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# HERITAGE STATEMENT

**In Respect of Residential Premises Known As:**

**8 Woburn Walk  
Bloomsbury  
London  
WC1H 0JJ**

**Customer:**

**Prepared on Behalf Of:**

Nepenthes and Sons Limited  
c/o Japanese Financial Solutions Limited  
Unit 1, 5 Baldwin Street  
London EC1V 9NU

**Prepared By:**

Philip Smith MSc (Hons) BA (Hons) MRICS

**Your Reference:**

**Our Reference:**

**Date of Report:** 7<sup>th</sup> December 2018

## FRONT ELEVATION



## REAR ELEVATION



## Contents

<b>1</b>	<b>INTRODUCTION</b>	<b>4</b>
1.1	Clients name	4
1.2	Clients address	4
1.3	The property discussed in this report	4
1.4	Report prepared by	4
1.5	Instructions	4
1.6	The Property	4
1.7	Heritage Status	4
1.8	The Inspection	4
1.9	Location	5
<b>2</b>	<b>THE PROPERTY</b>	<b>6</b>
2.1	Historic Background	6
2.2	Regulatory Framework	7
2.2.1	Listed Building Entry	7
2.2.2	Conservation Area	8
2.2.4	Planning Policy Frameworks	8
2.3	Characteristics of Special Interest	9
2.3.1	Externally	9
	The front façade is of particular interest therefore, as described above.	9
2.3.2	Internally	9
<b>3</b>	<b>THE PROPOSALS AND THEIR IMPACT</b>	<b>10</b>
3.1	The Proposed Alterations	10
3.2	The Principles	11
3.3	Impact Assessment	11
<b>4</b>	<b>CONCLUSION</b>	<b>12</b>
<b>5</b>	<b>SOURCES &amp; REFERENCES</b>	<b>13</b>
5.1	Appendix A: Images of Woburn Walk	14
5.2	Appendix B: Historic Area Maps	16
5.3	Appendix C: Conservation Area Map	18

## **1 Introduction**

### **1.1 Clients name**

Nepenthes and Sons Limited

### **1.2 Clients address**

c/o Japanese Financial Solutions Limited  
Unit 1, 5 Baldwin Street  
London EC1V 9NU

### **1.3 The property discussed in this report**

8 Woburn Walk  
Bloomsbury  
London  
WC1H 0JJ

### **1.4 Report prepared by**

Philip Smith MSc (Hons) BA (Hons) MRICS

### **1.5 Instructions**

In accordance with your instructions and confirmation of our fee proposal dated 28th November 2018, we have prepared a heritage statement in respect of the proposed works at the above property submitted in respect of the planning application number 2018/5007/L (Internal alterations and repainting of shop sign).

### **1.6 The Property**

The property comprises the ground floor and first floor of a mid-terraced five-storey building, including the basement. The ground floor and basement have recently been used for retail purposes, whereas the upper stories are to remain in residential use.

The property is located in a street surrounded by similar properties and in an area with mixed use commercial and residential properties.

### **1.7 Heritage Status**

Built in the Georgian-era, the property is designated as a 'Grade II\* listed' building under the Planning (Listed Buildings and Conservation Areas) Act 1990. The property is located within the Conservation Area of Bloomsbury, within the London Borough of Camden.

### **1.8 The Inspection**

This report is based on background research combined with physical observations made during the inspection. This inspection was undertaken on Wednesday 28<sup>th</sup> November 2018. At the time of inspection, the property was vacant and most internal fittings and fixtures had been removed. At the time of inspection, the weather was cool with heavy rainfall. All directions and room locations are given as facing the property from the road to the front.



## 1.9 Location



See also Conservation Area Map in **Appendix C**.



Woburn Buildings, Hobhouse, 1971.

## 2 The Property

### 2.1 Historic Background

The property forms part of a Georgian-era terrace to the South side of Woburn Walk which was built in 1822 or thereabouts. Originally known as the Woburn Buildings, we understand the original design appears in 1822 and the original leases were dated 1822; however, Hobhouse states completion was in March 1825. Images of the terrace are shown in **Appendix A** below.

Historically, the area forms part of the Bedford Estate which started to expand into other parts of Bloomsbury in 1669. In the early Nineteenth Century, the firm of Thomas Cubitt, an established architect and master builder of the period, became principal builder for the Bedford Estate and was commissioned by John Russell, 6<sup>th</sup> Duke of Bedford to develop many of the streets and squares in Bloomsbury.

