

Nos. 55–57 Gordon Square
Heritage Statement
Prepared for
University College London
October 2019



Nos. 55–57 Heritage Statement

Prepared for
University College London
October 2019

Contents

Executive summary	1
1.0 Introduction	2
2.0 Understanding Nos. 55–57 Gordon Square.....	4
3.0 Assessment of significance	16
4.0 Heritage impact assessment.....	20
5.0 Supporting Information.....	22

Executive summary

Introduction

This Heritage Statement has been produced by Alan Baxter Ltd (ABA) for University College London (UCL) to accompany proposals to refurbish parts of the basements of Nos. 55–57 Gordon Square (the Site) in Bloomsbury. These form part of a nineteenth-century terrace of houses that is Grade II listed and lies within Bloomsbury Conservation Area. Nos. 55 and 56 have, until recently, been in use as student accommodation, whilst the rest of the building is in use as a nursery for the children of UCL staff and students.

History and significance

Nos. 55–59 were built in c.1824 on the south side of the square. The houses were originally upper-middle class residences, with some later becoming boarding houses for students or offices. The Institute of Education acquired all five houses in the terrace in the 1950s and connected them internally. In the 1970s the road in front of the terrace was widened, necessitating the infilling of the front light wells, the conversion of front doors into windows, and the conversion of rear windows into doorways. At this point, the internal layout was altered to accommodate the new entrances and create fire routes through the building.

The basement areas of Nos. 55–57 that are affected by the current proposals have been refurbished during the twentieth and twenty-first centuries, and have lost almost all historic features and finishes. The plan-form has been altered in places, and suspended ceilings installed, which detract from significance. The interiors are of neutral or limited significance, whilst surviving historic plan-form is of moderate significance.

Heritage impact assessment

It is proposed to refurbish these basement rooms and convert them into additional space for the nursery. No. 56 will be linked to No. 57 by a new opening in the party wall.

The limited survival of historic fabric inside Nos. 55–57 means that the significance of interiors is modest. Therefore, the proposed alterations will have a neutral impact on significance, or indeed a positive impact, where it is proposed to remove detracting modern features. The proposed party-wall opening will not impact the significance of the building. External proposals will have a neutral impact on both the listed building and the conservation area, as will the change of use.

Overall, therefore, the proposals will preserve and enhance the significance of the listed building, and preserve the character of the conservation area, in accordance with paragraph 192 of the NPPF, Policy 7.8 of the London Plan, and Policy D2 of Camden's Local Plan.

1.0 Introduction

1.1 Purpose

This Heritage Statement has been commissioned by UCL to accompany a planning and a listed building consent application for proposals to refurbish parts of the basements of Nos. 55–57 Gordon Square in Bloomsbury. The terrace of which these buildings are a part is Grade II listed and lies within Bloomsbury Conservation Area. Nos. 55 and 56 have been in use as student accommodation, whilst the rest of the terrace is in use as a nursery for the children of UCL staff and students. The proposals seek to convert areas of the basements of Nos. 55–57 into additional space for the nursery.

1.2 Site and scope

The Site comprises the basement of No. 56 Gordon Square and parts of the basements of Nos. 55 and 57. Nos. 55–59 Gordon Square is a terrace of five houses occupying a corner site on the south side of Gordon Square in Bloomsbury, with Woburn Square to the west. The terrace is four storeys tall, with basements and attics. Unusually, access to Nos. 56–58 is from the rear, due to the widening of the road in the 1970s, which necessitated the removal of the front doors and steps from the front (north) elevation. The entrance to No. 55 is in the east elevation, and to No. 59 via a porched entrance in the west elevation.

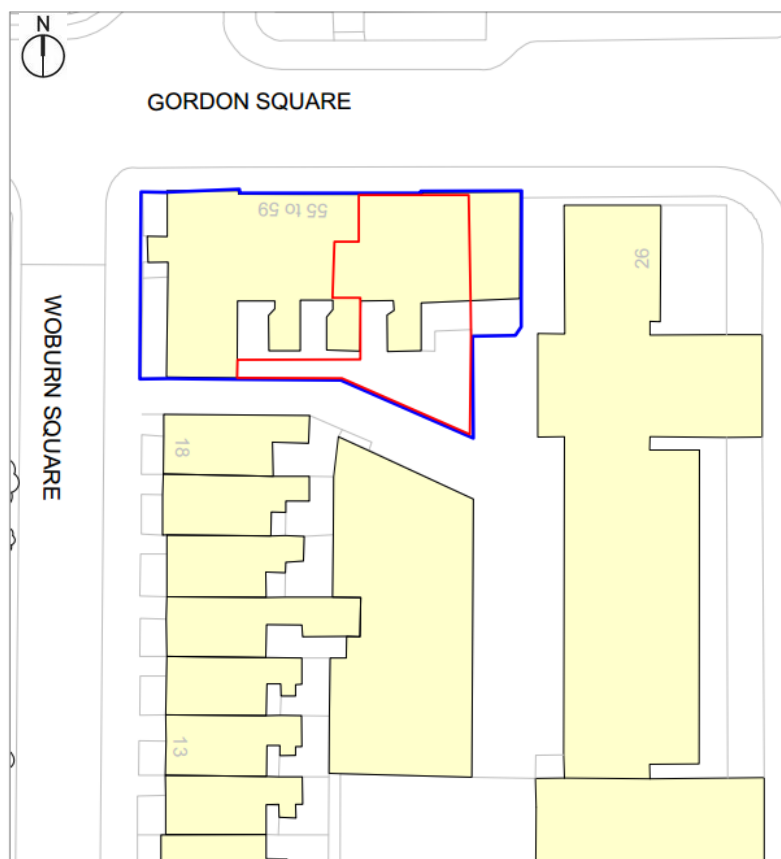


Fig. 1: Site plan; the blue outline represents the ownership boundary, whilst the Site is outlined in red.

1.3 Methodology, sources and limitations

A site visit was undertaken on 27 September 2019. All photographs of the Site in this report date from this visit. A number of written and cartographic sources were consulted for the production of this Heritage Statement; these are listed in section 5.1.

It is the nature of existing buildings that details of their construction and development may be hidden or may not be apparent from a visual inspection. The conclusions and any advice contained in our reports — particularly relating to the dating and nature of the fabric — are based on our research, and on observations and interpretations of what was visible at the time of our site visits. Further research, investigations or opening up works may reveal new information which may require such conclusions and advice to be revised.

1.4 Designations

Nos. 55–59 is a Grade II listed building located within Bloomsbury Conservation Area. Both the listed building and the conservation area are designated heritage assets, as defined by the NPPF.

