

83 Endell Street

Heritage Statement

St Mungo's

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1.0

Heritage Statement

1.0 Introduction

This heritage statement has been prepared by Cundall on behalf of St Mungo's and accompanies an application for listed building consent (LBC) at 83 Endell Street, London, WC2H 9DN. The proposed description of works is as follows: "*application for listed building consent for removal and replacement of existing lift within the building*".

This statement seeks to:

- Assess the significance of the listed building.
- Provide a full description and schedule of the proposed work.
- Provide an assessment of the impact of the works on the significance of the heritage asset.

2.0 Site Context

The site area is approximately 0.04ha and is comprised of a grade II listed building known at St Mungo's Housing. The site is shown in Figure 1 below:

Figure 1: Site Location



The site is located within the London Borough of Camden's local authority area. The site bounds both Endell Street to the east and High Holborn to the north and is approximately 360m of Covent Garden tube station (as the crow flies), located within central London. The surrounding area is a mix of residential and commercial uses. The site is accessed by pedestrians via the principal elevation on Endell Street.

2.1 Planning History

The following listed building consent applications have been taken from Camden Council's Public Access website.

Application Reference	Proposed Description of Development	Decision
27243/R3	The erection of a lift meter room and external works of alteration in connection with the provision of additional hostel accommodation in the existing roof space and on the new second floor mezzanine level.	Approved June 1979
32429/R2	The erection of a dormer window at fourth floor level, together with alterations to the second-floor windows, both on the Endell Street elevation of	Approved October 1981

	the building, and alterations to the third floor windows on both side elevations.	
HB2681/R2	The erection of a dormer window at fourth floor level, together with alterations to the second floor window, both on the Endell Street elevation, and alterations to the third floor windows on both side elevations.	Approved October 1981

The planning history shows the original lift shaft was installed in 1979 and, as there are no records on the Camden Planning Portal, it is assumed this lift has not been replaced.

3.0 Existing Building

This section of the heritage statement describes the exterior and interior of the heritage asset. Due to the use of the building as a homeless hostel and the restrictions linked to the ongoing Covid-19 pandemic at the time of the site visit, not all interior areas of the building were able to be viewed. The site visit focused on the areas that related to the proposed replacement of the lift, namely the corridors in each floor where the lift shafts are located.

3.1.1 Listing Description

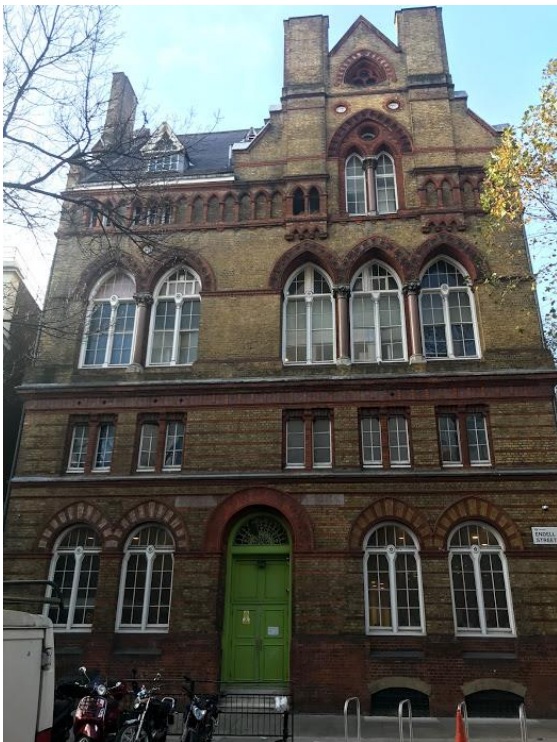
The building is grade II listed and the listing description from Historic England is as follows:

