

64-65 Guilford Street

London WC1N 1DD

Heritage Statement

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Consultancy for the
Historic Built Environment

KMHeritage

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1 Introduction

- 1.1 This report has been prepared to support the application for planning permission and listed building consent for 64-65 Guilford Street, London, WC1N 1DD.

Purpose

- 1.2 The purpose of the report is to set out the history and heritage significance of 64-65 Guilford Street, and to comment on the proposals.
- 1.3 This report should be read in conjunction with the documentation prepared by the architects.

Organisation

- 1.4 This introduction is followed by a description of the history of 64-65 Guilford Street. Section 3 analyses the heritage significance of the listed building and its context. Section 4 sets out the national and local policy and guidance relating to the historic built environment that is relevant to this matter. An outline is provided in Section 4 of the merits of the scheme in heritage terms. Appendices include the list description.

Author

- 1.5 The editor of this report is Kevin Murphy B.Arch MUBC RIBA IHBC. He was an Inspector of Historic Buildings in the London Region of English Heritage and dealt with a range of major projects involving listed buildings and conservation areas in London. Prior to this, he had been a conservation officer with the London Borough of Southwark, and was Head of Conservation and Design at Hackney Council between 1997 and 1999. He trained and worked as an architect, and has a specialist qualification in urban and building conservation.
- 1.6 The drafting of this statement was undertaken by Nick Collins BSc (Hons) MSc MRICS IHBC. Nick has been a Principal Inspector of Historic Buildings & Areas in the

London Region of English Heritage. Most recently he was a Director of Conservation at Alan Baxter & Associates. Nick has extensive experience in dealing with proposals that affect the historic environment and also has a background in research, in policy analysis and in understanding historic buildings and places.

- 1.7 Historical research for this report was undertaken by Anne Roache BA (Hons) MA.

2 The history of 64-65 Guilford Street

2.1 This section of the report describes the history and development of 64-65 Guilford Street and its surroundings.

Background

2.2 Guilford Street lies within the area of north London known as Bloomsbury, which is in the London Borough of Camden. It is a major west-east thoroughfare linking Russell Square to Gray's Inn Road.

2.3 The Bloomsbury Estate first began to be developed in 1657 under Lord Southampton. The Estate passed by marriage to the Russell family, the Earls of Bedford, in 1669. Renamed the 'Bedford Estate', the 1670s saw it enter into its main phase of development when the developer Nicholas Barbon built Red Lion Square, Bedford Row, Queen Square, Great Ormond Street and part of Lambs Conduit Street.

2.4 One hundred years later, James Burton, the Bedford Estate's architect, extended the Estate northwards of Bloomsbury Square, starting with Russell Square around 1800. His terraces, in simple Neoclassical style boasted decorative doorcases, recessed sash windows and stucco in their facades. The architect Thomas Cubitt made his mark from the 1820s onwards with a characteristic Greek Revival and Italianate styles making much greater use of stucco and decorative flourishes than his predecessors.¹

2.5 By the middle of the 19th century Bloomsbury was part of a thriving residential, educational and cultural quarter and home to both The British Museum founded in the 17th century mansion Montagu House in 1759 but by 1857 housed in its grand new quadrangular building with round Reading Room designed by Sir Robert Smirke - and University College London (founded 1826, William

¹ Jennings, A (2012). Bloomsbury Planning Advisory Committee. Online: www.bloomsburylives.co.uk

Wilkins). Many artists and authors were attracted to live in the area which was to give rise, in the first half of the 20th century, to the 'Bloomsbury Group' (one of whose members was Virginia Woolf) establishing the avant-garde reputation that the area continues to enjoy to some extent.

- 2.6 The OS map surveyed: 1868 to 1873 illustrates the well-ordered physical development of Bloomsbury which was based around a number of garden squares; an arrangement for which Bloomsbury remains admired and known for (fig.1)²



Figure 1: Bloomsbury, surveyed: 1868 to 1873

- 2.7 Today Bloomsbury's reputation as a cultural quarter attracts a high number of tourists every year who stay in its many and varied hotel accommodations. Southampton Row, which cuts through its centre, is an extremely busy thoroughfare leading to the Euston Station and towards Kings Cross and St Pancras Stations. The area is also

² OS Middlesex XVII (includes: Bethnal Green; City of Westminster; Finsbury; Holborn; Islington; London; Shoreditch; Southwark; St Pancras; Stepney.) Surveyed: 1868 to 1873. Published: 1880 to 1882.

known for its student population. The University of London is headquartered at Senate House and the campus of University College London, which has its main entrance in Gower Street, spreads into the 19th century buildings of the garden squares between it and Southampton Row. University College Hospital and medical school and Great Ormond Street hospital are just two of the world renowned medical and research facilities in this compact quarter.

The Foundling Hospital Estate

- 2.8 Sir Thomas Coram received a Royal Charter to establish The Foundling Hospital for the 'education and maintenance of exposed and deserted young children' in October 1739. In 1741 a permanent home was found in 'Bloomsbury Fields', part of the Earl of Salisbury's Estate, when a site suitable for the erection of a purpose-built complex was identified there. The Earl, however, required the Governors of the Hospital to purchase 56 acres of land – much more than was needed - thus the Governors, unwittingly, found themselves a major land holder in a fast-developing and fashionable area of London.
- 2.9 Rocque's map of 1746 shows The Foundling Hospital located amongst the fields north of Queen's Square (fig.2). The impressive development included ample gardens and was set behind high walls (fig. 3).



