

Heritage Statement

7 Warwick Court, London Borough of Camden



**7 Warwick Court,
London Borough of Camden
A Heritage Statement**

**Prepared for
Marek Wojciechowski Architects
by
The Architectural History Practice Ltd**

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1. INTRODUCTION

This heritage statement was commissioned by Marek Wojciechowski Architects to inform proposals for the residential conversion of 7 Warwick Court. It was prepared by Johanna Roethe and Neil Burton of the Architectural History Practice, in September 2015, building on an historical report prepared in May 2014.

7 Warwick Court (national grid reference: TQ 30948 81675) is a town house, possibly dating from the late seventeenth century. It is listed grade II and lies in the Bloomsbury Conservation Area.

2. DEVELOPMENT HISTORY

Warwick Court was built on the site of Warwick House, the house of the earls of Warwick (third creation) (fig. 1). It may have been built by Robert Rich (1559–1619), who was enrolled at nearby Gray's Inn in 1578. In 1580, he succeeded to the family estate and title of 2nd Baron Rich. In 1618 he was created 1st Earl of Warwick. He died in 1619 at Warwick House. The next member of the family to live there was his son, also Robert (1587–1658), also a member of the Honourable Society of Gray's Inn. He also died at Warwick House.¹

The subsequent history of Warwick House is more difficult to trace as there were several houses of that name. By 1688, Gilbert Holles (1633–89), the 3rd Earl of Clare, lived at Warwick House, Holborn, where he died in January 1689.² His son, John Holles (1662–1711), 4th Earl of Clare (from 1694 Marquess of Clare and Duke of Newcastle), inherited the property but may have sold it soon after. It is generally thought that the house was demolished in the 1690s. In 1694, the Honourable Society of Gray's Inn granted a building lease of the garden of Warwick House to Dame Barbara, widow of Mr Justice Allibone, who built six houses on the site of the garden (demolished after severe war damage).³ Warwick Court appears to have been built around the same time (figs. 2, 3), based on the boundary stone in the elevation of 8 Warwick Court (inscription: 'Gray's Inn 1697'). 24 properties in Warwick Court are listed in the earliest surviving parish rate book of 1732.

Little is known about the history of 7 Warwick Court and the street during the eighteenth century. Gaps in the surviving parish rate books make it impossible to track back the occupier of no. 7 beyond 1780. In 1780, a Mr Jacques lived at no. 7, who may have undertaken some building works as the rateable value was upgraded from £34 to £44 (while the value of the neighbouring properties stayed the same).⁴

In 1785 the occupier was Ann Grint, who by 1787 was succeeded by Joseph Newell who was also recorded there in 1790 and 1796. He moved out in 1796 when David McNeal moved in.⁵ According to Horwood's map of the 1790s, the street elevation of no. 7 and the houses to its south were already projecting further forward than the adjoining houses to the north (fig. 3).

¹ Brett Usher, 'Rich, Robert, first earl of Warwick (1559?–1619)', *Oxford Dictionary of National Biography*, Oxford University Press, 2004; online edn, Jan 2008 [<http://www.oxforddnb.com/view/article/61021>, accessed 16 May 2014]; Sean Kelsey, 'Rich, Robert, second earl of Warwick (1587–1658)', *Oxford Dictionary of National Biography*, Oxford University Press, 2004; online edn, Jan 2008 [<http://www.oxforddnb.com/view/article/23494>, accessed 16 May 2014]; Francis Cowper, *A prospect of Gray's Inn* (London: Graya, 1985, 2nd revised edition), p. 59.

² Benjamin Wheatley and Peter Cunningham, *London, past and present: its history, associations and traditions* (Cambridge: Cambridge University Press, 2011 (first edition, 1891)), p. 450.

³ Cowper (1985), pp. 75, 149.

⁴ Camden Local Studies and Archive Centre, ratebooks for Holborn.

⁵ *Ibid.*

In 1800, the house was empty. In 1802 and 1804, William Rhodes was listed as the occupier. By 1805 Thomas Prior & Co were at 7 Warwick Court, possibly the first non-residential user. In 1811 and 1815, the rate books have Robert Rutledge as the occupier, and between c.1820 and c.1835 Samuel Breese. By 1840, Henry Vanvoorst (spelled Van Hoorst in the Post Office Directory) lived there, who is also recorded in 1845. By 1850, Joseph Arden lived there.⁶

While the ratebooks only list the ratepaying occupier, the Post Office Directories give a more nuanced picture, listing every occupant. Given the close proximity of Gray's Inn, 7 Warwick Court was from an early date used by the legal profession and related trades. In c.1841, it was occupied by Richard Comins, a solicitor; William Rosser & William Henry, attorneys; and Henry Van Hoorst ('Vanvoorst' in the ratebooks), law stationer.⁷ In c.1850, Frederick Dowsing & Co, lithographers and Charles Henry Stowers, law stationer, were the occupiers.⁸ Stowers was still there in c.1861, sharing the house with Thomas Edward Brierly, barrister, and William John Nichols.⁹

In c.1882, the occupiers were Castledine & Wright, lithographers; William John Nichols; Charles Parke, solicitor; Henry Horne, law stationer.¹⁰ Several of these remained at the same address for several decades. In 1899, the occupiers were: George Castledine, lithographer; Gaylor & Co, accountants; Thomas Thornhill Markham, gas engineer; William James Nichols, solicitor; Henry Horne & Sons, law stationers.¹¹ In 1910, Castledine, Gaylor & Co, Henry Horne & Sons, and Nichols were still there, with the addition of Lippmann Krolik, diamond agent.¹² The name of Henry Horne & Sons was still inscribed on the building's façade in 1947 (fig. 14).

As the 1872 Ordnance Survey map shows, by that date 8 Warwick Court was within the boundary of Gray's Inn (fig. 4). (Between 1894 and 1914, the boundary was revised, so that no. 8 was excluded from the Inn (figs. 6, 7).) The 1872 map suggests that no. 7 had a closet wing to the north, beside a rear area, which, at least at ground floor level, was partly built up. During the second half of the nineteenth century, a drainage application was made, relating to the drainage system in the rear part of the basement (fig. 5).

In 1925, the Royal Commission of Historical Monuments published its volume on West London which included a description of 7 and 8 Warwick Court (erroneously labelled as 7 and 8 Gray's Inn Place):

Nos. 7 and 8 were built c.1697 and are of three storeys with attics and cellars; the walls are of brick and the roofs are tiled. The storeys are divided by plain brick bands and between the two parts of No. 8 is a modern or recut stone inscribed 'Gray's Inn 1697'. The doorway of No. 7 is original and has a moulded hood supported on carved brackets. Inside the buildings is some original panelling. No. 7 has an original staircase from the first floor upwards, with close string and twisted balusters.¹³

An illustration in the same volume shows the doorway of no. 7, largely as now but with a different fanlight and different scrolled brackets (fig. 8).

Like most of Gray's Inn, Warwick Court also suffered severe bomb damage during the Second World War. According to the bomb damage maps of the London County Council (LCC), the whole east side of Warwick Court (including no. 7) were marked as 'seriously

⁶ Ibid.

⁷ Post Office Directory (POD) for 1841.

⁸ POD for 1850.

⁹ POD for 1861.

¹⁰ POD for 1882.

¹¹ POD for 1899.

¹² POD for 1910.

¹³ RCHME, *An Inventory of the Historical Monuments in London, vol. II: West London* (London: HM Stationery Office, 1925), p. 57.

damaged, doubtful if repairable'.¹⁴ No further details are known on how much damage no. 7 sustained. No. 8 Warwick Court was described as 'ruin' on the 1951 OS map but had been reconstructed by 1958 (figs. 15, 18).

In c.1947–9, the architect J. Mackie Murray (working in conjunction with Lawrence Farman) undertook war damage repairs, as well as the construction of a new attic floor (to be used as a flat) with dormers, a new roof, and a full-height closet wing to the south (figs. 9–13). The floors and the roof of the new wing were constructed in concrete reinforced with square grip mesh. The second floor chimneybreast against the south party wall was removed, as was the stack at roof level.¹⁵

In 1949 the same architect applied to the LCC to erect a new hood and door case (with slightly different brackets). This was refused as the building had by then been provisionally listed and the original hood and door case were judged to be repairable.¹⁶ In 1950, J. Mackie Murray asked the LCC to reconsider the refusal, arguing that the supporting woodwork was in such a bad condition that little of the original hood and door case could be salvaged. Permission was granted on 9 July 1950.¹⁷

In 1951, 7 and 8 Warwick Court were added to the statutory list of buildings of special architectural and historic significance at grade II.

In May 1957, planning permission was granted for the change of use of the basement and ground floor: from a printer's office and workshop to accountants' offices. No physical alterations were required. In November 1957, another change of use application was granted for the basement which was to be used as a retail showroom for office equipment.¹⁸

In April 1961, permission was granted to use the front basement room again as an office. At the same time, permission was also granted for new lavatories in the basement, a new basement staircase, new windows in lieu of a door on the ground floor, a new window to the rear office and a window for lavatories, a false ceiling in one office, and alterations to internal stud partitions (architect: J. M. Murray of Lawrence Farman & Partners) (figs. 16, 17).¹⁹ (While the drawings date from 1956, the application was submitted in 1960 and permission granted in 1961.) In November 1961, the same architect applied for permission to construct a new gully and drainage system in the front area, draining into the manhole at no. 8 (fig. 19).²⁰

In 1965, permission was granted for the formation of a new roof terrace and alterations to the existing third-floor flat (architect: Roderick Gradidge) (fig. 21).²¹

In 1975, permission was granted for internal alterations to comply with means of escape requirements and alterations at basement level to form a committee room (architects: Messrs Cuthbert Lake & Clapham, chartered surveyors) (figs. 22, 23).²²

In 1991, listed building consent, conservation area consent and planning permission were granted for the 'refurbishment of office accommodation and re-planning and extension of the rear part of the building together with the introduction of a lift and alterations to the existing staircase' (figs. 24–33). The architect was Gerald Steer of St Ann's Gate Architects,

¹⁴ LMA, bomb damage maps, sheet 62.

¹⁵ LB of Camden, planning file.

¹⁶ LB of Camden, planning file, LCC Architect's Report, 13.12.1949.

¹⁷ LB of Camden, planning file.

¹⁸ *Ibid.*

¹⁹ *Ibid.*

²⁰ Camden Local Studies and Archives Centre, drainage application.

²¹ LB of Camden, planning file, 02133.

²² LB of Camden, planning file, HB1199.

Salisbury.²³ Above basement level, the rear part of the building was entirely replaced, although the glazed atrium retained the footprint of the earlier square area. (The walls of the original north closet wing apparently still exist at basement level.) A lift shaft was placed on the site of the 1947 south wing. Several partitions in the front rooms on the ground and basement floors were removed. The basement stair was removed. The main staircase appears to have been entirely rebuilt, albeit incorporating the cast iron newel post (fig. 33).

In 1996, permission was granted for the installation of internal security grilles to the front ground and basement windows (architect: Richard Griffiths Architects).²⁴

3. ANALYSIS

7 Warwick Court has been altered several times, not least due to war damage.

Plan

The original plan is likely to have consisted of one front room and one rear room beside a staircase along the south party wall and a small closet wing to the north. For a house built in the 1690s, this would not have been untypical. For example, John Summerson illustrated in *Georgian London* (p. 51) a plan typical of the period 1670-1700 which has a closet wing.

A south closet wing was added in c.1947. Like the earlier north closet wing, this was demolished in c.1991. The basement stair (rebuilt in c.1961) was also removed in c.1991. Another notable change in the plan form was the alteration of the corner chimney in the rear rooms on all floors, at some point between 1956 and 1990 (figs. 9–10, 16–7, 25–6).

The 1947 plans show a partition in place of the broad arch dividing the south bay of the first floor front room from the main room (fig. 10). As the arch is not shown on the plans for the 1991 proposals, it may have been created since.

Front elevation

The front elevation has been least altered, apart from the replacement of the original door case and hood in c.1950 (using differently shaped scroll brackets) and the addition of the third-floor roof and dormers in c.1947.

Rear elevation to light well

The visible part of the rear elevation has two nineteenth-century sash windows with sidelights and horns to the ground and first floors, and plain, off-centre sash windows to the basement and second floor. This configuration of windows is shown on the 1947 plans (figs. 9, 10). All the windows have concrete lintels. The windows may have been inserted during the nineteenth century but the lintels are certainly of twentieth century date. It seems likely that the wall follows the line of the original rear wall and may possibly incorporate some early fabric although it seems likely that there was considerable rebuilding following war damage. The brickwork has all been painted, probably to hide the irregularities of alteration and repair.

Interior details

The main staircase has been altered several times. In 1925 the Royal Commission described the staircase as 'original' from the first floor upwards, with 'close string and twisted

²³ LB of Camden, planning file, 9070176 and 9000452.

²⁴ LB of Camden, planning file, L9603037.

balusters'. The twisted balusters had disappeared by 1990, probably in a partial rebuilding of the staircase when the third floor was added in c.1947. In 1990, the staircase had open strings with plain carved brackets between the ground and first floors, with closed strings on the floors above. It was entirely rebuilt in 1991/2, reusing the cast-iron ground floor newel post, which was presumably part of a nineteenth-century alteration or strengthening of the stair.

Some wall-panelling survives in the rear rooms on the first and second floors. The first floor rear room (fig. 35) has full-height panelling with heavy applied mouldings and a moulded timber box cornice. The second floor panelling (fig. 36) is also full-height but is plain painted softwood panelling with a plain box cornice. Both types are characteristic of the first half of the eighteenth century, but there has been a considerable amount of alteration and making good and it is not clear how much of the panelling is of a pre-twentieth-century date.

