



The
Heritage
Practice

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Heritage Appraisal
49-50 Cartwright Gardens, London WC1H 9EL

December 2022





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1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of applications for planning permission and listed building consent at nos.49-50 Cartwright Gardens, London WC1H 9EL.

1.2 The buildings are Grade II listed and situated in the Bloomsbury Conservation Area. The proposals are for the conversion of the building from a hotel to shared living premises. This will include very modest internal alterations to the layout of the building, the installation of kitchenette facilities and new bathroom fittings along with an associated programme of repair, refurbishment and redecoration.

1.3 This appraisal has been produced using archive, desk based and online research, combined with a visual inspection of the site and wider area. Consideration has been given to the relevant national and local planning policy framework as well as an analysis of the building, its setting and wider context.

1.4 The appraisal should be read in conjunction with the drawings by Holder Mathias architects art Living Properties for Smart Living Properties.

Walker (BA (Hons) Oxon MSc IHBC) who have extensive experience in dealing with proposals that affect the historic environment. Charles Rose is director of The Heritage Practice with over 18 years of experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. Hannah has 15 years of local authority experience, including 12 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).

1.7 Historical research for this report was undertaken by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years of experience. She has worked for leading national bodies as well as smaller local organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.

Research and report structure

1.5 In line with paragraph 194 of the National Planning Policy Framework 2021, the purpose of this appraisal is to define the significance of the listed building and its contribution to the conservation area. It will describe the proposed works and assess their impact on the special architectural and historic interest of the listed building and the character and appearance of the surrounding Bloomsbury Conservation Area.

Authors

1.6 This Heritage Appraisal has been prepared by Charles Rose (BA (Hons) & Hannah



2 Site location and context

2.1 Cartwright Gardens is situated in the heart of Bloomsbury and consists of a crescent shape of Grade II listed terraced townhouses. The application buildings date from 1809-11 and were built by James Burton as self contained dwellings. Each house is of four main storeys with a semi-basement. They are constructed of darkened yellow stock brick with incised stucco at basement and ground floor levels.

2.2 Nos.49-50 are physically linked and currently occupied together as the Crescent Hotel. There are reception and lounge areas at ground floor level, dining and kitchen facilities in the basement and ensuite hotel rooms arranged over the upper floors.

2.3 Cartwright Gardens is characterised by the prevalence of hotel and hostel accommodation within its crescent of listed townhouses. Many of the premises consist of two or more former houses merged to form larger units, with connections through party walls and a host of internal alterations to the layout of the buildings to facilitate commercial use.

2.4 Nos.49-50 were Grade II listed on 14 May 1974 as part of a group listing at nos.46-63 (consecutive). The listing description reads as follows:
TQ3082SW CARTWRIGHT GARDENS 798-1/95/179 Nos.46-63 (Consecutive) 14/05/74 and attached railings (Formerly Listed as: CARTWRIGHT GARDENS Nos.46-63 (Consecutive) Avalon Hotel, Nat West Hostel, Mentone Hotel, George Hotel, Harlingford Hotel)

GV II

Terrace of 18 houses forming the southern half of a crescent. Now occupied mostly as hotels as follows: Nos 46 & 47 Avalon Hotel, Nos 49 & 50 Crescent Hotel, No.53 Euro Hotel, Nos 54 & 55 Mentone Hotel, No.56 Devon Hotel, No.57 Avonmore Hotel, Nos 58-60 George Hotel, Nos 61-63 Harlingford Hotel. c1809-11. Designed

and built by James Burton. Darkened stock brick (evidence of tuck pointing) with rusticated stucco ground floors (some gloss painted) and stucco cornice at 3rd floor level. EXTERIOR: 4 storeys and basements. 2 and 3 windows. Centre 4 and end 3 houses projecting. Round-arched doorways, (where unaltered) with reeded jambs, cornice-heads, fanlights (some patterned) and panelled doors. Nos 46 & 63 doorways on returns to Burton Place and Marchmont Street; No.46 (4 windows, 3 blind) with prostyle Doric portico; No.63, 1 window above rusticated stucco porch with subsidiary doorway to the right. Ground floor windows round-arched, those on the projecting bays in shallow, round-arched recesses. Gauged brick flat arches (mostly reddened) to recessed sash windows. 1st floor on central projecting bay, casements, one with geometrically patterned glazing to top light. All 1st floor windows, with continuous cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with baluster finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 89).

