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## 125 DOC B5 Heritage Statement & Impact Assessment

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39 Great James Street, London, WC1 N  
Rev B - November 2016



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# Introduction

## 1.1 Reason for study

No.39 Great James Street is located within the Bloomsbury Conservation Area, in the London Borough of Camden and is statutorily protected as a Grade II listed building.

The National Planning Policy Framework (NPPF) requires the significance of heritage assets and the potential impact of any proposed modification of them be reviewed in the planning process.

Thus, because of the building's status and its location within a defined, protected area of London, a Heritage Statement and Impact Assessment has been prepared.

It has been produced to guide and inform the proposed reparations, alterations and extension presented in the Design & Access Statement (125 DOC B4) and to ensure that historically significant elements are addressed in a manner in line with applicable national and local policy.

## 1.2 Scope of study

This document assesses the historical and architectural significance of the Grade II\* listed building at No.39 Great James Street and its setting within the Bloomsbury Conservation Area, in the London Borough of Camden.

It begins with a review of relevant policy found within the National Planning Policy Framework (2012), the London Plan (2011), Camden's Local Plan (Submission Draft 2016), Unitary Development Plan (2006) and Core Strategy (2010), and the Bloomsbury Conservation Area Appraisal and Management Strategy (2011). A summary of key issues is presented towards the end of this section.

Section three presents the findings from desk based research into the history of the area, street and property. This was conducted using historical maps and secondary source material from Holborn library archives, Camden Historical Society, Bloomsbury Conservation Area Advisory Committee, UCL Bloomsbury Project and British History Online.

Section four provides a detailed appraisal of the property in its current condition, on a floor by floor basis. This presents the results of a series of site visits, including one with Charles Brooking of the Brooking National Collection. Mr Brooking's advice has greatly informed the dating of certain fabric items and our general understanding of the building. The appraisal is not intended to be an archaeological assessment or structural/condition survey of the building.

The penultimate section reviews the 'significance' and 'value' of the building, based on the evidence presented in sections 3 and 4.

A heritage impact assessment of the proposals is presented in the final section.

## 2.0 Review of Policy & Statutory Guidance

### 2.0.1 Planning (Listed Building & Conservation Area Act) 1990

According to the statutory legislation, outlined in the Planning Act 1990, no person shall execute works to a listed building without authorisation. Such authorisation can only be granted by the local planning authority or the Secretary of State, whom – under section 66 (1) – must:

‘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.’

This legislation underpins the national and local policy, reviewed below.

### 2.0.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) is designed to inform local planning policy and replaces the Planning Policy Statements that preceded it. At its core is the promotion of ‘sustainable development’ and ‘positive growth’ of the natural and historic environment, the economy and society (p.ii, DCLG). Within its introduction, it identifies 12 core principles that local planning authorities should incorporate, including:

‘[conserving] heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

Section 12 of the NPPF looks in more detail at ‘Conserving and enhancing the historic environment’. Under paragraph 128, in this section, the NPPF sets out the requirement for applicants to submit a description of ‘the significance of any heritage assets affected, including any contribution made by their setting’.

It defines ‘significance’ as:

‘the value of a heritage asset to this and future generation because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from heritage assets physical presence, but also from its setting.’

Grade II\* buildings are identified as having the ‘highest significance’ along with Grade I listed buildings and sites, World heritage sites, wrecks and battlefields. The ‘substantial harm or loss’ of such sites should, according to paragraph 132 of the NPPF, be ‘wholly exceptional’.

Under paragraph 129, it is noted that local authorities should seek to ‘avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals’. It continues, in paragraph 130, to note that ‘any deliberate neglect of or damage to a heritage asset [...] should not be taken into account in any decision.’

### 2.0.3 London Plan

The London Plan (2011) was drafted to underline the planning strategy for London and its 32 boroughs. Chapter 7 of the plan addresses living spaces and includes policy on local character and historic environments.

Policy 7.8.C states:

‘Development should identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate.’

Policy 7.8.G requires local boroughs to include ‘appropriate policies’ to protect heritage assets.

Policy 7.9.B states:

‘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.’

## **2.0.4 Camden’s Local Plan (2016) & Development Policy**

The Camden Local Plan (CLP) this year replaced Camden’s Core Strategy and Development Policy 2010. The local plan is informed by the NPPF and the London Plan and is part of the boroughs development framework, which informs all planning guidance within the borough, including the Conservation Area Appraisals and strategies.

Policy CS14 (b) states the council’s commitment to ‘preserving and enhancing Camden’s rich and diverse heritage assets and their setting, including conservation areas [and] listed buildings’.

This core policy feeds in to DP25: Conserving Camden’s Heritage. Part (d) of DP25 notes that the total or substantial demolition of a listed building will be prevented ‘unless exceptional circumstances are shown that outweigh the case for retention.’

Under paragraph 25.13 it notes that the ‘matters taken into consideration in an application for alterations and extensions to a listed building are those set out in Policy HE7 and PPS5.

Policy HE7 was superseded by the NPPF and PPS5 by Historic England Guidnace Advice notes.

## **2.0.5 Bloomsbury Conservation Area Appraisal (BCAS).**

Bloomsbury was designated a ‘conservation area’ in 1968.

The Conservation Area Appraisal is produced by Camden Council to ‘define the special interest of the Conservation Area’. Relevant sections of its ‘general approach’ are noted below.

### Paragraph 3.1.3

‘applications for development will be determined having regard to the special interest of the conservation area and the specialist advice of conservation officers;

### Paragraph 3.1.4

‘in accordance with the relevant legislation most applications for development within the Conservation Area are required to include a Design and Access Statement. This will be required to adequately explain the design approach and context of the proposals and be accompanied by sufficient, accurate drawings of the existing site, its context as well as the proposed development’

### Paragraph 3.1.6

‘in undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Bloomsbury Conservation Area are preserved, repaired and reinstated where appropriate’.

## 2.0.6 Historic England

Historic England (HE) is a non-departmental public body that provides heritage protection, including the assessment and listing of assets.

HE's Good Practice Advice notes, 1, 2, 3 and Advice note 2 provide information for decision makers and applicants in implementing NPPF legislation and PPG notes. It replaces PPS5.

Within these documents is 'a staged approach to proportionate decision taking' that is divided into five steps:

- Step 1: Identify which heritage assets and their setting are affected.
- Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).
- Step 3: Assess the affect of the proposed development, whether beneficial or harmful, on the significance
- Step 4: Explore the way to maximise enhancement or minimise harm
- Step 5: Make and comment on the decisions and monitor outcomes.

HE support 'constructive conservation' and 'innovative schemes that protect and enhance the significance of buildings and historic places.'

To guide this support they have set out the conservation principles that contribute to the 'significance' of a heritage asset. These are divided under the following four headings:

**Evidence Value:** the potential of a place to yield evidence about past human activity.

**Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

**Aesthetic Value:** the ways in which people draw sensory and intellectual stimulation from a place.

**Communal value:** the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.



## 2.2 Summary of Findings

- National policy requires heritage assets to be preserved in a manner appropriate with their ‘significance’.
- A description of a heritage assets ‘significance’ should be submitted by applicants, including any contribution made by the setting
- Developments should identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate.
- The damage or loss of highly significant heritage assets should be ‘wholly exceptional’.
- Bloomsbury is an area of ‘rich architectural and cultural heritage’.
- Grade II\* listed structures have the highest heritage significance.
- Heritage assets should be put to a suitable and viable use, consistent with their conservation.
- A full description of the design approach and context of an application should be submitted.
- Innovative schemes that protect and enhance the significance of buildings and historic places are supported.

## 3.0 Heritage Assessment – Part 1: Setting and Site.

In line with the national and local policy identified in Section 1, research was conducted into historical records of the site and setting to gain a contextual understanding of its heritage value. No historic floor plans of the site were located, so an exterior and interior inspection by Charles Brooking was undertaken on 18th May 2016 to further identify any significant features and inform the proposals, in line with HE guidance, step 4.

The first part of this assessment reviews the history of the area and street. Part two looks at the building and curtilage and is presented in section 4.

## 3.1 Bloomsbury & the Doughty Estate

### 3.1.1 Bloomsbury Conservation Area

Great James Street is located within Bloomsbury Conservation Area; a 160 hectare area of London that lies between the cities of Westminster and London and is, roughly, bordered by Euston Road, Grays Inn road, High Holborn and Tottenham Court Road.

Bloomsbury takes its name from the Norman landowner William de Blemond<sup>1</sup>, who was awarded land in the region in 1201. In the medieval period the area contained a number of manor houses and associated pastoral and agricultural land. Following the Great Fire of 1666, London began a rapid period of expansion northwards that, within 150 years, would transform Bloomsbury into the 'internationally significant example of town planning'<sup>2</sup> found today.

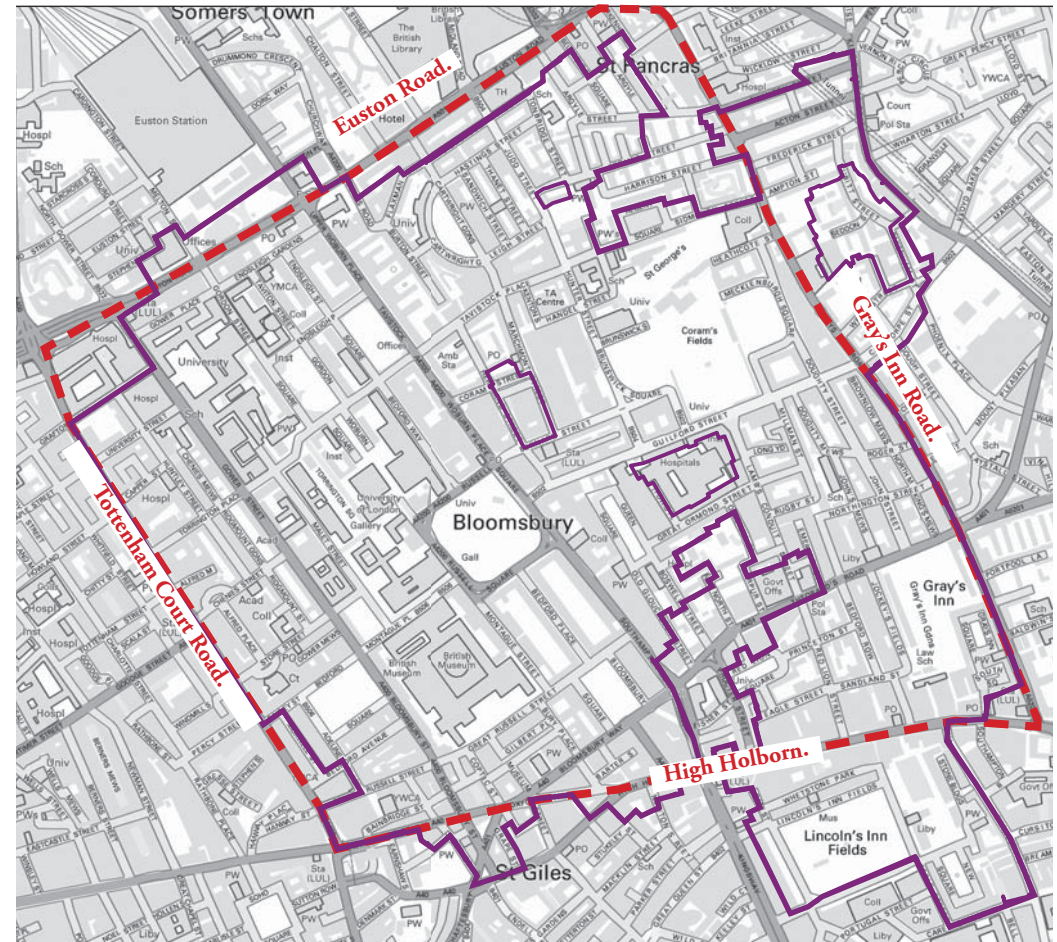
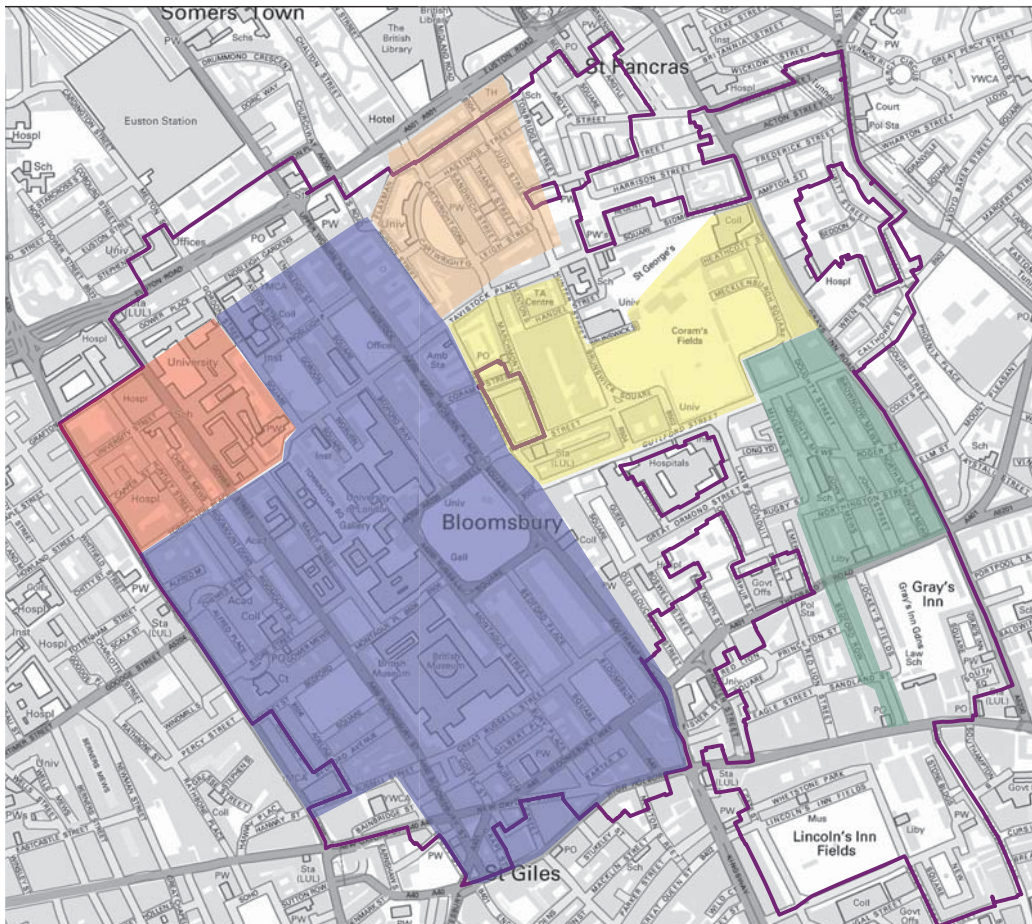


Fig.3a Bloomsbury Conservation Area. BCAA.