The most striking decorative feature of the interior is the Rococo plaster ceiling of the first floor front room (figs. 37-38). The ceiling has a central pendant within a rectangle made up of c-scrolls and other motifs which is itself enclosed within a hexagonal border. The spaces inside and outside the border are filled with other decorative elements, all of which appear to have been cast separately and then applied to the ceiling. The style of decoration is typical of the 1740s or 1750s. At the south end of the room is a wide arch, which apparently dates from after 1990 (see fig. 26) and may have been formed as part of the 1991/2 refurbishment.

There are few other features of historic interest.



Fig. 1 Detail from William Morgan's map of 1682, showing Warwick House (Camden Local Studies and Archives Centre)

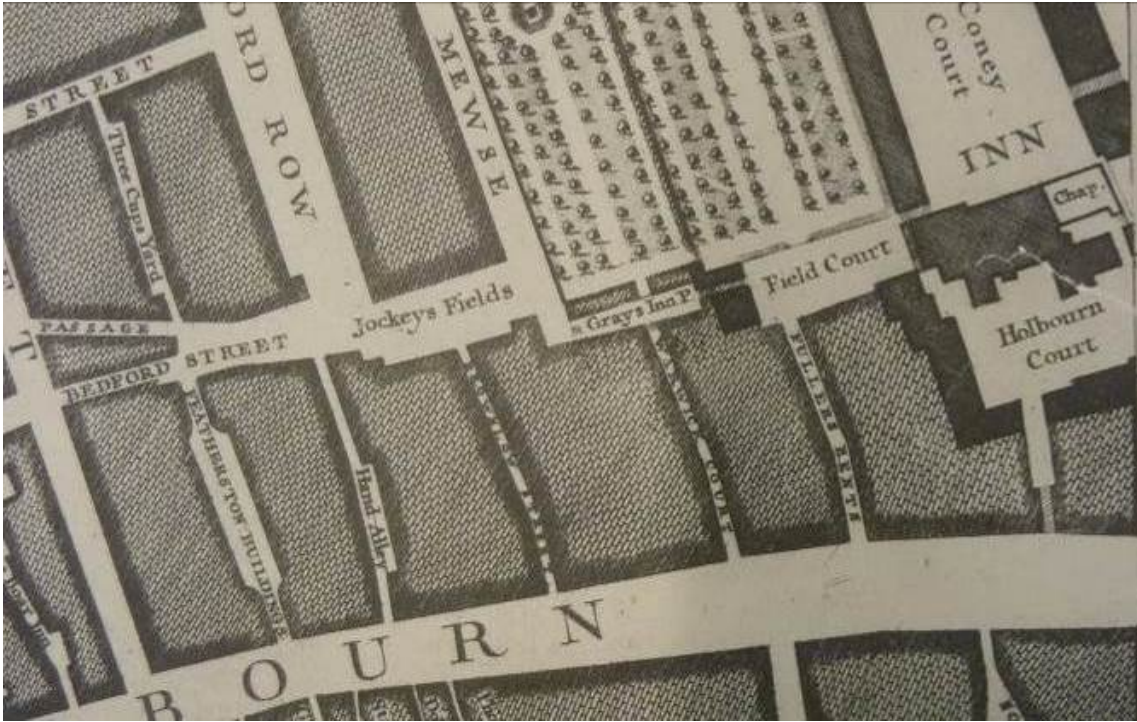


Fig. 2 Detail from John Rocque's map of 1746
(Camden Local Studies and Archives Centre)



Fig. 3 Detail from Richard Horwood's map of 1792-9
(Camden Local Studies and Archives Centre)

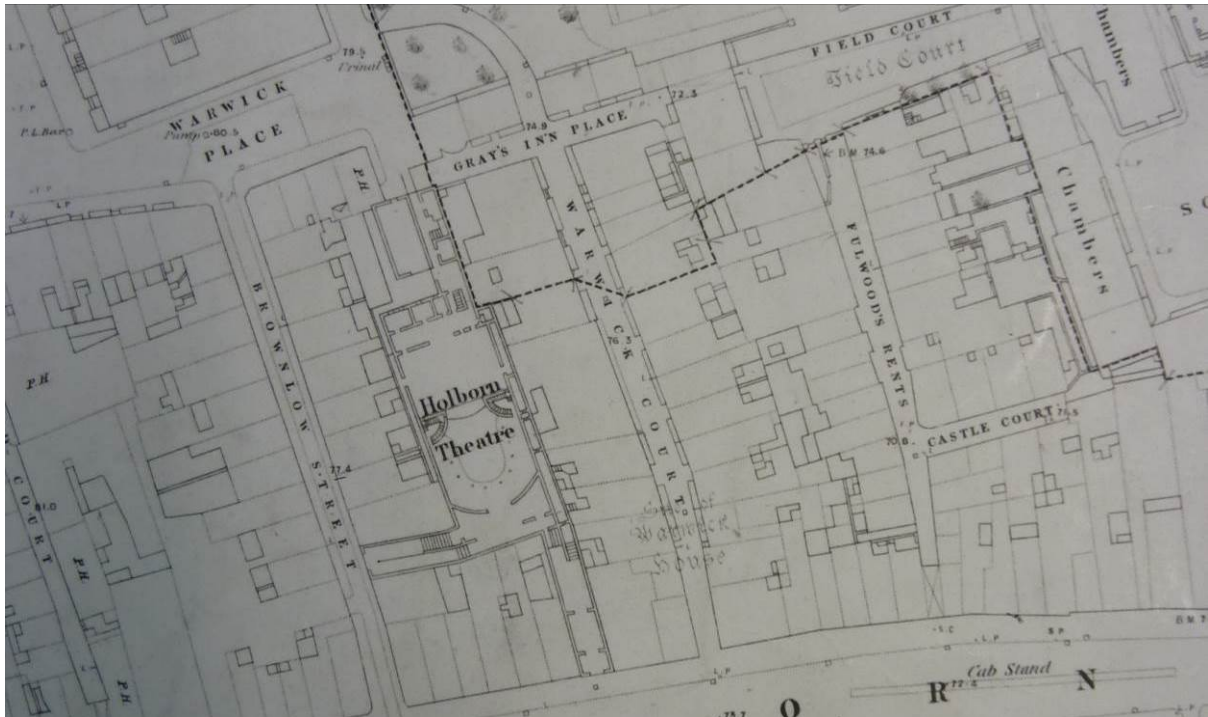


Fig. 4 Detail from the first edition Ordnance Survey map of 1872 (The dotted line just north of 7 Warwick Court is the boundary of Gray's Inn.) (Camden Local Studies and Archives Centre)

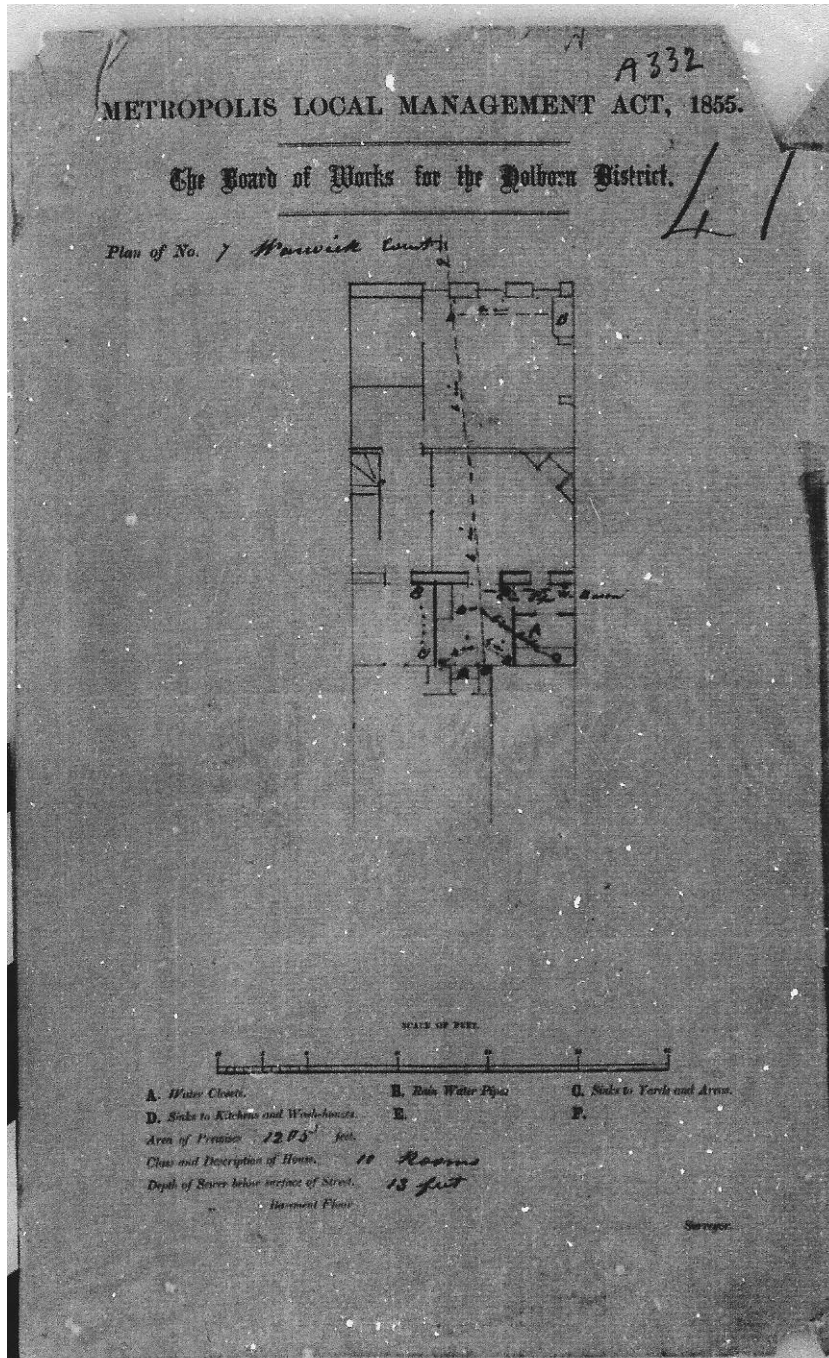


Fig. 5 Undated drainage plan submitted to the Board of Works (in existence between 1855 and 1889) (Camden Local Studies and Archives Centre)



Fig. 6 Detail from the second edition Ordnance Survey map of 1894
(Camden Local Studies and Archives Centre)

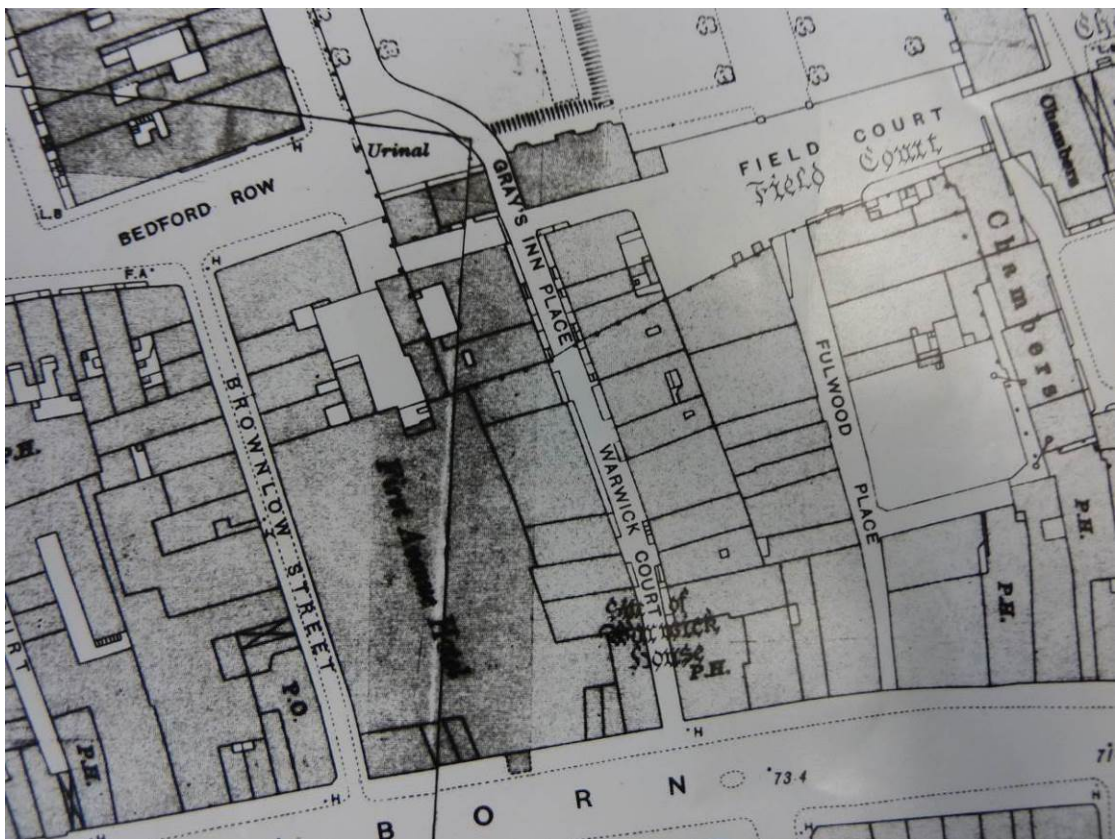


Fig. 7 Detail from the third edition Ordnance Survey map of 1914
(Camden Local Studies and Archives Centre)



Fig. 8 The doorway of 7 Warwick Court in c.1925
(RCHME, *An Inventory* (1925), plate 99)

