

The King's College of Our Lady of Eton beside Windsor
November 2019



HERITAGE STATEMENT CHARLES DARWIN HOUSE

Quality Assurance

Site name: Charles Darwin House, 12 Roger Street, London WC1N 2JU

Client name: The King's College of Our Lady of Eton beside Windsor (Eton College)

Type of report: Heritage Statement

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Signed:



Date: 01/11/2019

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Signed

Date 01/11/2019



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Appendix 1

STATUTORY LIST DESCRIPTIONS

1.0 Introduction

- 1.1 This Heritage Statement has been produced on behalf of The King's College of Our Lady of Eton beside Windsor, otherwise known as Eton College, with regards to proposed alterations to Charles Darwin House (the site). The site is located at 12 Roger Street, Holborn, London and is not statutorily listed. It is however adjacent to 10-0 John Street, a Grade II listed terrace and is located within the Bloomsbury Conservation Area.

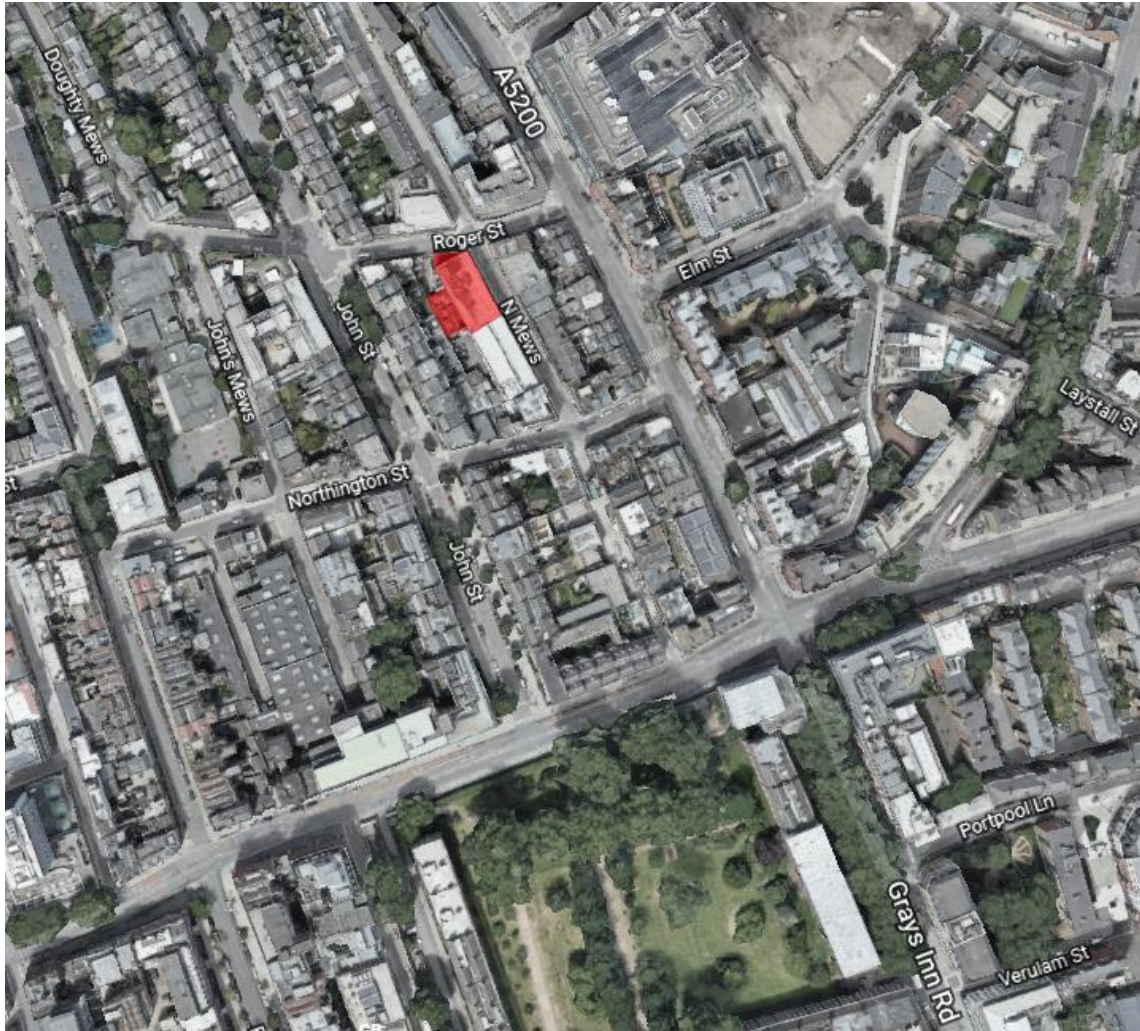


Figure 1 Aerial showing the location of Charles Darwin House, marked by the red transparency

- 1.2 This Heritage Statement identifies the relative value of the heritage assets and considers the potential impact of the proposals on their significance, including the contribution made by their setting. This approach to impact-assessment is required in order to satisfy the provisions of sections 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF, 2019) where the impact of development on a heritage asset is being considered (Paragraphs 193-197).
- 1.3 The document has been prepared by Daniele Haynes BA(Hons) MSc (Heritage Consultant) and reviewed by Steve Handforth, BA (Hons) MSc (Partner, Heritage).