“15/01/73 GV II School now a hostel for the homeless. 1860. By E.M Barry. Polychrome brick with some terracotta and stone dressings under a slate roof in tough Gothic revival style. Rectangular plan on the corner of Endell Street and High Holborn. EXTERIOR: entrance front on Endell Street, Four storeys, basement and dormers, five windows (seven windows on return to High Holborn). Ground floor yellow stock brick with red brick bands with paired, pointed-arch windows and centrally placed doorway with fanlight and stone either side of round arch inscribed NATIONAL SCHOOLS. String course at first floor level on which recessed square headed windows with brick mullions under a continuous band of decorative blue and red tiles. Second floor to left, a pair of pointed arch, decorative terracotta tiled windows with a marble colonnette. To the right, three identical pointed arch windows under an asymmetrically placed gable containing two lancet windows with marble colonnette and oculus above under a pointed terracotta arch. Trefoil window in pointed arch in the apex. To either side, rising through the gable, vertical brick features. The third floor comprises a continuous mostly blind arcade of pointed arches to eaves level. High Holborn return has similar fenestration and dressings with two large dormers and scattered small ones. INTERIOR: altered but retains some original features. HISTORICAL NOTE: built as parish schools for 1500 children, together with an industrial school and soup kitchen for the poor of the Drury Lane slums”.

3.2 External Elevations

The principal elevation of the building is shown in figure 2 below:

Figure 2: Principal Elevation



The listing description provides detail with regards the architectural features of the principal elevation which have not been altered since its listing in 1999. Overall, the building is 5 storeys with basement and is constructed in a gothic revival architectural style. The building dates from 1860 and was designed by E.M Barry.

3.3 Internal Elevations

This section of the heritage statement describes the interior of the listed building. As access to areas were limited due to the use of the site and the lockdown restrictions in relation to the ongoing COVID-19 pandemic, the public areas of the building were inspected, particularly in light of the proposals which are limited to the replacement of an existing lift.

Figure 3 below shows the ground floor reception room of the building.

Figure 3: Ground Floor Reception



This area of the building has clearly seen modern modification, with false ceilings and additional internal walls with modern doors. There are elements of the original interior remaining, such as some of the open-faced brick walls.

Appendix A shows the lift location on each floor of the building, which are all located within existing corridors. The appearance of the lift within the building is shown in figures 4 and 5 below.

Figure 4: External Appearance of Lift

Figure 5: Interior of Lift Car



The lift is comprised of recessed yellow/green doors and is located within a corridor on each floor of the building. The visual appearance of the lift is the same across all floors of the building.

4.0 Proposed Development

The proposals include the replacement of the existing lift in the building with a new lift in the same location as the existing.

The existing lift is a traction drive lift with a machine room located above the lift shaft in the roof space.

This is accessed via a vertical ladder within the stairwell to the right of the lift shaft. The proposals would remove this lift and install a new lift within the existing lift shaft and utilising the same existing lift entrances. The new lift will be more energy efficient and will not require the installation of any further machinery in the existing machine room.

The proposed new lift exterior and interior would be stainless steel and will be designed and constructed by a bespoke contractor. However, the proposed new lift shaft is intended to look like the images below in figures 6 and 7:

Figure 6: Proposed Lift Externals



Figure 7: Proposed Lift Internals



5.0 Relevant Legislation and Guidance

This section of the heritage statement sets out the relevant planning policy and Historic England (HE) advice in relation to heritage impact within which the listed building consent application should be considered.

5.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The Town and County Planning (Listed Buildings and Conservation Areas Act) 1990 consolidates certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest.

Section 16(2) states that in the determining of applications for listed building consent, the local authority “*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*”.

5.2 National Planning Policy Framework

In June 2019, the Government published the revised National Planning Policy Framework (NPPF), a document which sets out the Government’s planning policies for England, and details how they should be applied. The NPPF places a clear emphasis on the presumption in favour of sustainable development, something which the Government see as being at the heart of the planning system. The NPPF defines the purpose of the planning system itself as being to contribute to the achievement of sustainable development.

Chapter 16 of the NPPF addresses the need to conserve and enhance the historic environment and looks specifically at proposals affecting heritage assets.

Paragraph 189 relates to the historic environment and states that “*in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance*”.

Paragraph 193 states 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*”.

5.3 Planning Practice Guidance (PPG) (2019)

PPG states that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

In relation to the assessment of setting, PPG described setting as “*the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage*”. The PPG states that all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

PPG expands upon setting, and outlines that the extent and importance of setting is often expressed by reference to visual considerations. However, PPG states that although visual considerations are important, the setting of an asset is also determined by how we experience the asset and can also be influenced by our understanding of the historic relationship between places.