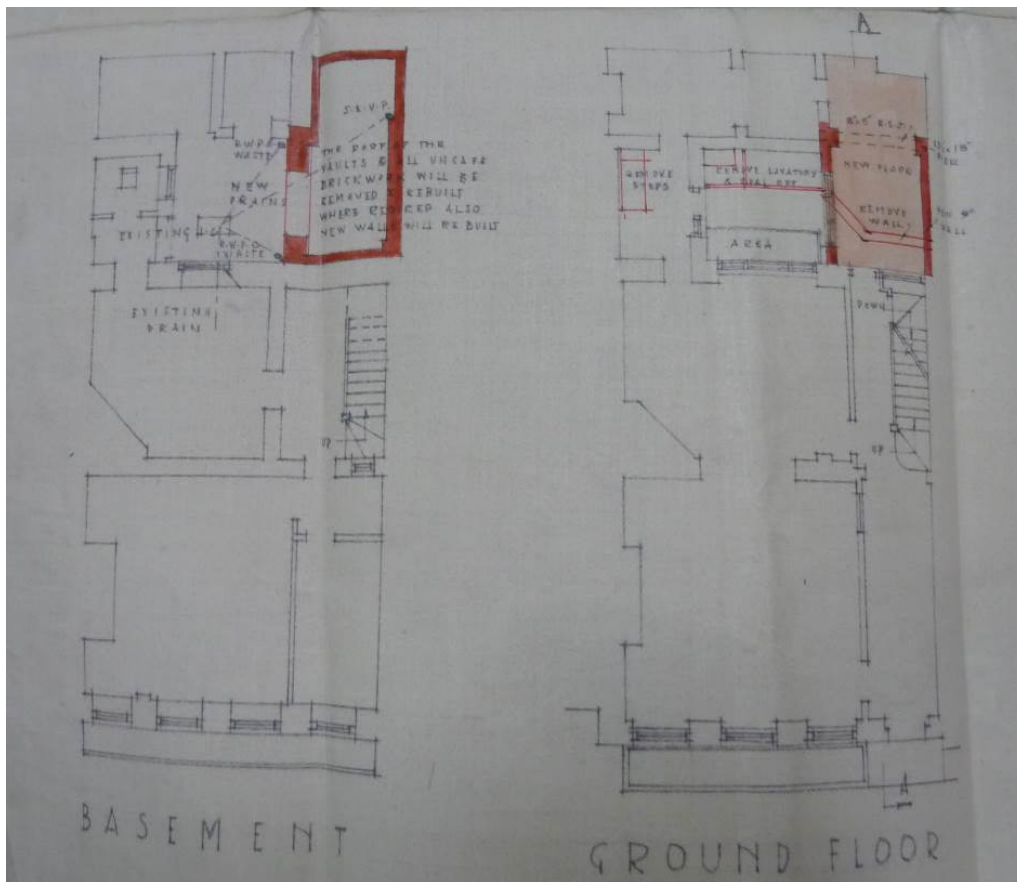


Fig. 9 Proposed basement and ground floor plans, J. Mackie Murray ARIBA in conjunction with Lawrence Farman FRIBA, February 1947 (LB Camden, planning file)

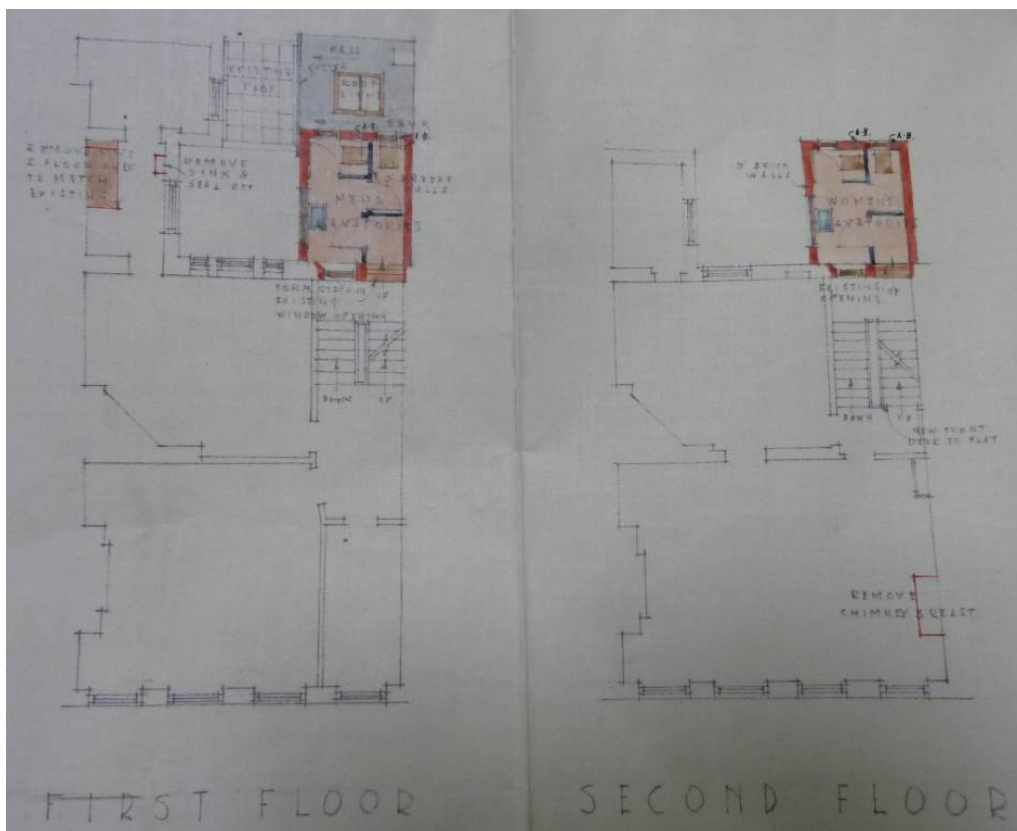


Fig. 10 Proposed first and second floor plans, J. Mackie Murray ARIBA in conjunction with Lawrence Farman FRIBA, February 1947 (LB Camden, planning file)

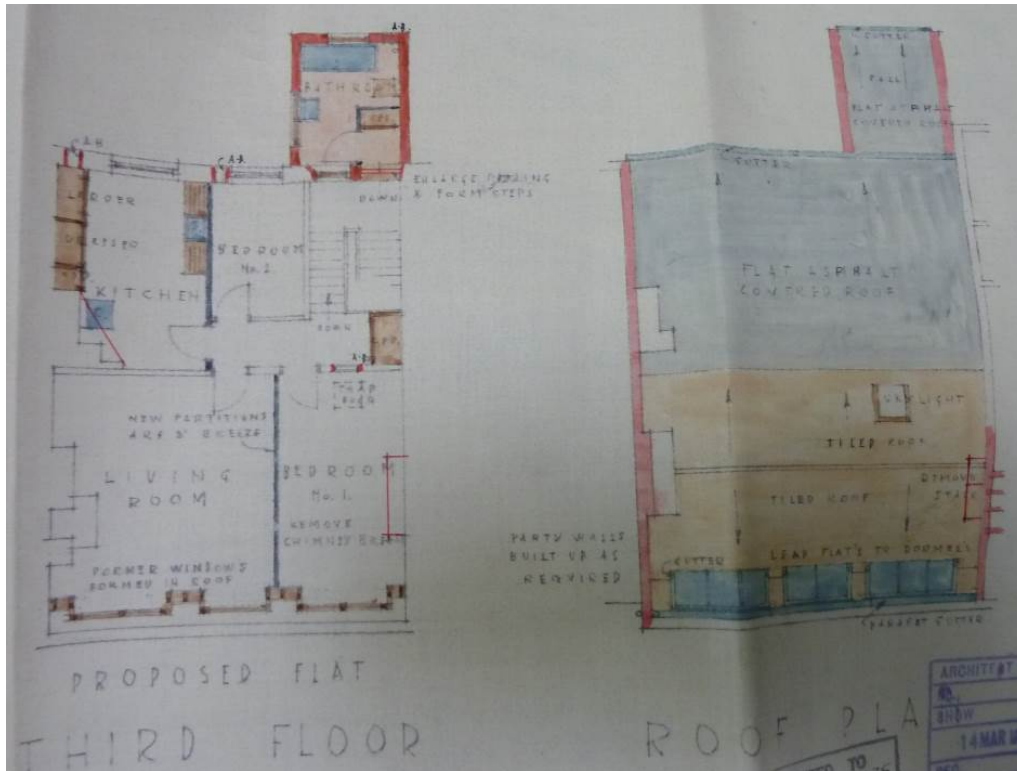


Fig. 11 Proposed third floor and roof plans, J. Mackie Murray ARIBA in conjunction with Lawrence Farman FRIBA, February 1947 (LB Camden, planning file)

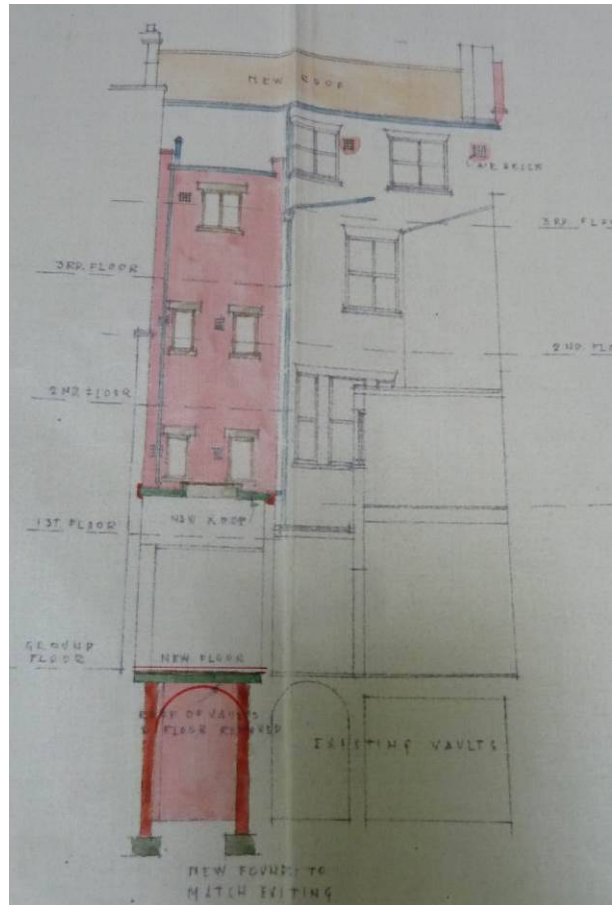
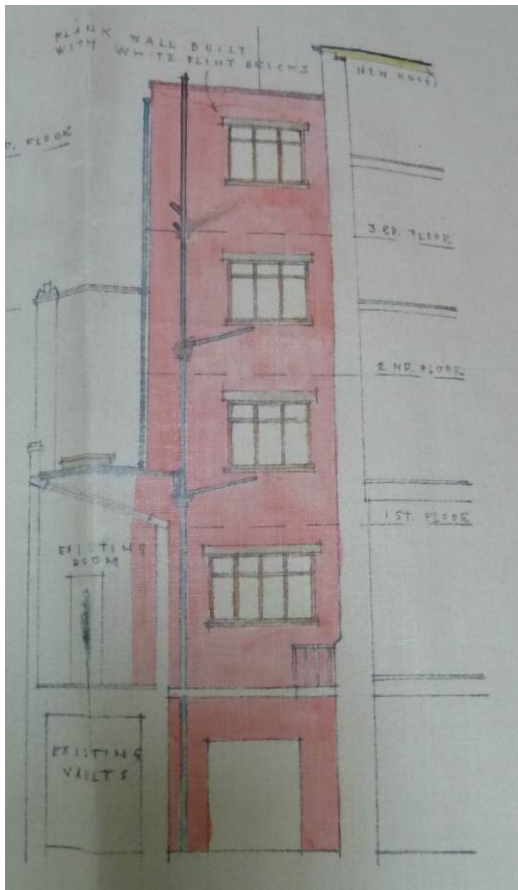


Fig. 13 Left: side elevation of proposed wing, right: rear elevation, J. Mackie Murray ARIBA in conjunction with Lawrence Farman FRIBA, February 1947 (LB Camden, planning file)



Fig. 14 External elevation of 7 Warwick Court, 1947
(City of London, London Metropolitan Archives, SC/PHL/01/172)



Fig. 15 Detail from the Ordnance Survey map of 1951
(Camden Local Studies and Archives Centre)