Figure 2: 'A Plan of the cities of London and Westminster, and borough of Southwark' John Rocque, 1746



Figure 3: The Foundling Hospital, c.1753

2.10 By the late 18th century, the Hospital was facing a shortage of funds and the Governors decided to lease surplus land for residential development. The plan met with opposition from both local residents, such as those of Queen Square and Great Ormond Street who didn't

want their views interrupted, and from concerned citizens worried about the adverse effect on the health of the children if the surrounding area was built up. Despite these difficulties, the Estate's architect and surveyor, Samuel Pepys Cockerell, submitted his plans to the Governors in 1790. The developer James Burton took leases on large parts of the estate from the 1790s onwards and development began almost immediately. His plans included a variety of residential housing of different classes and included two grand squares - Brunswick Square and Mecklenburgh Square - flanking the Hospital buildings.³

- 2.11 Despite its proximity to the neighbouring Bedford Estate and the high standard of much of its buildings, aimed at the well-to-do middle classes; The Foundling Hospital Estate faced problems of perception and soon gained an insalubrious reputation. Slums grew up, particularly in its mews which had turned out not to be needed by many of the residents.⁴
- 2.12 By the 1870s the problem of inner city poverty had come to the attention of various philanthropic organisations. In 1872 the St Giles's Board of Works obtained a legal order for the demolition of the whole of Russell Place and Coram Place. Later that summer the Peabody Trustees applied to purchase the freehold of Coram, Russell, Marchmont and Chapel Places, together with a portion of Little Coram Street. After some hesitation, the Hospital Governors agreed to sell the property to them for £5400.⁵
- 2.13 The entire Estate was eventually sold for £1.65 million in 1926 to a property speculator, Mr James White, who intended to transfer Covent Garden Market there: a plan

³ Godfrey, W.H. & Marcham, W. (eds.) (1952) 'The Foundling Hospital and Doughty Estates', in Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood. British History Online: www.british-history.ac.uk/survey-london/vol24/pt4/pp25-55

⁴ University College London (UCL) (2011). The Bloomsbury Project. Online: www.ucl.ac.uk/bloomsbury-project

⁵ *Ibid.*

which failed because of local residents' opposition. The Hospital moved the children to Redhill, Surrey and the original Hospital building was demolished. Shortly afterwards, around 7 acres of the original site was purchased, largely through the help of Lord Rothermere, to be preserved as a playground for children. This became an independent charity known today as Coram's Fields. The Foundling Hospital itself bought back 2.5 acres of land and, in 1937, No. 40 Brunswick Square was built as the administrative headquarters for the Foundling Hospital and a place to house their archives. In 2004 a revamped Foundling Museum opened here.⁶

- 2.14 Today, the Foundling Hospital continues as the children's charity Coram. An independent charity, Coram's Fields, runs the playground. The front boundary treatment to Coram's Field, on Guilford Street, was laid out by the London County Council in 1936. It comprises two wings of low-rise accommodation which enclose and screen the space containing a range of children's facilities including a nursery and small farm. Inside the gates, the original 18th century colonnades on the east and west sides survive⁷ however the front entrance is mostly a 1960s reconstruction by G. Bryant Hobbs.⁸

Guilford Street

- 2.15 Guilford Street was laid out by Cockerell in 1792. Horwroods' map of 1792 shows how it was made in a straight line - Rocque's map of 1746 (fig. 2) had previously shown a meandering track here - skirting the southern boundary of The Foundling Hospital, between Southampton Row to the west - at which end it was

⁶ Harris, R (2012) BBC History: The Foundling Hospital. Online: http://www.bbc.co.uk/history/british/victorians/foundling_01.shtml

⁷ Restored by Historic England in 1988.

⁸ L. B. Camden (2011). Bloomsbury Conservation Area Appraisal and Management Strategy. Adopted 11 April 2011.

known as Upper Guilford Street to distinguish the better houses built on this section - and Gray's Inn Road (fig. 4).



Figure 4: The nascent Guilford Street, 1792⁹

2.16 The speculative builder James Burton was responsible for the construction of the houses on Guilford Street. Those at its western end closest to the high-class Russell Square development were of the 1st grade. These houses are c.25 to 30 feet wide with spacious entrance halls, principal rooms on the first floor with three windows each with decorative ironwork balconies. Above are two further floors for bedrooms and a servants' attic. Moving eastwards the street tails off into 2nd, 3rd and 4th class houses, becoming gradually narrower and shorter and which could be provided with shops if found desirable. A continuous stone band unifies the length of the terrace. The roof lines however are varied and include slate-fronted mansard roofs exposed above a stone cornice, and parapets concealing the attic windows. Variation is also introduced by way of front door design, fanlights and

⁹ Horwood, Richard (1792). 'Plan of the Cities of London and Westminster the Borough of Southwark, and parts adjoining Shewing every house'.

balcony railings. The street was complete by 1797 and was named after Frederick North, Lord North, Duke of Guildford (*sic.*), a former Prime Minister and President of the Foundling Hospital. The street is numbered from east to west on the south side and west to east on the north.¹⁰ The 'Hansom Carriage' public house was established at the corner of The Colonnades in the 1790s.

- 2.17 Greenwoods map of 1827 illustrates how in the space of the intervening 30 years since Horwood's map, the areas around and to the north of the street had been rapidly filled with similar planned streets of terraced properties (fig. 5).¹¹



Figure5: Greenwood's Map of London, 1827

- 2.18 By 1868, Bloomsbury was part of a thriving residential, educational and cultural quarter home to both The British Museum and University College London (founded 1826). Many artists and authors as well as surgeons, solicitors

¹⁰ *Op. cit.* Godfrey, W.H. & Marcham, W. (eds.) (1952).

¹¹ Greenwood, Christopher & John (1827). Map of London, from an actual survey made in the years 1824, 1825 & 1826. © The British Library Board, Maps.M.T.Z.a.1. Reproduced with kind permission from the British Library.

and other professionals were attracted to the area, several of which lived in Guilford Street.¹² Great Ormond Street Hospital for children opened in 1852 with 10 beds housed in two formerly residential buildings. The first purpose-built clinical block for 100 children opened in 1875. The OS map surveyed 1868 to 1873 gives the impression of a well-ordered development based around a number of garden squares; an arrangement still associated with the Bloomsbury area (fig.6).¹³



Figure 6: OS Middlesex XVII, Surveyed: 1868 to 1873

2.19 Charles Booth's *Life and Labour of the People in London* (1886-1903) famously produced a set of coloured maps of the streets of central London which were ranked to indicate relative poverty. Guilford Street is coloured red to indicate occupants of 'Middle class'. To the west, across Southampton Way the streets of the Bedford Estate around Russell Square and beyond are coloured gold for 'Upper-middle and upper classes'. Moving east the streets become more mixed and range from 'fairly comfortable,

¹² *Op. cit.* Godfrey, W.H. & Marcham, W. (eds.) (1952).

