

Heritage Impact Assessment



**27 Fitzroy Square
London W1T 6ES**

On behalf of

Advent Life Sciences

January 2021

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Cover: View looking west showing front elevation of 27 Fitzroy Square

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1 Executive Summary

Border Archaeology (BA) has been commissioned to carry out a Heritage Impact Assessment regarding a planning application for internal refurbishment works at 27 Fitzroy Square London W1T 6ES. The results of this assessment may be briefly summarised thus:

No. 27 Fitzroy Square is located roughly midway along a terrace of 13 houses (Nos. 20-32) lining the west side of Fitzroy Square, one of London's finest squares, a distinctive and well-known area of speculative residential development laid out in Marylebone during the late 18th/early 19th century which is designated as a Conservation Area. The square has significant and well-known historical associations, particularly in literary and artistic terms.

Nos. 20-32, designated as a Grade II* listed building, were built in 1832-35 and represent the last remaining portion of the square to be built, the eastern and southern sides being built first to designs by Robert and James Adam between 1792 and 1794 and the northern side between 1827 and 1828. It may be regarded as a built heritage asset of **High** significance, reflecting its Grade II* listing, forming part of one of the finest late Georgian/Regency squares in London, with well-known historical and literary associations of national importance. No. 27 itself was occupied in the mid-19th century by A.J. Humbert, a notable Victorian architect who designed the Frogmore Mausoleum and Sandringham Castle for Queen Victoria.

The interior of the house comprises a basement, ground, first, second and third floors; the layout exhibits a typical plan followed by the other houses in the square (and indeed characteristic of late 18th/early 19th century London townhouses generally) being two rooms deep with a large front room flanked by the hallway and a smaller back room flanked by the staircase, with rooms to the rear behind the staircase which appear to constitute a later extension to the house, probably of mid to late 19th century date. In spite of the fact that the interior has been subject to extensive modern refurbishment works (the property having been used as a dental practice for a lengthy period until quite recently), the original plan form of the house remains well-preserved and highly legible.

With regard to internal features, decoration and fittings, No. 27 shares similarities to the other houses in this terrace as being relatively plain and unornamented. Notable surviving features which are probably original include the semi-circular glazed overlight in the entrance hall, the moulded ceiling in the entrance hall and the ceilings in the front rooms at ground and first floor levels with moulded cornices and friezes, the ceiling of the first-floor landing with Greek key decoration for the frieze, as well as the staircases between the ground, first and second floors with mahogany handrails and cast-iron balustrades.

The majority of the sash windows appear to be original features although they have been subject to a degree of modern renewal. Several of the fireplaces have been removed or replaced at a later date although the marble fireplaces in the front rooms at ground and second floor level appear to be original. Much of the flooring appears to have been renewed in recent years (particularly in the upper floors) although the parquetry of the front rooms at ground and first floor level may be original. A brick barrel vaulted cellar survives at the eastern end of the basement (beneath the street frontage).

Based on the proposed plans and scope of works information supplied, it is considered that the proposed internal refurbishment works will have a **Negligible to Minor** magnitude of impact on the significance of the listed building. No original fixtures or fittings will be removed and no new internal partitions will be inserted and thus it is considered that the plan form of the building which is an integral part of its overall significance in historical and architectural terms, will not be affected. The only noticeable change to the fabric will be the replacement and re-screeding of the basement floor but it is considered that this will not represent a significant alteration and the plan form of the basement will remain unchanged.

Conclusion: In overall terms, the impact of the proposed internal refurbishment works on the significance of the listed building may be assessed as Slight, based on a cross-referencing of the significance of the house, assessed as being of High importance as forming part of an important Grade II Listed terrace of early 19th century date, cross-referenced against the magnitude of impact, assessed as Negligible to Minor. The proposed works will not alter the overall plan form or external appearance of the building and no internal fixtures or fittings of note will be removed.

2 Introduction

Border Archaeology (BA) has been instructed by Advent Life Sciences to undertake a Built Heritage Statement (HS) relating to 27 Fitzroy Square, Fitzrovia, London W1T 6ES, in connection with the proposed refurbishment of the exterior and interior of the building (which until recently was used as a dental surgery) as commercial office space (*fig.1*).

The grid reference for the site (approximate centre) is NGR: TQ 29088 82056.

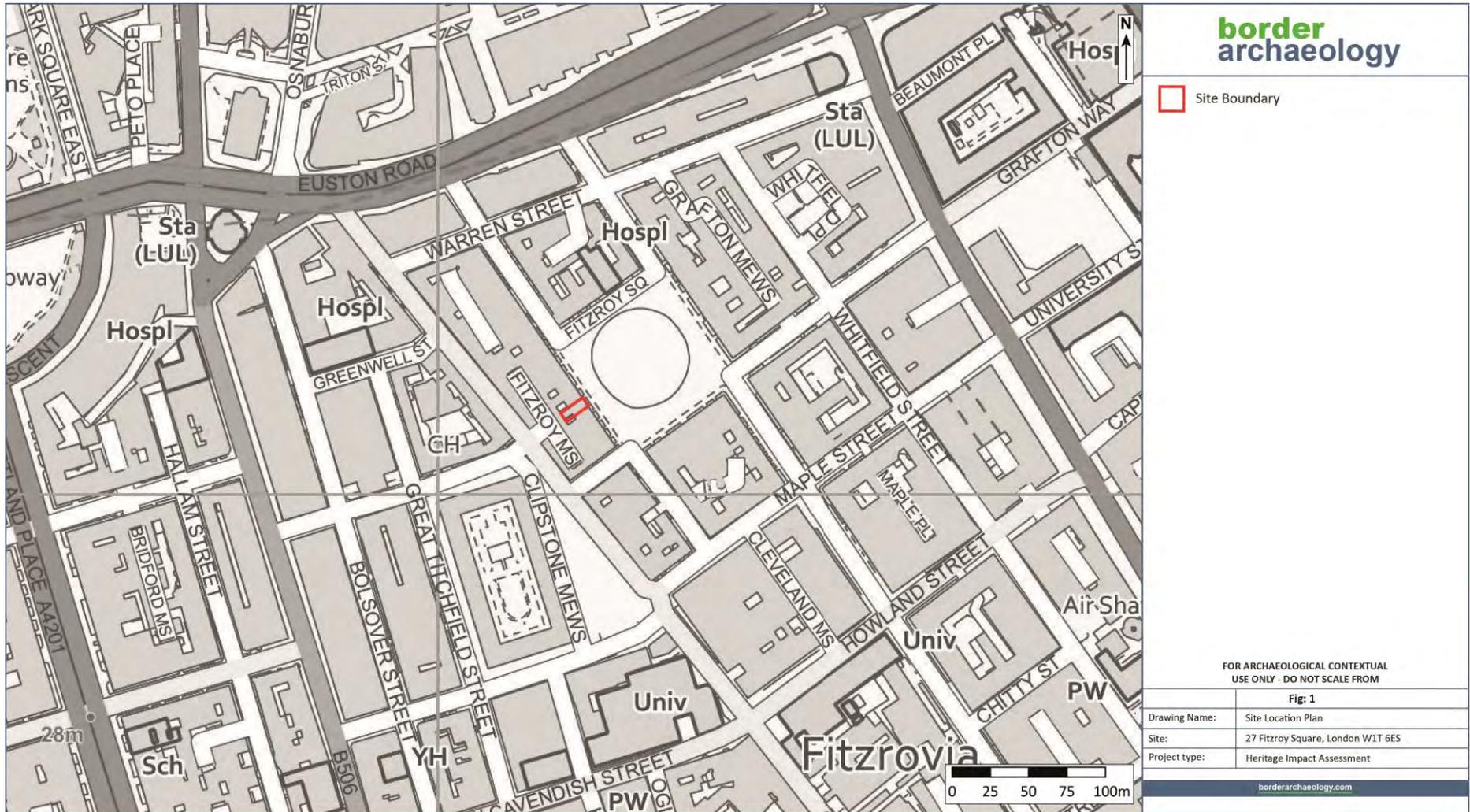
3 Site Location

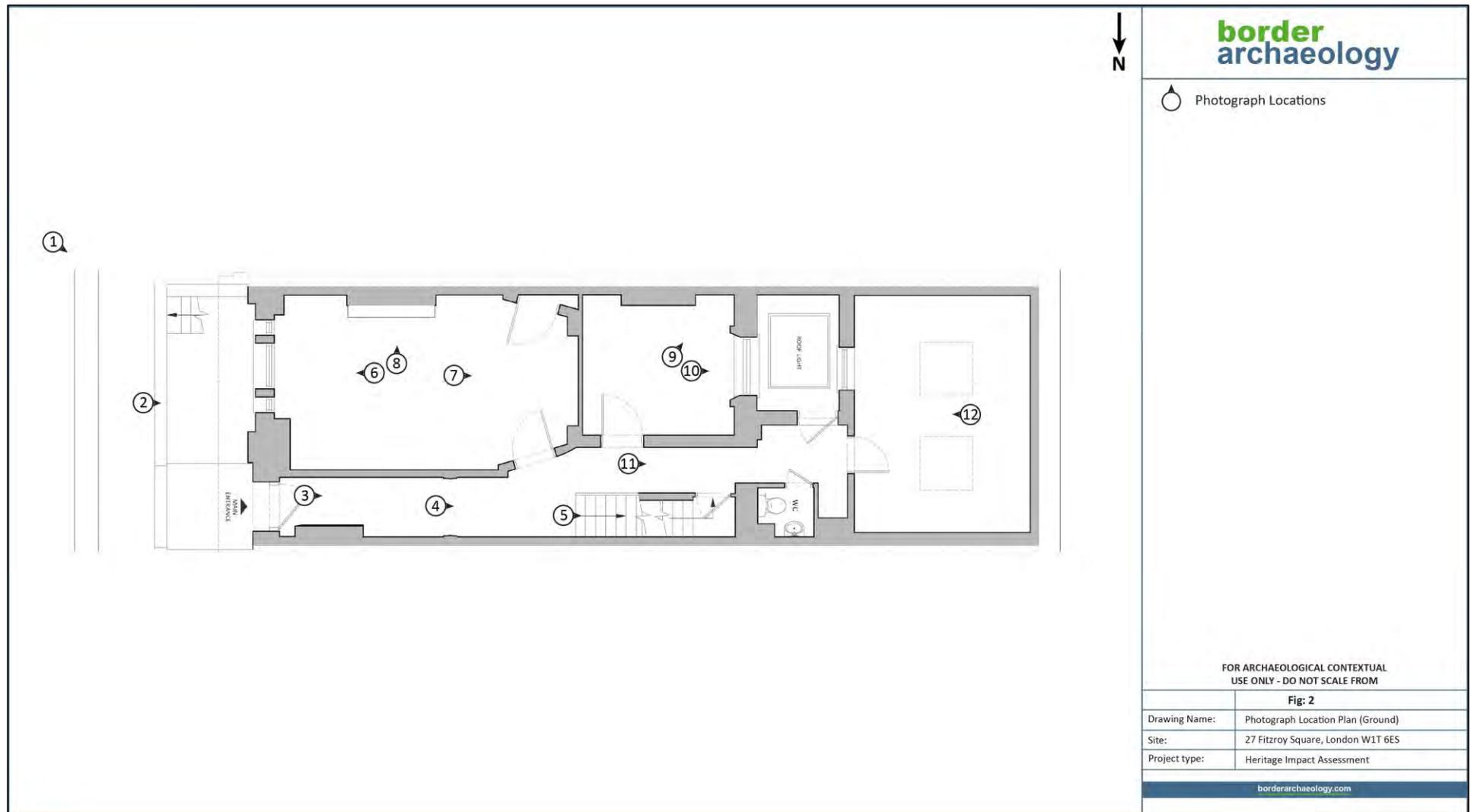
No. 27, the property forming the subject of this Heritage Impact Assessment, is a four-storey house with basement located roughly midway along a terrace of 13 houses on the W side of Fitzroy Square (Nos. 20-32 Fitzroy Square), which is collectively designated as a Grade II* Listed Building.