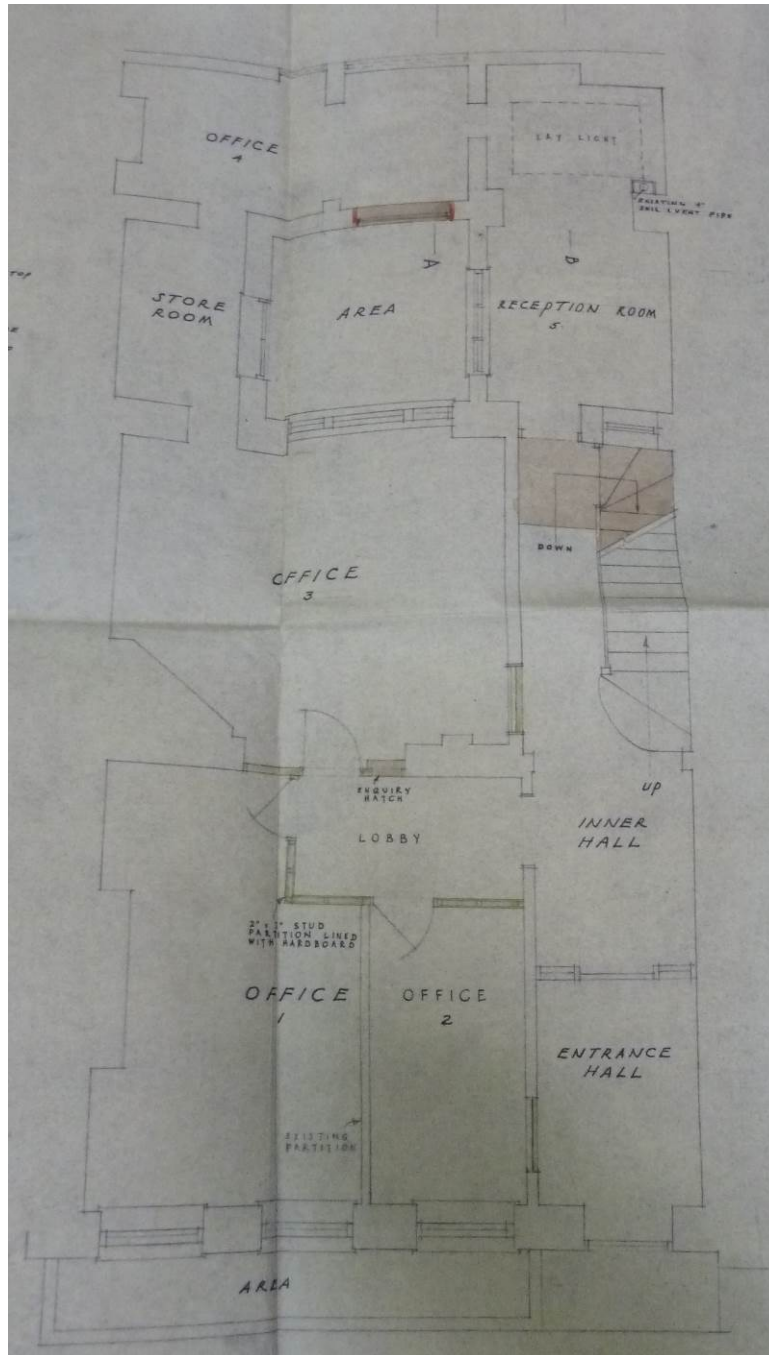


Fig. 16 Ground floor plan, Lawrence Farman & Partners, 1956
(LB Camden, planning file)

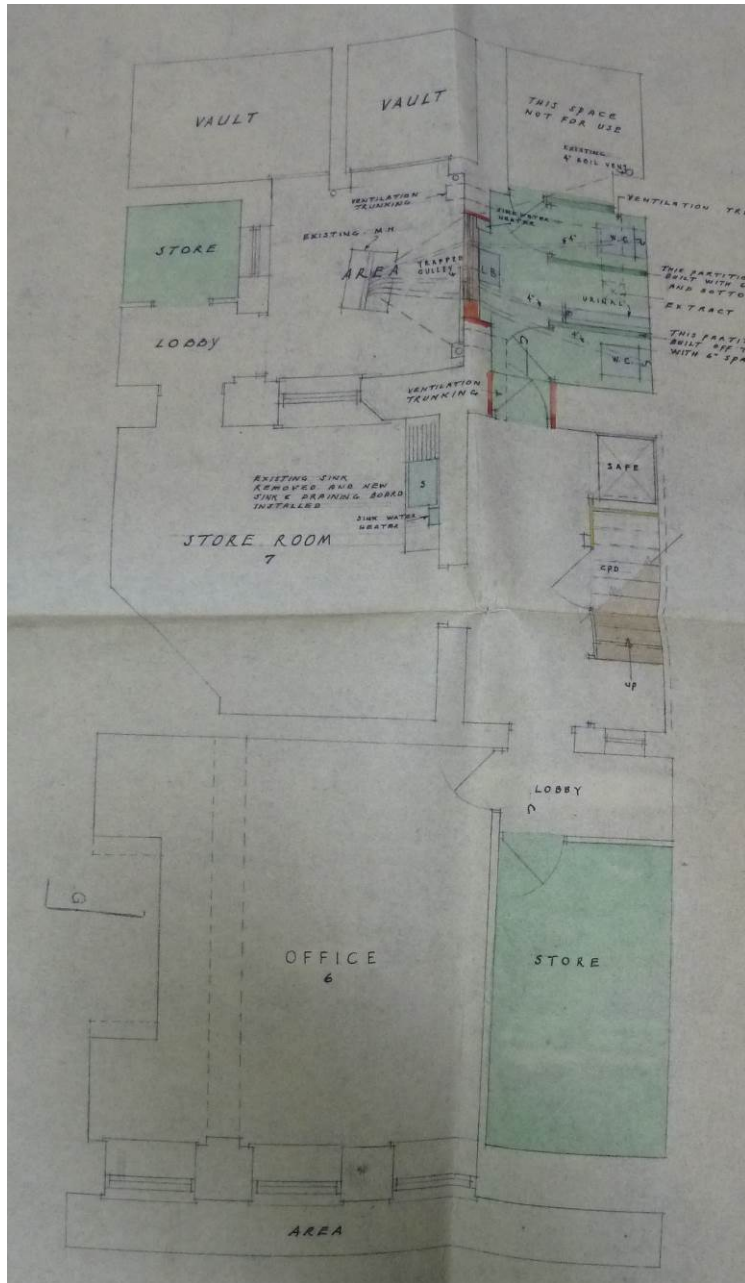


Fig. 17 Basement plan, Lawrence Farman & Partners, 1956 (LB Camden, planning file)

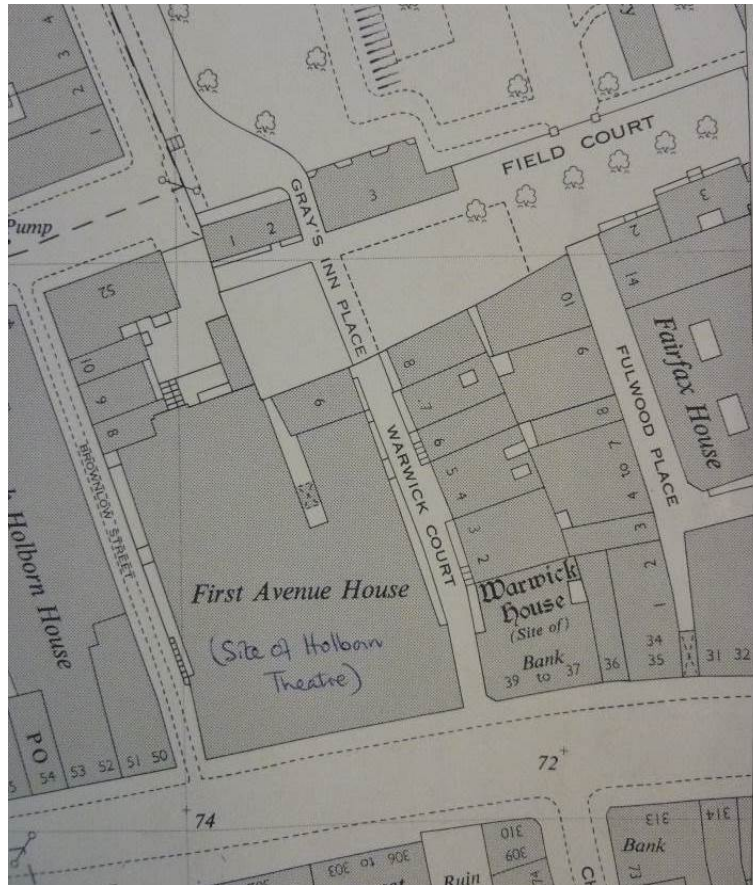


Fig. 18 Detail from the Ordnance Survey map of 1958
(Camden Local Studies and Archives Centre)

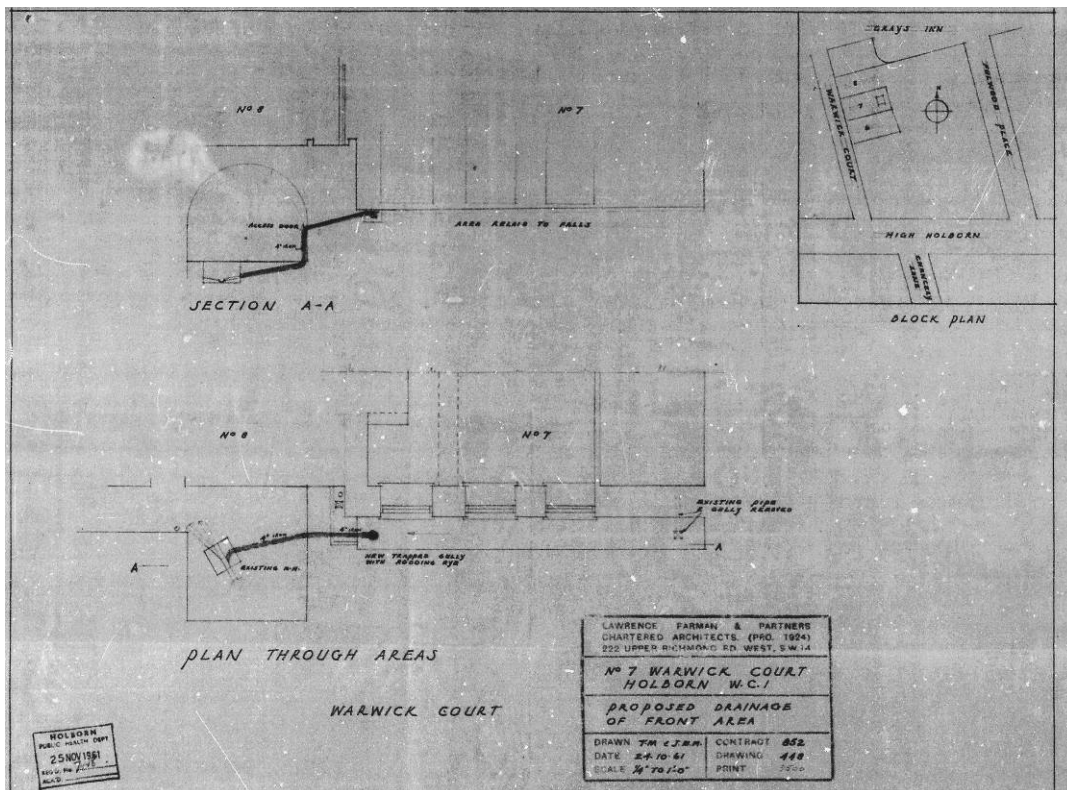


Fig. 19 Drainage plan of 1961, Lawrence Farman & Partners, 1961
(Camden Local Studies and Archives Centre)

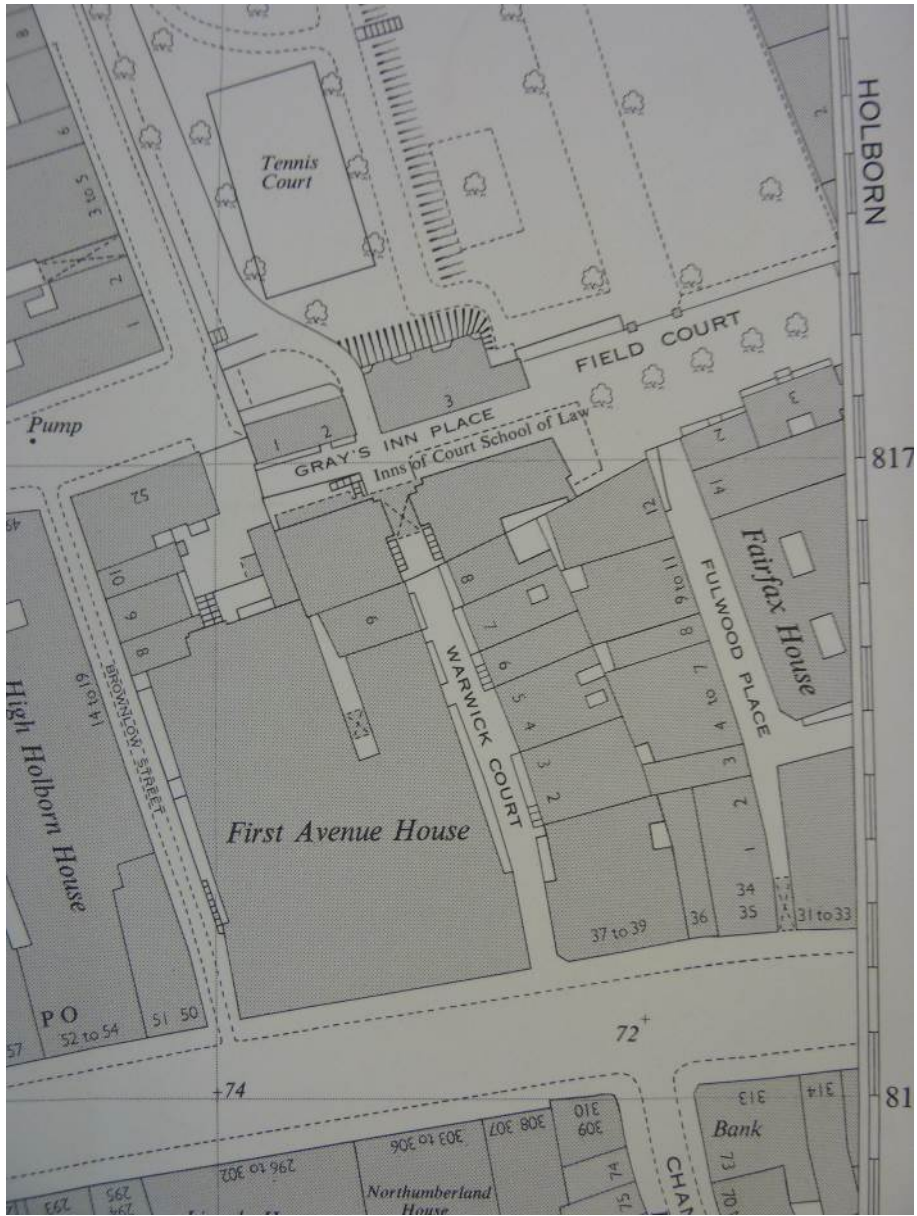


Fig. 20 Detail from the Ordnance Survey map of 1964
(Camden Local Studies and Archives Centre)