2.0 Heritage Legislation, Policy and Guidance Summary

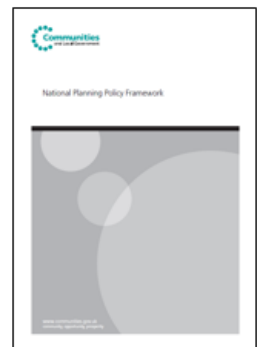
National Policy

Planning (Listed Buildings & Conservation Areas) Act 1990

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 66(1) reads: “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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*”.
 - In relation to development within Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

National Planning Policy Framework (2019)

- 2.2 The revised National Planning Policy Framework (NPPF) was published on 19th February 2019, replacing the previously-published 2012 and 2018 Frameworks. With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that “*our historic environments... can better be cherished if their spirit of place thrives, rather than withers.*” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 2.3 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “*manner appropriate to their significance*” (Paragraph 184).
- 2.4 NPPF directs local planning authorities to require an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*” and the level of detailed assessment should be “*proportionate to the assets’ importance*” (Paragraph 189).
- 2.5 Paragraph 190 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “*to avoid conflict between the heritage asset’s conservation and any aspect of the proposal*”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 2.6 Paragraph 193 requires 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*”
- 2.7 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “*clear and convincing*



justification” (Paragraph 194). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to “*wholly exceptional*” for those assets of the highest significance such as Scheduled Monuments, Grade I and Grade II* listed buildings or Registered Parks & Gardens as well as World Heritage Sites.

2.8 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 195 states the following:

“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 total 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; and*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. conservation by grant-funding or some form of not for profit, 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.”*

2.9 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “*less than substantial harm*”, paragraph 196 provides the following:

“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, where appropriate, securing its optimum viable use.”

2.10 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.

2.11 In the case of non-designated heritage assets, Paragraph 197 requires a Local Planning Authority to make a “*balanced judgement*” having regard to the scale of any harm or loss and the significance of the heritage asset.

2.12 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

2.13 With regards to conservation areas and the settings of heritage assets, paragraph 200 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a conservation Area will necessarily contribute to its significance, this paragraph states that “*proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.*”

Planning Practice Guidance (PPG) (2019)

2.14 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.

2.15 In relation to non-designated heritage assets, the PPG explains the following:

“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”

2.16 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

2.17 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

Historic England ‘Conservation Principles: Policies and Guidance’ 2008



2.18 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England’s historic environment, including changes affecting significant places. The guide sets out six high-level principles:

- *“The historic environment is a shared resource*
- *Everyone should be able to participate in sustaining the historic environment*
- *Understanding the significance of places is vital*
- *Significant places should be managed to sustain their values*
- *Decisions about change must be reasonable, transparent and consistent*
- *Documenting and learning from decisions is essential”*

2.19 ‘Significance’ lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:

- **Evidential value:** *the potential of a place to yield evidence about past human activity*
- **Historic value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*
- **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place*
- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.*

2.20 It states that:

“New work or alteration to a significant place should normally be acceptable if:

- a. *There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. *the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. *the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d; *the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (Page 58)”.*

Historic England Advice Note 2 ‘Making Changes to Heritage Assets’ (February 2016)

- 2.21 This document provides advice in relation to aspects of addition and alteration to heritage assets:

“The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting” (paragraph 41).

Historic England: Historic Environment Good Practice Advice (GPA) in Planning Note 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ (March 2015)

- 2.22 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the NPPF (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include: *“assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness” (para 1).*
- 2.23 Paragraph 52 discusses ‘Opportunities to enhance assets, their settings and local distinctiveness’ that encourages development: *“Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation”.*

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning (second Edition) Note 3 (December 2017)

- 2.24 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 2.25 Page 2, states that *“the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”*

- 2.26 The document goes on to set out ‘*A staged approach to proportionate decision taking*’ provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- “*Step 1 - identify which heritage assets and their settings are affected;*
 - *Step 2 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*
 - *Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;*
 - *Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;*
 - *Step 5 - make and document the decision and monitor outcomes.”* (page 8)

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 2.27 This document provides guidance on the NPPF requirement for applicants to describe heritage significance in order to aid local planning authorities’ decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.
- 2.28 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Regional Policy

The London Plan: The Spatial Development Strategy for London consolidated with alterations since 2011 (2016)

- 2.29 The London Plan sets out the overall strategic plan for the development of London until 2036. The document was published in March 2016. The most relevant policies are as follows:
- 2.30 Policy 7.4 Local Character:
- “Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.*
- Buildings, streets and open spaces should provide a high quality design response that:*
- *has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass*
 - *contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area*
 - *is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings.*

- *allows existing buildings and structures that make a positive contribution to the character or a place to influence the future character of the area*
- *is informed by the surrounding historic environment”.*

2.31 Policy 7.6 Architecture:

“Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Buildings and structures should:

- *be of the highest architectural quality*
- *be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm*
- *comprise details and materials that complement, not necessarily replicate, the local architectural character*
- *not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings.*
- *incorporate best practice in resource management and climate change mitigation and adaptation*
- *provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces*
- *be adaptable to different activities and land uses, particularly at ground level*
- *meet the principles of inclusive design*
- *optimise the potential of sites”*

2.32 It should be noted that the Greater London Authority (GLA) is currently preparing a replacement London Plan, *which* has completed examination and undergone modification. On adoption, the London Plan will replace the existing Plan

Local Policy

Camden Local Plan (2017)

2.33 The Camden Local Plan (2017) outlines plans for development and forms the basis for planning decisions in the borough. The document was adopted by the council on the 3rd July 2017 and replaces the Core Strategy and Camden Development Policies documents. The relevant policies set out within this document are:

2.34 Policy D1: Design

“The Council will seek to secure high quality design in development. The Council will require that development :

- a) respects local context and character;*
- b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;...”*

2.35 Policy D2: Heritage

“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

Designed heritage assets include conservation areas and listed buildings. 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.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. 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.*

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. 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...*

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

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.

Bloomsbury Conservation Area Appraisal and Management Plan

2.36 The Bloomsbury Conservation Area was first designated as a conservation area in 1968 with a focus upon the Georgian and pre-Georgian areas of development within the area. The Conservation Area boundaries have been subsequently extended numerous times to include Victorian, Edwardian and high-quality 20th century architecture. The current Conservation Area Appraisal and Management Strategy was formally adopted by Camden Council 18th April 2011.