The end of the Napoleonic Wars led to improved economic conditions and a resumption of construction across the country, including to the fringes of London. The historic maps in **Appendix B** below show the development of the immediate area as the built up areas of the Bedford Estate expanded generally northwards.

The properties were built on the Northern edge of the Bedford Estate as part of a carefully controlled development, intended so that the shops would not disturb the prime residential areas in the locality. We believe an older gatekeeper's lodge to Bedford House was demolished in close proximity to this site.

The terrace suffered some bomb damage during World War II and successive changes of ownership have resulted in historic alterations which have compromised some of the original listed features.

## 2.2 Regulatory Framework

We are aware of the mandatory requirement to obtain statutory consents from the local planning authority under the Planning (Listed Buildings and Conservation Areas Act) 1990. Any building works or alterations to properties of particular historic architectural interest are subject to specific regulation as follows:-

### 2.2.1 Listed Building Entry

The properties at the address 4-18 and 4A-18A, Woburn Walk are designated as 'Grade II\* listed' buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended for their special architectural and historic interest.

In particular, we refer to Section 16 (Decision on application) and Section 66 (General duty as respects listed buildings in exercise of planning functions) of the Planning (Listed Buildings and Conservation Areas Act) 1990, which stipulate powers and duties with regard to the desirability of preserving buildings and features of special architectural or historic interest, and in particular, listed buildings.

The List Entry of this property relates to a group listing and the List Entry Number is 1379210. The List Entry details provided by Historic England are as follows:-

*Terrace of 8 shops with accommodation over. c1822. Built by Thomas Cubitt, restored late C20. Stucco with wooden shopfronts. EXTERIOR: 3 storeys and cellars. 1 window each. Party walls of upper floors articulated by narrow recessed bays. Wooden shopfronts, much restored, with pilasters carrying continuous entablature with anthemion and palmette ornament to architrave; projecting, bracketed shop windows with rounded angles and small panes flanked by panelled and half-glazed doors with overlights. Upper floors have segmental-arched windows having plain architraves studded with paterae; 1st floor, 4 lights with cast-iron balconies, 2nd floor mostly tripartite. No.4 1st floor window has a cast-iron trellis verandah with tented roof. Parapets with plain bands, Nos 4, 10, 12 and 18 having shallow scrolled pediments above. INTERIORS: not inspected. HISTORICAL NOTE: Thomas Cubitt was responsible for the development of the Bedford Estate north and east from Russell Square. This architecturally coherent and well surviving group of shopfronts, with Duke's Road (qqv) is an exceptional composition.*

The details of the entry indicate the specific grounds for designation relate to the 'group value' of the terrace as an exceptional example of surviving facades and shopfronts with a variety of specific features which are characteristic of these properties. These are set out in Section 2.3 below.

The published listing does not comment in any detail on the interior of the property.

### 2.2.2 Conservation Area

The property is located within the Conservation Area of Bloomsbury ('Sub-area 13'), and within the London Borough of Camden, King's Cross Ward. This was designated in 1968. Please refer to the Conservation Area map in **Appendix C** below, which shows the surrounding buildings and street layout, including similar properties on Duke's Road, to the North-East.



View of Woburn Walk looking West, with Duke's Road to the right.

### 2.2.4 Planning Policy Frameworks

Designated and non-designated heritage assets are provided with protection under the National Planning Policy Framework (NPPF), which sets out a 'positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or threats.' (DCLG2012, para 126).

Furthermore, the NPPF emphasizes a 'presumption of favour' of sustainable development, i.e. 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

The NPPF stipulates that planning applications must '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' (DCLG 2012, para.128).

The management of heritage assets and archaeology is also considered under Policy 7.8 of the Mayor of London's London Plan, in particular, Policy 7.8 C and 7.8D:

*'Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.'*

*'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'*



## 2.3 Characteristics of Special Interest

The terrace is described in Cherry & Pevsner as 'three-storey Grecian frontages and shop windows'. It is a rare example of terraced houses and shopfronts from this period, and typical of the terraces of the new estates. Built with great skill and refinement, the terrace represents an early example of Thomas Cubitt's surviving architecture.

The details of the entry indicate the specific grounds for designation relating to the 'group value' of the terrace as an exceptional example of surviving facades and curved shopfronts with a variety of specific features which are characteristic of these properties. More specifically, these include:-

### 2.3.1 Externally

The front façade is of particular interest therefore, as described above.

