

St Giles Circus  
Heritage Statement  
No. 59 St Giles High Street  
Prepared for Consolidated  
Developments Ltd  
December 2017





# St Giles Circus Heritage Statement No. 59 St Giles High Street Prepared for Consolidated Developments Ltd December 2017

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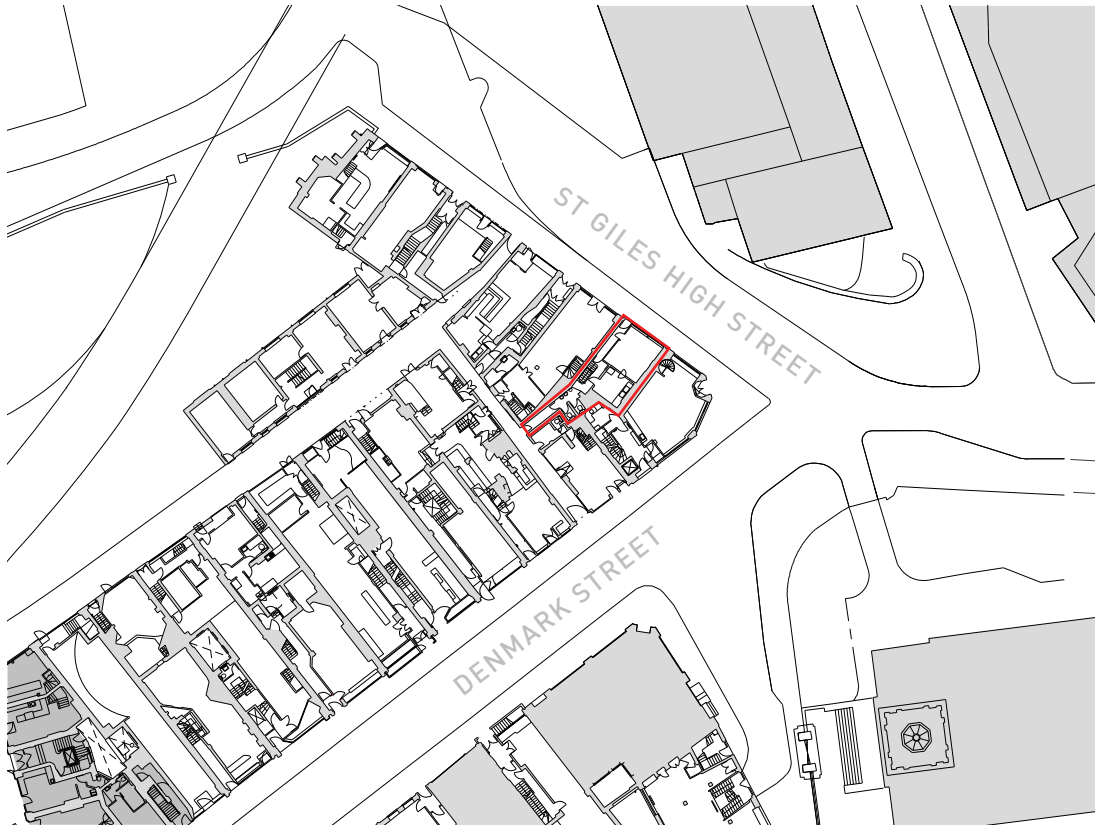
## Executive summary

No. 59 St Giles High Street is a Grade II-listed building in the Denmark Street Conservation Area. This Heritage Statement is intended to support proposals to refurbish the building through the repair and restoration of the interiors.

The building dates from the 1830s and is significant as one of only two Georgian buildings on the street. However, it is not a particularly rare or intact example early nineteenth-century architecture; later alterations to the roof at the rear of the site detract from its significance and the interest of the interiors is severely limited due to their poor state of preservation.

The proposed works involve the stripping out of later alterations to enable the assessment of the structural integrity and historic interest of the fabric beneath. It is then proposed to repair and restore the historic interiors and elements of the historic plan-form.

The application scheme is based on an in-depth understanding of the significance of the site and includes proposals for the careful restoration of historic elements using appropriate forms, materials and techniques. It therefore satisfies the national and regional policies for the historic environment in the NPPF and the London Plan, in addition to the local policies and guidance issued by Camden Council.



Site plan: No. 59 St Giles High street. Parts of this survey drawing are out of date due to the ongoing redevelopment of St Giles Circus.

# 1.0 Introduction

## 1.1 Site

No. 59 St Giles High Street is Grade II-listed and lies within the Denmark Street Conservation Area in the London Borough of Camden.

## 1.2 Project

The proposed works aim to refurbish the building, following further opening-up works to check the structural stability of certain elements. This is in connection with the wider St Giles Circus regeneration project.

## 1.3 Report

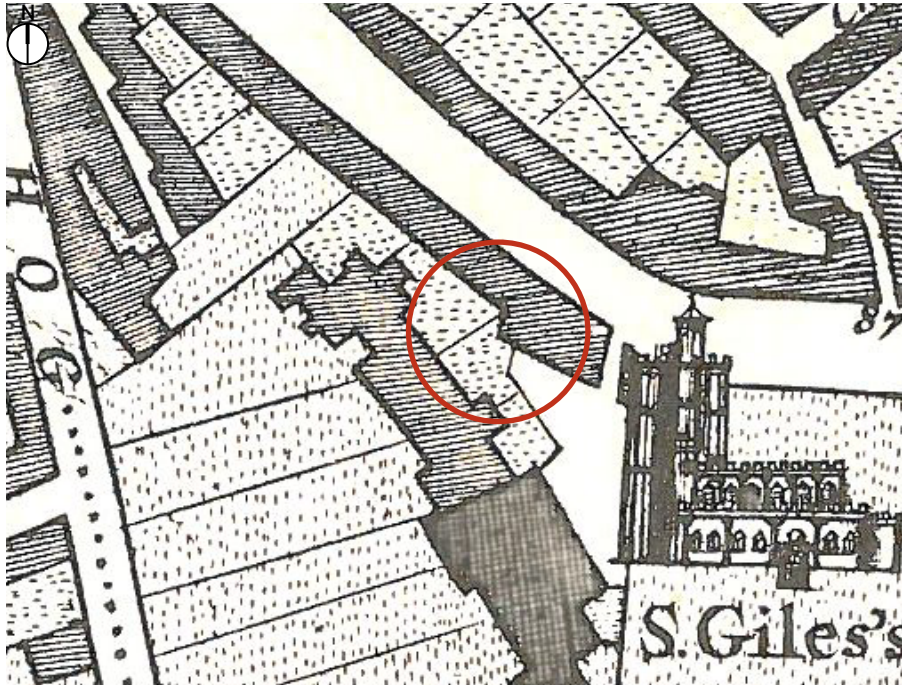
Alan Baxter Ltd was appointed by Consolidated Developments Ltd in 2014 to provide strategic conservation and structural engineering advice in relation to the listed buildings that will be repaired and restored as part of the St Giles Circus regeneration project. This report summarises our understanding of the history and significance of the site (Sections 2 and 3) and assesses the heritage impact of the proposals (Section 4 and 5).

This report is based on site visits undertaken in 2014-2017 and on a critical review of the sources listed in Section 5. A search of the Historic Environment Record has been carried out; the key map is reproduced in Appendix 3. For a heritage appraisal of the wider project, the reader is referred to the Heritage Statement by Turley Associates submitted with the St Giles Circus applications in 2012.

