

2.3 Heritage Statement

2.3.0 Heritage Statement The Bloomsbury Conservation Area

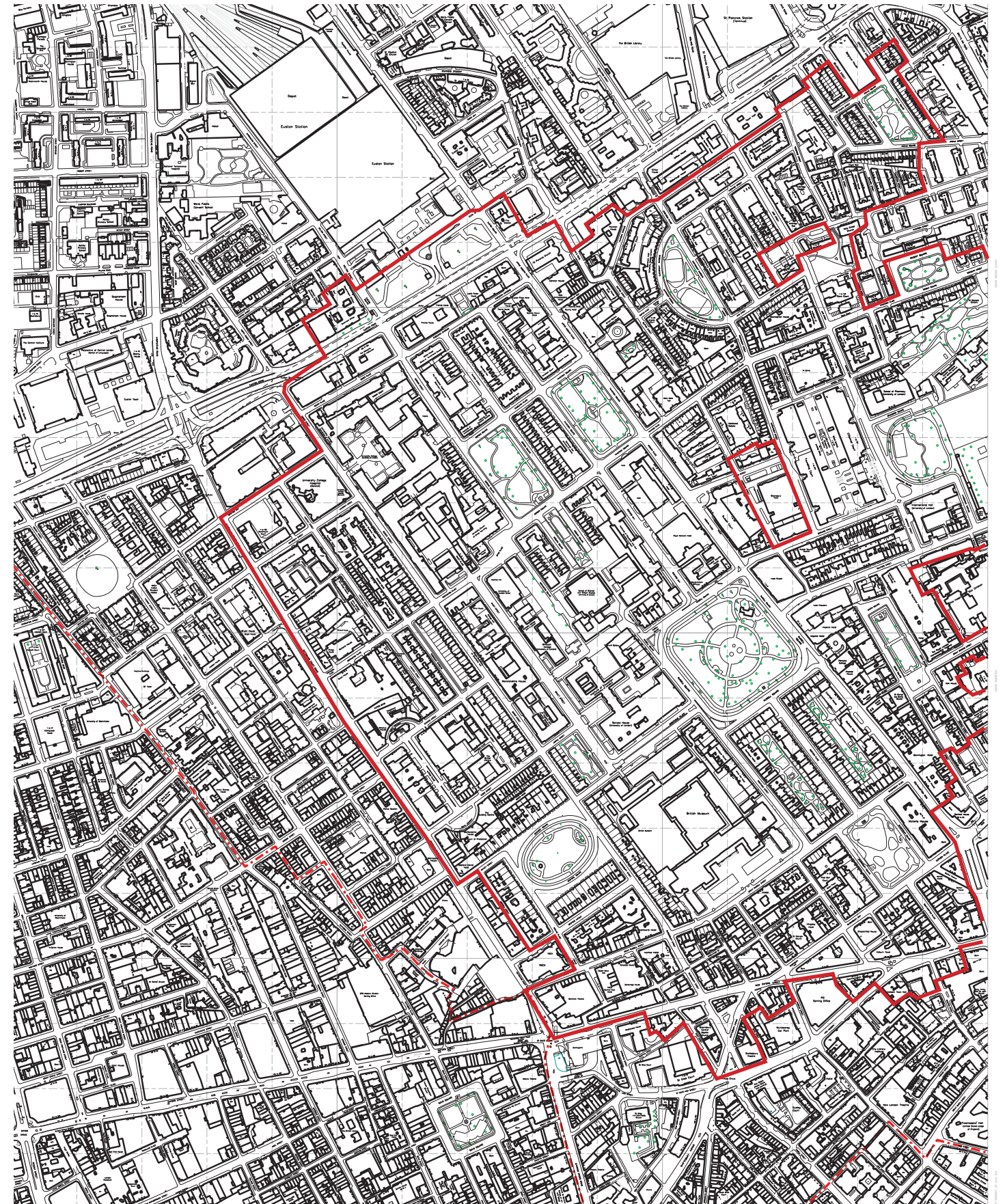
- 2.3.1 The terrace house number 68 Huntley Street is located to the western edge of the Bloomsbury Conservation Area.
- 2.3.2 The Bloomsbury Conservation Area was designated by the London Borough of Camden in 1968 and has subsequently been extended on several occasions. The following paragraphs provides an overview of the character and appearance of the area surrounding the site as stated within the Bloomsbury Conservation Area Appraisal and Management Strategy adopted 18th april 2011.
- 2.3.3 The Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east.¹
- 2.3.4 Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area. Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms.

Today, the area's underlying townscape combined with the influence of the major institutional uses that established in the district and expanded over time is evident across the large parts of the Conservation Area.²

- 2.3.5 Bloomsbury represents a period of London's early expansion northwards, dating from Stuart times (around 1660), which continued through the Georgian and Regency periods to around 1840. This period of expansion, which followed the Plague in 1665 and the Great Fire of London in 1666, replaced a series of Medieval Manors on the periphery of London and their associated agricultural and pastoral land. The first swathe of building created a mix of uses with houses, a market, commercial, cultural uses (the British Museum), hospitals and churches. Later expansion of the northern part of the Conservation Area was focussed on providing grander residential districts for wealthy families. This was carried out speculatively by a number of builders, on leases from major landowners, and followed a consistent form with terraced townhouses constructed on a formal grid pattern of streets and landscaped squares. The progression of development across the Conservation Area illustrates the subtle changes in taste and style in domestic architecture that occurred throughout the 17th, 18th and 19th centuries.³

