stone paved spaces in the enclosed, pedestrianised thoroughfare of Woburn Walk which contributes to the quality and historic character of the townscape.'

- 4.8 The quality, significance and associated value attributed Woburn Walk is therefore without question, a fact further established and recognised by its designation as a Grade II* listed building. However, as we are aware from **Section 3.0**, above, what is not commonly acknowledged is the multiple and extensive change undertaken across the rear (up to and including rear roof slope) and interior of the terrace, particularly over the late twentieth century (**Figures 12, 13, 14, 15 & 16**). At the very least (also being physically connected to the hotel at its north), this comprises the passages implemented at the rear of the terrace to access the lateral arrangement of offices, and an associated stair set at its southwest end to access these.
- 4.9 Given their location, period and type, little thought can be seen to have been given these interventions' appropriate or sensitive assimilation. The extent of addition, associated erosion, loss, and subsequent impact is made clear by **Figures 17, 18 & 19**, this resulting in a structure of much compromised historical and architectural integrity, which leaves only the front elevation and the original fabric of some internal dividing walls to survive. However, the previously restored front façade remains intact and continues to be of special interest architecturally, in turn making a positive contribution to its setting and conservation area locale.

Assessment of Proposals

5.0

External

- 5.1 The external building envelope will remain generally unaffected, except insofar as the opportunity will be taken to address minor issues there. Existing windows and ironwork will be retained and refurbished where necessary, and poor quality steel and upvc windows replaced with more appropriate hardwood options of a suitable/matching design.
- 5.2 External works representing new development would include the installation of a new façade at the west of the front elevation. Running between the application site and Ambassador's Hotel, this masks the recessed modern stairwell at this end, thus rationalising the streetscape in this location, whilst enhancing the appearance of the host building more generally.
- 5.3 This element also assumes a parapet and therefore hierarchy similar to that of the principal structure, whilst nevertheless remaining lower in height and slightly recessed, and as a result, subservient and authentic as a latterly implemented addition to the host envelope. To emphasise this demarcation, fenestration is slightly lower and offset to that of the host.
- 5.4 Its entrance door assumes a panelled detail, and single rather than double dimension, thus reflecting more closely that of existing Woburn Walk doorways, but again retains an authentically contemporary form. Demarcation between old and new is maintained. Whilst attached to modern fabric, a nevertheless unsightly fire-escape would be removed from the rear.
- 5.5 Importantly, implementation of the new façade and resulting lobby areas at this end of the structure assists reordering of the internal layout so that a more appropriate, vertical emphasis is achievable across the ensuing plan form; thus maintaining a configuration more closely referencing that of the original structure.
- 5.6 Other impacts arising from this element would include new doors set into the presently external envelope, thus enabling access from the new lobbies, to new apartments at levels 1 and 2. Whilst puncturing existing fabric, these would not be externally visible as a result of the new façade.
- 5.7 Further to this – given the extent of change wrought at the property at several stages over the late twentieth century (late

1950s and early 1960s) – as regards impacts upon historic fabric, it is unlikely that this elevation represents original building material in any case.

Internal

- 5.8 Importantly, proposals would retain surviving historic fabric in the form of former dividing walls and chimney breasts, again refurbishing where necessary. Fireplaces of a suitable design would be reinstated where these are presently boarded over. Modern, redundant adaptations/accretions etc. rendering the rooms more suitable for use as office space will be removed.
- 5.6 Principally, these would entail the removal of poorly implemented w/c's located at the periphery of floorplans in support of office space, and the removal of subdividing partitioning from the second floor's easternmost room. In general terms, first and second floors would see only very minimal impacts resulting from the implementation of proposals.
- 5.7 This would comprise the modest subdivision of the two central spaces across each floor - of a light-touch and reversible - to provide bathroom facilities. However, a raised platform is no longer required to house drainage etc. Fundamentally, existing fabric and its configuration – whether old or new – would undergo less change than formerly proposed.
- 5.8 At third level intervention would be of a similarly light touch in contrast to the *status quo* and comprise modest subdivision to provide a bathroom at the eastern end of the floor, and enclose existing walls to create a bedroom at its western end. Again, existing fabric and its configuration – whether old or new – would undergo much less change than formerly proposed.
- 5.9 Fundamentally, where works are not directly restorative or enhancing, proposals are consistently lightweight and reversible, thus enabling the reuse of the buildings and overall heritage asset as a contemporary living space; and enabling the viable and continuing upkeep of their maintenance, conservation and future survival in a manner consistent with their origins.
- 5.10 Whilst much altered and its special interest much reduced, the significance of the listed building is nevertheless commonly recognised and as such, proposals are considered and subsequently focused on an outcome resulting in no harm to this value. Significantly, it is considered that much less impact would occur than with the formerly consented scheme.