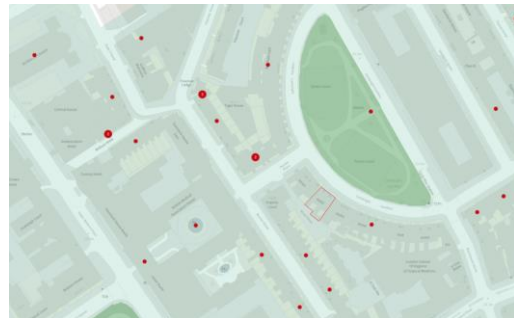


Figure 1: Heritage asset map denoting statutorily listed buildings with red dots, Bloomsbury conservation area is shown light green with designated open space dark green.

2.5 The area surrounding the application site contains a wealth of listed buildings, most of which are also early 19th century terraces, including the Grade II listed houses to the west on Burton Street and to the east on Leigh Street and Sandwich Street. The prominent red brick rear façade of Lutyens's Grade II listed British



Medical Association sits to the west on Burton Street and dates from the second and third decades of the 20th century.

2.6 The application site is located in the Bloomsbury Conservation Area which was first designated in 1968. The conservation area is notable as an exemplary example of Georgian town planning with its layout of garden squares and inter-related streets and mews. Despite its size, it also displays a notable consistency in terms of its street pattern, spatial character and predominant building forms.

2.7 The Bloomsbury Conservation Area is very large and consequently is divided into 14 separate character areas. Cartwright Gardens is located within Sub Area 13: Cartwright Gardens/Argyle Square. This is situated in the northern section of the conservation area and is focused upon two Georgian set piece compositions – the crescent of Cartwright Gardens to the west and Argyle Square to the east. As well as Georgian terraces the Sub Area also includes the large early 20th century buildings which line the southern side of Bidborough Street, Argyle Primary School, built in 190s for the London School Board and several areas of good quality late 19th and early 20th century mansion blocks around the fringes of the Sub Area.

2.8 The Bloomsbury Conservation Area Appraisal and Management Plan was adopted on 18 April 2011. In relation to the overall character of Sub Area 13 the Appraisal notes that:

The interest of this sub area derives from the formal early 19th century street pattern and layout of open spaces, and the relatively intact surviving terraces of houses. Developed mainly by James Burton, it was one of the later areas of Bloomsbury to be completed, and in its early 19th century parts retains a remarkably uniform streetscape. The mature trees to be found in the large formal gardens soften the urban area and provide a foil for the built environment in the summer months (para 5.225).

2.9 Specifically in relation to Cartwright Gardens, the Appraisal outlines that:
The crescent form found in Cartwright Gardens may have been influenced by John Nash at Regent's Park and marks a change from the rectangular forms of the square. Originally called Burton Crescent, the name was changed to Cartwright Gardens in 1908. The use of the two curved terraces as student and hotel accommodation has had some impact on the facade treatment. The street pattern remains intact and a large number of the buildings (including the entire crescent) are listed reflecting their special interest. The focal point of the crescent terminates in views west along Burton Place to Douglas Wood's 1950 extension to Sir Edwin Lutyens' British Medical Association building (listed grade II), which was built on the site of Burton's House (para 5.232).*

2.10 With regard to patterns of use within Sub Area 13, the Appraisal confirms notes that:

The original residential character of the earlier 19th century area in large part disappeared during the 20th century, due to the migration of residents to outer London suburbs. The area became dominated by a mix of hotel and bed-and-breakfast uses, student accommodation and offices. However, with the coming of the 21st century, a scattering of properties are beginning to be converted back to single family dwellings. Notwithstanding use issues, there remains a striking uniformity and sense of repetition in the townscape, with townhouses of consistent form, plot width, and architectural treatment including detailing and materials (for instance the use of London Stock brick, stucco decoration, timber joinery and slated roofs) (para 5.227).