¹³ OS Middlesex XVII (includes: Bethnal Green; City of Westminster; Finsbury; Holborn; Islington; London; Shoreditch; Southwark; St Pancras; Stepney.) Surveyed: 1868 to 1873. Published: 1880 to 1882

good ordinary earnings' to 'poor', 'very poor' and 'criminal class' (fig. 7).¹⁴



Figure 7: Booth's 'Maps Descriptive of London Poverty' c.1899

2.20 The OS map of 1913 shows the extensive new buildings on the south side of Guilford Street which had been erected for Great Ormond Street Hospital, the development of which had begun in 1875 and has been ongoing ever since (fig. 8).¹⁵ At the junction with Russell Square is the Hotel Russell (1898, Charles Fitzroy Doll); distinctively clad in decorative terracotta; of which the restaurant is said to be almost identical to the RMS Titanic's dining room which is also designed by Doll. The Russell Square Underground Station, located on Bernard Street, was opened by the Great Northern, Piccadilly and Brompton Railway on 15 December 1906.

¹⁴ Booth, C. (1898-99). Poverty Maps of London. Charles Booth Online Archive: London School of Economics. Online: <http://booth.lse.ac.uk>

¹⁵ OS London Sheet K (includes: Bethnal Green; City of Westminster; Finsbury; Holborn; Islington; London; Shoreditch; Southwark; St Pancras; Stepney.) Revised: 1913 to 1914 Published: 1920.



Figure 8: OS map of 1913 with Great Ormond Street complex at the centre of map in black

2.21 The OS map revised in 1938 shows empty ground after the demolition, in 1926, of the main 18th century buildings of the Foundling Hospital after its departure from London. Very little else had altered since the 1913 map (fig. 9).¹⁶



¹⁶ OS London Sheet K (includes: Bethnal Green; City of Westminster; Finsbury; Holborn; Islington; London; Shoreditch; Southwark; St Pancras; Stepney.) Revised: 1938. Published: c.1946.

Figure 9: OS amp of 1938 showing demolished site of The Foundling Hospital

2.22 Bloomsbury suffered numerous direct hits from explosive devices during the London Blitz of the second World War (1939-45). A total of 8 high Explosive Bombs are recorded as falling on Guilford Street during the blitz of 1940-41.¹⁷ The LCC bomb damage maps record the damage done to the street which ranges from minor blast damage to total destruction (fig. 10).¹⁸ Much of the damage to the north side was remedied by restoration of the original building form, many of the losses on the south side were replaced by modern medical, educational and hotel facilities.



Figure 10: Bomb damage maps

2.23 Today, Guilford Street is a street of contrasts. The north side still presents an almost continuous run of 19th century terraced houses, much as it was originally envisaged by the architect Bruton, and includes the preserved entranceway and gardens of The Foundling Hospital, now the Coram's Fields charity playground and children's centre. The south side, by contrast, has undergone dramatic change. At the western end is the President Hotel which has over 500 rooms, travelling eastwards the streetscape is dominated by a major hospital complex including the National Hospital for Neurology and Neurosurgery, Great Ormond Street

¹⁷ Bomb Sight. Online: www.bombsight.org/bombs/32432

¹⁸ Ward, L (2015) The London County Council Bomb Damage Maps 1939-1945. London: Thames and Hudson.

Hospital for children, the Princess Royal Nurses' Home, the UCL Institute of Child Health and the UCL Institute of Neurology.

2.24 64-65 Guilford Street

2.25 Horwood's map of 1792¹⁹ shows the nascent Guilford Street – the western end of which was originally known as Upper Guilford Street - had that year been laid out by Cockerell. James Burton began construction of the houses shortly afterwards. Those at its western end – including Nos. 64-65- were designed to be of the 1st grade with wide frontages, three windows-wide.



Figure 11: Nos 64-65 Guilford Street, 1792

2.26 No. 64 can be seen to have a mews building behind it accessed via 'The Colonnades'. Later, in the 19th century one notable resident was the author George A. Sala who lived here from 1864 to 1866.²⁰ Sala was a prolific contributor of stories and articles to the many popular periodicals of the Victorian era and was patronised by both Dickens and Thackeray.

¹⁹ *Op. cit.* Horwood (1792).

²⁰ *Op. cit.* Godfrey, W.H. & Marcham, W. (eds.) (1952).

2.27 By 1871, the OS map shows that all the houses on Guilford Street have acquired closet wings (fig.12).²¹ The extension to No. 64 extends fully to the boundary of the mews building behind. (The Colonnades mews are now fully developed).



Figure 12: OS 1871

2.28 The map of 1913 shows the bowed profile of the extension at the back of No. 64 and the straight-sided closet extension to No. 65 (figs. 13 & 14).²²



Figure 13: OS: 1913

²¹ OS London (First Editions c1850s) XXVI (includes: Finsbury; Holborn; Islington; St Pancras). Surveyed: 1871. Published: 1877

²² OS London V.6 (includes: Finsbury; Holborn; Islington; St Pancras) Revised: 1913 Published: 1916



Figure 14: OS:1913

2.29 As referenced above, Guilford Street suffered extensive blast damage during the Blitz of 1940-41. The LCC bomb damage map records that Nos. 64-65 suffered 'general blast damage, not structural'.²³



Figure 15: Nos. 45-46 extract from bomb damage maps

2.30 The repairs to Nos. 64-65 that were carried out following this damage can be seen in this aerial photograph of 1946 where the brickwork of the top two floors are a contrasting lighter colour to the ground and 1st floors (fig. 16).²⁴ It is also clear on site that the top floor of the rear extension has been rebuilt as the brick work is obviously different above the ground floor.