- Bloomsbury approximate boundary.
- Bloomsbury Conservation Area boundary.

1 [www.camden.gov.uk](http://www.camden.gov.uk) (2015) Camden's History.

2 Camden Borough Council (2011) BCAA. P.2



In spite of its coherent street pattern, Bloomsbury was developed (and managed) by over 15 different estates. Great James Street was constructed on the Doughty Estate, also referred to as the Brownlow–Doughty Estate<sup>3</sup>, which roughly equates to the conservation sub-area 10.

Beyond its architectural merits, Bloomsbury is also considered a heritage asset for its culturally rich history and connection with the inns of court, universities, hospitals, museums and, of course, the literary Bloomsbury group.

KEY

- Duke of Bedford.
- Capper Mortimer
- Foundling Hospital
- Doughty Estate.
- Skinner' (Tonbridge)

Fig.3b Bloomsbury Conservation Area with estate boundaries from UCL Bloomsbury Project.

<sup>3</sup> UCL (2011) Bloomsbury Project.



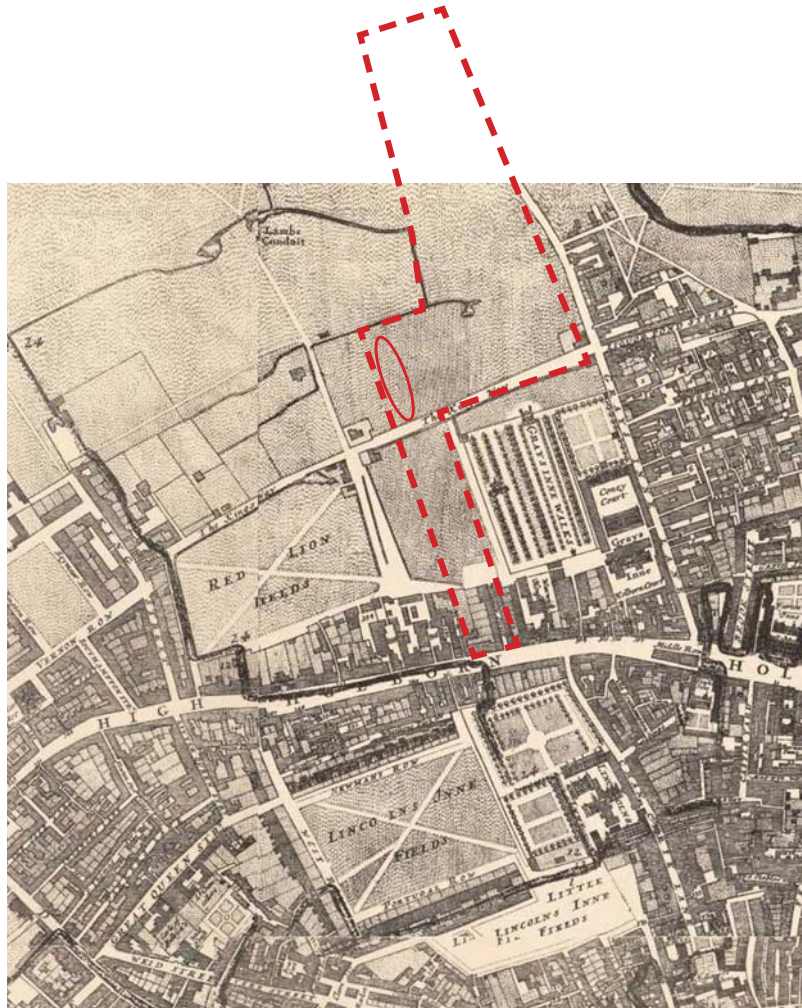


Fig.3c A section of Morgan's Map of the Whole of London 1682.  
<http://www.british-history.ac.uk/no-series/london-map-morgan/1682>

- - - - - Doughty Estate (at time of sale) - approximate boundary.
- Great James Street - approximate location.

### 3.1.2 The Doughty Estate

The Doughty Estate was owned by the Brownlow, Doughty and Tichborne families between the c.17th and 1921. One source claims the origins of the estate lie with Thomas Doughty of Westminster,<sup>4</sup> who belonged to the house of Hanworth, Norfolk. However, a small memorial plaque in St. Pancras Church – marking his death in 1694 at the age of 39 – is the only primary source found that connects him to the area.

During Thomas Doughty's lifetime, the lands north of High Holborn were mostly undeveloped pastoral land and gardens in the Parish of St Andrew Holborn, Middlesex. Some of these lands were used recreationally by the lawyers at Grays Inn.

Brownlow street, a very short street to the south of Bloomsbury, appears to be the only 17th century street within the Doughty Estate. This street was developed by William Brownlow of Snarford Hall co. Lincolnshire, a descendent of the Baronetcy of Humby.

Brownlow's grandson, George Brownlow-Doughty and Frances, his wife, (nee Tichbourne) would go on to build Great James Street from c.1720. This was done in association with James Burgess after whom the street is named.<sup>5</sup> There is little further record of James Burgess.

George was also descended (on his paternal grandmother's side) from the baronetcy of Chandos, whose lineage can be traced back to Henry VII.

Research has not uncovered whether the estate lands were inherited or purchased by the Doughtys, nor whether the whole estate was in their ownership prior to it being developed. The exact usage of the land before 1720 is not recorded.

<sup>4</sup> Miller, F. (1874) *St Pancras Past and Present*.

<sup>5</sup> Camden History Society (2008) *Streets East of Bloomsbury*. 2nd ed. CHS.



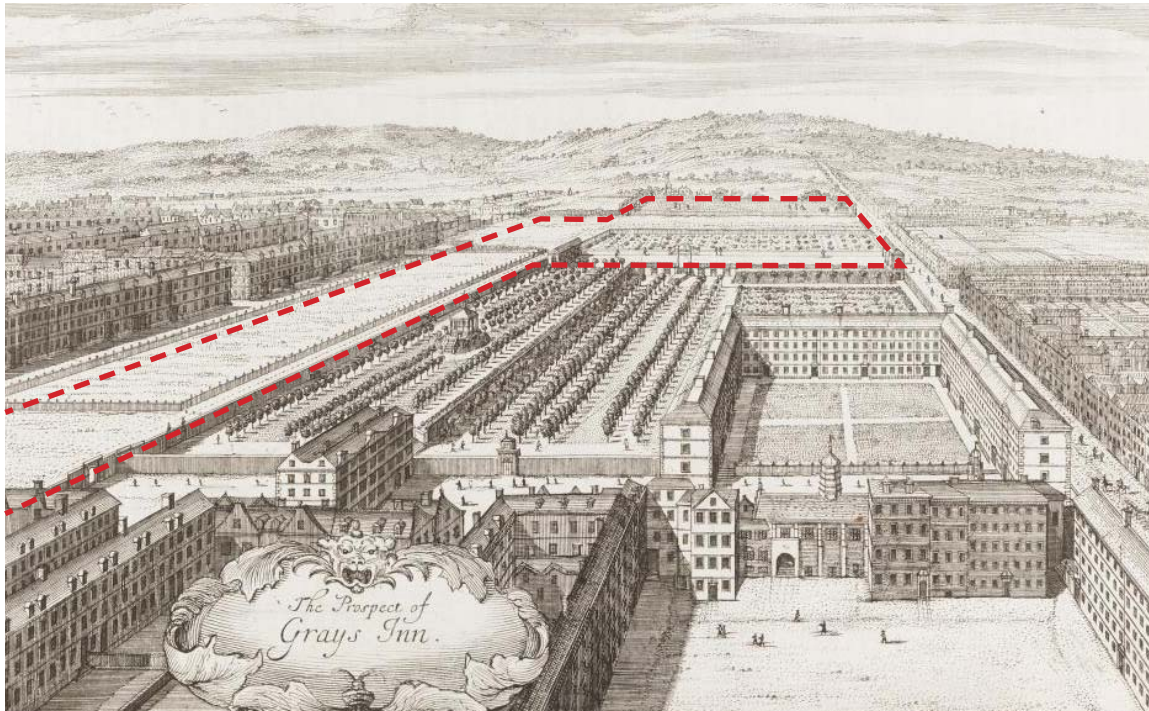




Fig.3d Prospect of Gray's Inn from Strype, J. (1720) *A Survey of Lodon and Westminster*.  
<http://www.hrionline.ac.uk/strype/figures.shtml>

-  Doughty Estate (at time of sale) - approximate boundary.
-  Great James Street - approximate location.

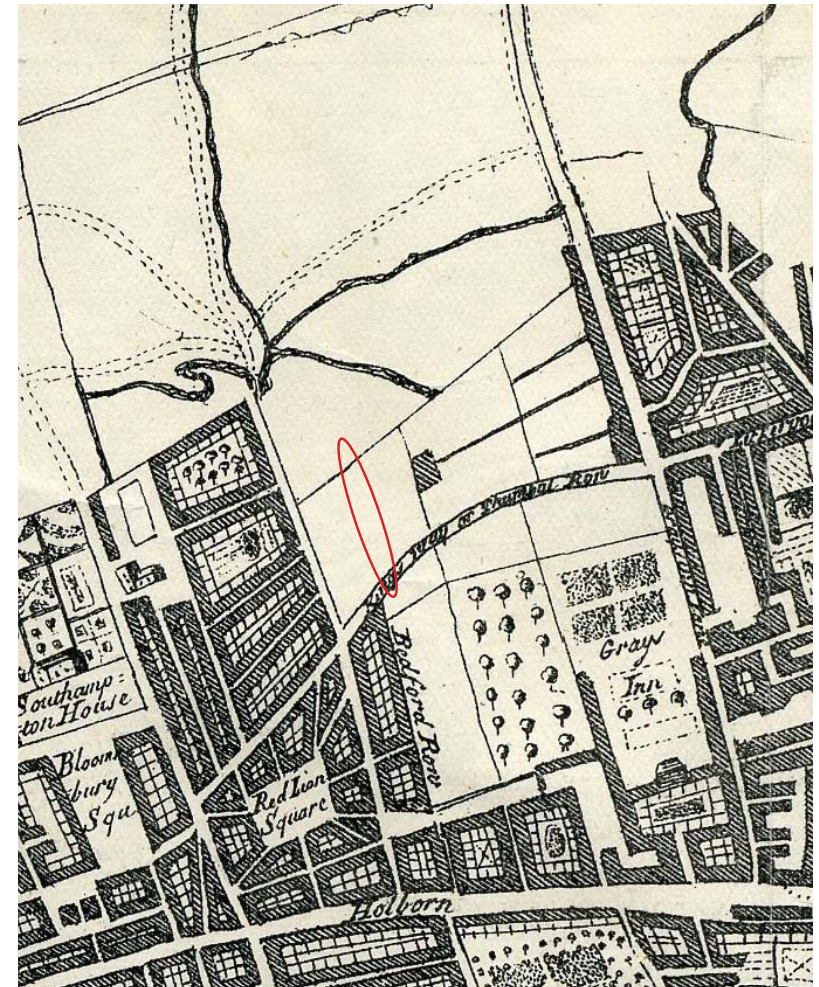


Fig. 3e *A plan of the city's of London, Westminster and Borough of Southwark, 1720.* by S. Parker.  
<http://mapco.net/senex/senex.htm>



### 3.1.3 Great James Street

Great James Street was constructed from c.1720 and is one of the earliest and best preserved streets of the period in south-east Bloomsbury. It was laid out along the same line as Bedford Row, which was set out and constructed in the 1710s by the developer/speculator Nicholas Barbon. These two streets, along with the narrower Milman Street to the North, follow a classical hierarchy of the type identified as significant in the BCAA.

No masterplans or builder's plans for the street have been uncovered. Historic England have no details of the person/s that may have been awarded building contracts for the street.

#### Local Residents

The Camden Local Archive holds several leases for the street. The earliest dates from 1720 and is between John Metcalfe and Edward Dennis – although no associated address is listed on this record. Metcalfe was also named on a separate lease for no.27 in 1724. Historic England list J. Metcalfe as the person for whom no.s 26–37 and 39–40 Great James Street were constructed. No further record about J. Metcalfe was found.

During the late 19th and early 20th century the street was residence to many literary figures, including the poet Algernon Charles Swinburne (No.3), and authors Virginia Woolf and T.S. Elliot (addresses not listed), Dorothy L.Sayers (No. 24) and David Garnett (No.16).<sup>6</sup>

The street has also been home to a number of architects, including Charles Geoffrey Boutcher who practiced out of No.40 in the early 1900s and John Shaw jnr. who was born at No.24 in 1803.

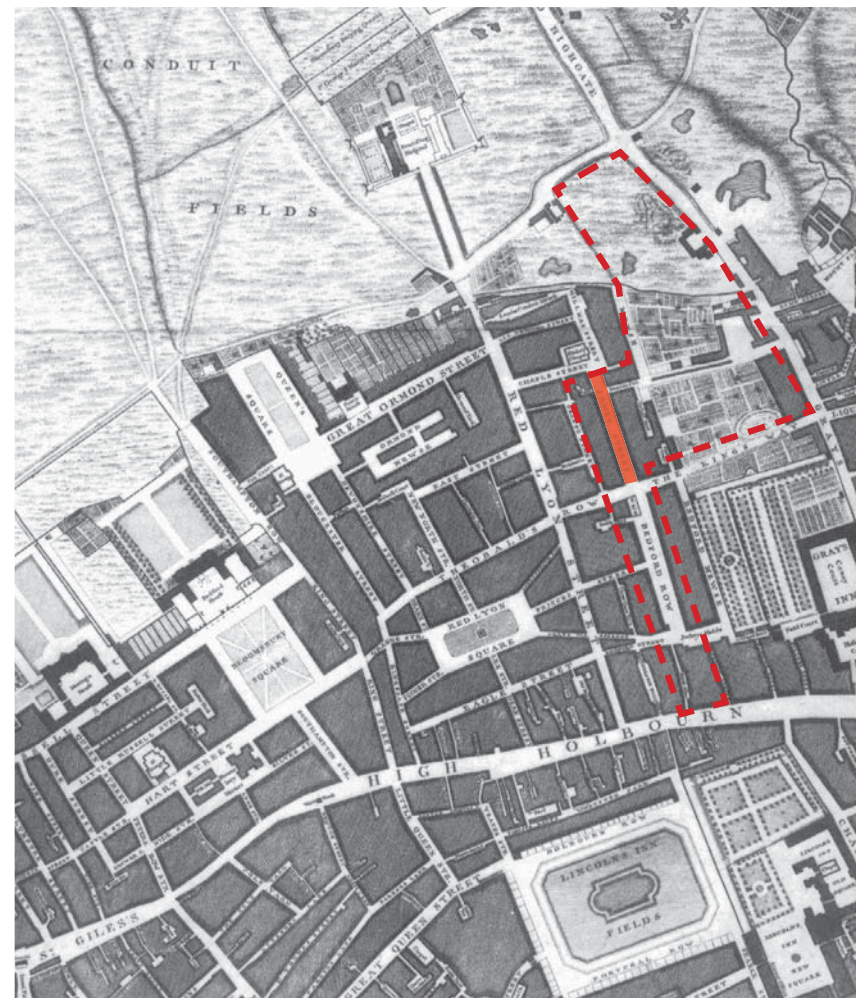


Fig.3f A part of John Roque's Map, 1745.  
<http://www.british-history.ac.uk/no-series/london-map-morgan/1682>

6 Hibbert, C. (2010) *The London Encyclopaedia*. Macmillan. p.342



*Fig.3g Photograph of no.40 - 36 Great James Street, 1960.  
London Metropolitan Archive.*

### **Streetscape & Architecture**

The street is lined by terraces of townhouses of the ‘third sort’, a typology reserved for principle streets under the 1667 Rebuilding Act.<sup>7</sup>

Each building has four-storeys raised on a basement that is fronted by cast-iron railings. These railings are highlighted in the BCAA as ‘notable’ and ornamented with an ‘interesting variety of classically derived motifs’.<sup>8</sup>

The front doors have fluted or plain architraves and carved rectangular or arched hoods. All have square or rounded fanlights, although it is unclear if these are original. Some doors have overhanging doorhoods with decorative corbels, whilst others have triangular pediments. The original porch design is not known but today most are laid with tiles, of different patterns. The tiling was most probably added during the Victorian era when mechanisation of the industry made patterned tiles more affordable.

