

**109-110 Guilford Street,  
London**

**Historic Environment Desk  
Based Assessment &  
Heritage Statement**

Client: OCEANIC JEWELLERS LTD

AB Heritage Project No:10697

Date:27/04/2017

GLHER Data Licence Number: 13157

## 109-110 Guilford Street, London

### Historic Environment Desk Based Assessment & Heritage Statement

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**Project Number** 10697  
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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Oceanic Jewellers Ltd to produce a Historic Environment Desk Based Assessment and Heritage Statement covering a proposed remodelling and extension at the Grade II Listed 109 -110 Guilford Street, London, WC1N 1DP (National Heritage List for England (NHLE) List Entry Ref: 1271623).
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. The report also contains a consideration of the setting and significance of the building(s) and any contribution made to that significance by its setting. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.

### 1.2 Statutory Designations

- 1.2.1 The site forms part of a late 18<sup>th</sup> century Grade II Listed terrace [**AB 22**], forming 105 – 110 Guilford Street. The Listing Description is as follows:

*Terrace of 6 houses. c1792-1800. By James Burton, altered. Nos 105-107, 1st and 2nd floors refronted C20; No.109 totally refronted C20. Multi-coloured stock brick; Nos 105-108 with stucco ground floors. Stucco 1st floor sill bands. Slated mansard roofs (No.109 tiled) with dormers. 3 storeys, attics and basements. 2 windows each. Nos 105 and 110, stucco doorway surrounds with pilasters carrying a simplified, bracketed cornice (No.105 doorway altered); Nos 106 and 107, wooden doorcases with pilasters carrying entablatures with dentil cornices; No.108, earlier C20 stone doorcase with round-arched doorway with radial fanlight; No.109, C20 doorway. Reddened, gauged brick flat arches to recessed sashes, most with 2-panes. Nos 105-107 parapets. Nos 108-110, stone cornices and blocking courses. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.*

- 1.2.2 The site is located within the Bloomsbury Conservation Area [**AB 30**] and the London Suburbs Archaeological Priority Area (APA) [**AB 4**].

### 1.3 Site Location & Description

- 1.3.1 The site covers an area of c. 170 sqm and is occupied by 109 -110 Guilford Street, London Borough of Camden. The building comprises three storeys with an attic and basement.
- 1.3.2 The site is bounded by Guilford Street to the south-east, by No. 108 by Guilford Street to the south-west, No. 111 Guilford Street to the north-east and by other properties to the north-west.

- 1.3.3 The site is currently occupied by two Grade II Listed Buildings, which have been converted into student accommodation comprising bedrooms and communal areas. To the rear of No. 110 is a small paved yard.

#### **1.4 Geology & Topography**

- 1.4.1 The solid underlying geology comprises London Clay. This is overlain by superficial geological deposits of sand and gravel belonging to the Hackney Gravel Member (British Geological Survey (BGS) 2017).
- 1.4.2 The site is fairly flat and is situated at approximately 20m aOD (Camden Council 2011).

#### **1.5 Proposed Development**

- 1.5.1 The proposed development comprises a series of alterations to the existing interior of both 109 & 110 Guilford Street. This will form the removal of some of the internal partitions and the creation of some smaller partitions, across all floors of the building. The treatment of architectural details will be dictated by the recommendations in this report.
- 1.5.2 A single storey extension is proposed for the rear ground floor of No. 110, which would bring the rear ground floor level in line with that of No.109.
- 1.5.3 The proposal includes for the upgrade of the current shared facilities, to provide self-contained studio units.



## 2. AIMS & METHODOLOGY

2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.

2.1.2 National Planning Policy Framework paragraph 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting.

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

2.1.3 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource or historic building resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Aims of Works

2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment and Standard and Guidance for the archaeological Investigation of Standing Buildings or Structures (December 2014).

2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.2.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13157 . For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, including the National Heritage List For England;
- A site-walk over was undertaken on the 20<sup>th</sup> March 2017;
- A visit to the London Metropolitan Archives on 20<sup>th</sup> March 2017;
- A visit to the Camden Local Studies and Archives Centre on 20<sup>th</sup> March 2017;

- Additional relevant documentary and online historic sources;

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the HER;
- Readily accessible information on the site's history from readily available historic maps and photographs held at the London Metropolitan Archives and Camden Local Studies and Archives Centre;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;

2.2.5 The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

## 2.3 Consultation & Study Area

2.3.1 During consultation regarding the appropriate size of the study area, Sandy Kidd (Archaeological Advisor; Greater London Archaeological Advisory Service (GLAAS)) confirmed with Chloe Smith (Heritage Consultant; AB Heritage) that the usual GLAAS guidelines for London should be applied in this case. In line with these guidelines, based on the site's inner-London location, a study radius of 250m was considered sufficient for heritage features, whereas a study area of 100m was applied for Listed Buildings, to focus the scope of the report appropriately.

## 2.4 Methodology of Works

2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Negligible - Most likely to be severely truncated / or completely removed
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken and presented in this report.

- 2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

**Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate**

## 2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Oceanic Jewellers Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (March / April 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 No intrusive interventions were undertaken by AB Heritage for the purposes of this report.

### **3. PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Introduction**

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

#### **3.2 Statutory Protection for Heritage Assets**

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

#### **3.3 National Planning Policy**

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve 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'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### **3.4 The London Plan 2011: Historic Environment and Landscapes, with March 2016 alterations**

#### *Policy 7.8: Heritage Assets and Archaeology*

- 3.4.1 This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s heritage assets, whether designated or non-designated.
- 3.4.2 Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.
- 3.4.3 Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

### **3.5 London Borough of Camden Local Development Framework: Core Strategy and Development Policies, adopted November 2010**

#### CS14: Promoting high quality places and conserving our heritage

- 3.5.1 The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
- 3.5.2 a) requiring development of the highest standard of design that respects local context and character;
- 3.5.3 b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- 3.5.4 c) promoting high quality landscaping and works to streets and public spaces;
- 3.5.5 d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- 3.5.6 e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

#### DP25: Conserving Camden's heritage

##### Conservation areas

- 3.5.7 In order to maintain the character of Camden's conservation areas, the Council will:
- 3.5.8 a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- 3.5.9 b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- 3.5.10 c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where these harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- 3.5.11 d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- 3.5.12 e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

##### Listed buildings

- 3.5.13 To preserve or enhance the borough's listed buildings, the Council will:
- 3.5.14 e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- 3.5.15 f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and



- 3.5.16 g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

- 3.5.17 The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

- 3.5.18 The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

### **3.6 Supplementary Planning Guidance : Bloomsbury conservation area appraisal and management strategy, adopted in April 2011**

- 3.6.1 High quality new development that is appropriate for its context can preserve or enhance the Conservation Area. To secure appropriate new development the Council has adopted a number of detailed policies (see paragraphs 3.6.2 to 3.6.8 below) that development will need to comply with. An appropriate level of information will also be required as part of the application submission to enable the Council to determine the effect of any development proposal on the character or appearance of the Conservation Area.
- 3.6.2 Development proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.
- 3.6.3 High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.
- 3.6.4 Proposals which seek to redevelop those buildings and spaces which are considered to have a negative impact on the special character or the appearance of the Conservation Area with appropriate new development will be encouraged.
- 3.6.5 Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal including the formality and regularity of terraced forms and the prevailing scale, mass, form and rhythm created by the historic pattern of development. The appraisal has demonstrated that a high quality successful modern design can be accommodated and enhance the Conservation Area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.
- 3.6.6 The appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, porches and front doors, can have considerable negative impact on the appearance of a historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the appearance and the long-term durability of historic brickwork.

- 3.6.7 In all cases the Council will expect original architectural features and detailing to be retained, repaired, protected, or refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.
- 3.6.8 In preparing development proposals consideration should be given to whether the development will affect an archaeological priority area (APA) or view corridors to and from St Paul's. Significant local views will also be taken into consideration.

## 4. CULTURAL HERITAGE RESOURCE BASELINE

### 4.1 Known Cultural Heritage Assets

#### Within the Proposed Development Site

- The site forms part of a Grade II Listed terrace of late 18<sup>th</sup> century town houses (No. 105 – 110 Guilford Street) [AB 22];
- It is located within the Bloomsbury Conservation Area [AB 30], designated as a significant example of Post-Medieval town planning;
- The site is situated within the London Suburbs APA [AB 4], that has been designated as an area where archaeological deposits are thought likely to survive relating to Roman occupation and a Roman cemetery, the Saxon settlement of Lundenwic and the precinct of the Medieval Hospital of St Giles. In addition, surviving deposits may relate to the Medieval suburb of Holborn, the Civil War defences of the Lines of Communication and the 17<sup>th</sup> & 18<sup>th</sup> century suburban growth of London and
- Part of the projected lengths of ramparts and ditches forming the Civil War Lines of Communication [AB 6], built 1642-3, run north-east – south-west through the proposed development site.

#### Within the Study Area

4.1.1 An additional twenty-nine heritage features have been recorded within the study area. These comprise:

- The Grade I Listed former home of Charles Dickens [AB 26], located c. 80m to the south;
- The Grade II\* Listed early 19<sup>th</sup> century terrace of No. 11 – 26 Mecklenburgh Square [AB 16], centred c. 150m to the north-west;
- Fifteen Grade II Listed Buildings [AB 12 – 15, 17 – 21, 23 – 25, 27, 29 & 31]. These mostly comprise early 19<sup>th</sup> century terraces, amongst other features. The closest of which are two bollards flanking the entrance to Brownlow Mews [AB 23], located c. 15m to the south of the site;
- The Grade II Listed Historical Park & Garden of the mid-18<sup>th</sup> century Coram's Field with Brunswick & Mucklenburgh Squares [AB 11], centred c. 275m to the west and
- The remaining eleven heritage features [AB 1- 3, 5, 7 – 10, 28, 32 & 33], relate to the occupation and defence of the area, from the Prehistoric period onwards.

