

**10 JOHN STREET
CAMDEN WC1N 2EB**

**External Repairs and Internal Alteration
to the Rear Wing**

Supplementary Heritage Impact Assessment



June, 2018

1. INTRODUCTION, POLICY CONTEXT, AND QUALIFICATIONS

1.1 Introduction

- 1.1.1 This statement examines 10 John Street, Camden – a Grade II-listed, early 19th-century townhouse which has long been occupied by solicitors’ offices – and assesses the heritage impact of proposed internal alterations to the rear wing and lightwell.
- 1.1.2 Listed Building Consent was granted in 2018 for *“Minor internal alterations to rear wing of existing building. Repairs and refurbishment of flat roof, mansard and parapet. Installation of glass lean-to roof over external stairs”* (2017/6200/L), but subsequent detailing of the scheme has led to further adjustments which necessitate the submission of a new LBC application.
- 1.1.3 The policy context and my qualifications for undertaking the assessment are outlined below. Sections 2 and 3 examine the property’s historical context, whilst Section 4 discusses the proposals and assesses their impacts on the significance of the relevant heritage assets.

1.2 Policy Context

- 1.2.1 This analysis and impact assessment supports applications for planning, listed building, and conservation area consents for proposed external and internal works to the rear wing and lightwell at 10 John Street, Camden, WC1N 2EB. The assessment is guided by the guidelines and policies of Section 12 of the National Planning Policy Framework (NPPF).
- 1.2.2 NPPF is intended to elicit a proportionate response to development which impacts on the historic environment, which is largely defined by heritage assets including designated assets (listed buildings, conservation areas, and archaeological sites) as well as locally-identified elements which have not been formally designated. The Framework requires

applicants and Local Planning Authorities to identify relevant designated and undesignated heritage assets, and to establish the degree and nature of their significance. 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”* (para. 128).

- 1.2.3 10 John Street is a designated heritage asset, having been statutorily listed as Grade II in 1951 as part of the terrace of houses at 10-20 John Street. (References to No. 10 in the listing statement are highlighted; the description has not been revised since listing, and thus no mention is made of the substantial alterations of 1981 to the rear wing.)

TQ3082SE JOHN STREET 798-1/96/943 (East side) 24/10/51
Nos.10-20 (Consecutive) and attached railings. GV II

11 terraced houses. 1799-1824. No.20, facade rebuilt in facsimile c1950. Multi-coloured stock brick with yellow stock brick patching. Rusticated stucco ground floors with band at 1st floor levels. No.20 stucco facade to John Street with rusticated ground floor; return to Roger Street, yellow stock brick. 4 storeys and basements. 3 windows each; **No.10 with 3-window (blind) return to Northington Street.**

No.20, 3 storeys and basement. 2 windows and 3-window return with 2 storey, 3-window rear extension. Gauged brick flat arches (No.10 reddened) to recessed sashes, mostly with glazing bars. Cast-iron balconies to 1st floor windows of Nos 12-19. Parapets. Original fluted lead rainwater heads and pipes. **No.10: round-arched doorway with mutule cornice-head, sidelights, radial fanlight and panelled door. Moulded cornice to parapet. INTERIOR with stick baluster stair in entrance hall with modillion cornice.** No.11: round-arched doorway with fanlight and C20 door. INTERIOR: altered but noted to retain wooden fireplace with dentil cornice on ground floor, marble fireplace on the 1st floor. Stairs with shaped balusters and shaped ends in hallway with cornice formed of paired modillions. No.12: round-arched doorway with fluted surround, mutule cornice-head, radial fanlight and panelled double doors. INTERIOR: noted to retain marble fireplace in ground floor rear room. Shaped ends to stairs. No.13: similar doorway to No.12. INTERIOR: noted to retain marble fireplaces ground floor front and 1st floor front and rear rooms. Stairs with square balusters and shaped ends in hallway whose cornice has guttae decoration. End wall with round-headed niches each side of landing window. Some added partitions. No.14: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters in front hallway with guttae cornice decoration. Round-headed niches each side of landing window. No.15: slightly projecting. Round-arched doorway with wooden, attached Greek Doric columns carrying cornice-head; fanlight and panelled door. 1st floor windows in shallow round-arched recesses linked by moulded impost bands. INTERIOR: noted to retain marble fireplaces to ground and 1st floor. Stairs with square balusters. No.16: similar doorway to No.12. INTERIOR: noted to have additions but to retain marble fireplace in ground floor front room and stairs with square balusters. No.17: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters. Marble fireplace, with contemporary iron centre, ground floor rear room. Marble fireplace with sculptured leafwork, 1st floor front room. Contemporary china bell pulls and door plates. No.18: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain marble fireplaces with sculptured leafwork, 1st floor rooms. No.19: round-arched doorway with sidelights, fanlight and panelled door. INTERIOR: noted to retain good marble fireplaces in ground and 1st floor rooms. No.20: stucco entrance portico on return with moulded cornice and parapet; radial fanlight and panelled double doors. Rounded brick angle. John Street elevation with pilasters rising through 1st and 2nd floors to carry entablature and blocking course. Architraved, recessed casement windows; ground and 1st floor with console-bracketed cornices. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