- Wooden shopfronts with projecting, rounded shop windows formed of multiple grid layout small panes
- Pilasters with emblazoned entablature comprising alternate anthemion and palmette to architrave.
- Half-glazed door with overlight.
- Recessed rainwater downpipes and wrought iron scraper (absent).

We note other features above which are not included within the leasehold demise of this property and which will not be affected by the proposals, such as the cast-iron balconies and recessed window bays with segmental-arched (originally tripartite) windows above, decorated with paterae.

### 2.3.2 Internally

The published listing does not comment in any detail on the interior of the property. However, in the absence of further detail and for the purpose of these works, it has been assumed original or dated features may include the following:-

- Lath and plaster such as internal walls and ceilings.
- Internal joinery / woodworks, including windows, window frames and architraves – for example, the rear window internal mantle/ architrave.
- Other internal features such as chimney breasts.

Unless the Local Authority Conservation Officer has advised otherwise, then we assume these will be subject to listed building consent and it has been accepted conservation principles will therefore apply, as set out in Section 3 below.

### 3 The Proposals and their Impact

#### 3.1 The Proposed Alterations

The property has recently been purchased by the client and extensive damp damage has been identified to the internal face of the walls. Much of the existing internal joinery is damaged, damp and rotten. Some of the internal doors are warped, or otherwise damaged.

In order to provide a building fabric and fit out suitable for occupation and retail/commercial use, it is necessary to undertake the proposed works.

The proposals relate to the following works:-

- a) The proposed damp proof treatment and re-wiring of electrical circuits have been covered under a separate application number 2018/4722/L (Rewiring and damp proofing).
- b) Removing of previous tenant's fixed furniture and fixtures, cooking appliances, including walk in fridge in the basement.
- c) Remove extractor canopy and internal ducting to kitchen.
- d) Remove retro-fitted sanitary fittings and replace on a like-for-like basis.
- e) Remove retro-fitted floor and wall tiles and replace floor tiles in corridor, toilet and storage area, including Ditra matting tile underlay.
- f) Remove existing windows and frames to ground floor kitchen and toilet and replace on a like-for-like basis.
- g) Remove retro-fitted doors to communal area.
- h) Repairs to floors, internal walls and plasterwork, where damaged.
- i) Repairs to internal woodworks as required, including to stair treads, doors, doorframes, windows and skirting boards. The rear window mantle is to be restored to replicate the original form.
- j) Reuse/ retain good existing floorboards as far as possible; where floorboards are defective, install reclaimed wooden floorboards, and applying wood-dye and heavy-duty oil to reclaimed wooden floor and steps.
- k) Decoration of internal walls, ceilings and woodworks, including doors and window joinery.
- l) Install boiler cabinet, new internal door and timber beam on wall.
- m) Change shopfront name, retaining existing colour and style.
- n) Replace sash window and frame in ground floor and replace new pivot window to ground floor toilet, both to match the existing.
- o) Repairs and redecoration of front elevation wall around front door and window to match existing style, colour and finish.
- p) Renew electrical fittings, plumbing, security system, fire safety, telecommunications, audio fittings as required for new occupier.
- q) Deep cleaning of interior and shopfront window.

### 3.2 The Principles

The property retains the original retail purpose of the property, in line with best conservation practice. The proposals take into account correspondence between Angela Ryan (Duty Planner) and EDO Design & Construction, and the proposed works will follow strictly the guidance of Camden Council's Duty Planner.

We are aware of Historic England's Conservation Principles, Policies and Guidance, as well as the conservation philosophy advocated by the International Council of Monuments and Sites and the Society for the Protection of Ancient Buildings.

The proposals are to follow a strategy of minimal intervention, retaining any surviving original features and fabric and restoring where possible. The proposals will also avoid any unnecessary non-reversible alterations and ensure the renovation is consistent with the original as far as possible as well as sympathetic to the surrounding properties and area.

Where alterations are necessary, care is to be taken to ensure these are reversible in nature, in other words, that the alterations can be removed and the property reinstated to as it was prior to the works.

Where features of specific historical or architectural merit are identified, they would be restored under consultation with the Local Authority Conservation Officer. However, none are noted in connection with these specific proposals.

We note a significant body of existing and long-established alterations already implemented at this site, including to the rear, and to some internal fixtures and fittings. Regarding the walls, ceilings and woodwork, we have been informed these do not require listed building consent, but should be painted on a 'like-for-like' basis.

