

## **Appendix 5: Design Manual for Roads and Bridges (Extract)**

6.10.4 These terms are intentionally qualitative rather than quantitative as numerical scores can give a misleading impression of precision. The assessment of buildings can usefully follow the Listed Building grades. As a guide, English and Welsh Grades I and II\* (Scotland's Category A) would be 'high value', and

Grade II (Scotland's Category B) buildings would be 'medium value'. Locally listed buildings (Scotland's Category C(S)) and other identified historic buildings and structures would normally be of 'low value'. The following table is a guide for evaluating the value of historic buildings:

**Table 6.1: Guide for Establishing Value of Historic Buildings**

Criteria for Establishing Value of Historic Buildings	
Very High	<ul style="list-style-type: none"> <li>Structures inscribed as of universal importance as World Heritage Sites.</li> <li>Other buildings of recognised international importance.</li> </ul>
High	<ul style="list-style-type: none"> <li>Scheduled Monuments with standing remains.</li> <li>Grade I and Grade II* (Scotland: Category A) Listed Buildings.</li> <li>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</li> <li>Conservation Areas containing very important buildings.</li> <li>Undesignated structures of clear national importance.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Grade II (Scotland: Category B) Listed Buildings.</li> <li>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations.</li> <li>Conservation Areas containing buildings that contribute significantly to its historic character.</li> <li>Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li> </ul>
Low	<ul style="list-style-type: none"> <li>'Locally Listed' buildings (Scotland Category C(S) Listed Buildings).</li> <li>Historic (unlisted) buildings of modest quality in their fabric or historical association.</li> <li>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>Buildings of no architectural or historical note; buildings of an intrusive character.</li> </ul>
Unknown	<ul style="list-style-type: none"> <li>Buildings with some hidden (i.e. inaccessible) potential for historic significance.</li> </ul>

6.10.5 This guide is not intended to be prescriptive, professional judgement will need to be exercised in assessing the value of historic buildings. As a further guide, in England the main factors used by the Secretary of State in deciding which buildings to include on the statutory list are as follows:

- architectural interest:** the lists are meant to include all buildings which are of importance to the nation for the interest of their architectural design, decoration, and craftsmanship; also important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

- historic interest:** this includes buildings which illustrate important aspects of the nation's social, economic, cultural, or military history;
- close historical association:** with nationally important people or events;
- group value:** especially where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages).