5.4 Regional Planning Policy

5.4.1 London Plan (2017)

The London Plan was adopted in 2017 and is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

Policy 7.8 relates to Heritage and Archaeology and aims to ensure that London’s heritage assets and historic environment should be identified to ensure *“that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account”*. Development proposals should identify relevant assets to ensure they are identified, recorded, interpreted and protected.

In relation to planning decisions, development affecting heritage assets and their setting should ensure their significance is conserved, and development should be sympathetic to the heritage asset.

5.4.2 Draft London Plan

The emerging New London Plan (2019) has undergone consultation and an Examination in Public (EiP) was undertaken in early 2019. In December 2019, the Mayor issued the Intend to Publish version of the London Plan (2019). The finalised new London Plan is expected to be published in 2020 and will replace all previous versions. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October. The comments made by the Inspector in respect of the heritage policies confirmed the acceptability of these policies. However, as the plan is not yet formally adopted, limited weight can be attached to the policies in the consideration of planning decisions.

Policy HC1 (Heritage conservation and growth) states that development proposals which affect heritage assets should conserve their significance by being sympathetic to the asset’s significance. Any cumulative impacts or incremental change to heritage assets as a result of development should be managed. Integrating heritage assets early into the design process to avoid harm and to identify enhancement opportunities is encouraged.

5.5 Local Planning Policy

5.5.1 Camden Local Plan

The Camden Local Plan was adopted on the 3rd July 2017 and sets out LB Camden’s planning policies, ensuring the delivery of sustainable objectives within the borough between the years 2016-2031. It is the most recently approved local planning policy document in compliance with both the NPPF and The London Plan, presenting appropriate weight when determining planning applications.

Policy D2

Policy D2 relates to heritage and states:

“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.”

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

- A. *Resist the total or substantial demolition of a listed building;*
- B. *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*
- C. *Resist development that would cause harm to significance of a listed building through an effect on its setting”.*

5.6 Historic England Advice

5.6.1 Conservation Principles (2008)

Historic England published this document in 2008, which aims to provide advice for those involved with assessing the significance of heritage assets.

The document sets out the heritage values of heritage assets which may be present in a significant place. The heritage values are evidential, historic, aesthetic and communal.

A summary of the four values is provided below:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical 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.

Not every asset will have all four values present, and one value may be more significant to the understanding of the asset than another.

5.6.2 The Setting of Heritage Assets (2017)

Historic England published this document in December 2017, which aims to provide good practice guidance for those involved in implementing historic environment policy. In relation to setting, the document refers back to the NPPF which states that the setting of a heritage asset is the surroundings in which a heritage asset is experienced.

The document advocates a 5-step approach to the consideration of setting:

1. Identify which heritage assets and their setting are affected.
2. Assess the degrees to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
3. Assess the effects of the proposed development, whether beneficial or harmful on the significance or on the ability to appreciate it.
4. Explore ways to maximise enhancement and avoid or minimise harm.
5. Make and document the decision and monitor outcomes.

The document outlines that views should be considered as integral to a heritage asset's setting, and this provides a purely visual impression of an asset or a place. Views form part of the overall contribution to a heritage asset's significance and can be comprised of relationships between heritage assets, historical associations such as topography and viewpoints or where view was specifically designed as part of the heritage asset.

In relation to assessment of how, and to what degree setting makes a contribution to the significance of heritage assets, Historic England provides an indicative list of potential attributes which include element such as land use, green space, history and degree of change and other heritage assets. In addition, the experience of the asset should also be considered such as: views, tranquillity, surrounding landscape or townscape, rarity of comparable survivals of setting and cultural associations.

5.6.3 Conservation Principles Draft (2019)

Since the publication of Historic England's original Conservation Principles document in 2008, national planning policy has changed significantly. The change in national policy and legislation has resulted in Historic England re-evaluating how it considers its heritage values to ensure these are appropriate in the relevant frameworks.

This document was subject to public consultation, which ended in February 2019, to determine whether the four heritage values should be renamed from evidential to archaeological, aesthetic to architectural and artistic, retaining historic interest but including the former communal value within this category.