### 3.3 Impact Assessment

For the purpose of these works, the proposals are on the basis of minimal intervention to historic features, and any replacement or renewal is to be done on a like-for-like basis.

The proposals will thereby retain surviving historic fabric, restoring features where possible, for example, the mantle to the right of the rear sash window. The existing timber stair with handrail, balustrades, treads and risers are to be retained.

Alterations such as new wall, ceiling and floor finishes and to internal joinery will be reversible in nature.

The existing sub-division to the ground floor and first floor is to be unaffected. Some of the internal partition walls and ceiling comprise lath and plaster. We do not know how much of this is original, however, the proposed works will have minimal impact on these, and will avoid any cutting into the walls and they will avoid non-reversible works as far as possible.

The proposed re-wiring of the premises will be undertaken on the basis on minimal impact, therefore trunking and boxing will be fixed to the internal walls. There will be no chasing/ cutting recesses into the internal walls. This is in line with the minimal intervention strategy.

On this basis, we consider that the proposed intervention works to the external, internal walls to be consistent with regulatory guidance and good practice in respect of building conservation.

## **4 Conclusion**

We consider the proposals to be beneficial to the preservation of this property, and also necessary for the continued productive use of this property. The level of intervention is minimal, proportionate and consistent with regulatory guidance. No irreversible alterations are proposed that would be detrimental to the character of the property, nor to its building fabric, historic or architectural features.

We consider the sustainable use of the property for retail purposes is entirely in keeping with the character of the street. The continued commercial use of the premises will provide income that may contribute in future years to the maintenance and to the upkeep of the overall building fabric and its surviving original features.



## 5 Sources & References

**DCLG 2012.** The National Planning Policy Framework. Department of Communities and Local Government.

**Planning Policy Guidance 15; Planning and the Historic Environment**, published by the Departments of National Heritage and of the Environment, September 1994.

**What Listing Means; A Guide to Owners and Occupiers**, published by the Department of National Heritage, October 1994.

**Bloomsbury Conservation Area Appraisal and Management Strategy**, London Borough of Camden, London, 2011.

**Conservation Principles: Policy and guidance for the Sustainable Management of the Historic Environment**, English Heritage, 2008.

**Survey of London, Vol XXI St Pancras**, London 1949.

**Society for the Protection of Ancient Buildings and Monuments.**

**The Buildings of England, London 4** – Cherry, B & Pevsner, N, , North, Yale, London, 2002.

**Georgian London**, Summerson, J., London, 2003.

**Thomas Cubitt: Master Builder**, Hobhouse, H., London 1971.

We are grateful to the assistance of the Camden Local Studies and Archives Centre for making so many of these sources available to us.

In addition, the following online resources were referred to:-

<https://historicengland.org.uk>

[www.british-history.ac.uk](http://www.british-history.ac.uk)

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/conservation-and-listed-buildings/>

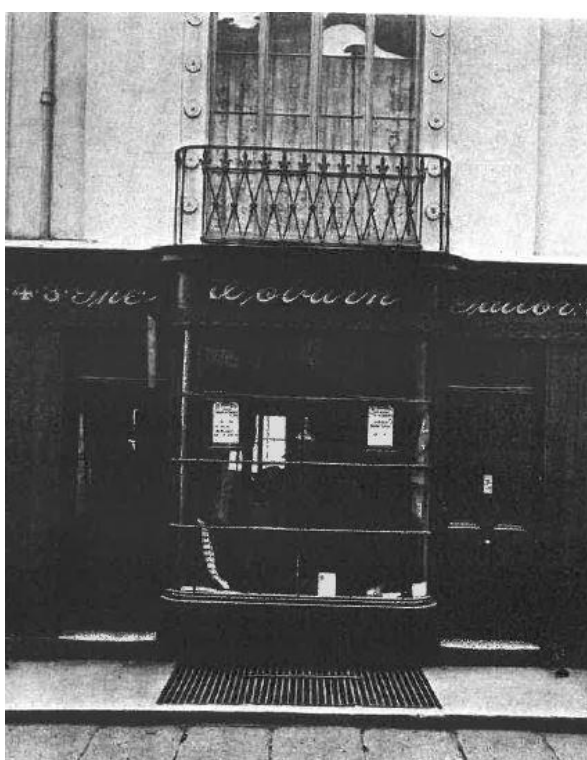
<http://www.bl.uk/onlinegallery/index.html>