2.11 A fuller description and assessment of the architectural and historic significance of the listed building is contained at section 5 of this Appraisal.



3 Historic development of the site and area

3.1 Cartwright Gardens was developed on land which formed part of the Skinners' Company's Estate. Roque's map of 1746 shows the open land of Lambs Conduit Fields sitting to the north of the built-up area of London, which during this period stopped abruptly at Great Ormond Street. Notable features include the Foundling Hospital to the SE, with its two adjacent burial grounds and to the north, Bowling Green House where refreshments were served at the large bowling green which attracted day trippers.



Figure 2: Roque's map of 1746.

3.2 Horwood's map of 1799 shows little change to the area, although development had begun to the north of Euston Road and to the east of Gray's Inn Road where rows of terraced houses were laid out across formerly open ground.

3.3 The continued expansion of the Foundling Estate to the south precipitated development on the Skinners' Company Estate, which leased its land to James Burton in 1807. Cartwright Gardens was originally known as Burton Crescent and was laid out in 1809-11. Its name change dates from 1908 and celebrates Major John Cartwright, who lived at no.37 until his death in 1824 and who was a

political reformer of the early 19th century. A bronze statue to Cartwright sits on the eastern side of Cartwright Gardens.



Figure 3: Horwood's map of 1799.

3.4 Greenwood's map of 1828 shows the dramatic change in the area which took place during the first decades of the 19th century with most of the area to the south of Euston Road filled with terraced housing, punctuated by landscaped squares.

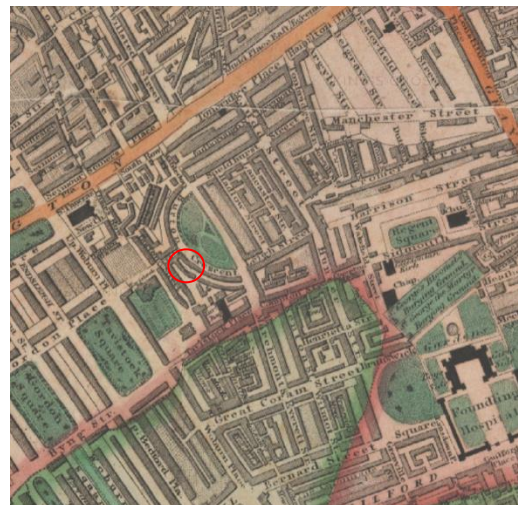


Figure 4: Greenwood's map of 1828.

3.5 The 1870 Ordnance Survey map shows the distinctive curve of the crescent, with the



open space of Cartwright Gardens providing breathing space to the densely packed buildings. A further terrace of houses formed the east side of Burton Crescent, of a similar scale and appearance to those on the west.



Figure 5: The 1870 Ordnance Survey map.

3.6 Cartwright Gardens was built for the professional and middle classes and continued to remain attractive to this group during the 19th century. The crescent was home to an eclectic mix of residents, including architects, social reformers, surgeons, physicians and academics. From as early as 1816 there were non-residential uses on Cartwright Gardens, including Belvedere House, a boarding school for young ladies. By 1861 a lodging house was recorded at no.14, in the terrace to the east of Cartwright Gardens, hinting at the future use of many of the houses as hotels and hostels.

3.7 Charles Booth's poverty map produced as part of his *Inquiry into Life and Labour in London (1886-1903)* shows all of Burton Crescent marked in light pink, denoting 'Mixed – some comfortable, others poor' in sharp contrast to the upper class residences of Tavistock Square and Gordon Square to the west suggesting a decline in its fortunes and desirability. This may however reflect the presence of the Society for the Rescue of Young Women & Children at no.45 and the Main Memorial Home for Deserted Mothers in one of the application buildings, no.49 Cartwright Gardens.

3.8 The mix of uses and residents on the crescent continued to evolve during the late 19th century and into the early years of the 20th century. Lodging house such as the Jews' Deaf and Dumb Home at no.41 were in place as early as 1871 and the 1901 Post Office directory listed fifteen of its houses as subdivided and available as apartments.