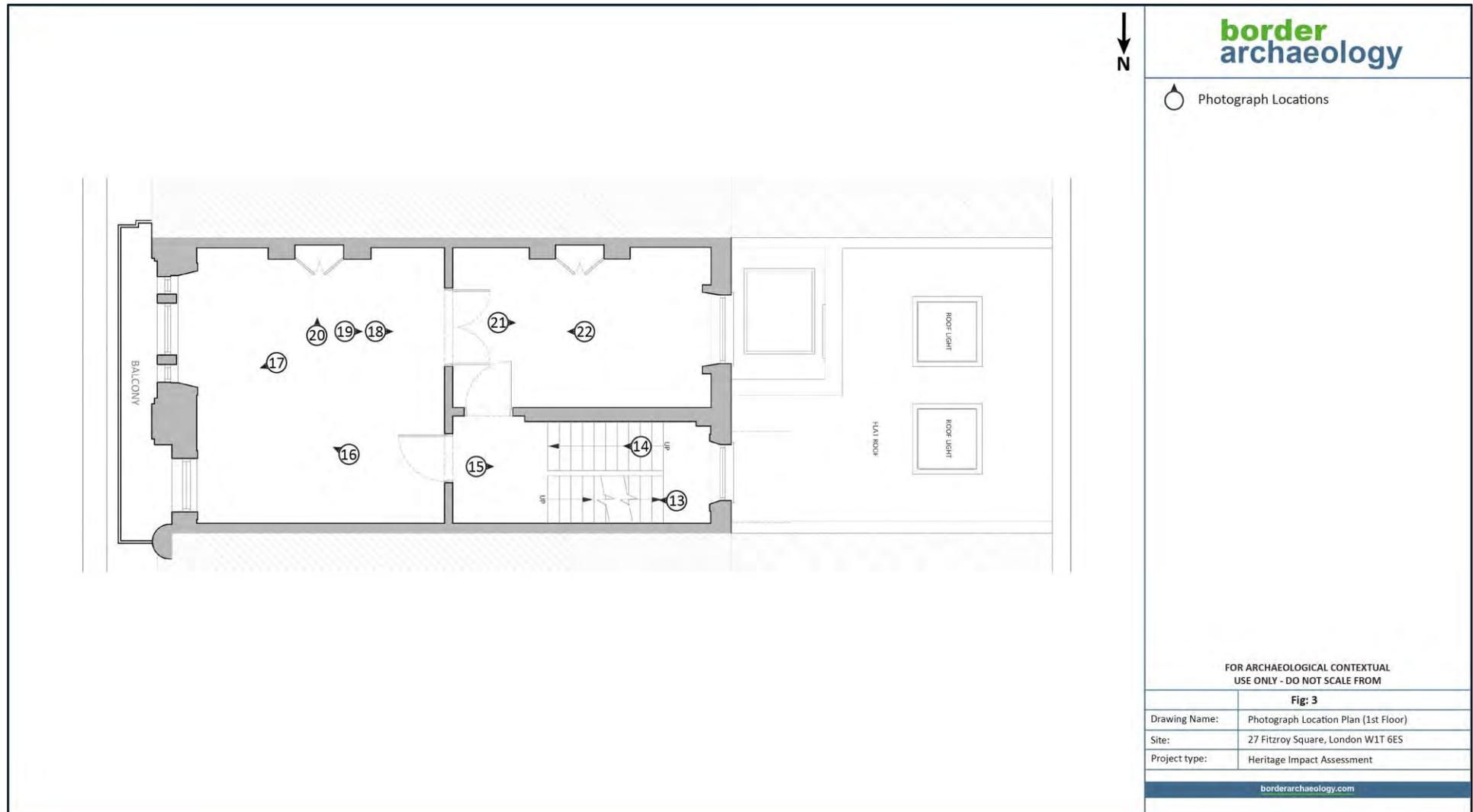
Fitzroy Square is a late 18th/early 19th century residential square situated within central London, to the S of Euston Road, W of Tottenham Court Road, E of Cleveland Road and N of Maple Street. It forms the focal point of the Fitzroy Square Conservation Area, as designated by Camden Borough Council.

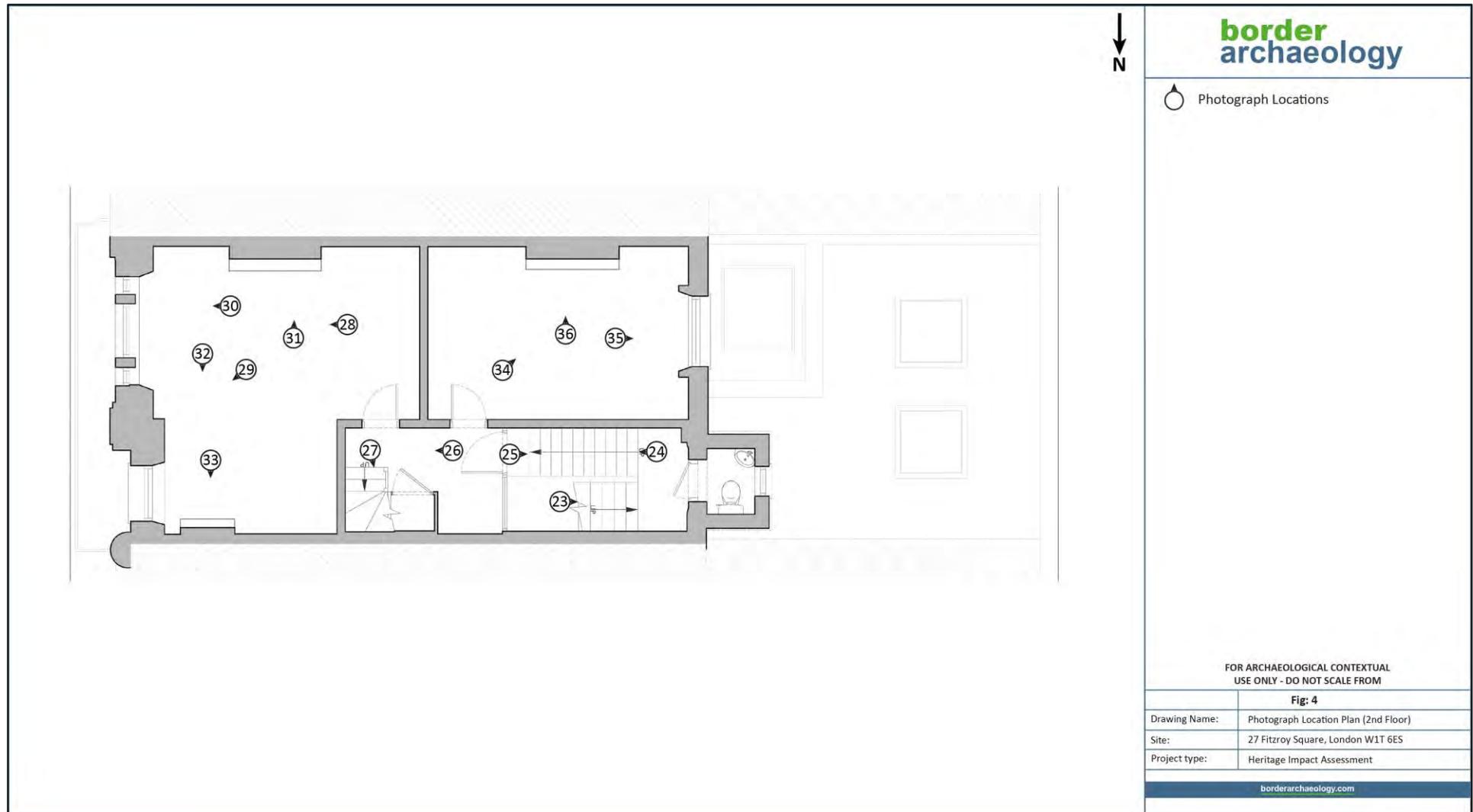
3.1 Soils & Geology

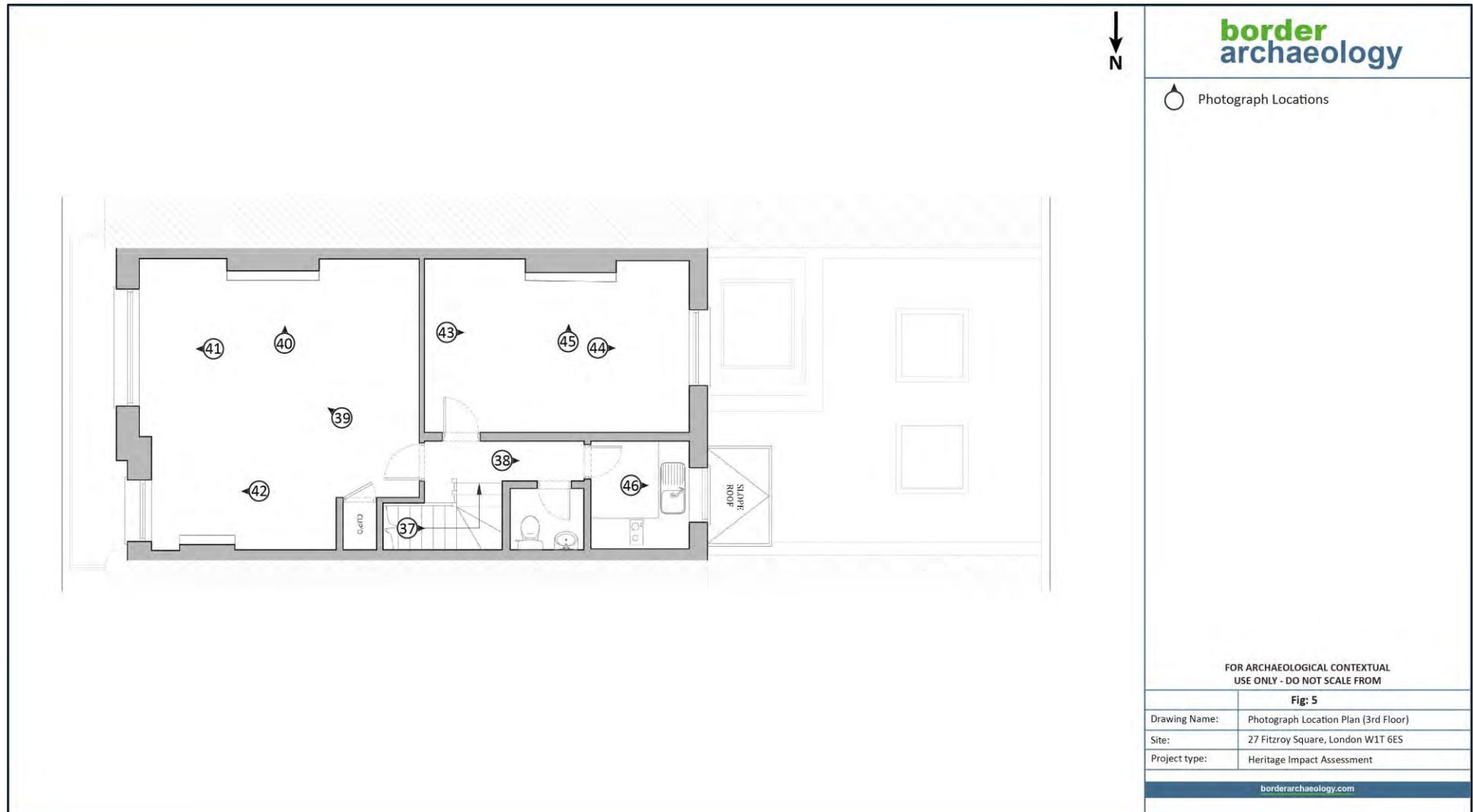
Due to the urban nature of the site within central London, the local soils are listed as 'unsurveyed' in the Soil Survey of England and Wales (SSEW 1983). The British Geological Survey (BGS) records the underlying solid geology in the vicinity of the site as consisting of clay, silt and sand belonging to the London Clay Formation.