### 4.2 Previous Works in the Study Area

#### Within the Proposed Development Site

4.2.1 No known previous works have been undertaken within the proposed development site.

### Within the Study Area

- 4.2.2 Several previous works have been recorded within the study area. These comprise mostly trench evaluations and watching briefs. These have identified the following:
- During a 2014 watching brief at 14 Roger Street, located c. 200m to the south-east of the site, 17<sup>th</sup> century dumping/ground consolidation was interpreted as backfills for the former Civil War defensive ditch, which were overlain by 17<sup>th</sup> & 18<sup>th</sup> century dump layers [AB 7];
  - A trench evaluation in 1993 at Mount Pleasant Post Office, c. 275m to the east of the site, observed the probable foundations of the Middlesex House of Correction prison building (Clerkenwell House of Correction), which was cut into river dumps in the south-western part of the site [AB 9].
  - A subsequent watching brief undertaken between 2010 – 2012 along a water main replacement and centred c. 460m to the south-east of the site, identified a section of 18<sup>th</sup> century wall (probably associated with the Clerkenwell House of Correction) opposite the Mount Pleasant Post Office and a large well/cistern opposite 6 Topham Street. Several 19<sup>th</sup> century coal cellars were also observed [AB 8] and
  - Several watching briefs have been undertaken on the site of the 18<sup>th</sup> – 19<sup>th</sup> century burial ground for St Andrew's, Holborn [AB 10]. These identified mostly disarticulated human bone, fragments of gravestones and coffin nails that had been disturbed following the clearance of the burial ground during the late 19<sup>th</sup> century. In situ burials were identified at depth.

## **4.3 Archaeology & History Background**

### Prehistoric (c. 500,000 BC – AD 43)

- 4.3.1 During the early Prehistoric period, the site was situated in the River Fleet valley system. Handaxes and a kill site found beyond the study area c. 370m to the north-east of the site, illustrate that the region was frequented by early human populations during the Palaeolithic. Within the study area, Palaeolithic flints [AB 1 & 2] have been discovered, the closest of which were found c. 20m to the east of the site [AB 1] (The Archaeology of Greater London online map, 2017).
- 4.3.2 Evidence for the exploitation of the region by hunter gathers and early farming communities during the Mesolithic and Neolithic, has been identified from finds of flint across the area. Within the study area, a Mesolithic tranchet axe and Neolithic polished stone axe were found c. 20m to the east of the site [AB 1].
- 4.3.3 Information about the later Prehistoric period, from the Bronze Age & Iron Age has been identified in the wider landscape beyond the study area, from metalwork and evidence of settlement, the closest of which was a pit or ditch containing Iron Age pottery, found c. 700m to the south-east of the site. However, there is no known evidence for later Prehistoric activity within the study area.

Roman (c. AD 43 – AD 410)

- 4.3.4 The site was located on the fringes of the Roman port settlement of Londinium, bordering on the suburbs of the town. Several Roman roads cross the area, the closest of which comprises one orientated c. east – west along the route of the A40 / Theobalds Road / Clerkenwell Road, c. 400m to the south of the site. A road side cemetery is associated with the roads, although the extent of the cemetery is unknown. The closest part of which was a cremation urn, discovered beyond the study area c. 500m to the south-east of the site (The Archaeology of Greater London online map, 2017).
- 4.3.5 Within the study area, a copy of a 1<sup>st</sup> century AD Roman coin [AB 3] was discovered c. 100m to the east of the site.

Medieval (AD 410 – AD 1536)

- 4.3.6 Following the abandonment of the Roman administration, the Saxon commercial centre of Lundenwic developed in the region of The Strand, c. 1.4km to the south of the site. The principal route of Holborn, c. 700m to the south of the site, continued as a main thoroughfare in the region. The area of the site appears to have had a rural character during this period and remained dominated by the River Fleet valley system, with sparse evidence for occupation in the region. The closest evidence is in the form of pottery found c. 400m to the south-west of the site (The Archaeology of Greater London online map, 2017).
- 4.3.7 The agricultural region became part of several manors, including Hankford's House which later became the Earl of Bath's Inn, the site of which is located beyond the study area c. 360m to the west of the site. During the 12<sup>th</sup> century, the Hospital of St Giles was established in the region, with a precinct containing various buildings, gardens and orchards, which covered an area of 8 acres.
- 4.3.8 By the Medieval period, London had spread beyond the confines of the Roman city and a suburban ribbon development had established along Holborn. This included the Old Temple, the original headquarters of the Order of the Templars in England between 1128 and 1162, which later became part of the Bishop of Lincoln's Inn. The region also housed the late medieval Inns of Court, which had become 'hospitiums' for lawyers (Gray's Inn and Lincoln's Inn).
- 4.3.9 Limited evidence of Medieval activity has been identified in the study area. Fragments of re-used Medieval masonry was found at 49 Doughty Street [AB 5], c. 90m to the south of the site.

The Post Medieval Period (AD 1537 – AD 1900)

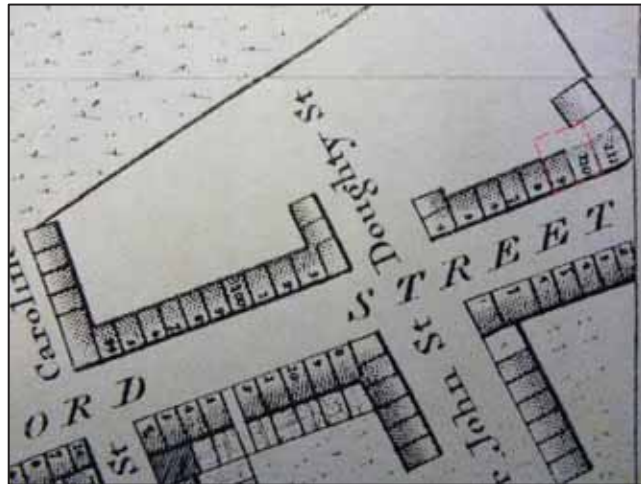
- 4.3.10 Much of the land in the region came into the possession of various members of the nobility during the 16<sup>th</sup> century, although the plans to develop the area were put on hold during the Civil War, when lengths of defensive ramparts and ditches [AB 6] were constructed across the area, to connect the forts constructed at Southampton House, one to the south of Russell Square and one near the junction of Tottenham Court Road and Bayley Street. Part of the projected route of these defensive ramparts and ditches passes north-east – south-west through the proposed development site.

- 4.3.11 Following the Restoration in 1660, the development of the region on the north side of Holborn took off, with the creation of fashionable new suburbs, inspired by the development of Covent Garden. Further to the north, the Foundling Hospital was founded in 1742 by Captain Thomas Coram, who had been shocked by the state of London's poorest children, that was completed in 1753. Fifty-six acres (c 23ha) of land were found in Lamb's Conduit Fields and the Trustees purchased it. The plan was to develop the surrounding estate to provide ground rents to support the Hospital but also to retain the open situation. To the north of the Hospital, gardens were laid out [AB 11].
- 4.3.12 The Rocque map of 1746 (Plate 1) shows the new suburban development spreading north from Holborn and the Foundling Hospital to the north, surrounded by gardens and open land. The approximate area occupied by the proposed development site (dashed circle in red near the centre of the map) appears to be occupied by a pit, that may represent a quarry.



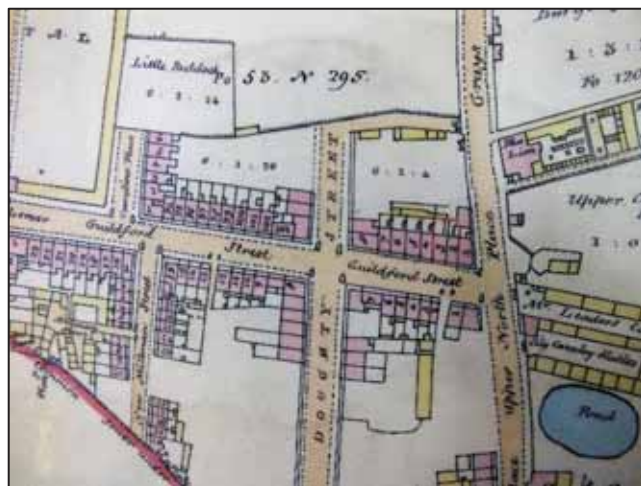
**Plate 1: Rocque's Map of 1746 (Approx. location of site dashed in red) (London Metropolitan Archives)**

- 4.3.13 In 1790 the Foundling Hospital needed funds and so released some land for development. The resulting adjacent street grid was created, mainly by architect James Burton, along with the twin squares of Brunswick and Mecklenburgh (Camden Council, 2011). The terrace that contains 109 – 110 Guilford Street was one of those built by James Burton around c. 1792. This terrace when built formed the north side of Queen Square.
- 4.3.14 The Horwood Map of 1794 – 99 (Plate 2) shows that in the intervening decades since the previous map, the suburban development has continued further north, right up to the southern edge of the Foundling Hospital complex. The existing road layout has been created and No. 109 – 110 Guilford Street are shown, although not in a large amount of detail.