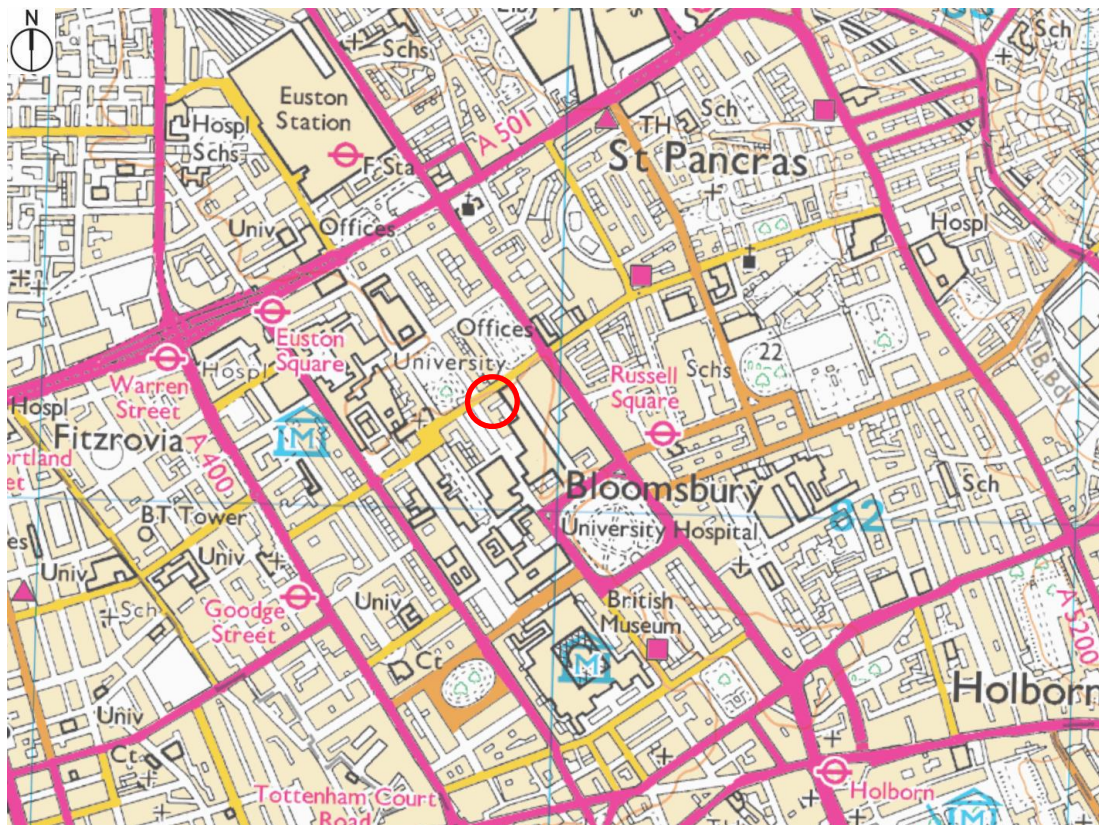


Fig. 2: Location plan, with the Site circled in red

2.0 Understanding Nos. 55–57 Gordon Square

2.1 Summary

The development of Gordon Square was begun in the 1820s by the renowned architect-builder Thomas Cubitt on land belonging to the Duke of Bedford. Since the late eighteenth century, the Bedford Estate had started to be developed with classical residential terraces formally arranged around squares and crescents.

Nos. 55–59 were built in c.1824 on the south side of the square. The houses were originally upper-middle class residences, with some later becoming boarding houses for students or offices. The Institute of Education acquired all five houses in the terrace in the 1950s and connected them internally. In the 1970s the road in front of the terrace was widened, necessitating the infilling of the front light wells, the conversion of front doors into windows, and the conversion of rear windows into doorways. At this point, the internal layout was altered to accommodate the new entrances and create fire routes through the building.

The building is currently in use as a nursery for the children of UCL staff and students. The basements of Nos. 55–56 have recently been in use as student accommodation, and that of No. 57 as offices for the staff of the nursery. Almost all historic features in the rooms affected by the proposals have been removed. The modern interiors are basic and functional.