The fenestration is arranged in triplets – with the exception of No.10 and No.24 – with an equal width but reducing height as you progress up the building. When built, the windows would most likely have been half-fixed sashes with small panes and thick glazing bars, as was typical of the period. Today there is a mix of larger multi-paned and single paned sliding sashes. All are installed to the front of the reveal, which was typical prior to the building act of 1774.

The brickwork is mainly browns laid in Flemish bond. The walls would have been, according to the 1667 Act, 2 1/2 bricks thick at basement level and narrowing to 1 1/2 bricks thick for the 1st to fourth floors. Around the windows are red bricks, which were slightly more costly during the Georgian period. The façades would have originally been tuck pointed. This has been lost on most of the façades but has been well restored on No. 31.

<sup>7</sup> Sutcliffe, A (2006) *London: An Architectural History*, p.40.

Not to be confused with ‘third rate’ houses.

<sup>8</sup> Camden Borough Concil (2011). BCAA, p.11.





*Fig.3h Photograph of entrance hall and staircase with barley twist balusters at no.7 Great James Street, 1969.  
London Metropolitan Archive.*



*Fig.3i Photograph of entrance hall and staircase with barley twist balusters at no.31 Great James Street, 1971.  
London Metropolitan Archive.*



*Fig.3j Photograph of ground floor panelling and door between front and rear rooms at no.31 Great James Street, 1971.  
London Metropolitan Archive.*



*Fig.3k Photograph of rear elevation of no. 7 Great James Street showing original ground floor door and brick arch, 1971.  
London Metropolitan Archive.*



*Fig.3l Photograph of rear elevation of no. 8 Great James Street showing typical WC rear extension, 1976.  
London Metropolitan Archive.*



## 3.2 No.39 Great James Street

No 39 Great James street was constructed in the early 1720s and is one of a terrace of 14 houses of similar construction on the street that were built for John Metcalfe. It is not clear who designed or built the houses.

The building is Grade II\* listed and on the register for 'heritage at risk'. Historic England describe the condition of the building in their 2015 report as 'poor' and priority category B; 'Immediate Risk of further rapid deterioration or loss of fabric.'



*Fig.3m Photograph of Great James Street from Theobald's Road, 1946.  
London Metropolitan Archive.*

### **Historic England Listing Entry 1113203**

#### **NUMBERS 26 TO 37 AND ATTACHED RAILINGS, GREAT JAMES STREET**

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some refacing in multi-coloured, yellow (Nos 28, 34 & 40) and brown stock brick (1st floor and above of No.30). 4 storeys and basements. 3 windows each. Nos 27-38 and 40, good wood architraved doorcases with enriched, carved brackets carrying hoods with panelled soffits, most with patterned fanlights and panelled doors. No.27, C20 hood with shaped brackets; **No.39, architraved doorcase with pilasters, plain cornice, radial fanlight and panelled door. Red segmental arches and dressings to flush framed windows**, No.35 upper storeys with glazing bars. Some frames reeded with roundels. Parapets. Some original lead rainwater heads with lion masks. INTERIORS: mostly having fine panelling. Staircases mostly with twisted balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings with urn or torch flambe finials to areas.

### 3.2.1 Site development.

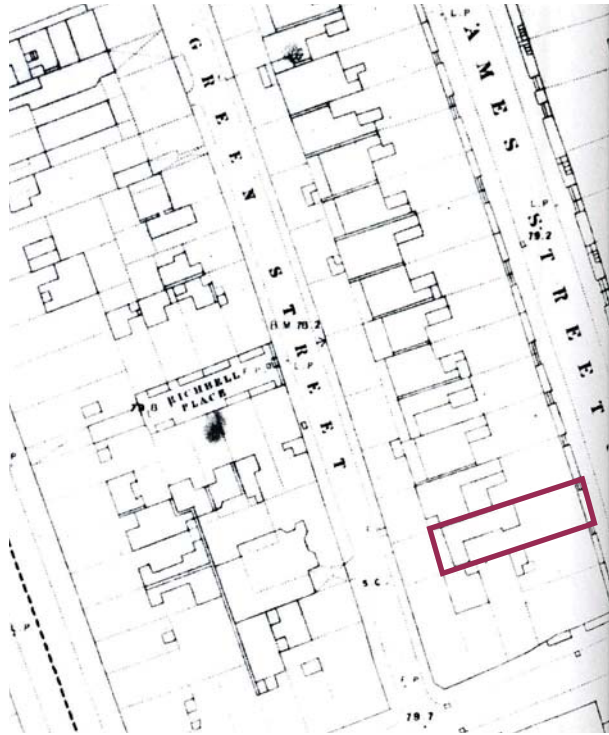


Fig.3n Map of London, 1872.  
Camden Local Studies and Archives Centre

1872  
Map 1872 – The earliest map which shows Great James Street in detail is the 1872 Ordnance Survey map



Fig.3o Map of London, 1894.  
Camden Local Studies and Archives Centre

1894  
Between 1872 and 1894 there is little difference in the footprint of No. 39, except for possibly an outbuilding in the North West corner of the site.  
Outside of the boundary line No. 40 extends its property into land previously occupied by a building fronting on to Theobald's Road and to the South West of the site the Public House builds on their courtyard which backs on to No. 39.

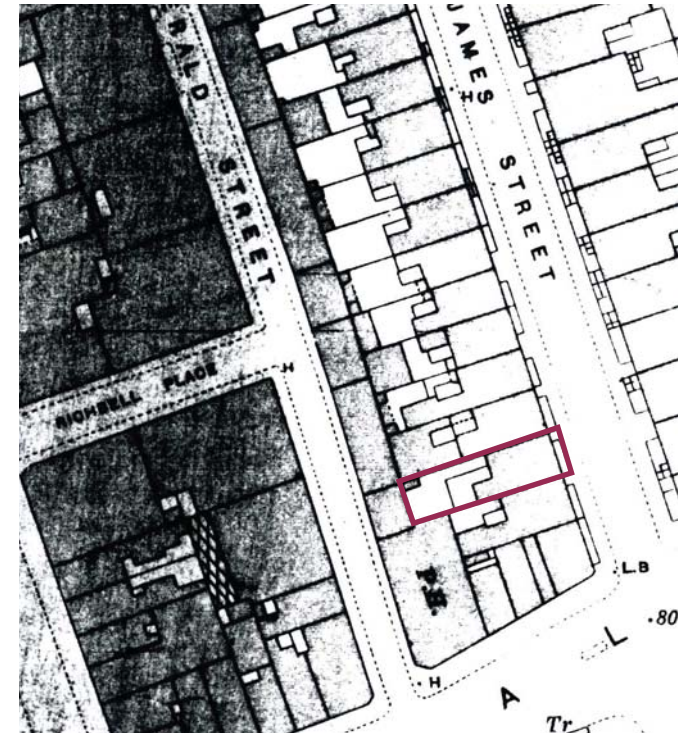


Fig.3p Map of London, 1914.  
Camden Local Studies and Archives Centre

1914  
There is no marked change to the building footprint in the period between 1894 & 1914.



## World War II

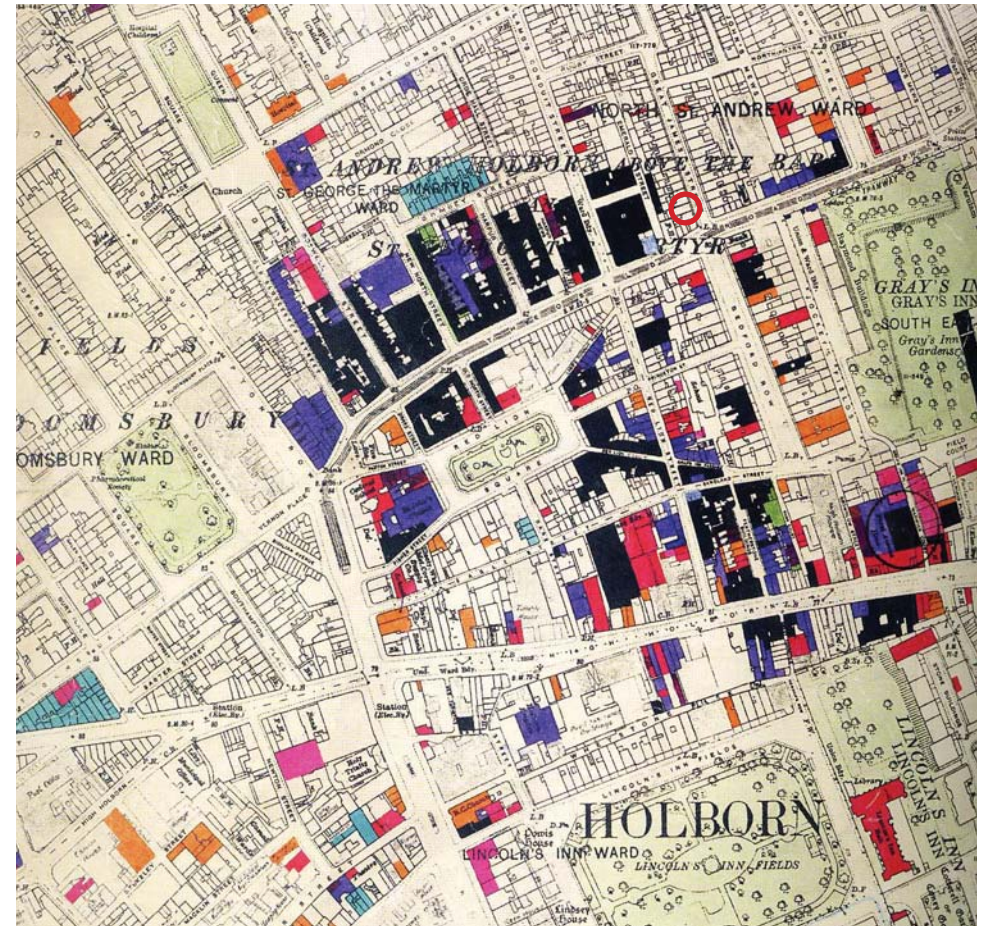
The areas around Great James Street were devastated by bombing during the blitz. Most building on all parallel streets to its west, up to Old Gloucester Street, were completely destroyed. A row of buildings along Emerald Street, on the rear boundary of No.39, were also destroyed.

Despite no recorded bomb damage to No.39, it is clear that much of the closet wing to the rear has been re-built in London stock bricks.



*Fig.3q No. 39 - Side of closet wing, with lintel above ground floor.*

*Fig.3r No. 39 - Rear of closet wing, with lintel above ground floor.*



*Fig.3s Bomb Damage Map Holborn; Bloomsbury LCC 1939-1945.*





*Fig.3t View of Great James Street, 1960.  
London Metropolitan Archive.*



*Fig.3u View of 39 Great James Street, 1966.  
London Metropolitan Archive.*

### 3.2.2 Pattern of Occupation

Camden local studies and archives catalogues hold records on rate payers and residents for No.39 Great James Street, in the 18th and 19th century. The record shows single rate payers for the 19th century. The residency status of these rate payers is not clear. In the 1800s, the property was likely divided into apartments as multiple occupants are recorded. It is also possible that occupants were practicing out of offices in the building – e.g. Blaquiere Talbot, Charles Daw and Samuel Franklin. No further information on the rate payers nor residents was found.

Charles Booth's poverty map of 1898–99 identifies the residents of Great James Street as 'Middle class. Well-to-do' in contrast with Emerald Street (which runs behind Great James Street) as 'very poor, casual. Chronic want'.

#### Rate Payers,

listed in Wikinson, F. (2000) Great James Street: a study in time 1729–1819

1729–30	Jane Gospor
1731–34	Jane Godskill
1739 –	Sandys esq.
1750 –	Cuthbert
1756 –	Nicholas Gibbons
1759 –	Nicholas Kerfoot
1763 –	Nathaniel Kerford
1763 –	Bromfield
1776 –	Captain Hoare
1777 –	Bromfield
1796 –	Margeret Turner
1798 –	Benjamin Brookes

#### Residents

1841	John Ashby (Porter) with Wife Elizabeth, daughter Mary Elizabeth Allen & Walter Ray (Surveyor) Charles Humpage (Architect)
1851	William Walsh (Cattle Dealer) with family Blaquiere Talbot (Barrister Practice)
1861	Jane Bunch (Widow)
1871	Charles Daw (Attorney and Solicitor) and Samuel Franklin (Attorney and Solicitor) Peter Taylor (Short hand writer) (3 separate dwellings at this time) William Cattermole (Waiter) with Wife and daughter
1881	George Napper (Bookbinder) with Wife (Housekeeper) and Father (Bookbinder)
1891	John Laybourn (Book collector) with Wife, two sons and visitor.
1901	John W.H.Steele with Wife, 3 sons (a Post office sorter, a carpenter and one other), 1 daughter, Aunt and Nephew (a commercial clerk)

### 3.2.3 Planning History.

There are a total of 19 planning applications on record for No.39 Great James Street. These indicate that the basement and ground floors were used as offices before 1996, when an application for a change of use was granted. The records also show that roof and internal modifications occurred under an approved application in the 1960s and 1970s.