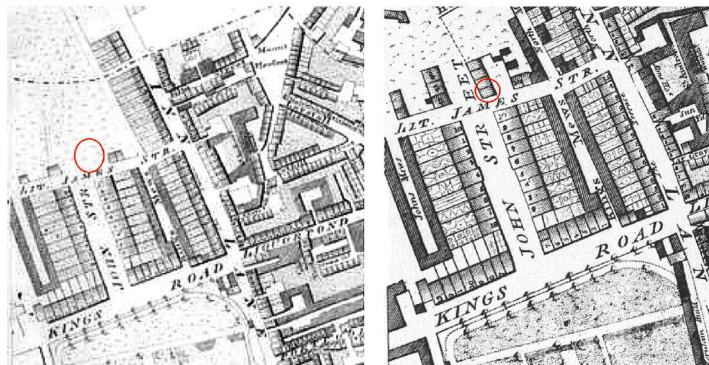
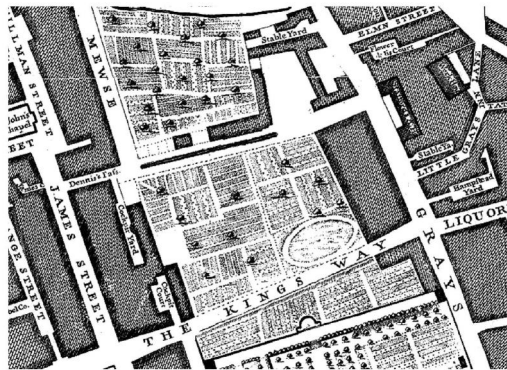
- 1.2.4 The property also lies within the Bloomsbury Conservation Area, and is subject to the policies and guidelines of the *Bloomsbury Conservation Area Appraisal and Management Strategy* adopted 18 April 2011.

1.3 Qualifications

- 1.3.1 My qualifications for undertaking this analysis and assessment are based on my work as a professional building and topographical historian who researches, documents, and assesses historic buildings. I hold a B.A. from the University of Ottawa (1974) and an M.Sc. in urban and regional planning from the University of Toronto (1976), and since my first involvement with architectural and urban history as a post-graduate student (where I studied criteria for designating historic buildings and sites) I have spent over 35 years in the fields of building preservation and historical research.
- 1.3.2 For the past 30 years I have worked as a consulting researcher in support of professionals and companies dealing with historic buildings and sites. My work has included documenting topographical and building history, professional assessments of the historical significance and listability of buildings and building elements, providing specialist input to policy plans, and writing policies and explanatory text for conservation management plans. The latter commissions have included the buildings of the former Royal Naval College at Greenwich and parts of the College and Chapel of St George at Windsor Castle, and I have drafted similar policy plans for the Royal Household's occupied palaces. I have also held consultancy appointments with the Crown Estate Commissioners and the Royal Household Property Section, and have provided expert witness testimony on historical property issues in the Chancery Division and at the Lands Tribunal.

2. HISTORICAL CONTEXT

- 2.1 The orchards and gardens shown in the mid 18th century north of what is now Theobald's Road were owned from the 1560s by William Harpur's Bedford Charity estate. They were developed for housing from the late 1790s to 1824, and No. 10 John Street was added to Horwood's maps of London between the original edition of 1799 and the revision of 1813.



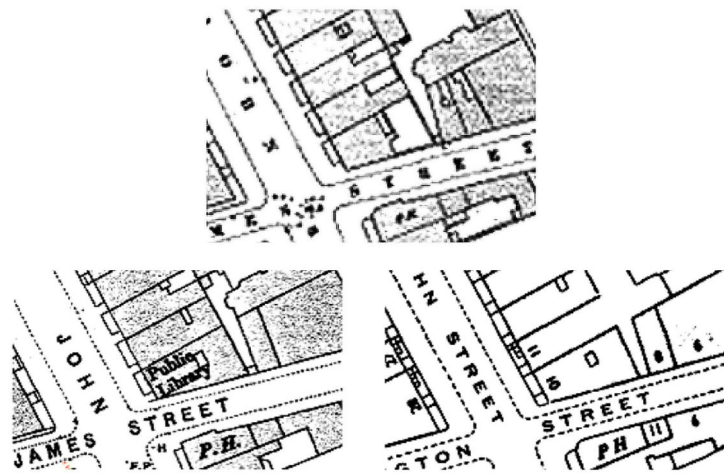
Top: 1745 (Roque)
Bottom: 1799, 1813 (Horwood), highlighting No. 10