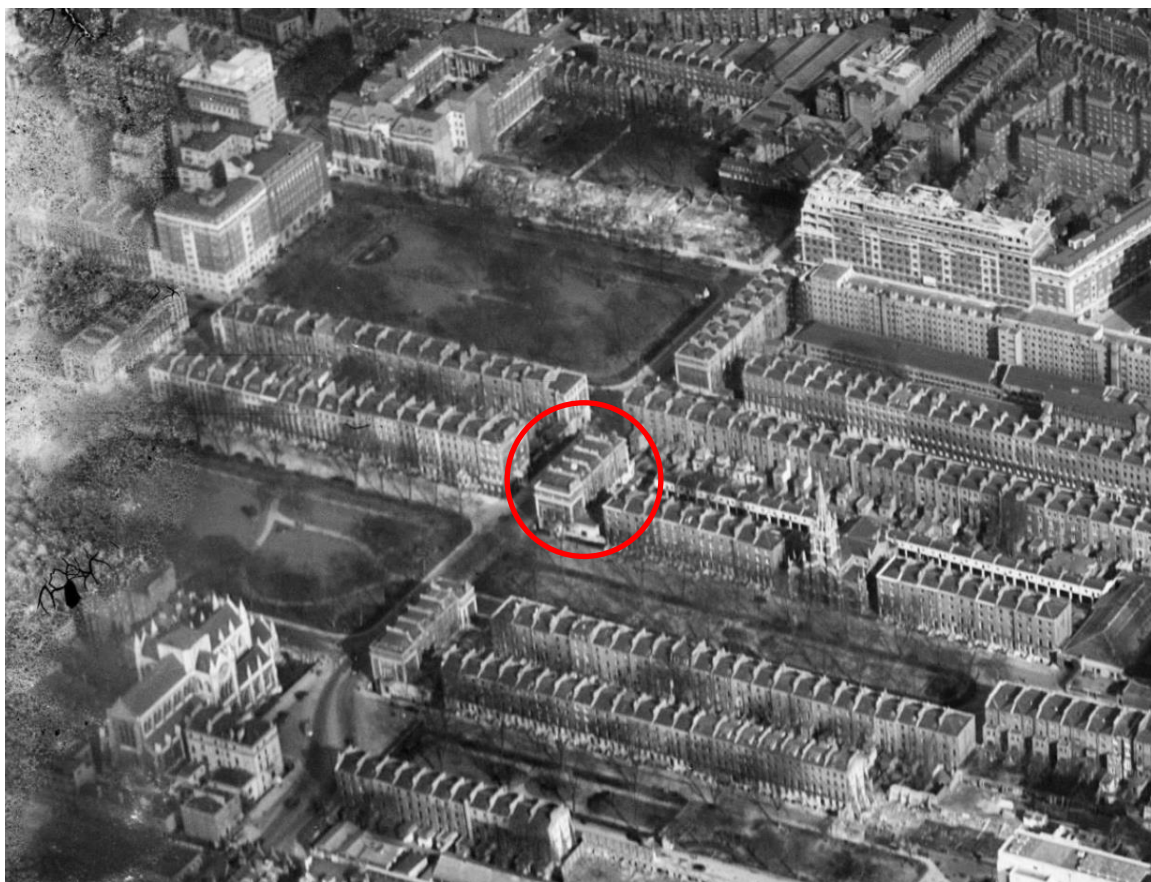


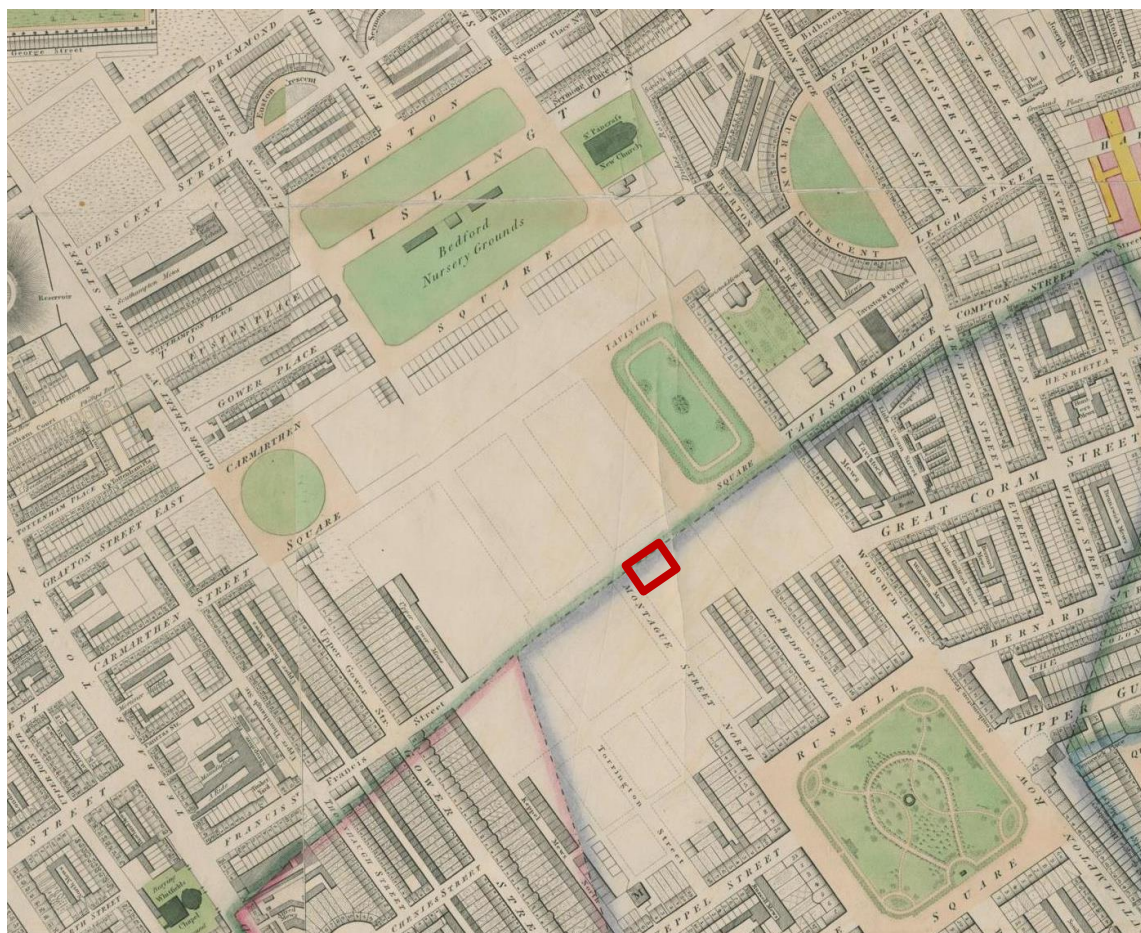
Fig. 3: Aerial photo of Tavistock Square (top) above Gordon Square (left) and Woburn Square (right) in 1939, viewed from the south-east. Nos. 55–59 Gordon Square is circled in red

2.2 History

2.2.1 Development of Gordon Square

Before the eighteenth century, the area now known as Bloomsbury was part of the historic Tottenham Manor, with the land now occupied by Gordon Square identified as the Manor's oatfield (Thames: 1993). In the decades prior to their formal development, the open fields north of Great Russell Street were known in particular for the fruit grown in small plots there, but their proximity to the growing city also made this a popular site for sports and recreation from the mid-seventeenth century onwards.

By the eighteenth century, most of present-day Bloomsbury was owned by the Dukedom of Bedford, and it was the widow of the 4th Duke, Gertrude Leveson-Gower, who began the formal development of the area in the late 18th century. This period of the area's development, almost wholly at the hands of large-scale architect-developers backed by wealthy aristocratic landowners, was described by Donald Olsen as the 'systematic transformation of the pastures of north Bloomsbury into a restricted upper-middle class suburb' (Olsen: 1984). Growth took the form of formally planned groups of Classical terraces, some grouped around squares and crescents, and was largely carried out at the hands of two builders—James Burton and Thomas Cubitt.



British Library

Fig. 4: Horwood's Map of London 1793, revised by Faden 1819 (Site outlined in red)

Burton's involvement in the north Bloomsbury area began in 1800, when the Duke of Bedford called upon him to pull down Bedford House and construct Russell Square in its place. By 1802 he had constructed almost 600 houses on the Bedford estate (Thames: 1993). Thomas Cubitt's involvement in Bloomsbury came rather late in the area's development, with most of the Bedford Estate having been laid out, if not fully built by the time he began work there in 1820. Between the mid-1820s and 1850s, Cubitt developed the major part of the remaining area of north Bloomsbury between Russell Square and New Road (now Euston Road).

The development of the north part of Bloomsbury within which the Site sits came late in the estate's expansion as its swampy nature made it a difficult and unattractive location for building. This slow development was exacerbated by the building slump in the 1830s. After Cubitt's initial phase of building, the area's growth experienced a hiatus and remained only part-developed well into the 1850s, with Gordon Square's western side finally being completed in 1860.