5.6.4 Statements of Heritage Significance Advice Note 12 (2019)

The aim of this Historic England advice note is to inform developers, local planning authorities and those who work within the historic environment on the requirements of documentation to support proposals relating to designated heritage assets in relation to assessing their significance.

6.0 Understanding Significance

In order to understand the impact of a proposal on a heritage asset the key is to understand the significance of the asset by understanding its history of development. Annex 2 of NPPF sets out the definition of significance. In particular, it notes that significance derives not only from the physical presence of a heritage asset, but also from its setting.

Historic England states in its guidance note, Conservation Principles (2008), that the significance of a place embraces all the diverse cultural and natural heritage values that people associate with it. These values tend to grow over time as understanding deepens and evolves. In making the assessment consideration should be given to the inter-related heritage values which may be attached to a place (p. 27). These range from evidential to historical, aesthetic through to communal values which derive from people's identification with the place.

Understanding the significance of the affected assets is part of a staged approach as set out in recently Statements of Heritage Significance Advice Note 12 (2019). Once significance is understood, the next stage is to understand the impact of the proposal on that significance. Where the proposal may sustain or enhance that significance or where there may be harm to that significance, consider options to avoid, minimise and mitigate the impact in a way that meets the objectives of the NPPF. Look for opportunities to better reveal or enhance any harmful impacts in terms of the sustainable objective of conserving significance and the need for change will also help to support proposal for change to a listed building.

At the time of writing England has been subject to further restrictions associated with the Covid-19 pandemic. A site visit to the building was undertaken on the 5th November 2020, however due to the use of the building as a homeless hostel and the restrictions imposed as a result of the pandemic, access to all areas of the building was not possible. The key areas which comprised the site were the corridors in which the existing lift is located and the ground floor reception area.

Additionally, research into the historic development has been undertaken via desktop research, using the Historic England database of listed buildings, Heritage Gateway, Historic Environment records, www.oldmaps.co.uk and various online local history sources. Archival research has been unable to be undertaken due to travel restrictions.

7.0 Assessment of Significance

For a heritage asset to be designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 it must be of special historic or architectural interest.

Historic England has produced a number of advice notes to those involved in the management of change to the historic environment. HE's Conservation Principles (2008) advice note aims to provide guidance on how to assess the special architectural or historic interest of a heritage asset, through the derivation of a number of interconnected values which are the sum of the asset's significance. These values can be assessed through evidence gathered on site and information gathered through research.

HE's Statements of Heritage Significance (2019) emphasises 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. At the same time those carrying out this work need enough information to understand the issues.

The basic principle is to use the 'value' as a framework or methodology through which to explore and understand significance. In summary, the significance of a heritage asset is equal to the sum of its special values. The values themes (as indicated in Historic England's Conservation Principles, 2008) are:

- **Historic Value** - is measured by the historical people or events associated to a building.
- **Architectural or Aesthetic Value** - is measured by the general character, appearance and aesthetics of the buildings as well as the spaces between.
- **Evidential or Archaeological Value** - is measured by the evidence yielded from the fabric of the structure or evidence of human influence on change to the environment.
- **Communal Value** – is measured by the meaning of a place or building by people who relate to it, or a collective experience or memory.

These themes are used as a methodology by which to assess and draw conclusions about the significance of a place or building.

A value or level of interest is attributed in the conclusion based on the research and evidence set out. The level of significance are as follows:

- **Exceptionally significant:** Nationally and/or internationally significant aesthetic, cultural, evidential or communal significance; exceptional, unique, and intact features of highest quality; nationally and/or internationally important associations with people or events; the setting of the heritage asset is an intrinsic part of the overall significance and is largely intact and or well preserved; unquestionable group value.
- **Highly significant:** important historic or architectural features; high quality of workmanship; potential for nationally important archaeology; largely intact and/or rare examples of a building type or technique; the setting of the heritage asset makes an important contribution to the significance, values, and legibility of the heritage asset – change and alteration to the setting may be present, but evidential, historic, aesthetic and/or communal values remain; important group value.
- **Significant:** formal or aesthetic significance, architectural character or notable features, including areas with potential for significant enhancement; setting contributes to the heritage asset's legibility, form and/or scale, but includes extant alterations which have altered or diminished the special interest; some positive group value.
- **Low significance:** little or no architectural or heritage significance or area of lost significance; the setting of the heritage has been extensively altered to the point where it has a very low value and further change to the setting.
- **Not significant:** of no heritage interest.
- **Detrimental:** features or areas that detract from a building's special significance or may accelerate decay or threaten the heritage asset.