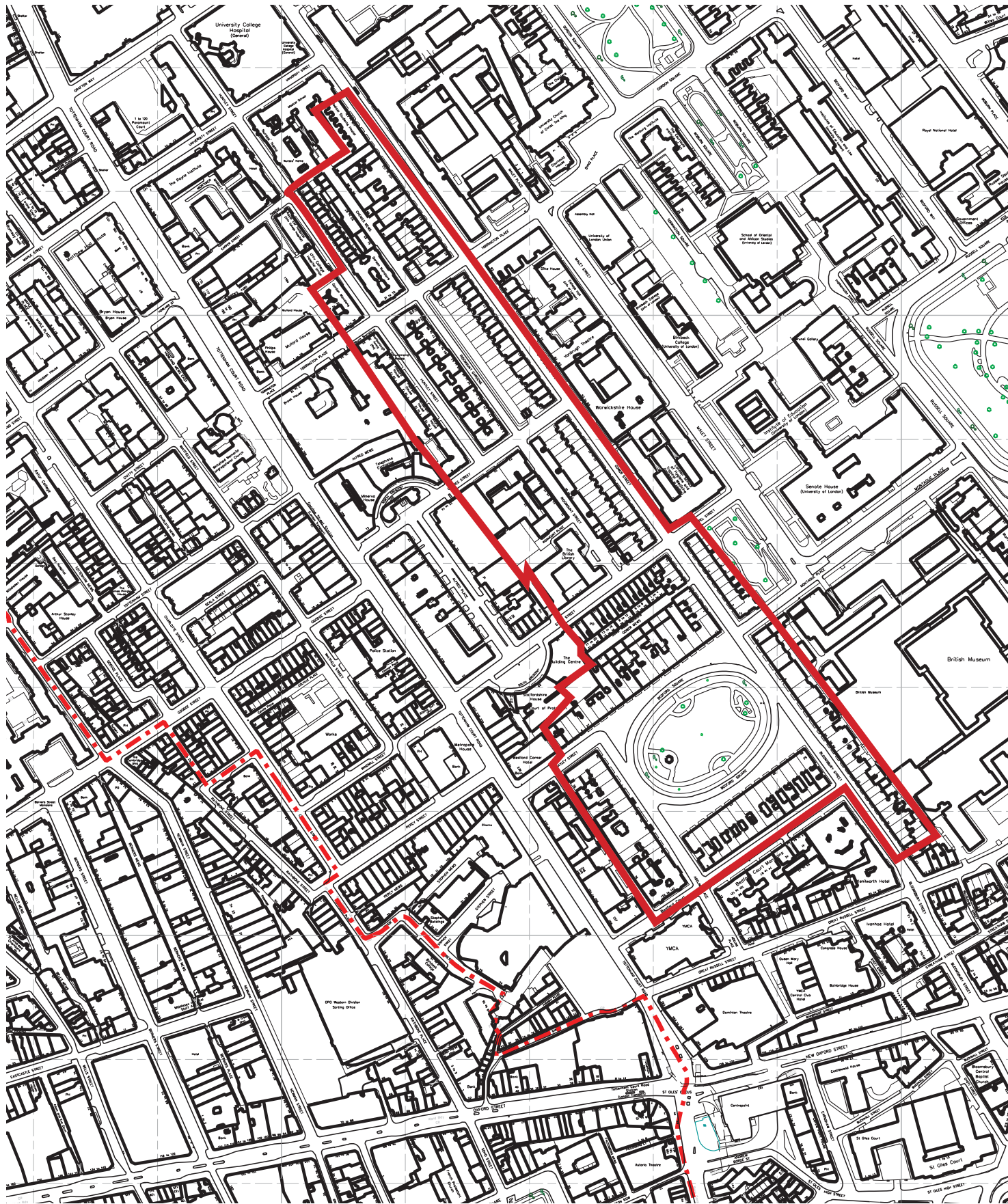
- 2.3.6 The victorian era saw the development of University college of London. The northern end of the conservation area saw the growth in railway terminals and hotels.

- 2.3.7 The 20th Century saw further expansions in Hospital, Academic and Culture.



1 Bloomsbury Conservation Area Appraisal and Management Strategy - Adopted 2011 - page 2
2 Bloomsbury Conservation Area Appraisal and Management Strategy - Adopted 2011 - page 2
3 Bloomsbury Conservation Area Appraisal and Management Strategy - Adopted 2011 - paragraph 3.3 page 5

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Character Analysis

- 2.3.8 Due to the size of Bloomsbury Conservation Area it has been sub-divided into a series of character areas that generally share common characteristics.

2.3.9 The common characteristics are as follows:
Land use,
density of development,
scale and style of buildings,
construction materials,
period of development ,
influence of vegetation and open spaces.

2.3.10 68 Huntley Street is located within the Bloomsbury Conservation Area - Sub Area 5 Bedford Square / Gower Street.

2.3.11 Huntley Street is located to the northern end of this sub area (highlighted on this page in red boundary line).

2.3.12 Huntley Street is described as follows: Huntley Street runs parallel to the west of Chenies Mews and Ridgmount Gardens. North of Torrington Place, on the east side, is a terrace of late 18th century grade II listed townhouses, each occupying two-bay plot widths. They are of three storeys with basements protected by railings, and they have mansard roofs each with a small central dormer window. The terrace (numbers 46-68) is constructed in a multi-coloured stock brick with a contrasting band at first-floor sill level and key stone blocks. The façade of No 70 has a rendered finish with a rusticated base and expressed window surrounds which were added in the 19th century. ⁴
- 2.3.13 Gordon Mansions and Woburn Mansions mark each corner of the northern side of the junction with Torrington Place. They date from the turn of the 20th century, and are highly ornamented using red brick, terracotta and stone, with projecting bays, steep roof pitches, gables and turrets. They are large-scale buildings of landmark status in views along Torrington Place and Huntley Street. They comprise five principal storeys raised on semi-basements, and two attic levels. They are of significantly different scale and character to the terraces to the north; their northern flank walls are dominant in views along the street, and relate in scale to the institutional buildings at the northern end of Huntley Street (situated in Sub Area 3), and to the prevailing scale in Torrington Place. The Marlborough Arms public house, situated opposite, on the south-west corner of Torrington Place and Huntley Street, is a highly ornamented late 19th century corner building retaining its original timber frontage at ground-floor level. ⁵

4 Bloomsbury Conservation Area Appraisal and Management Strategy - Adopted 2011 - paragraph 5.77

5 Bloomsbury Conservation Area Appraisal and Management Strategy - Adopted 2011 - paragraph 5.78

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Historical Maps

2.3.14 The Bloomsbury Conservation Area covers an area of London that expanded rapidly northwards during the period 1660-1840. Impetus for the initial development came from events such as the plague of the Black Death (1665) and the Great Fire of London, which had devastated the City.

2.3.15 The building of Covent Garden, nearby to the southwest, however, was a key architectural development which strongly influenced the form of Bloomsbury. In 1630 the developer, the Duke of Bedford, and his architect, Inigo Jones, introduced Palladian architecture to England in the form of a public square, addressed by a church and arcaded terraces of houses, and surrounded by grids of streets. This was a key departure from the prevailing pattern of development, based on narrow medieval streets, alleys and courtyards, and set the scene for the next three centuries.

2.3.16 The map of 1745 shows Huntley Street did not exist and lambs conduit fields extended over and pass Tottenham court road. To the south illustrates how Covent garden had developed and extended northwards from St Giles High Street to Great Russell Street.

2.3.17 The extent of development by the mid 18th century can be seen on Rocque's map of London of 1745. Tottenham Court Road can be identified as can a track leading north from Bedford House (the line of Woburn Place/Southampton Row). Tottenham Court Road derives its name from Tottenham Manor House, which stood north of Euston Road. Theobald's Road can be depicted as a east-west thoroughfare which was originally built as a royal route to James I's mansion of Theobald's in Hertfordshire.

2.3.18 The map of 1776 shows the area of Huntley Street remained undeveloped as the southside gradually extended northwards.

2.3.19 Key developments include the 4th Earl of Southampton was granted a building license for the construction of Bloomsbury Square (1661) to the south of Southampton House. The formation of Great Russell Street (around 1670). The construction of Montague House which became the home of the British Museum in 1759.

2.3.20 The Maps of 1792 and 1801 illustrates Georgian and Regency period highlighting rapid expansion of development northwards from Great Russell Street and Great Ormond Street towards Euston Road as landowners capitalised on demand from the expanding wealthy classes. The area surrounding Huntley Street can be seen as one of the later sections of Fitzrovia/ Bloomsbury to be developed.

2.3.21 Bedford Square illustrates a new type of development. It was designed and built as a unified architectural composition in 1775-6. Its construction marked the beginning of systematic development of the land to the north, with strict controls over the design of the elevations, dimensions, materials and surfacing imposed by the Bedford Estate.

2.3.22 The Ordnance Survey map shows that 68 Huntley Street was in place in its current mass and form by 1792.

2.3.23 The pace of building had slowed significantly as a result of the Napoleonic Wars prompting a rise in the cost of building materials and a scarcity of credit. The area between Euston Square and the Russell Square consequently remained undeveloped until the 1820s when the period of stagnation came to an end.