**Plate 2: Horwood Map, 1794 – 99 (London Metropolitan Archives)**

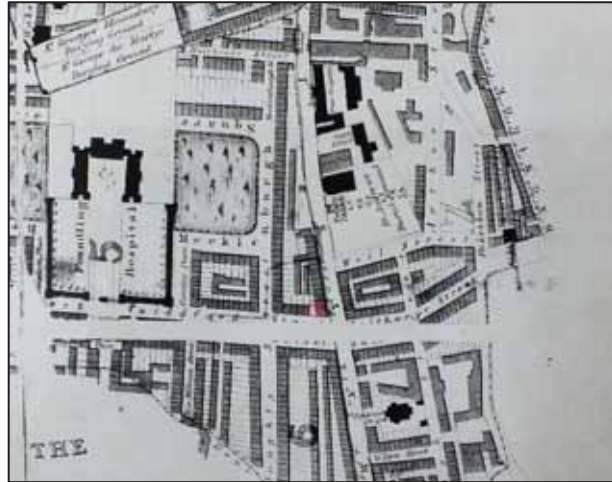
- 4.3.15 The area to the east of Gray's Inn Road was developed from the early 19<sup>th</sup> century onwards, although the Napoleonic Wars had the result of slowing the rate of the building, due to a rise in the cost of building materials and a scarcity of credit. A depression in the building trade during the 1830s slowed the final stages of the development of the Bloomsbury area.
- 4.3.16 The Plan of the Parish of St Pancras dating to 1801 (Plate 3) is the earliest map that shows the buildings at 109 -110 Guilford Street in detail. The buildings appear to be numbered 2 & 3 Guilford Street and are shown with linear gardens extending to the north at the rear of the houses. Outbuildings are shown along the eastern boundary of the rear gardens.



**Plate 3: Plan of the Parish of St Pancras, 1801 (Camden Local Studies & Archive Centre)**

- 4.3.17 The growth in the population of the Bloomsbury region during the late 18<sup>th</sup> – early 19<sup>th</sup> century gave rise to the need for public buildings such as places of worship and hospitals including Great Ormond Street Children's Hospital [AB 28], originally founded in a domestic property prior to a purpose built premises that was constructed in the 1870s c. 350m to the south-west of the site.
- 4.3.18 The 1849 Parish Tithe Map of St Pancras (Plate 4) shows the development around the site has continued during the intervening decades since the previous map, particularly along

Gray's Inn Road to the east. As a result, the garden of No. 110 Guilford Street appears to have been infilled and No. 109 appears to be absent altogether.



**Plate 4: St Pancras Parish Tithe Map, 1849 (Camden Local Studies & Archive Centre)**

4.3.19 The 1871 edition of the 25" OS map (Plate 5) shows both buildings with basement wells at the front, adjacent to the pavement. It appears that No. 109 has possibly been reconstructed since the previous map. Linear gardens are shown at the rear of both properties. There is a small outbuilding adjacent to the rear of the main part of No. 110.



**Plate 5: 25" OS map, 1871 (Camden Local Studies & Archive Centre)**

4.3.20 The 1894 -96 edition of the 25" OS map (Plate 6) shows the buildings much as they were depicted on the previous map, although the western side of No. 109 has been extended to the rear and an outbuilding is shown between the two rear extensions.





Plate 6: 25" OS Map, 1894 -96 (Camden Local Studies & Archive Centre)

4.3.21 Throughout the 19<sup>th</sup> century, the desirability of the formerly fashionable terraces of Bloomsbury began to wane. They were replaced in popularity by the villa developments to the north and west, such as Belsize Park and St John's Wood. This resulted in the conversion of several of the properties to non residential uses and many shops were inserted into the ground floors of many of them during the 19<sup>th</sup> century.

*Modern Period (AD 1901 – present)*

4.3.22 During the early 20<sup>th</sup> century, conversion of the residential properties continued at large along with new development in the region of the University of London. Further public amenities continued to develop, including the Royal Free Auxiliary Hospital [AB 32], constructed in 1915 c. 200m to the north-east of the site. Hotel and office developments continued to proliferate throughout the area, particularly large footprint, steel-framed buildings of a commercial nature.

4.3.23 Much alteration to the existing buildings in the region was undertaken during the 20<sup>th</sup> century, in addition to reconstruction following wartime bomb damage, particularly in the most damaged areas around Theobald's Road, High Holborn, Brunswick Square, Red Lion Square and the area south of King's Cross. Many of the properties in the terrace of which the site forms a part, were re-fronted during the 20<sup>th</sup> century, including No 109.

4.3.24 The 1921 & 1938 editions of the 25" OS map (not reproduced) show the site much as it was depicted on the late 19<sup>th</sup> century edition (Plate 6). The 1951 & 1960 (Plate 7) edition of the 1:1,250 OS map, shows a glass extension or conservatory on the northern end of No. 109. This is shown as a solid extension on the 1982 OS map.

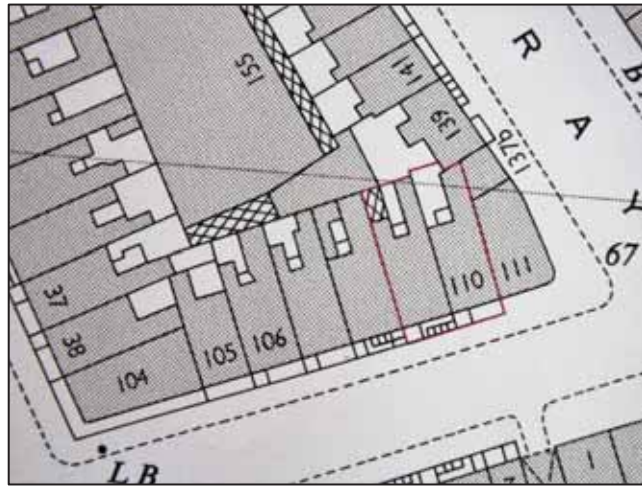


Plate 7: 1:1,250 OS Map, 1960 (Camden Local Studies & Archive Centre)

## 5. CONDITION OF 109 – 110 GUILFORD STREET

- 5.1.1 A site visit was undertaken by Chloe Smith (Heritage Consultant; AB Heritage) on the 20<sup>th</sup> March 2017. She was accompanied by Guni Suri, on behalf of the owner of the property, Oceanic Jewellers Ltd.
- 5.1.2 The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits. As well as to ascertain the level of survival of significant architectural details.
- 5.1.3 The site is located on the northern side of Guilford Street and is occupied by Nos. 109 and 110 Guilford Street, that form part of a terrace of town houses. The buildings comprise three storeys plus basement and attic levels. They are constructed of yellow stock brick with reddened brick window arches on the south-eastern façade. Single-glazed wooden sash windows are presented in the south-eastern façade from basement to second floor level, while casement windows are used in the attic level, all of which are later replacements. Black metal railings, mentioned in the listing description, mark the south-eastern boundary of the site, adjacent to the pavement (Photo 1).



**Photo 1: Front façade of Nos. 109 (left) and 110 (right) Guilford Street, looking northwest**

- 5.1.4 To the rear there have been several extensions from the original plan of the building. No 109 has a rear ground floor extension, which extends the full width of the property to the north-western boundary. An additional narrow extension of 2.5 storeys, provides additional space at the half-landing level between the ground and first floor and a smaller space between the first and second floors (Photo 2).
- 5.1.5 No. 110 also has a narrow 1.5 storeys extension, providing space at the half-landing level between the ground and first floors. There is also a later L-shaped ground floor extension of modern brick, which does not occupy the full plot, leaving a small area of yard space at the rear of the property.



**Photo 2: Rear elevation for Nos. 110 (left) and 109 (right) Guilford Street, looking south-east**

- 5.1.6 To the rear of No. 110 is a small yard area, which is the site of the proposed extension. This area is enclosed by brick walls and is paved with large concrete slabs (Photo 3).



**Photo 3: Yard area to the rear of No. 110, looking west**

- 5.1.7 The buildings are currently in use as student accommodation, and have been internally re-arranged and comprise mainly rooms that have been converted to bedrooms (with en-suite shower rooms in No 109 and communal bathrooms in No 110), and communal areas including kitchens, laundry areas and storage. Several of the principal rooms have been subdivided and internal stud walls have been erected throughout to form corridors to allow access between rooms. This has resulted in fragmentation of the original plan form of the building. Most doors, particularly in No. 110, are later or modern replacements.
- 5.1.8 Despite previous remodelling phases, a number of significant internal historic features survive. In No. 109, the architrave and cornice in the basement level are all modern insertions of little or no historical significance, as is the stairs and stairway panelling.
- 5.1.9 At ground floor level, original skirting board, picture rail and door architrave is present within the principal rooms, although the cornice has been replaced in the central room. All details have been replaced in the hallway along with the lower portion of the stairs. The front principal room has a curved rear wall and surviving moulded plaster corncicing, ceiling rose, dado rail and picture rail (Photo 6). The central ground floor room has an original c. late 18<sup>th</sup>

century fire surround with central decorative panel, like that in Photo 5. Later panelling is present in the ground floor entrance hall.

- 5.1.10 At first floor level, the principal rooms of No. 109 retain some original skirting board, only part of the original cornice in the front room and both c. late 18<sup>th</sup> century fire surrounds in the principal rooms (Photo 4 & 5). At second floor level, original door and window architrave is present in the communal kitchen area and front principal room, although the cornice has been replaced.



**Photo 4: Original Regency fireplace in No 109: first floor, front bedroom**



**Photo 5: Original Regency fireplace in no 109: first floor, rear bedroom**

- 5.1.11 At third floor level, the architectural details are limited and largely replacements, apart from a plain c. late 18<sup>th</sup> century fire surround in the front room, which also has a built-in cupboard. Panelling is present in the third-floor stair lobby, which may be original (Photo 7).