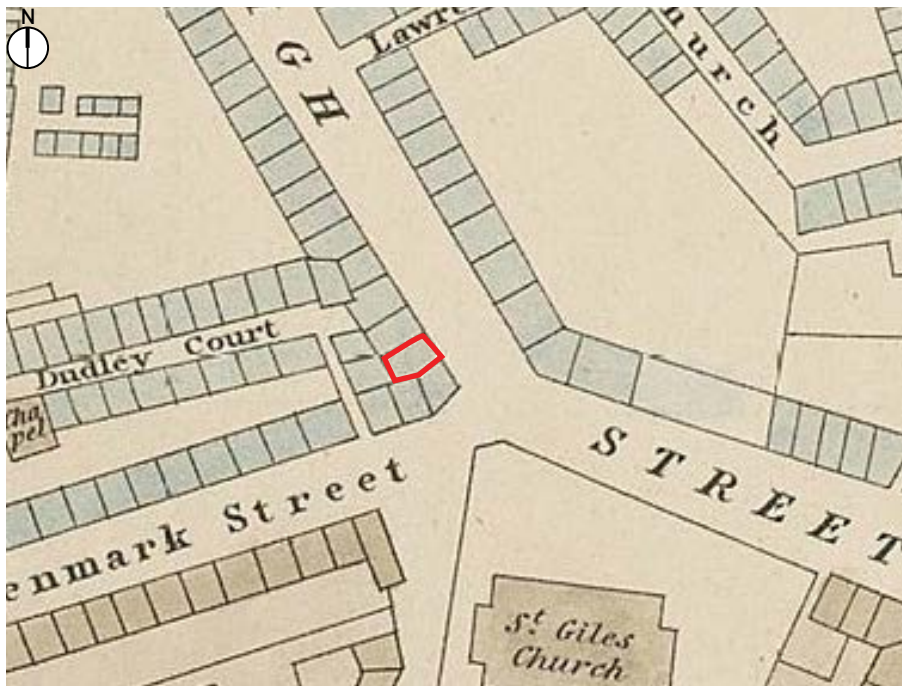


## 2.0 Historical context

### 2.1 Map evolution



1682. Morgan's map, showing St Giles High Street'



1815. Parish map, showing the arrangement of the High Street and Denmark Street, laid out in 1680s





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1894. Ordnance Survey, after the widening of Crown Street to create Charing Cross Road'

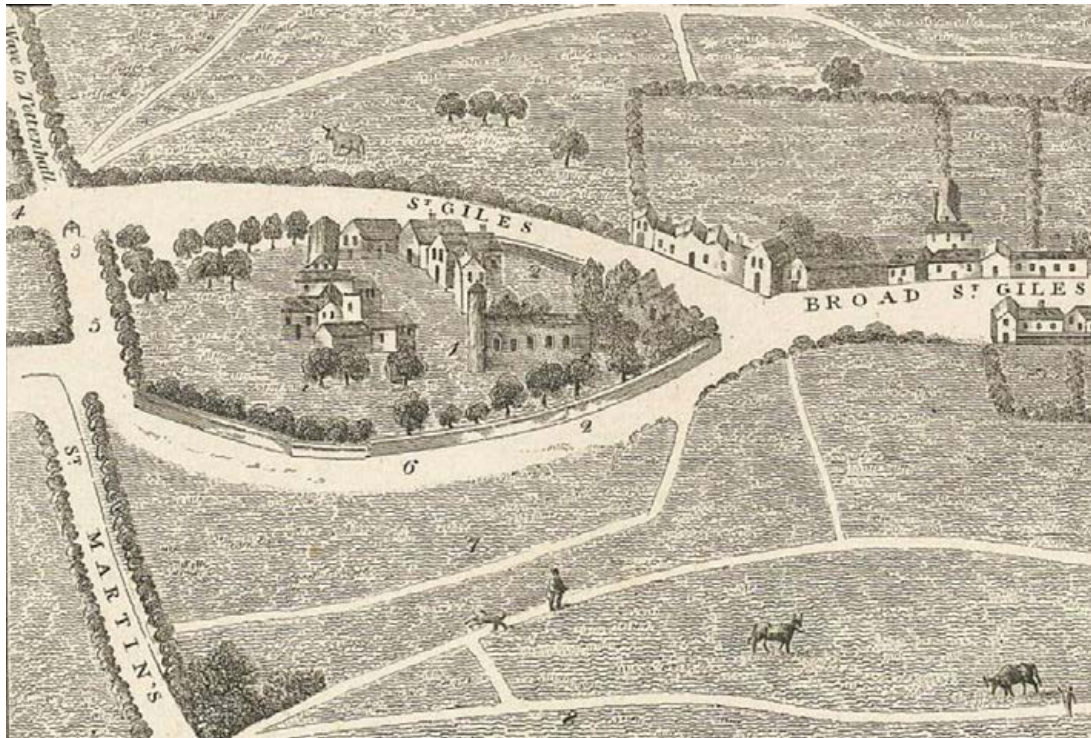


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1986. Ordnance Survey, after the destruction of part of St Giles High Street to create Centre Point'

## 2.2 Early history of St Giles High Street

The first known development in the ancient parish of St Giles was a leper colony, founded by Queen Matilda in 1117, on the marshy land outside the City walls. This later became the Hospital of St Giles, which occupied a sprawling complex of buildings and gardens. The precise layout of these buildings is unclear, but the 'Master's House' is known to have stood to the west of St Giles in the Fields church in the vicinity of Denmark Street. The present church (1733; Grade I) occupies the site of the medieval hospital chapel. The hospital became the centre of a small village and the existing High Street follows the layout of the medieval thoroughfare.



Artist's impression of the Hospital of St Giles around 1570, based on the Agas Map (from Parton's History of St Giles, 1822)

## 2.3 St Giles High Street in the nineteenth century

In the late eighteenth and early nineteenth centuries 'The Rookery', a notorious slum, developed around the High Street. In the mid nineteenth century new roads were deliberately driven through the area to eliminate it. These included New Oxford Street, which bypassed the curve of the old High Street west of High Holborn. It was planned by James Pennethorne from 1841–47 as part of a larger programme of urban improvements. Major links with Westminster were formed with the creation of the east part of Shaftsbury Avenue in 1877–86 and Charing Cross Road, laid out in 1887.

## 2.4 History of the site

### 2.4.1 The site

The site of No. 59 is located on the south side of the medieval thoroughfare of St Giles High Street and has been built up since at least 1682 (see Morgan's map). The first accurate map showing the present building on the site is the 1870 Ordnance Survey.

No. 59 can be dated to c. 1830 based on its form and appearance; it has a particular type of façade that was common in London in the 1820s and 1830s. The rectangular first-floor windows are set back within relieving arches. This device was developed as a means of giving a classical dignity to speculative housing built using only stock bricks. This kind of façade was developed by George Dance but became widespread in the 1820s in north and east London (Survey of London, vol. XLVI, 2008: 304). The façade of No. 59 has impost blocks to the arches and, at parapet level, cornice modillions formed in brickwork, as seen also at Sekforde Street, Clerkenwell (1830s; Grade II).

Between second and third floor is a band of render that is likely to have once been a painted sign. These were a common feature in nineteenth-century London. A similar sign survived at No. 44 St Giles High Street long enough to be photographed in 1958.