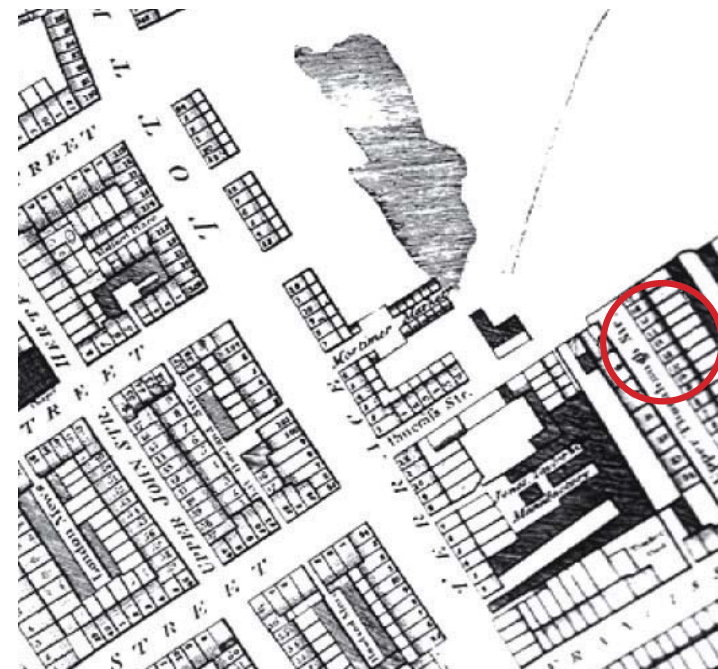
2.3.24 The 1820s saw the completion of Tavistock Square, Woburn Place, part of Gordon Square and some of the neighbouring streets, Torrington Place (1821-25) and Woburn Square (1829) completed by James Sim.



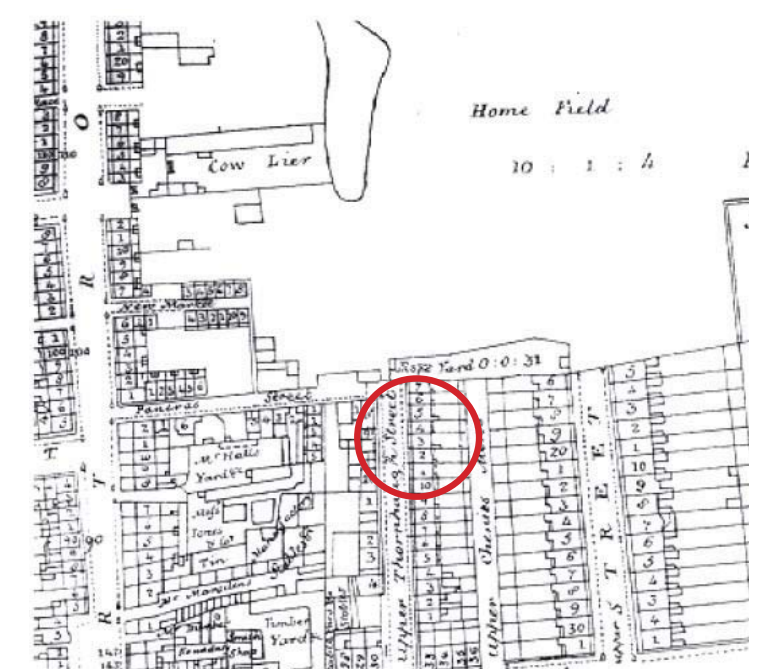
Extract from 1745 map



Extract from 1776 map



Extract from 1792 map



Extract from 1801 map

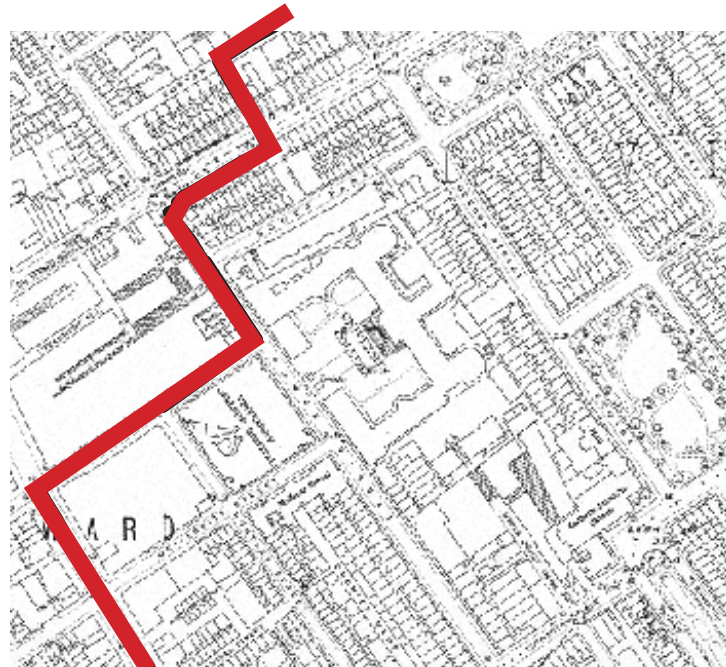
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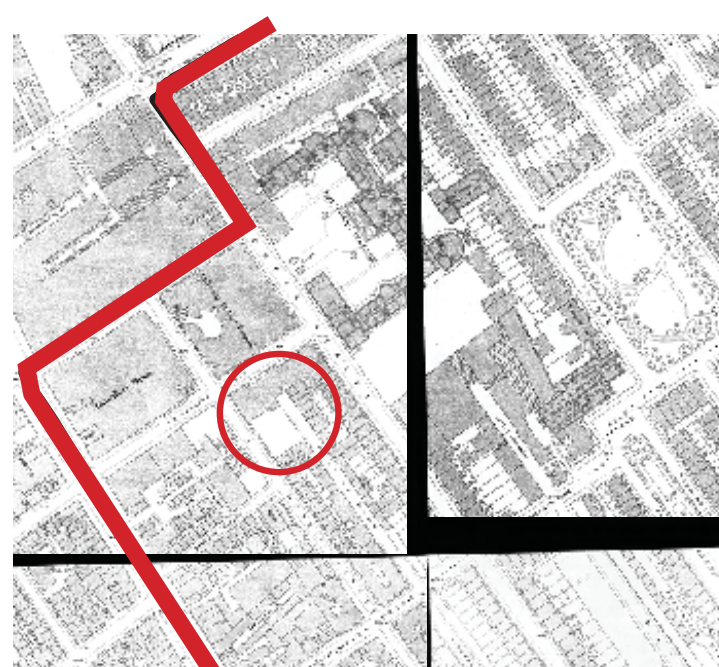
Extract from 1875 map



Extract from 1894 map



Extract from 1914 map



Extract from 1922 map

2.3.25 Owing to the significant increase in the population of the area a number of religious buildings were developed during the first half of the 19th century.

2.3.26 The decline in the desirability of Bloomsbury as a residential area with the construction of fashionable villa developments to the north and west, such as Belsize Park and St John's Wood, led to an increase in non-residential uses taking over formerly residential dwellings for office space during the 19th century. These included a number of major institutions including University College, the British Museum and various specialist hospitals and educational uses around Queen Square.