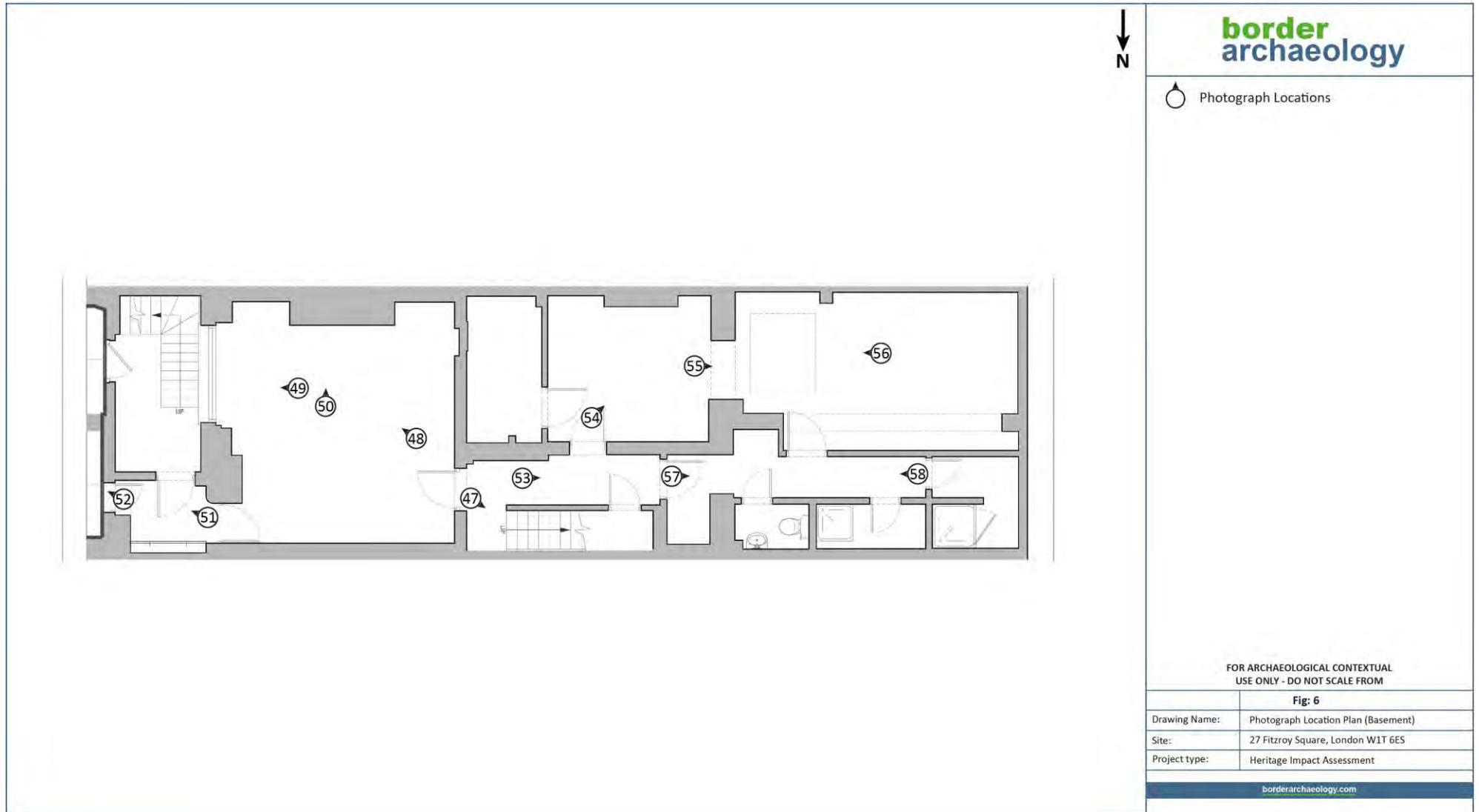


○ Photograph Locations

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Fig: 5

Drawing Name:	Photograph Location Plan (3rd Floor)
Site:	27 Fitzroy Square, London W1T 6ES
Project type:	Heritage Impact Assessment



4 Methodology

4.1 Aims & Objectives

This Heritage Impact Assessment describes the listed building at 27 Fitzroy Square and assesses its significance, followed by a description of the application proposals and an assessment of their potential impact on the heritage asset, in order to reach an overall assessment of the significance of impact upon the built heritage asset.

4.2 Legislative Framework

BA are cognisant of the following national and local planning policy guidance and legislative information relating to the status of Listed Buildings and the preparation of Heritage Statements.

Listed Buildings are referred to as ‘designated heritage assets’ at national planning policy level and under the current National Planning Policy Framework (NPPF) published in 2019, the following policies are of specific relevance to the assessment of these assets.

NPPF Chapter 16 para. 189 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary’.*

Chapter 16 para. 193-196 state 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.*

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

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. 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.'

4.3 Criteria

This Heritage Statement has been informed by relevant Historic England guidance for assessing impact on heritage assets, their significance and respective settings, namely, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 - Second Edition* (Historic England 2017a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019). This Assessment also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *London Plan* (Policy 7.8 Heritage Assets and Archaeology) and in the *Camden Local Plan* (adopted 2017), in particular Policy D2 (Heritage).

Table 1: Overall Significance of impact on heritage assets

<i>Magnitude of impact.</i>	<i>Importance of heritage asset.</i>				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Slight/Moderate	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

4.4 Consultation of Records relating to Archaeological & Built Heritage Assets

In order to fully appreciate the significance of the heritage assets and their respective settings which may be affected by the proposed development, information was collected on the known archaeological and built heritage assets within a 250m study area around the area of proposed development.

The research carried out for this Heritage Statement consisted of the following elements:

- Consultation of the Greater London Historic Environment (GLHER). The Historic Environment Record includes information on archaeological and built heritage assets as well as previous archaeological investigations and historic building surveys.
- Historic England – information on statutory designations including scheduled monuments, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- Online collections of documentary records, census returns, post office directories and historic maps and photographs were consulted using records held by the National Archives and the British Library

The Heritage Impact Assessment was also informed by a site visit undertaken on 16th December 2020. Photos were taken of the exterior and interior are included as an appendix to this report (Appendix 1; figs. 2-6).

5 Heritage Assessment

5.1 Site Specific Historical Background

Fitzroy Square was originally constructed as part of a speculative development, intended to provide London residences for aristocratic families, during the late 18th and early 19th centuries, in an area which became known as 'Fitzrovia'.

Prior to development, the site of Fitzroy Square lay within a rural area to the W of Tottenham Court Road, as shown on Rocque's map of 1746 (fig. 12). The area formed part of the estates of the Dukes of Grafton, descended from Henry FitzRoy, 1st Duke of Grafton, an illegitimate son of Charles II and Barbara Villiers. The construction of the square was commissioned by Charles Fitzroy (who was created Lord Southampton in 1780), who commissioned Robert and James Adam to produce the initial drawings (Howard Roberts & Godfrey, 1949, 52-63; Weinreb & Hibbert 2008, 296; Camden Council 2010).

The eastern and southern sides of Fitzroy Square were developed first, in the 1790s, with buildings fronted in Portland Stone. This phase of development also included the laying out of the circular garden, surrounded by a railed enclosure, for the private use of the residents. However, the effects of the Napoleonic Wars and a general slump in the London property market led to the development of the remaining sides of the square being suspended, as evidenced by Horwood's Map of 1799 (fig. 13), which shows the N and W sides of the square as still undeveloped.

Greenwood's map of 1829 (fig. 14) shows that the northern part of the square had been completed by that date; however, the W side (including Number 27) was not finished until 1832-1835 (Camden Council 2010). The terrace, which consisted of 4 storeys with basements, was finished in stucco, with rusticated ground floors. The first available cartographic source to show the completed Fitzroy Square is Stanford's Map of 1862 (fig. 15), however it provides little useful detail regarding the layout of the buildings at that time.

Further details of the site are provided by the 1876 OS 1st Edition 25-Inch map (fig. 16), which shows that the terrace had been extended to the rear, probably at some point during the mid-late 19th century. Notable occupants of the house at No. 27 during the 19th century included Albert Humbert, an architect responsible for the design of Sandringham House and the Royal Mausoleum at Frogmore (the final resting place of Queen Victoria and Prince Albert), and William Archer, a noted Scottish writer, playwright and literary critic who was a friend and supporter of George Bernard Shaw, who lived nearby at 29 Fitzroy Square.

The 1900 Goad Insurance Plan for this area of London (fig. 17) provides a deeper level of information about the property than previous maps, recording details about its construction for insurance purposes. Goad's plan records the main section of Number 27 as a 'Studio & Dwelling', a four-storey building with a slate roof, with a stable block to the rear backing onto Fitzroy Mews. The southern part of Fitzroy Square was heavily damaged by bombing during the Second World War; however the W side of the terrace survived relatively unscathed. From the mid-20th century up to the present day, the property at No. 27 was occupied by a dental practice.

5.2 Identification of Heritage Assets, Settings & Significance

This section of the HIA comprises an identification and description of the listed building at No. 27 Fitzroy Square (both external and internal) and its setting and an assessment of its significance in heritage terms. The assessment of significance is primarily based on the criteria for the assessment of heritage assets contained in Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England 2015b), which considers their significance in terms of their evidential, historical, aesthetic and communal values.

Evidential value derives from the potential of a place to yield evidence about past human activity, which tends to be diminished in proportion to the extent of its removal or replacement.

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present and tends to be either illustrative or associative.

Aesthetic value may be said to be derived from the ways in which people draw sensory and intellectual stimulation from a place, which can be the result of formal design or gradual, organic changes over time.

Communal value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

5.3 Description of Heritage Asset

No. 27 Fitzroy Square is located roughly midway along a terrace of 13 houses (Nos. 20-32) lining the west side of Fitzroy Square. This terrace, designated in 1954 as a Grade II* listed building, was built in 1832-35 and represents the last remaining portion of the square to be built, the eastern and southern sides being built first to designs by Robert and James Adam between 1792 and 1794 and the northern side between 1827 and 1828 (Roberts & Godfrey 1949, 52-58)

5.3.1 Exterior

The following description of the exterior is based on the listing description contained in the National Heritage List for England (List Entry No. 1112996). The property at No. 27 forms the southernmost two bays of the central portion of the terrace lining the W side of Fitzroy Square (Nos.20-32 Fitzroy Square) and comprises four storeys and a basement clad in stucco (Plate 1). The ground floor has a rusticated façade with a round arched entrance approached by steps flanked by cast-iron railings which appear to be original (Plate 2). The doorcase comprises a moulded entablature flanked by Corinthian pilasters, above which is a semi-circular, radial glazed fanlight. To the left of the doorway is a recessed tripartite sash window set within a segmental arched opening. The fenestration at first and second floor level consists of a 6/6 flat-arched sash window flanked to the left by a flat-arched tripartite

sash window (with a projecting cast-iron balcony on the first floor), while on the uppermost floor the fenestration comprises a 3/3 sash window again flanked by a tripartite sash window.