No. 59 is a constrained site and in the nineteenth century rear access was via a narrow passage through to a back yard, which was separated from the yard of No. 27 Denmark Street by a brick wall. The rear yard was infilled in the second half of the twentieth century, creating two WCs.

The Goad Insurance map of 1888 identifies No. 59 as a shop. By 1938 the building was in use as a restaurant, in which use it remained until 2014, with offices over by 1952. During its time as a restaurant, a large metal extract duct was attached to the rear elevation from the ground floor to the roof.





No. 44 St Giles High Street in 1958, showing an example of a rendered and painted sign (London Metropolitan Archive- Collage)



No. 59 St Giles High Street in 1958 (London Metropolitan Archive- Collage)



Street elevation of No. 59 St Giles High Street in 2014

### 2.4.2 Interiors

Due to this long history of adaptation, and therefore alteration, the interiors are poorly preserved. The original plan-form has been lost through the removal or partial removal of the spine wall at basement, ground and first floor-level. The staircase is in the traditional position against the flank wall toward the rear. It retains elements of its structure but the historic finishes have been lost, although opening-up works have revealed some surviving details, such as wooden panels under the front windows and a cast-iron stove on the second floor. The surviving newel post at first floor is of typical early nineteenth-century form.

No historic decoration survives except for some damaged plasterwork cornices on the first floor. The cornice in the front room survives only in damaged fragments. It has a flat-run bed that is characteristic of the early nineteenth-century but it has lost its mouldings and applied enrichments.



Newel post on the first floor





Evidence of shutter box and damaged cornice in the first-floor front room



Example of a flat-run bed cornice, c. 1830s, Lofting Road, Islington



### 2.4.3 Third floor and roof

The roof of No. 59 is a hybrid between a butterfly roof-form, with a central valley and slate tiles that are concealed by a waterproof covering, and a mansard roof to the rear. The mansard section of the roof originally had two dormer windows; at some point, what was probably hung tiling or lead sheeting was substituted for corrugated steel and the dormer of the rear room was replaced. The partially surviving dormer window illuminating the staircase, on the other hand, has been completely obscured by waterproof sheeting covering the exterior of the mansard roof. The half landing of the stair has been truncated by an inserted partition, creating a space between it and the roof. An opening in the partition gives access to a void beneath the drainage gully behind the parapet, in which a water tank was installed. In the south corner, the gap between the mansard roof and No. 28 Denmark Street's party wall has been infilled with brick.



View of the rear of the site- butterfly and mansard roof, 2014

## 3.0 Assessment of significance

### 3.1 Assessing Significance

This chapter distils the historical analysis outlined in Chapter 2 into an assessment of the ‘significance’ of the site and its constituent components.

‘Significance’ is the means by which the cultural importance of a place is identified and articulated. The identification of elements of high and lower significance, based on a thorough understanding of the site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site.

Statutory designation is the legal mechanism by which significant historic places are identified in order to protect them. The designations applying to the site are listed below (see 4.2). However, it is necessary to go beyond these designations to arrive at a more detailed and broader understanding of significance. This is achieved here by using the terminology and criteria from the National Planning Policy Framework (NPPF, adopted 2012).

Annex 2 of the *NPPF* defines ‘significance’ as:

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

Historic England’s *Conservation Principles, Policies and Guidance* (2008) includes a methodology for assessing significance by considering ‘heritage values’. In this instance NPPF terms are used because their adoption simplifies the preparation and assessment of planning and listed building consent applications, but the equivalent HE heritage values are given in brackets for reference.

Annex 2 of NPPF defines **archaeological interest [‘evidential value’]** in the following way:

*There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.*

DCLG has previously (in PPS5) given these definitions for the other types of interest:

- **Architectural and Artistic Interest [‘aesthetic value’]:** *These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- **Historic Interest [‘historical value’]:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity [‘communal value’].*

The assessment of significance is usually an amalgam of these different interests, and the balance between them will vary from one case to the next. What is important is that all these interests have been considered.

This assessment begins below with a summary of statutory designations, followed by a summary of the character and appearance of the conservation area, then a Summary Statement of Significance, and lastly a more detailed assessment expressed using colour-coded plans. The reader may find it useful to refer to these throughout.

### 3.2 Designations

No. 59 was listed at Grade II in 1989. The site lies within the Denmark Street Conservation Area (designated 1984; extended 1991 and 1998).

### 3.3 Character and appearance of the Denmark Street Conservation Area

The character and appearance of the Denmark Street Conservation Area is described by Camden Council within the Denmark Street Conservation Area Appraisal and Management Strategy. This appraisal divides the Conservation Area into three sub-areas. The application site forms part of Sub-area 2, which is centred on St Giles Church and includes St Giles High Street and New Compton Street.

Sub-area 2 derives much of its character from the reference point provided by the distinctive landmark of the church and its steeple, which is a significant feature in many views from within and into the Conservation Area. St Giles High Street is dominated by the York and Clifton Mansions, a four-storey Italianate building, the façade of which is being retained whilst the site behind is developed. The scale and plot widths of Nos. 61–64, to the east of the church, are similar to the historic layout of sites along the street; however, the north side of the street, opposite the church, was developed post-war and significantly changed the character of the area.

### 3.4 Statement of significance

The significance of No. 59 St Giles High Street arises from the architectural interest of its characteristic Regency façade and from the historic interest of its position on St Giles High Street. It appears to be one of only two Georgian houses surviving on this ancient thoroughfare, the other being No. 63 (perhaps late-eighteenth century; not listed). No. 59 is not a particularly rare or intact example of 1830s architecture but it serves as a reminder of the area's earlier history. This interest is embodied principally in the well-preserved facade, which is therefore **highly significant**.

The less interesting rear facade is **significant**. The later alterations to and lining of the mansard roof **detract** from this significance, as do the ad hoc extensions that contain the WCs to the rear of the ground floor. This later work may conceal the remains of the wall to the former yard.

The interest of the interiors is severely limited due to their poor state of preservation; most of the historic decoration has been lost and the spine wall has been partially or wholly removed at basement, ground and first-floor level. However, what remains of the original plan form and historic decoration is **significant**. The inserted studs and linings of modern plasterboard and the awkward alteration to the mansard at the rear of the third floor **detract** from the significance of the interiors.