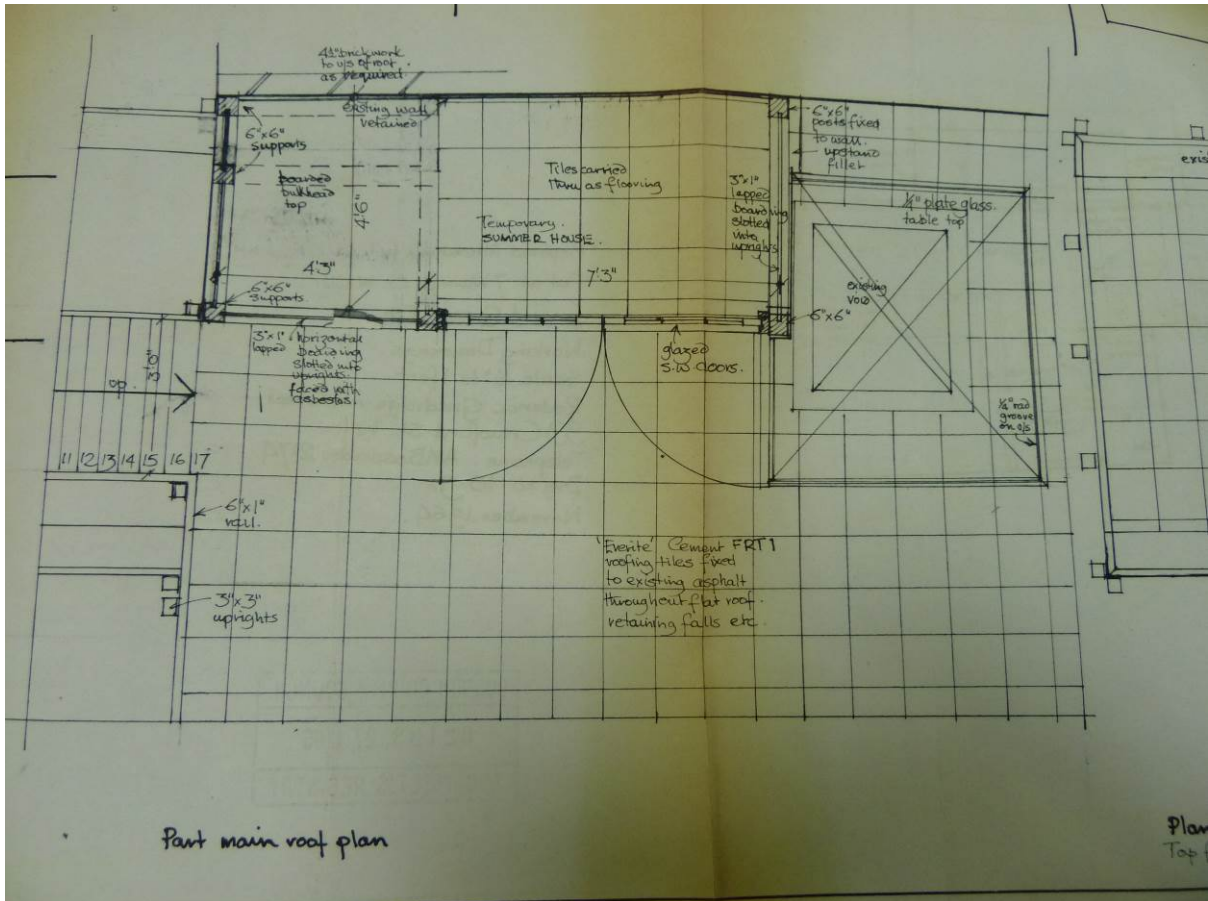


Fig. 21 Proposed new roof garden, 1964, Roderick Gradidge (LB Camden, planning file)

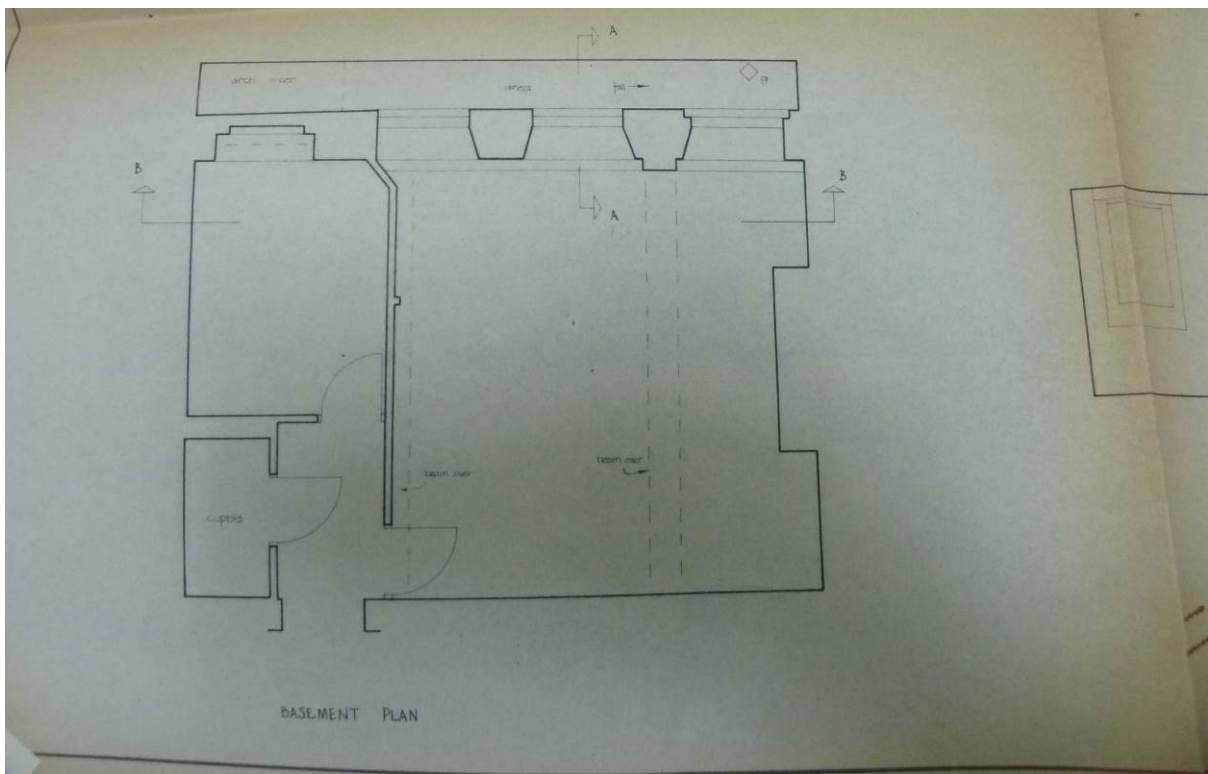


Fig. 22 The front basement room as existing in 1975, Cuthbert Lake & Clapham (LB Camden, planning file)

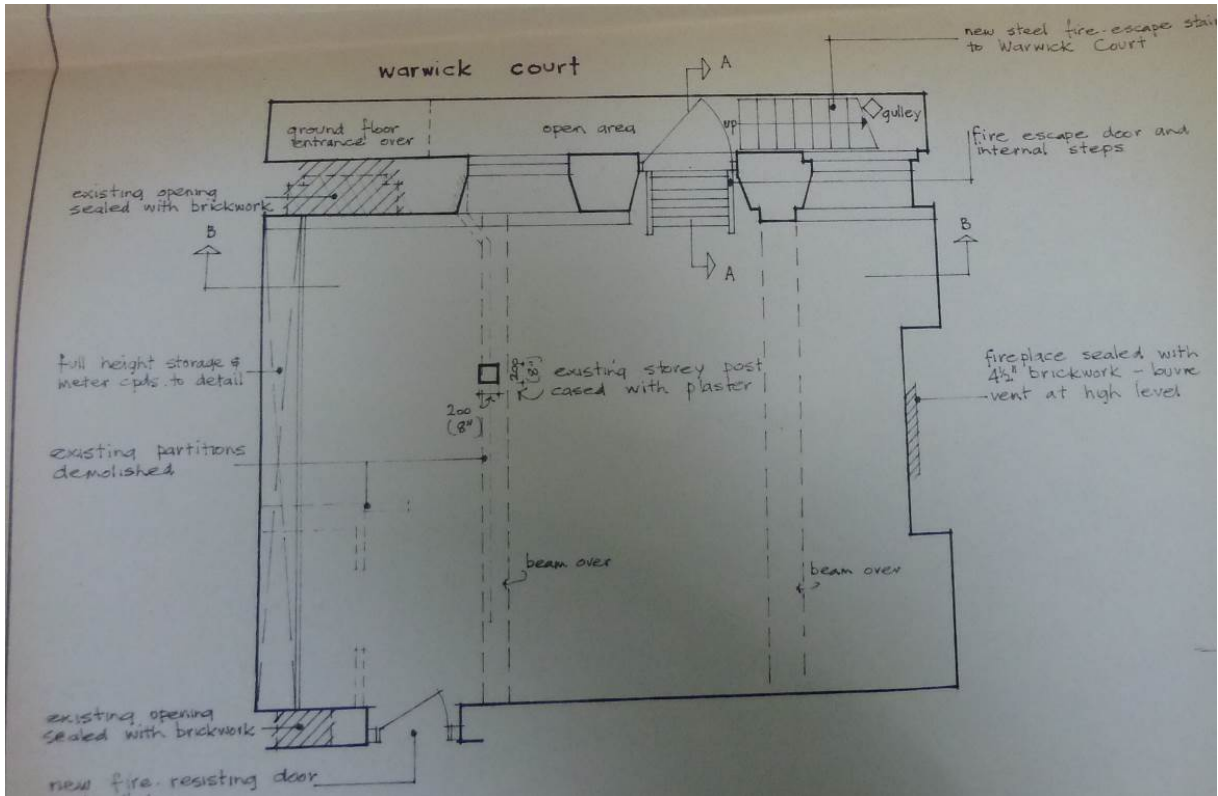


Fig. 23 The front basement room as proposed in 1975, Cuthbert Lake & Clapham (LB Camden, planning file)

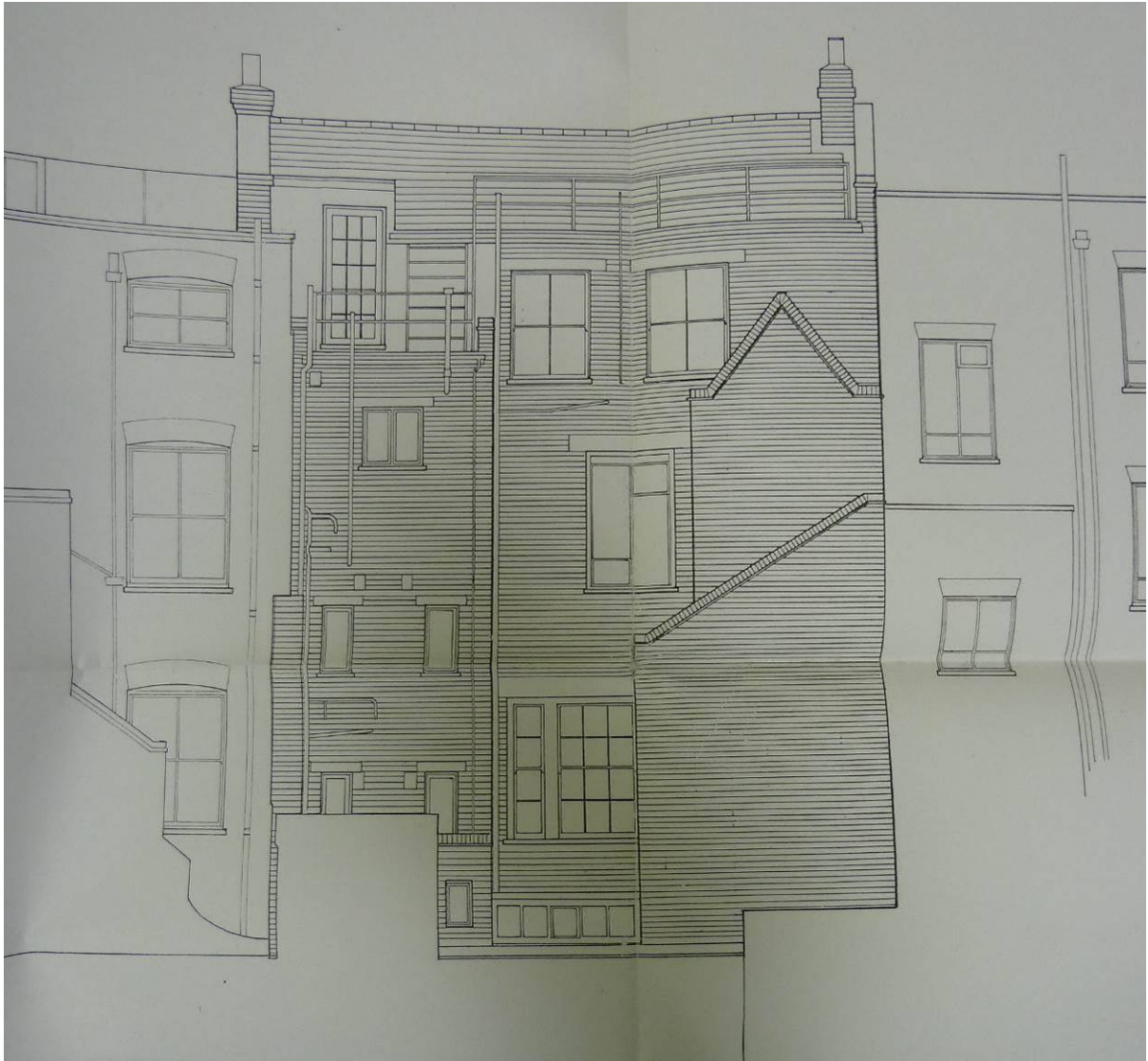


Fig. 24 The rear elevation as existing in 1990, Gerald Steer
(LB Camden, planning file)