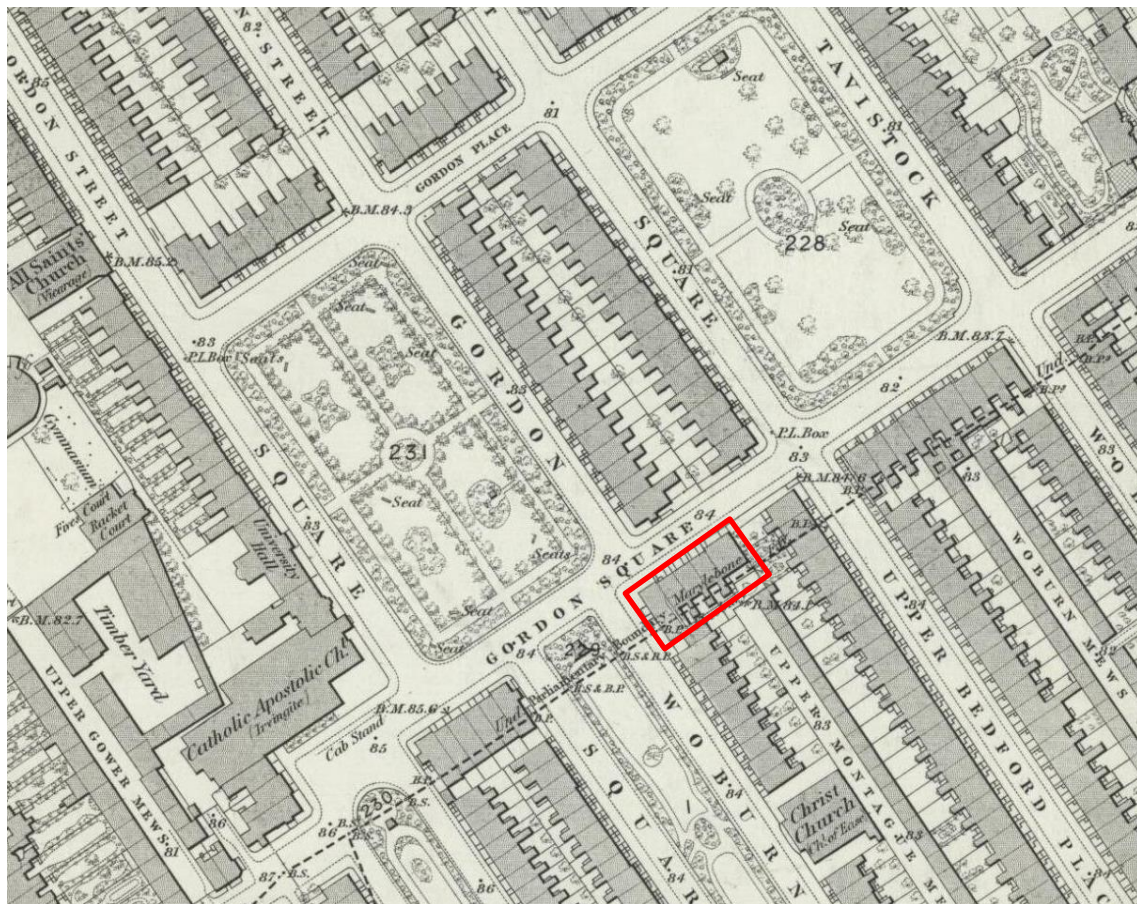


British Library

Fig. 5: B R Davies map of 1843 showing a half-finished Gordon Square (Site outlined in red)

The area was initially one inhabited by the upper-middle classes. At the same time, North Bloomsbury was quickly becoming a popular location for institutions, partly catalysed by the construction of London University's (now University College London) Main Building on Gower Street in the late 1820s. However, Gordon Square seems to have remained primarily residential into the early twentieth century, for example being home to several members of the influential group of middle-class intellectuals known as the Bloomsbury Group in the 1910s and 1920s.

The mid-twentieth century did eventually see the gradual encroachment of commercial businesses and institutions, particularly the University of London, into buildings around Gordon Square. In 1954–55, the University's modernist Institute of Archaeology replaced the bomb-damaged Nos. 31–34 on the north side of the Square, and in 1958 Nos. 1–6 on the south side of the square was demolished to make way for a new building to be occupied by the Warburg and Courtauld Institutes. These buildings are now identified as positive contributors to the Bloomsbury Conservation Area.



National Library of Scotland

Fig. 6: OS 25 Inch surveyed 1870 published 1876, showing completed Gordon Square (Site outlined in red)

2.2.2 History of Nos. 55–59 Gordon Square

Nos. 55–59 Gordon Square was one of the first terraces in the square to be built by Cubitt, in c.1824. It comprised five houses, the eastern end of the terrace being No. 55 and the western end No.59. Whilst these two houses were entered from doorways in the return elevations, Nos.56–58 were entered from Gordon Square, via individual flights of steps that traversed the front lightwell. The terrace had four storeys plus basements. By 1870 a single-storey extension had been added to the east elevation of No. 55, through which the house was now entered, and to the rear (south) of No. 59.

The houses were originally upper-middle class residences, with some later becoming boarding houses for students; in the 1850s a German Professor at University College hosted German Jewish boarders at No. 57, and in 1923 a Miss Evelyn Peters was granted a lease for No. 55 for use as a house of residence for the staff and pupils of her school at No. 15 Gordon Square (source BNA; 2004 design statement). From 1938, No. 57 was used as the offices of the London School of Journalism. Nos. 58 and 59 were used as offices from 1925 and 1936 respectively. The blind windows to the left of the entrance to No. 59 were opened up at this time.



England's Places

Fig. 7: Nos.55–59 Gordon Square in 1937, viewed from the north-west

The terrace was bought and occupied by the Institute of Education in the 1950s, causing new openings to be made in the party walls to link the former houses. Attic accommodation had been created prior to the 1920s, and this was enlarged with the insertion of a continuous dormer across the roofs of all five houses, when they came under the single ownership of the Institute.

In the early 1970s the road in front of the terrace was widened, necessitating the infilling of the front light wells, the sealing of the pavement vaults, and the conversion of the front doors of Nos. 56–58 into windows. New entrances were created in the rear elevation, where window openings were converted into doorways. This required the internal layout to be altered at ground-floor and basement level. Lavatories and kitchens were also inserted on both floors at this time.

Some internal alterations to improve level access, and repair works were undertaken throughout the building in 2004–05.



Fig. 8: Nos. 55–59 Gordon Square today, viewed from the north-west. The front doors of Nos. 56–58, in the centre, were converted into windows in the 1970s, when the road was extended over the front light wells

2.3 Description

2.3.1 Exteriors

Nos. 55–59 is built of yellow stock brick, with a stucco ground floor and dressings. The front (north) elevation has twelve bays, the three at each end projecting forward. These bays have stucco pilasters rising through the first and second floors to support an entablature at third-floor level, which continues across the front and return elevations. The building has sash windows, those of the projecting bays being tripartite, except at first-floor level, where windows are casements with cast-iron balconies. The three of the ground-floor window openings were doorways until the 1970s; the pavement has now been laid up to the front elevation and a cast-iron railing extends across the central bays. The railing has no practical function, but creates a visual impression of a light well from afar.

The entrance to No. 55 is in a single-storey extension to the east, which has pilasters and an entablature over a segmental headed window. The entrance to No. 59 is in the west elevation and has a porch. This elevation also has a single-storey extension to the south, with a tripartite sash window.