2.3.27 The area surrounding Huntley St continued to develop as a residential neighbourhood into the early 19th Century, when non-residential uses began to move into the area. From the 1820s, Bloomsbury developed as the location of London University. The main William Watkins designed University College London building was constructed in 1829 and University College Hospital was constructed between 1833 and 1836 (the original hospital was replaced by the current cruciform building in 1896). The majority of subsequent developments in the vicinity of the subject site during the 20th and 21st Centuries have been associated with the growth of UCL and UCLH.

2.3.28 University College (UCL) had been established on land previously intended for a new square and was acquired for the development of London's first University. University College Hospital was built on the opposite side of Gower Street in 1833-36 but was replaced by the present hospital, designed by Alfred Waterhouse in 1896-1905.

2.3.29 The British Museum collection had expanded to such an extent that by the mid 1820s it had become evident that a major rebuilding programme would be required.

2.3.30 The specialist hospitals around Queen Square and Great Ormond Street which had occupied former houses also began to be redeveloped towards the end of the 19th century (for example Great Ormond Street Children's Hospital (1851), National Hospital (1885), Italian Hospital (1898), and the burial ground of St George's Bloomsbury was transformed into a public garden in 1882 with the help of the Kyrle Society.

2.3.31 Major developments during the first half of the 20th century were largely associated with expansion of the University of London in the area between Gower Street and Russell Square, the continuing development of hospitals in the east of the Conservation Area and offices, hotels and shops along the main arterial routes.

2.3.32 Initially the University expanded on its original site and southwards along Gower Street. Developing the frontage to Gower Place and forming another small quadrangle to the south of the Wilkins' Building in the first quarter of the 20th century. The Medical School (1907) designed by Paul Waterhouse was inserted on the south side of University Street. Other buildings included the London School of Hygiene and Tropical Medicine built on Keppel Street (1924).

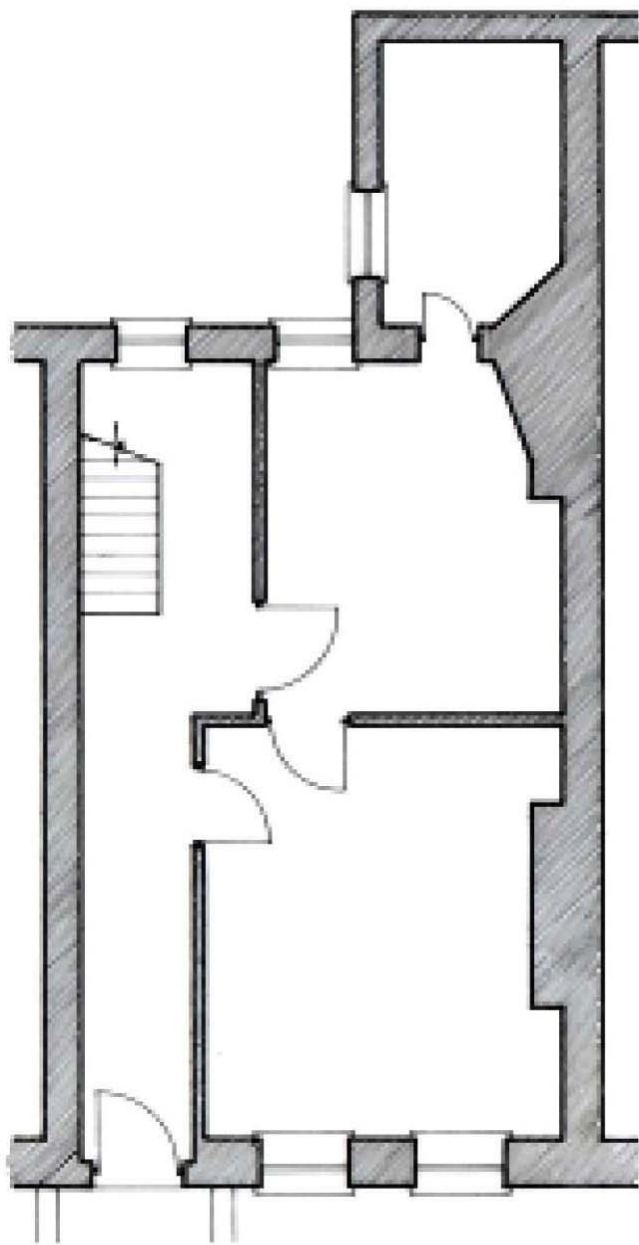
2.3.33 During the 1930s a new scale and aesthetic was adopted by the University, only the first phase of the scheme, Senate House, was completed before World War II.

2.3.34 University developments continued to replace the older fabric of Bloomsbury in addition to reconstruction following wartime bomb damage. The areas of greatest destruction underwent major redevelopment, with social housing in some places, offices in others and replacement buildings.

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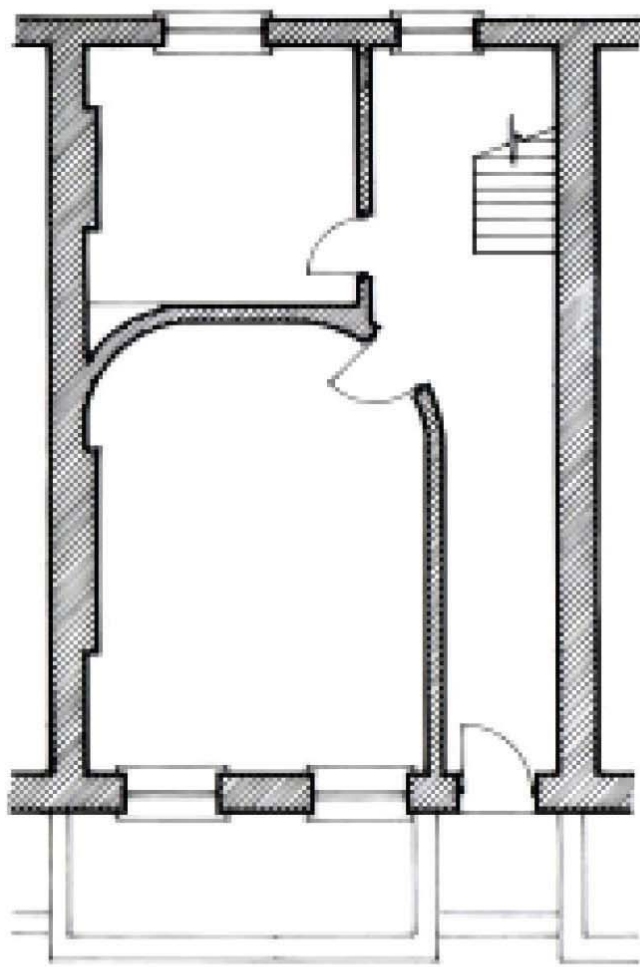
London Terrace House 1660 - 1860

- 2.3.35 Narrow fronted timber frame houses represents terrace house design before the Reformation. The 17th Century saw the use of brick for block housing instead of timber, probably due to the great fire of London of 1666.
- 2.3.36 These properties provide the opportunity for workshop, offices, shops, taverns and rear yard space for trade and washing.
- 2.3.37 As can be seen from the previous page these rows of terrace houses are also linked to squares and open spaces.
- 2.3.38 The row of terrace houses at Huntley Street illustrates how buildings were constructed during the 17th Century. This involved a number of builders each undertaking to construct small number of houses within a given development. These have been built to a standard that provides uniformity and style.
- 2.3.39 The preceding maps illustrates that Huntley Street was constructed during the mid to late 18th century (1776 -1792).
- 2.3.40 The elevational treatment illustrates they were erected after the 1774 building act, as timber windows had to be recessed within deep reveals to prevent the spread of fire between buildings and to floors above or below. Secondly, timber eaves was also replaced with brick parapets.
- 2.3.41 Huntley Street was renamed early in the 19th Century. Previously the street had been called Upper Thornough Street and provided access to Rope Yard and Home Field. This field was used as a pasture for animals. Nos. 5-17 Upper Thornough Street (now Nos. 46-70 Huntley Street) formed the northern part terrace of properties on the eastern side of Thornough Street.
- 2.3.42 Huntley Street elevations have remained largely unchanged since they were constructed.