View north-west along St Giles High Street in 2014







### 3.5 Significance drawings

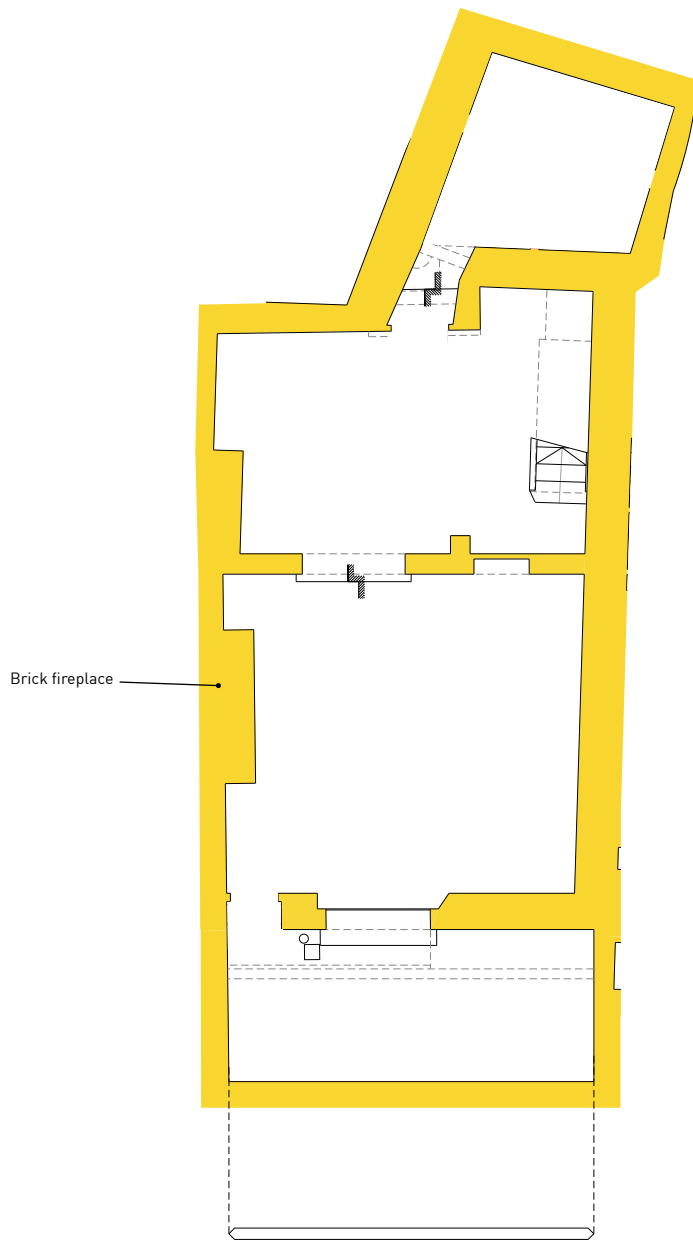
The understanding of the site outlined above is applied here to the buildings in more detail on a floor-by-floor basis. The drawings overleaf indicate the relative significance of the different parts of the site, using a sliding scale from high significance (historic, intact and interesting) to modest significance (historic but damaged or less interesting) to neutral (modern and lacking interest). Some modern elements that obscure or detract from the significance of the site are also shaded.

The drawings indicate the survival of panelling, cornices and skirting boards, coloured according to their significance (see key) and include other annotations for information. The significance drawings are intended as a graphical summary of the current understanding of the site and are not intended to be either definitive or comprehensive.

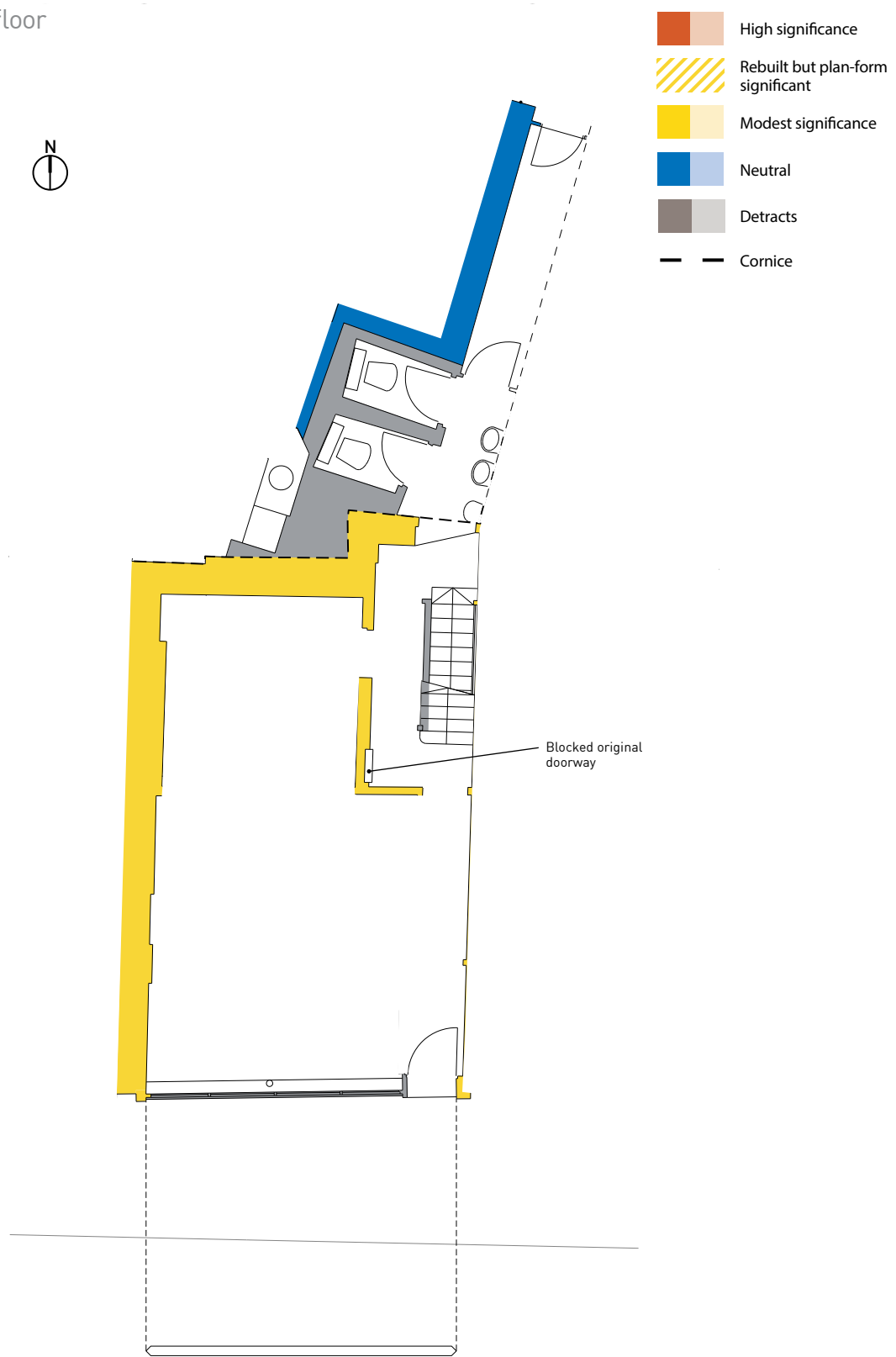
Basement



-  High significance
-  Rebuilt but plan-form significant
-  Modest significance
-  Neutral
-  Detracts
-  Cornice