2.37 Due to the size and varied character of the Conservation Area, it has been subdivided into character areas which share common characteristics. The site is located in sub area 10: Great James Street/Bedford Row, the key characteristics of which are summarised as:

The area has a clear street hierarchy structured on a grid layout. Bedford Row, Doughty Street and John Street are wide thoroughfares characterised by larger properties. There is a progression in scale (and grandeur) from Millman Street, through Great James Street to Bedford Row...

The historic built form comprises townhouses built in long terraces with rear mews. This fine grain remains an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure.

2.38 Roger Street is described as being:

relatively narrow and varied in character with different building types, styles and ages... discontinuous building frontages with gaps in the built form and several flank walls rather than principal facades facing the street. This gives a varied sense of enclosure. Building types include townhouses in small groups, mews buildings and later infill. As a result there is an interesting variety of architectural styles, providing a sense of liveliness. Whilst there is variation in heights, there is a general consistency in the use of yellow stock brick with render, red brick or stone detailing, although some buildings are completely faced in red brick.

3.0 Methodology

Heritage Assets

3.1 A heritage asset is defined within the National Planning Policy Framework as

a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF Annex 2: Glossary).

3.2 To be considered a heritage asset “an asset must have some meaningful archaeological, architectural, artistic, historical, social or other heritage interest that gives it value to society that transcends its functional utility. Therein lies the fundamental difference between heritage assets and ordinary assets; they stand apart from ordinary assets because of their significance – the summation of all aspects of their heritage interest.” (‘Managing Built Heritage: The Role of Cultural Values and Significance’ Stephen Bond and Derek Worthing, 2016.)

3.3 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.

3.4 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that “*non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.*” (Paragraph: 039 Reference ID: 18a-039-20190723)

3.5 The PPG goes on to clarify that “a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

Meaning of Significance

3.6 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the “*aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*” (Page 2, Article 1.2)

3.7 The NPPF (Annex 2: Glossary) also defines significance as “*the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”

3.8 Significance can therefore be considered to be formed by “*the collection of values associated with a heritage asset.*” (‘Managing Built Heritage: The Role of Cultural Values and Significance’ Stephen Bond and Derek Worthing, 2016.)

Assessment of Significance/Value

- 3.9 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 189 of NPPF.
- 3.10 The Historic England document ‘Conservation Principles’ states that “*understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.*”
- 3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/ assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values;
 - Articulate the significance of the asset.
- 3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset’s significance. Historic England’s ‘*Conservation Principles*’ sets out a grouping of values as follows:

Evidential value – ‘*derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*’ (Page 28)

Aesthetic Value – ‘*Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.*’ (Pages 30-31)

Historic Value – ‘*derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*’ (Pages 28-30)

Communal Value – “Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there”. (Pages 31-32)

- 3.13 Value-based assessment should be flexible in its application, it is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

Contribution of Setting/context to Significance

- 3.14 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that ‘setting’ itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.15 Historic England’s Conservation Principles defines *setting* as “an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”
- 3.16 It goes on to state that “context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places” (page 39).
- 3.17 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.18 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

- 3.19 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.

- 3.20 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established ‘James Semple Kerr method’ which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This ‘value hierarchy’ has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.
- 3.21 The first stage of our approach is to carry out a thoroughly researched assessment of the significance of the heritage asset, in order to understand its value:

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note.

	Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.
--	----------------------------------------------------------------------------------------------------------------------

3.22 Once the value/ significance of an asset has been assessed, the next stage is to determine the assets ‘sensitivity to change’. The following table sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.

3.23 An asset’s sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that according to Historic England The Setting of Heritage Assets – Planning Note 3, ‘change’ does not in itself imply harm, and can be neutral, positive or negative in effect).

3.24 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

3.25 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the ‘magnitude’ of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. Beneficial: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	Adverse: Impacts will damage cultural heritage assets; result in the loss of the asset’s quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.

	<p>Beneficial: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
Medium	<p>Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p>Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.</p>
Minor/Low	<p>Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p>Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	Barely discernible change in baseline conditions
Nil	No change in baseline conditions.

Summary

- 3.26 The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of the identified heritage assets and/or their settings.
- 3.27 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicated impacts which is being sought through undertaking this process. It should be clearly understood that the level of detail provided within these assessments is *“proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* as set out in Paragraph 189 of the National Planning Policy Framework.

4.0 Historic Context

- 4.1 For centuries the area now known as Bloomsbury was open countryside beyond the boundaries of the cities of London and Westminster. This remained the situation until the late 17th century when landowners began to create new fashionable suburbs resulting in a northward expansion of the city.
- 4.2 The development of the area began to expand rapidly in the later Georgian period as demand for high quality housing for the expanding middle classes increased. In the 1877 Ordnance Survey, the site of Charles Darwin House appears to have been occupied by a number of narrow structures with frontages directly onto Henry Street, now Roger Street, and North Mews.

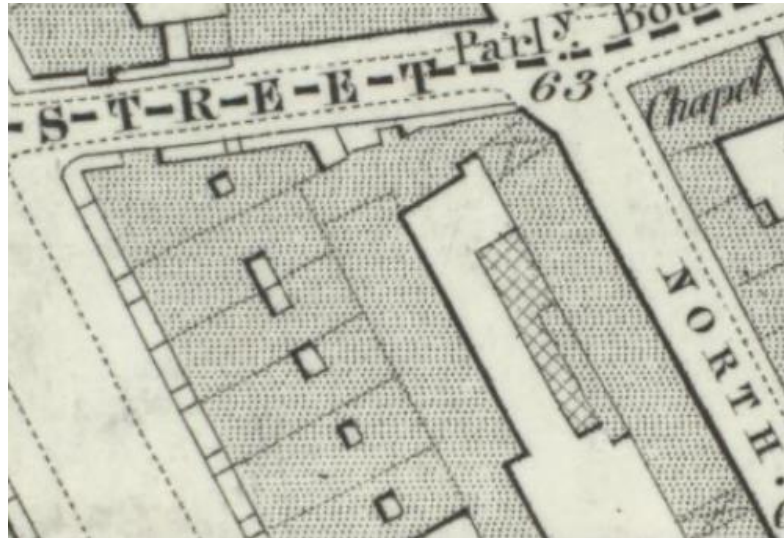


Figure 2 Extract from the 1877 Ordnance Survey Map

- 4.3 By the Goad Insurance Map of 1901 however, the site has been redeveloped and occupied by dwellings along Henry Street and a Chocolate Factory occupied by Dr Tibbles VI-Cocoa Ltd.