²³ *Op. cit.* Ward (2015).

²⁴ The University of London, Russell Square and St Pancras Railway Station, Bloomsbury, 1946. ©Historic Environment Scotland, Reproduced under licence



Figure 16: Aerial view showing Guilford Street, 1946

2.31 The OS map of 1951 shows the immediate post-war footplate of the two buildings which remain separate (figs. 16 & 17).²⁵



Figure 17: 1951

²⁵ OS TQ3082SW - A (includes: Holborn; St Pancras). Surveyed: 1951. Published: 1953.

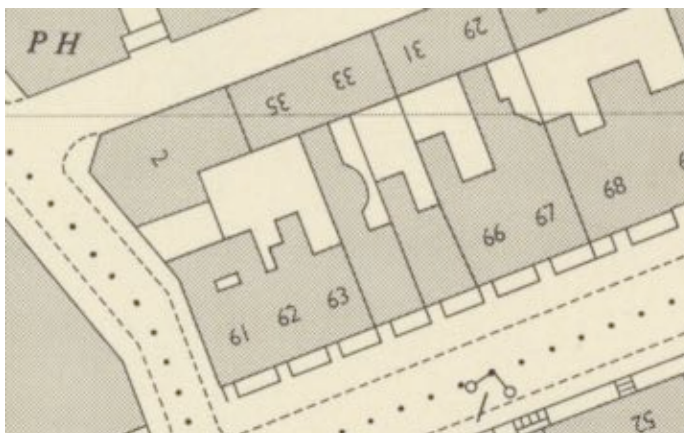


Figure 18: 1951

- 2.32 For five years in the early 1980s, Nos. 64-65 Guilford Street was squatted by a collective of alternative artists. A recent exhibition at the nearby Horse Hospital entitled ‘Peace Love and Anarchy = Freedom and Fun Forever’ documented those years.²⁶ A photograph from the exhibition gives an indication of the condition of one of the internal doors at this period (fig 19). Next door No. 66 was squatted in 2014 and was placed on Historic England’s Heritage at Risk Register.²⁷ That property is currently undergoing extensive renovation by its owner.
- 2.33 There are now no details remaining in the building of any historic note. The rooms have been sub-divided such that the majority do not retain original plan form. All fireplaces, cornices have been removed and the majority of the windows have been replaced.

²⁶ The Horse Hospital. Online: www.thehorsehospital.com/past/the-chamber-of-pop-culture-past/peace-love-and-anarchy-freedom-and-fun-forever

²⁷ Historic England (2017). Heritage at Risk. Online: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/results?q=guilford+street&searchtype=har>



Figure 19: Internal door at Nos. 64/65 Guilford Street, 1980s

2.34 Today, Nos. 64-65 is owned by the Imperial Hotels Group London (fig. 20).



Figure 20: Nos. 64-65 Guilford, September 2017

3 The heritage significance of the site and its context

3.1 This section of the report describes the heritage significance of 64-65 Guilford Street and its surroundings.

The heritage context of 64-65 Guilford Street

3.2 In 1990, Nos. 64-65 Guilford Street were listed as part of a group comprising Nos. 61-66. The list description is attached in the Appendix. The listed building is located in the Bloomsbury Conservation Area.

3.3 Nos. 64-65 Guilford Street fall within Sub Area 11: Queen Square/Red Lion Square (fig. 21).

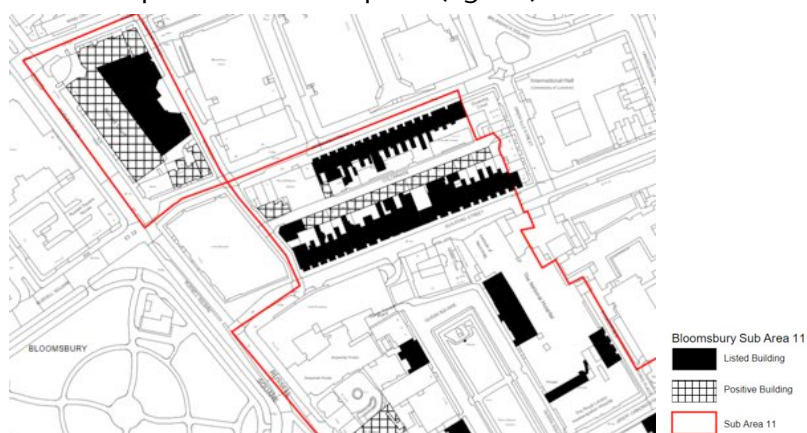


Figure 21: Bloomsbury Conservation Area Sub Area 11 – extract in the vicinity of 64-65 Guilford Street.

3.4 Within Sub Area 11, the following properties are in the vicinity of Nos. 64-65 Guilford Street:

Listed Buildings (all Grade II):

- Guilford Street, Nos. 61-66 (consec.) and attached railings;
- Guilford Street, Nos. 67, 68 & 69 and attached railings;
- Guilford Street, Nos. 70, 71 & 72 and attached railings;

- Guilford Street, Nos.75-82 (consec.) and attached railings.
- Hebrand Street, No. 2, 'The Horse Hospital';
- Bernard Street, Russell Square Underground Station (rear of);
- Bernard Street, Nos.11-28 (consec.) and attached railings;
- Russell Square, Russell Hotel and attached railings with piers and lamps (Grade II*²⁸).

Positive Contributors:²⁹

- The Colonnade: Nos. 3–35 (odd), Chandler House, Baker House, Tailor House, flank of Friend at Hand Public House at No. 4 Hebrand Street.

