



Issued in Confidence to Planning & Development Ltd

78 Guilford St, WC1N 1DF

Heritage Statement

January 2018

Introduction

This document has been prepared by Re (Regional Enterprise) Ltd in support of an application for the refurbishment and conversion of No 78 Guilford Street, LONDON, WC1N 1DF to form 5no flats together with the restoration of the front door. This document will consider the Character, Architectural & Historic Interest of the property; further develop the Principles behind the proposal; outline the expected Impacts and Steps to Minimise Adverse Impacts and provide the context for those processes with regard to the identified Sources.



Character, Architectural & Historic Interest

The character of No 78 is discussed in the accompanying Design & Access Statement. With regard to the architectural and historic interest, the Listing for Nos 75-82 & Attached Railings (Ref: 1271620) is given as:

(The listing entry description is taken from the Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: - 1952: 32).



8 terraced houses. c1793-1799. By James Burton, altered. Nos 75 & 76: darkened multi-coloured stock brick with stucco ground floors, No.75 rusticated. EXTERIOR: 4 storeys and basements. Formerly 2 houses with 3 windows each. No.75 with Roman Doric doorcase, fanlight and double panelled doors. No.76 doorway altered for use as a window. Gauged brick flat arches to recessed 2-pane sashes; 1st floor with continuous cast-iron balconies. 1st and 2nd floors No.76 with blind boxes. Stucco cornices at 3rd floor level. Parapets. Nos 77-82: darkened multi-coloured stock brick, No.81 refronted. 4 storeys and basements. 3 windows each, except No.82 with 2 windows. Round-arched doorways with fluted surrounds, radial fanlights and double panelled doors; No.78, doorway converted for use as a window. No.82, stucco door surround with pilasters, fluted head and cornice. Plain stucco band at 1st floor level. Reddened gauged brick flat arches to recessed sashes; 1st floor with balconies except Nos 79 & 82. Stucco cornice at 3rd floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas

Principles

The principles which underlie the proposal are outlined in the accompanying Design & Access Statement.

With regard to *Conservation Principles: Policies & Guidance* (2008) produced by Historic England (in their former guise as English Heritage), the property is considered to be of Low/Medium significance. The front elevation makes a positive contribution to the Conservation Area and forms part of the wider terrace.

Previous alteration and refurbishment of the interior of the building has been extensive and unsympathetic, though some existing doorframes are of merit and are proposed to be retained, salvaged, or replicated.

More detail on the external and internal alterations is set out in the accompanying Schedule of Works. However, the approach taken has been conceived with regard to the DCMS: Principles of Selection (2010) and LB Camden: Bloomsbury Conservation Area Appraisal & Management Strategy (2011).

It is considered that as a result, in conjunction with the change of use, the proposal will safeguard the fabric of the Listed Building – renovating and replicating fixtures and fittings and engendering a greater sense of ownership.



Impact

The application proposes the restoration of the original doorway, approach and railing – resulting in a significant material intervention in the façade.

As such, the scheme will affect the special interest of the Listed building and the terrace as a whole by re-shaping the contribution of No 78 to the street-scene.

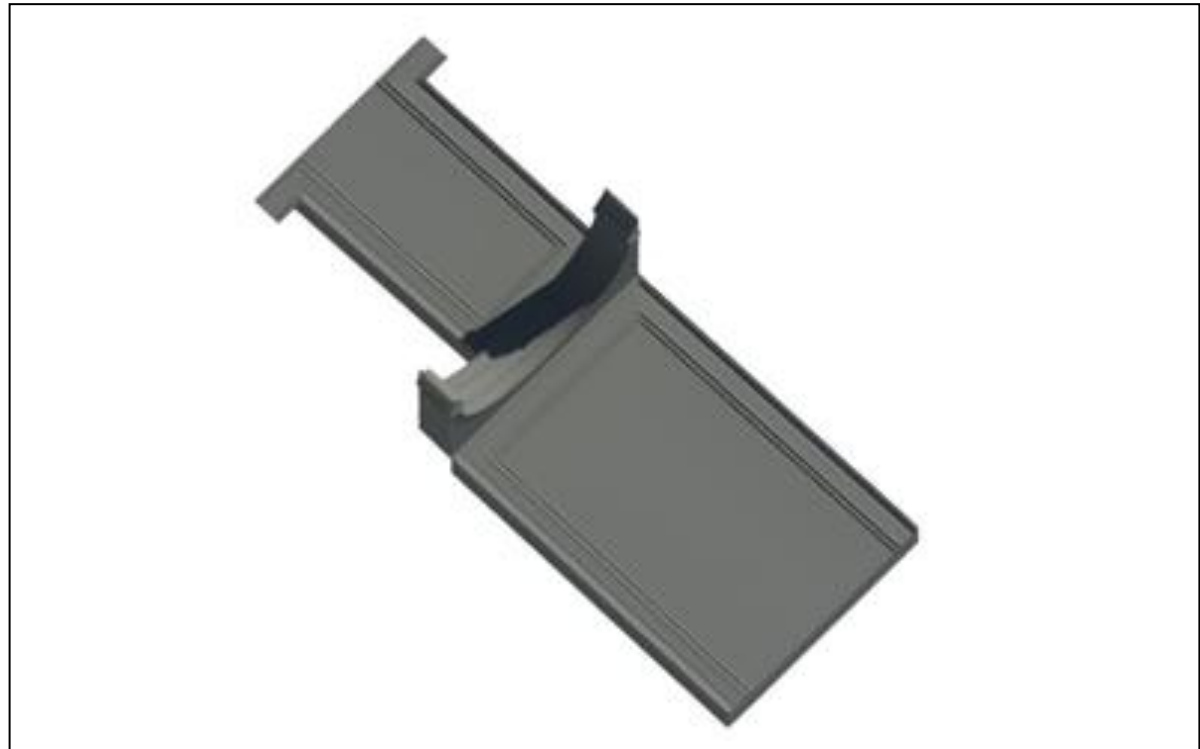
The proposal similarly incorporates a number of internal alterations – including demolition and erection of internal walls (Refer to the Schedule of Works).