<https://www.oldmapsonline.org>

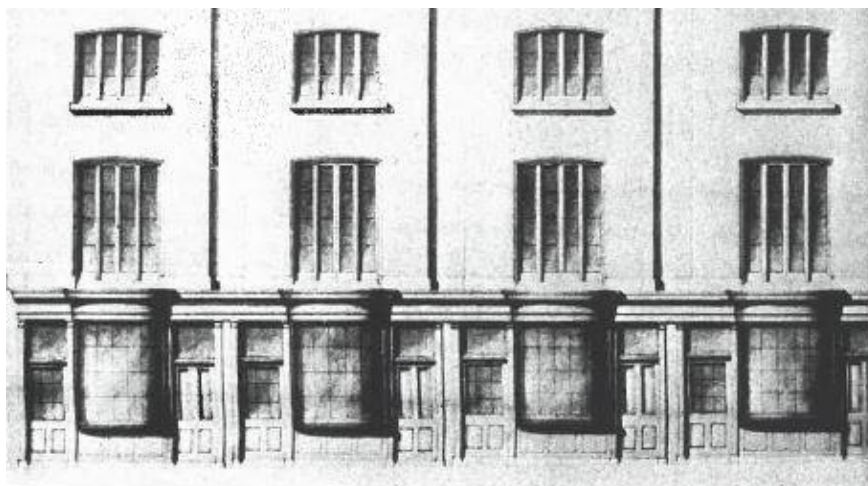
## 5.1 Appendix A: Images of Woburn Walk



Summerson, 2003



Survey of London, 1949.



Woburn Walk, Cubitt's Design, Hobhouse, 1971.



Woburn Buildings (now Woburn Walk)  
after restoration, Hobhouse, 1971.



## 5.2 Appendix B: Historic Area Maps



The Surrounding Area 1849



The Surrounding Area 1825



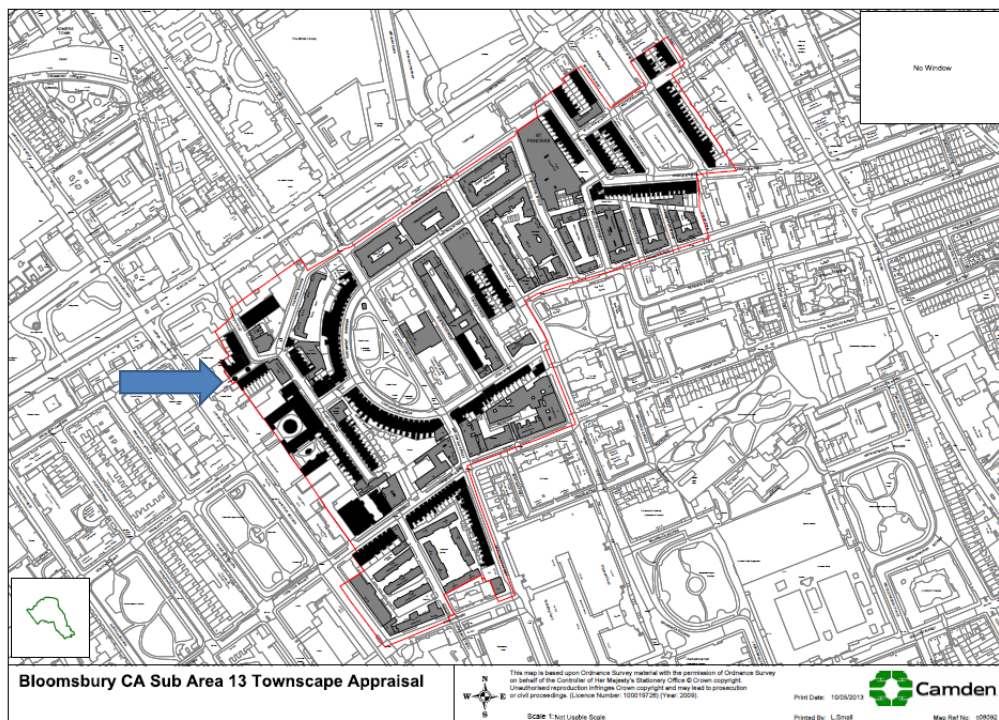


## The Surrounding Area 1816



## The Surrounding Area 1795

### 5.3 Appendix C: Conservation Area Map



Bloomsbury Conservation Area Sub Area 13