Ground floor

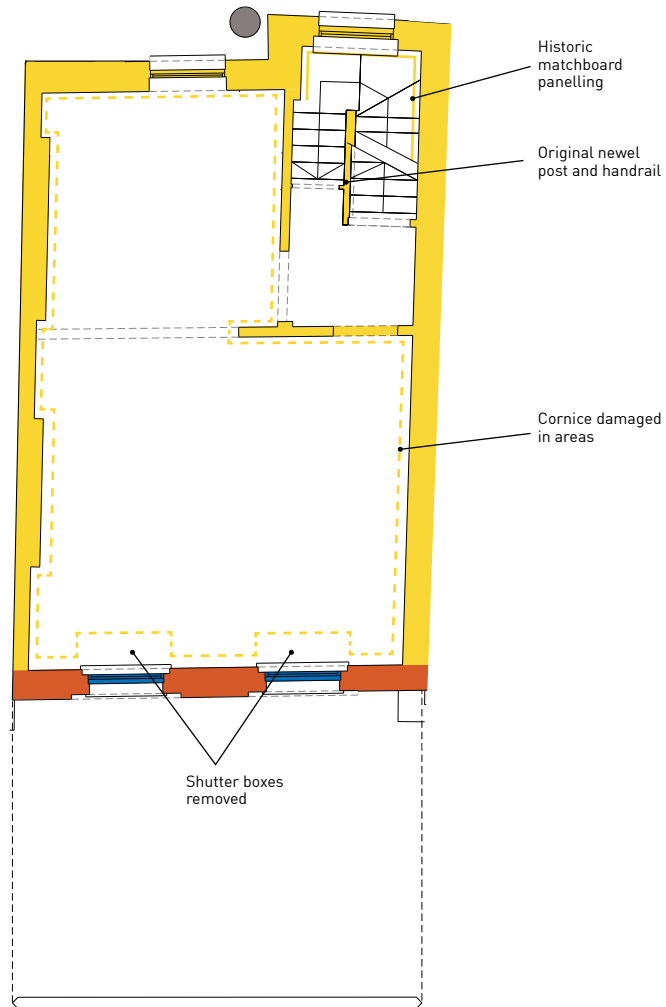




First floor









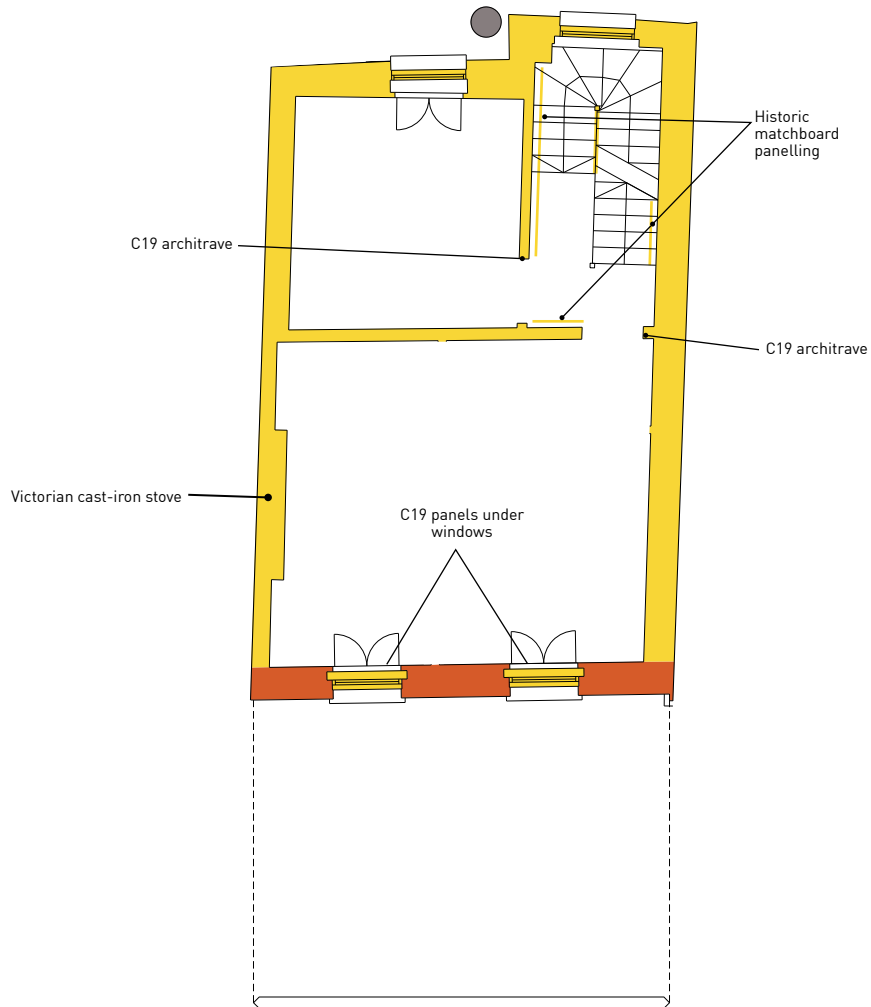
-  High significance
-  Rebuilt but plan-form significant
-  Modest significance
-  Neutral
-  Detracts
-  Cornice



Second floor









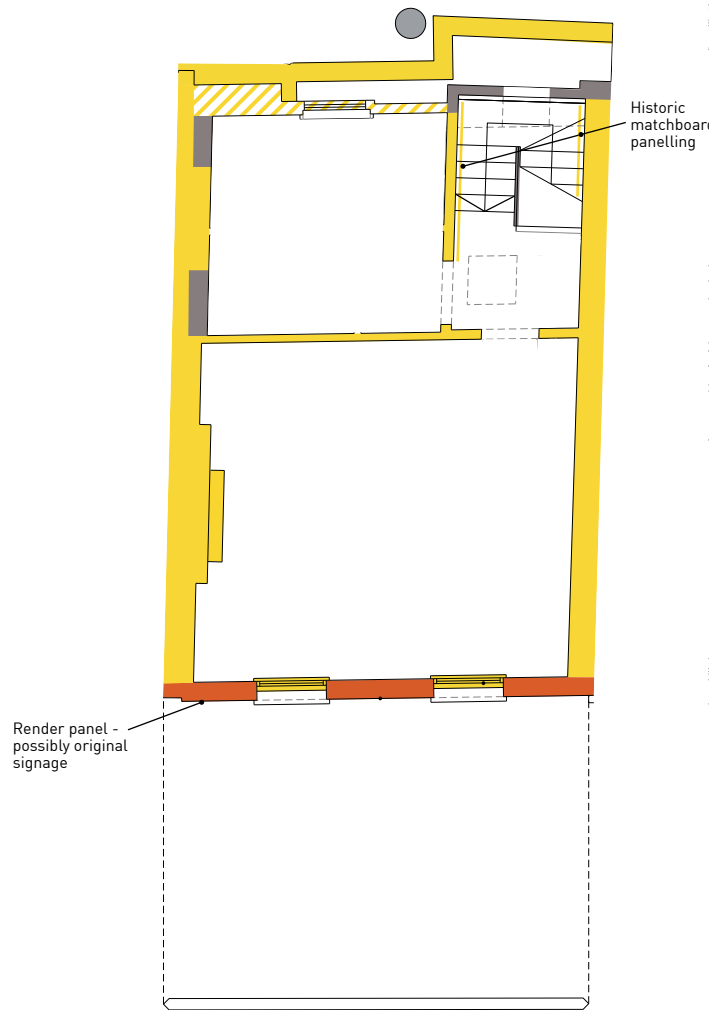
-  High significance
-  Rebuilt but plan-form significant
-  Modest significance
-  Neutral
-  Detracts
-  Cornice