Heritage Benefits

6.0

- 6.1 In view of such a scenario – i.e. substantially compromised fabric and significance coupled with works of a low, predominantly enhancing focus - it is therefore worth emphasising the clear heritage benefits that would occur at the site at both a detailed and general level.
- 6.2 As indicated, as a matter of use, the property would be returned from office to residential accommodation. As a matter of best conservation practice, this is preferred, where it would be returned to the use for which it was originally designed. Such a return not only assists with authenticity of use, but also a physical and visual authenticity that will assist with legibility.
- 6.3 This return to residential use would necessarily require the removal of equipment and more permanent accretions enabling and evidencing its use as office space. Again, this assists with authentic use of the building and legibility of its authentic history and/or origins as dwellings over shops.
- 6.4 Importantly, the heritage asset's significance as such would be better revealed by proposals. The removal of office accoutrements would assist on this front, as would tandem works of refurbishment, enhancing the property where significance was already lost and restoring original fabric where this survives and is degraded.
- 6.5 Principally, such an approach would result in the total retention and refurbishment of surviving dividing walls and their associated chimneys and fireplaces, but also the repair and replacement of windows where these are of a non-appropriate form and/or material (particularly steel and upvc lights to roof and rear).
- 6.6 Fundamentally, proposals would result in a general upgrade of the property that would i) not be achievable in its present state and without a return to more viable use as residences; and ii) would generally assist use, care and maintenance, thus restricting the heritage asset's returning trend toward decline.

Summary

7.0

- 7.1 Woburn Walk is an 1822 development by Thomas Cubitt. The fortunes of this group of buildings have varied over its history with severe dilapidation occurring over the early twentieth century and resulting alteration accelerating in pace over the later twentieth century. This has been largely to the site's detriment albeit some necessary consolidation and restoration can also be seen to have been undertaken to the front façade. Most detrimental has been the site's gradual conversion from shops and houses to office space particularly with the lateral layout imposed upon a formerly vertical configuration.
- 7.2 Irrespective of this history, the quality, significance and subsequent value attributed Woburn Walk is widespread and without question. Such recognition is further established by its designation as a Grade II* listed building. The architectural quality of the front façade and wider layout of the grouping is such that it would seem to override any consideration of its alteration. The previously restored front façade can therefore be seen to remain intact and continue to be of special interest architecturally, thus making a positive contribution to Woburn Walk, its setting and wider conservation area locale.
- 7.3 Proposals are therefore either directly restorative or enhancing, being consistently lightweight and reversible, enabling reuse and the viable and continuing upkeep of the buildings' maintenance, conservation and future survival in a manner consistent with their origins. Although much reduced, the significance of the listed building is nevertheless recognised and as such, proposals are considered and subsequently focused on outcomes resulting in no harm to this value, and of much less of an impact than works formerly consented in 2015.
- 7.4 Again, it is necessary to reiterate that proposals would result in a general upgrade of the property making it attractive to more long term investment that would not be presently possible as offices and without returning to a more viable use as residences. This will in turn assist the ongoing value and subsequent care of the heritage asset, thus restricting its returning trend toward decline.

Sources

8.0

CHERRY, B, PEVSNER, N, 2002, *The Buildings of England: London 4 – North*, Yale, London

HOBHOUSE, H., 1971, *Thomas Cubitt: Master Builder*, London

LONDON BOROUGH OF CAMDEN, 2011, *Bloomsbury Conservation Area Appraisal and Management Strategy*, London

SUMMERSON, J., 2003, *Georgian London*, London

SURVEY OF LONDON, 1949, *Vol XXI St Pancras*, London

LMA References

LMA_4608_01_02_02 (Cubitt Estate Lease book)

CLC_B_192_F_001_MS11936 (Various documents from the Royal and Sun Alliance Insurance Group)

M_90_1331 (Southampton Estate documents concerning Woburn Buildings)

APPENDICES

Appendix 1: List Summary, 1-9 & 9A Woburn Walk

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1379209

Location

1-9 AND 9A, WOBURN WALK

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 10-Jun-1954

Date of most recent amendment: 11-Jan-1974

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478577

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2982NE WOBURN WALK 798-1/89/1733 (North side) 10/06/54 Nos.1-9 AND 9A (Odd) (Formerly Listed as: WOBURN WALK Nos.1-9 (odd), Nos.4-18 (even) incl. 4A, 6A, 8A, 10A, 12A, 14A, 16A, 18A)