#### 20th Century

- 1957 – The use of first and third floors for commercial purposes. (8045/25784). **Refused**
- 1958 – Use of the ground floor. (W/M/1298). **Refused**
- 1960 – The conversion of the first, second and third floors into three flats. (TP80451/11885). **Conditionally approved.**
- 1963 – The erection of a structure at the rear and alterations to the roof. (TP80451/10257). **Granted**
- 1971 – New door opening on first floor, to unite the two premises. at 39/39 (HB301). **Conditional**
- 1995 – Demolition and alterations involving change of use from B1 office and residential upper floors to family house with basement flat (9501752). **Withdrawn**
- 1995 – Demolition and alterations involving change of use on ground and basement and residential flats to single family dwelling house and basement flat (9501752R1). **Withdrawn**
- 1996 – Change of use from B1 office use on ground and basement and residential flats to single family dwelling house and basement flat, (9501752R1). **Granted.**
- 1997 – Submissions of details of various alterations, including elevations, joinery, external rear metalwork, new brickwork & pointing of brickwork & temporary security (LS9704558). **Granted.**
- 1998 – Erection of a new steel staircase to front well area, involving re-use of existing front gate to railings. (LS9804277). **Granted.**

#### 21st Century

- 2011 – Erection of a full width, single storey rear extension at basement level with green roof and terrace above (2011/3027/P). **Granted.**
- 2011 – Works associated with erection of full width, single storey rear extension (2011/3030/L). **Granted.**
- 2011 – Details pursuant to condition 2 of permission granted on 13/09/2011 (2011/5836/P). **Granted.**
- 2012 – Erection of a single storey rear extension at basement with newly created courtyard, new staircase enclosure between basement & ground floor; installation of light well to rear elevation at basement level; installation of new infill extension to rear at 1st floor level; installation of balustrade at roof level; alterations to fenestration at 2nd floor level; associated internal alterations to include new layouts; removal & addition of partitions to dwelling house (Class C3) (2012/5170/L). **Withdrawn.**
- 2012 – Erection of a single storey rear extension at basement level with newly created courtyard; new staircase enclosure between basement and ground floor, installation of a light well to rear elevation at basement level; installation new infill extension to the rear at 1st floor level; installation of balustrade at roof level; alterations to the fenestration at 2nd floor level; associated internal alterations to include new layouts; removal and addition of partitions to dwelling house (Class C3) (2012/5463/P). **Withdrawn.**

- 2013 – Erection of a single storey rear extension at 1st floor level (2013/6429/P). **Granted.**
- 2014 – Internal & external alterations associated with rear extension (2013/6431/L). **Granted.**
- 2016 – Removal of steel walkway and rear most cross wall and infill at rear basement yard area; construction of single storey extension at basement level with a green roof at rear ground level; forming a new rear access stairway from basement to ground level; forming new balustrading and associated internal alterations (2015/6926/L). **Granted.**
- 2016 – Removal of steel walkway and rear most cross wall and infill at rear basement yard area; construction of single storey extension at basement level with a green flat roof at rear ground level; forming a new rear access stairway from basement to ground level; forming a new balustrade and associated internal alterations. (2015/6926/P). **Granted.**

## 3.3 Summary of Findings

### Setting

- Bloomsbury is an architecturally and culturally rich part of London with a high heritage value.
- Great James Street is one of the earliest and best preserved streets in south west Bloomsbury and one of the first with linked to the Doughty Estate; an estate with connections to several British baronetcies and wealthy land owners.
- It is located on land probably used prior to 1720 for farming and/or recreational gardens, in the Parish of St Andrew of Holborn, Middlesex.
- It is named after James Burgess, who developed the street with George and Frances Brownlow-Doughty. No further record of James Burgess could be found.
- The street follows a classical architectural hierarchy, set out by the speculator Nicholas Barbon, who developed Bedford Row. The classical planning is seen as ‘internationally significant’.

### Site

- No. 39 is a house of the ‘third sort’; a building type constructed for the upper-middle classes on principle roads. It was constructed for John Metcalfe, to whom several buildings were leased and who may have been the developer.
- No original builder’s plans could be found. The definite original layout of rooms is not known.
- Some early rate payers are recorded. No further information about these individuals was found.
- No notable individuals connected with Bloomsbury’s literary history have been listed as resident at No. 39.
- The house was converted into a apartments during the 19th century and was also possibly a place a work from the middle of that century.
- It was used as both offices and a residence in the 20th century.
- The main house escaped the blitz with little damage. The closet extension was partially re-built from first floor.



## 4.0 Heritage Assessment Part 2: Building & Curtilage.

This section provides a detailed review of the existing building and garden. This assessment draws from the archive information presented in Section 3 and on expert advice provided by Charles Brooking who visited No.39 and No.40 Great James Street on the 31st May 2016. Charles Brooking is a widely recognised consultant in the field of architectural conservation and founder of the Brooking National Collection of architectural artefacts.

### 4.1 Front Elevation

The front elevation, in principle, remains as originally constructed. However, some of the finer detailing has been lost.

#### *Brickwork*

The brickwork is discoloured, but in fair condition. Noted by Historic England as brown brick, No.39 (and no.40) appear in fact to be London stocks. The window heads are finished with arched reds. The mortar joints across the whole facade have been poorly re-pointed with stuck cement. Originally the brickwork would have been tuck pointed with lime mortar. The walls below ground level are painted white, which has blistered and is peeling in places.

#### *Ironwork*

The black iron railings are subtly different each side of the entrance. Those fronting no.39 have spear tops with lantern shaped finials. The external stair is from c.1998.

The hopper appears to be original, but the downpipe is probably an early replacement.



*Fig.4a Black iron railings to front lightwell.*



*Fig.4b Brickwork on front elevation showing cement*



*Fig.4c Front elevation of the property.*



*Fig.4d Original front door, with fan light above and tiled porch below.*



*Fig.4e Ground floor windows on front elevation.*

#### Doorcase

The doorcase is probably original. Today it is painted white but an archive photo from 1960 shows a much darker colour. It has no carved ornamentation and is one of the plainest on the street. The porch is laid with red and black quarry tiles and a yellow tile, arranged in a simple pattern. These are probably original or an early addition. The red threshold tiles – some of which are missing – are less likely to be original.

#### *Door & Fanlight*

The front entrance door has been repainted, fairly recently, in a 'Georgian grey' colour. The leaf and hinges appear to be original. The unusual distribution of panels and hinges in the door leaf suggest it was cut down at some point in order to install the fanlight above. The fanlight is of a simple design more typical prior to 1770.<sup>1</sup>

#### *Windows*

The window boxes are positioned to the front of the reveals, as originally designed. The boxes at ground level are fluted – a regency period detail found on most of the other ground floor windows on the street, which indicates a street wide early upgrade. The boxes on the remaining levels are plain.

The boxes on the ground and first floor level are original, those on second floor are Edwardian and those on the third floor, modern. The basement sashes do not appear to be original.

All the sliding sashes lack window bars and have Victorian style horns on the upper sashes. Archive photographs show that the windows have not had bars since at least 1946. All windows and the stone sills have been painted white. It is unlikely they were originally painted this colour, but appear to have been white since at least 1960.

1

Yorke, T. (2007) *Georgian & Regency Houses Explained*. Countryside Books. P.68.



## 4.2 Rear Elevation.

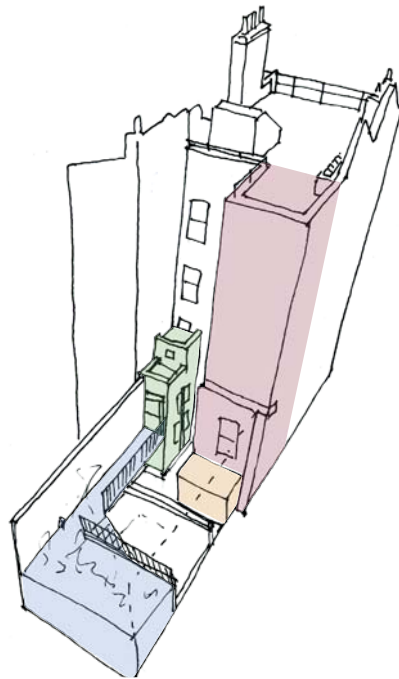
The rear of property has been extended and altered a number of times since the building was first constructed. The closet wing (highlighted in pink) is certainly part of the original design and is found on all buildings along the row. The WC extension (in two parts, highlighted green), plant room (highlighted yellow) and the bricked in area of backfill (including the walkway and highlighted blue) at the rear of the site are not original. None of these additions appear on archive OS maps nor are there recorded planning applications for them and so their exact age is unknown.

### *Brickwork*

The brown brickwork is in poor condition in places with signs of spalling and cement mortar repairs. The brickwork has been insensitively re-pointed with struck cement mortar joints, as the front facade. The post war section of the closet wing is in better condition, albeit in London stock bricks with struck mortar joints.

### *Downpipes*

A combination of plastic and cast iron downpipes and SVPs litter the rear extension. These have facilitated a collection of guano across the rear elevation, courtyard and flat roofs.

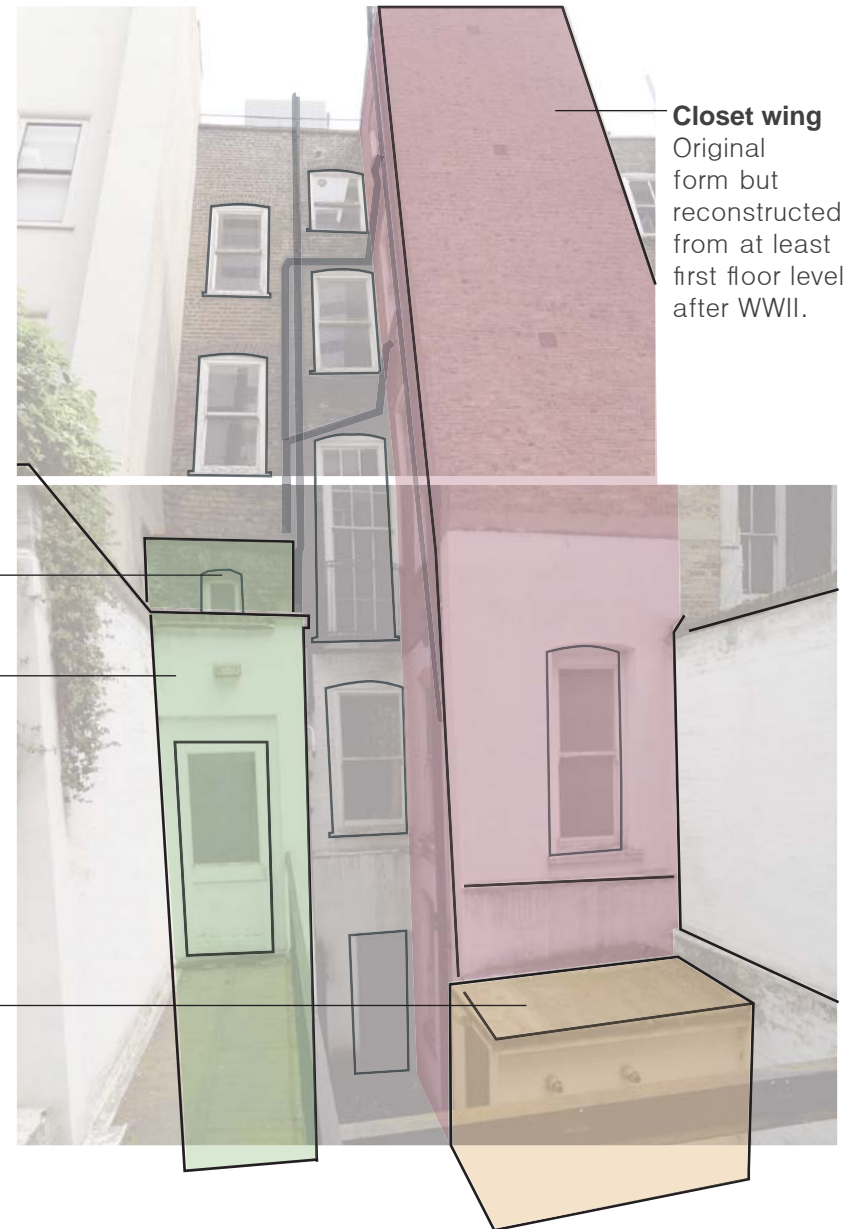


### **WC extension**

Victorian with 20th century adjustments. Built in two parts; a.) two storey bottom section and b.) single storey mid-floor top section.

### **Plant Room**

20th century addition.



**Closet wing**  
Original form but reconstructed from at least first floor level after WWII.



*Fig.4b Rear elevation showing WC and plant room extension.*

#### *WC Extension (in two parts)*

At basement and ground floor levels this extension is long and narrow and it is not clear what the internal spaces were originally designed for. This structure is partly painted and partly rendered brickwork. On the flank side are four windows – two side hung casements and two sliding sashes, all with concrete lintels over. At the rear is a modern door that opens out to a metal platform.

At mid ground/first floor level is a smaller addition that houses a disused WC, which is accessed off the stair landing. The brickwork and mortar appears more discoloured and weathered than the repaired sections of the closet wing, and can be assumed to pre-date it. It is in very poor condition and is currently supported by a retrofitted steel post recessed on the flank side. It is possible that this building was added in the Victorian period, when water closet extensions gained popularity,<sup>2</sup> but has certainly been modified since.

#### *Plant Room*

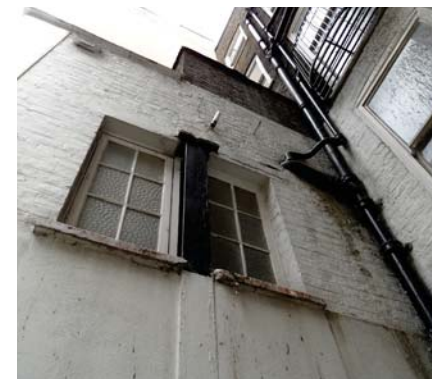
This structure has been insensitively added at the base of the closet wing. It contains two boilers and a hot water tank installed in the last 5–10 years.



*Fig.4i Bricked in backfill.*



*Fig.4j View showing narrow rear extension*



*Fig.4k View showing two casement windows on side of WC extension.*

#### *Bricked in Backfill*

The origin or purpose for this structure is unknown. It might have resulted from previous construction work or when the building was used for commercial purposes. The brickwork towards the top, and the railings above appear relatively new.

<sup>2</sup> Yorke, T. (2007) *Georgian & Regency Houses Explained*. Countryside Books. p113



### *Windows*

The majority of the window openings are unchanged. Each is headed by a brown, brick-on-edge lintel, bordered by a brick-on-end each side.

The sashes boxes are exposed, as originally intended. The sash boxes are plain and the sliding sashes have the same horns found on the windows at the front. All the windows are in poor condition.

One window on the first floor has been lengthened. The sliding sash includes thin window bars and no horns. It is fronted by a half round, black, iron railing. This alteration probably occurred in the early 1800s.

Next to this lengthened window is one window that has been shortened following the construction of the WC extension in the 19th.