ABA

Fig. 9: Front (north) and east elevations, viewed from the north-east



ABA

Fig. 10: West and rear (south) elevations, viewed from Woburn Square, to the south-west



Fig. 11: Rear (south) elevation. The ground-floor window openings of the original closet wings of Nos. 56–58 have been converted into fire-escape doors



Fig. 12: Rear elevation of No. 56; a basement window opening has been converted into a doorway

2.3.2 Interiors

This section describes only the basement areas of Nos. 55–57 that will be affected by the proposals.

Internally, almost all historic features have been lost. The historic plan-form has been partly obscured and suspended ceilings inserted in most rooms. All of the rooms have skirting, some of which may be historic, where the plan-form has not changed, and the rear windows and door have internal secondary glazing.

Modern partitions have been inserted into the front room of No. 56 to create a kitchen, bathroom, WC and storage cupboards. The front windows were blocked when the road was widened in the 1970s. The stair hall and rear entrance lobby have also been subdivided; however, the original staircase survives. The stair hall of No. 57, on the other hand, has not been subdivided. It also retains its original staircase but is otherwise devoid of historic features.

The main rear room of No. 56 was created by removing an original partition, the nibs of which remain. Here, the rear window opening has been converted into a doorway, and a suspended ceiling has been inserted over the north half of the room, with boxing containing services running along the tops of the walls. The main rear room of No. 55 also has a part-suspended ceiling and boxing along one of its walls. This room is connected to No. 56 by an opening made in the party wall. It retains its original sash window, and has a blocked fireplace.

The closet-wing room of No. 56 also retains its original sash window, and a chimney breast on the east wall indicated the position of the fireplace, now blocked.



ABA

Fig. 13: Closet-wing room of No. 56, facing south



ABA

Fig. 14: Rear room of No. 55, facing north-west



ABA

Fig. 15: Rear room of No. 55, facing south



ABA

Fig. 16: Rear room of No. 56, facing south-west



ABA

Fig. 17: Stair hall of No. 56, facing south



ABA

Fig. 18: Modern partitions in the front room of No. 56



ABA

Fig. 19: Blocked windows in the front room of No. 56

3.0 Assessment of significance

3.1 Assessing significance

Assessing significance is the means by which the cultural importance of a place and its component parts is identified and compared, both absolutely and relatively. The purpose of this is not merely academic; it is essential to effective conservation and management because the identification of elements of high and lower significance, based on a thorough understanding of a site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site. The assessment identifies areas where no change, or only minimal changes should be considered, as well as those where more intrusive changes might be acceptable and could enrich understanding and appreciation of significance.

Statutory designation is the legal mechanism by which significant historic places are identified in order to protect them. The designations applying to Nos. 55–57 Gordon Square are listed below in Section 3.2. However, it is necessary to go beyond these in order to arrive at a more detailed and broader understanding of significance that considers more than matters archaeological and architectural-historical. This is achieved here by using the terminology and criteria from the NPPF. This document places the concept of significance at the heart of the planning process.

Annex 2 of the NPPF defines significance as:

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

Historic England's *Conservation Principles, Policies and Guidance* (2008; revised draft 2017) includes a methodology for assessing significance by considering 'heritage values'. A revised version of this document is currently in consultation which brings these 'heritage values' more in line with the 'heritage interests' used in the NPPF. Heritage interests are used here because their adoption simplifies the preparation and assessment of planning and listed building consent applications, but the equivalent heritage values are given in brackets for reference.

This assessment uses three main types of interest as defined below:

Architectural and Artistic Interest ['aesthetic value']: *These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

Historic Interest ['historical value']: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity ['communal value'].*

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

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Historic England has helpfully sought to clarify the distinction between archaeological interest and historic interest that the NPPF intends. Para 13 of HE's *Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-taking in the Historic Environment* (July 2015) begins:

Archaeological interest, as defined in the NPPF, differs from historic interest . . . because it is the prospects for a future expert archaeological investigation to reveal more about our past that need protecting.

The assessment of significance is usually an amalgam of these different types of interest, and the balance between them will vary from one case to the next. What is important is to demonstrate that all these interests have been considered. This is achieved by assessing the significance of the whole site relative to comparable places, and the relative significance of its component parts.

This assessment begins below with a description of statutory designations, followed by a Statement of Significance, then by a coloured plan that graphically expresses the significance of the areas affected by the proposed works. The reader may find it useful to refer to this throughout.

High significance	Original fabric or space that makes a major contribution to historic or architectural interest
Moderate significance	Fabric or space that retains its original volume or plan-form, but makes a more modest contribution to historic and architectural interest
Limited significance	Fabric or space that has been substantially altered and retains little architectural or historic interest
Neutral	Fabric or space of no historic or architectural interest
Detracts from significance	Later fabric or space that obscures or in some way detracts from historic or architectural interest

3.2 Designations

Nos. 55–57 are part of a terrace, comprising Nos. 55–59 Gordon Square, which was listed at Grade II in 1974. The building is located within Bloomsbury Conservation Area (Sub Area 2). Both the listed building and the conservation area are designated heritage assets, as defined in the NPPF.

3.3 Statement of significance

The national importance of this Grade II listed building derives primarily from its external architectural form, and its group value with the surrounding terraces, which were built as part of the residential development of the Bedford Estate in the nineteenth century. Its external elevations, therefore, are of **high significance**, except the rear elevation, which is of less architectural interest. This elevation, and the external elevations of the closet wings, are of **moderate significance**.

Internally, almost all historic architectural details have been lost; therefore, the overall architectural interest of the finishes is negligible. Where the original plan-form and staircases survive in the spaces affected by the proposals, they are of **moderate significance** due to their historic interest. Later partitions **detract** from significance, as do the cellular volumes of the rooms they create in the front of No. 56.

The stair hall of No. 57 and the closet-wing room of No. 56 retain their historic volumes and plan-form. The main rear room of No. 55 has a partly suspended ceiling and boxing, but its historic volume is still legible, and it retains its original plan-form. These rooms also retain historic features, albeit much altered ones: No. 57's staircase, the blocked chimney breast and sash window in the closet-wing room of No. 56, and the blocked fireplace and sash window in No. 55. These spaces are of **limited significance**.

The rear room, corridor, stair hall and entrance lobby of No. 56 have all had their historic plan-form and volume compromised. They have suspended ceilings and are devoid of historic features. These spaces are of **neutral significance**.

3.4 Contribution to Bloomsbury Conservation Area

The predominant building type in Bloomsbury Conservation Area is the three- to four-storey terraced townhouse that is classical in style, with regular fenestration and larger windows on the first floor, denoting the *piano nobile* (the floor with the highest status rooms). These houses also usually have cast iron railings across their frontages, separating the pavement from the front light well. Despite having lost their front lightwells, Nos. 55–57 Gordon Square are highly representative of the historic character of Bloomsbury Conservation Area and therefore make a **positive contribution** to its significance.