Figure 3 Extract from the "Insurance Plan of London North District Vol. D: sheet 3" by C. E. Goad 1901

- 4.4 The building in its current form, first appears on the 1965 Ordnance Survey Map.

5.0 Heritage Assets

5.1 This section identifies heritage assets which have a relationship with the site and may be affected by future proposals to alter or develop the site. The identification of these assets is consistent with '**Step 1**' of the GPA3 The Setting of Heritage Assets.

5.2 In the case of this application, the following assets are located in close proximity to the application site and may be affected by proposals for alterations to Charles Darwin House:

1. Bloomsbury Conservation Area
2. 10 – 20 John Street – Grade II Listed Buildings



Figure 4 Aerial demonstrating the location of the heritage assets considered within this report

5.3 There are no Registered Parks and Gardens likely to be affected by the proposals.

6.0 Significance Assessment

Bloomsbury Conservation Area

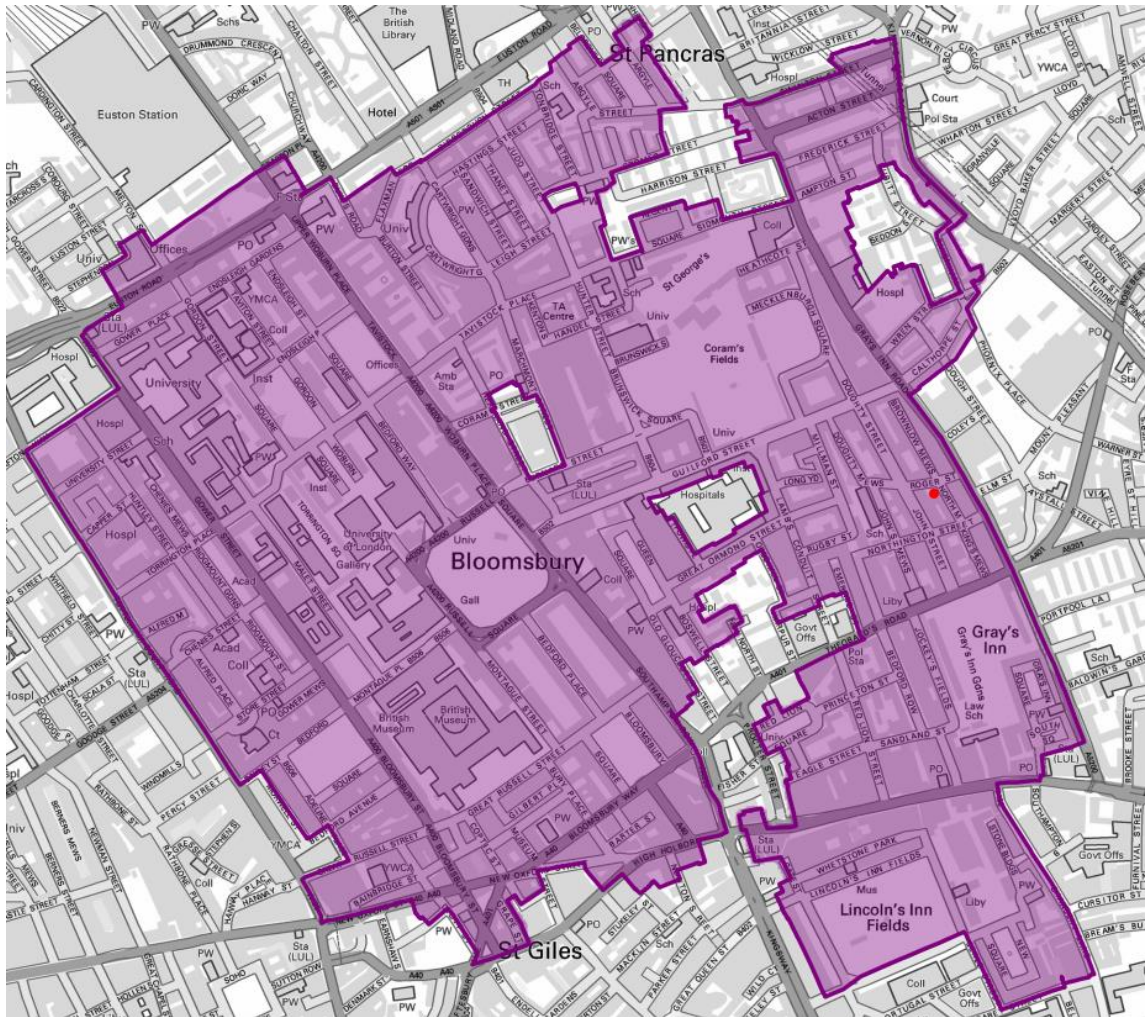


Figure 5 Map of the Bloomsbury Conservation Area. The site is marked in red

- 6.1 The Bloomsbury Conservation Area was first designated in 1968 and the boundary has since been extended. The current Conservation Area Appraisal was adopted in 2011.
- 6.2 The Conservation Area is located in the south-east of the London Borough of Camden extending from Euston Road in the north, to High Holborn and Lincoln's Inn Fields in the south, Kings Cross Road in the east and Tottenham Court Road in the west.
- 6.3 Its character is defined by the grid-like layout of residential streets which are punctuated by larger institutional buildings and green, open squares. The built form is predominantly classical in its derivation, although there are examples of other architectural styles found within the area.
- 6.4 Within the Conservation Area, there are numerous listed buildings as well as non-designated buildings that make a positive contribution to the character of the Conservation Area. There are also frequent buildings that detract from the Conservation Area, although in many cases these structures have been excluded from the designation.