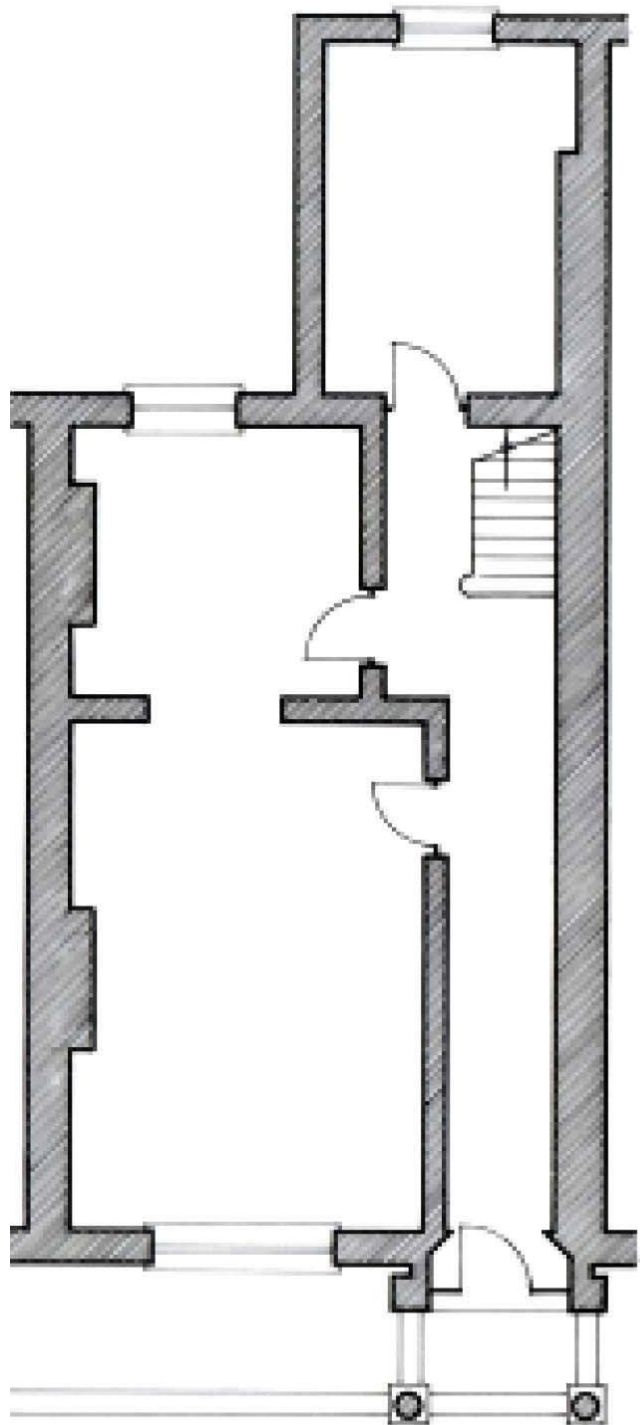
Typical House Plan of c 1700

(English heritage London terrace Houses 1660 - 1860 - A guide to alterations and extensions).



Typical House Plan of c 1780

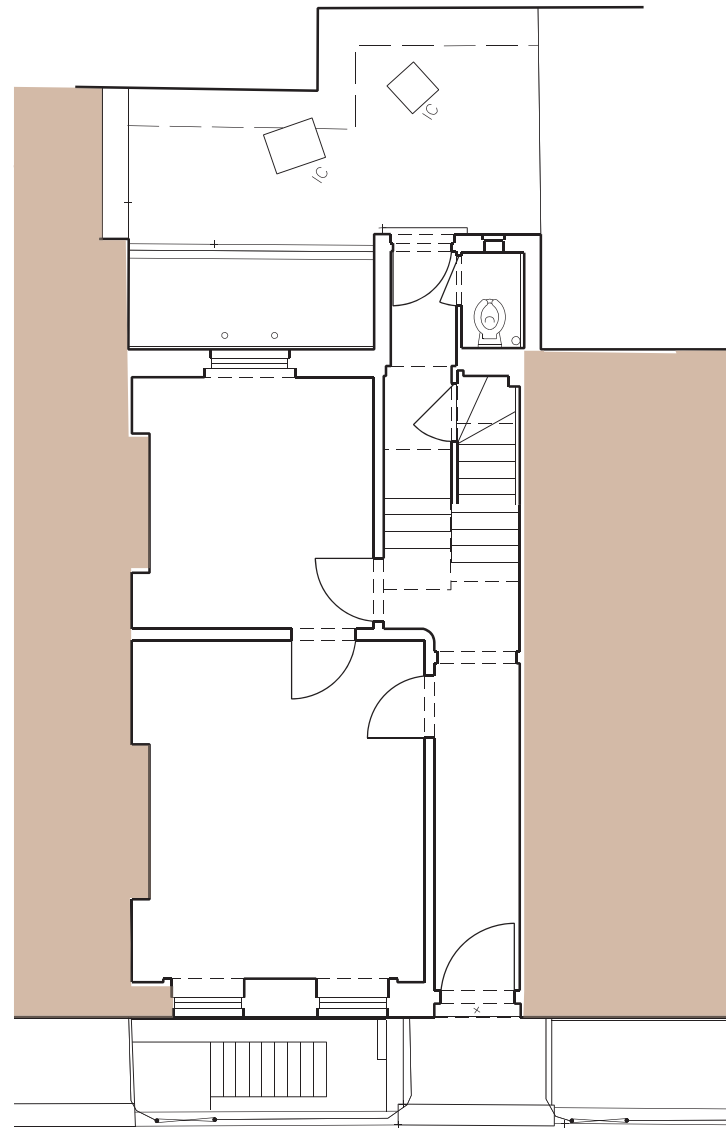
(English heritage London terrace Houses 1660 - 1860 - A guide to alterations and extensions).