*Fig.4f Windows on rear elevation.*



*Fig.4g Window shortened to allow WC extension.*



*Fig.4h Window lengthened in the Regency period.*

## 4.3 Basement Floor.

Planning records indicate that the basement was used for commercial purposes before 1995/6 – although it is unclear when these rooms ceased being used for residential purposes. There are no retaining original features. The floor is concrete and all walls are painted plaster or painted plasterboard. There are no shutter boxes, panelling or coving. All skirting boards, doors and architraves are modern.

### *Hallway (RB-0)*

The stairs (g) from ground floor to the basement are a modern replacement.

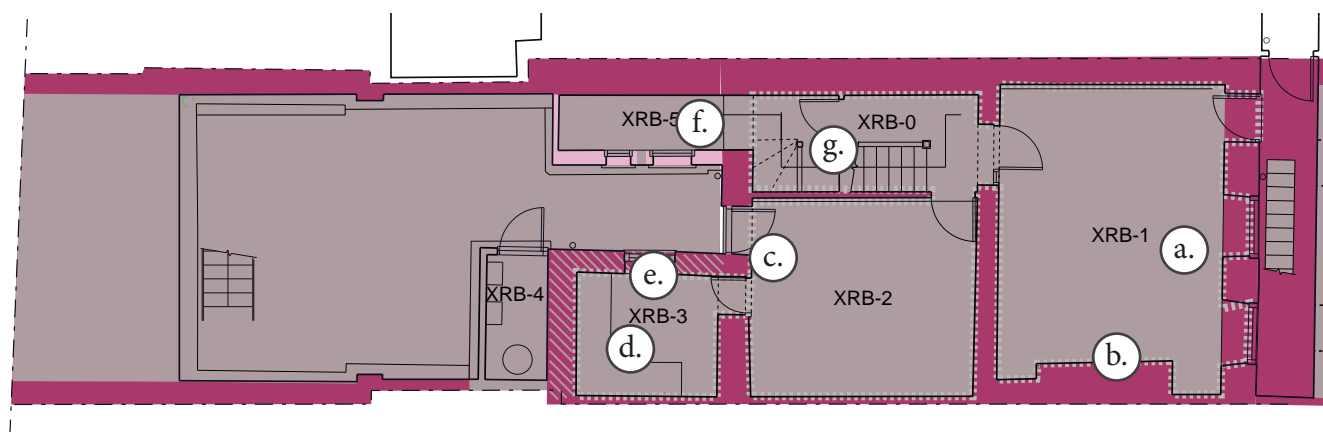
### *WC Extension (RB-5)*

At the back of the stairs is a long and narrow space (f) with two windows of different sizes. It is not clear what this space was used for, but it may have been a WC or storage area at some stage.

### *Main rooms (RB-1 & RB-2)*

RB-1 and RB-2 would probably have functioned as the kitchen and servants' hall. The room to the front of the building includes a bricked up fireplace along the party wall, which may have once housed a stove. RB-2 may also originally had a fireplace, although there is no longer any evidence of this.

The windows (a) and door to the front of the house are boarded up and propped with scaffold bars and boards, making them difficult to assess.



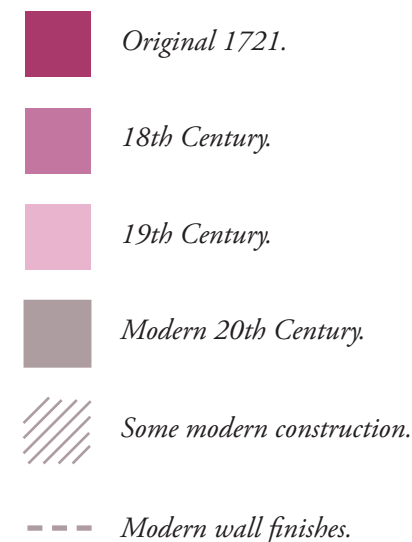
The door (c) to the back of RB-2 has a square lintel, suggesting the opening is not original. The door itself is certainly modern and in poor condition.

### *Closet Wing (RB-3)*

Room RB-3, which may have originally been the pantry or scullery. It is now part installed with a modern kitchen (d). It is likely to have been partly reconstructed after the bomb damage cause in WWII. The external render and paintwork is certainly not original.

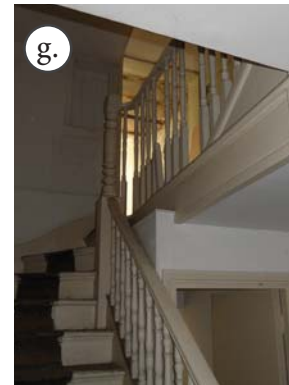
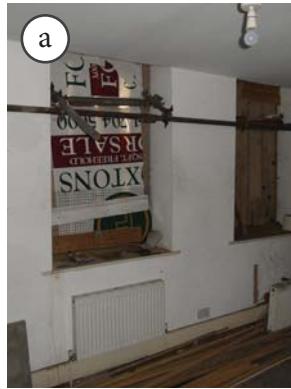
### *Services*

Modern services have been installed throughout, including into the slab.



Basement Floor

- a. Boarded window in front room
- b. Bricked over chimney.
- c. Narrow entrance to closet extension and modern exit to garden.
- d. Kitchenette
- e. Sash window in poor condition.
- f. Long narrow WC extension
- g. Modern stair to ground floor.



## 4.4 Ground Floor.

The ground floor retains many Georgian, Victorian and Regency elements.

### Hallway (R0-1)

The walls are lined with painted, raised and fielded panelling and the stairway, plain panelling. The niche (n) to the right of the entrance hallway is also found in no. 40, which suggests it is an original feature.

The pilasters (m) are also original. In the neighbouring house (no. 40.), the pilasters include Corinthian capitals, which may or may not have been present at no. 39.

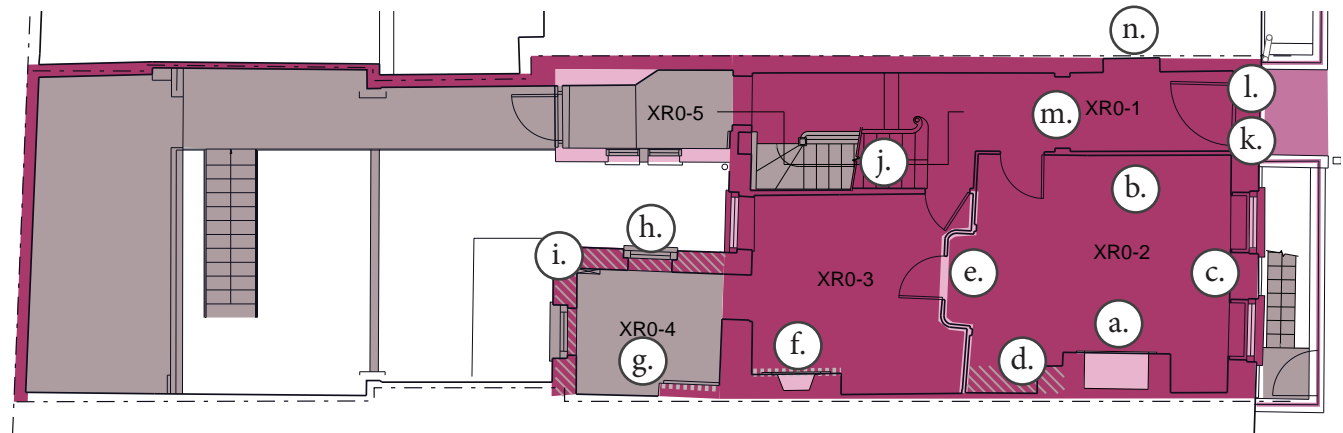
### Reception Rooms (R0-2 & R0-3)

The front room (R0-2) would most likely have been the dining room. All walls have raised and fielded panelling (b). The room includes a chimney piece (a) from the early 1800s and Regency corning. Modern storage elements (d.) have been added to the room.

The sash boxes appear original (c), but include fluting externally that is more typical of the Regency period.

The rear reception (R0-3) may have been the morning room or library. It is plain panelled. It includes a Rococo revival fireplace (f).

The wall between the front and rear room (e) is not original, evidenced by the fact that it obstructs the entrance from the hallway. This wall also has a door that cuts through the panelling.



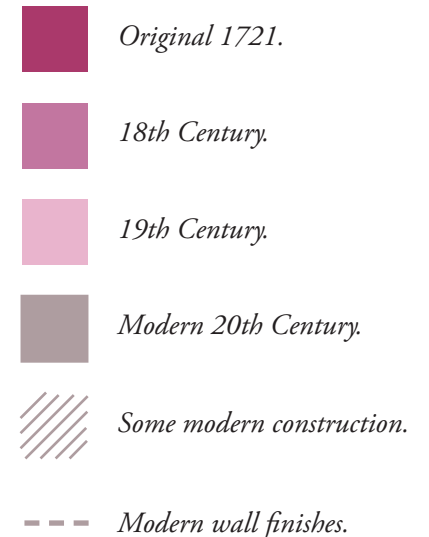
Photographs of front rooms in other houses on Great James Street do not show this doorway.

### Closet Room (R0-4)

This is the only room within the closet wing that still has panelled walls. Some of the panelling may be original, but much of it was likely repaired after WWII. This room may have been used as a service room for the dining room, or as a study. MDF panelling (g) conceals a fireplace. It is not known if the piece is still in place.

### Services

Panel radiators and plastic switch and socket plates can be found in all ground floor rooms. Most are from the late 20th century. Some switches plates in the hallway appear to be earlier. R0-4 includes a service riser in the corner of the room.





**Front room**

- a. Chimney piece is early 1800s. The top section appears to have been altered.
- b. Regency/Edwardian cornice.
- c. Original sash boxes with Regency fluting externally (possibly an estate upgrade as evidenced along the street).
- d. Modern storage added to alcove.
- e. Partition and doorway between front and rear room not original.

**Rear room**

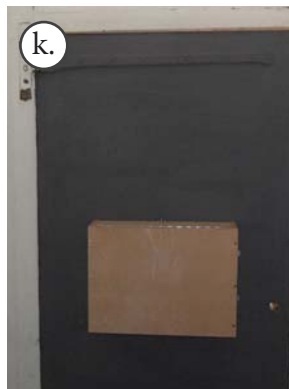
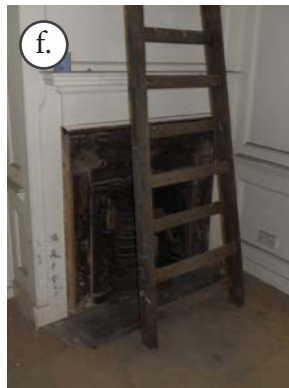
- f. 1830-40's Rococo revival fireplace.

**Closet room**

- g. Appears to have survived bomb damage. Panelling may be partly original. Fireplace panelled over with MDF or plasterboard.
- h. Modern window.
- i. Service riser passes over panelling.

**Hallway**

- j. Stair to first floor original, with cut stringer and barley twist balusters (though apparently repositioned with fewer elements).
- k. Original front door and hinges.
- l. Fanlight is later addition, when door cut down.
- m. Pilasters are original but may be missing Corinthian capitals as found at no 40.
- n. Niche evidenced at no 40.



## 4.5 First Floor.

### Hallway & Stair (R1-5)

The walls of the hallway are lined with original field and raised panelling.

The stair from ground to first level retains its original balusters, with barley twisted detailing. The steps are missing their runner and some have been levelled with a thin screed. The timber is believed to be original and is painted white each side.

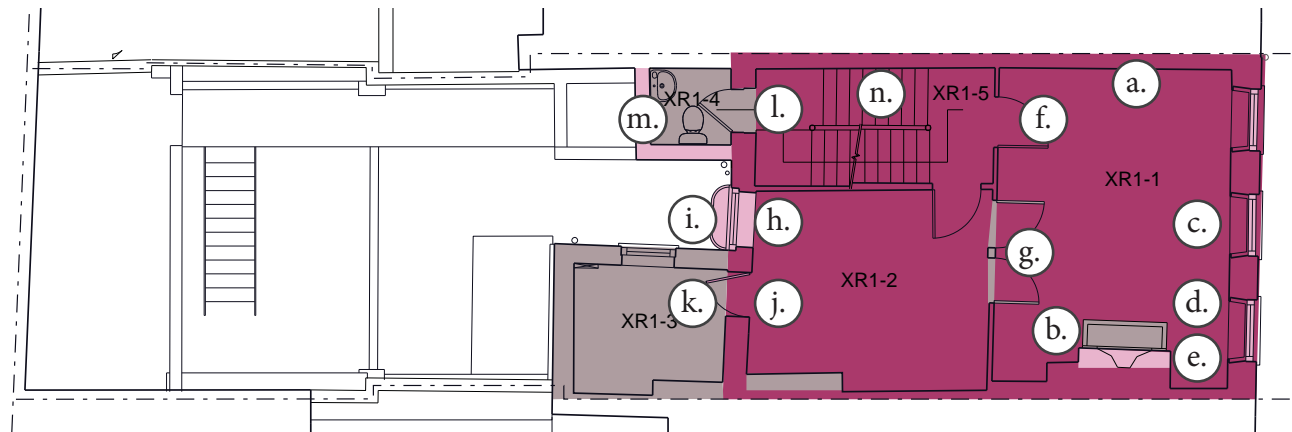
The paint throughout – on all surfaces – is modern.

### Closet Room (R1-3)

The panelling from the rear room (R1-2) returns into the deep doorway. The door leaf (k.) is hung on early C.19th rising butt hinges and is believed to also date from this time.

The panelling does not extend into the room and instead the walls are all painted plaster and plasterboard. There is also a painted panel (probably plasterboard) over what is presumed to be a fireplace. It is unclear whether the chimney piece is still in place behind. There is no shutter box around the sliding sash window.

The lack of heritage features tallies with the presumed post war repairs to the exterior of the building.



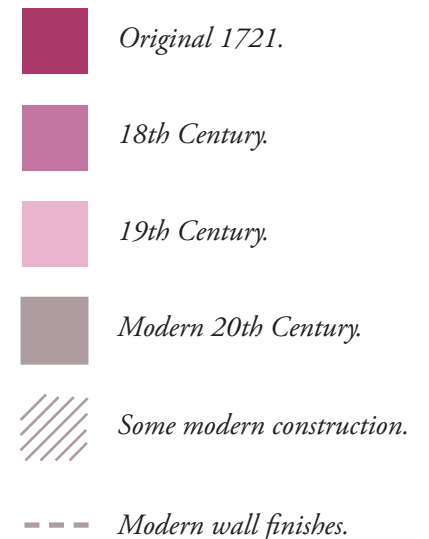
### WC wing (R1-4)

The doorway into the WC (l) cuts through an original window – the top of which is retained above the doorway. It is ill aligned with the stairs, which partially cut across the opening.

The small window (m) overlooking the rear garden is a side hung, timber framed casement.

The floor and roof structure is partly supported with retrofitted steelwork, which is severely rusted in places.