Third floor









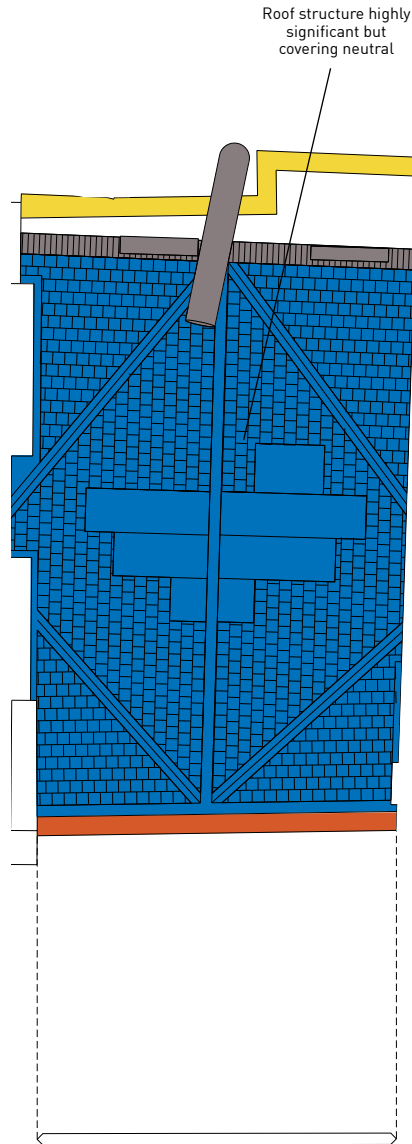
-  High significance
-  Rebuilt but plan-form significant
-  Modest significance
-  Neutral
-  Detracts
-  Cornice



Roof



-  High significance
-  Rebuilt but plan-form significant
-  Modest significance
-  Neutral
-  Detracts
-  Cornice



# 4.0 Heritage impact assessment

## 4.1 Introduction

This chapter introduces the proposals and assesses their impact on the significance of the heritage assets, based on the understanding outlined in Chapters 2-3 and in the light of relevant policy as summarised below.

## 4.2 Policy context

The designation of the site as a listed building (Grade II) means that any proposals that affect its special interest will be subject to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance contained in the National Planning Policy Framework (NPPF). Relevant parts of the NPPF include paragraph 128, which requires applicants to 'describe the significance of any heritage assets affected' Relevant national guidance issued by Historic England under the title Good Practice Advice in Planning (2015) includes Note 2, *Managing Significance in Decision-Taking in the Historic Environment* and Note 3, *The Setting of Heritage Assets*.

Regional policies are addressed in the London Plan (2011 and later), which places emphasis on responding to local character (Policy 7.4) and conserving and regenerating heritage assets (Policies 7.8 and 7.9). Policy 7.8, part C states that 'development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate'. Relevant local policy includes Camden Council's draft Local Plan and the documents that it will eventually replace, i.e. the Core Strategy and the Camden Development Policies. Policy DP25 states that Camden will 'only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building'.

In 2010 Camden Council adopted the Denmark Street Conservation Area Appraisal and Management Strategy, which asserts that 'new design should respect the scale and layout of the particular location, and complement the appearance, character and setting of the existing buildings and structures, historic street pattern, areas of open space, and the environment as a whole'. Camden also prepared the Denmark Place Planning Brief (2004) in order 'to secure development which accords with the Council's planning objectives, and maximises the benefits of development.'

### 4.3 Summary of the proposals

The proposals include the stripping out of modern building fabric and the repair and restoration of the historic interiors. These proposals are part of the wider redevelopment of St Giles Circus.

The proposals that have a heritage impact are addressed below in more detail. For full details of the proposals, the reader is referred to the documentation and drawings by Ian Chalk Architects.

### 4.4 Impact of the proposals

#### 4.4.1 Stripping out

In order to assess the structural integrity and historic significance of the existing building fabric, it is proposed to strip out all modern stair linings and boarding. Likewise, wall linings on all floors will be carefully stripped back. The proposed works will cause no harm to the historic fabric but will enable its careful repair.

The mansard roof at the rear of the building has been subject to alterations that have created an awkward space on the half landing between the second and third floors. Further stripping out and investigative work will help to resolve this area, so that it can be rebuilt closer to its historic form.

At the rear of the building, it is proposed to remove the WC infill on the ground floor and the modern extract duct that extends from the ground floor to the roof. This will enhance the appearance and significance of the building.

#### 4.4.2 Restoration and repair

It is proposed to restore and repair the historic fabric and floor-plan throughout the building; the original arrangement of doorways into the stairwell will be reinstated on the ground and first floors, whilst historic joinery and other finishes will be repaired from the first to the third floor. This will have a positive impact on significance.

The restoration of the damaged and fragmentary cornices and reinstatement of the shutter boxes on the first floor will be based on similar examples in houses of this period (see p. 11). This restoration will have a positive impact in better revealing the significance of the listed building.

On the second floor, the cast iron stove uncovered during recent opening up works will be retained and refurbished. These works will have a positive impact.

On the exterior of the building, the heavily stained render panel on the street elevation will be cleaned in order to better reveal the historic sign. It is also proposed to replace the existing failed roofing material with period-appropriate, reclaimed tiles. These works will reveal and enhance the historic character of the building and will therefore have a positive impact on significance.

#### 4.4.3 Impact on Conservation Area

The proposals are focused on the interiors of No. 59 and will therefore not affect Denmark Street Conservation Area; however, the external works outlined above that are visible from the street and from other properties in the Conservation Area will enhance its appearance and character.

## 4.5 Conclusion

No. 59 St Giles High Street is listed at Grade II and stands within the Denmark Street Conservation Area. It is significant as one of only two surviving Georgian buildings on the street. However, much of its historic interest has been lost due to the poor preservation of its interiors, the result of a long history of alteration and adaptation.

The proposed works involve the stripping out of later alterations to enable the assessment of the structural integrity and historic interest of the fabric beneath. It is then proposed to repair and restore the historic interiors including elements of the historic plan-form and decoration.

In conclusion, the application scheme is based on an full understanding of the significance of the site and includes proposals for the careful restoration of historic elements using appropriate forms, materials and techniques. It therefore satisfies the national and regional policies for the historic environment in the NPPF and the London Plan, in addition to the local policies and guidance issued by Camden Council.



# 5.0 Sources

## 5.1 Books

Neil Burton and Peter Guillery, *Behind the façade: London house plans, 1660-1840*, London, Spire Books, 2006

Bridget Cherry and Nikolaus Pevsner, *The Buildings of England, London 4: North*, New Haven and London, Yale University Press, 1998

George Clinch, *Bloomsbury and St Giles's: Past and Present*, London, Truslove and Shirley, 1890

Ed Glinert, *The London Compendium: A Street-by-street Exploration of the Hidden Metropolis*, London, Penguin, 2012

John Parton, *Some Account of the Hospital and Parish of St. Giles in the Fields*, Middlesex, London, Luke Hansard and Sons, 1822

W. Edward Riley and Sir Laurence Gomme (eds.), *Survey of London: volume 5 - St Giles-in-the-Fields, part II*, 1914

John Strype, *A Survey of the Cities of London and Westminster*, London, 1720

Suggs, *Suggs and the City: Journeys through Disappearing London*, London, Hachette, 2009

John Summerson, *Georgian London*, New Haven and London, Yale University Press, 2003

Philip Temple (ed.), *Survey of London: Vol. XLVI, South and East Clerkenwell*, 2008

'St Giles-in-the-Fields' in Walter Thornbury, *Old and New London: Volume 3*, London, 1878, pp. 197-218

## 5.2 Reports

Camden Council, *Denmark Place Planning Brief*, 2004

Camden Council, *Denmark Street Conservation Area Appraisal and Management Strategy*, 2010