3.5 Significance drawing

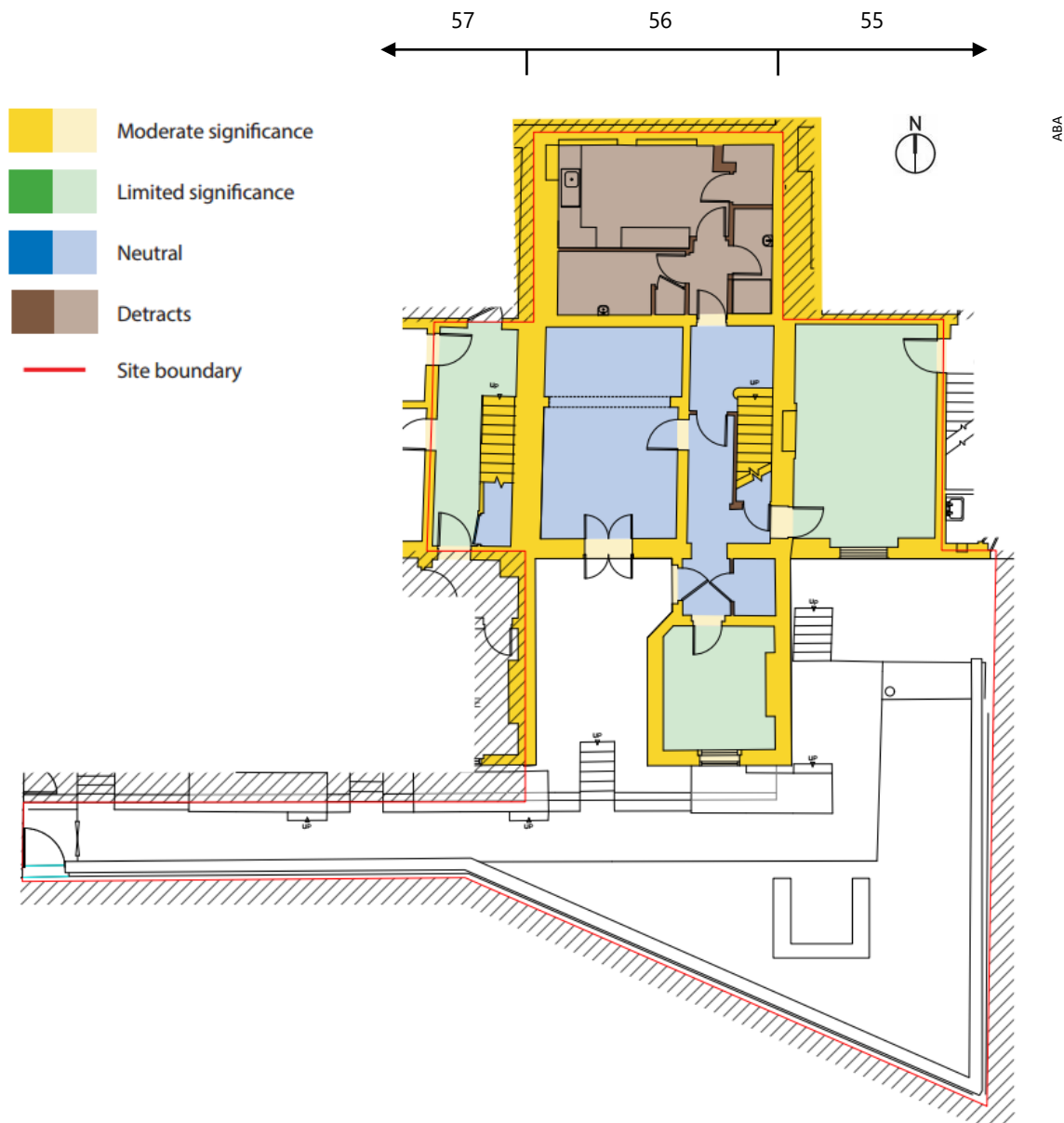


Fig. 20: Basement plan of Nos. 55–57 Gordon Square, showing the relative significance of areas affected by the proposed works. The drawing is intended as a visual summary of the current understanding of the building, and is not intended to be definitive or comprehensive

4.0 Heritage impact assessment

4.1 Planning policy

Planning policy relevant to this application for proposed works to Nos. 55–57 Gordon Square is outlined in Section 5.4.

4.2 Summary of the proposals

It is proposed to convert Nos. 55 and 56 from residential accommodation into additional nursery space, including play rooms, staff offices, WCs and kitchen. This will entail the following proposed works:

- Creation of an opening in the party wall between Nos. 56 and 57
- Removal of modern suspended ceilings and ductwork in the main rear rooms of Nos. 55 and 56
- Removal of modern partitions in the stair hall and entrance lobby of No. 56
- Rearrangement of modern partitions in the front part of No. 56
- Removal and replacement modern doors throughout Nos. 55–57, including external doors to the rear of No. 56
- Remove existing modern fixed furniture and sanitary ware in Nos. 55 and 56, and install new: e.g. toilets, kitchen counters, sinks and wall counters
- New railings to match existing, and application of safety mesh to existing railings, to the rear of Nos. 55 and 56
- Construction of children’s play area around the tree to the rear of Nos. 55 and 56.

4.3 Impact Assessment

4.3.1 Internal proposals

The proposals seek to convert Nos. 55 and 56 from student accommodation into additional space for the nursery. This change of use is inconsistent with the long-standing institutional use of the building, which represents the history of increasing institutionalisation of Bloomsbury during the twentieth century. However, most of the listed terrace is already in use as a nursery, and the institutional use of Nos. 55 and 56 makes a very limited contribution to their overall historic interest. Therefore, the change of use will have a **neutral impact** on the significance of the building and the character of Bloomsbury Conservation Area.

The creation of an opening in the party wall between Nos. 56 and 57 will result in the loss of some historic fabric and will alter the historic floor-plan, which is of moderate significance. However, the floor-plan of the rear room of No. 56 has already been substantially compromised by the removal of the original central partition (although the wall nibs indicate the position of the former wall), meaning a further alteration such as this, would have a minimal or no impact on its significance. Furthermore, the creation of an opening will still enable the overall historic plan-form to be clearly legible. Therefore, this proposal will have a **neutral impact**.

Most of the interiors of Nos. 55–57 have either neutral or limited significance; therefore, they have a relatively high capacity for change. Significance is mostly derived from the survival of original plan-form or volumes, and proposals to replace or install fixed furniture will have a **neutral impact** on this. Furthermore, the internal doors to be replaced are modern and of neutral significance.

The rearrangement of the modern partitions in the front of No. 56 will have a **neutral impact** on significance. The original front room will remain subdivided; however, this is necessary to provide essential WC and kitchen facilities for the nursery.