This heritage statement assesses the impact of the proposed works on the grade II listed building known as St Mungo's Housing.

7.1 St Mungo's Housing

7.1.1 Historic Development

This section of the heritage statement sets out the historical development of the site. The map regression will outline the development of the site, and desktop research will present a narrative as to the development of the building.

The following map regression exercise was undertaken using Oldmaps.co.uk. Due to licencing restrictions, these maps are unable to be used for commercial purposes. A description of the site and its surroundings is therefore provided.

Map	Description
1874	By 1874 the site is within the area known as St Giles. The building is shown on the map in a L shape and is titled "National School". The surrounding area is built up. In the immediate area there is a chapel a bath and wash house and St George's and St Giles workhouse. To the west of the site is the St Giles church and graveyard. The area known as "The Seven Dials" is located towards the south of the site. A cooperage is located north-east of the site.
1895	In 1895 the surrounding streetscape has changed slightly, particularly to the north where buildings have been demolished and redeveloped. Urinals have been installed in a small island off Broad Street. The surrounding bath and wash house and workhouse are still in situ. The cooperage to the north-east of the site has expanded to take up a significant plot of land. The site is still in use as a school and is noted for "girls, boys and infants", and the building appears to have been altered to infill the L- shape. The building is now squarely within its plot.
1916	In 1916 the bath and wash house is now a public baths and the workhouse is noted as an "institution". The Princess Theatre has been erected to the north of the site on the other side of Broad Street.
1952	In 1952 there have been significant changes to the site's surroundings. A large residential development named St Giles Court has been constructed to the north-west of the site and a residential development called Century house has been developed to the west of the site. The former institution/workhouse has been demolished and redeveloped as "Dudley House". The former cooperage has also been redeveloped as an eye hospital. The site is still noted in use as a school.
1961-68	In 1961 there are few changes to the streetscape, with the public baths being redeveloped as a leisure complex called "The Oasis". The site is now functioning as St Giles of the Fields Church of England Primary School.
1970- 1983	In 1970 the site is now noted in use as a YMCA hostel. Few other changes have taken place with regards the immediate surroundings of the site.
Present Day (2020)	In 2020 the site is still used as a homeless hostel, operated by St Mungo's. There are few changes that have taken place within the vicinity of the site since the 1960's, with the exception of new hot food takeaways and other retail/commercial uses.

The site is located within the old neighbourhood know as St Giles, much of which has been lost over time. The development of the area can be traced to the foundation of a hospital for lepers in 1118 by Queen Matilda, the wife of Henry I (Thornbury 1878).

In 1541 an Act of Parliament was passed, ordering the "western road" of London, from "Holborne Bars" to St. Giles-in-the-Fields, to be paved, "as far as there was any habitation of both sides of the street." The village of St. Giles had its ancient stone cross, which seems to have stood near what is now the north end of Endell Street (ibid.)

From 1600 the area saw growth in the number of buildings being constructed, and at this point the areas of St Giles and Holborn were almost connected. During the reign of Queen Elizabeth I, the parish was built-up (Thornbury, 1878). In 1665 the area was famously the origin of the Great Plague of 1665, with the first cases located at the top of Drury Lane.

It is noted that in the eighteenth and nineteenth centuries the population of the parish has grown substantially, exceeding 30,000 by 1831 (Thornbury, 1878). This period of population growth led the parish to become known as St Giles Rookery, and was notorious for its drunkenness, poverty and squalor (ibid).

In the 1740's St Giles was known for being full of common lodging houses and gin shops, and the artist William Hogarth famously depicted the poor conditions of the area in his artwork (The Parish Church of St Giles-in-the-Fields, undated). In the 1840's slum clearance began, however this only exacerbated existing overcrowded conditions in the remainder of the Rookery area. From the 1870's the population of the area began to decline with the breweries and workshops, which had always been a staple of the area, taking over the overcrowded houses.