- 6.5 Overall, the Bloomsbury Conservation Area is considered to hold a **good** level of heritage significance as a result of the survival of its street pattern, spatial pattern and predominantly domestic style of its built form, all of which demonstrate the Bloomsbury area’s northward expansion between 1660 - 1840.

Contribution of Charles Darwin House to the Bloomsbury Conservation Area

- 6.6 Due to the size and complex character of the Conservation Area, it has been sub-divided into sub areas. Charles Darwin House is located in Sub Area 10: Great James Street/ Bedford Row, located near to the eastern boundary of the Conservation Area.
- 6.7 The sub area has a very tight grain with the built form positioned almost directly upon the boundary with the highway, creating a sense of enclosure. Along the primary roads the built form is predominantly made up of grand, historic terraced properties. In some cases, the mews buildings still exist to the rear. Within the sub area there are also some larger 20th century structures. The main materials within the area are yellow stock brick, red brick stucco and stone detailing. The majority of the structures throughout the sub area have a strong vertical emphasis.
- 6.8 Roger Street is one of the minor, narrow streets in the area. In this road the built form is a range of architectural styles and scales resulting in gaps in the building line which differs from that seen elsewhere in the sub area.
- 6.9 Charles Darwin House has frontages onto North Mews and Roger Street. The building references the materials found throughout the sub area. Its upper storeys are set back from the main building line resulting in it not being particularly dominant in views along these roads. The ground floor however is more prominent being set directly on the boundary with the public footpath and having painted render elevations. Additionally, the setback entrance results in an irregular building line which also creates degree of separation line from the public roadway. This contrasts to the regular building line, characteristic of the area.



Figure 6 View of Charles Darwin House looking south along North Mews



Figure 7 View of Charles Darwin House Roger Street Elevation

- 6.10 The site's courtyard entrance allows for views into the plot which again is uncommon and the form of the courtyard itself is considered to detract in its current state.



Figure 8 View into the courtyard area from Roger Street

- 6.11 Overall Charles Darwin House is considered to make a **neutral** contribution to the Bloomsbury Conservation Area although elements of the building are considered to detract.

10 – 20 John Street and attached Railings – Grade II Listed Buildings

- 6.12 A set of 11 terraced houses located to the west of Charles Darwin House. The terrace was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on the 24th October 1951 at Grade II.
- 6.13 The terrace was built between 1799 and 1824, although number 20 was re-fronted in the 1950s. The buildings were first constructed as private residences as part of the development of the area. However, they are not known to be associated with any architects or occupiers of note.
- 6.14 Over time the individual properties have undergone some alterations both internally and externally, however the terrace still retains an cohesive appearance and contributes to an almost complete Georgian Street with the area. The majority of the buildings are four storeys high with a basement below, the roofs are hidden behind a parapet. They are built of yellow stock brick with stucco render on the ground and basement floors. Many of the properties feature an iron balcony at first floor level. Number 20 was re-faced in the 1950s and now differs from the rest of the terrace although does feature some similar details, particularly on the Roger Street elevation. The building spans three storeys with an additional basement and an attic extension. The John Street elevation of this building is stucco rendered which the Roger Street elevation is yellow stock brick with stucco at basement level and around the entry doorway. All of the properties have an iron railing marking their boundary with the public footpath.
- 6.15 The buildings are primarily used as private homes, but some have been converted into office use. As such they can mostly only be externally appreciated from the public realm.
- 6.16 Overall 10 – 20 John Street are considered to hold a **moderate/good** level of heritage significance primarily due to their group and evidential values.

Setting

- 6.17 The key aspect of 10 -20 John Street is formed by the building's relationship with John Street itself. The street is relatively formal in its appearance with mature trees placed at regular intervals and predominantly Georgian terraced houses lining the road.
- 6.18 To the rear of the buildings lies the properties' private gardens, many of which have been built upon, and modern office blocks. The range of development to the rear of the properties results in more of a back land character in this area.
- 6.19 As such the setting of 10 – 20 John Street is considered to make a **minor beneficial** contribution to the significance of the building, particularly with regards to their relationship with John Street itself.

Contribution of site to setting

- 6.20 Charles Darwin House is located to the east of the terrace. The building's rear elevation creates a visual boundary to the east of the properties creating a sense of enclosure. Within the building's garden space the existing plant enclosure and courtyard area ensure a more industrial feel to the area to the rear, which is considered to detract from the setting of the terrace.



Figure 9 View of the plant unit of Charles Darwin House and the adjacent properties' rear space

7.0 Proposed Scheme

- 7.1 The scheme seeks to make alterations to the external envelope of the building.
- 7.2 At ground floor level, the recessed entrance will be enclosed creating a larger reception area. The main entrance into the building will be relocated into the courtyard area to the rear. Brick slips will replace the external render on the ground floor projection.
- 7.3 The entrance gate into the courtyard will be replaced with a folding gateway. The courtyard itself will be refurbished creating a landscaped amenity space for the building.