3.5 The following listed buildings within Sub Area 11 are deemed at risk and feature on Historic England's Heritage at Risk Register:³⁰

- No. 66 Guilford Street (Fair/Part occupied/Part in use);

3.6 Nos. 67-69 Guilford Street (consec.) (Poor/ Part occupied/Part in use);

3.7 Within Sub Area 10: Great James Street/Bedford Row are the following:

Listed buildings:

- Guilford Street: Nos. 3-7 (odd), Nos. 8-10 (even), Nos. 105-110, 1 x bollard to north-west of entrance to Brownlow Mews.

Positive Contributors:

- Guilford Street: Nos. 1 & 2.

3.8 Within Sub Area 12: Coram's Fields/Brunswick Centre are the following:

²⁸ The Russell Hotel is in the adjacent Sub Area 6 but has intervisibility with of Nos.64-65 Guilford Street.

²⁹ *Op. cit.* L. B. Camden (2011).

³⁰ Historic England (2017). Online:

<https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

Listed:

- Guilford Street: Nos. 89-92 (consec.), Coram's Fields front gates, London House.

Positive Contributors:

- Guilford Street: Nos. 11, 12 & 83, Princess Royal Nurses' Home.

The heritage significance of the site and its context

The relevant heritage assets

- 3.9 In terms of the assessment of the proposals for 64-65 Guilford Street, the heritage assets within Camden most relevant to considering the effect of the scheme are the listed buildings themselves, nearby listed buildings, and the Bloomsbury Conservation Area.
- 3.10 The effect of the proposed scheme on these assets will be first and foremost on the special architectural and historic interest of 64-65 Guilford Street and their setting, and then secondly on the character and appearance of the conservation area and the setting of other listed buildings.

Assessing heritage significance

- 3.11 64-65 Guilford Street, the listed buildings in the vicinity and the Bloomsbury Conservation Area and are 'designated heritage assets', as defined by the National Planning Policy Framework (the NPPF). Other buildings and structures that make a positive contribution to the conservation area - such as unlisted buildings of merit - can be considered as 'non-designated heritage assets'.
- 3.12 'Significance' is defined in the NPPF 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'. The Historic England 'Planning for the Historic Environment Practice Guide' puts it slightly differently – as 'the sum of its architectural, historic, artistic or archaeological interest'.
- 3.13 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment'

(Historic England, April 2008) describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value.

3.14 Historical value is described as being illustrative or associative. 'Conservation Principles' says that:

Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance... The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation.

'Historic interest', 'Historical value' and 'Evidential value'

3.15 64-65 Guilford Street, the listed and unlisted buildings nearby, and their relationship to one another and the Bloomsbury Conservation Area collectively illustrate the development of this part of London. They tell us about the nature of the expansion of London in the 18th century, the suburbanisation of previously open land by means of estate development to the east of the late 17th century development firstly around Covent Garden, the nature of society at the time and the market for such residential development, and about how the housing built in the 18th century was adapted and changed to suit occupation in the Victorian and Edwardian periods. They tell us also about social and commercial transformations during the late 19th and 20th century, and about the dynamics of post-war change and its effect on older buildings. The area and its buildings are a record of social and economic change and lifestyles in various periods, and illustrate the effect these things had on the historic building stock and urban grain.

3.16 In terms of Historic England's 'Conservation Principles' the listed buildings and conservation area provide us with 'evidence about past human activity' and, by means of

their fabric, design and appearance, communicate information about its past. Subsequent alteration, demolition and redevelopment has not entirely removed the ability of the older townscape and intact historic buildings to do this; the Bloomsbury Conservation Area and its listed buildings clearly retains sufficient historic character and appearance to convey the area's historical ethos. Despite the many changes that are described earlier in this report, 64-65 Guilford Street, retain their ability to convey this historical value. The presence of different phases of work together in a single building can sometimes form part of its special historic interest, providing evidence about the historical changes that occurred to it over time – although in this case, the quality of that change is of such a poor quality that its contribution is not a particularly positive one.

- 3.17 The buildings' time as a squat during the early 1980s was clearly an interesting, if unconventional, time in its history – occupied by a collective of alternative artists and now celebrated in a recent exhibition.

'Architectural interest', 'artistic interest' or 'aesthetic value'

- 3.18 It is clear that the Bloomsbury Conservation Area and 64-65 Guilford Street have 'architectural' and 'artistic interest' (NPPF) or 'aesthetic value' ('Conservation Principles'). In respect of design, 'Conservation Principles' says that 'design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship'.

- 3.19 The part of the Bloomsbury Conservation Area in the vicinity of Guilford Street possesses these heritage values to a considerable degree. The contributing elements of the aesthetic significance of the area as a piece of historic townscape are the nature of older (listed and unlisted) structures and their contribution to the historic streetscape itself.

- 3.20 Although Sub Area 11 is architecturally diverse, there are a number of unifying elements. The historic building form consists of terraces of townhouses opening out into squares. Nos. 64-65 Guilford Street contribute to this overall character. These terraces create a fine urban grain with predominantly small footprints and narrow frontages creating greater architectural variety than their more modern neighbours. Where later 19th and 20th century buildings have larger footprints, they generally provide continuous frontages and respect the historic streetscape. The surrounding streets are relatively narrow and have a strong sense of enclosure, emphasising the scale of the built environment and the transition from space to space.³¹
- 3.21 The terrace of townhouses at Nos 70-72 (consec.) adheres to a grander scale than other terraces in the street. Originally forming the north side of Queen Square, its centrepiece is marked by a colonnade of Doric columns on the front façade. The relationship with the square was destroyed when sites on the south side of Guilford Street were developed in the early 20th century. The garden space between No. 51 Guilford Street and the Hotel President is all that remains of the 18th century garden which ran across the north side of the square. Further east on the south side, the street scene is harmed by the presence of unsympathetically scaled buildings including the 13-storey concrete tower of the 1978 Institute of Neurology, and the rear elevations of buildings situated at the core of the Great Ormond Street Hospital site (falling outside the Conservation Area). Adjacent to this yard stands the nine-storey mid-20th century former Great Ormond Street Hospital Nurses' Home, which has a long elevation in brown brick dominating the street. The large scale of this building is alleviated by some fine Art Deco stone detailing marking the central entrance.³²

³¹ *Op. cit.* L. B. Camden (2011).