Endell Street was constructed in 1846 and hasn't changed in terms of its form. The original proposals for Endell Street were drawn up by Pennethorne which aimed to improve parts of London and clear out areas in which slums and overcrowding were prevalent.

Geoffrey Tyack provides further detail on the plans for Endell Street, stating that the street was *"intended to form part of leading from the recently constructed Waterloo Bridge to Bloomsbury, the southern part of which - the Wellington Street extension - had been built by the Commissioners of Woods and Forests in 1833. It would be formed by widening Belton Street, a shabby thoroughfare of small eighteenth-century houses leading north from Bow Street, and would terminate in a spacious square on the southern side of New Oxford"* (1990 pg. 42)

Figure 8 below shows the original plans for the area.

Figure 8: Original Plan for New Oxford Street and associated improvements (1839)



(Tyack, 1990, pg. 42)

Pennethorne was required to submit his plans to James White Higgins, a surveyor, and the influential Richard Lambert Jones for approval (Tyack, 1990). The decisions made by Higgins and Jones to reduce the widths of the street proposed by Pennethorne ended up being disastrous, in that it "deterred through traffic and made it difficult to let the building sites" (Tyack, 1990, pg. 49). Tyack comments that therefore much of the eastern side of Endell Street ended up being occupied by buildings which catered to the working-class neighbourhood such as a public baths, workhouse and a lying-

in hospital (1990). This is shown in the map regression exercise, with the bath and wash house and St George's and St Giles workhouse shown on the 1874 OS map.

7.1.2 Development of 83 Endell Street

In 1860 the building the subject of this application was erected, designed by architect Edward Middleton Barry, son of Charles Barry who is famous for the design of the Palace of Westminster. Edward worked alongside his father until his death in 1860, however he had made a name for himself in architecture at this time. Edward's designs for the St Giles schools, Endell Street were undertaken under his own superintendence. The originality he displayed in the design of his buildings, including the school at St Giles, Endell Street, assisted in helping him become an associate of the Royal Academy (VictorianWeb.org, undated).

In 1833 public funds were only used to assist voluntary bodies in providing educational opportunities to the working population. One of the most well-known societies was 'The National Society for Promoting the Education of the Poor in the Principles of the Established Church throughout England and Wales', founded in 1811, which gave the somewhat misleading "National" name to many elementary schools established in the 19th century (Cockburn et al, 1980).

In October 1860 the Building News published an article describing the ongoing progression of the works at the site and provides details on the proposed arrangement of the building. The article states that the basement level is proposed for "cellarage purposes" in order to bring in revenue. The ground floor was to be utilised by an infant's school and playground. Spacious corridors measuring 6 feet in width were proposed, and lavatories would be provided across several floors.

The article points to a peculiar feature being included in the building in the form of a mezzanine storey between the upper and lower schools which would be utilised for the master and mistress of the establishment and a committee-room. This arrangement was attributed to the limited size of the site, but this was considered to be irregular.

On the first floor would be a girls' school and classroom, with a boy's school on the second floor. The entrance for girls was to be on Endell Street, with the boy's entrance located to the rear and via a separate staircase. The article also makes note of the building being "of the most substantial character", with the steps and landings of the staircases to be constructed of stone, with plain brick walling of malm bricks. The building is described as "*highly characteristic of the peculiar style adopted by the architect and committee*".

A further article in the Builder in December 1860 contradicts the description of the uses on the floors provided by the Building News. This article states that "*the National Schools were built to cater for 1,500 children. The facilities included a soup kitchen, and an industrial school in the basement*" (December 22nd 1860).

An image of the building published in the Builder article is shown in Figure 9 below:

Figure 9: Image of St Giles National School, Endell Street



Due to the unavailability of accessing any original floor plans of the building, it is not possible to ascertain the exact nature of the original uses proposed on each floor.