**Photo 6: Ceiling rose and decorative cornice in no. 109: ground floor, front bedroom**



**Photo 7: Wooden panelling and blocked door in No. 109 third floor / attic level, hallway**

- 5.1.12 The basement level of No. 110 is much the same as No. 109, with modern architectural details added, which are of limited, if any historical importance. The rear part of the ground floor is entirely modern and contains no features of historic value. The ground floor entrance hall has an original entablature style entrance with pilasters and a rectangular overlight with glazing bars.
- 5.1.13 The remainder of the ground floor has a high level of surviving original door and window architrave and panelled reveals. The front room has the original corncing, picture rail and dado rail, although some has been replaced on the chimney breast. A blocked doorway between the principal rooms retains the original door architrave. The ground floor staircase mirrors the remainder of the original stairs in No. 109 and is open string on the lower section and closed string on the upper floors.
- 5.1.14 At first-floor level, the principal rooms have lost their original fire surrounds although the door and window architrave survives (Photo 8), as do the cornices and later skirting boards. The second floor is much the same, with no surviving fire surrounds and only the original door and window architrave. The third floor is in much the same condition, although would likely have had less detailing originally.



**Photo 8: Wooden panelling in window reveal in No. 110: first floor, front bedroom**

5.1.15 The proposed development includes an extension to No. 110, to fill the area between the adjacent properties to the east and north. This area is surrounded on three sides by brick walls to a height of at least two storeys. Views from this area are predominantly towards the rear of the properties within the block formed by Guilford Street, Gray's Inn Road and Doughty Street, and there are no views from this area into the wider streetscape (Photo 9 - 11).



**Photo 9: View from the rear window of No.110 into the area to be developed, looking west**



**Photo 10: View towards area to be developed from No. 109, looking north-east**



**Photo 11: View from No.109, looking north-west**



## 6. SETTING OF 109 – 110 GUILFORD STREET

- 6.1.1 The site faces south onto Guilford Street, which contains a mixture of modern flat developments and the remnants of late 18<sup>th</sup> – early 19<sup>th</sup> century terraces of three or four storey town houses, raised on basements and fronted by cast-iron railings. Many back directly onto the adjacent properties or have small, rear linear gardens or yards (Camden Council, 2011).
- 6.1.2 The vertical proportions of the frontages adhere to classical architectural principles, with a repeated rhythm of window and door openings along each terrace. The terraces have an overall homogeneous perception but there is subtle variation in the detailing of the terraces, which is derived predominantly from piecemeal rebuilding during the 20<sup>th</sup> century (Photo 12).



**Photo 12: The eastern end of the north side of Guilford Street, from the south-east**

- 6.1.3 The strong uniform appearance is achieved through the consistency of the construction materials, with the prevailing materials being London stock brick with some contrasting red brick detailing (such as segmental red-brick arches). Some stucco is evident at ground floor level. Most of the frontages along Guilford Street are topped with mansard attics and dormer windows behind (Photo 12).
- 6.1.4 The rear of the site is enclosed by the rear of the adjacent buildings, as mentioned above in Section 5.1.9 (Photo 9 – 11). The views into and out of the ground floor level of the rear of the site, are limited by the proximity of the adjacent buildings and this elevation does not form a part of any of the significant views with the Bloomsbury Conservation Area.
- 6.1.5 The adjacent grids of streets predominantly comprise a similar composition, some with rear Mews, although there is the intermittent modern office block (Photo 13). This remnant historic element is an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure.



**Photo 13: View from the front of No. 110 Guilford Street towards the east**

- 6.1.6 The former predominantly residential area now has a mixture of uses, with some now used as offices. Guilford Street and Rugby Street have a more commercial element than other streets.
- 6.1.7 Gray's Inn Road forms a dominant tree-lined avenue with wide pavements, to the east of the site. Further streets of terrace dominate the area to the south of the Guilford Street, which contribute positively to the character of the area.
- 6.1.8 The secondary streets in the area, such as Great James Street, Millman Street, and the stretches of Rugby Street, Great Ormond Street and Sandland Street, share many of the characteristics of the main streets, but are generally narrower and less grand in nature.
- 6.1.9 The setting of 109 – 110 Guilford Street is considered to form a Medium – High Positive contribution towards the significance of the buildings as heritage assets. This is because they form a part of the planned development of the area that took hold from the 17<sup>th</sup> century onwards, the character and form of which, remains largely intact.

## 7. STATEMENT OF SIGNIFICANCE

- 7.1.1 The late 18<sup>th</sup> century Grade II Listed terrace [AB 22], of which the site forms a part is a heritage asset of Regional significance (in line with Table 1, Section 2.4). This is because it is considered by Historic England to be a heritage asset of special interest.
- 7.1.2 The Bloomsbury Conservation Area [AB 30] is a heritage asset of National Significance.
- 7.1.3 As discussed in Section 6.1.9 above, the setting of 109 - 110 Guilford Street [AB 22] is thought to make a Medium – High Positive contribution towards the significance of the buildings, due to forming part of a significant example of Post-Medieval town planning.
- 7.1.4 Although No. 109 was re-fronted during the 20<sup>th</sup> century and the interior of both properties has undergone a medium degree of partitioning to turn it into student accommodation, a medium level of original architectural details survives, such as the moulded cornicing, original fire surrounds and door and window architrave (See Photos 4 – 8), which are outlined in Section 5 above.
- 7.1.5 These original surviving elements of the architectural details of the buildings make it possible to still identify the hierarchy of the rooms, with the more elaborate decorative details within the principal rooms and circulation areas of the house, with the basement and upper floors naturally displaying more subtle details. Individually, and as a group within their original context, these surviving details contribute positively towards the significance of the buildings to a High degree. The later additions and modern insertions are thought to have limited historical value at most. This is because these elements are not thought to be of historical significance or contribute to the significance of the buildings as heritage assets.
- 7.1.6 In addition, the original plan form remains distinguishable and the overall external appearance retains its Regency design and proportions.
- 7.1.7 Therefore, these elements form the evidential and illustrative historical values of the buildings, which are thought to make a High Positive contribution towards their significance, and that of the character and significance of the Bloomsbury Conservation Area [AB 30]. This is because of the information that the surviving elements of original architectural detail and the buildings provide about the external and internal architectural style of the Regency period, as well as their positive contribution towards the character of the surrounding Conservation Area.
- 7.1.8 The buildings are also considered to have an aesthetic value, but to a lesser degree.

## 8. CULTURAL HERITAGE POTENTIAL, PREDICTED IMPACT & MITIGATION

### 8.1 Known Cultural Heritage Resource

- The site forms part of a Grade II Listed terrace of late 18<sup>th</sup> century houses (No. 105 – 110 Guilford Street) [AB 22];
- It is located within the Bloomsbury Conservation Area [AB 30], designated as a significant example of Post-Medieval town planning;
- The site is situated within the London Suburbs APA [AB 4], that has been designated as an area where archaeological deposits are thought likely to survive relating to Roman occupation and a Roman cemetery, the Saxon settlement of Lundenwic and the precinct of the Medieval Hospital of St Giles. In addition, surviving deposits may relate to the Medieval suburb of Holborn, the Civil War defences of the Lines of Communication and the 17<sup>th</sup> & 18<sup>th</sup> century suburban growth of London and
- Part of the projected lengths of ramparts and ditches forming the Civil War Lines of Communication [AB 6], built 1642-3, run north-east – south-west through the proposed development site.

### 8.2 Past Impact Within the Site Boundary

- 8.2.1 The projected line of the Civil War defences [AB 6] appears to run north-east – south-west beneath the buildings of 109 – 110 Guilford Street. This has the potential to have impacted upon earlier surviving archaeological deposits in the vicinity.
- 8.2.2 The historic map evidence suggests that the area of the site may have been the location of a pit or possible quarry, shown on the Rocque map of 1746 (Plate 1). The 1849 parish tithe map of St Pancras (Plate 4) indicates that No. 109 was demolished, cleared and rebuilt during the mid – late 19<sup>th</sup> century and that the garden of No. 110 may have been infilled during the early 19<sup>th</sup> century. These activities also have the potential to have impacted upon surviving below ground archaeological deposits in the vicinity of the proposed development site.

### 8.3 Potential Archaeological Resource

- 8.3.1 The potential to encounter surviving archaeological deposits is thought to be as follows, in line with Section 2.4.1 and Table 1 in Section 2.4:
- Post-Medieval relating to the Civil War Defences [AB 6] of Regional Importance and a pit or quarry of Negligible importance – Medium Potential.
- 8.3.2 There is considered to be a Low Potential for surviving deposits from all other periods.

### 8.4 Predicted Impact of Proposed Development

- 8.4.1 In relation to below ground archaeological deposits relating to the Civil War Defences and a pit or quarry shown on the 1746 map, the predicted impact upon the heritage resource is thought to be Negligible, due to the scale of the ground disturbance. There is likely to be very

little appreciable effect upon the heritage resource or its historic value. This would result No overall significant effect (in line with Table 3).

- 8.4.2 With regard to the impacts upon the Grade II Listed 109 – 110 Guilford Street and Bloomsbury Conservation Area, the proposed extension to the rear of No. 110 is of small scale due to the nature of the available space. Although this would physically remove a small element of the immediate setting of the buildings and the Bloomsbury Conservation Area, it would bring the rear of the building in line with that existing at No. 109, bringing a degree of uniformity to the rear of the building once more. The main element of aesthetic appreciation of the terrace is associated with the front, south facing elevation, that will remain unaltered by the proposal.
- 8.4.3 On the interior of the buildings, the alterations to the existing, already altered layout, are considered to be of a small scale, although the new partitions may truncate some small areas of the original surviving cornice and architrave, which would constitute removal of a small element of the historic fabric. The removal of existing inserted partitions on the first and second floors will bring back the open plan of the principal rooms within these areas of the buildings.
- 8.4.4 However, the proposed partition in the front third floor room of No. 110, will truncate the chimney breast to a small degree, although the principle form of the room will alter to a small degree.
- 8.4.5 Overall, the magnitude of impact upon the Grade II Listed 109 – 110 Guilford Street [AB 22] and the Bloomsbury Conservation Area [AB 30] is thought to be Direct & Indirect Low Adverse, respectively, with an overall Minor significance of effect for both. This is because the heritage receptors are thought to be altered to a slight degree, with limited changes to the overall historic character and value of the building and Conservation Area.