Figure 6: Booth's poverty map of 1889.

3.9 By the 1915 Ordnance Survey map the form of the crescent was broadly unchanged however a large number of houses in the northern section of the curve had amalgamated to form larger units. The southern section generally retained its fine grain of individual properties. To the west of the crescent the rear portion of the new British Medical Association building had been constructed facing Burton Street, on the site of the former Bedford House. Crescent Mews North and Drapers Place to the NW of the crescent, which housed the poor and very poor on Booth's 1889 map, had been replaced by Flaxman Terrace and a series of new mansion blocks. To the SE, South Crescent Mews had been cleared but not yet replaced.



Figure 7: The 1915 Ordnance Survey map.

3.10 The east side of Cartwright Gardens was gradually demolished and replaced during the first half of the 20th century, including nos.19-26 (consecutive) which were damaged during World War I. Canterbury Hall, an Art Deco block of flats was constructed and later became halls of residence for the University of London. This was joined by Commonwealth Hall in the 1960s and Hughes Parry Hall in 1969. These buildings, with the exception of the tower element of Hughes Parry Hall were replaced in 2014-16 by the Garden Halls.

History and development of the application buildings

3.11 The 1870 Ordnance Survey map shows the houses at nos.49 and 50 with full site coverage, with the rear boundary of the sites stretching back to meet those of the houses on Burton Street to the SW.

3.12 By 1891 no.49 Cartwright Gardens was occupied by the Main Memorial Home for Deserted Mothers which had relocated from Great Coram Street. The organisation had been founded in 1864 to provide a home for previously respectable women and their illegitimate children. The Home had a good reputation until the 1870s, after which time its approach to dealing with babies and their mothers was criticised for facilitating the transfer of newborn

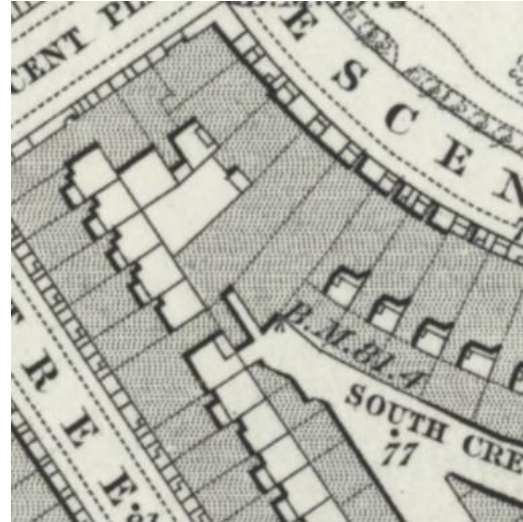


Figure 8: Detail of the 1870 Ordnance Survey map showing the application buildings.

babies to new mothers without control or scrutiny.

3.13 By 1915 the context to the rear of the buildings had changed dramatically with the depth of their sites truncated and the loss of the associated structures. Instead of full site coverage, each building is shown with a slim outrigger to the north. The mews buildings associated with the houses further south on the crescent had also been demolished.

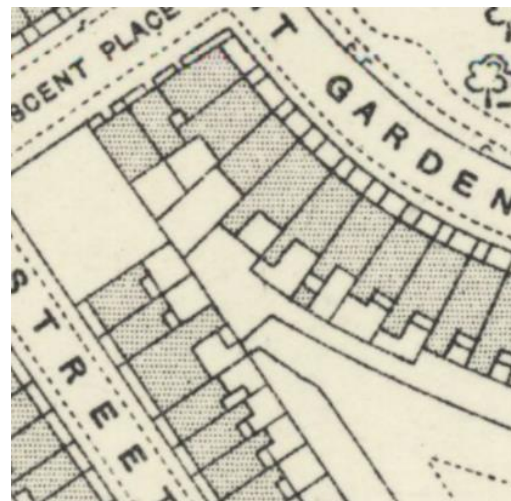


Figure 9: Detail of the 1915 Ordnance Survey map showing the application buildings.