6.10.6 Age and rarity are relevant factors, and in general (where surviving in anything like their original

## Appendix 6: Listing Descriptions

### BROWNLOW HOUSE AND ATTACHED RAILINGS

#### List Entry Summary

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

Name: BROWNLOW HOUSE AND ATTACHED RAILINGS

List entry Number: 1244498

BROWNLOW HOUSE AND ATTACHED RAILINGS, 24, BETTERTON STREET

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II\*

Date first listed: 15-Jan-1973

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

UID: 476718

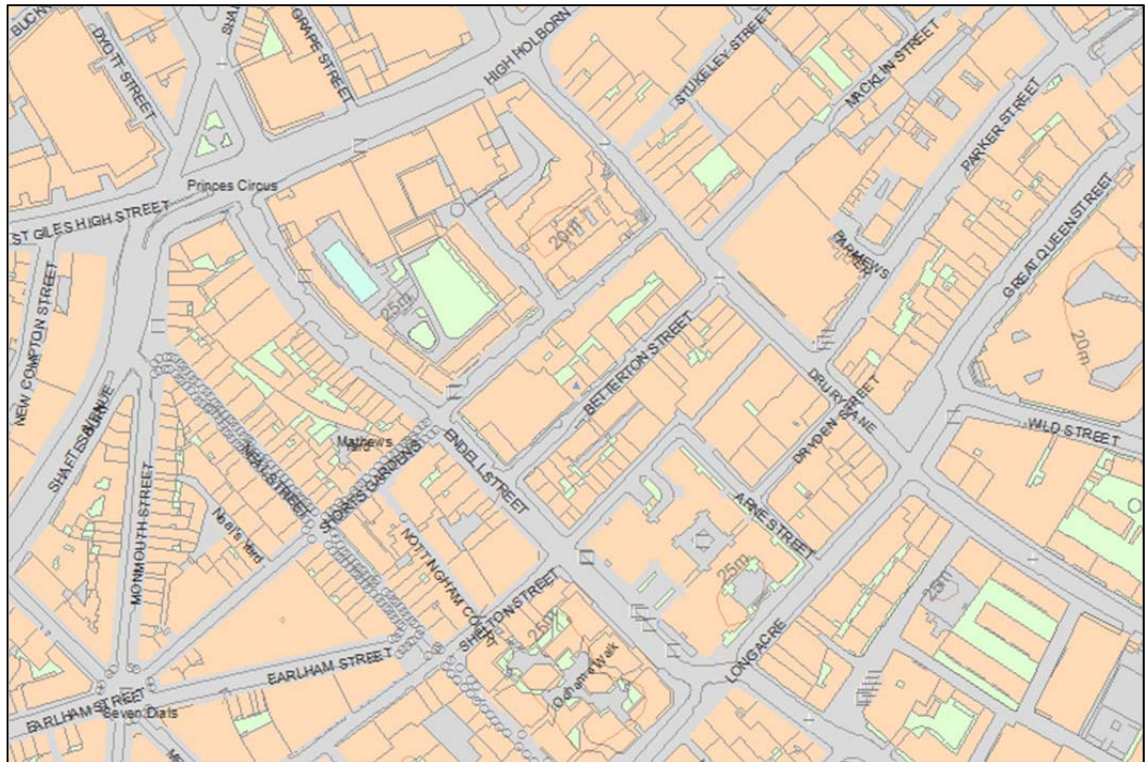
#### List entry Description

House with later shop. Late C17 or early C18. Brown brick with stucco ground floor. Stuccoed brick band at 2nd floor level. 4 storeys and basement. 3 bays. Entrance in centre with wood doorcase with paired reeded pilasters carrying entablature with dentil cornice. Left of entrance later shop and doorway with 4 fielded panel door under a continuous entablature. Shop window with small panes. Gauged flat red brick arches to flush framed windows with exposed boxing and late C18 glazing bars. Repaired parapet. INTERIOR: fine original interior with panelled rooms and staircase rising full height of building. Listed II\* for interior. SUBSIDIARY FEATURES: attached, good wrought-iron railings with urn finials.