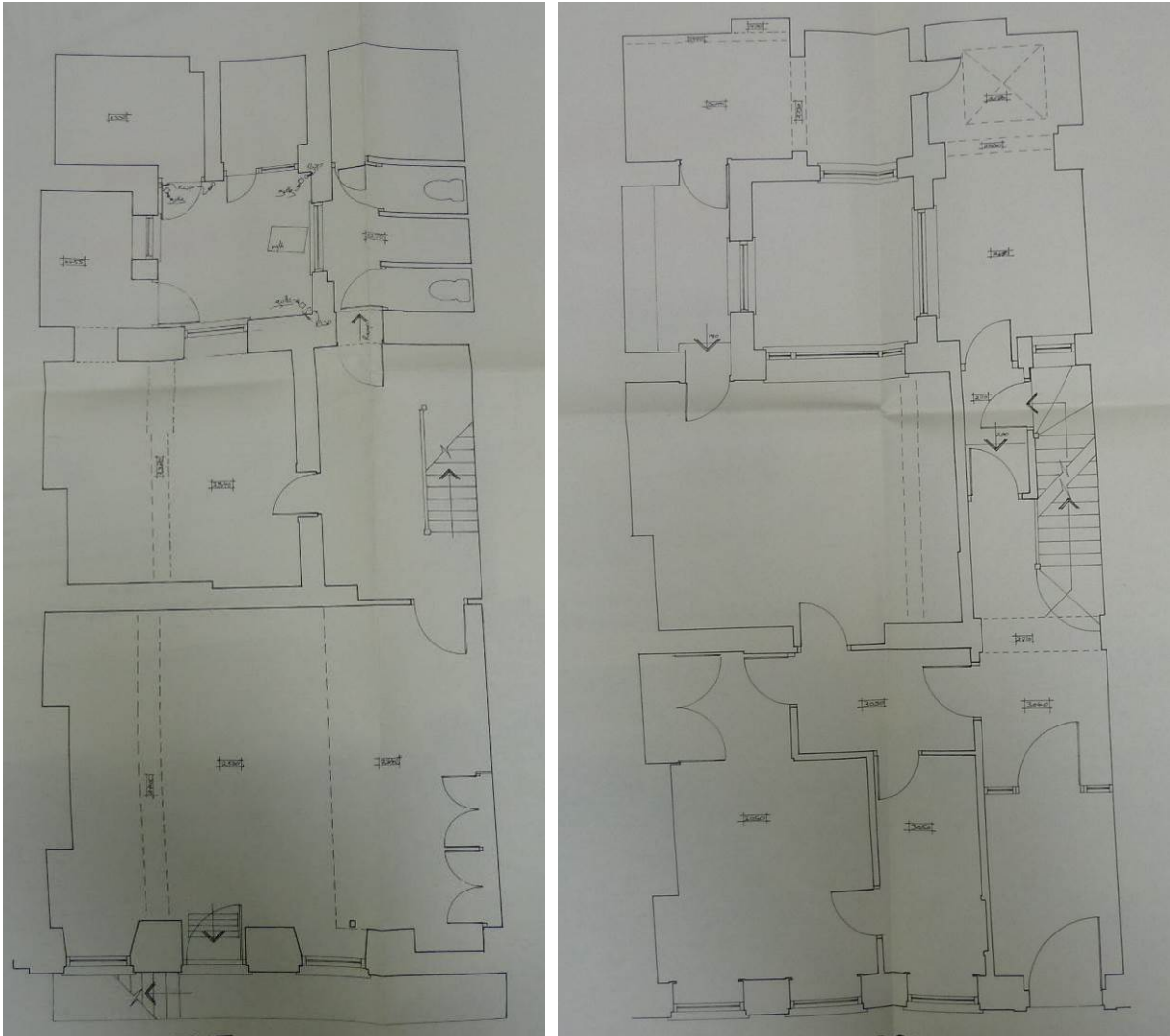


Fig. 25 Basement (left) and ground floor plans as existing in 1990, Gerald Steer (LB Camden, planning file)

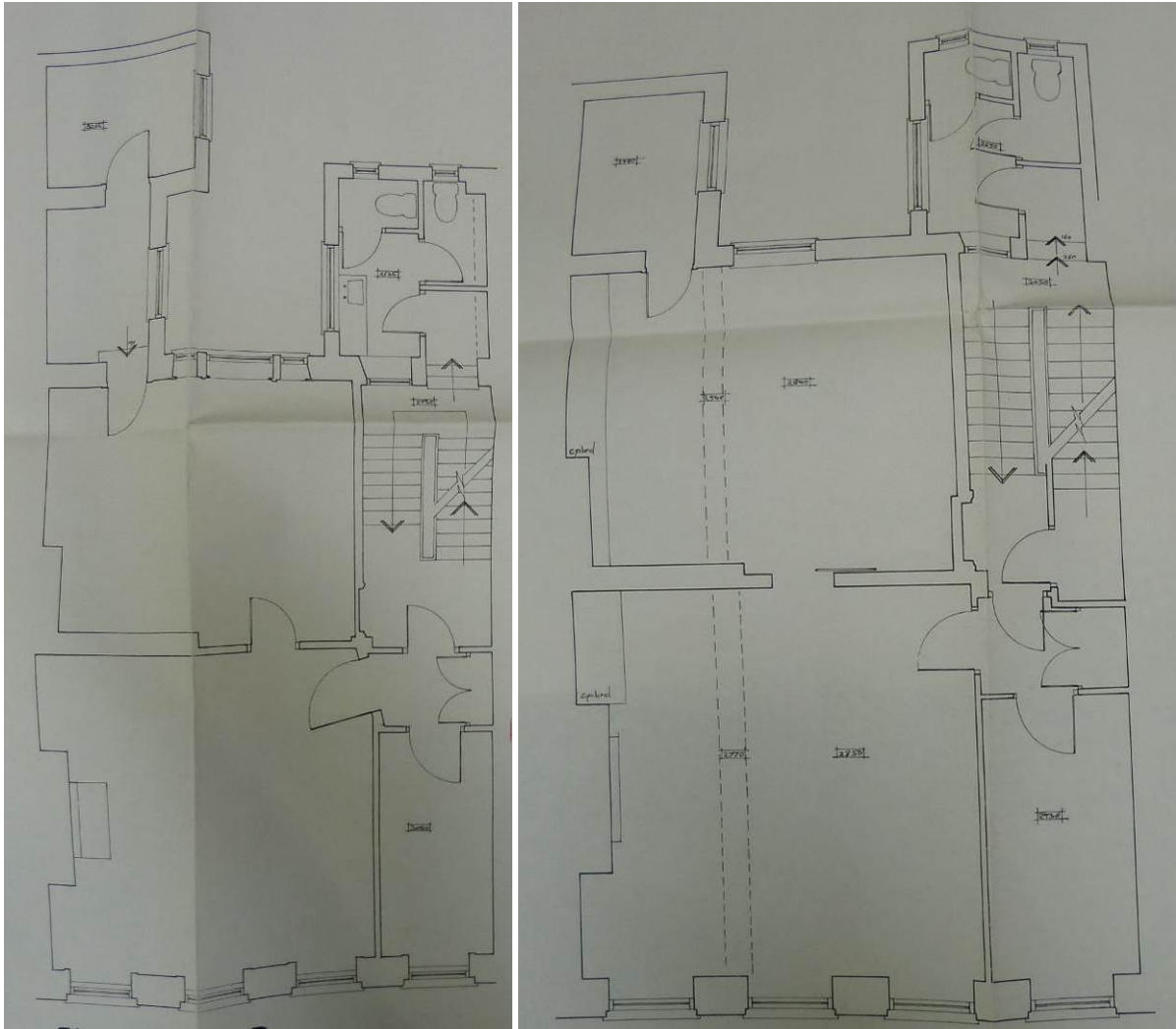


Fig. 26 First (left) and second floor plans as existing in 1990, Gerald Steer (LB Camden, planning file)

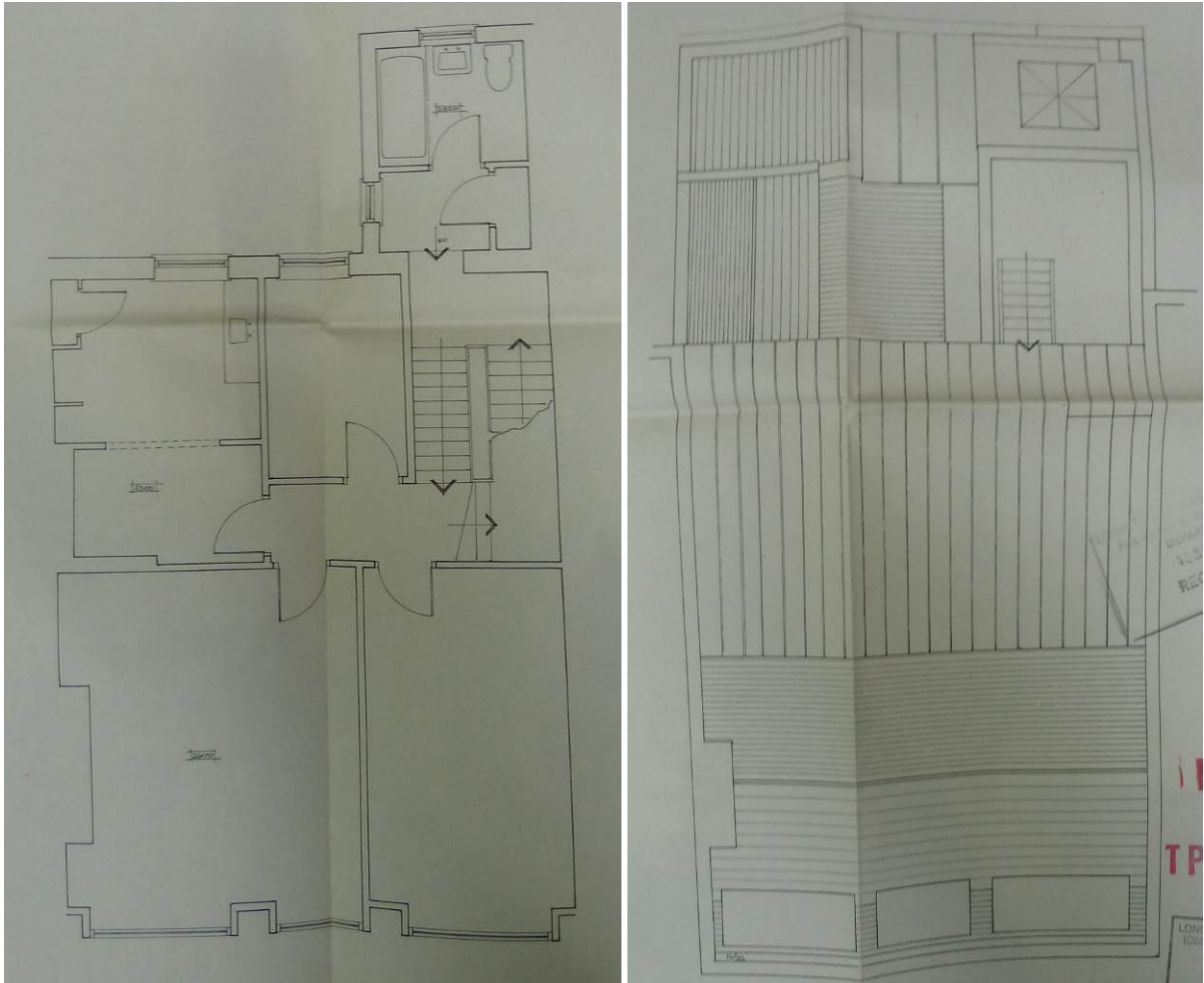
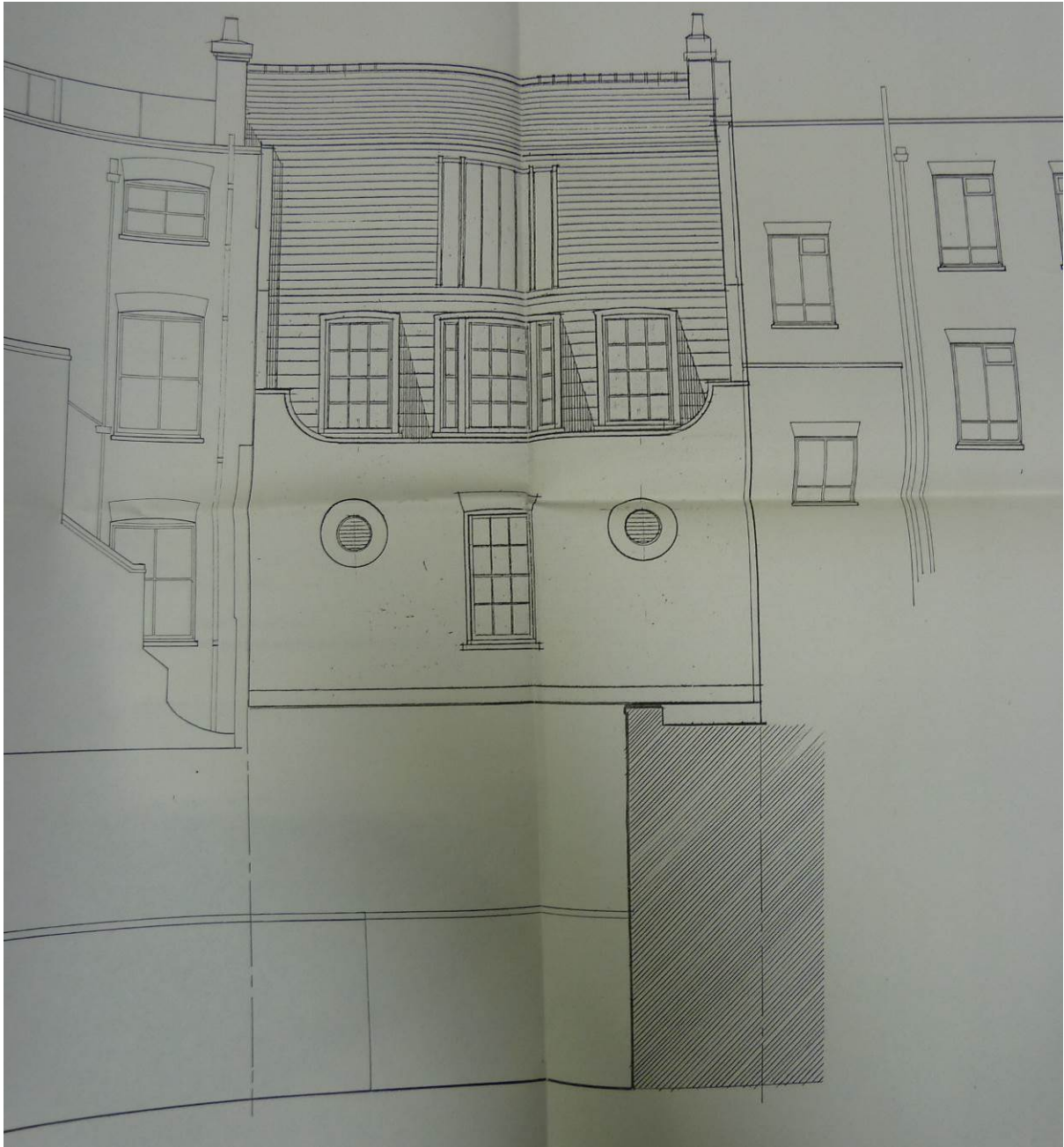