The interior is in very poor condition with damp, rust and mould on all surfaces. The paint is peeling and bubbling. The fittings are modern, but not in working order



Front room

- a. Raised and fielded panelling.
- b. 1890 iron grate with oriental pattern 1930 stone surround (to go with office use).
- c. Original shutters, some original L hinges with cast iron nail still present.
- d. Shutters have been cut in half and hinges appear to have been repositioned.
- e. Original sash box frames (sashes modern).
- f. Door from hallway original but modified.
- g. Double doors Regency, c.1810. Opening 1970s.



Rear room

- h. Window and Juliet balcony from the Regency period. The cill has been lowered.
- i. External view of window and Juliet balcony.
- j. Fireplace have been panelled over recently.



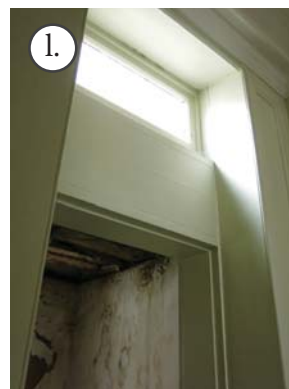
Closet Wing

- k. Door original, early 1800 rising butt hinges. All walls plastered. No original features.



WC extension

- l. Original window modified to accommodate WC extension, probably in the 1800s.
- m. Metal structure rusting. Walls in very poor condition. Modern side hung casement window.



- n. Hallway stair from ground to first appears to be original, with barley twist balusters though these have been refitted with few elements at some point.



Boxing out—  
possibly  
for modern  
services.

Art deco  
fireplace with  
1890s grate.



Opening  
added in  
1971.

### *Drawing Room (R1-1)*

The drawing room would have been the principle room of the house, located on the principle floor. It is lined with painted, raised and fielded panelling. The sash boxes and shutters appear original. Some of the shutters retain their original L-hinges and cast iron nails.

The fireplace includes a grate from the 1890s, but the surround is more typical of the art-deco period (c.1930s). It is not known when the mirror above was added.

The twin doors to the parlour room(R1-2) were constructed following planning permission in 1971 to 'unite the two premises'.

Modern services have been added to some walls.





Regency period  
modification to window size.

Fireplace behind MDF or  
plywood panelling.

Hardboard flooring.

### *Parlour Room (R1-2)*

This room may have been used as a more informal living space for day-to-day use. Plain, beaded panelling is found on all walls. Modern plain panelling covers the fireplace. The proportions of this section do not match the original and the dado rail is missing.

The window at the rear is the only full height window in the property, it is probably a modification from the Regency period.

### *Services*

There are modern services throughout. In the closet wing, the services riser from below continues up through R1-3.

## 4.6 Second Floor.

### Hallway & Stair (R2-4)

The walls and stair have the same details as the noted for the first floor.

The design of the balusters changes, with a simple turned design (o) from first floor to the landing and then a design similar to a traditional reGENCY or challis urn from the landing to the second floor.

### Main Rooms (R2-1 & R2-3)

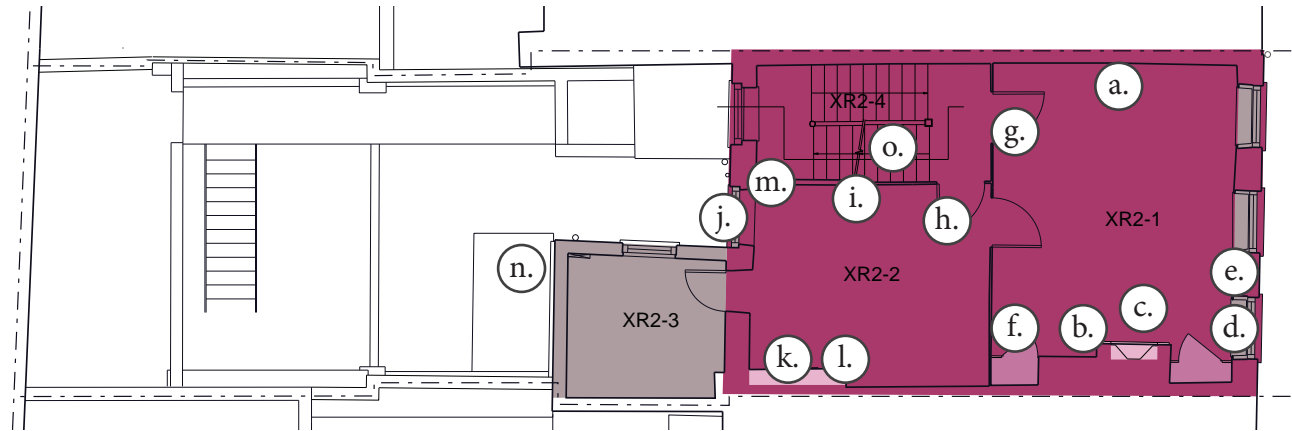
These two rooms would most probably have been bedrooms.

R2-2, the smaller of the two rooms, might have been a dressing room serving the very large room at the front of the house (R2-1). The door into this room from the hallway is hung on original hinges (h). The iron mantel register in the fireplace is from the late 1800s (k), although the panelling above was probably added much later (l).

R2-1, which was probably the master bedroom, also includes a fireplace with a cast iron, arched register grate from the late 1800s (c). The stone surround is believed to be original (b).

The built-in cupboards either side (f) of this fireplace are unlikely to be original but might have been a very early addition.

The shutter boxes (d) are not original and the sash boxes are Edwardian.

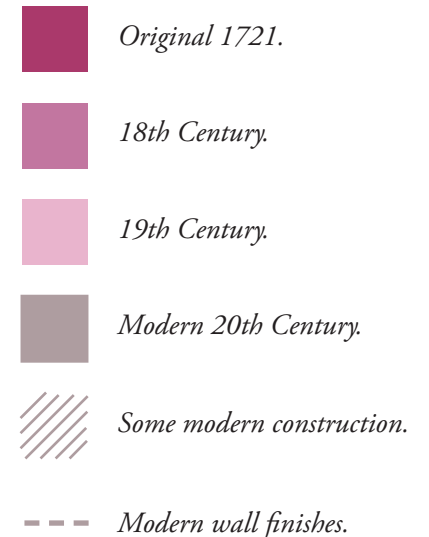


### Closet Room (R2-3)

This room, R2-3, might have been a dressing and/or washing room servicing the master bedroom. There are no retained original features in this room. There is no evidence of a fireplace.

### Services

There are modern services throughout. In the closet wing, the services riser from below continues up through R2-3.



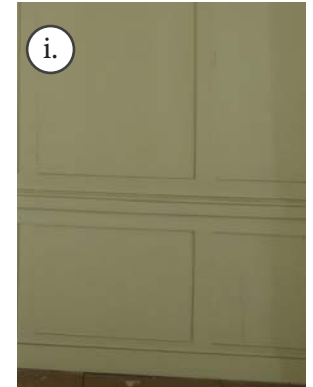
Front room

- a. Plane panelling.
- b. Original stone surround to fireplace.
- c. 1870-80 cast iron arched register grate
- d. Shutter not original (not paint build up and timber looked machined).
- e. Edwardian sash boxes.
- f. Cupboards either side of fireplace not original. Might be early modification.
- g. Doors not original.



Rear Room

- h. Door later. High level hinge original.
- Floorboards below hardboard flooring.
- i. Original dado.
- j. Window early 20th century.
- k. 1890 Fireplace, cast iron mantel register.
- l. Panelling and fireplace mantel collide.
- Panelling above probably not original.
- m. Shutters to window appear to be in situ but nailed shut.



Closet Wing

- n. Closet wing from first to second appears to be post war.
- o. Hallway stair from first to second appears to be original, with modern balusters.



## 4.7 Third Floor.

### *Hallway & Stair (R3-5)*

The walls and stair have the same details as noted for the first floor. The wall panelling stops at the top of the stair.

The stair balusters appear to be a modern addition and the stair up to the roof was constructed after the 1960s.

### *Main Rooms (R3-1 & R3-3)*

These rooms would have been used originally as bedrooms, either for children or servants.

The internal partitions creating the two main rooms on this floor are not original. The bathroom (R3-2) is a very recent addition. All have been recently plastered and painted. All floors have hardboard over floorboards.

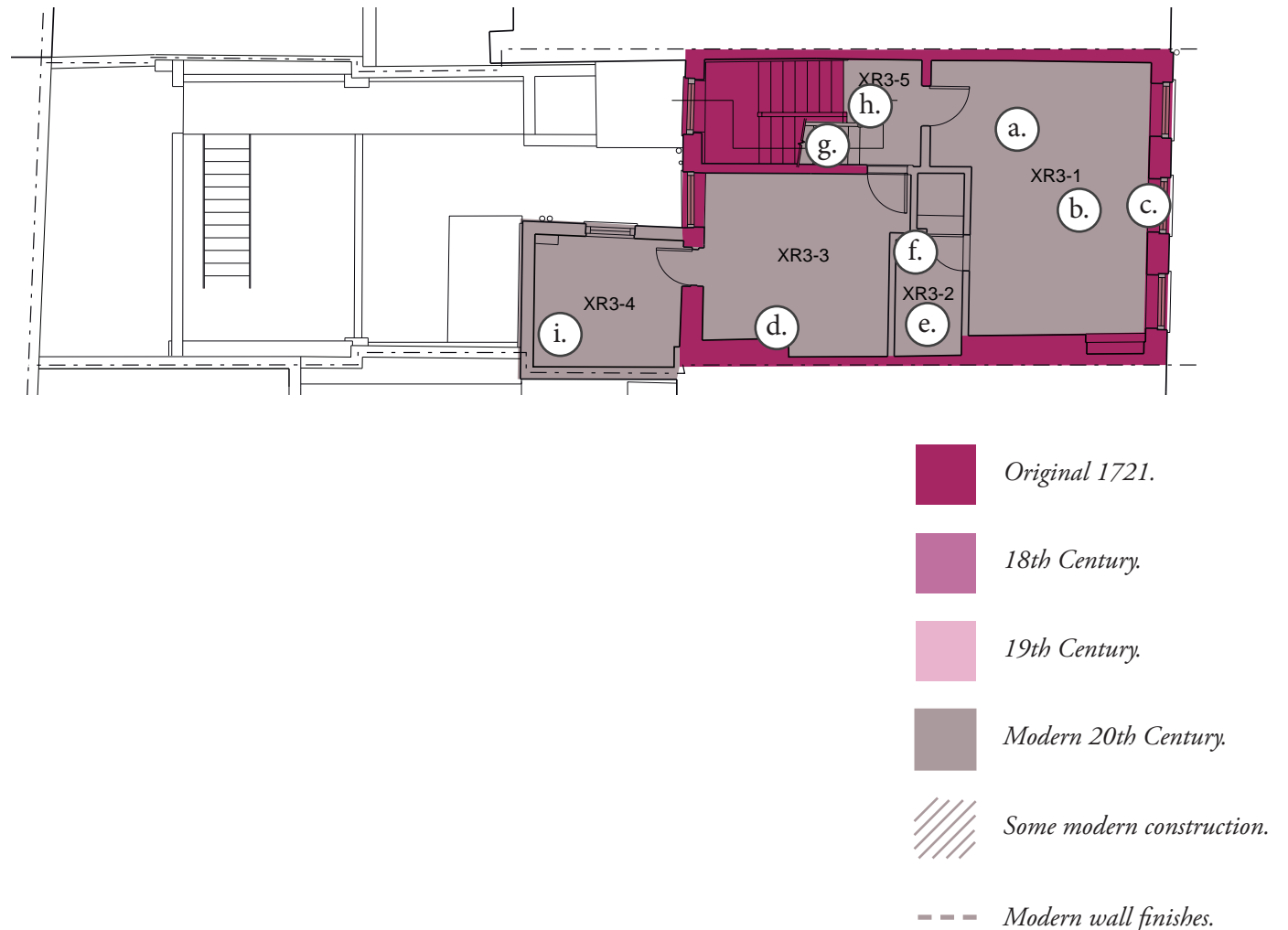
The ceiling appears to be new and there is some moisture damage from the leaking roof.

### *Closet Room (R3-4)*

This room might originally have been a dressing and/or washing room servicing the bedrooms on this level. There are no retained original features in this room.

### *Services*

There are modern services throughout. In the closet wing, the services riser from below continues up through R3-4.

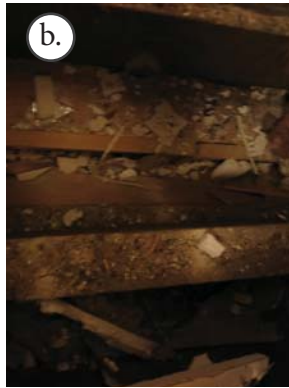
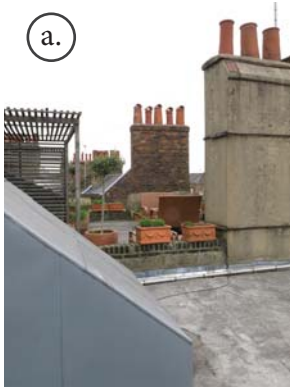




Third floor

All rooms

- a. New roof and ceilings.
- b. New floor fitted over existing joists.
- c. Modern sashes without curved heads throughout.
- d. Wall lined with plasterboard throughout.
- e. New shower room within middle of plan.
- f. 2" waste to SVP at rear. 4" pipe not visible.
- g. Modern stair to roof.
- h. Stair from second to third have closed stringers and balustrades appears to be later reworking.
- i. Closet wing from ground/first to roof appears to be post war.