Listing NGR: TQ3025981227

National Grid Reference: TQ 30261 81225

Map



### 33, BETTERTON STREET

#### List Entry Summary

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

Name: 33, BETTERTON STREET

List entry Number: 1244499

33, BETTERTON STREET

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 15-Jan-1973

UID: 476719

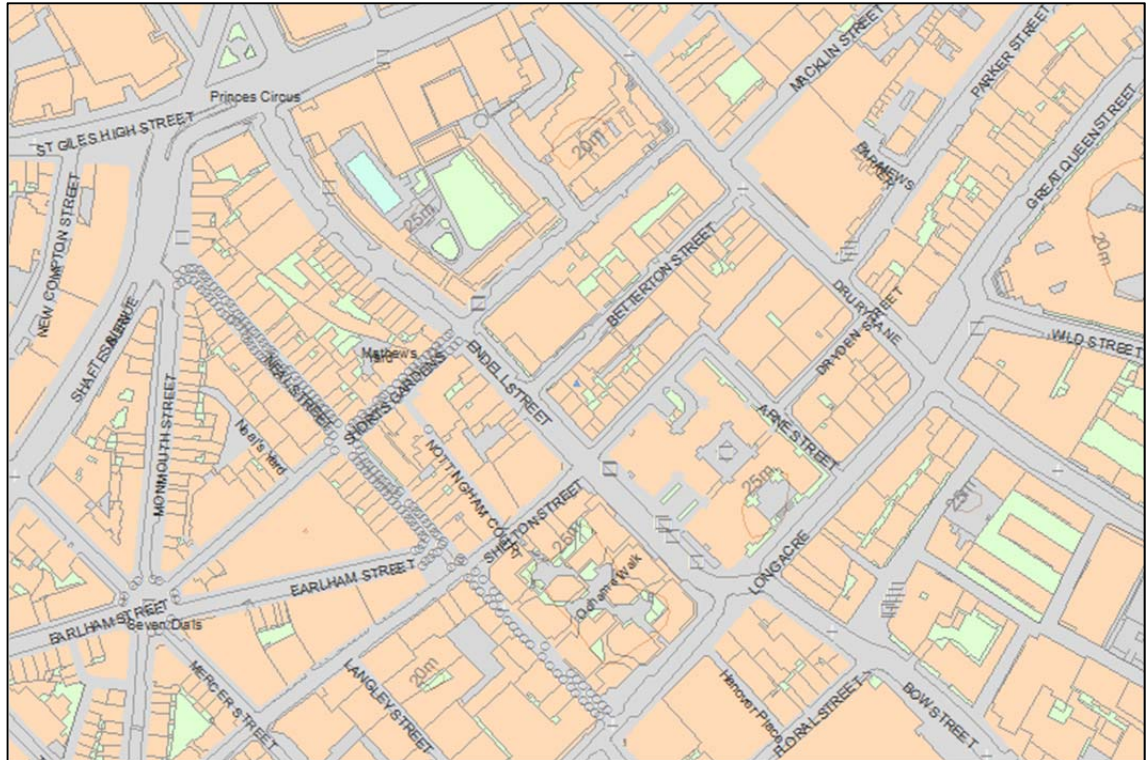
#### List entry Description

Terraced house with later shopfront. Early C18, refaced early C19. Yellow stock brick. 4 storeys and basement. 2 windows. C20 shopfront. 1st and 2nd floors with gauged reddened brick arches to recessed casement windows. Rebuilt parapet. INTERIOR: has good early C18 staircase to top of house with closed, moulded string, square newels and twisted balusters. Moulded dado and some original doorcases. Hall with arched opening, some panelling and boxed out cornice. Included for interior.