5.3.2 Interior

- *Ground Floor*

The interior of the house comprises a basement, ground, first, second and third floors; the layout exhibits a typical plan followed by the other houses in the square (and indeed characteristic of late 18th/early 19th century London townhouses generally) being two rooms deep with a large front room flanked by the hallway and a smaller back room flanked by the staircase, with rooms to the rear behind the staircase which appear to constitute a later extension to the house, probably of mid to late 19th century date.

The entrance hall at ground floor level is floorboarded and has a ceiling with a plain moulded frieze with rosette decoration (Plate 3). At the far end of the hall is a tall semi-circular opening with glazed fanlight (with ornate glazing bars), moulded entablature and flanking pilasters marking the division between the hall and the ground floor landing (Plate 4). The dog-leg staircase leading up from the ground floor landing has a plain mahogany handrail (with a spiral at the base) and ornamental wrought-iron balustrade (Plate 5).

The large front room to the left of the entrance hall is lit by a tripartite sash window (Plate 6) and has a parquet floor. It is largely devoid of decoration apart from a moulded cornice with egg-and-dart decoration. The wall at the W end of the front room is bowed with a tall segmental arched opening which has been blocked up but originally would have led directly into the back room (Plate 7). The only other feature of note is a black marble fireplace with plain Doric pilasters in the S wall (Plate 8).

A passageway off the ground floor landing provides access to the back room which is lit by an 8/8 sash window and is again largely devoid of decoration apart from a plain moulded cornice (Plate 9). A projecting chimneybreast is visible in the S wall although the fireplace has been blocked up (Plate 10). The passageway to the side of the ground floor staircase leads to a large room to the rear which has been subject to extensive modern refurbishment as evidenced by the two large square rooflights in the ceiling (Plates 11 & 12). No features of architectural interest were noted in this room.

- *First Floor*

The staircase from the ground floor leads up to the first-floor landing which has a moulded cornice and a ceiling frieze with 'Greek Key' decoration (Plates 13-15). To the E of the landing is a six-panelled door leading into a large front room with parquet floor, lit by a tripartite sash window and an adjoining 6/6 sash window (Plates 16 & 17). The room has a moulded cornice (similar in form to that in the ground floor room) and ceiling frieze with elaborate scrollwork decoration and a central plaster rosette (Plates 18 & 19). The fireplace in the S wall has been removed and replaced by a cupboard (Plate 20). A doorway in the W wall provides access to the back room which is lit by

an 8/8 sash window in the W wall. The back room has a cornice, ceiling frieze and rosette similar to that in the front room while the fireplace in the S wall has also been replaced by a wall-cupboard (Plates 21 & 22).

- *Second Floor*

A staircase with mahogany handrail and wrought-iron ornamental balustrade provides access from the first-floor landing to the second floor (Plates 23-24). On the half-landing between first and second floor is a water closet which appears to be a modern addition (Plate 25).

A doorway with semi-circular glazed overlight at the top of the staircase provides access to a narrow landing with another small dog-leg staircase leading up to the third floor (Plates 26 & 27). Leading off to the E of this landing is a large L-shaped room lit by a tripartite sash window and a 6/6 sash window; the room is largely devoid of decoration and it is noticeable that there is no ceiling cornice and frieze in contrast to the rooms on the ground and first floors (Plates 28 -30). A marble fireplace with fluted pilasters and bullseye *paterae* survives in the S wall although the grate has been blocked (Plate 31). It appears that this room was originally sub-divided into two parts as indicated by a wall stub between the tripartite window and the 6/6 sash and the presence of another, smaller fireplace of similar style in the N wall (Plates 32 & 33).

The back room is accessed from a doorway leading off to the S of the second-floor landing (Plates 34 & 35), it is lit by an 18-pane casement window and is largely devoid of internal fixtures or fittings of note, with the exception of a small marble fireplace with fluted pilasters and bullseye decoration similar to the fireplaces in the front room (Plate 36).

- *Third Floor*

A wooden staircase with moulded balusters leads up from the second floor to the third-floor landing (Plates 37 & 38). At the E end of this landing is a large room lit by a tripartite window and a 3/3 sash window (Plate 39) which originally appears to have been subdivided into two separate unequal-sized rooms, as evidenced by a wall-stub between the two windows and two plain fireplaces (both of which have set in the S and N walls of the room respectively (Plates 40-& 41). No other fixtures or fittings of note were observed in this room. The back room is accessed from a doorway off the landing and is lit by a 4/4 sash window (Plates 43 & 44); the only noteworthy feature was a fireplace in the S wall (Plate 45). At the W end of the third-floor landing is a glazed door leading to a small kitchen compartment with a segmental arched casement window (Plate 46).

- *Basement*

The stairway leading from the ground floor to the basement is evidently of modern date (Plate 47). The layout of the basement generally reflects that of the upper floors although a number of modern partitions have been inserted to the rear of the building. A doorway at the E end of the basement landing leads into a large front room lit by a single tripartite sash window (Plates 48 & 49). The only other feature of note observed in this room was a blocked chimneybreast in the S wall (Plate 50). A doorway to the left of the sash window provides access to vestibule leading to an external yard area and a small brick barrel-vaulted cellar with a paved floor (Plates 51 &

52). To the S of the basement landing is a back room which has been sub-divided into two compartments, a blocked chimneybreast was noted in the S wall of this room (Plate 54). The remaining rooms within the rear portion of the basement appear to have been subject to extensive modern refurbishment and alteration, being subdivided into several compartments.

5.4 Assessment of Significance

The house at No. 27 may be regarded as a heritage asset of High importance, reflecting its status as forming part of a Grade II* listed terrace along the W side of Fitzroy Square, one of the finest late Georgian/Regency squares in London, with well-known historical and literary associations of national importance. Robert Adam (d.1792), who was partially responsible for original design of the square in the late 18th century, is regarded as one of the leading Neo-Classical architects in Late Georgian Britain, although the W portion of the square was not completed until the 1830s.

No. 27 itself was occupied during the 19th century by several notable figures including A.J. Humbert, a prominent mid-19th century architect who designed the Frogmore Mausoleum and Sandringham Castle for Queen Victoria.

The internal layout of the house exhibits a typical plan followed by the other houses in the square (and indeed characteristic of late 18th/early 19th century London townhouses generally) being two rooms deep with a large front room flanked by the hallway and a smaller back room flanked by the staircase, with rooms to the rear behind the staircase which appear to constitute a later extension to the house, probably of mid to late 19th century date. In spite of the fact that the interior has been subject to extensive modern refurbishment previously, the original plan form of the house remains well-preserved and highly legible.

With regard to internal features, decoration and fittings, No. 27 shares similarities to the other houses in this terrace as being relatively plain and unornamented. Notable surviving features which are probably original include the semi-circular glazed overlight in the entrance hall, the moulded ceiling in the entrance hall and the ceilings in the front rooms at ground and first floor levels with moulded cornices and friezes, the ceiling of the first-floor landing with Greek key decoration for the frieze, as well as the staircases between the ground, first and second floors with mahogany handrails and cast-iron balustrades. The majority of the sash windows appear to be original although they have evidently been subject to a degree of modern repair and refurbishment.

Relatively few fixtures or fittings of note were observed. Several of the fireplaces have been removed or replaced at a later date although the marble fireplaces in the front rooms at ground and second floor level appear to be original. Much of the flooring appears to have been renewed in recent years (particularly in the upper floors) although the parquetry of the front rooms at ground and first floor level may be original. A brick barrel vaulted cellar with paved floor survives at the eastern end of the basement (beneath the street frontage).

6 Description of Proposals and Magnitude of Impact

6.1 Summary Description of Proposals

The following summary description of the development is based on architects' drawings and a summary Scope of Works document supplied by MWA on behalf of the client in December 2020. Subsequent publication of more detailed, revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

The proposed external refurbishments to the property appear to be minor in scope, comprising the renewal of the external metal railings at ground floor and basement level and the guardrail on the parapet, as well as repointing of brickwork to the rear of the building.

In terms of refurbishment of the interior of the building, the proposed works in broad terms include re-decorating the ceilings, walls, sanding and varnishing the floors, repainting the existing wooden door and window frames and providing new dado rails in the entrance hall. No new internal partitions are proposed although it is proposed to replace and re-screed the existing basement floor.

Full details of what is proposed are not currently available, however it is suggested that any repairs or refurbishment works should be carried out with respect to guidelines for the conservation and refurbishment of listed buildings provided by Camden Council and Historic England. It should be noted that the loss of original architectural detailing including joinery, sash windows and doors, can have considerable negative impact on the appearance of a historic building.

6.2 Assessment of Magnitude of Impact

Based on the proposed plans and available information supplied, it is considered that the proposed internal refurbishment works will have a **Negligible to Minor** magnitude of impact on the significance of the listed building.

No original fixtures or fittings will be removed, and no new internal partitions will be inserted. Consequently, based on the available information to date, it is considered that the architectural detailing and layout of the building, which is an integral part of its overall significance in historical and architectural terms, will not be materially affected.

The only noticeable change to the fabric will be the replacement and re-screeding of the basement floor but it is considered that this will not represent a significant alteration and it may be noted that this part of the building has already been subject to a degree of modern refurbishment. The overall plan form of the basement, as it currently stands, will remain unchanged.



Fig. 7: Ground floor plan as proposed

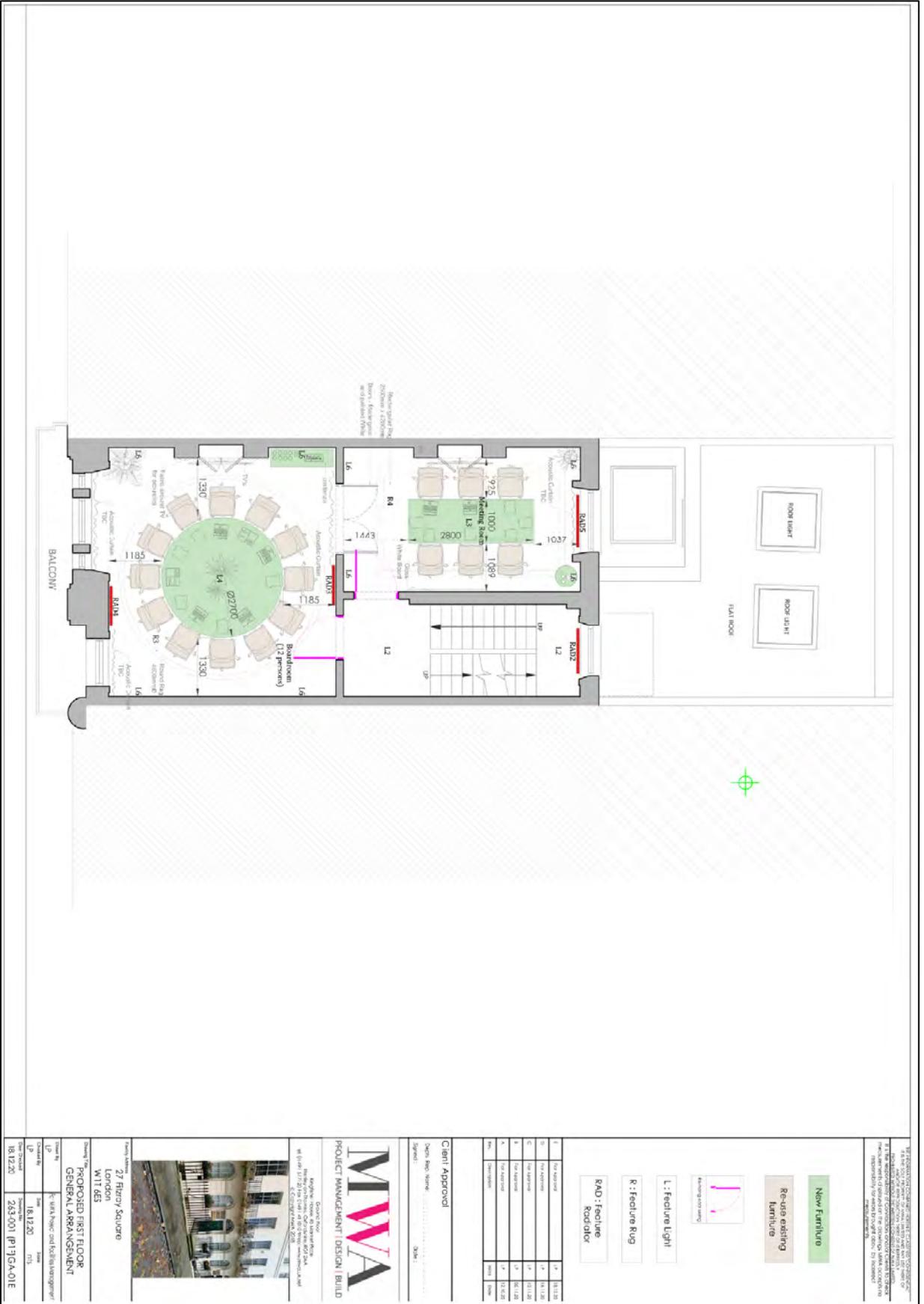


Fig. 8: First floor plan as proposed



Fig. 9: Second floor plan as proposed



Fig. 11: Basement plan as proposed

7 Overall Significance of Impact & Conclusion

Having determined the intrinsic significance of the specific heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these assets, it is now possible to reach an informed overall appraisal of the implications of the development proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