The removal of modern partitions from the stair hall and entrance lobby of No. 56, that detract from significance, will restore the original plan-form and have a **positive impact**. Similarly, the removal of modern suspended ceilings and ductwork boxing in the rear rooms of Nos. 55 and 56 will better reveal the historic volumes of the rooms and have a **positive impact** on significance.

4.3.2 External proposals

The children's play area will not be fixed to any existing structure; therefore, it is not necessary to assess its impact for the purposes of listed building consent.

The existing external rear door of No. 56 is not historic or significant. Its replacement with a new door of a simple design will have a **neutral impact** on the significance of the listed building, and on the character and appearance of Bloomsbury Conservation Area.

The installation of additional railings to the rear of Nos. 55 and 56, and addition of safety mesh to existing non-historic railings will cause minimal change to the setting of the listed building, and will have a **neutral impact** on its significance. These proposals will not affect the character of the conservation area.

4.4 Conclusion: the planning balance

The limited survival of historic fabric inside Nos. 55–57 means that the significance of interiors is modest. Therefore, the proposed alterations will have a neutral impact on significance, or indeed a positive impact, where it is proposed to remove detracting modern features. External proposals will have a neutral impact on both the listed building and the conservation area, as will the change of use.

Overall, therefore, the proposals will preserve and enhance the significance of the listed building, and preserve the character of the conservation area, in accordance with paragraph 192 of the NPPF, Policy 7.8 of the London Plan, and Policy D2 of Camden's Local Plan.

5.0 Supporting Information

5.1 Sources

5.1.1 Published sources

Camden Borough Council, *Bloomsbury Conservation Area Appraisal and Management Strategy* (2011)

Damond Lock Grabowski Architects, *No.s 55–59 Gordon Square Design Statement* (2004; planning application ref.: 2004/4355/P)

Historic England, *Conservation Principles, Policies and Guidance* (2008)

Hermione Hobhouse, *Thomas Cubitt: Master Builder* (1971)

Howard Roberts, J. R., and Walter H Godfrey (eds.), *Survey of London: Vol. 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood* (1949)

Olsen, D., *Town Planning in London*, 2nd edn (1984)

Richard Tames, *Bloomsbury Past* (London: Historical Publications, 1993)

5.1.2 Historic maps

William Faden, *Revised Edition of Richard Horwood's Plan of the Cities of London and Westminster* (1819)

Christopher and John Greenwood, *Map of London, from an actual Survey made in the Years 1824.1825 & 1826* (1826)

B R Davies, *A Street Map of London* (1843)

Ordnance Survey 25 inch map, London XXV (surveyed 1870, published 1876)

5.2 Entry on the National Heritage List



NUMBERS 55 TO 59 AND ATTACHED RAILINGS

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1113035

Date first listed:
14-May-1974

Statutory Address:
NUMBERS 55 TO 59 AND ATTACHED RAILINGS, 55 TO 59, GORDON SQUARE

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

(<https://historicensland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1113035 .pdf**

(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/375230/HLE_A4L_Grade|HLE_A3L_Grad

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 04-Oct-2019 at 10:21:40.

Location

Statutory Address:

NUMBERS 55 TO 59 AND ATTACHED RAILINGS, 55 TO 59, GORDON SQUARE

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

County:

Greater London Authority

District:

Camden (London Borough)

National Grid Reference:
TQ 29866 82209

Details

CAMDEN

TQ2982SE GORDON SQUARE 798-1/94/596 (South side) 14/05/74 Nos.55-59 (Consecutive) and attached railings

GV II

Terrace of 5 houses. c1824. Built by Thomas Cubitt. Yellow stock brick with stucco ground floor (Nos 55 & 59 rusticated) and dressings. EXTERIOR: symmetrical front of 11 bays, 3 bays at each end projecting. Left hand return 1 window; right hand return to Woburn Square, 3 windows and single storey, 1-window extension. 4 storeys and basements. Entrances on main facade converted to C20 sash windows. Projecting bays with 4 pilasters rising through the 1st and 2nd storeys to support an entablature at 3rd floor level, continuing in a simplified form across the front of the building. Windows to projecting bays tripartite sashes except 1st floor being casements with cast-iron balconies. Architraved 1st floor casements to centre of facade with cast-iron balconies. Plain stucco 2nd floor sill band. Remaining windows, recessed sashes. Parapet with stucco capping. Returns with pilasters at angles supporting entablature at 3rd floor level. No.55 entrance in left hand single storey extension with pilasters and segmental headed window; entrance to No.59 on right hand return with Doric porch surmounted by a balustraded balcony to 1st floor window. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

Listing NGR: TQ2986782205

Legacy

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

Legacy System number:
477362

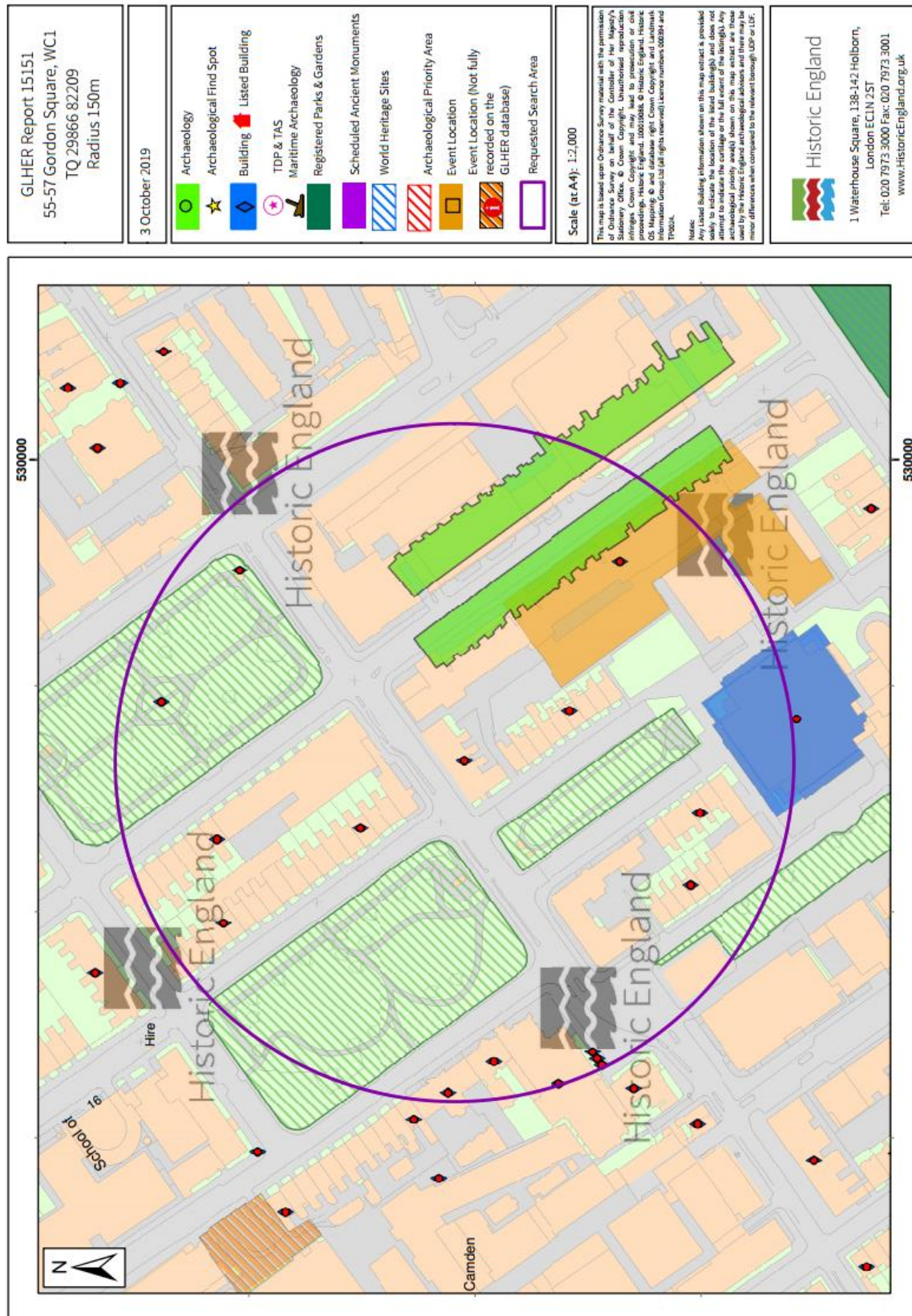
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