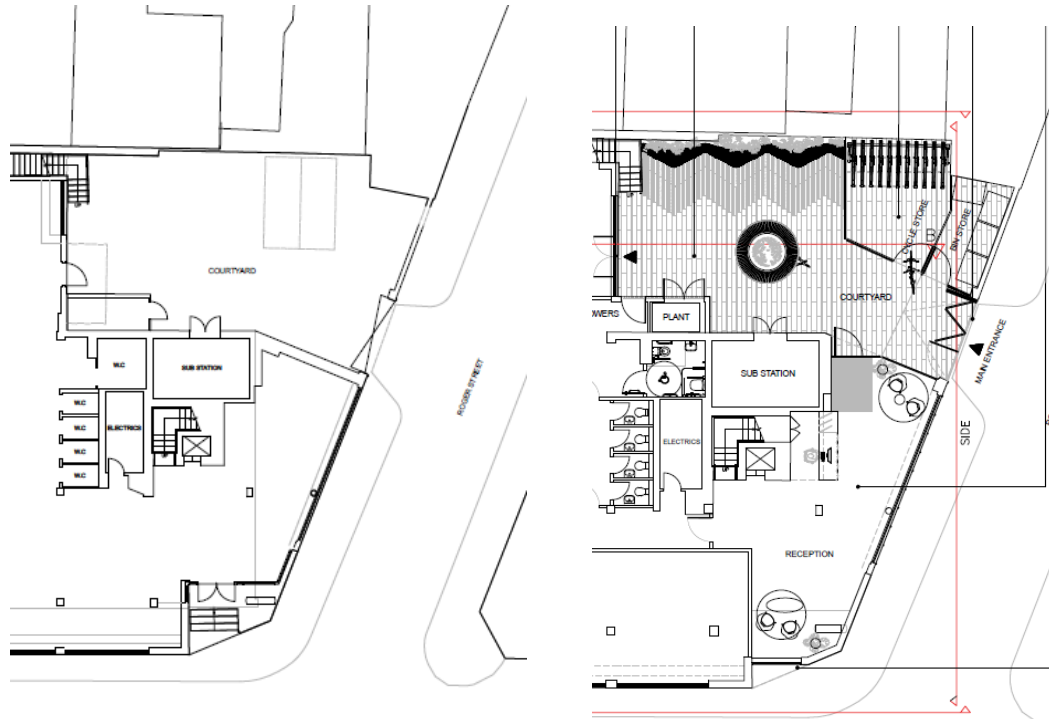


Figure 10 Extracts from the existing (left) and proposed ground floor plans showing the reception and courtyard areas

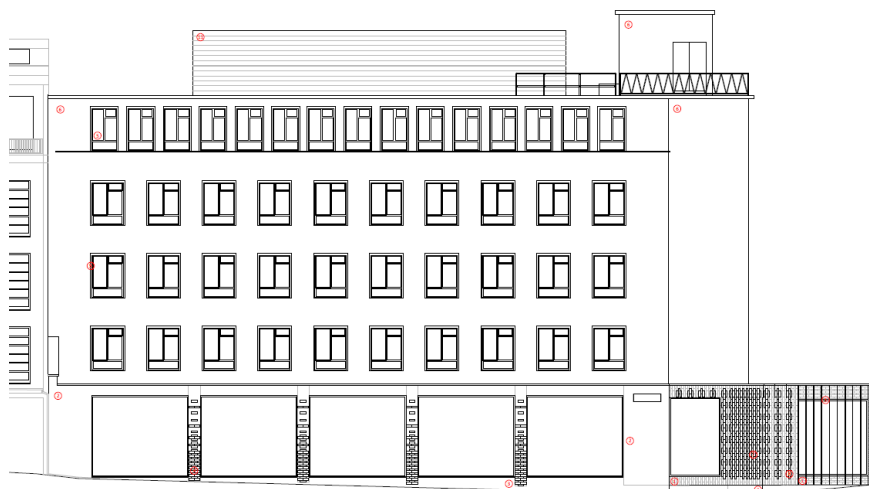


Figure 11 Proposed North Mews elevation



Figure 12 Proposed Roger Street elevation

- 7.4 The rear plant enclosure will be removed from first floor level and relocated to the roof. The new plant screen will not increase the height of the building and the plant will be positioned away from the building line. At first floor level an extension area will be constructed. The extension will not extend as far as the rear boundary of the site allowing space for a rear emergency access. The extension will have brick elevations with glazing facing towards the courtyard and Roger Street.