## 8.5 Conclusions

- There is thought to be a Medium Potential for the survival of archaeological deposits relating to the Civil War defence of the Lines of Communications [AB 22] and a Post-Medieval pit or quarry shown on a 1746 map. The potential for all other periods is thought to be Low.
- Surviving archaeological deposits relating to the Civil War defence of the Lines of Communications [AB 22] are thought to be of Regional Importance. Those of the pit or quarry are of Negligible Importance.
- The magnitude of impact upon both of these heritage features is thought to be Negligible, with No overall significant effect.
- The late 18<sup>th</sup> century Grade II Listed terrace [AB 22], of which the site forms a part is a heritage asset of Regional Significance. The Bloomsbury Conservation Area [AB 30] is a heritage asset of National Significance.
- The magnitude of impact upon the Grade II Listed 109 – 110 Guilford Street [AB 22] and the Bloomsbury Conservation Area [AB 30] is thought to be Direct & Indirect Low Adverse, respectively, with an overall Minor significance of effect.

## 8.6 Outline Recommendations

- 8.6.1 An archaeological watching brief is recommended during the groundworks associated with the extension on the rear of No. 110 Guilford Street. A low level historic building recording, equivalent to a Level 2 survey, may also be considered appropriate, prior to the alterations to the buildings.
- 8.6.2 Retention of the original features outlined above in Section 5 such as the door and window architrave, cornicing and other architrave such as picture rail is recommended, as is the retention of the original fire surrounds, ceiling rose and staircases, where possible, in line with Policy DP25 London Borough of Camden Local Development Framework and the Bloomsbury Conservation Area Appraisal and Management Strategy.
- 8.6.3 All recommendations are subject to the approval of the from the Local Planning Archaeologist and Conservation Officer, where necessary.

## 9. REFERENCES

### 9.1 Documentary & Cartographic Sources

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- Horwood Map, 1794 – 99 (London Metropolitan Archives)
- Plan of the Parish of St Pancras, 1801 (Camden Local Studies & Archive Centre)
- St Pancras Parish Tithe Map, 1849 (Camden Local Studies & Archive Centre)
- 25" OS map, 1871 (Camden Local Studies & Archive Centre)
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- 1:1,250 OS Map, 1960 (Camden Local Studies & Archive Centre)
- Cherry. B & Pevsner. N, 1998, The Buildings of England, London, North

### 9.2 Online Sources

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- Area Calculator <https://www.freemaptools.com/area-calculator.htm>
- BGS (British Geological Society) 2017. Geology of Britain viewer  
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- Camden Council Planning Policy Documents  
<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/planning-policy-documents/>
- Camden Council 2011. Bloomsbury conservation area appraisal and management strategy. <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/bloomsbury/>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment [http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA\\_2.pdf](http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf)
- Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures  
[http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings\\_1.pdf](http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf)
- Grid Reference Finder <https://gridreferencefinder.com/>
- Heritage Gateway <https://historicengland.org.uk/listing/the-list/list-entry/1271623>
- Magic Interactive Map <http://magic.defra.gov.uk/MagicMap.aspx>

- National Planning Policy Framework  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
- Planning (Listed Buildings and Conservation Areas) Act, 1990  
[http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga\\_19900009\\_en.pdf](http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf)
- The archaeology of Greater London: an assessment of archaeological evidence for human presence in the area now covered by Greater London  
<http://www.mola.org.uk/publications/archaeology-greater-london-assessment-archaeological-evidence-human-presence-area-now>
- The Archaeology of Greater London online map  
<http://molarchaeology.maps.arcgis.com/apps/MapSeries/index.html?appid=9a85640effc042ae91af6b0d43abbafb>



## **Appendices**

## Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the Greater London HER, and other sources within the 250m study area. Listed Buildings have been included within a 100m study area.

### Abbreviations

NGR - National Grid Reference      CA – Conservation Area      LB – Listed Building  
 HLC - Historic Landscape Character Area      MLO – GLHER monument prefix      ELO – GLHER event prefix  
 APA - Archaeological Priority Area

AB No.	Period	Description	Status	NGR	Ref
1	Prehistoric	Findspot of Palaeolithic flints including a handaxe, flakes and scrapers, a Mesolithic tranche axe & a Neolithic polished stone axe, at Gray's Inn Road during the 1880s.		TQ 3080 8230	MLO17696, 97 & 23431
2	Prehistoric	Palaeolithic flint flakes and handaxes were found on Grays Inn Road, during the 1880s.		TQ 3069 8244	MLO46117
3	Roman	Findspot of a copy of a copper alloy coin of Germanicus or Claudius, found in the Fleet ditch at Gouge Street.		TQ 3090 8230	MLO17777

4	Roman - Post-Medieval	<p>London Suburbs Archaeological Priority Area - designated due to the location of Roman occupation and cemeteries along the roads, the extent of which is unclear but may reach as far west as the junction of Bloomsbury Way and New Oxford Street where two Roman roads are thought to have joined.</p> <p>The middle Saxon settlement of Lundenwic, the boundaries and structure of the settlement have yet been determined. Most of the residential area appears to have been in the central part to the north of the Strand. Iron smelting and butchery may have been confined to the northern and eastern peripheries of the settlement. Quarrying for gravel on a large scale was probably at the far limits of the town to the west.</p> <p>The precinct of the Hospital of St Giles, founded in the C12 to house lepers and dissolved in 1539. The precinct enclosed an area of eight acres including the conventional buildings, gardens and orchards.</p> <p>The medieval suburb of Holborn, comprising the Old Temple, the original headquarters of the Order of the Templars in England during the C12, which later became part of the Bishop of Lincoln's Inn, Ely Place, built in the early C14, the late medieval Inns of Court; and roadside taverns. The suburb probably extended westward in a ribbon development along the former Roman road while other buildings were added to the east side of St Giles' precinct.</p> <p>The Civil War forts and Lines of Communication, built 1642-3 at Southampton House, to the south of Russell Square and near the junction of Tottenham Court Road and Bayley Street with intervening lengths of rampart and ditch, forming parts of the ring of Parliamentary defences around London called the Lines of Communication. The defences brought the outlying suburbs and hamlets into a new unity with the capital city.</p> <p>Suburban growth of London in the 17th and 18th centuries. Part of the extension of the London suburbs in the late 17th century lapped across the Lines of Communication.</p>	APA	Centered TQ 3063 8165	DLO35589
5	Medieval	Exposed masonry wall in the cellars of 49 Doughty Street. The cellar was of brick construction, except for the west wall which was of sandstone. This wall included moulded fragments of grey-green sandstone, possibly Reigate stone. The stone type is		TQ 3078 8220	MLO61482

		compatible with the medieval period, as were the conjectured mouldings. The re-use of medieval stones suggests the contemporary demolition of a large medieval building (location unknown).			
6	Post-Medieval	Civil War defences - projected lengths of rampart and ditch forming the Lines of Communication built 1642-3.			
7	Post-Medieval	An archaeological watching brief and excavation was carried out at 14 Roger Street in 2014. This identified early to mid C17 dumping/ground consolidation were interpreted as backfills for the former Civil War defensive ditch, which were overlain by later C17 to mid C18 dump layers. Finds recovered included a large quantity of medieval and post medieval pottery sherds, a large quantity of clay pipe fragments, animal bone, medieval and post medieval floor and roof tiles, and a small quantity of metal and other small finds.	TQ 3088 8212	ELO14856	
8	Post-Medieval - Modern	A watching brief was undertaken on groundworks associated with Thames Water's replacement of water mains in the vicinity of Mount Pleasant, Rosebery Avenue, Farringdon Road and Clerkenwell Road, between 2010 and 2012, identified section of C18 wall (probably associated with the Clerkenwell House of Correction) was recorded on the north-west side of Rosebery Avenue opposite the Mount Pleasant Post Office, and a large well/cistern opposite 6 Topham Street. Several C19 coal cellars were also observed.	Centred TQ 31212 82159	ELO12509	
9	Post-Medieval - Modern	An archaeological evaluation was carried out in 1993 at Mount Pleasant Post Office prior to redevelopment of the site. The probable foundations of the Middlesex House of Correction prison building were observed cut into river dumps in the south-western part of the site.	TQ 3104 8238	ELO4061	
10	Post-Medieval - Modern	Green area that was originally a burial ground for St Andrew's Holborn since 1754. It closed for burials in 1850 and was opened in 1885 as a public park.  A watching brief during the hand excavation of test pits and foundation trenches at 252B Gray's Inn Road, within the original extent of the C18 burial ground of St Andrew's, Holborn, was monitored in 1993. No in-situ burials were discovered up to a depth of 18.96m where in-situ coffins were exposed but coffin studs, ex-situ disarticulated human bone and five gravestones were also recorded. Test pits in the south-west corner of the site located a late-C18 or early- C19 brick-built burial vault.  In 1996, six test pits in proposed pile positions were monitored with much the same results as previously. In 2007, a further watching brief monitored three geotechnical trenches. Possible channel deposits were recorded in one test pit, and a layer of redeposited natural clay in another. Probable C18 buried soil horizons (presumably associated with the rear gardens of the residential properties that surround the site) were observed in all three pits.	TQ 3076 8237	MLO60004 & 05, 103811, 106616, ELO3505, ELO3512, ELO13072 & ELO14470	