- 2.2 The houses in the street were initially well-occupied by private residents. By 1841, however – when No. 10 housed an elderly widow, her adult family, and three servants – the street recorded fifteen practising professionals (twelve of whom were solicitors) as well as twenty-three private residents. This trend continued until the end of the century, by which date almost all of the houses were either in single or multiple professional

occupation (mainly solicitors and architects), with just three of the thirty-eight addresses not listing professional occupants in 1895.

2.3 The occupation of No. 10 was entirely consistent with this pattern, with William French (a surveyor and his family) recorded in 1851, and John Evans, a solicitor and his family, in 1861. Evans remained here until c.1893 (before moving next door to No. 11), when he was succeeded by the Holborn Public Library, a use which was still recorded here in the 1930s.

2.4 The 1875 and 1896 Ordnance Surveys record the addition of a single-storey extension to the rear of the property. Given the size of Evans's family and his legal practice – he had two marriages, at least eleven children, two or three servants, and in 1882 was operating from the house with two other solicitors – it seems likely that this was added by him in the 1870s to provide additional office and/or living space.



Top: Ordnance Survey, 1875
Bottom: 1896 (unchanged in 1932) and 1952 (unchanged in 1962).



Northington Street Elevations, 1974 and 2015.

- 2.5 A photographic studio occupied the basement and rear extension in the 1960s, but otherwise the house has been used as offices since at least the mid 1950s. It was extensively refurbished in 1981, when the door and fenestration in Northington Street were altered; an additional storey with a dormered mansard was added to the rear wing; and the roof of the main house was altered from an internal well to a flat mansard. Consent was obtained in 2007 and 2015 for change-of-use to a single-family house, but the building remains in office use at the present time.
- 2.6 Approvals were granted in early 2018 for roof refurbishment and internal alterations to the early 1980s' rear wing, the implementation of which has prompted further revisions which are discussed and assessed below.

3. SELECTED CHRONOLOGY

1745	Rocque map shows land north of Theobald's Road (then The King's Way) as orchards and gardens.
1799-1813	Horwood maps show houses constructed south of Northington (then Little James) Street in 1799, with Nos. 10-13 added by 1813.
1841	Census and street directory record Mrs E. Simpson (75, of independent means), 3 adult children, and 3 servants.
1851	Census records William French (surveyor , 41); wife, 4 daughters, 1 son, governess, and 4 servants.
1861-1891	Censuses. John Evans (solicitor, 35 in 1861), wife, family (remarried by 1871, total of at least 11 children), and servants.
1882	Directory lists Evans and two other solicitors at 10 John Street.
1893	Public Library established at 10 John Street. (John Evans thereafter listed at 11 John Street until his death in February, 1911.)
1937	Ordnance Survey still marks house as Public Library.
1951	Nos. 10-20 John Street statutorily listed Grade II (Group Value).
1955	Planning consent obtained for change of use to offices.
1963	Planning consent obtained for use of basement and single-storey rear extension as photographic studio and darkroom.
1968	Initial designation of Bloomsbury Conservation Area.
1981	Listed building and planning consents obtained for refurbishment of main building; alterations to the door and fenestration in Northington Street; and adding an additional storey to the rear wing.
2007-2009	Planning consent obtained for change of use from offices to single-family dwelling house (2007; re-granted 2015), and listed building consent for external repairs and redecorations (2009).
2014-2018	Pre-application advice and alternative schemes discussed for installation of air conditioning condensers; planning and LBC granted 2018 (2017/4386/P and 2017/5141/L).
2018	Planning consent (2017/5945/P) for installation of glass lean-to roof over external stairs; LBC (2017/6200/L) for minor internal alterations to rear wing of existing building; repairs and refurbishment of flat roof, mansard and parapet.

4. PROPOSALS AND IMPACT ASSESSMENT

- 4.1 The approved works were almost entirely restricted to the floors which were rebuilt or added to the rear wing in the early 1980s, with the only exception involving the fixing of mid-level glazing over the internal lightwell.