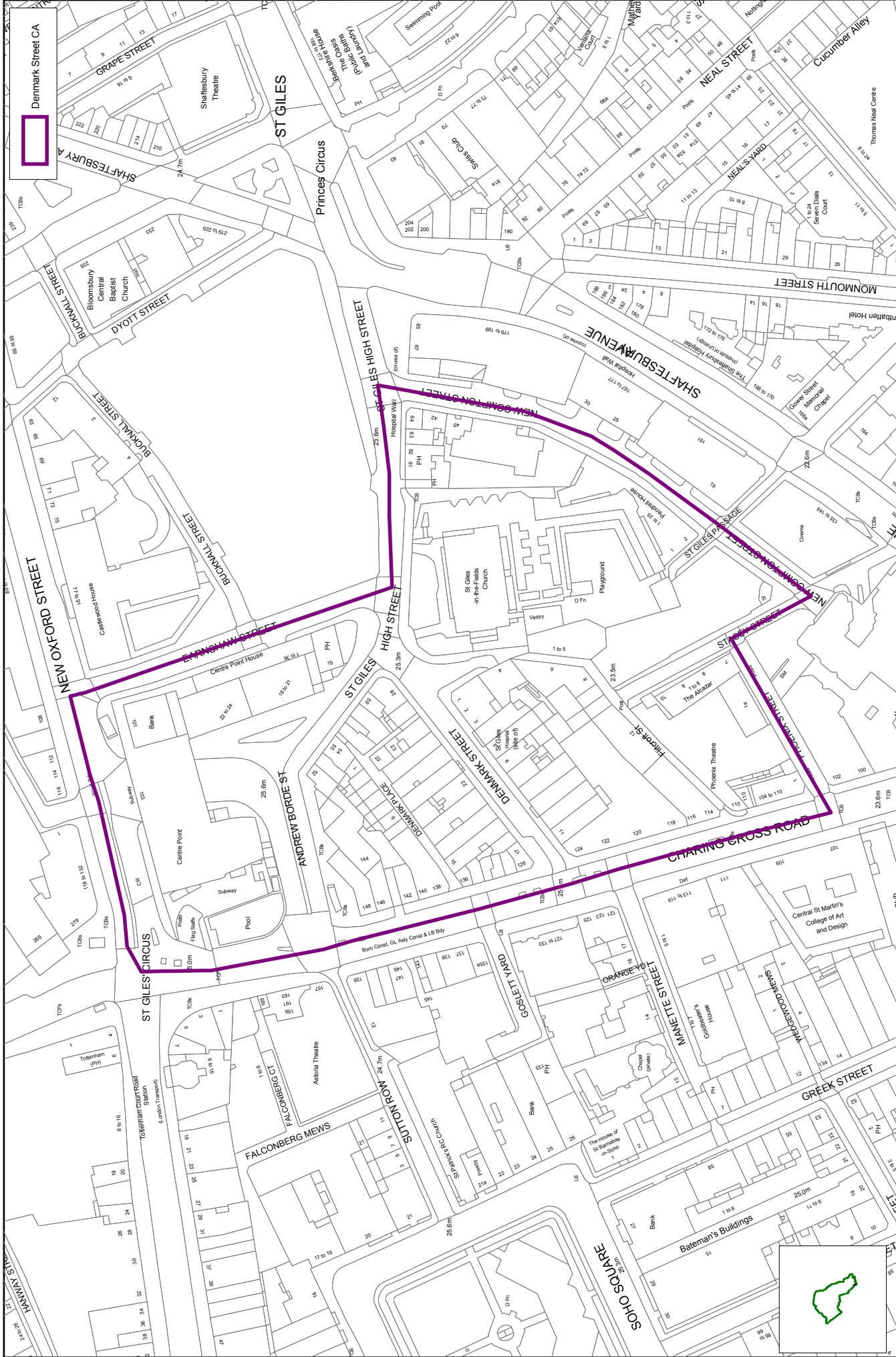
## 5.3 Other

Historic maps of London: Agas, c. 1561; Morgan, 1682; Strype, 1720; Rocque, 1745; Horwood, 1799; Greenwood, 1824-26; Ordnance Survey, 1870; Ordnance Survey, 1894; Ordnance Survey, 1914

Goad fire insurance map, 1888, Vol. VIII, sheet 197 (British Library)

Wenceslaus Hollar, *Bird's Eye View of London*, c. 1660 (British Museum)

# Appendix A Conservation Area map



Denmark Street CA

# Denmark Street CA

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Print Date: 13/10/2009

Scale 1: Not Usable Scale

Map Ref No: c03078

Printed By: L. Small



# Appendix B

## List description



Historic England

# 59, ST GILES HIGH 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: 59, ST GILES HIGH STREET

List entry Number: 1245863

## Location

59, ST GILES HIGH STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-Aug-1989

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

# Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477938

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

CAMDEN

TQ2981SE ST GILES HIGH STREET 798-1/104/1508 (South side) 10/08/89 No.59

II

Terraced house and shop, now house and restaurant. Early C19. Flemish bond brick. Slate mansard roof with brick end stack. 4 storeys 2 windows. Mid C20 shop windows set in mid C19 architrave with pilasters to bracketed cornice and glazing bars; panelled door with overlight to right. Gauged brick flat arches to 1st floor plate glass sashes set in semicircular arched recesses



linked by stone impost; 1st floor, gauged brick flat arches to 12-pane sashes; 2nd floor, 9-pane sashes with wide continuous band beneath sills. Pear-drop dentils to cornice. INTERIOR: has stick baluster staircase and some cornices.