11	Post-Medieval - Modern	<p>In 2013, a watching brief at 155 Gray's Inn Road revealed a series of intercutting early to mid-post medieval pits, thought to have been excavated for gravel extraction.</p> <p>Coram's Fields with Brunswick and Mecklenburgh Squares - Mid C18 children's gardens, symmetrically flanked by an C18 and an early C19 square, designed to preserve the surroundings of the Coram's Fields gardens for The Foundling Hospital was founded in 1742 and completed in 1826. In 1926 the Hospital sold the whole of its London property and moved out to a new site. Coram's Fields were bought by Lord Rothermere and others to be preserved as a children's playground. Coram's Fields is owned and managed by an independent charitable trust. Brunswick and Mecklenburgh Squares are owned by the London Goodenough Trust and the former is leased to and administered by the London Borough of Camden.</p> <p>Other locally designated Mid C18 to early C19 gardens within this group of gardens include Harmsworth Memorial Playground.</p> <p>Mecklenburgh Square was laid out by Joseph Kay from 1809-10 and remains close to the original design. / Goodenough College, part of Meckleburgh Square, was founded in 1931 and London House, completed in 1933, has an enclosed quadrangle entered through wrought-iron gates. The central garden is set to lawn with mixed beds on the perimeter.</p>	Grade II HP&G	TQ 30496 82277	DLO32915 & MLO59268, 103799 & 107456 & NHLE 1000212	
12	Post-Medieval - Modern	49 Gough Street - House & shop, formerly terraced. C19 or earlier. Yellow stock brick with stucco. Exceptionally fine early C19 wooden shopfront century shopfront	Grade II LB	TQ 30847 82358	DLO14847, MLO79891 & NHLE 1113045	
13	Post-Medieval - Modern	121 Gray's Inn Road and attached railings - Terraced house, formerly with shop. Early 19th century. Stucco.	Grade II LB	TQ 309 16 82094	DLO14903, MLO80054 & NHLE 1113101	
14	Post-Medieval - Modern	141 - 151 and attached railings - Terrace of 6 houses. c1811-20. Darkened stock brick, cast-iron railings with urn finials.	Grade II LB	TQ 30754 82329	DLO14906, MLO80057 & NHLE 1113104	
15	Post-Medieval - Modern	139 Gray's Inn Road - House at end of terrace. c1811-20, altered. Multi-coloured stock brick. 3 storeys, attic and basement.	Grade II LB	TQ 30772 82306	DLO14905, MLO80056 & NHLE 1113103	

109-110 GUILFORD STREET, LONDON  
**HISTORIC ENVIRONMENT DESK BASED ASSESSMENT & HERITAGE STATEMENT & HERITAGE STATEMENT**

16	Post-Medieval - Modern	11 - 26 Mecklenburgh Square and attached railings - Terrace of 24 houses forming the east side of Mecklenburgh Square. Various architects. Mostly early C19, 15 and 27-34 rebuilt in facsimile c1950. Formal composition of 4 storeys with basements. Attached cast-iron railings with urn finials. 21 was the residence of RH Tawney, historian, teacher & political writer.	Grade II* LB	TQ 30675 82415	DLO14920, MLO80071 & NLHE 1113118
17	Post-Medieval - Modern	165 Gray's Inn Road and attached railings - Terraced house. c1811-20, re-fronted late 20th century. Multi-coloured stock brick with plain stucco. 3 storeys and basement.	Grade II LB	TQ 30728 82362	DLO14928, MLO80079 & NHLE 1113126
18	Post-Medieval - Modern	240, 242 & 244-250 Gray's Inn Road - terraces houses with later shops. Early C19. Yellow stock brick, largely refaced. 4 storeys and basement. Calthorpe Arms Public House - End of terrace public house. Early C19. Yellow stock brick. 4 storeys and cellar. Early C20 interior.	Grade II LB	TQ 30806 82309	DLO14929 - 32, MLO80080- 3 & NHLE 1113127-30
19	Post-Medieval - Modern	2 - 9 Wren Street - Terrace of 8 houses. c1824-30. Darkened yellow stock brick. 3 storeys, attics (Nos 2-5) and basements. Cast-iron railings with urn finials.	Grade II LB	TQ 30799 82348	DLO16332, MLO81378 & NHLE 1379212
20	Post-Medieval - Modern	1 - 21 Calthorpe Street & attached railings - Terrace of 21 houses. c1821-6. Yellow stock brick. 4 storeys and basements. Cast-iron railings with urn finials.	Grade II LB	TQ 30818 82317	DLO15206, MLO80370 & NHLE 1244304
21	Post-Medieval - Modern	2 - 24 Calthorpe Street & attached railings -(includes 238A & B Gray's Inn Road) - Terrace of 12 houses. c1820-1826. Built by N Stallwood. 4 storeys and basements. Cast-iron railings with urn finials.	Grade II LB	TQ 30848 82303	DLO15207, MLO80371 & NHLE 1244306
22	Post-Medieval - Modern	105 -110 Guilford Street & attached railings - Terrace of 6 houses. c1792-1800. By James Burton. 3 storeys, attics and basements. Nos 108-110, stone cornices and blocking courses. Cast-iron railings with urn finials.	Grade II LB	TQ 30770 82290	DLO15404, MLO80568 & NHLE 1271623
23	Post-Medieval - Modern	2 bollards flanking the entrance to Brownlow Mews - 2 bollards with spur stones. C19. Cast-iron of cannon type. Westernmost bollard inscribed "Doughty Estate".	Grade II LB	TQ 30789 82273	DLO15801, MLO80965 & NHLE 1378646
24	Post-Medieval - Modern	3 - 7 Guilford Street & attached railings - Terrace of 5 houses. c1792-1800. Darkened yellow stock brick. Cast-iron railings with urn finials.	Grade II LB	TQ 30759 82255	DLO15311, MLO80475 & NHLE 1245854

109-110 GUILFORD STREET, LONDON  
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT & HERITAGE STATEMENT & HERITAGE STATEMENT

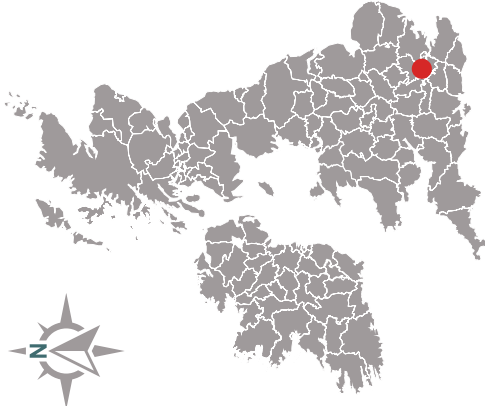
25	Post-Medieval - Modern	Bollard at the junction with Dougherty Street - Bollard. C19. Cast-iron of cannon type. Inscribed "Foundling Hospital" and with a relief of a lamb.	Grade II LB	TQ 30733 82266	DLO15405, MLO80569 & NHLE 1271624
26	Post-Medieval - Modern	Charles Dickens House & attached railings - Terraced house. c1807-9. Darkened stock brick with slate mansard roof and dormer. Original lead rainwater head and pipe. This house was between 1837 and 1839 the home of Charles Dickens.	Grade I	TQ 30782 82203	DLO15730, MLO80894 & NHLE 1356735
27	Post-Medieval - Modern	8, 9 & 10 Guilford Street & attached railings - Terrace of 4 houses. c1792-1800, altered. 3 storeys, attic and basements. Cast-iron railings with urn finials to areas of Nos 9 and 10.	Grade II LB	TQ 30706 82232	DLO15312, MLO80476 & NHLE 1245855
28	Post-Medieval - Modern	Great Ormond Street Children's Hospital - England's first children's hospital established in 1851 in a rented house. A purpose-built pavilion plan style hospital was erected between 1872-7 to designs by E M Barry. This was much extended in later years. Hospital chapel built in 1876 to designs by Edward Barry. Built in a flamboyant High Victorian style. Interior decoration and stained glass by Clayton and Bell. In the early 1990s the chapel was moved to the modern hospital and restored.		TQ 3048 8206	TQ 38 SW 1449 & TQ 38 SW 1450
29	Post-Medieval - Modern	29 - 38 Dougherty Street & attached railings - Terrace of 10 houses. 1794-1810. Built by G Slaton and G Golden. Darkened multi-coloured stock brick. Cast-iron railings with urn finials. 3 storeys, attics and basements.	Grade II LB	TQ 30728 82295	DLO15728, MLO80892 & NHLE 1356733
30	Post-Medieval - Modern	Bloomsbury Conservation Area - covers an area of approximately 160 hectares, Bloomsbury is widely considered to be an internationally significant example of town planning. Its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms. The initial designation of Bloomsbury as a conservation area in 1968 sought to protect elements of development from the Georgian and earlier eras, but excluded areas where there had been significant later redevelopment.	CA		DLO36489
31	Modern	London House - London House was established in 1931 by FC Goodenough - who raised the funds with which to found the Dominion Students' Hall Trust - as a place where students from the British Empire could live a collegiate life. One of Sir Herbert Baker's most characteristic later buildings. The post-war northern and western ranges were completed to a simplified design after Baker's death in 1944.	Grade II LB	TQ 30637 82266	DLO14923, MLO80074 & NHLE 1113121
32	Modern	Royal Free Hospital Auxiliary Hospital - The newly built but as yet unoccupied Helena Building which was part of the Royal Free Hospital, was requisitioned in 1915 by the War Office before it could open, for use as an auxiliary hospital. In 1918, after demobilisation, it was returned to the hospital.		TQ 30795 82514	MLO107270