Fig. 27 Third floor (left) and roof plans as existing in 1990, Gerald Steer
(LB Camden, planning file)



**Fig. 28 Proposed rear elevation, 1990, Gerald Steer
(LB Camden, planning file)**

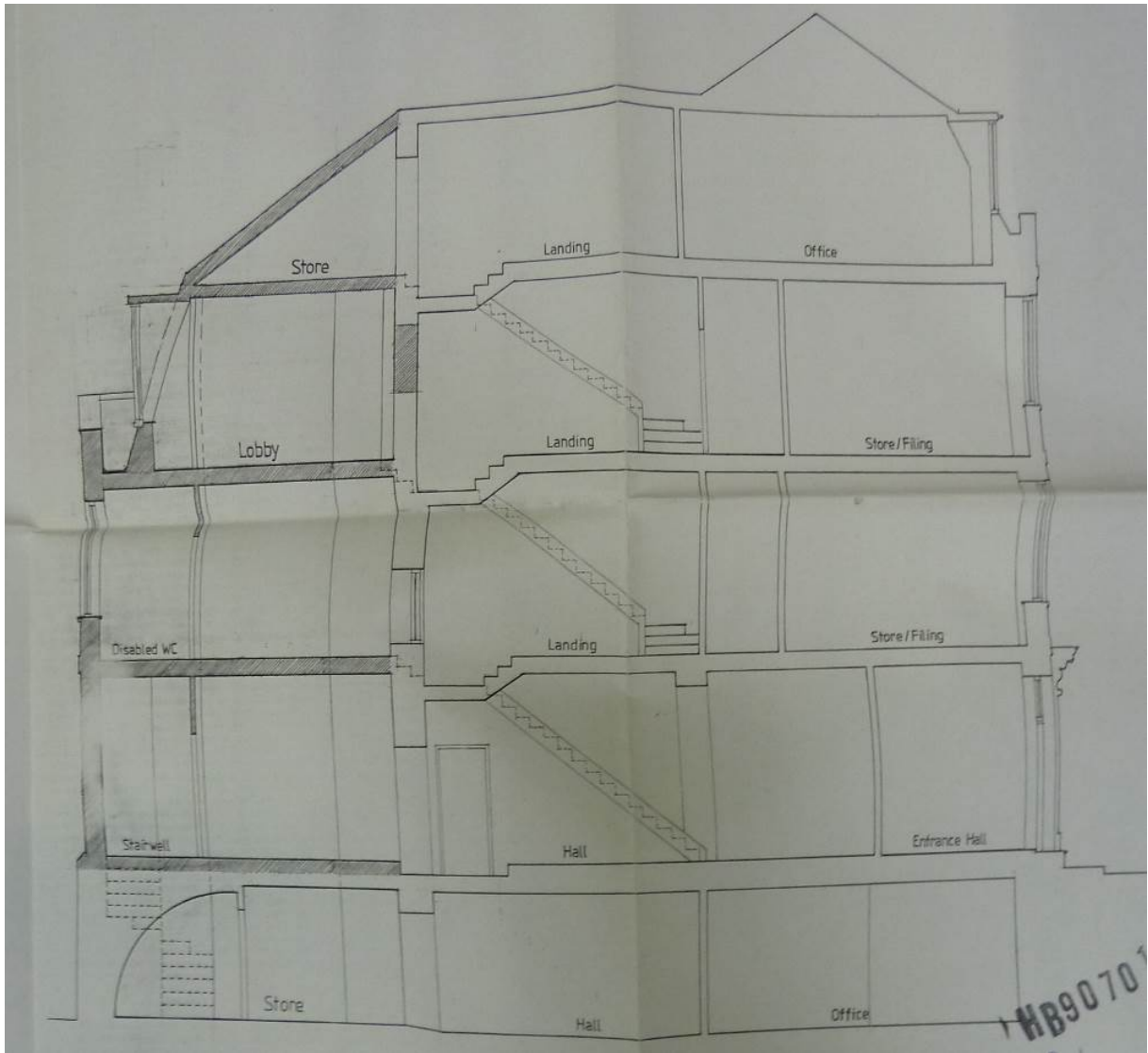


Fig. 29 Proposed section, 1990, Gerald Steer
(LB Camden, planning file)

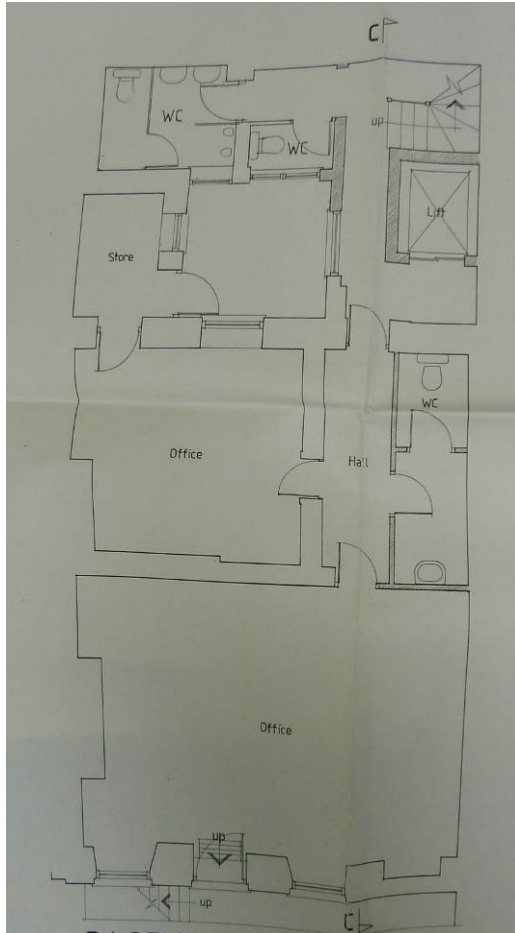


Fig. 30 Proposed basement plan, , 1990, Gerald Steer
(LB Camden, planning file)

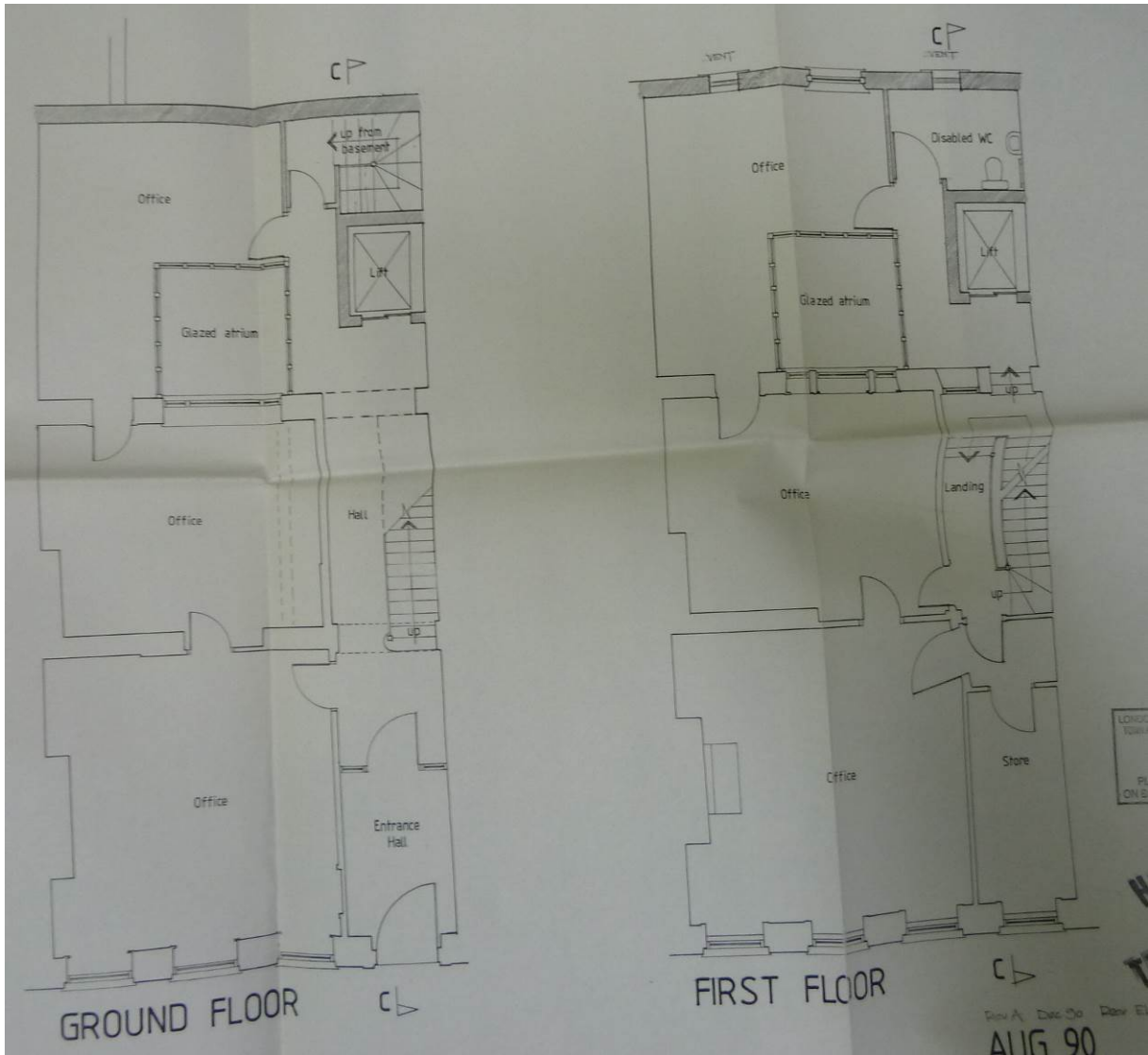


Fig. 31 Proposed ground and first floor plans, 1990, Gerald Steer (LB Camden, planning file)

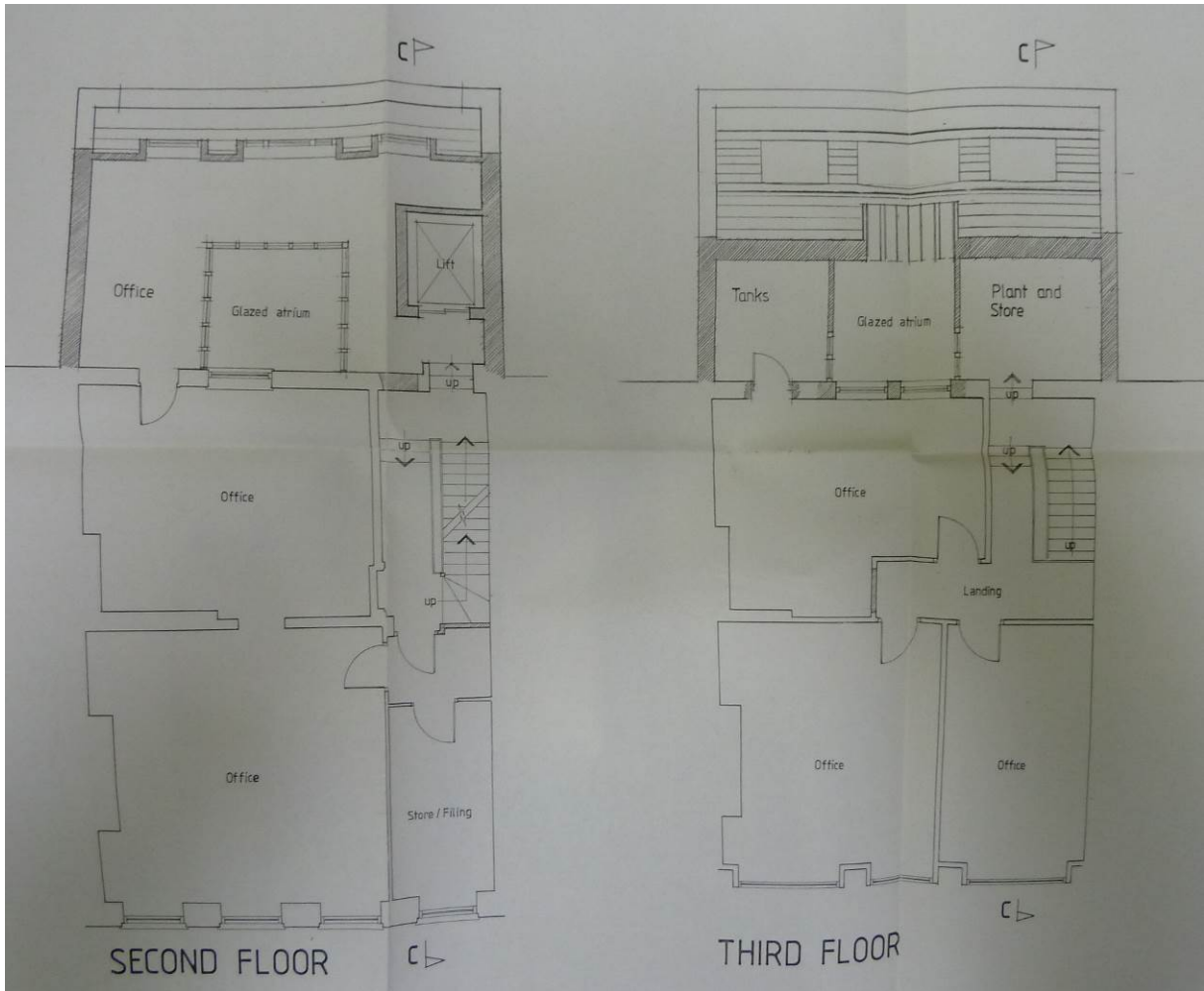


Fig. 32 Proposed second and third floor plans, 1990, Gerald Steer (LB Camden, planning file)