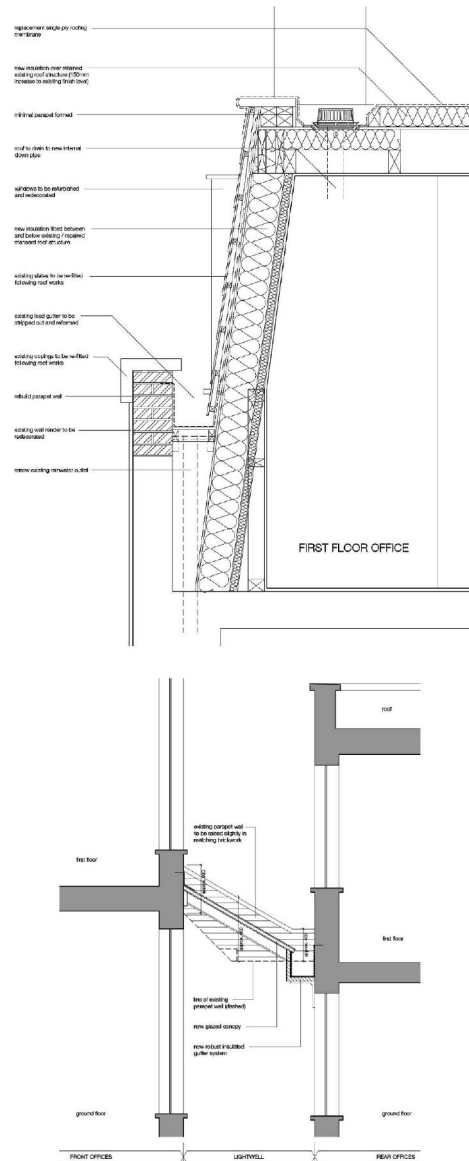


Floor Plans – Approved (left) and Proposed (right).

Grey shading: historic building

Pink shading: alterations to approved plans

4.2 There is no change to the approved scheme to repair and refurbish the flat roof, mansard and parapet, or to insert a glazed roof in the rear lightwell.



Details of Proposed Mansard and Lightwell Glazing

4.3 **Proposal 1: Repositioning and extension of internal rear staircase.**

- The approved scheme re-sited the ground-to-first rear staircase, but retained it as a circular staircase. The existing ground-to-basement staircase in the rear lightwell was retained, but sheltered by the insertion of a mid-level glazed roof.
- The proposed changes to the plan replaces the circular staircase with a half-turn staircase with winders, and extends the staircase to run from the basement to the first floor.
- Both the approved and proposed staircases affect post-1981 fabric, and have no impact upon the historic or architecturally-significant features of the heritage asset.

4.4 **Proposal 2: Ground-to-basement staircase in the lightwell.**

- The approved scheme retained the ground-to-basement staircase in the rear lightwell, and inserted a glazed lean-to roof to shelter staff when using the stairs. The proposed alteration removes these stairs and uses the space as an access between basement rooms.
- The impact of the glazed roof – which is to be fixed at the middle level of the lightwell so as not to affect the rear windows of the main house – is unchanged from the approved scheme. Additionally, removing the staircase from the lightwell has the positive impact of returning the lightwell to its original configuration.

4.5 **Proposal 3: Rearrangement of rooms at basement, ground, and first floor levels.**

- As mentioned, the rearranged staircase allows the lightwell to be reinstated to its earlier form at basement level. In addition it is proposed to rationalise partitioning the rear basement room to form a larger WC, a kitchen, and an additional office.
- The rearrangements of the ground and first floors allow for the creation of additional WCs at these levels, as well as a more coherent ground-floor plan which provides a lobby and improved access to the side door from Northington Street.
- As with the approved plans, the proposals impact upon non-historic fabric, and have no implications for the historical or architectural significance of the heritage asset.

4.6 **Proposal 4: Repair and reconfiguration of roof and gutters to rear wing.**

- As noted above, the proposed repairs and reconfiguration of the roof and gutters of the rear wing are unchanged from the approved scheme. This addressed the problem of run-off water from the roof running into the deep, narrow, and single-outlet parapet gutter which leaks and fails in heavy downpours.

- As explained in the documents accompanying the approved scheme, the roof and gutter works impact upon non-historic (post 1981) fabric, and whilst the top of the rebuilt flat roof will be slightly higher than present, it will remain below the cill of the staircase window of the main building and thus will not impinge upon the historic or architectural integrity of the heritage asset.

4.7 In summary, the impacts of the proposals are almost entirely restricted to post-1981 elements of the heritage asset , with a minor impact of fixing the glazed roof in the lightwell to the listed building. The impact upon the Bloomsbury Conservation Area is similarly restricted to a slight increase in the height of the rear mansard roof of 1981, a minor alteration which does not harm the setting or character of the conservation area.