33	Modern	<p>The ITN Building - Foster and Partners first major commercial building in London was built from 1989 to 1992 for Stanhope Properties and taken over by ITN, Independent Television News. Constructed on a site which was formerly occupied by 'The Times', it is a deep-plan atrium building with glass and aluminum curtain-walling. The building has now become synonymous with the image of ITN, forming the backdrop for the news broadcasts.</p>	TQ 3092 8217	TQ 38 SW 1780
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**KEY**



Site Boundary

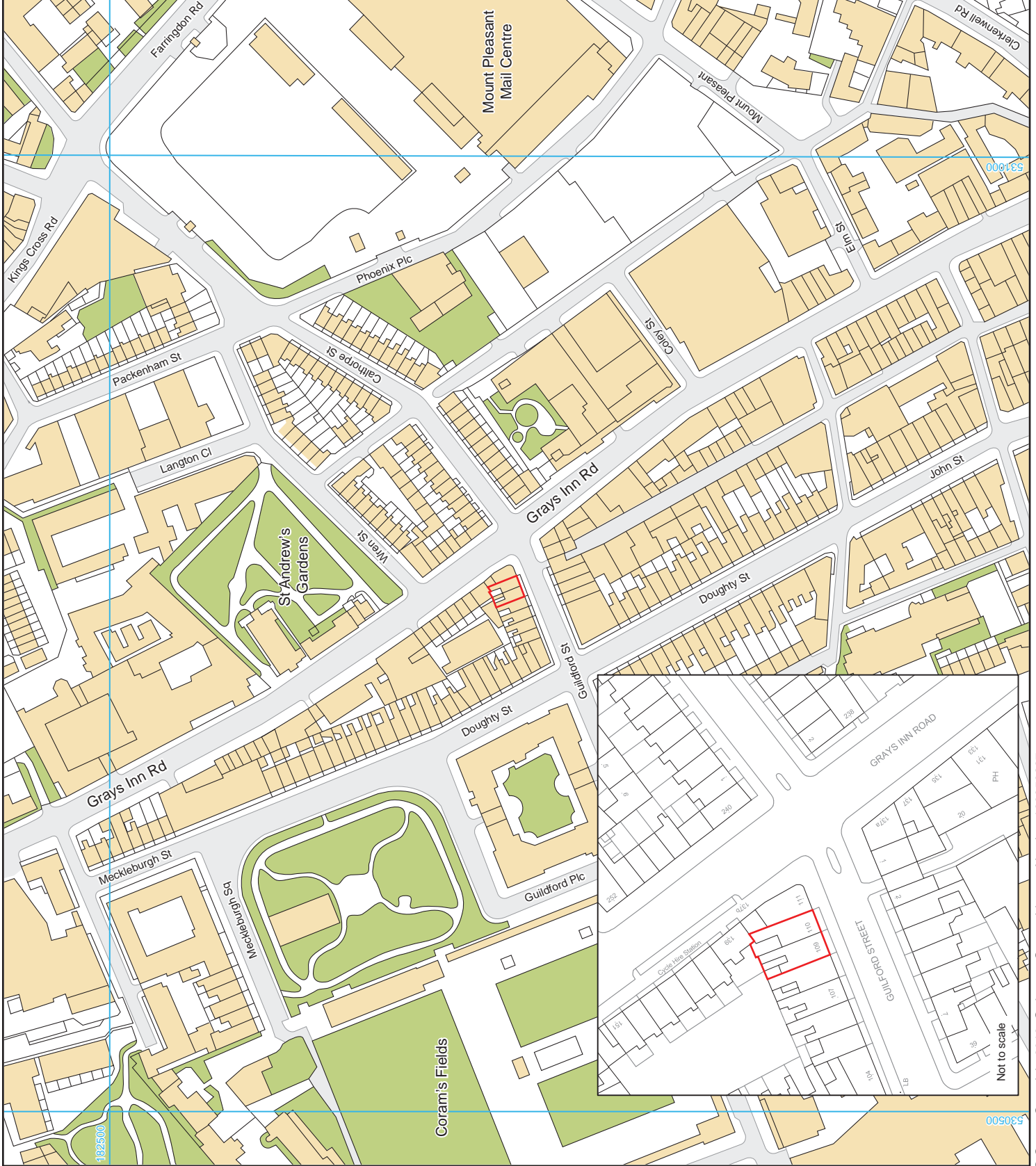


Figure 1: Site Location

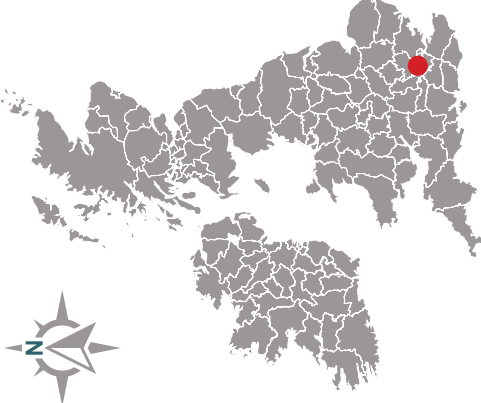
Project: 109-110 Guilford Street

Date: 28/03/17 Job No: 10697

Drawn by: PL Approved by: KKP



Not to scale



**KEY**

- Site Boundary
- Search Areas (100m & 250m)
- Listed Building
- AB Numbers
- Historic Parks & Gardens (AB 11)
- London Suburbs APA (AB 4)
- Bloomsbury Conservation Area (AB 30)
- Projected Line of Civil War Fortifications (AB 6)

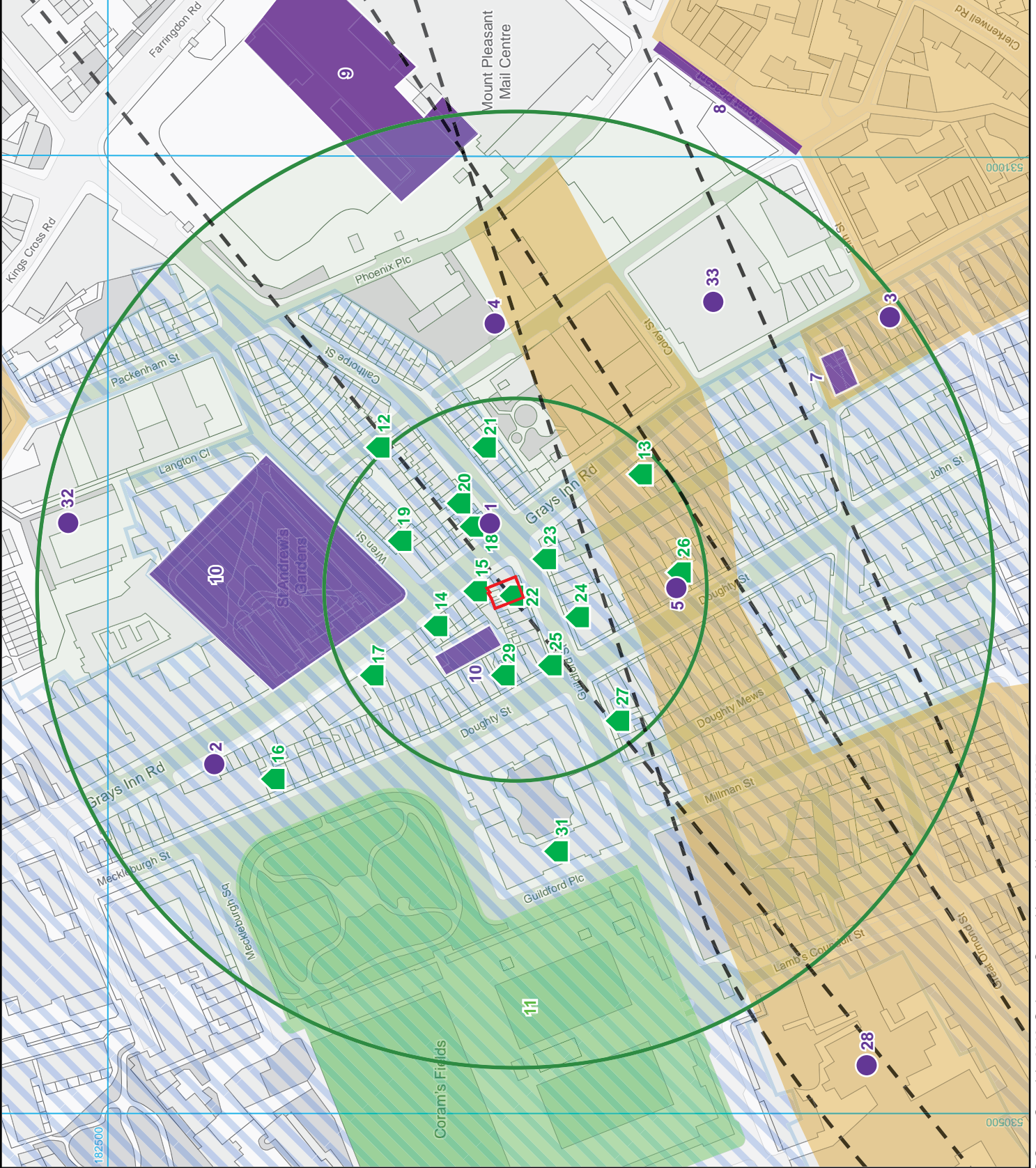


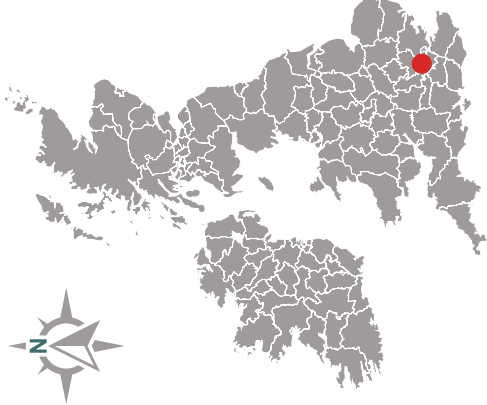
**Figure 2: Map of Cultural Heritage Features**