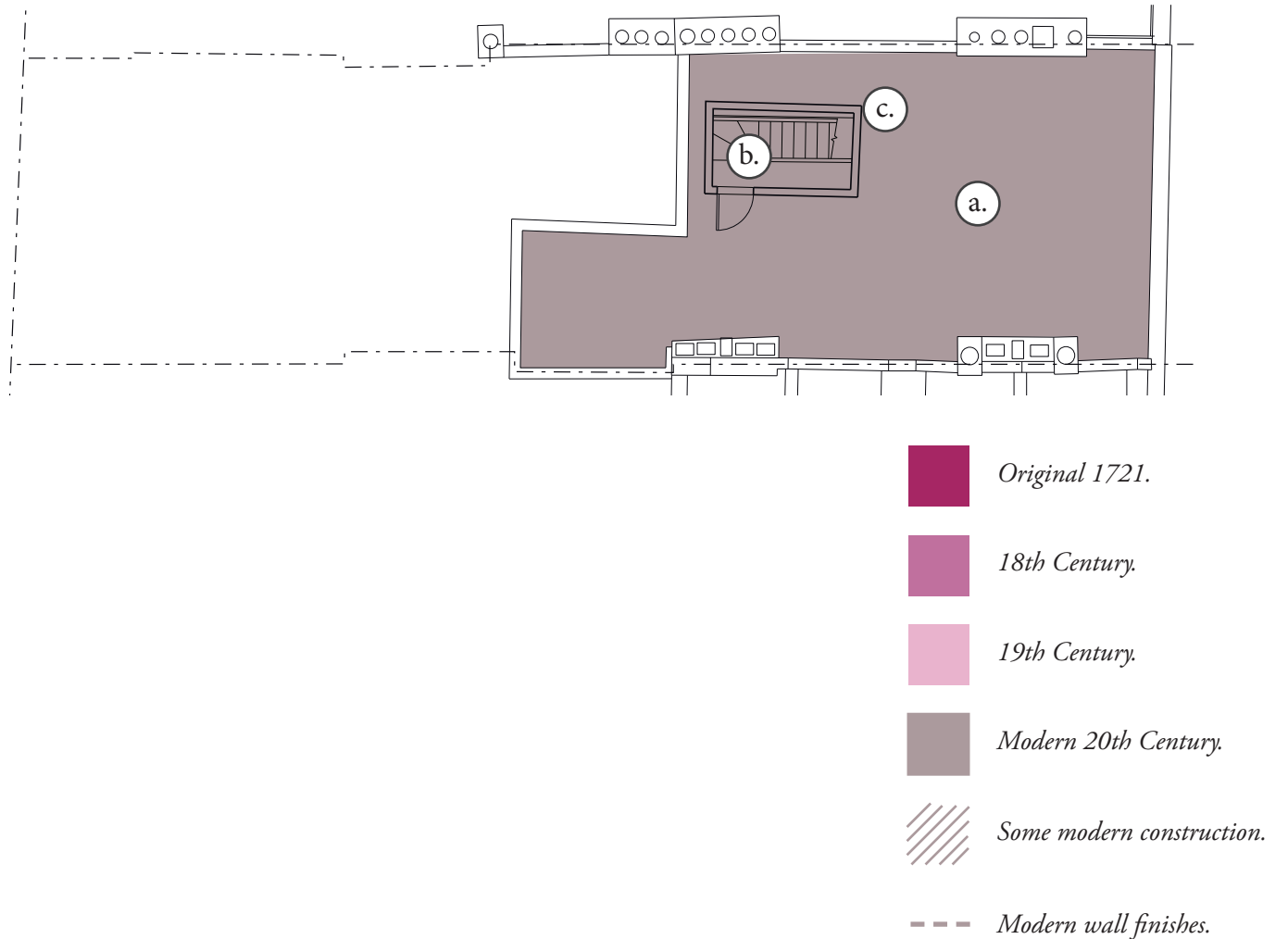


## 4.8 Roof

Planning records indicate that the current flat roof was constructed following an approved planning application in 1963. The zinc covered access structure also dates from this time.

The flat roof is covered in a grey painted bituminous material. This is in poor condition and leaking in through to the ceiling below at the junction with the party walls.

A black painted metal railing has been installed next to the front and on the rear parapets. The front railing is visible from street level.



## Roof

- a. New roof to replace original double pitched roof - as found at Number 40 Great James Street - built in 1960s.
- b. Modern stair to roof built in 1960s.
- c. Access structure built in 1960s.



## 5.0 Significance.

Section 5 assesses the ‘significance’ of 39 Great James street. As noted in Section one, the NPPF defines significance as:

‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from heritage assets physical presence, but also from its setting.’

English Heritage’s Conservation Principles – Evidence, Historical, Aesthetic and Communal – provides a framework to evaluate the value of a heritage asset.

The significance values are rated from the most important (high) to the least (neutral) and damaging (intrusive).

### Conservation Principles and Guidance

English Heritage set out their conservation principles, which they believe contribute to the ‘significance’ of a heritage asset under the following four headings:

**Evidence Value:** the potential of a place to yield evidence about past human activity.

**Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

**Aesthetic Value:** the ways in which people draw sensory and intellectual stimulation from a place.

**Communal value:** the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

## 5.1 Evidential Value

*‘the potential of a place to yield evidence about past human activity’.*

Evidential value relates to the potential to extract further information about past human activity, through excavation, opening up works and archival research into the property.

The ground, first and second floor offer a snap shot of original house design. However, these spaces have been altered since the building was first constructed, which has made it difficult to identify the way in which the building was originally used.

The basement, third floor and roof have been significantly altered, with the loss of all original features. Any retained original elements in the closet extension were also lost in WWII. It is therefore unlikely further investigation in these areas will yield additional information on past human activity.

The rear of the building has been altered to such a degree – from bomb damage and extensions – that it is not possible to gain any direct understanding of how the space may have been used.

Records of the original building design and construction have not been found. Archives on the building ownership give limited information on its use.

**The Evidential Value is therefore LOW.**

## 5.2 Historical Value

*‘the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.’*

A connection between the development of Great James Street, the Doughty Estate and the expansion of Bloomsbury has been identified.

The role of James Burgess (after whom the street was named) and John Metcalfe (for whom No. 39 was built) is not clear. The historic significance of these two individuals is also unaccounted. No persons or events of recognised historical importance have been identified as having specific connections to no.39.

The architecture of the building, however, remains more-or-less intact. No. 39, in its setting, has a strong and important historical connection to the period in which it was built. As part of a terrace of 14 townhouses – all built in the 1720s and set out along a classical hierarchy that starts at Bedford Row to the south and ends in Milman Place to the north – it carries architectural importance and associated cultural significance.

**The historical value of the building in its setting is HIGH.**



## 5.3 Aesthetic Value

*‘the ways in which people draw sensory and intellectual stimulation from a place.’*

The front of the building is well preserved and, in principle, as originally constructed. Some of the finer details that differentiate early Georgian townhouses from later Georgian and Victorian types have been lost. This has diluted its aesthetic value.

However, as part of a set of 14 townhouses – with the same classically inspired arrangement of windows, door case, and railings mirrored on both sides of the street – the architectural and aesthetic impact on the street is very strong and of high value.

**The aesthetic value of the front facade is HIGH.**

The rear of the building would have been considered less aesthetically important when designed, as the working side of the house that faced the working-class mews houses on Emerald Street. This is evidenced in the more simplistic brickwork detailing and also the variety of extensions and modifications across the set.

**The aesthetic value of the rear of the building is LOW.**

The retained historic interiors contribute to the historic character of the building and its identity. The spaces that have no surviving historical elements make no aesthetic contribution to the house.

**The aesthetic value of the historic interiors of the building is HIGH.**

## 5.4 Communal Value

*‘the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.’*

As noted above, the contribution No.39 has on the street scene is high and this also provides a level of communal value.

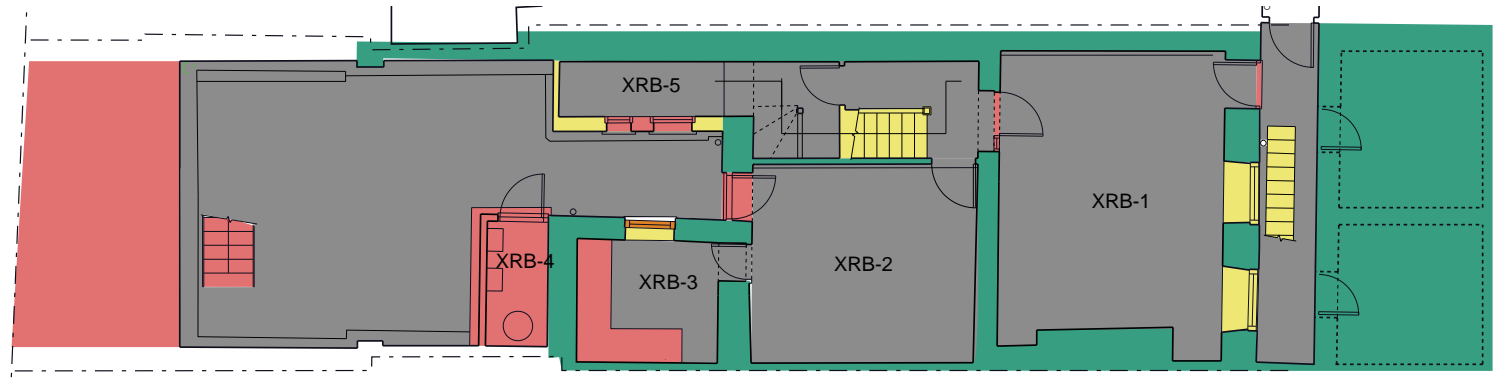
However, as a private building the internal spaces and rear of the building have limited value to the community. Further, any ‘collective experience or memory’ will have been lost through the highly transient nature of the local community.

**The communal value of the building is LOW.**

# 5.5 Significance Plans

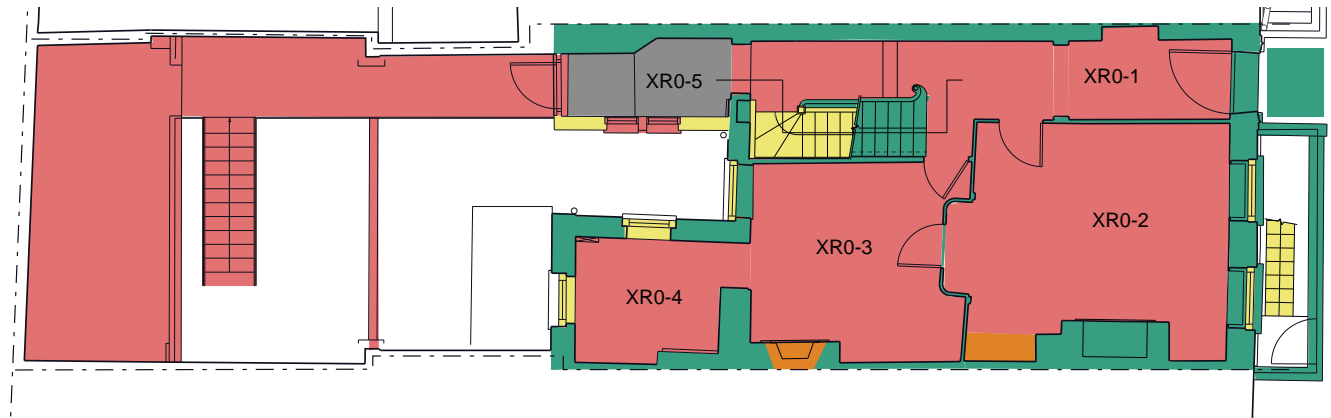
## Basement Floor

The main building form and pattern of fenestration is significant.  
 No original internal finishes remain. These have a neutral contribution.  
 The rear extensions are mostly intrusive.



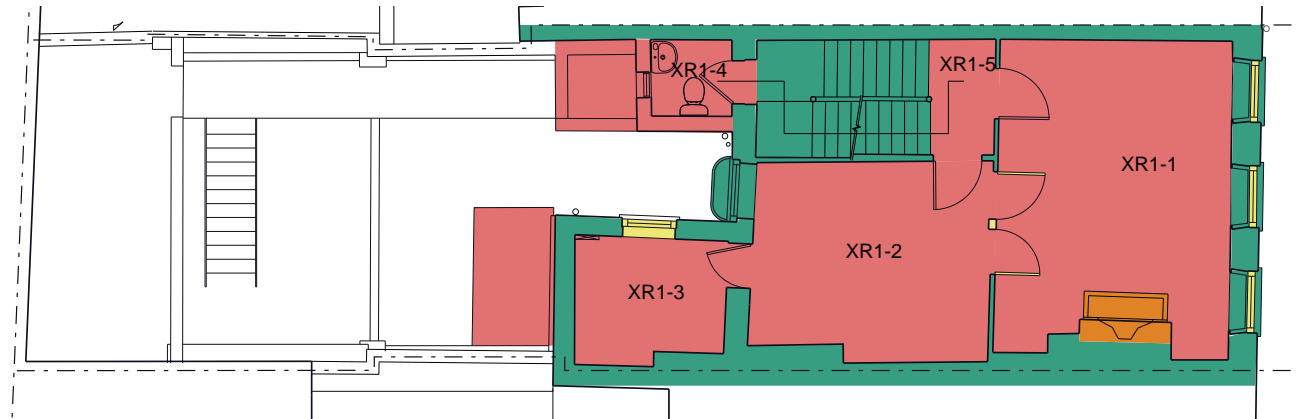
## Ground Floor

The main building form, pattern of fenestration, front door, stair, wall panelling a fire places are significant.  
 The hardwood floor is intrusive.  
 The rear extensions are mostly intrusive.



### **First Floor**

The main building form, pattern of fenestration, stair, wall panelling a fire places are significant.  
The hardwood floor is intrusive.  
The WC extension is intrusive.



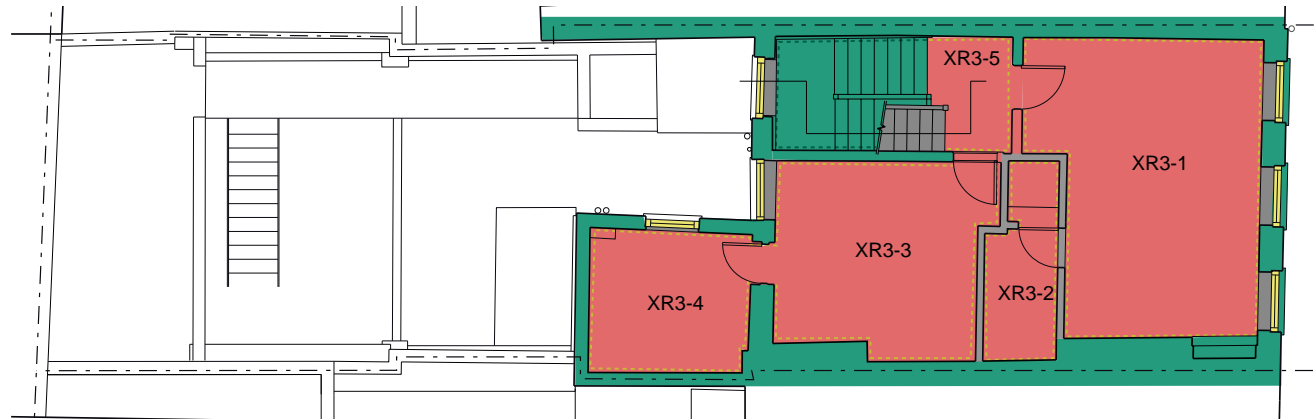
### **Second Floor**

The main building form, pattern of fenestration, stair, wall panelling a fire places are significant.  
The hardwood floor is intrusive.