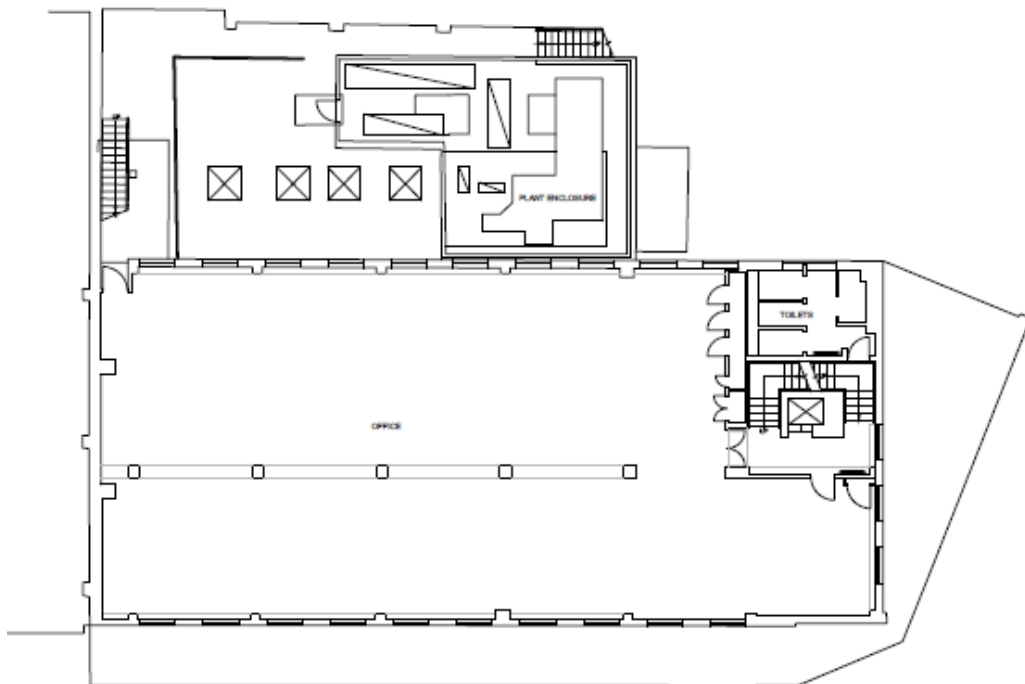


Figure 13 Existing first floor plan

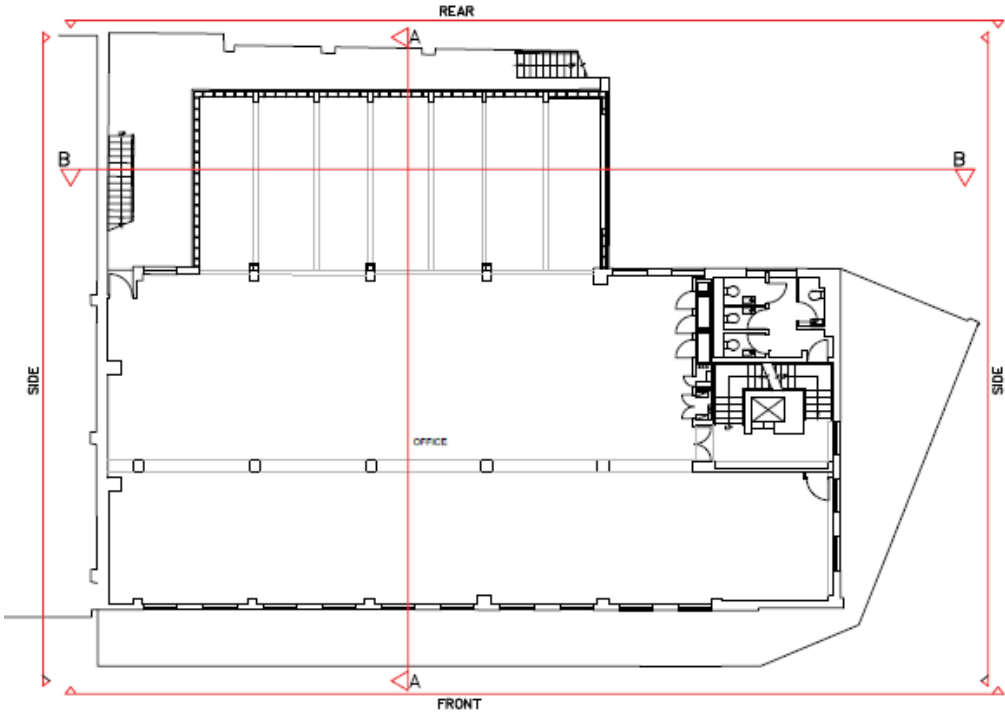


Figure 14 Proposed first floor plan

8.0 Impact Assessment

- 8.1 In order to assess the suitability of the site for the proposed alteration on the significance of the heritage assets and/or their settings, it is necessary to determine the nature and extent of any impacts resulting from the proposal on heritage assets and/ or their settings.
- 8.2 When assessing the impact of a proposed development on individual or groups of heritage assets, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result from proposals.
- 8.3 The proposed development is considered below in terms of its impact on the significance of the heritage assets, and the contribution which setting makes to their significance. Assessment of impact levels are made with reference to Table 2 in Section 3 and satisfy 'Step 3' of Historic England's GPA 3.

Bloomsbury Conservation Area

- 8.4 The statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area. As stated in section 6 of this document, the Bloomsbury Conservation Area is considered to hold a **good** level of heritage significance. Charles Darwin House is considered to make a neutral contribution to the Conservation Area.
- 8.5 The proposals seek to re-clad the exterior of the ground floor area in brick slips, helping to create more harmonious elevations on the principal elevations and making this section of the building less prominent in views along Roger Street and North Mews. In addition, the infilling of the existing entrance will create a continuous building line at the junction of Roger Street and North Mews. The alterations to the exterior envelope of the ground floor will ensure that this element of the building is more in keeping with the Conservation Area.
- 8.6 To the rear, the proposals will remove the plant container, replacing it with a rear brick extension. In addition, the courtyard will be redesigned to create an amenity space for the building. This, will not create a continuous building line however in views from the Conservation Area, the appearance of the courtyard area will be greatly improved.
- 8.7 The relocated plant on the roof will not increase the height of the building and its set back position will ensure it is not easily visible from within the Conservation Area.
- 8.8 As such we consider that the proposals will have a **negligible beneficial** impact upon the Bloomsbury Conservation Area.

10 – 20 John Street and attached Railings – Grade II Listed Buildings

- 8.9 As stated in section 6 of this report, the terrace at 10 – 20 John Street is considered to hold a **moderate/good** level of heritage significance. Charles Darwin House is considered to be a neutral aspect of the setting of the terrace overall however the rear courtyard area is considered to be a detracting feature.

- 8.10 The proposals will have **no physical impact** upon the terrace and as such any impact will be the result of changes to the terrace's setting.
- 8.11 The proposed rear extension and alterations to the courtyard will improve the appearance of the rear of Charles Darwin House, helping to reduce the industrial feel of this rear space. The proposed extension will be of a larger footprint than the existing plant surround, however, it will not extend higher than the existing plant surround and as with the existing surround will not meet the boundary of the terrace's garden space. As such it will not be more prominent in views from the terrace. Additionally the proposed extension's elevations will be brick ensuring it is more consistent with the materials found within the setting of the terrace.
- 8.12 Overall the proposals are considered to make a **negligible beneficial** improvement to the setting of the terrace.