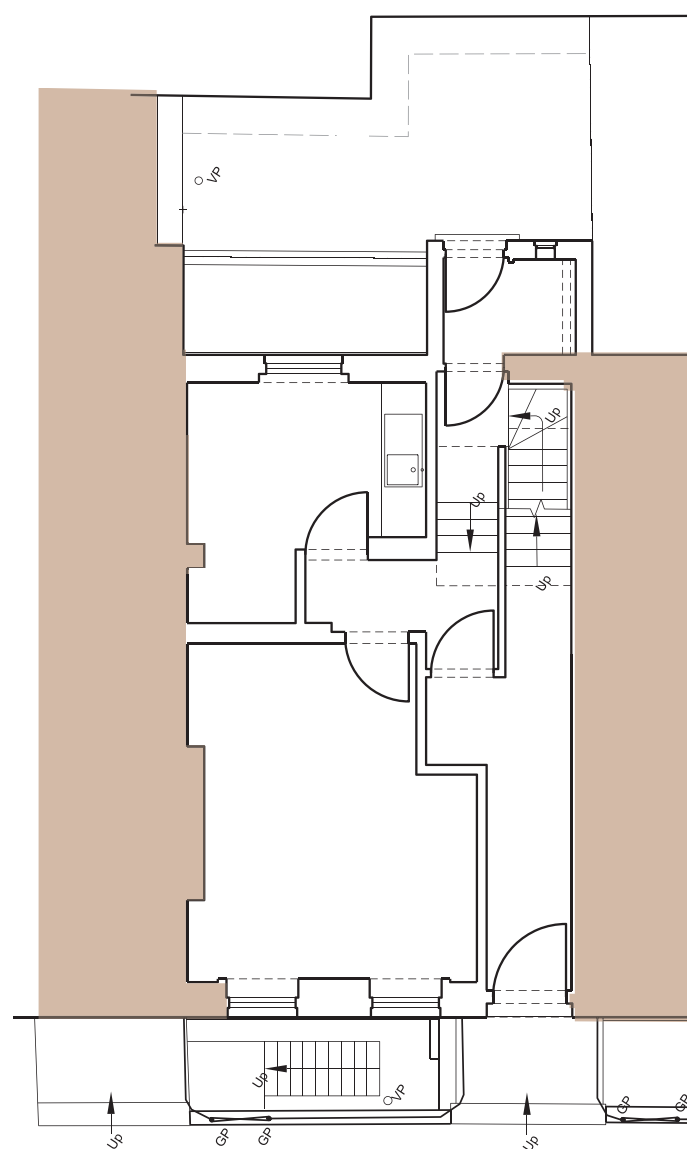
Typical House Plan of c 1850

(English heritage London terrace Houses 1660 - 1860 - A guide to alterations and extensions).

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Indicative Ground floor plan
when originally constructed.
Plan of 68 Huntley Street



Existing floor plan
of 68 Huntley Street

2.3.43 The Huntley Street terrace house provides an example of a very modest London terrace house. Certain aspects of their special interest are common to nearly all. These are:

i). the layout of the houses in streets and squares, or less frequently crescents and circuses, with small rear yards, private gardens or large communal gardens surrounded by terraces, and consistent boundary treatments using railings or walls;

ii). the architectural composition of the terraced facades themselves, in which the single house form a unit in a larger entity, but are subordinate to it

iii). the detailed architectural treatment of the elevations, their proportions, the character of the materials used, and the craftsmanship employed

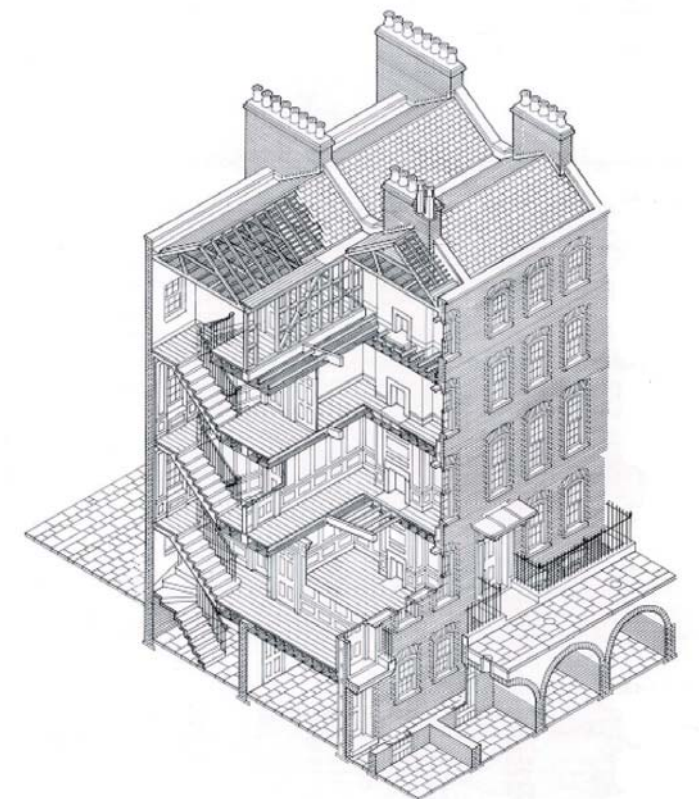
iv). the plan form and general treatment of the interiors. The majority of London terrace houses conform to a limited number of closely related plan forms with a consistent hierarchy between front and back rooms and with the principal rooms located almost universally on the ground and first floor. See illustrations on this page.

v). internal decorative features like mouldings vary in scale and elaboration but generally conform to a standard vocabulary and disposition throughout the house.

2.3.44 Since the properties' development, their Huntley Street elevations have remained largely unchanged. Their interiors have, however, been significantly altered following successive internal works during the 19th and 20th Century. The buildings' histories show that a number of alterations have been made to the properties during recent years.

2.3.45 As a general rule alterations should preserve the structure, character and appearance of the building. As 68 Huntley Street is located in

a Conservation Area it is vital to consider the way the house fits into the wider context of the street and any alterations should preserve or enhance the character or appearance of the area. The front elevation and other parts visible from the street or other public spaces are particularly sensitive. Alterations should not impair or destroy the overall shape and proportion of the house, or distract from its historic character, in particular its roof profile or the shape, design, and appearance of window and door openings. Interiors should always be considered. The proposed repairs and refurbishment incorporate these principles. Unfortunately, during the 1960s /70s (maybe even earlier) major alterations have been carried out adapting the house from a single residential property to 3 self contained apartments. The adjacent plan illustrates the existing ground floor plan with kitchen and lobbies into the apartments.



Typical 18th Century terrace house - cut open isometric view from front.