Listing NGR: TQ3025181187

National Grid Reference: TQ 30251 81187

Map



## NUMBER 22 AND ATTACHED RAILINGS

### List Entry Summary

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

Name: NUMBER 22 AND ATTACHED RAILINGS

List entry Number: 1078289

NUMBER 22 AND ATTACHED RAILINGS, 22, ENDELL STREET

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 15-Jan-1973

UID: 477182



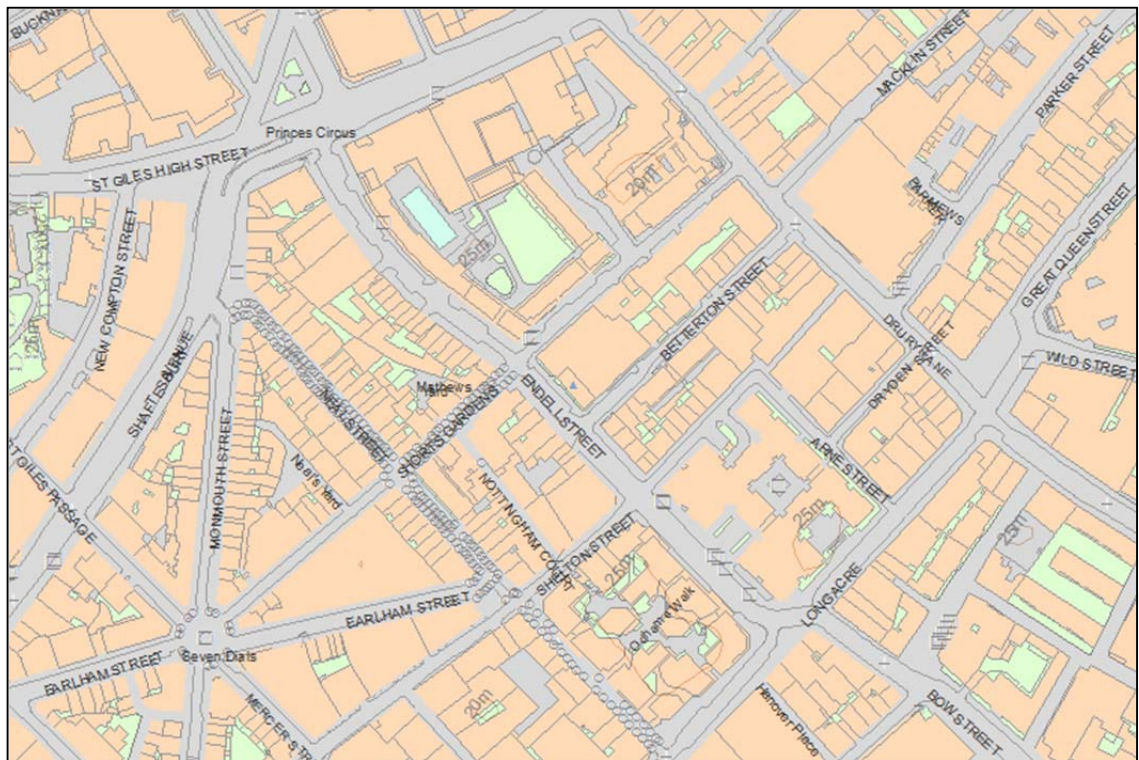
### List entry Description

Former stained glass studio. 1859. By RJ Withers in Gothic style. For Lavers and Barraud, makers of stained glass. Red brick with blue and yellow diapers and bands; stone dressings. Slated roof with symmetrically arranged gabled dormers and Lombardic eaves frieze; crowstep gable on Betterton Street return. 3 storeys and attics. 7 windows; 2-window return. Central doorway has cusped, truncated arched head and panelled door. Ground floor and 1st floor sash windows with relieving arches over and truncated cusped heads except those to the left of the entrance which are of lancet type. Stone band at 2nd floor level inscribed "Lavers and Barraud, stained glass works". 2nd floor and dormer sash windows of lancet type. Gable to Betterton Street has large pointed arch window containing C20 stained glass. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. HISTORICAL NOTE: Lavers and Barraud were very reputable manufacturers of Gothic Revival stained glass.

Listing NGR: TQ3022681201

National Grid Reference: TQ 30226 81201

### Map



### CROSS KEYS PUBLIC HOUSE

#### List Entry Summary

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

Name: CROSS KEYS PUBLIC HOUSE

List entry Number: 1078290

CROSS KEYS PUBLIC HOUSE, 31, ENDELL STREET

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 15-Jan-1973

UID: 477183

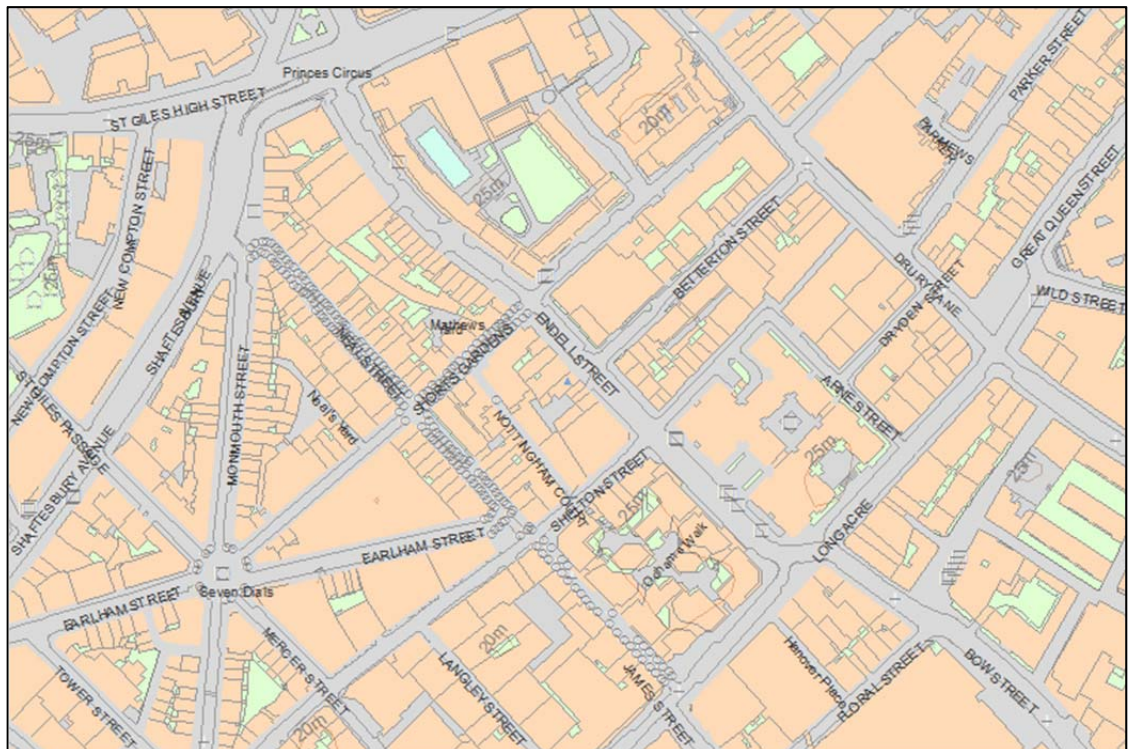
#### List entry Description

Public house. 1848-49. Painted brick with guilloche sill band at 3rd floor level. 4 storeys and basement. 2 windows. Elaborate ground floor facade of 3 bays with arcaded treatment. Above, a centre piece with flanking scrolls and swags with putti in relief holding crossed keys. Recessed casement windows in enriched stucco architraves, the first floor with console-bracketed dentil cornices, the 2nd cambered arches with keystones, the 3rd round-headed with keystones. Parapet. INTERIOR: bar has original dado, panelling, ceiling and most bar fittings.