No. 27 Fitzroy Square forms one of a terrace of 13 houses (Nos. 20-32) lining the west side of Fitzroy Square, one of London's finest squares, a distinctive and well-known area of speculative residential development laid out in Marylebone during the late 18th/early 19th century which is designated as a Conservation Area. The square has significant and well-known historical associations, particularly in literary and artistic terms.

Nos. 20-32, designated as a Grade II* listed building, were built in 1832-35 and represent the last remaining portion of the square to be built, the eastern and southern sides being built first to designs by Robert and James Adam between 1792 and 1794 and the northern side between 1827 and 1828. It may be regarded as a built heritage asset of **High** significance, reflecting its Grade II* listing, forming part of one of the finest late Georgian/Regency squares in London, with well-known historical and literary associations of national importance. No. 27 itself was occupied in the mid-19th century by A.J. Humbert, a notable Victorian architect who designed the Frogmore Mausoleum and Sandringham Castle for Queen Victoria.

The interior of the house comprises a basement, ground, first, second and third floors; the layout exhibits a typical plan followed by the other houses in the square (and indeed characteristic of late 18th/early 19th century London townhouses generally) being two rooms deep with a large front room flanked by the hallway and a smaller back room flanked by the staircase, with rooms to the rear behind the staircase which appear to constitute a later extension to the house, probably of mid to late 19th century date. In spite of the fact that the interior has been subject to extensive modern refurbishment works (the property having been used as a dental practice for a lengthy period until quite recently), the original plan form of the house remains well-preserved and highly legible.

With regard to internal features, decoration and fittings, No. 27 shares similarities to the other houses in this terrace as being relatively plain and unornamented. Notable surviving features which are probably original include the semi-circular glazed overlight in the entrance hall, the moulded ceiling in the entrance hall and the ceilings in the front rooms at ground and first floor levels with moulded cornices and friezes, the ceiling of the first-floor landing with Greek key decoration for the frieze, as well as the staircases between the ground, first and second floors with mahogany handrails and cast-iron balustrades.

Several of the fireplaces have been removed or replaced at a later date although the marble fireplaces in the front rooms at ground and second floor level appear to be original. Much of the flooring appears to have been renewed in recent years (particularly in the upper floors) although the parquetry of the front rooms at ground and first floor level may be original. A brick barrel vaulted cellar survives at the eastern end of the basement (beneath the street frontage).

Based on the proposed plans and scope of works information supplied, it is considered that the proposed internal refurbishment works will have a **Negligible to Minor** magnitude of impact on the significance of the listed building. No original fixtures or fittings will be removed and no new internal partitions will be inserted and thus it is considered that the plan form of the building which is an integral part of its overall significance in historical and architectural terms, will not be affected. The only noticeable change to the fabric will be the replacement and re-screeding of the basement floor but it is considered that this will not represent a significant alteration and the plan form of the basement will remain unchanged.

Conclusion: In overall terms, the impact of the proposed internal refurbishment works on the significance of the listed building may be assessed as Slight, based on a cross-referencing of the significance of the house, assessed as being of High importance as forming part of an important Grade II Listed terrace of early 19th century date, cross-referenced against the magnitude of impact, assessed as Negligible to Minor. The proposed works will not alter the overall plan form or external appearance of the building and no internal fixtures or fittings of note will be removed.

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9 References

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10 Cartography

(All maps were obtained from the London Metropolitan Archives unless otherwise stated)

1746 – Rocque’s Map of London and its Environs

1799 – Horwood’s Map of London

1828 – Greenwood’s Map of London

1862 – Stanford’s Map of London

1876 - OS 1st Edition 25-Inch Map

1895 - OS 2nd Edition 25-Inch Map

1900 – Goad’s Insurance Plan of London (British Library)

1952 - OS 1:2,500 National Survey

1967 - OS 1:2,500 National Survey

1975 - OS 1:2,500 National Survey

1983 - OS 1:10,000 National Survey

1945 – London County Council Bomb Damage Map

11 Appendix 1: Photographic Record



Plate 1: Oblique view looking NW showing the terrace at Nos. 20-32 Fitzroy Square



Plate 2: View looking W showing the front elevation of No. 27 Fitzroy Square

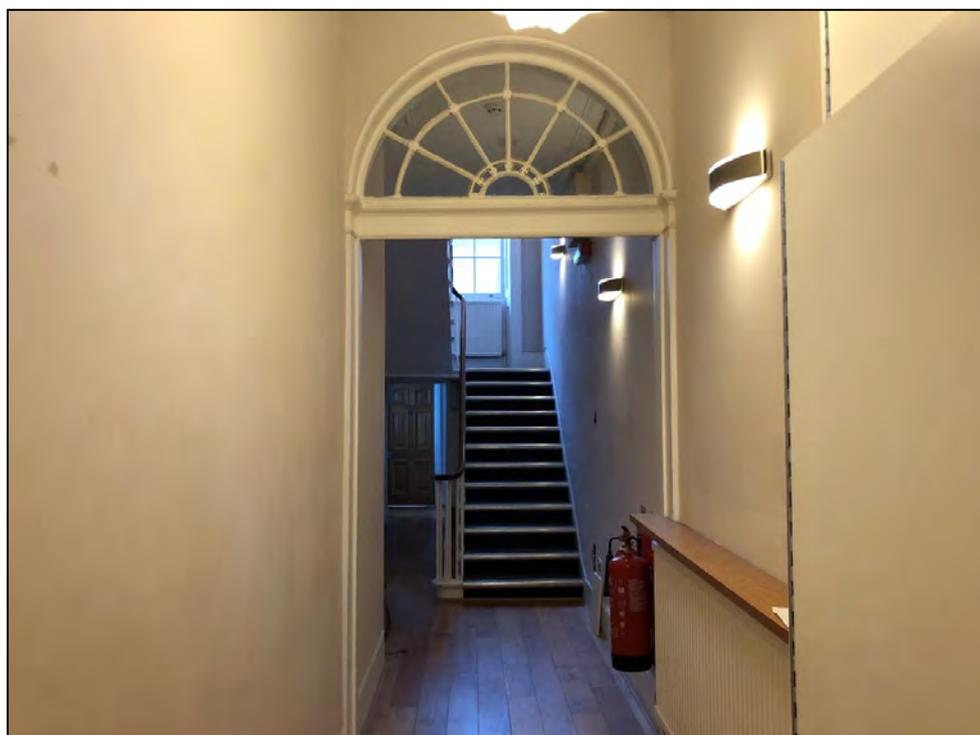


Plate 3: View looking W along ground floor entrance hall

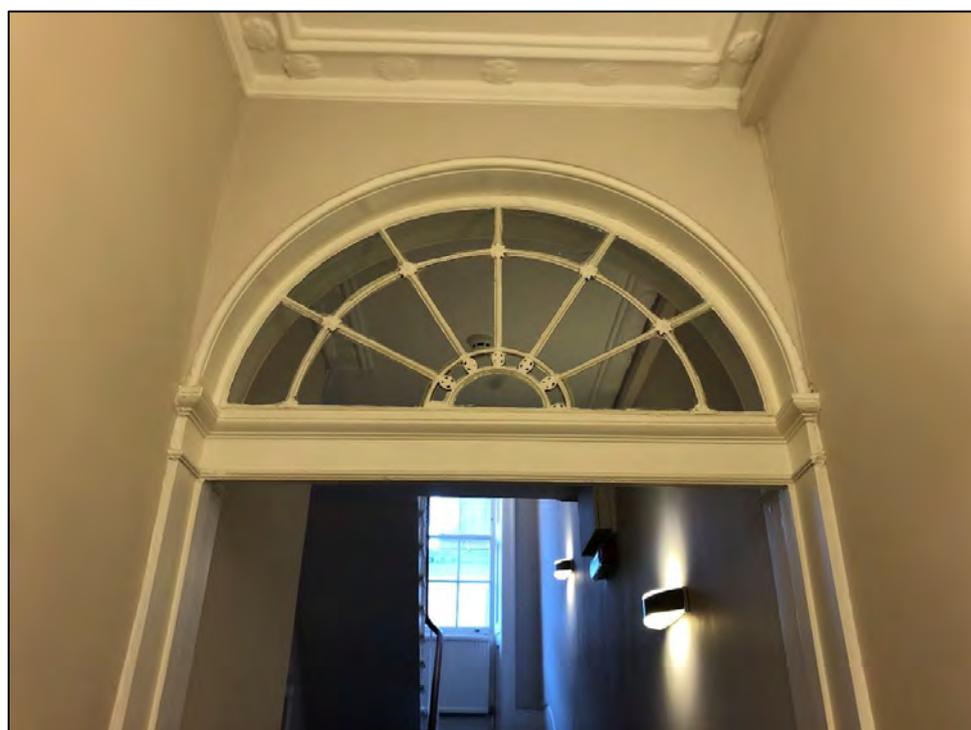


Plate 4: View looking W showing detail of glazed overlight in the entrance hall

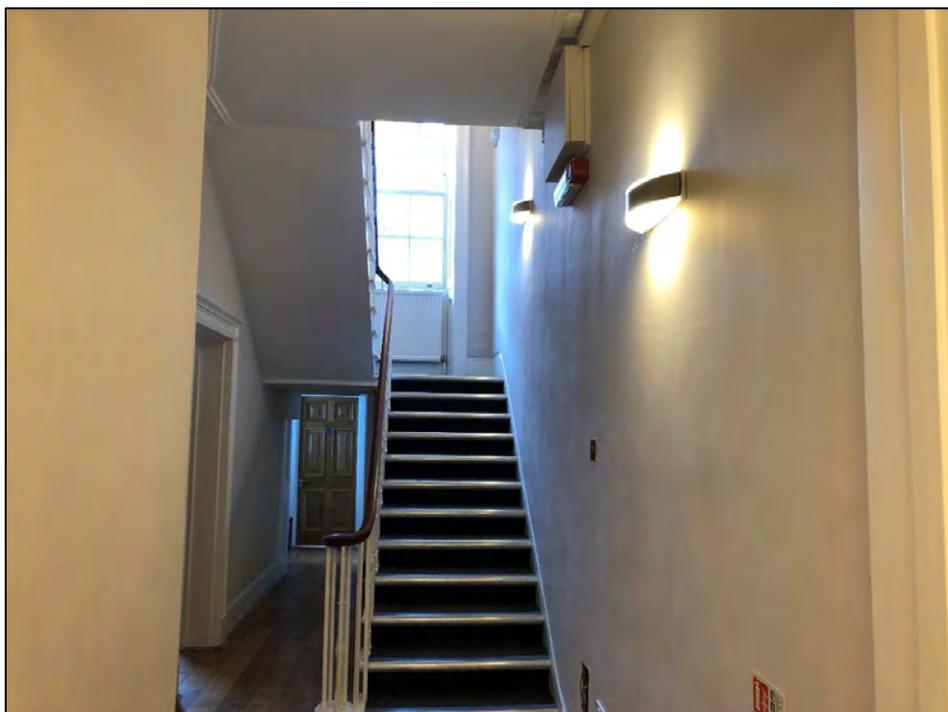


Plate 5: View looking W showing ground floor landing with stairs to first floor



Plate 6: General view looking E showing front room on ground floor with fireplace visible to right of picture