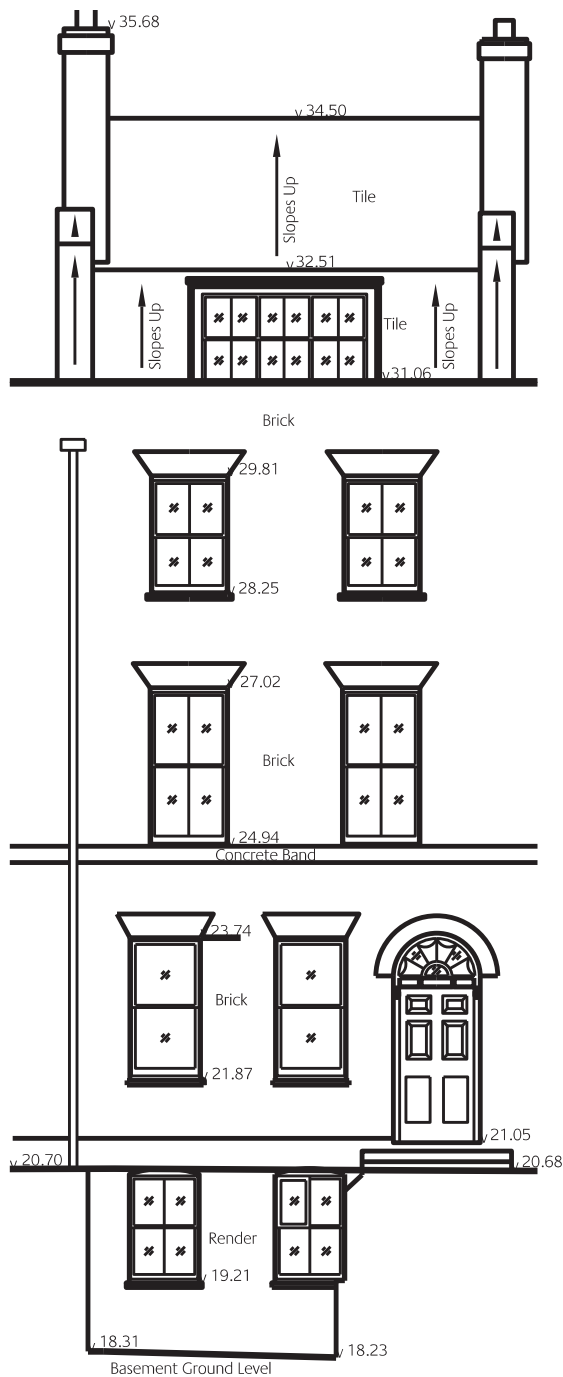
(English heritage London terrace Houses 1660 - 1860 - A guide to alterations and extensions).

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Site Description - 68 Huntley Street

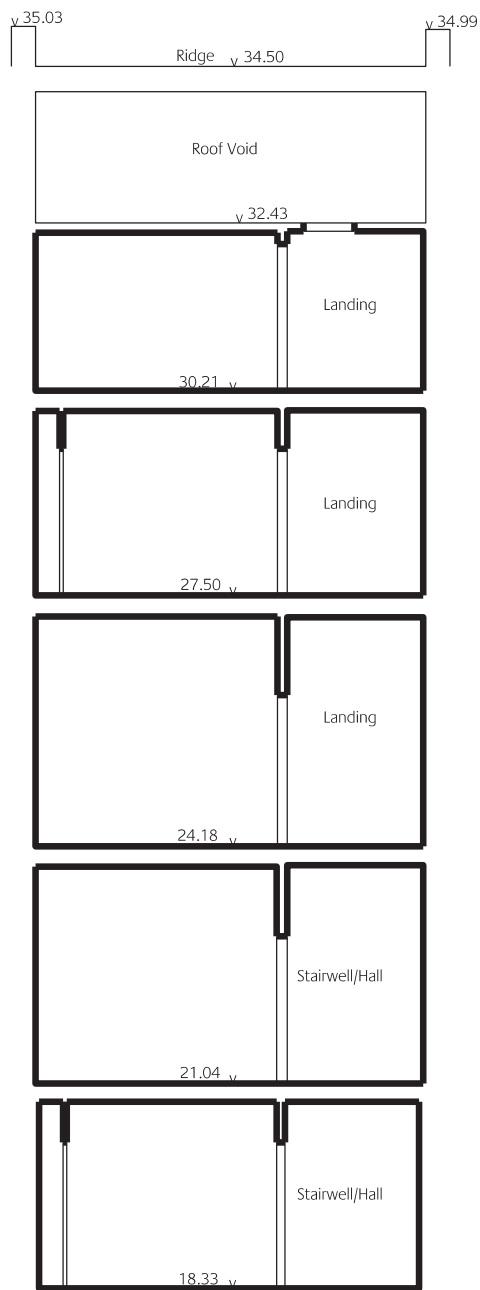
- 2.3.46 68 Huntley street is located towards the end of a Georgian terrace row of houses. The existing building is four storey high incorporating a lower ground floor and a mansard roof on the upper level.
- 2.3.47 The existing photographs and elevations shows the property was constructed with London stock brick and a mansard roof with slate and lead flashing.
- 2.3.48 The building has 2 entrances from Huntley Street, these are:
- i). A metal staircase leading down from Huntley Street to basement level.
 - ii). A set of 3 steps lead up to the main front door on Huntley Street, via a bridge slab over an area to the front.
- 2.3.49 Each floor contains a pair of recessed sash windows and a central dormer window located within the mansard roof behind a parapet wall that connects to the adjacent terrace building either side of number 68 Huntley Street.
- 2.3.50 A stucco cill band exists at first floor level and a stucco surround archway to the main entrance.
- 2.3.51 The main entrance door has six panels with a simple radial fanlight above the entrance door.
- 2.3.52 The basement level is opened up as a lightwell. This occurs on the Huntley Street elevation and the back elevation. Cast Iron railings are located on the Huntley Street Elevation.

- 2.3.53 To the front of the building cellar vaults are located under the pavement and road.
- 2.3.54 The properties include 2 rear yard spaces; a small lightwell space is located at basement level and a further rear yard space is located at ground level. Due to the development at the back of Huntley Street access to the rear yard is only accessible via a gate accessed off Chenies Mews.