Listing NGR: TQ3021381172

National Grid Reference: TQ 30217 81175

#### Map



**51 AND 53, SHELTON STREET**

**List Entry Summary**

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

Name: 51 AND 53, SHELTON STREET

List entry Number: 1378655

51 AND 53, SHELTON STREET

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 15-Jan-1973

UID: 477989

**List entry Description**

2 terraced houses with later shops. C19 earlier. Yellow stock brick. 4 storeys and basements. 2 windows each. Wooden shopfront with pilasters carrying entablature with projecting cornice. Shop windows and doorways altered. House doorways with fanlights and panelled doors. Gauged flat brick arches to recessed sash windows; rear with glazing bars and margin lights to windows. Parapets. INTERIORS: not inspected.

Listing NGR: TQ3026281177

National Grid Reference: TQ 30264 81176

Map





## Appendix 7: Photographs of Heritage Assets

Figure A7.1: 24 Betterton Street





Figure A7.2: Relationship of 24 Betterton Street to the Site



Figure A7.3: 33 Betterton Street





Figure A7.4: Relationship of 33 Betterton Street to the Site



Figure A7.5: 22 Endell Street (left) and the Cross Keys Public House (right)



Figure A7.6: Relationship of 22 Endell Street to the Site (Betterton Street), as seen from outside the Cross Keys Public House





Figure A7.7: 51 and 53 Shelton Street



Figure A7.8: Relationship of 51 and 53 Shelton Street to the Site





Figure A7.9: Seven Dials Conservation Area, a Locally Listed Building on Betterton Street



Figure A7.10: Setting of the Conservation Area, (left) from Drury Lane looking north past the corners of Macklin Street (right) and Shorts Gardens (left); (right) Looking north east from Betterton Street towards Drury Lane.





# Appendix 8: Proposed Scheme

Figure A9.1: Proposed Height of 60-70 Shorts Gardens in Relation to the Hospital Club

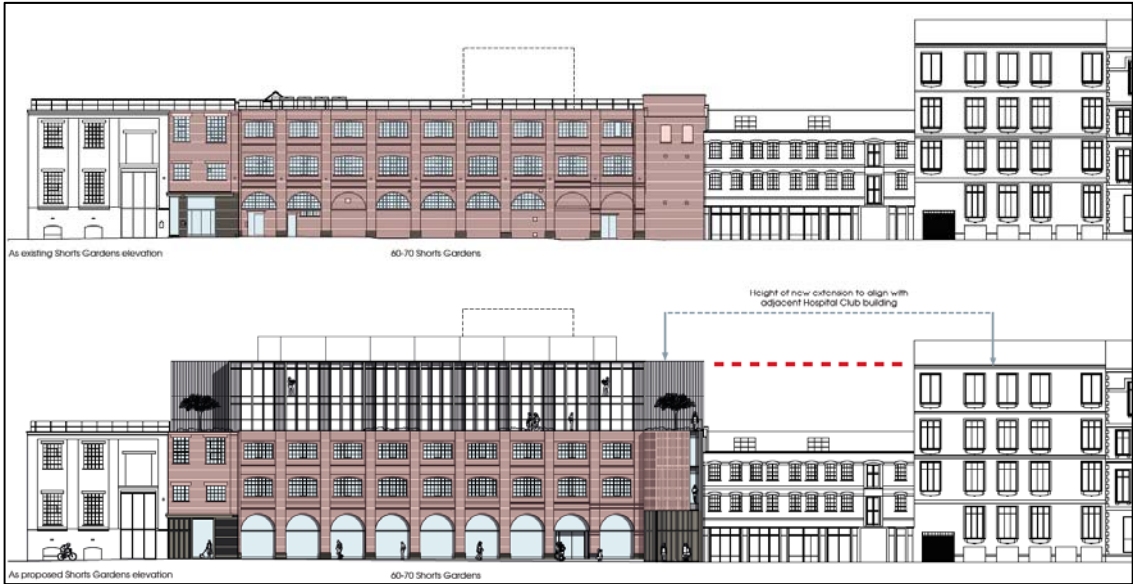


Figure A9.2: Proposed Height of 14-16 Betterton Street in Relation to 26 Betterton Street





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