GV II*

Terrace of 6 shops with accommodation over. c1822. Built by Thomas Cubitt, restored late C20. Stucco with wooden shopfronts. EXTERIOR: 3 storeys and cellars. 1 window each. Party walls of upper floors articulated by narrow recessed bays. Wooden shopfronts, much restored, with pilasters carrying continuous entablature with anthemion and palmette ornament to architrave; projecting, bracketed shop windows with rounded angles and small panes flanked by panelled and half-glazed doors with overlights. Upper floors have segmental-arched windows having plain architraves studded with paterae; 1st floor, 4 lights with cast-iron balconies, 2nd floor tripartite. Parapets with plain bands, Nos 3 & 5 having shallow scrolled pediments above. INTERIORS: not inspected. HISTORICAL NOTE: No.5 was the home of William Butler Yeats, Irish poet and dramatist (plaque). Thomas Cubitt was responsible for the development of the Bedford Estate north and east of Russell Square. The coherently designed group of original shopfronts in Woburn Walk and Duke's Road (qqv) is an exceptional architectural composition and survival.

Listing NGR: TQ2987682538

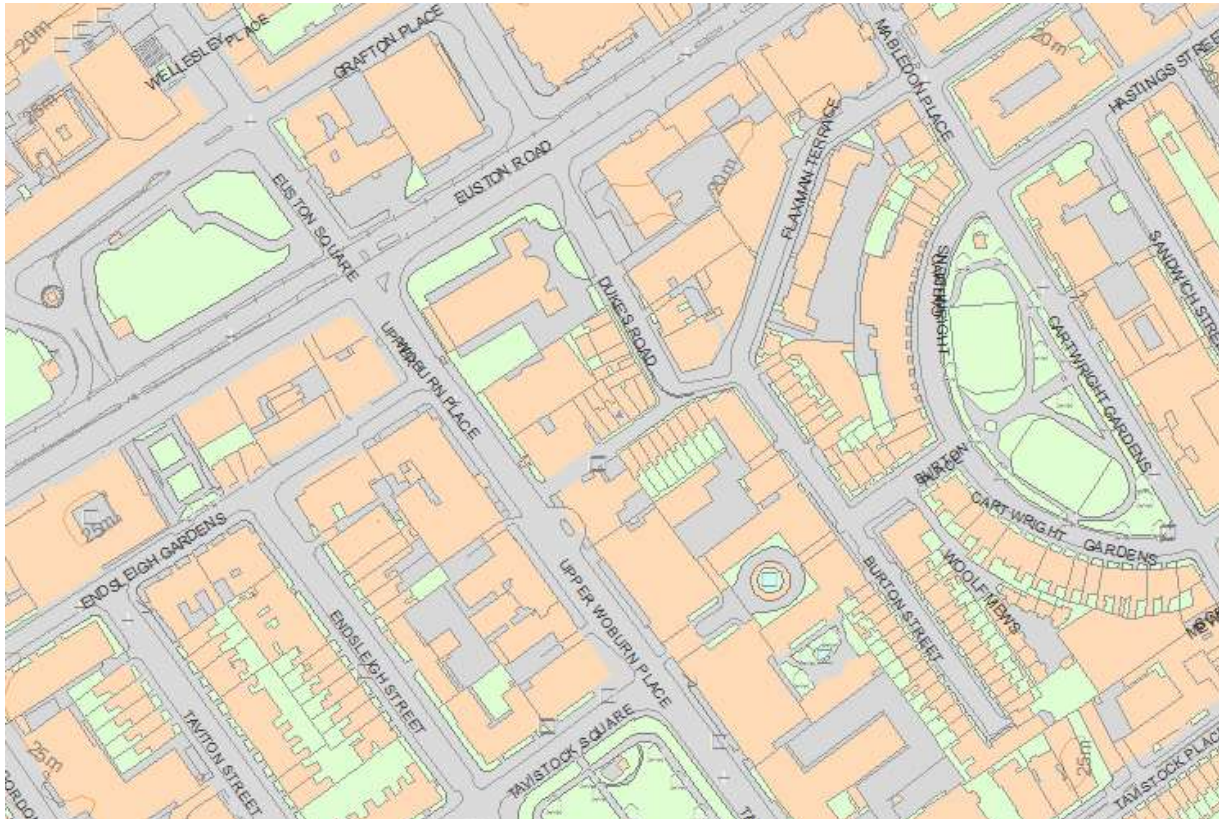
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 29870 82530

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1379209.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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