5.3 Historic Environment Record search results map



5.4 Planning policy

5.4.1 National legislation and policy

Planning (Listed Building & Conservation Areas) Act 1990 and Planning Act 1990 (As Amended)

The overarching legislation governing the consideration of applications for planning consent that affect heritage assets is contained in the Planning (Listed Buildings and Conservation) Areas Act 1990.

Sections 16(2) and **66(1)** of the Act require local planning authorities, in considering whether to grant listed building consent, to 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.

Section 72 of the Act requires local planning authorities, in considering whether to grant planning permission 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.'

National Planning Policy Framework (NPPF) (2019)

The NPPF was adopted February 2019. Section 16, entitled Conserving and Enhancing the Historic Environment, contains guidance on heritage assets, which include listed buildings and conservation areas. Paragraphs 189–196 are relevant to the present application:

Paragraph 189 requires an applicant to give a summary of significance of the building or area affected, proportionate to its importance. This heritage statement provides that information at an appropriate level.

Paragraph 190 advises local authorities to take account of that significance in assessing proposals to avoid or minimise conflict between the proposals and conservation of the asset.

Paragraph 192 emphasises the desirability of sustaining and enhancing the significance of individual assets and wider, local distinctiveness, and the desirability of viable and fitting uses for a building being found or continued.

Paragraph 196 states 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.

Additional guidance to help local authorities implement NPPF is set out in:

- the Planning Practice Guidance on the government's website which provides practical advice on applying the NPPF to the planning process and guidance on interpreting the language of the NPPF.
- The Good Practice Advice in Planning Note 2 entitled 'Managing Significance in Decision- Taking in the Historic Environment'. This is the most relevant to this application of a number of guidance documents by Historic England.

5.4.2 Regional policy

London Plan (2016)

In July 2011, the Mayor published an updated spatial strategy for London, the London Plan. Subsequent amendments to this plan include: *Early Minor Alterations*, to bring the 2011 London Plan up to date with changes to government policy; *Revised Early Minor Alterations* (2012); the *Further Alterations to the London Plan* (2015) which was published as the updated 2015 London Plan in March 2015; and the *Minor Alterations* (MALP), which came into effect on 1 October 2015.

Policy 7.8: Heritage assets and archaeology states:

- A) *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

For planning decisions, it states:

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

5.4.3 Local policy

Camden Local Plan (2017)

In July 2017 Camden Council adopted the Local Plan, which has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

Paragraph 7.41 states:

The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas.

Paragraph 7.44 states:

Any harm to or loss of a designated heritage asset will require clear and convincing justification which must be provided by the applicant to the Council. In decision making the Council will take into consideration the scale of the harm and the significance of the asset.

Policy D2 Heritage states 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.

Designated heritage assets

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.

Conservation areas

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Listed Buildings

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

5.4.4 National guidance

Planning Practice Guidance (Department of Communities and local Government) (2014)

The aim of the Planning Practice Guidance (PPG) is to support implementation of the policies set out in the NPPF. The section 'Conserving and enhancing the historic environment' was last updated in April 2014.

Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (Historic England, 2015)

This advice note supports the implementation of policy in the NPPF. This document sets out guidance on managing change within the settings of heritage assets including archaeological remains and historic buildings, sites, areas and landscapes. It contains advice on the extent of setting, its relationship to views and how it contributes to significance. It also sets out a staged approach to decision-taking.

5.4.5 Local guidance

Camden Planning Guidance: Design (Camden Council, July 2015, updated March 2018)

Camden Council is reviewing and updating its Planning Guidance documents to support the Camden Local Plan following its adoption in summer 2017. The update is in two phases, the first of which was completed in March 2018. CPG1 Design will come under review in the second phase, but continues to apply until it is fully updated. Section 3 of this CPG sets out further guidance on how Policy D2 Heritage from the Local Plan (2017) should be applied

Alan Baxter

Prepared by Holly Lomax
Reviewed by Robert Hradsky
Draft issued October 2019

T:\1564\1564-170\10 Reports\01 ABA Reports\01 Final ABA Reports\1564-170_Nos. 55-57
Gordon Square Heritage Statement.docx

This document is for the sole use of the person or organisation for whom it has been prepared under the terms of an invitation or appointment by such person or organisation. Unless and to the extent allowed for under the terms of such invitation or appointment this document should not be copied or used or relied upon in whole or in part by third parties for any purpose whatsoever. If this document has been issued as a report under the terms of an appointment by such person or organisation, it is valid only at the time of its production. Alan Baxter Ltd does not accept liability for any loss or damage arising from unauthorised use of this document.

If this document has been issued as a 'draft', it is issued solely for the purpose of client and/or team comment and must not be used for any other purpose without the written permission of Alan Baxter Ltd.

Alan Baxter Ltd is a limited company registered in England and Wales, number 06600598. Registered office: 75 Cowcross Street, London, EC1M 6EL.

© **Copyright** subsists in this document.

75 Cowcross Street
London EC1M 6EL
tel 020 7250 1555
email aba@alanbaxter.co.uk
web alanbaxter.co.uk