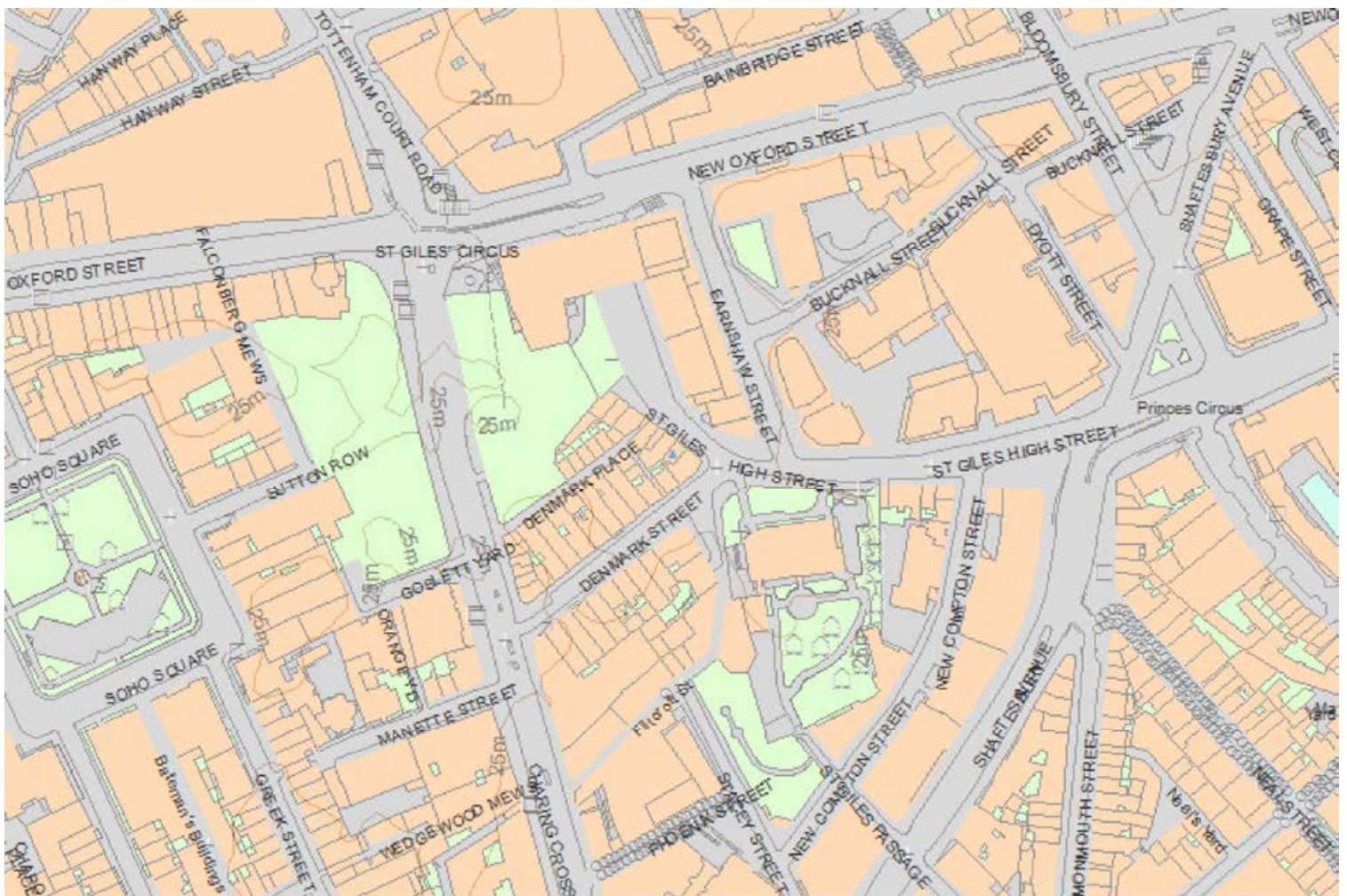
Listing NGR: TQ2991881295

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 29918 81295

## Map



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# Appendix C

## Historic Environment Record key map



GLHER Report 13601  
 St Giles Circus  
 TQ 29898 81245  
 100m Radius

29 September 2017

	Archaeology
	Archaeological Find Spot
	Building
	Listed Building
	TDP & TAS
	Maritime Archaeology
	Registered Parks & Gardens
	Scheduled Ancient Monuments
	World Heritage Sites
	Archaeological Priority Area
	Event Location
	Event Location (Not fully recorded on the GLHER database)
	Requested Search Area

Scale (at A4): 1:1,500

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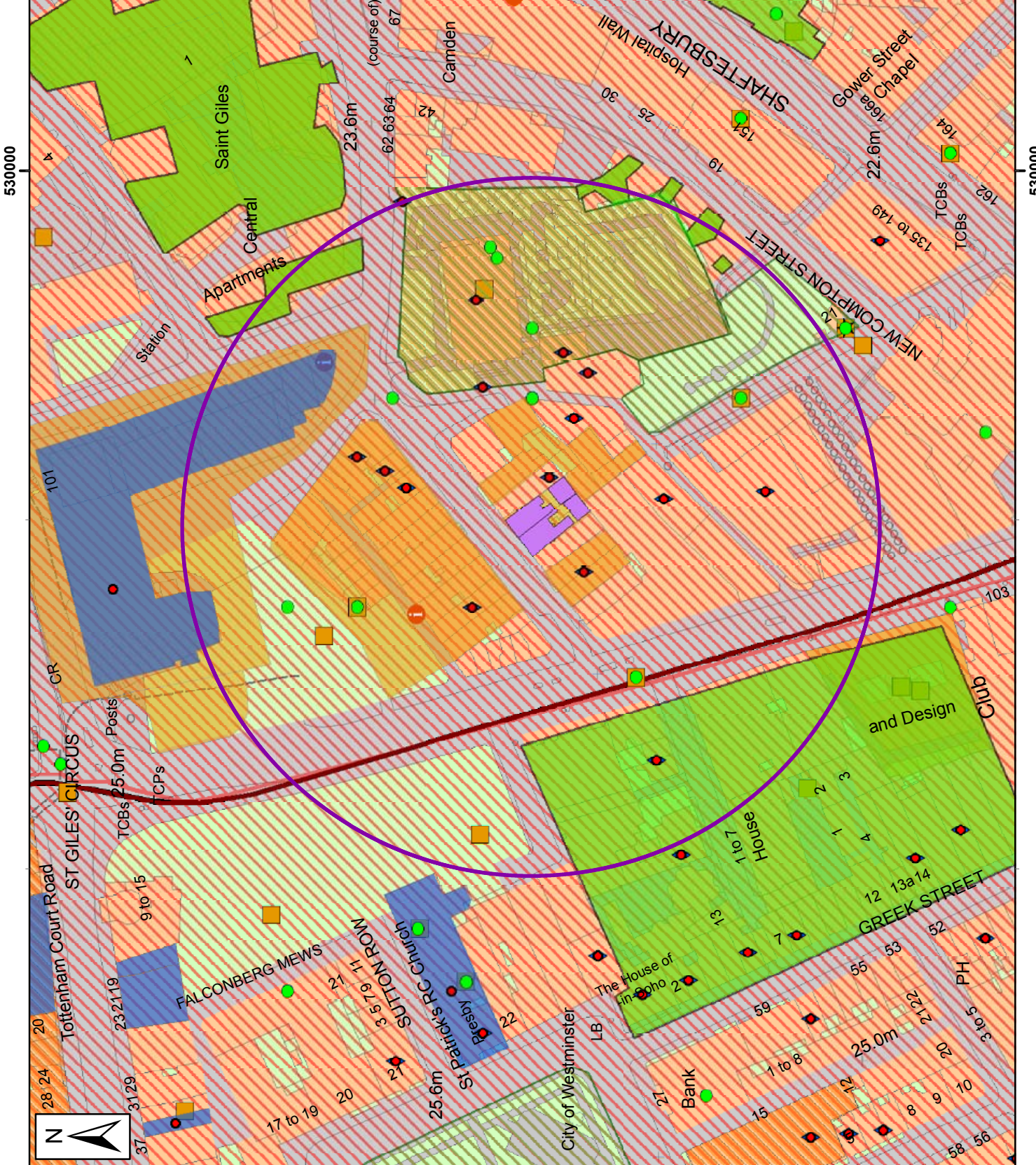
Notes:  
 Any Listed Building information shown on this map extract is provided solely to indicate the location of the listed building(s) and does not attempt to indicate the curtilage or the full extent of the listing(s). Any archaeological priority areas shown on this map extract are those used by the historic England archaeological advisors and there may be minor differences when compared to the relevant borough UDP or LDF.



Historic England

1 Waterhouse Square, 138-142 Holborn,  
 London EC1N 2ST

Tel: 020 7973 3000 Fax: 020 7973 3001  
[www.historicengland.org.uk](http://www.historicengland.org.uk)



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# Alan Baxter

**Prepared by** Robert Hradsky and Holly Lomax

**Reviewed by** Victoria Bellamy

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