³² *Ibid.*

- 3.22 There are several small mews streets in the Sub Area. These tend to be relatively short, small spaces with the exception of The Colonnade, Long Yard and Emerald Street. The Colonnade dates from the 19th century and is a narrow, cobbled mews, with a consistent terrace of typical two-storey London stock brick mews properties, built to be subservient to the more substantial townhouses in Guilford Street. At a mid-point on the south side of Colonnade, a Victorian taking-in door and gantry survive at Nos. 19-23. No. 30 was designed by Jacob Blacker in 1982. The 'Horse Hospital' at No. 2 Hebrand Street is a listed 19th century building of historic and social interest which has a side elevation fronting The Colonnade. The late 20th century residential development on the north side (Chandler House and Baker House) is a modern take on residential mews development, complementing the scale of the 19th century properties opposite, and blends well in terms of detailed design and use of materials. Further west, the rear elevation of Russell Square Underground Station (1905) backs onto the north side of The Colonnade; although constructed in a utilitarian style employing traditional stock brick with contrasting brick banding, it contributes to the street scene.³³
- 3.23 The special architectural interest of 64-65 Guilford Street as a listed buildings lies principally in their original Georgian architectural style, although this has been much altered and changed in later phases of intervention – and whilst internal features remaining in the buildings would form a part of this typology there are now few remaining.
- 3.24 From the historic maps it would appear that all of the houses on Guilford Street had some form of rear extension added during the 19th century. The Ordnance Survey Map of 1913 (Fig 13) shows the extent to which these varied in size and scale from building to building.

³³ *Ibid.*

- 3.25 64-65 Guilford Street have been very heavily altered over the years in a way that has very little do with the special architectural and historic interest of the listed building. The plan form has been altered on most floors to enable cross connection between the rooms. Where this has been carried out, architectural detailing, doors architraves etc have been lost.
- 3.26 The buildings suffered damage during the Second World War which led to some repair and replacement at the upper levels. The upper floors were rebuilt, including the top floor of the rear extension of No.64.
- 3.27 The rear extension to No.64 appears to have been altered in the late 19th century, with the addition of the bow, and is in a poor structural state and suffers from rampant damp penetration.
- 3.28 Following the occupation of the building as a squat the subsequent repairs and refurbishment was carried out using modern materials and led to the plan form of the spaces no longer being original. There are now no cornices or fireplaces and the majority of the skirting remaining in the buildings and the majority of the windows have been replaced. The most original feature remaining in both buildings is the staircase, although this was re-built above the second floor in both buildings.

Summary

- 3.29 64-65 Guilford Street have historical and evidential value, and this value is expressed in the narrative of the buildings' history and how it has changed - this is set out earlier.
- 3.30 However, in terms of architectural or aesthetic value, this is limited to the external appearance of the listed building (in particular the front elevation), the retention of a number of key interior features, such as the staircases and elements of the floor plan. Both buildings have suffered from considerable change: Both buildings had adhoc rear extensions added during the 19th century – that attached

to No.64 altered subsequently in the late 19th century and partially re-built during the 20th century - and they both suffered from bomb damage in the Second World War. Their plan forms have been altered to create the interlinked arrangement found today which further removed historic fabric and altered the way the buildings are appreciated.

4 The policy context

- 4.1 This section of the report briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment.

Legislation

- 4.2 The legislation governing listed buildings and conservation areas is the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 (1) of the Act requires decision makers to ‘have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay ‘special attention...to the desirability of preserving or enhancing the character or appearance of that area’.

The National Planning Policy Framework

- 4.3 In March 2012, the Government published the new National Planning Policy Framework (NPPF), which replaced Planning Policy Statement 5: ‘Planning for the Historic Environment’ (PPS5) with immediate effect.
- 4.4 The NPPF says at Paragraph 128 that:
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, 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.
- 4.5 A description and analysis of the heritage significance of 64-65 Guilford Street and its context is provided earlier in this report.

4.6 The NPPF also requires local planning authorities to 'identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.

4.7 At Paragraph 131, the NPPF says that:

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.8 Paragraph 132 advises local planning authorities 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting'.

4.9 The NPPF says at Paragraph 133 'Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.' Paragraph 133 says:

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, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

4.10 Paragraph 134 says that ‘Where a development proposal will lead to 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.

4.11 Further advice within Section 12 of the NPPF urges local planning authorities to take into account the effect of an application on the significance of a non-designated heritage asset when determining the application. It says that ‘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’.

4.12 Paragraph 137 of the NPPF advises local planning authorities to ‘look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’.

4.13 Paragraph 138 says that:

Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

4.14 The NPPF incorporates many of the essential concepts in Planning Policy Statement 5 'Planning for the Historic Environment'. PPS5 was accompanied by a 'Planning for the Historic Environment Practice Guide', published by English Heritage 'to help practitioners implement the policy, including the legislative requirements that underpin it'³⁴. The 'Guide' gives, at Paragraph 79, a number of 'potential heritage benefits that could weigh in favour of a proposed scheme' in addition to guidance on 'weighing-up' proposals in Paragraphs 76 to 78. These are that:

- It sustains or enhances the significance of a heritage asset and the contribution of its setting;
- It reduces or removes risks to a heritage asset;
- It secures the optimum viable use of a heritage asset in support of its long term conservation;
- It makes a positive contribution to economic vitality and sustainable communities;
- It is an appropriate design for its context and makes a positive contribution to the appearance,

³⁴ PPS5 was superseded by the NPPF, but the PPS5 Practice Guide is still valid for the time being. It is intended by English Heritage that it will be replaced by good practice advice developed by English Heritage in conjunction with the Historic Environment Forum

character, quality and local distinctiveness of the historic environment;

- It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.