Fig. 33 Record photos of staircase, 1990 (left: ground floor newel post, right: landing between ground and first floors) (LB Camden, planning file)

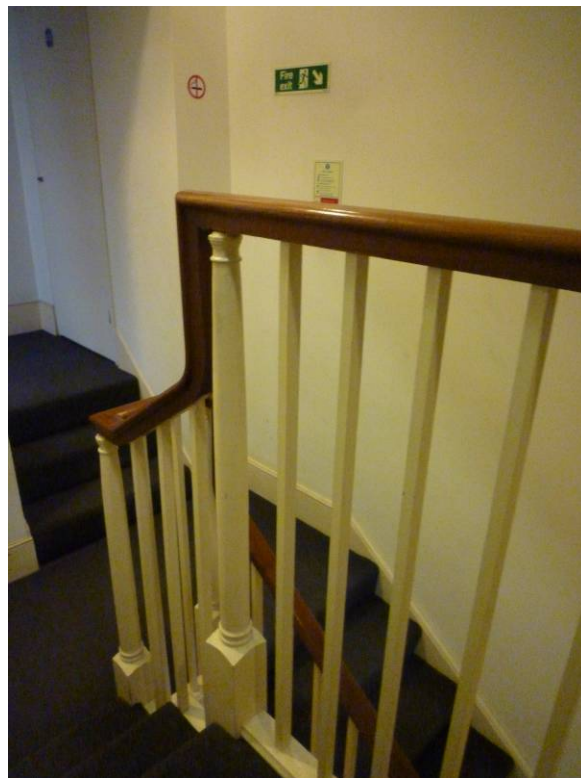


Fig. 34 The upper part of the present stair, which dates from 1991/2



Fig. 35 Panelling in the first floor rear room



Fig. 36 Panelling in the second floor rear room



Fig. 37 Ceiling in first floor front room, from the south



Fig. 38 Ceiling in first floor front room from the north, showing the modern archway

4. SIGNIFICANCE ASSESSMENT

The assessment of the significance of historic buildings and their settings is not an exact science. The assessment of the significance of buildings is based on detailed knowledge of the building type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people.

Statutory designations provide some guide to the importance of historic buildings. The presbytery was listed in 1951 at grade II. This means that the building is nationally important and of special interest. As a grade II-listed building it is among the majority (92%) of English listed buildings. The list description is given in Appendix 1.

In 2008 English Heritage (now Historic England) published *Conservation Principles*, which identified four principal heritage values which might be taken into account when assessing significance and which can be used to amplify the assessments in the statutory lists. These values are *Evidential*, deriving from the potential of a place to yield evidence about past human activity; *Historical*, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present; *Aesthetic*, deriving from the ways in which people draw sensory and intellectual stimulation from a place; *Communal*, deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

In 2012 the Department of Communities and Local Government issued the National Planning Policy Framework which suggests that for planning purposes, the significance of historic buildings should be assessed under the headings of *archaeological*, *architectural*, *artistic or historic* (which in this case are essentially the same as the Historic England values) and points out that significance derives not only from a heritage asset's physical presence but also from its setting.

Significance is essentially a hierarchical concept, using descending levels of value. These follow guidelines established by James Semple Kerr, which have been adopted by the Heritage Lottery Fund, Historic England and others. The levels of significance are:

- *Exceptional* - important at national to international levels
- *Considerable* - important at regional level or sometimes higher
- *Some* - usually of local value only but possibly of regional significance for group or other value
- *Little* - of limited heritage or other value
- *Neutral* - features which neither enhance nor detract from the value of the site
- *Negative/intrusive* - features which detract from the value of the site

Evidential value

Number 7 Warwick Court is a late seventeenth-century building which has been altered over time. The extent of the bomb damage during the Second World War and the subsequent rebuilding is unknown. The house has lost its original closet wing and staircase. The rear elevation appears to have been altered and possibly partly rebuilt. Fabric analysis has the potential to elucidate these questions and to yield information about the building's appearance when first built and subsequent alterations. The building has some evidential value.

Historical value

The house dates from the late seventeenth century which makes it an important survivor of early modern London in general and of the development of the site of Warwick House in

particular. The original planform is still largely discernible (despite later alterations and subdivisions), illustrating the original patterns of use. The building has important associations with Gray's Inn and many of the building's occupants in the nineteenth and early twentieth centuries were members of the legal profession and related trades such as law stationers. The house has considerable historical value.

Aesthetic value

The aesthetic interest of the house chiefly resides in the materials and proportions of the street elevation which is typical for its period, the fine eighteenth-century plaster ceiling on the first floor, and the panelled rear rooms on the first and second floors. These elements have considerable aesthetic value. Other elements have a lesser degree of aesthetic significance, including the attic, the rear extension and the lift. Overall, the house has some aesthetic value.

Communal value

The house was built as a private residence. It has been used as offices since the nineteenth century. As such, it was never open to the public. However, it is also an important and historic part of the London streetscape. The building has little communal value.

The setting

Warwick Court is a narrow alley to the north of High Holborn, giving access to Gray's Inn to the north. Its narrow width is an indication of its relatively early origins and the fact that it was not required as a major thoroughfare for cars and hence was never widened. Number 7 Warwick Court is located on the east side of the street, flanked by number 6 (rebuilt during the late Victorian or Edwardian period) and number 8 (which is of a similar date to number 7 but altered in 1808 and is listed jointly with it). Warwick Court as a whole suffered severe bomb damage but a number of buildings were rebuilt to their pre-war appearance (including 7-8 Warwick Court). Other plots in the street were redeveloped in the post-war period, such as the southern part of the west side (part of First Avenue House) and the building at the north of Warwick Court. The setting of 7 Warwick Court is of some value.

5. THE PROPOSALS AND THEIR IMPACT

It is proposed to convert 7 Warwick Court back to full residential use by dividing it into flats. As part of the conversion, it is proposed to:

- repair and restore the front elevation
- demolish the current rear extension
- construct a new rear extension
- reinstate sash windows on the rear elevation

External works

Front elevation

The front elevation will be repaired and restored. Four new dormers will replace the current three, to match the fenestration of the remainder of the front elevation. The stair in the front area will be retained. The current access from the front area into the basement will be removed and the door replaced by a window to match the existing ones. The south basement window will be converted to an opening into a new bin store.

Rear elevation

The rear elevation will be partially rebuilt and the original fenestration with sash windows will be restored to a four-bay pattern based on the fenestration of the front elevation. At the top floor, there will be one French door with the same small-paned pattern as the sashes (for access to the roof top of the new extension). It is not known how much original fabric survives in the current rear elevation and this may only be revealed when the current paint has been removed. The removal of the current rear extension (which occupies the full width of the rear elevation with a central light well) and its replacement with an extension which is attached to only two bays will improve the appearance of the rear elevation and better reveal its historic character.

Roof

The rear part of the roof will be demolished and remodelled as a second pitched roof to match the existing pitched range to the front (west).

Internal works

General

Minor alterations will be made in all rooms affecting the current skirtings and cornices. As these date generally from the twentieth century, this will not affect any historic fabric.

Staircase

From the ground floor upwards, the balustrade and handrail of the main staircase will be replaced with a new balustrade and handrail of traditional detailing. This should include the cast-iron newel post which was retained in the last rebuilding of the stair in 1991. Between the second and third floor, the stair will be entirely rebuilt with a solid timber balustrade.

Basement

In the basement, it is proposed to remove all the modern partitions in the front and rear rooms. A new staircase will be installed in the original basement stair location. Part of the rear wall and the staircase enclosure will be removed. A bin store will be created behind the current southernmost window of the basement's front elevation.

Ground floor

A door opening in the rear room (originally leading into the north closet wing) will be converted to a window. A new door into the new extension will be created near the southeast corner of the rear room.

First floor

On the first floor, the current door from the stairwell will be sealed shut with a partition wall on the inside. Behind this, an en-suite bathroom will be installed in the narrow bay south of the main first floor room with the plaster ceiling. The partitions for the bathroom will follow those present in 1947 and 1990 (figs. 10, 26). That part of the rear wall which projects beyond (i.e. south of) the north wall of the stairwell will be demolished.

In the rear room, the current north door will be converted to a window and a new door opening will be created towards the south end of the rear room's east wall. These works will have an effect on the current panelling in this room which will need to be sympathetically altered to accommodate the changes in fenestration.

Second floor

The changes to the second floor are similar: it is proposed to create a bathroom in the southern bay of the front room while retaining the existing door to the stairwell and creating a partition wall behind it. Part of the back wall will be demolished. The north door from the rear room into the extension will be converted to a window and a new door opening will be created further south. Here, too, works to the panelling will have to be sympathetically designed to accommodate the changes.

Third floor (attic)

On the third floor, the front wall will be altered to have four dormers instead of the current three. The current subdivisions of the rear room will be removed, as will part of the wall between front and rear rooms, and the remaining north wall of the stair enclosure. A new partition will be inserted in the front room. Access to the roof terrace will be via a door in the second bay from the south; the remaining openings will be converted to windows.

6. CONCLUSION

Many of the proposed alterations will reverse changes to the interior made for the building's use as offices. Residential use will see the original rooms largely restored to their original layout. A new basement stair will be installed in the original location of the basement stair. The two rooms with panelling will see some alterations to window and door openings and the resulting changes to the panelling will need to be sympathetic.

The rear extension will be in a modern yet sympathetic style, clearly distinguishing it from the historic building. Instead of occupying the full width of the rear of the plot, it will only be linked to two bays of the rear elevation with a light well between the house and the northern end of the extension. This will reveal more of the historic character of the house and create a symbolic distance between the house and the new extension.

7. ARCHIVE SOURCES AND BIBLIOGRAPHY

Archive sources

Camden Local Studies and Archive Centre

- Historical maps
- Drainage plans
- Ratebooks for Holborn parish
- Post Office Directories

London Metropolitan Archives

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- Planning file

Web-based sources

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Woodford, F. Peter (ed.), *Streets of Old Holborn* (London: Camden History Society, 1999)

APPENDIX: LIST DESCRIPTION

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

Name: NUMBERS 7 AND 8 AND ATTACHED RAILINGS

List entry Number: 1379127

Location

NUMBERS 7 AND 8 AND ATTACHED RAILINGS, 7 AND 8, WARWICK COURT

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

County	District	District Type	Parish
Greater London Authority	Camden		London Borough

Grade: II

Date first listed: 24-Oct-1951

Date of most recent amendment: Not applicable to this List entry.

Details

CAMDEN

TQ3081NE WARWICK COURT 798-1/101/1681 (East side) 24/10/51 Nos.7 AND 8 and attached railings

II

2 terraced houses. 1697 with later alterations to fronts and interiors.

No.7: altered C19. Yellow stock brick, stucco ground floor. Brick bands at 2nd floor and parapet levels. 3 storeys, basement and attic with re-built dormers. 4 windows. Wooden doorcase with carved consoles carrying hood. C20 radial fanlight and panelled door. Gauged red brick flat arches to almost flush-frame sashes. Parapet. INTERIOR: not inspected but noted to retain some panelling and good fireplaces. C18 ceiling in 1st floor front room.

No.8: altered 1808. Brown brick with rusticated stone faced ground floor. Brick bands at 2nd floor and parapet levels. 3 storeys and basement. 3 windows. Stone pilasters and entablature with tablet inscribed "Warwick House" to ground floor. C20 timber and glass entrance with panelled door. 1st floor with stone niches in lieu of side windows and a central 3-light recessed window with segmental-headed architrave and a griffon on the keystone. To this window an iron window guard with an urn on a pedestal either side. Gauged red brick flat arches and dressings to flush frame windows on 2nd floor. Parapet with a concave cornice in decorative brick. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Listing NGR: TQ3094581680

The Architectural History Practice Ltd.,
70 Cowcross Street,
London EC1M 6EJ
www.architecturalhistory.co.uk
Telephone 01483 208633



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