Plate 7: View looking W showing blocked archway in W wall of ground floor front room



Plate 8: View looking S showing fireplace in ground floor front room



Plate 9: General view looking SW showing first floor back room with blocked fireplace and sash window



Plate 10: View looking W showing detail of sash window in ground floor back room

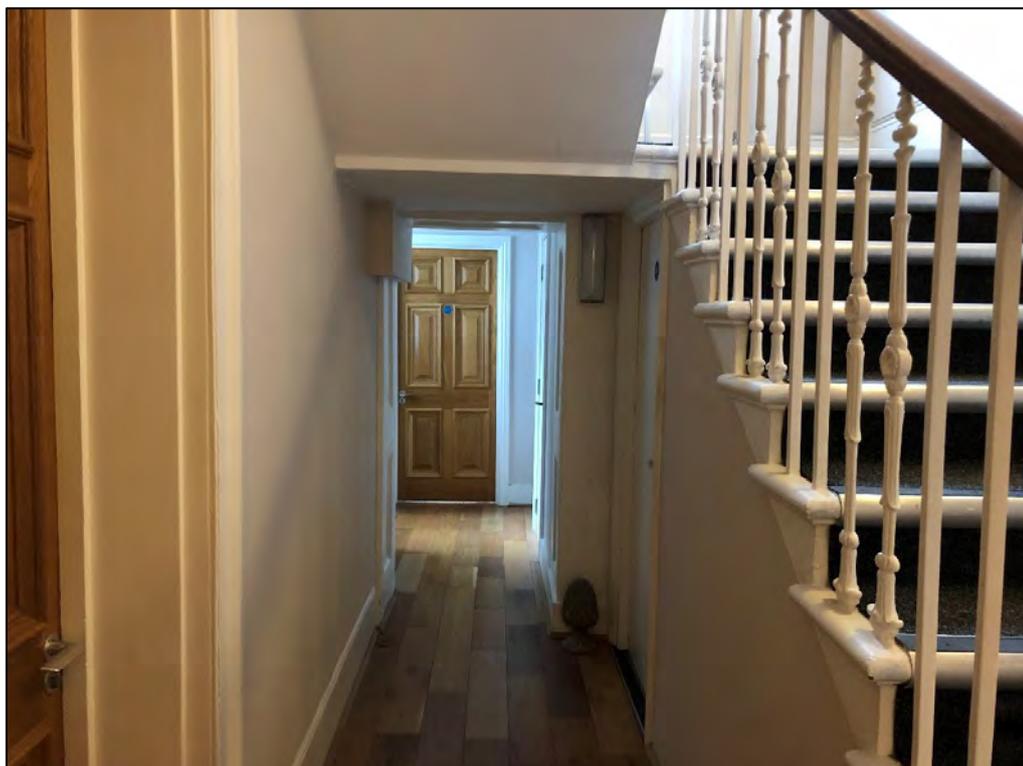


Plate 11: View looking W at passageway adjoining stairs to first floor



Plate 12: View looking E showing interior of ground floor back room

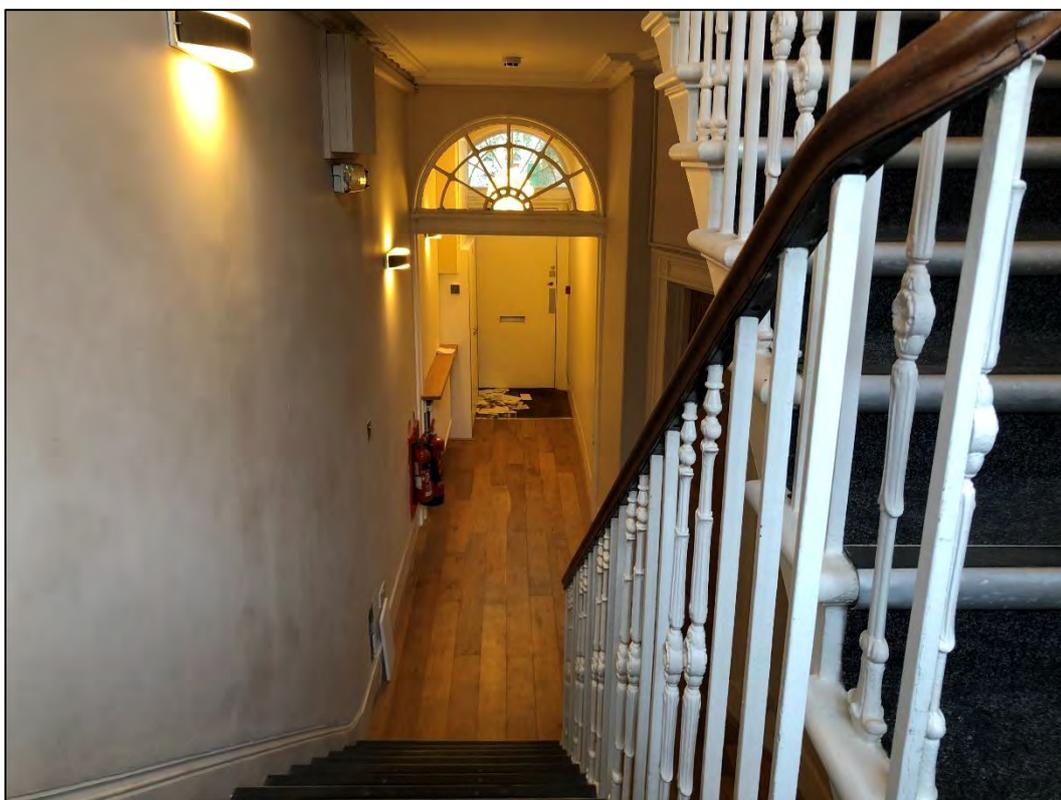


Plate 13: View showing detail of staircase to first floor with mahogany handrail and wrought-iron balusters

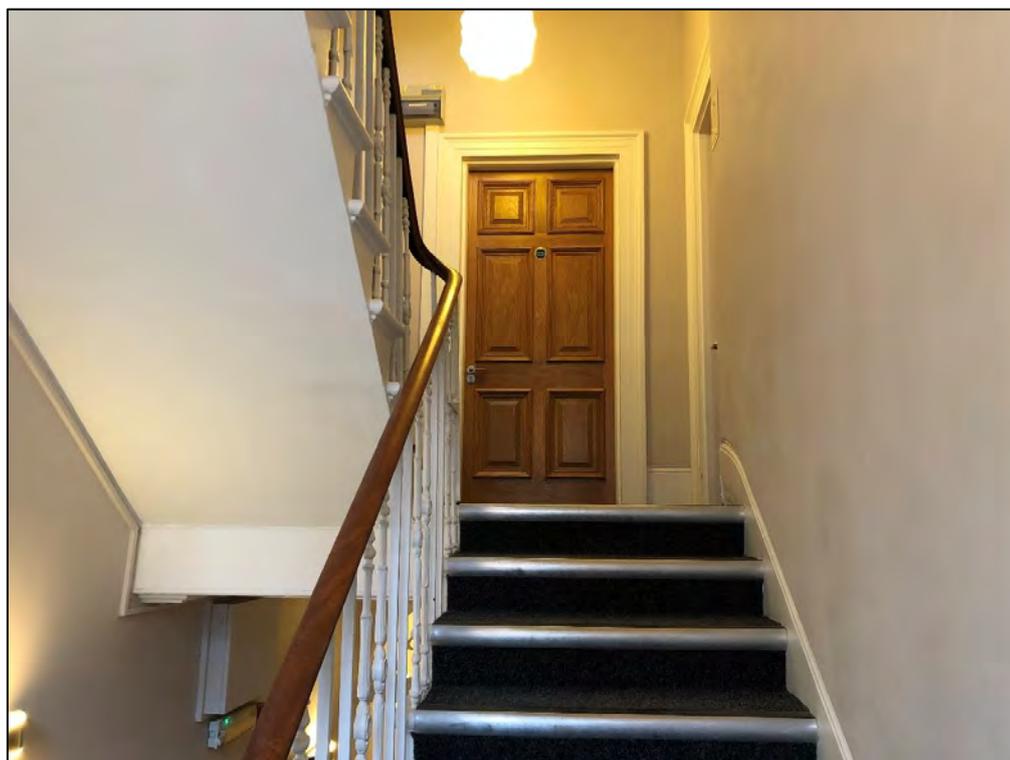


Plate 14: View showing staircase leading up to first floor landing

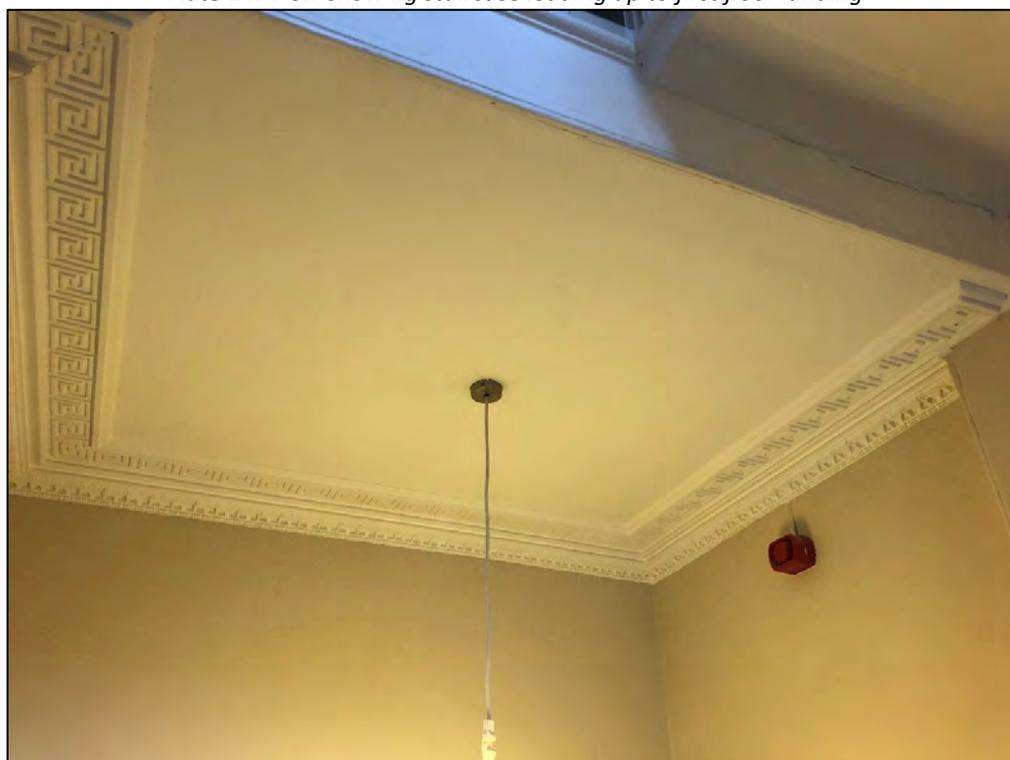


Plate 15: View looking W showing detail of cornice and ceiling frieze on first floor landing