4.15 Paragraph 111 of the Guide sets out the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 that local planning authorities when making decisions must 'have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses' and 'pay special attention to the desirability of preserving or enhancing the character or appearance' of a conservation area.

Camden Council's Local Development Framework

4.16 The Camden Local Plan sets out the Council's planning policies. It replaces Camden's Core Strategy and Development Policies planning documents (adopted in 2010).

4.17 Section 7 of the Plan deals with Design and Heritage saying that 'the Council places great importance on preserving the historic environment'.

4.18 Policy D2 Heritage deals with Camden's heritage assets. The policy asserts that:

'The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.'

4.19 In relation to designated heritage assets generally the policy says:

'The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be

demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

4.20 In relation to conservation areas the policy says:

‘In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.

- 4.21 In relation to Listed Buildings the policy says:
'To preserve or enhance the borough's listed buildings, the Council will:
- i. resist the total or substantial demolition of a listed building;
 - j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
 - k. resist development that would cause harm to significance of a listed building through an effect on its setting.
- 4.22 In relation to Archaeology
'The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate'.
- In relation to other heritage assets and non-designated heritage assets including those on and off the local list, Registered Parks and Gardens and London Squares the policy states:
- 4.23 'The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.'

5 The proposed scheme and its effect

5.1 This section of the report briefly describes the proposed scheme and its effect on the heritage significance described earlier. The proposed scheme is illustrated in the drawings prepared by ipa Architects and this section should be read in conjunction with the Design & Access Statement.

The proposed scheme and its effect on heritage significance

5.2 The current state of the buildings and the level of damage that has been caused to their significance provides a unique opportunity to restore and further enhance them.

5.3 Currently used as staff bedrooms, returning the buildings to proper residential use will be returning the buildings to the use for which they were originally built – Their former use as residential houses is an important part of their historic significance and this should be seen as a heritage benefit.

5.4 The buildings are currently devoid of any detailing – either genuinely historic, or reinterpreted. The proposals provide the opportunity to reinstate sympathetic and appropriate skirting, cornices and doors that will enhance an appreciation of the actual status of the buildings as originally intended.

5.5 The majority of the plan form has been lost by the interconnecting of the two buildings. This interconnection will be reversed and the buildings will be formally separated again – re-instating the primacy of each individual front door to the street.

5.6 Most of the internal walls are now modern stud-partitions however, the proposals have sought to work with the main historical plan form of each floor ensuring that the hall and landing still function as they did historically and the principle rooms at the front of each house are being re-instated to their original proportions. Bathrooms,

where necessary are being 'slotted' into the rear room where they will not impact any views into the buildings from the street and where the former interconnecting corridors used to be located.

- 5.7 The proposals seek to replace the two rear extension 'closet wings'. As has been described earlier in the report, neither are part of the original building and that attached to No.64 has been much altered and rebuilt and is in a poor state of repair. The closet wing to No.65 was re-constructed entirely within the last decade.
- 5.8 The new extensions will be of traditional materials and follow a traditional form in terms of the attachment to the main buildings and their height – rising to just first floor level. Their much improved quality over what is currently existing should be regarded as a positive enhancement of the buildings.
- 5.9 It is proposed that the upper stairs will be extended to create a new 4th floor loft space in the roof, set back from the parapet to reduce visibility from street level. As has been described earlier in the report, the entire top floor and roof was rebuilt following bomb damage and therefore there is no remaining historic fabric. The approach is similar to that found at No.66 to the east.
- 5.10 Overall, the significance of the building now lies primarily in its contribution to the wider terrace. Internally, few features of special interest remain, including plan form.
- 5.11 The proposals seek to, where possible, restore lost detailing and return the building to its former quality which will positively enhance the special interest of the listed buildings.
- 5.12 Where change is proposed it has been designed to ensure that no historic fabric is affected and in terms of the roof, hidden from view therefore causing no harm to significance of the building. The new extensions to the rear have been designed to be contextual and appropriate additions that will unify some of the ad hoc existing rear

extensions and reflect similar ones on nearby buildings in the terrace.

The effect on the conservation area and other listed buildings

- 5.13 The effect on the character and appearance of the Bloomsbury Conservation Area and on the setting of other listed buildings will be negligible. The new rear extension will not be visible within the conservation area other than from the rear of the building and the works at roof level barely visible and entirely in keeping with the roof level of other buildings in the terrace.

6 Compliance with policy and guidance

- 6.1 This report has provided a detailed description and analysis of the significance of 64-65 Guilford Street and its heritage context, as required by Paragraph 128 of the National Planning Policy Framework. In addition, the report also describes how the proposed scheme will affect that heritage significance. The effect is positive, and for that reason, the scheme complies with policy and guidance.

The level of ‘harm’ caused by the proposed scheme

- 6.2 As outlined in Section 4, the NPPF identifies two levels of potential ‘harm’ that might be caused to a heritage asset by a development: ‘substantial harm...or total loss of significance’ or ‘less than substantial’. Both levels of harm must be caused to a *designated* heritage asset – in this instance, 64-65 Guildford Street, other listed buildings and the Bloomsbury Conservation Area and their settings.
- 6.3 The proposed scheme, in our considered view, preserves the special architectural and historic interest of the listed building and the character and appearance of the Bloomsbury Conservation Area, and thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not lead to ‘substantial’ harm or any meaningful level of ‘less than substantial’ harm to the listed buildings at 64-65 Guilford Street, or any other heritage assets. Other than their contribution to the wider terrace the buildings have lost much of their internal special interest and the proposals seek to restore some of their internal detailing whilst providing high quality accommodation commensurate to the original purpose of the buildings.
- 6.4 The only potential for ‘less than substantial’ harm would be the loss of something in 64-65 Guilford Street that had a direct relationship to what is central to special architectural and historic interest in the listed main

building. There is nothing about the proposal that would give rise to this level of harm. Other changes to the listed building, individually or cumulatively, do not reach the threshold of harm that would cause the scheme to fail to preserve the special interest of any listed building or conservation area.