7.1.3 Setting

The setting of the heritage asset relates to its context within the St Giles area of London that experienced significant change in the 1840's onwards as a result of the Victorian ambition to revitalise the slum areas of London. The surrounding area has seen change with regards the erection of new, modern residential accommodation buildings and the leisure centre to the north-east of the site. It is considered in this instance that the setting of the building does not contribute to the significance of the heritage asset, and only limitingly assists in an understanding of its significance.

7.1.4 Historic Value

The heritage asset has illustrative value, forming part of the early Victorian plans to redevelop the slums of London that were regarded as unsanitary and overcrowded. The heritage asset additionally has associative value, relating to E.M Barry as its architect.

7.1.5 Aesthetic Value

The heritage asset has aesthetic value, constricted in a Gothic revival style with polychromatic brick. The style of architecture was described as "peculiar" at the time, indicating its varied aesthetic to other buildings being erected in the same period.

7.1.6 Evidential Value

The site is located within a Tier 1 area of an archaeological priority area. However, the proposals do not include any groundworks that would disturb any archaeological deposits that are currently in situ.

The building has evidential value in relation to its surviving historic fabric and retention of original features. The majority of the interior of the building has been altered, however there are features of interest which have been retained, such as the open-faced brick walls on the ground floor.

7.1.7 Communal Value

The building functioned as a school from 1860-1970, there will therefore be generations of local people and their families which may have attended the school and feel connected to the building as a former educational facility.

The existing use of the building as homeless hostel has been ongoing since around 1970, and those who have occupied the building previously and who are currently in residence now will have an emotional connection to the building as their former home.

8.0 Assessment of Impact

This section of the heritage statement assesses the impact of the proposed development on the significance of the heritage asset.

The heritage asset has been assessed as having historic illustrative and associative value, relating to the Victorian redevelopment of the former slum area of St Giles and the design of the building by the notable architect E.M Barry. The heritage asset also has aesthetic value, being constructed in a Gothic revival style and being noted as a “peculiar” design at the time. The heritage asset has evidential value in relation to the retention of existing historic fabric. Finally, the building has communal value relating to its former use as a school and its current use as a homeless hostel.

The proposed development seeks to replace the existing lift within the building with a new, more energy efficient lift. The original implementation of the existing lift will have removed original historic fabric in order to accommodate the lift and machine room. The existing lift has a neutral visual impact on the character of the interior of existing building.

The proposed development will not expand or alter the existing lift shaft and therefore no removal of existing historic fabric will occur. The proposed new lift will be of a stainless-steel construction and modern in appearance. It is considered that the proposed new lift will also have a neutral visual impact on the character of the interior of the listed building.

As no external changes are proposed, the proposals will not impact on the setting of the heritage asset. It is considered that the proposals will preserve the significance of the listed building and therefore accord with the NPPF and relevant local and emerging planning policies.

9.0 Conclusion

This heritage statement has been prepared by Cundall on behalf of St Mungo's and accompanies an application for listed building consent (LBC) at 83 Endell Street, London, WC2H 9DN. The proposed description of works is as follows: "*application for listed building consent for removal and replacement of existing lift within the building*".

The heritage asset has been assessed as having historic illustrative and associative value, relating to the Victorian redevelopment of the former slum area of St Giles and the design of the building by the notable architect E.M Barry. The heritage asset also has aesthetic value, being constructed in a Gothic revival style and being noted as a "peculiar" design at the time. The heritage asset has evidential value in relation to the retention of existing historic fabric. Finally, the building has communal value relating to its former use as a school and its current use as a homeless hostel.

The proposed development seeks to replace the existing lift within the building with a new, more energy efficient lift. The original implementation of the existing lift will have removed original historic fabric in order to accommodate the lift and machine room. The existing lift has a neutral visual impact on the character of the interior of existing building, although the lift doors are slightly garish in colour.

The proposed development will not expand or alter the existing lift shaft and therefore no removal of existing historic fabric will occur. The proposed new lift will be of a stainless-steel construction and modern in appearance. It is considered that the proposed new lift will also have a neutral visual impact on the character of the interior of the listed building.

As no external changes are proposed, the proposals will not impact on the setting of the heritage asset. It is considered that the proposals will preserve the significance of the listed building and therefore accord with the NPPF and relevant local and emerging planning policies.

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