Plate 16: General view looking SE across front room on first floor with parquet floor



Plate 17: View looking E showing tripartite sash windows in front room on first floor



Plate 18: View looking W showing doorway between front and rear rooms on the first floor



Plate 19: View looking W showing detail of cornice and ceiling frieze in first floor front room



Plate 20: View looking S showing former fireplace (now wall cupboard) in S wall of first floor front room



Plate 21: General view looking W across first floor back room



Plate 22: View looking E showing detail of cornice and frieze in first floor back room

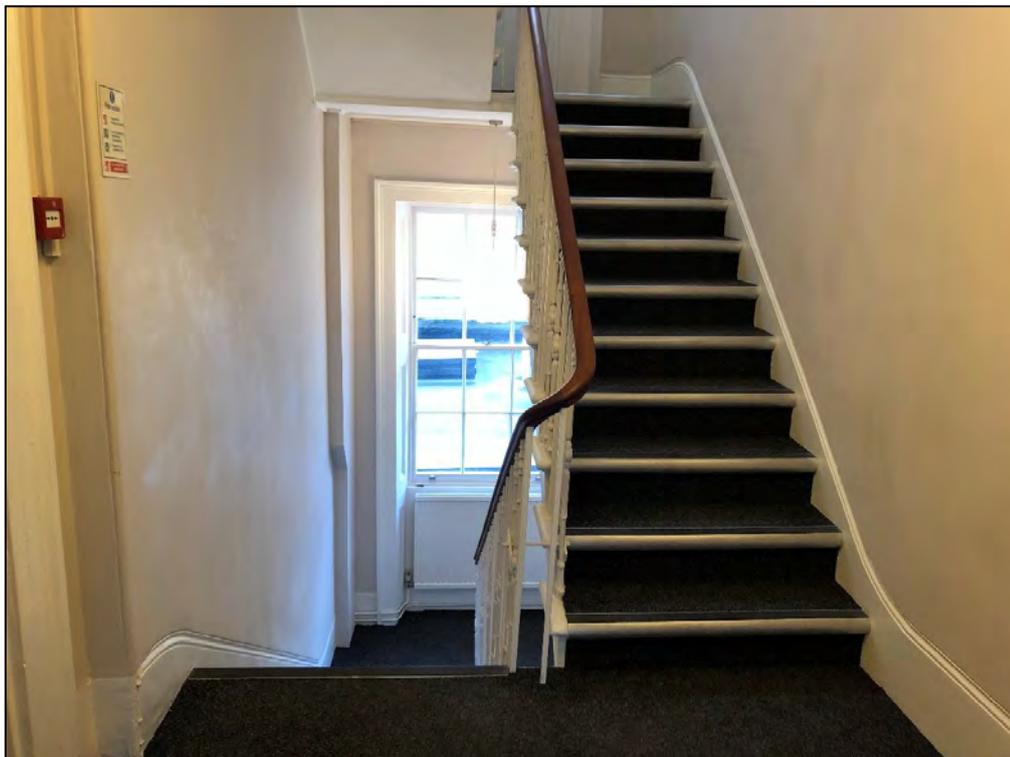


Plate 23: View showing staircase leading up from first to second floor



Plate 24: View looking up staircase towards glazed door to second floor landing

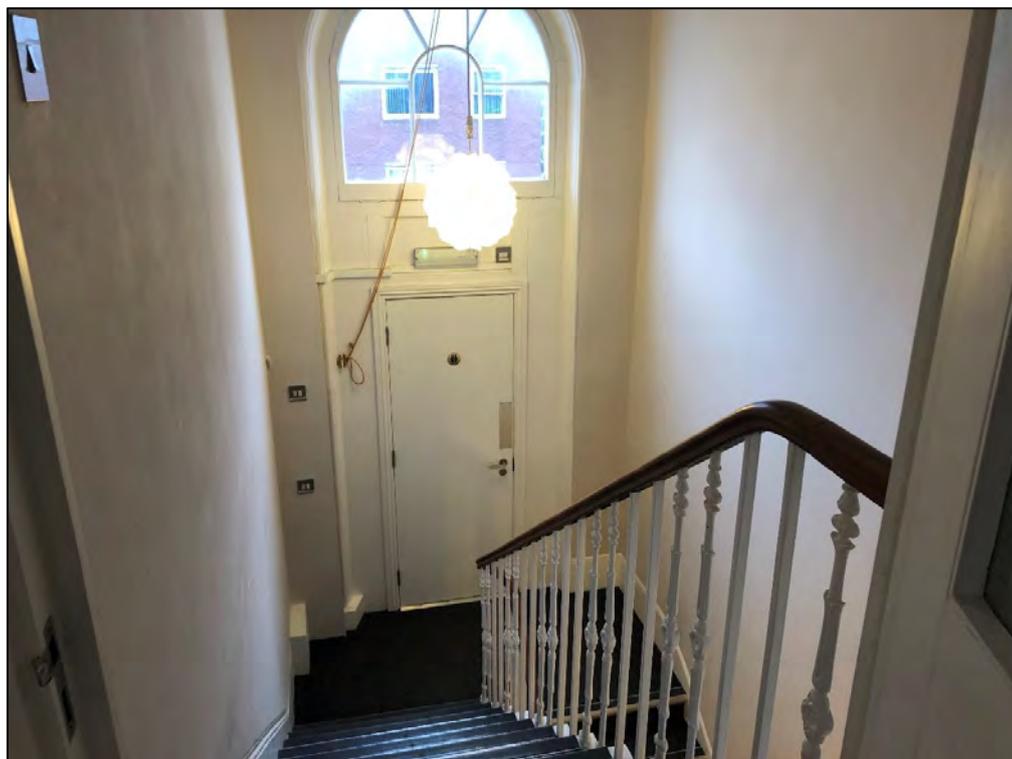


Plate 25: View looking down from second floor towards half landing and water closet

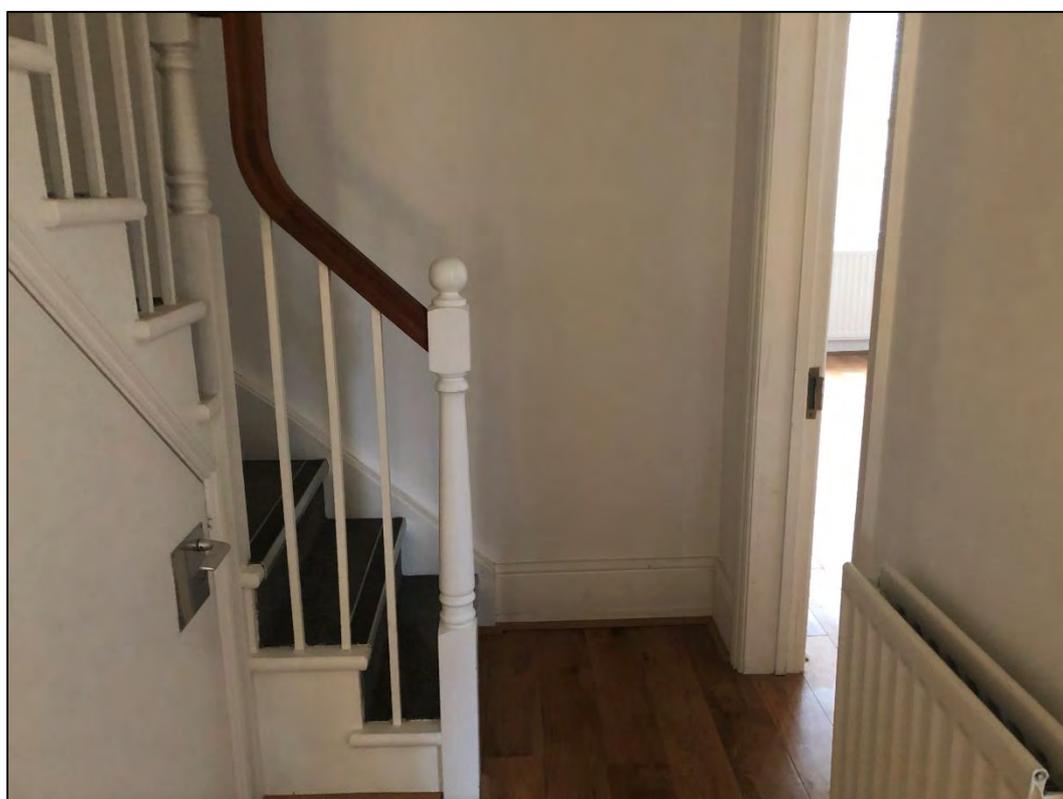


Plate 26: View looking E along second floor landing towards staircase to third floor



Plate 27: View looking N showing staircase leading from second to third floor



Plate 28: View looking E showing southern half of second floor front room



Plate 29: General view looking NE across second floor front room showing sash windows



Plate 30: View looking E showing detail of tripartite sash window in second floor front room



Plate 31: View showing marble fireplace in S wall of second floor front room



Plate 32: View looking N showing N half of second floor front room with fireplace at far end



Plate 33: View looking N showing marble fireplace in second floor front room



Plate 34: General view looking SW across second floor back room



Plate 35: View looking W showing casement window in second floor back room



Plate 36: View looking S showing marble fireplace in S wall of back room on second floor

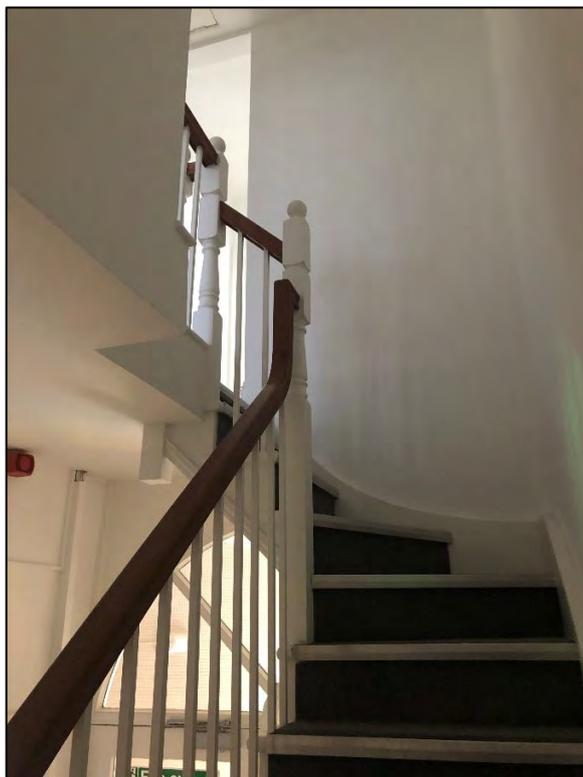


Plate 37: View looking W showing staircase leading to third floor



Plate 38: View looking W along third floor landing



Plate 39: General view looking SE across third floor front room



Plate 40: View looking S towards blocked fireplace in third floor front room



Plate 41: View looking E showing southern part of third floor front room, with wall stub visible to left of picture



Plate 42: View looking E showing sash window and fireplace in the N half of the third floor front room