9.0 Conclusion

- 9.1 This Heritage Statement has been produced on behalf of The King's College of Our Lady of Eton beside Windsor (Eton College) with regards to proposed external alterations to Charles Darwin House.
- 9.2 This document first considered the significance of the assets which could be impacted by alterations to the building, as well as the contribution that Charles Darwin House makes to that significance. In terms of the Bloomsbury Conservation Area, the asset was considered to hold a **good** level of heritage significance to which Charles Darwin House made a neutral contribution. The adjacent listed terrace known as 10 – 20 John Street was considered to hold a **moderate/good** level of significance in heritage terms. Charles Darwin House forms part of the terrace's setting and is considered to make a neutral contribution to the terrace's setting overall although the rear courtyard is considered to detract.
- 9.3 The proposals will have no physical impact upon the terrace but are considered to have a to make a **negligible beneficial** impact upon the setting of 10 – 20 John Street.
- 9.4 In terms of the impact upon the conservation area the proposals are considered to have a **negligible beneficial** impact upon the Bloomsbury Conservation Area.
- 9.5 We therefore find that the proposed alterations have had special regard for the desirability of preserving the setting of the listed buildings in accordance with sections 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 and have paid special attention to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area in accordance with Section 72(1). In addition to satisfying these provisions of the Act, the NPPF Paragraphs 193-197 are also satisfied.

APPENDIX 1

STATUTORY LIST DESCRIPTIONS



NUMBERS 10 TO 20 AND ATTACHED RAILINGS

Overview

Heritage Category:
Listed Building

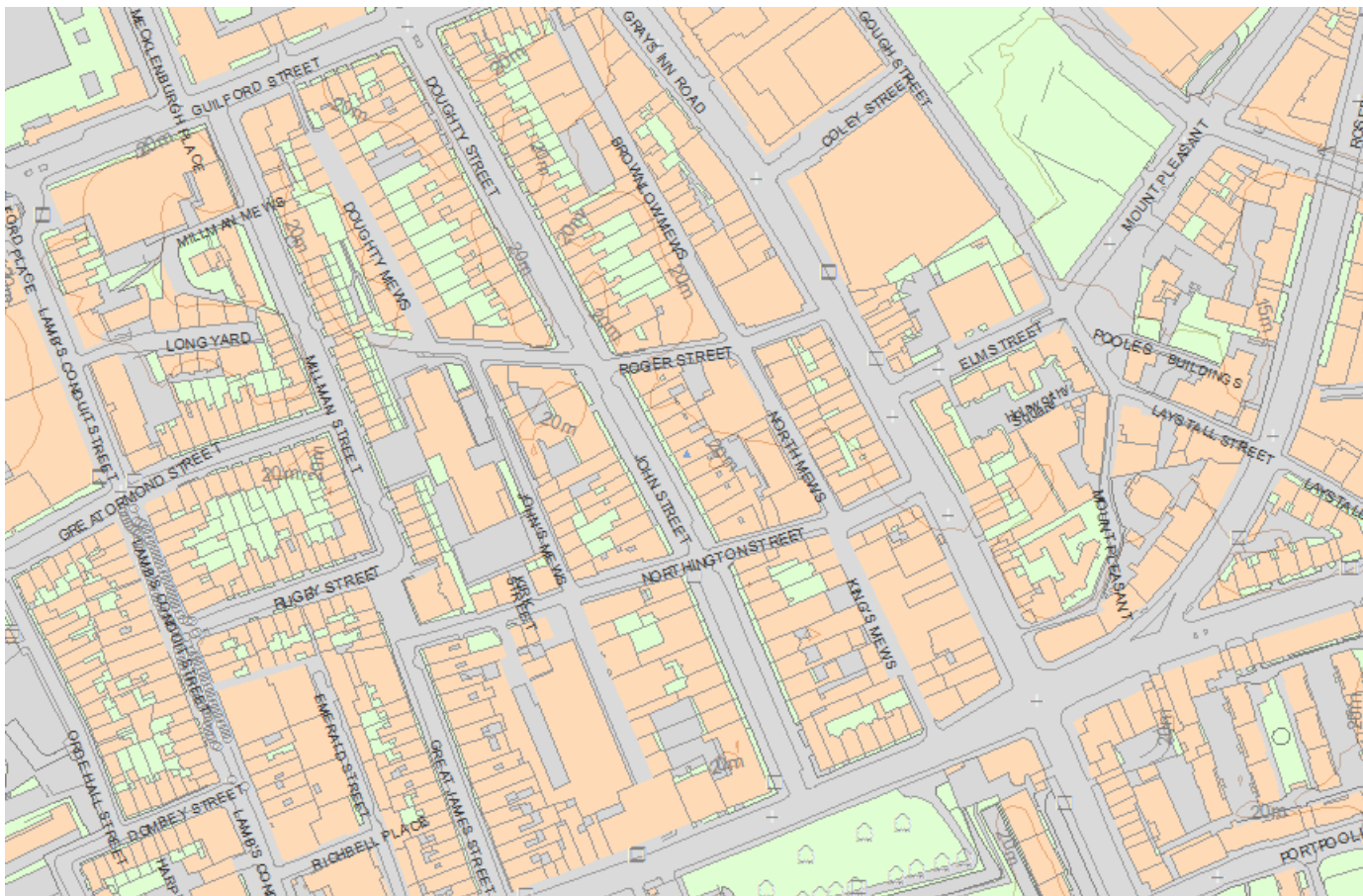
Grade:
II

List Entry Number:
1379156

Date first listed:
24-Oct-1951

Statutory Address:
NUMBERS 10 TO 20 AND ATTACHED RAILINGS, 10 TO 20, JOHN STREET

Map



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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 - **1379156.pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/342105/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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 30-Oct-2019 at 16:01:12.

Location

Statutory Address:

NUMBERS 10 TO 20 AND ATTACHED RAILINGS, 10 TO 20, JOHN STREET

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 30847 82077

Details

CAMDEN

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 c.1950. 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.

Listing NGR: TQ3083982094

Legacy

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

Legacy System number:

478523

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

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 06 Jul 2005

Reference: IOE01/14408/09

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BIDWELLS