With regard to the description in the listing itself therefore (Refer to Character, Historical & Architectural Interest), as the interiors were explicitly not inspected it is not considered that the proposed internal works would have an impact on the special interest which has led to its designation.

Notwithstanding that, it is accepted that the proposed works will have a clear, material effect on the façade and interior and therefore on the integrity of the original architectural interest (insofar as it may be considered to remain).

The external works to the rear are in part cosmetic (clearing of weeds etc). However, the erection of a new boundary fence to No 77 and formation of a new light-well will be evident from a limited number of vantage points within the perimeter block.

The broadening of the rearmost basement room - involving offsetting the retaining wall c0.23m - is not considered likely to render a material impact on the integrity of the Listed Building.



Steps to Minimise Impact

With regard to the impacts identified above, the following steps have been taking to minimise any adverse effect on the significance of the building:

External Alterations:

The restoration of the rounded-arch doorway will replicate the existing doorways elsewhere in the Listed terrace – incorporating the same dimensions, depth of reveal, fluted surround, radial fanlight with segmented glazing bars and double-panelled black painted timber door with brass fittings. The arch will be detailed with red brick to match.

The restored approach will raise two steps from the back of the pavement and enclose the basement level below with a whitewashed finish to match the other properties in the terrace. It will be flanked by iron railings cast to match the existing and including decorative urn finials in a sequence consistent with that across the broader terrace.

To the rear, the light-well will be edged in brick and surmounted by a new cast iron railing to match that atop the identical feature at No 77. Details for all of the above may be reserved by condition.

Internal Alterations:

Many of the original features (doors, doorframes, skirting, coving etc) have been removed at some point in the past. However, the entrance corridor retains a feature transom light, arch and moulded ceiling.

These will be retained and restored, together with the skirting. However, the introduction of a partition wall at the base of the stairs will split the moulded ceiling. As such, it is proposed to replicate that part which is lost in order to maintain the coherence of that feature within the communal area.

Where new doors are proposed, period effect timber, multi-panelled doors and moulded doorframes will be used (Refer to Schedule of Works). Anything original which is salvaged will be re-used before new fixtures and fittings are commissioned.

At second floor level, a new staircase and w.c. had previously been formed on a false landing inserted into the original stairwell.

As part of this scheme, it is proposed to remove this landing and non-original staircase and restore the original sweep of the main staircase – with replica bannister and risers (refer to Schedule of Works)

Change of use:

The proposed change of use will be less intensive than both the current unauthorised and last established use of the property.

As a result of reducing the level of occupation to five households, the physical manifestations of that use will be more commensurate with the character of the terrace.

Erection of rear boundary fence:

In order to minimise the impact of the fence, it is proposed to use a dark stain. Although the surrounding walls are whitewashed at ground floor level, it is considered that this will be more commensurate with the elevations in general and affect an appearance of greater age.

Refer to the Schedule of Works for greater detail of the proposed boundary treatment.



Sources

In developing the proposal which forms the basis of this application, the following sources have been considered:

Statutory Development Plan

London Plan (FALP, 2015)
London Plan: Housing Standards (MALP, 2016)
London Plan: Parking Standards (MALP, 2016)
LB Camden: Local Plan (2017)

Other Policy & Guidance

National Planning Policy Framework (NPPF) (2012)
National Planning Practice Guidance (NPPG) (2014)
DCLG: Technical Housing Standards (2015)
MoL: Housing (2016)
MoL: Sustainable Design and Construction (2014)
LB Camden: CPG1 Design
LB Camden: CPG2 Housing
LB Camden: CPG3 Sustainability
LB Camden: CPG6 Amenity
LB Camden: CPG7 Transport
LB Camden: CPG8 Planning Obligations

Other Material Considerations

LB Camden: Bloomsbury Conservation Area
Appraisal & Management Strategy (2011)
Historic England: Conservation Principles: Policies & Guidance (2008)
DCMS: Principles of Selection (2010)
Survey of London: Vol. XXIV, King's Cross
Neighbourhood, Parish of St Pancras IV: London: -
(1952: 32)