Plate 43: General view looking W across third floor back room



Plate 44: View looking W showing sash window in back room on third floor



Plate 45: View looking S showing fireplace in S wall of back room on third floor



Plate 46: View looking W showing casement window in third floor kitchen



Plate 47: View looking NW at modern stairs from basement to ground floor



Plate 48: General view looking SE across basement front room



Plate 49: View looking E towards tripartite sash window in basement front room



Plate 50: View looking S showing blocked chimneybreast in basement front room



Plate 51: View looking E showing vestibule leading to vaulted basement

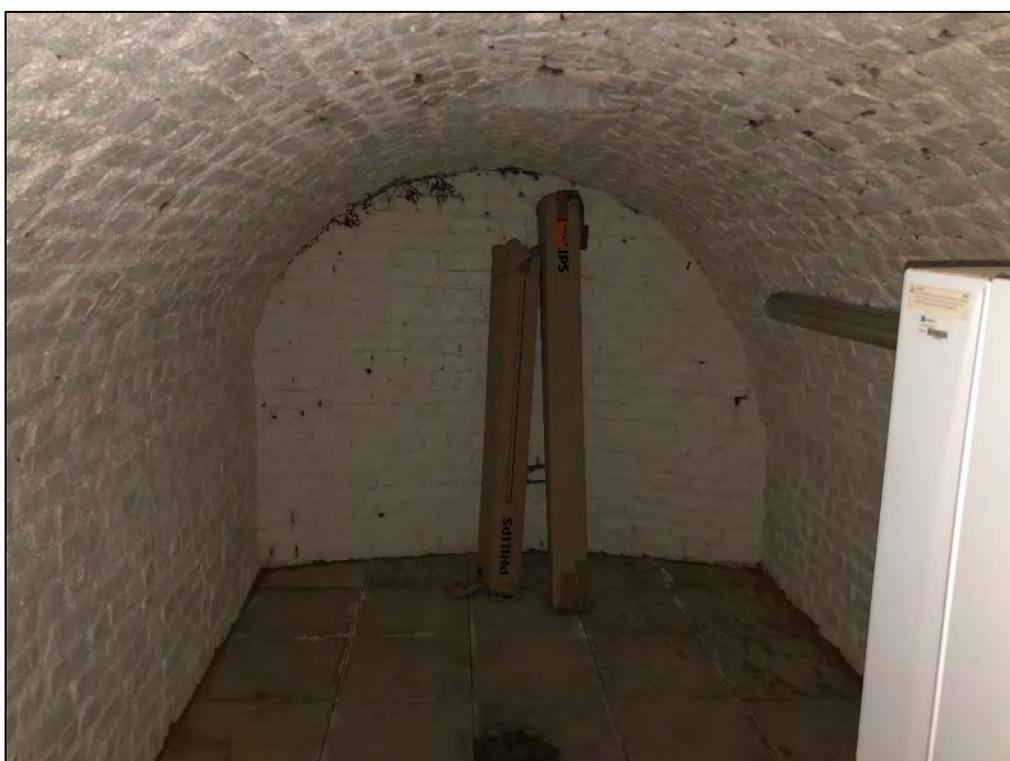


Plate 52: View looking E showing barrel vaulted roof in basement



Plate 53: View looking W across basement landing



Plate 54: View looking SW showing blocked chimneybreast in S wall of basement room



Plate 55: View looking W across basement rear room



Plate 56: View looking E showing partition walls in back room within basement



Plate 57: View looking W along corridor to rear of basement landing



Plate 58: View looking E along corridor to rear of basement landing

12 Appendix 2: Historic Maps



Fig. 12: Extract from Rocque's 1746 Survey of London
(Reproduced courtesy of the London Metropolitan Archives)

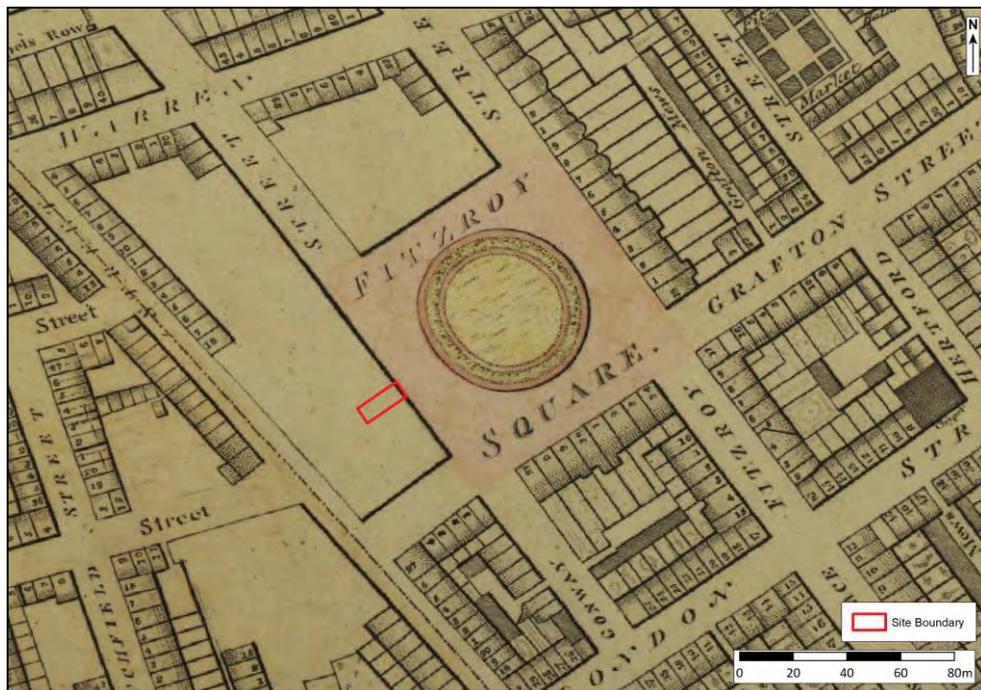


Fig. 13: Extract from Horwood's 1799 Survey of London
(Reproduced courtesy of the London Metropolitan Archives)

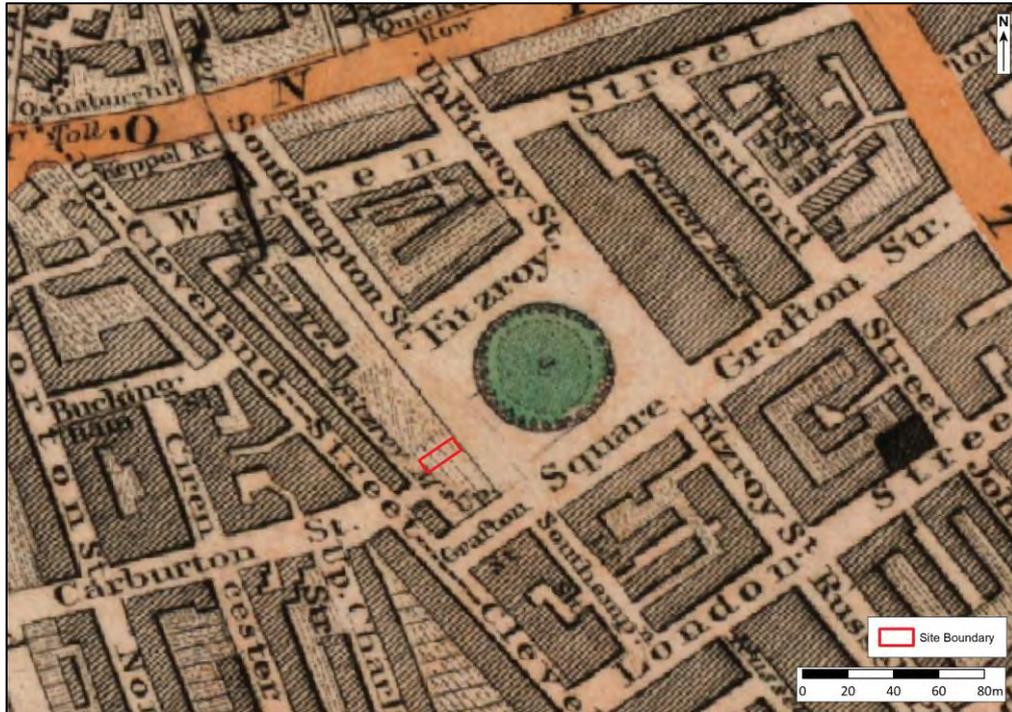


Fig. 14: Extract from Greenwood's 1829 Survey of London
(Reproduced courtesy of the London Metropolitan Archives)



Fig. 15: Extract from Stanford's 1862 Survey of London
(Reproduced courtesy of the London Metropolitan Archives)



Fig. 16: Extract from the 1876 OS 1st Edition 25-Inch Survey of London
(Reproduced courtesy of the London Metropolitan Archives)

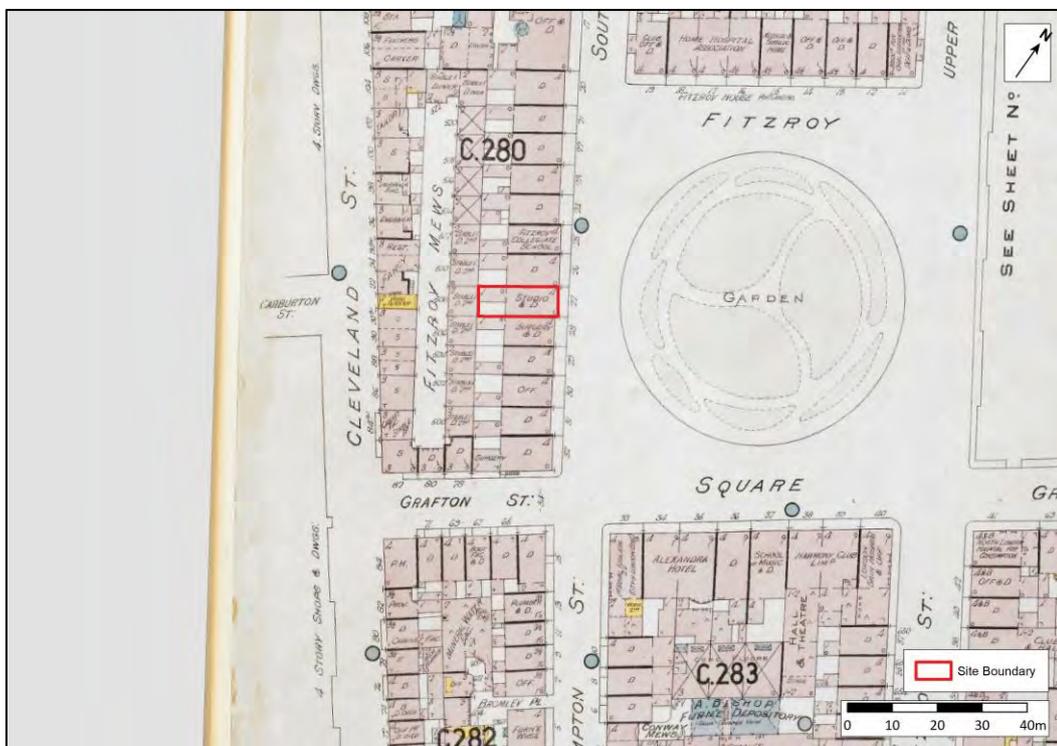


Fig. 17: Extract from the 1900 Goad Insurance Plan
(Reproduced courtesy of the British Library)

Document Title		Document Reference	
Heritage Impact Assessment: 27 Fitzroy Square London W1T 6ES		BA2076FITZ	
Compilation	Stephen Priestley MA MCI ^f A & Owain Connors MA PhD		
Editing	George Children MA MCI ^f A		
Artwork	Owain Connors MA PhD		
Issue No.	Status	Date	Approved for issue
1	Final	January 2021	George Children MA MCI ^f A