

**St Giles Circus**  
**Heritage Statement**  
**No. 59 St Giles High Street**  
**Prepared for Consolidated**  
**Developments Ltd**  
July 2016

## St Giles Circus

### Heritage Statement: No. 59 St Giles High Street

#### 1.0 Introduction

This Heritage Statement has been prepared in support of a listed building consent application to Camden Council for proposals to create a cable trench in the basement of No. 59 St Giles High Street, a Grade II-listed building in the Denmark Street Conservation Area. It describes the significance of the listed building and assesses the heritage impact of the proposals. It does not cover archaeology, which is separately assessed by MOLA.

The proposals are part of the wider St Giles Circus project, granted consent in 2015. Alan Baxter Ltd was appointed by Consolidated Developments Ltd in 2014 to provide strategic advice on conservation and structural matters relating to the listed buildings. This report is based on site visits undertaken in 2014-16.

#### 2.0 Significance

No. 59 St Giles High Street is significant as one of only two Georgian houses surviving on this ancient thoroughfare (the other is No. 63). It can be roughly dated by its façade (fig. 1), which has blind arcading to the first-floor windows, a feature typical of the 1820s (*Survey of London*, vol. XLVI, 2008, 304). Internally the house is poorly preserved and has lost almost all of its historic decoration.

At basement level the spine wall has been partially removed and the wall adjacent to the stair wholly removed, but what remains of the historic plan-form is significant. Fixtures and finishes relate to recent use as a restaurant kitchen and these have neutral significance, including the flooring of modern quarry tiles on top of concrete (fig. 2).

#### 3.0 Policy context

The designation of No. 59 as a listed building means that proposals that affect its special interest will be subject to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the guidance in the National Planning Policy Framework, which requires applicants to 'describe the significance of any heritage assets affected' (para. 128).

Other relevant policy includes the London Plan (2011 and later) and Camden Council's Core Strategy and Development Policies, such as Policy DP25 which states that Camden will '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.'

#### 4.0 Heritage impact of proposals

The proposal is to lay electrical cables under the floor of the basement front room. This will be done by digging a trench up to 2000mm deep, then laying the cable ducts, followed by backfilling of the trench and reinstatement of the floor. The depth of excavation relates to the need to avoid the existing drainage run. The works will be subject to an archaeological watching brief by MOLA.

#### **Conclusion**

Because the floor has neutral significance and will be reinstated, the proposals will have no impact on the significance of the listed building. The Conservation Area will not be affected. The proposals therefore accord with heritage policy and should be approved.

## Appendix A - Images



Fig 1: No. 59 St Giles High Street, façade (photo: 2014)



Fig 2: No. 59 St Giles High Street, basement, front room (photo: 2015)

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