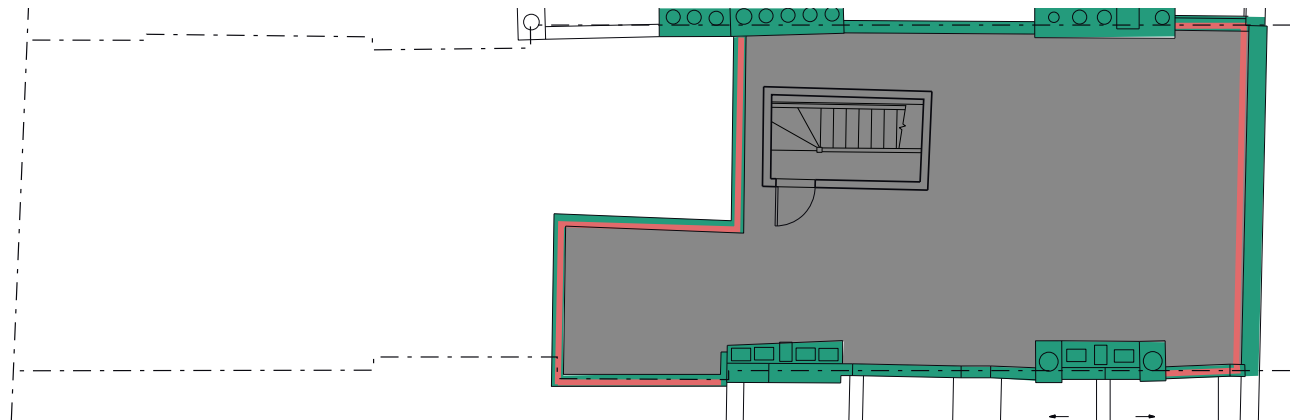
### Third Floor

The main building form, pattern of fenestration and stair from second floor is significant.  
The internal partitions are neutral.  
The hardwood floor is intrusive.



### Roof

The roof form and access building have a neutral contribution.  
The railings at the front of the building are intrusive.





## 5.6 Summary of Significance.

The building has a mixture of elements of high significance and others that are low and even intrusive. This is summarised in the following table.

	HIGH	MEDIUM	LOW	NEUTRAL	INTRUSIVE
External	<ul style="list-style-type: none"> <li>Principle elevation (form).</li> <li>Doorcase, door, fanlight and porch.</li> <li>Original, Victorian and Edwardian sash boxes.</li> <li>Regency sash at rear with Juliet balcony railing.</li> <li>Ground floor railings.</li> <li>Hopper.</li> <li>Brickwork (pattern, size and colour).</li> </ul>	<ul style="list-style-type: none"> <li>Victorian Juliet balcony.</li> </ul>	<ul style="list-style-type: none"> <li>Rear open space.</li> <li>External Stair to basement.</li> <li>WC extensions at rear (all original features lost).</li> </ul>	<ul style="list-style-type: none"> <li>Painted sills.</li> <li>Roof covering.</li> <li>1960s Roof Access building.</li> </ul>	<ul style="list-style-type: none"> <li>Struck mortar pointing.</li> <li>Metal railings adjacent to front parapet.</li> <li>Non-breathable paint (causing blistering to front wall).</li> <li>Plant room extension.</li> <li>Metal platform, bricked-in backfill and associated steelwork.</li> </ul>
Internal	<ul style="list-style-type: none"> <li>Wall panelling.</li> <li>Shutter boxes.</li> <li>Coving.</li> <li>Original panelled doors.</li> <li>Stairs and balustrade (ground to third floor).</li> </ul>	<ul style="list-style-type: none"> <li>Single pane sliding sashes.</li> <li>Victorian and Edwardian chimney pieces.</li> </ul>	<ul style="list-style-type: none"> <li>First floor – 1970s doors between front and rear room.</li> <li>Modern sash boxes and sills.</li> </ul>	<ul style="list-style-type: none"> <li>Plastered window reveals (where shutter boxes have been removed.)</li> <li>Basement finishes.</li> <li>Third floor modern, internal partitions.</li> <li>Internal paint finish (throughout).</li> <li>Stair to roof.</li> </ul>	<ul style="list-style-type: none"> <li>All hardboard flooring.</li> </ul>

## 6.0 Heritage Impact Assessment

This section will assess the impact of the proposed alterations to No. 39 Great James Street and its setting, as outlined in the Design & Access Statement. This assessment is based on the research and information gathered and presented in sections 3, 4 and 5.

The heritage impact is measure according to the table, right, produced by Historic England.

### MAGNITUDE OF IMPACT

High beneficial	The alterations considerably enhance the heritage asset or the ability to appreciate its significance values.
Medium beneficial	The alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
Low beneficial	The alterations enhance to a minor extent the heritage asset or the ability to appreciate its significance values.
Imperceptible/None	The alterations does not affect the heritage assets in the view or the ability to appreciate its significance values.
Low adverse	The alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values.
Medium Adverse	The alterations harm to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
High Adverse.	The alterations severely harm to a minor extent the heritage asset or the ability to appreciate its significance values.

## 6.1 Summary of Proposals

The proposals are to repair, restore and extend the property in order to return it to its original intended function as a single family dwelling, albeit one suitable for 21st century living.

The work can be divided into interior and exterior works, as follows:

### Exterior

- Repair all brickwork, as required. On front elevation, rake out sand cement mortar and re-point with lime mortar and tuck pointing. On rear elevation patch point as required.
- Remove cement render and replace with lime render.
- Remove non-breathable white paint. Replace with breathable heritage white paint.
- Strip doorcase, door and fanlight. Repaint with heritage paint.
- Repair all original and historic sash boxes.
- Replace all sliding sash windows (excluding W1-5) with authentic replica sliding sash windows with window bars.
- Remove leaking bituminous roof covering and replace with new. Insulate. Cover with decking.
- Insulate roof access and re-clad with zinc.
- Remove roof railings and replace with compliant railings situated away from the facade.
- Add green roofs at front and back of roof.
- Demolish two and a half storey WC extension at rear.
- Demolish plant room.
- Re-landscape bricked-in backfill at rear and remove associated walkway and steps.
- Construct a two storey (basement plus ground floor) extension at the rear.
- Enlarge one window opening in the closet extension at ground level for access.

### Interior

- Light sand, repair and repaint all panelling, cornicing and doors.
- Remove hardboard flooring throughout. Light sand, repair and re finish all existing floor boards. Replace floor boards where necessary.
- Repair all shutter boxes, light sand a repaint with heritage paint.
- Reinstate three chimney pieces.
- Repair existing chimney pieces.
- Tank basement.
- Decorate and finish basement, third floor and extension in modern materials.
- Install modern services using existing risers and redundant chimney.

## 6.2 Impact of Proposals

6.2.1 Front Elevation	
Proposed Works	Assessed Impact
1. Brickwork: Repair brick work to front elevation. Rake out all mortar joints. Remove paint to basement level. Repair any spalled brick work. Re-point with lime mortar. Apply tuck pointing.	Highly beneficial
2. Sash Windows: Replace all windows with authentic replica sliding sash windows, with window bars.	Highly beneficial
3. Doorcase, Fanlight, Door and porch Light sand, repair and repaint front door, doorcase and fanlight with heritage paint. Clean and repair tiled porch.	Highly beneficial
4. Reinststate Vaults under pavement. Demolish modern bricked entrances to vaults. Brickwork repairs, as necessary. Install authentic style doors.	Low beneficial



## 6.2.2 Rear Elevation

Proposed Works	Assessed Impact
1. Brickwork: Repair brickwork to front elevation. Rake out all mortar joints. Remove paint at basement level. Re-point with lime mortar. Repair any spalled brick work (to be colour matched). Apply tuck pointing.	<b>Highly beneficial</b>
2. Sash Windows: Repair all original and historic sash boxes. Replace all sliding sashes (excluding W1-5) with authentic replica sliding sash windows, with window bars. Repair Juliet Balcony.	<b>Highly beneficial</b>
3. Plant Room Demolish.	<b>Medium beneficial</b>
4. WC Extension Demolish to allow for extended building to dimensions approved under 2013 planning application.	<b>Low adverse</b>
5. Bricked up backfill and metal walkway and stair. Retain and relandscape for new rear garden.	<b>Highly beneficial</b>
6. New two storey rear extension. Construct a contemporary two storey extension, with zinc roof and triple glazed sliding doors and fixed roof light. To house contemporary kitchen/dining space and living areas below.	<b>Low adverse</b>
7. Downpipes and SVPs. Remove existing downpipes and SVPs. Replace with one black painted cast iron downpipe and one external SVP.	<b>Low beneficial</b>
8. Services Remove airbricks from closet wing rear elevation. Install discrete extract ventilation grilles. Remove flue from rear elevation and all other vents. Make good brickwork.	<b>Low beneficial</b>

## 6.2.3 Basement

Proposed Works	Assessed Impact
1. Line external walls and party walls. With insulation and tanking system, to reduce moisture ingress. (Cavity drainage system to be installed on floor also)	Neutral.
2. Replace door to front lightwell. Remove modern door to front lightwell. Replace with timber framed glass door.	Medium beneficial
3. Remove 20th century door from rear room. Remove modern door to rear. Replace with modern, triple glazed window.	Low adverse
4. Decorate. Strip all walls, architraves and doors and redecorate. Install floor finish.	Neutral.
5. Extension Construct lightwell, gym and home cinema room (with new plant space).	Medium adverse
6. Services Renew all wiring, consumer unit and meter. Install new gas boiler, with hot water cylinder to supply whole house. Remove all plastic socket and switch plates. Install new throughout. Remove all radiators and install new.	Neutral.
7. Stairs. Remove modern stair, stringers and balustrade. Replace with new.	Neutral.

## 6.2.4 Ground Floor

<b>Proposed Works</b>	<b>Assessed Impact</b>
1. Wall Panelling Light sand and re-paint all wall panels with heritage paint.	<b>Highly beneficial.</b>
2. Ceilings (including coving) Repair as required and re-paint with heritage paint.	<b>Highly beneficial.</b>
3. Flooring Remove all hardboard flooring. Repair, sand and re-oil existing floor boards.	<b>Highly beneficial.</b>
4. Stair & balustrade (from ground to first) Remove all paint from treads, risers and balustrade. Remove latex screed on treads. Repaint balustrade and stair. Lay new carpeted runner.	<b>Medium beneficial.</b>
5. Chimney pieces (3no.) Clean, repair and repaint chimney pieces as required. Reinstate one boarded over chimney piece.	<b>Highly beneficial.</b>
6. Shutter Boxes Restore all existing shutter boxes.	<b>Highly beneficial.</b>
7. Doors Light sand and re-paint all with heritage paint. Install authentic replica door handles.	<b>Highly beneficial.</b>
8. Lengthen window opening. Convert one window opening in closet wing into a doorway and add 2 steps, to enable dual access to rear extension.	<b>Medium adverse.</b>
9. Extension Install modern kitchen in new rear extension.	<b>Low adverse.</b>
10. Services Remove all plastic switch plates and sockets and replace with new. Remove all flat panel radiators and replace with column radiators.	<b>Medium adverse.</b>

## 6.2.5 First Floor

Proposed Works	Assessed Impact
1. Wall Panelling Light sand and re-paint all wall panels with heritage paint.	Highly beneficial.
2. Ceilings (including coving) Repair as required and re-paint with heritage paint.	Highly beneficial.
3. Flooring Remove all hardboard flooring. Repair, sand and re-oil existing floor boards.	Highly beneficial.
4. Stair & balustrade (from first to second) Remove all paint from treads, risers and balustrade. Remove latex screed on treads. Repaint balustrade and stair. Lay new carpeted runner.	Highly beneficial.
5. Chimney pieces (3no.) Clean, repair and repaint chimney pieces as required. Reinstate two boarded over chimney pieces.	Highly beneficial.
6. Shutter Boxes Restore all existing shutter boxes.	Highly beneficial.
7. Doors Light sand and re-paint all with heritage paint. Install authentic replica door handles.	Highly beneficial.
8. Services Remove all plastic switch plates and sockets and replace with new. Remove all flat panel radiators and replace with column radiators.	Medium adverse.
9. WC Extension Install modern WC suite and associated storage to extended WC extension.	Medium adverse.



## 6.2.6 Second Floor

Proposed Works	Assessed Impact
1. Wall Panelling Light sand and re-paint all wall panels with heritage paint.	Highly beneficial.
2. Ceilings (including coving) Remove all paint. Repair, re-skim and re-paint with heritage paint.	Highly beneficial.
3. Flooring Remove all hardboard flooring. Repair, sand and re-oil existing floor boards.	Highly beneficial.
4. Stair & balustrade (from second to third) Remove all paint from treads, risers and balustrade. Remove latex screed on treads. Repaint balustrade and stair. Lay new carpeted runner.	Highly beneficial.
5. Chimney pieces (2no.) Clean, repair and repaint chimney pieces as required.	Highly beneficial.
6. Shutter Boxes Restore all shutter boxes.	Highly beneficial.
7. Doors Light sand and re-paint all with heritage paint. Install authentic replica door handles.	Medium beneficial
8. Services Remove all plastic switch plates and sockets and replace with new. Remove all flat panel radiators and replace with column radiators.	Medium adverse.

## 6.2.7 Third Floor

Proposed Works	Assessed Impact
1. Walls Demolish internal partitions. Strip paint and damaged plaster from outer walls. Re-plaster, skim and re-paint with heritage paint.	Neutral.
2. Ceilings Repair as required and re-paint.	Neutral.
3. Flooring Demolish all hardboard flooring. Repair, sand and re-oil existing floor boards. Install tiling over plywood in wet areas.	Low beneficial
4. Stair & balustrade (from third floor to roof) Demolish existing staircase and replace with new.	Neutral.
5. Doors Install new, timber, side hung doors throughout.	Neutral.
6. Services Remove all plastic socket and switch plates. Install new. Remove all radiators and install new.	Neutral.

## 6.2.8 Roof

<b>Proposed Works</b>	<b>Assessed Impact</b>
1. Roof Covering Remove bituminous waterproofing. Install insulation. Re waterproof with suitable material. Install decking.	<b>Neutral.</b>
2. Parapets and Railings Repair Parapets. Remove railings front and back. Install new railings away from building edge.	<b>Highly beneficial.</b>
3. Access Building Remove and install new insulated, zinc clad structure to match existing in appearance. Replace door with more secure and draft proof product.	<b>Neutral.</b>
4. Green Roof Install sedum roofing at front and rear of roof to provide green space for occupants.	<b>Neutral.</b>

## 7.0 Conclusion

No. 39 Great James Street has a high level of significance which has been recognised by Historic England who have listed the building as Grade II\*. Research has indicated its greatest value is aesthetic and historic.

According to policy, any proposed alterations and/or extensions should protect and enhance a heritage asset's value and damage will be wholly exceptional.

The proposed reparations to the front elevation will protect and enhance the building and its group.

The demolition of intrusive structures at the rear will not harm the value of the heritage asset. The construction of a new two storey rear extension in place of these intrusive structures will have a neutral impact.

The reparations and restoration of the historic interior features will be enhance the building's heritage value.

The proposed modern renovations in areas that have lost all historic features, will have a neutral impact.

Overall it is concluded that the proposals are medium beneficial to the heritage asset and in line with National Planning Policy Framework.