Project: 109-110 Guilford Street

Date: 28/03/17 Job No: 10697

Drawn by: PL Approved by: KKP





**KEY**

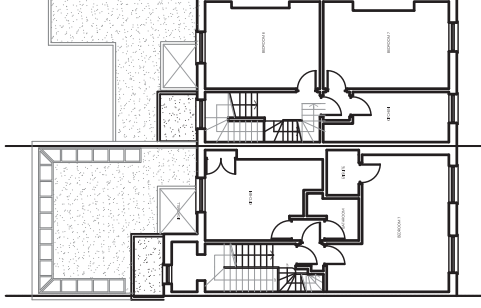


**Figure 3: Existing Plans & Elevations**

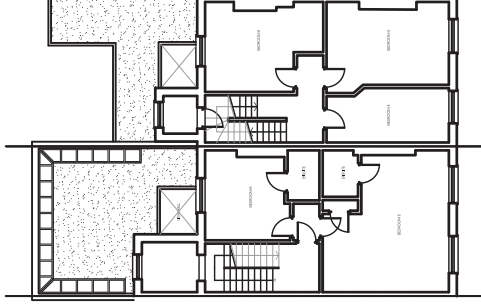
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**Date:** 28/03/17 **Job No:** 10697

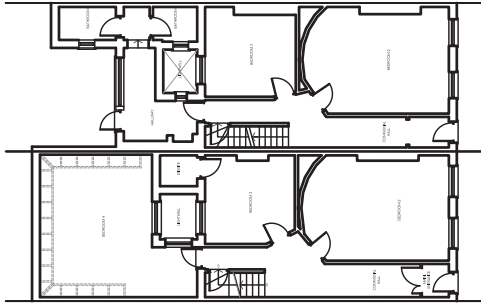
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EXISTING SECOND FLOOR PLAN



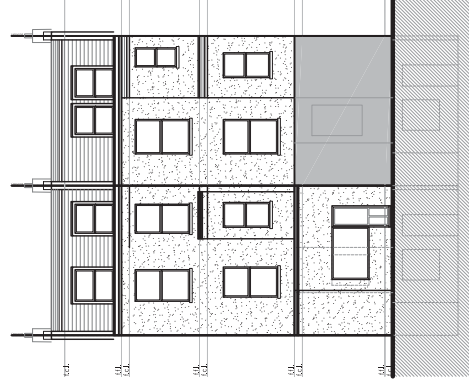
EXISTING FIRST FLOOR PLAN



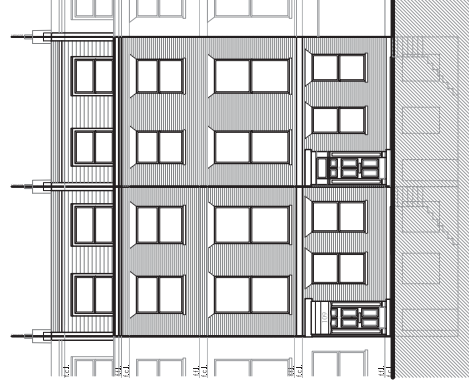
EXISTING GROUND FLOOR PLAN



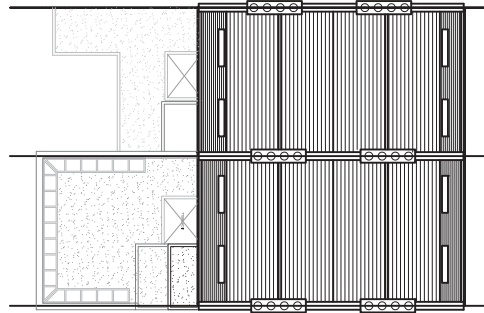
EXISTING BASEMENT FLOOR PLAN



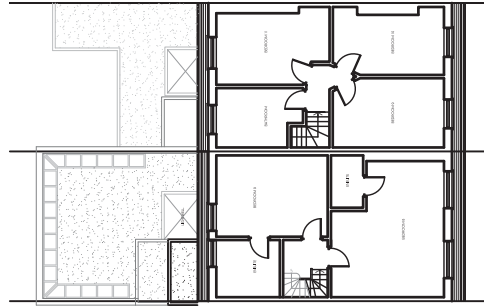
EXISTING REAR ELEVATION



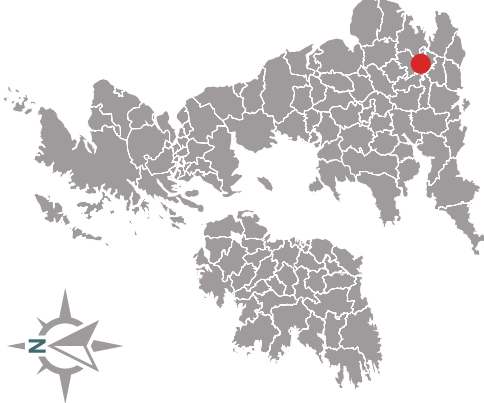
EXISTING FRONT ELEVATION



EXISTING ROOF PLAN



EXISTING THIRD FLOOR PLAN



**KEY**



Site Boundary



Figure 4: Proposed Plan & Elevation

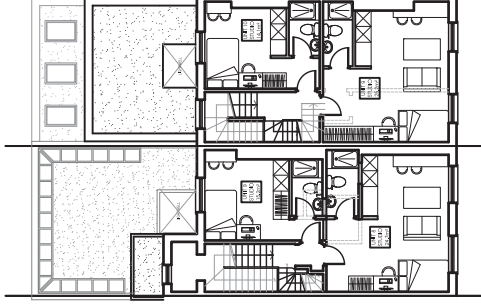
Project: 109-110 Guilford Street

Date: 28/03/17

Drawn by: PL

Job No: 10697

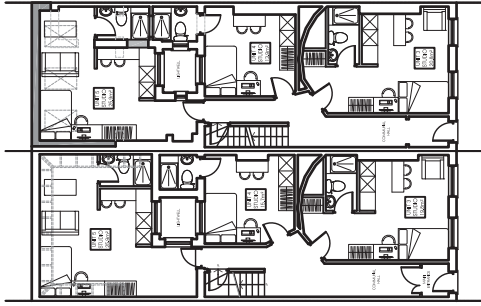
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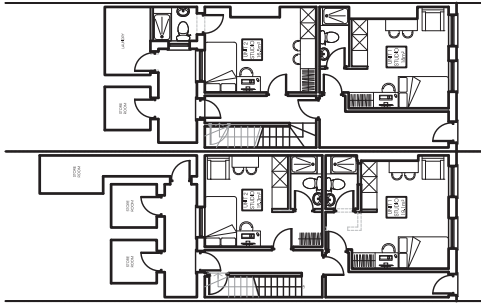
PROPOSED SECOND FLOOR PLAN



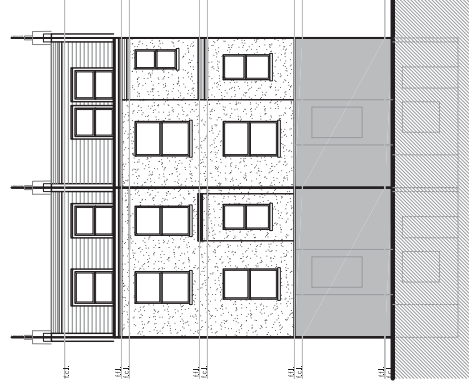
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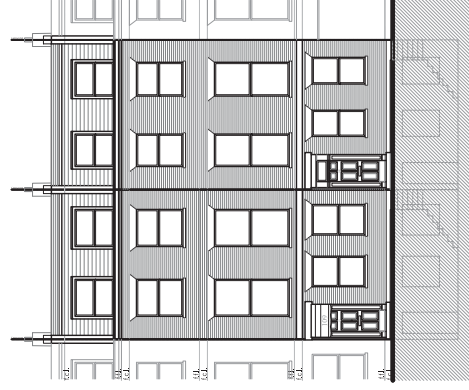
PROPOSED GROUND FLOOR PLAN



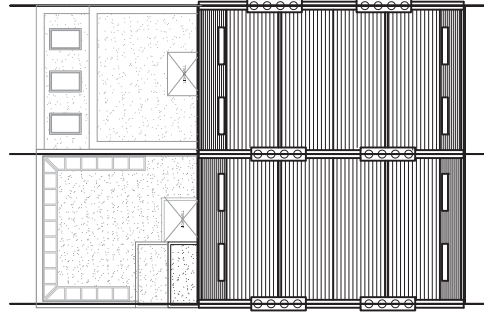
PROPOSED BASEMENT FLOOR PLAN



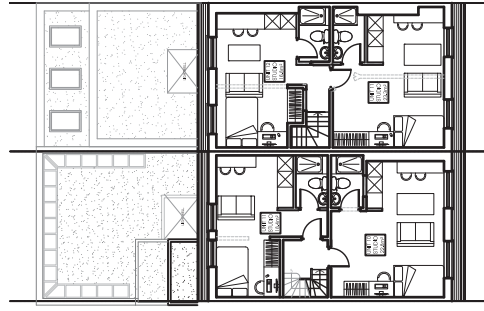
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED ROOF PLAN



PROPOSED THIRD FLOOR PLAN



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