The balance of ‘harm’ versus benefit

- 6.5 In any event, and even if some level of harm was to be caused by the proposals, the scheme provides a tangible public benefit in the form of restoring and repairing many elements of the building’s special interest, both internally and externally and providing the listed building with a sustainable future. This would more than outweigh what very low level of ‘harm’ - if any - that might be asserted to be caused by the various interventions proposed. The core special architectural and historic interest of 64-65 Guilford Street and other heritage assets remains entirely intact in the proposal.

The National Planning Policy Framework

- 6.6 In respect of Paragraph 131 of the NPPF, the proposed scheme can certainly be described as ‘sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’. It secures the ‘positive contribution’ that 64-65 Guilford Street makes to the Bloomsbury Conservation Area, and the setting of other listed buildings, and it preserves the essential elements of its special architectural and historic interest as a listed building.
- 6.7 The proposed scheme complies with Paragraph 133 of the NPPF - it certainly does not lead to ‘substantial harm to or total loss of significance of a designated heritage asset’. It also complies with Paragraph 134 for the reasons given in detail earlier in this report – the scheme cannot be considered to harm the listed building, but rather alters it in a fashion that has a relatively small effect on overall heritage significance while reversing previous harm and

protecting surviving significance. Any ‘less than substantial harm to the significance of a designated heritage asset’ (Paragraph 134) - if any - that can be ascribed to the scheme is outweighed by the benefit of the works of repair and restoration which will enhance and better reveal the significance of the listed building while providing it with a sustainable future.

- 6.8 It is our view that none of the individual minor interventions that make up the overall set of proposals can reasonably be considered to cause harm to the listed building when the cumulative extent of intervention involved is measured against the overall listed building. The interventions - individually and taken as a whole – help secure the ‘optimum viable use’ of the listed building. The scheme very definitely strikes the balance suggested by Paragraph 134 of the NPPF – it intervenes in 64-65 Guilford Street in a manner commensurate to its significance as a listed building. This balance of intervention versus significance is described in detail earlier.

Camden’s Local Development Framework

- 6.9 In positively addressing the requirements of the National Planning Policy Framework, the works also meet the policy requirements of the London Borough of Camden Local Development Framework relevant to the historic built environment.
- 6.10 In terms of the Local Plan Policy D2 and its accompanying commentary, the proposals would not ‘cause harm to the special interest of the building’ or to ‘the setting of a listed building’.
- 6.11 Equally, the proposals will ‘preserve and enhance the character and appearance of the area’.

7 Summary and conclusions

- 7.1 64 Guilford Street have seen considerable alteration and loss of historic detailing internally during the second half of the 20th century which has resulted in buildings that are degraded and much altered. These proposals provide an opportunity to reverse that decline.
- 7.2 The proposed scheme has been designed to make minimum intervention into the historic building whilst providing modern and viable accommodation for the future. The proposals combine repair and restoration of existing fabric with the re-instatement of other elements and spaces. New interventions have been kept to a minimum and sensitively located in secondary spaces of less or no significance.
- 7.3 The new extensions to the rear will replace more recent and in some cases ad hoc additions that are suffering from structural and damp problems. They have been contextually and sympathetically designed to enhance the listed buildings. The loft conversion is in a part of the buildings that was completely rebuilt after the War, set back from the parapet and is similar to those found on other buildings in the terrace.
- 7.4 The effect of the works and new extensions on the heritage significance described earlier is therefore positive. The works will preserve and enhance the special architectural and historic interest of the listed building and its setting – its historic fabric and features, where they remain, are retained and the appearance and layout of the listed building remains legible and appreciable. The proposals will also preserve and enhance the setting of other listed buildings and the character and appearance of the Bloomsbury Conservation Area.
- 7.5 For these reasons, the proposed scheme complies with the law, and national and local policy and guidance for listed buildings and conservation areas

Appendix A: List Description

TQ3082SW GUILFORD STREET 798-1/95/720 Nos.61-66
(Consecutive) 08/06/90 and attached railings

GV II

Terrace of 6 houses, now a hotel and houses. c1793-9. Built by James Burton. Flemish bond brick; front of Nos 61 to 63 partly rebuilt after damage in World War II. Welsh slate roof having brick ridge and end stacks. Double-depth plan. Nos 61-65: 4 storeys and basement, symmetrical 15-window range. Doorways; No.61 has C20 panelled door set in mid C19 semicircular arched stucco surround, Nos 62 & 63 have late C18 fielded 6-panelled doors set in similar surrounds with late C18 fluted and reeded architraves, Nos 64 & 65 have flat arches over late C19 panelled doors set in ground floor of channelled stucco. Gauged brick flat arches to tall 1st floor C20 casements and plate-glass sashes. Continuous stucco sill bands beneath 1st and 3rd floor windows. Plain stone coped parapet. Late C18 sashes with glazing bars to rear of Nos 64 & 65. INTERIORS: retain late C18 dog-leg staircases with stick balusters set on open strings with fret-cut brackets and wreathed mahogany handrails. Late C18 enriched and modillioned plaster cornices survive in most rooms; mid C19 marble fireplace in 1st floor room of No.61; Nos 64 & 65 also retain late C18 shutters and panelled doors set in moulded and reeded architraves. Late C18 fireplaces noted to survive in some rooms which could not be inspected. SUBSIDIARY FEATURES: attached wrought-iron railings with urn finials to front. No.66: 4 storeys

and basement. 3 windows. Ground floor of channelled stucco. Flat arch to doorway with late C19 panelled door with overlight. Ground floor sashes with flat arches and late C19 plate-glass. Upper floors have gauged brick flat arches to late C19 4-pane plate-glass sashes; 3rd floor stucco sill band. Stone coped parapet. To rear, late C18 sashes. INTERIOR: not inspected but noted as having late C18/early C19 dog-leg staircase with turned balusters. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 32).

Listing NGR: TQ3024682083

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