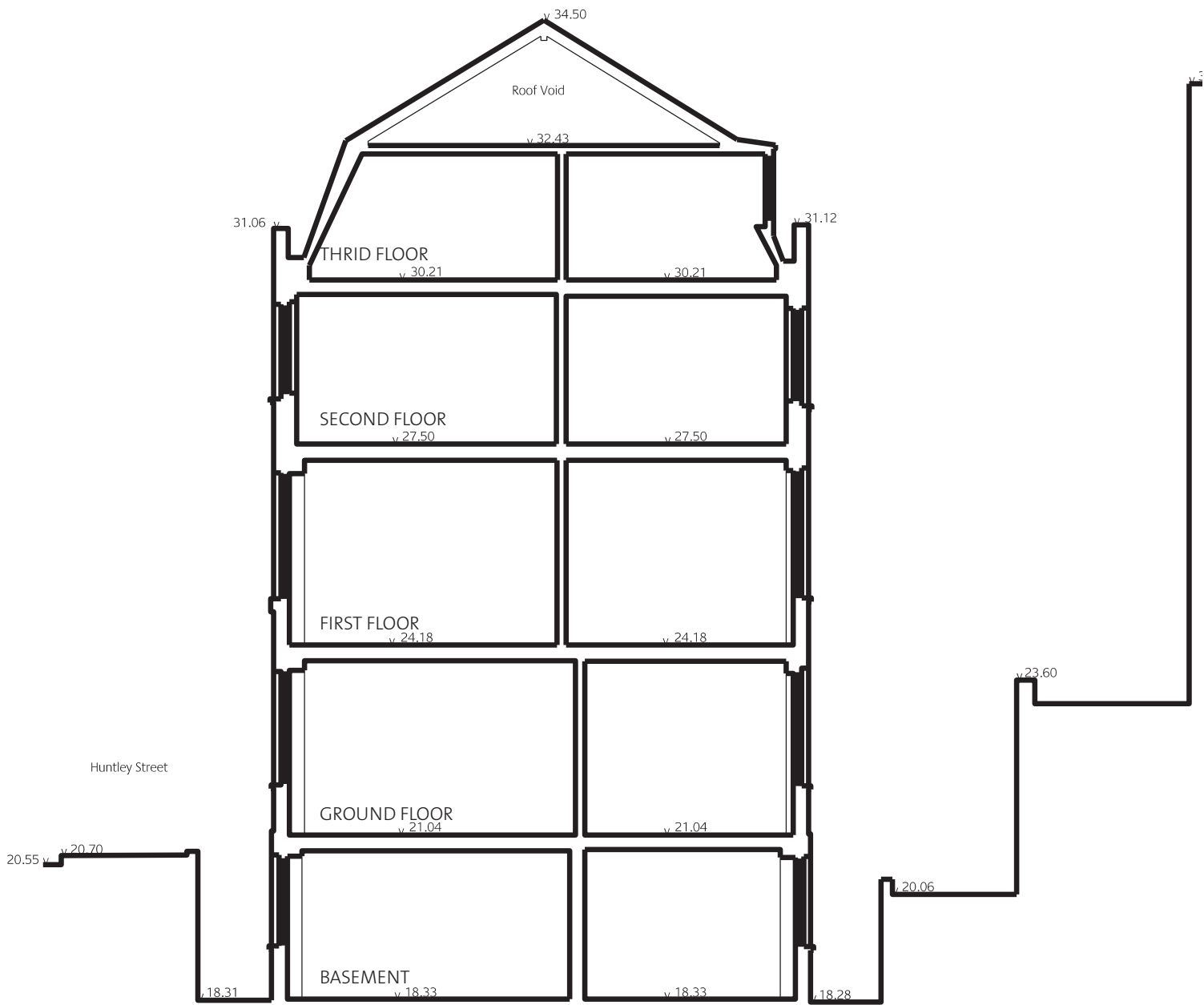


Existing Front Elevation of 68 Huntley Street

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Existing 68 Huntley Street Cross Section AA



Existing 68 Huntley Street Cross Section BB

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Huntley Street - English Heritage List

2.3.55 NUMBERS 46 TO 68 AND ATTACHED RAILINGS

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

List entry Number: 1379143

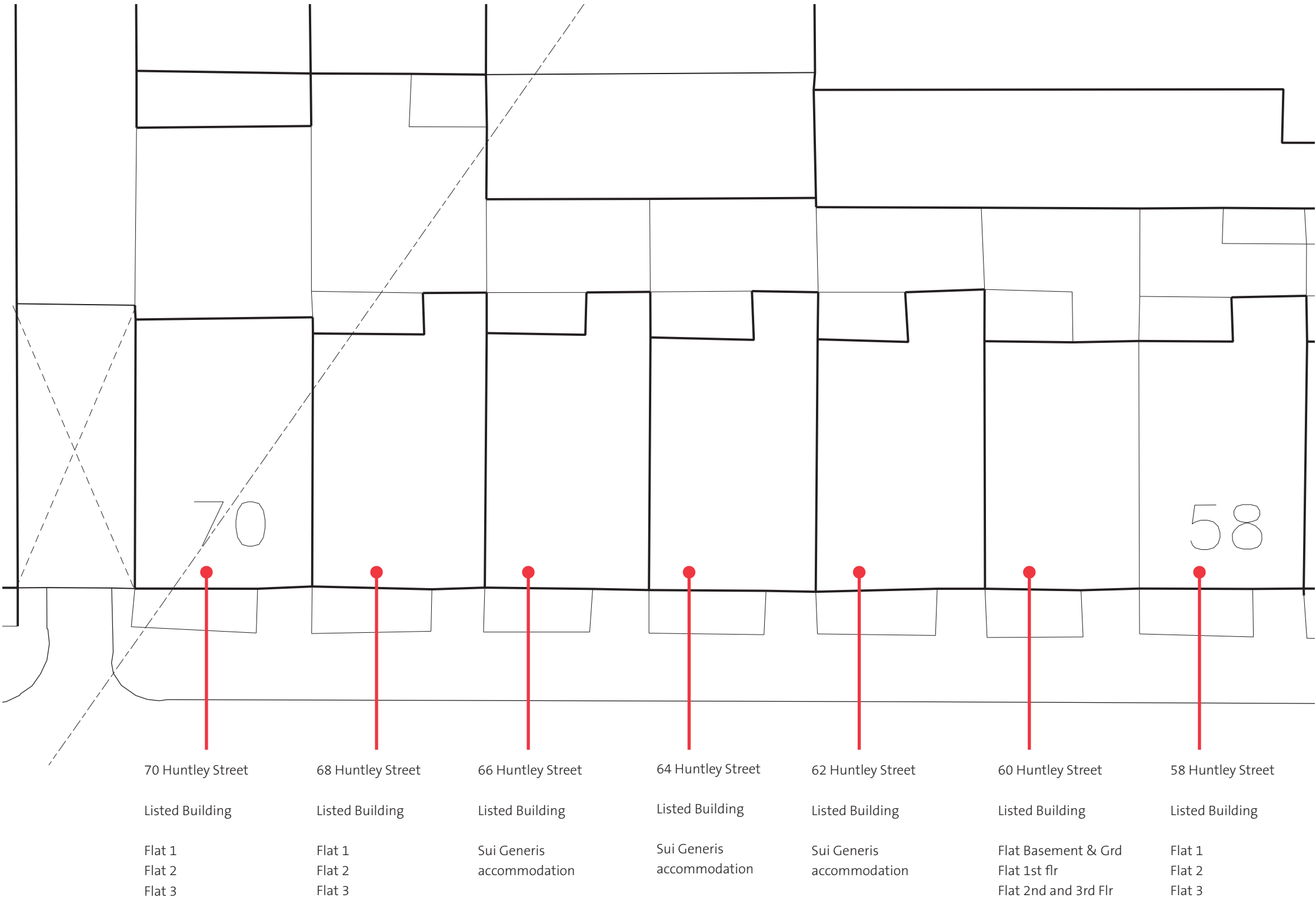
Location: numbers 46 to 68 and attached railings, 46-68, Huntley street
Grade: II
Date first listed: 28-Mar-1969

Statement: Terrace of 12 houses. Late C18. Multi-coloured stock brick with plain stucco 1st floor sill band. Slated mansard roofs with dormers. 3 storeys, attics and basements. 2 windows each. Round-arched doorways most with patterned impost bands and keystone blocks, pilaster-jambs, radial patterned fanlights and panelled doors. Gauged brick flat arches to recessed sash windows. Parapets. Some original lead rainwater heads and pipes. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

2.3.56 (EAST SIDE) NO.70 AND ATTACHED RAILINGS

Grade: II
Date first listed: 28-Mar-1969

Terraced house. Late C18, altered mid C19. Stucco with rusticated ground floor and plain 1st floor sill band. Slated mansard roof and dormer. 3 storeys, attic and basement. 2 windows. Round-arched doorway with fanlight and panelled door. Architraved 1st and 2nd floor sashes, the 1st floor with console-bracketed cornices. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to area.



62 - 66 Huntley Street Application No: 2008/5618/P - Approved

Proposal - Change of use and works of conversion from residential use (Class C3) to use as a hostel for family carers (Sui Generis) associated with University College London Hospital, including the demolition of rear addition to no. 64, installation of external glazed lift enclosure to no. 66, erection of a single-storey conservatory to no. 64 and minor external works.