3.14 A 1938 photograph of the southern section of Cartwright Gardens shows that hotel use had already been well established before WWII, with the Terminus Hotel occupying nos.46 & 47 and what appears to be a hotel sign on the front façade of no.51. A later photograph of 1965 shows no.49 with fresh white paintwork and occupied by the Crescent Hotel whereas no.50 appears to still be in a separate use.

3.15 The 1951 Ordnance Survey map shows nos.49 and 50 as individual houses whereas other properties within the southern portion of the terrace had merged into larger units. Nos.31-43 (consecutive) in the northern section of the crescent had become Bentham Hall, a University College London, halls of residence. To the rear of the southern section of the crescent a huge transport depot and milk distributing depot had been built on the site of the former mews.



Figures 10 & 11: Views of Cartwright Gardens looking south showing the application buildings in 1938 (top) and 1965 (bottom).

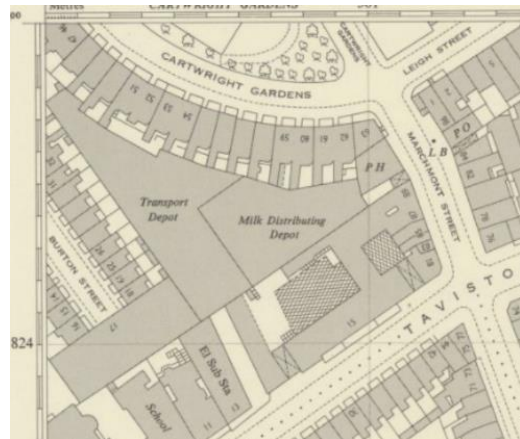


Figure 12: The 1951 Ordnance Survey map.



4 Significance of the site

4.1 Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that “...heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.” The National Planning Policy Framework Annex 2 defines significance as “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

4.2 A heritage asset is defined 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” In this case the heritage assets are the statutorily listed nos.49 and 50 Cartwright Gardens and the Bloomsbury Conservation Area.

4.3 Historic England’s document ‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’ (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*

- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.”*

4.4 In assessing the significance of nos.49 and 50 Cartwright Gardens it is therefore necessary to examine their origins, history, form, architectural design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to intrinsic architectural merit, completeness, the extent of any alterations and their impact, the contribution of the buildings to the character of the area and the degree to which the buildings illustrate aspects of local or national history.

4.5 The application site consists of the two houses at nos.49 and 50 Cartwright Gardens. These form part of the southern section of the crescent and sit within a group of eighteen similar buildings. Each house is of four main floors, plus a full basement storey, set back behind a shallow lightwell which is surrounded by painted iron railings. They are constructed of darkened yellow stock brick with incised stucco to the ground floor elevation and plain render to the basement, providing a visual base to the composition. Each façade is three window bays wide, lighting the front room at each floor level and with the entrance bay to the north.

4.6 The upper part of the façade is a well-ordered composition of aligned window bays with fenestration which diminishes in height as it rises over the façade, creating a traditional sense of hierarchy and proportion. There is a deep projecting stucco cornice above the 2nd floor window heads and a simple, unadorned brickwork parapet. The windows are set beneath flat gauged brick heads and consist of timber painted sashes, with 6 over 6 units to the upper floors, some of which are replacements with sash horns. Beneath the 1st floor windows there is a shallow projecting balcony which runs the width of each façade, with cast iron railings in a simple geometric design. To the ground floor there is ‘Gothick’ style glazing to the arched window of no.50 and



a simpler, 2 over 2 configuration at no.49. The main entrance doors into the buildings are set within arched surrounds with an attractive batwing fanlight surviving to no.50.

4.7 The roofscape of the building is concealed behind the front brickwork parapet and consists of a modern flat roof at no.49 and a shallow slate clad valley roof at no.50. To each party wall there are historic brickwork chimneystacks with pots however these sit relatively low on the roof and are not generally visible from the street.

4.8 The building shares common characteristics with the other early 19th century buildings within the crescent, providing a strong sense of architectural cohesion and unity. This includes their height, scale and building line, consistent parapet height and the repetition of features such as gauged brick window heads, 6 over 6 timber sashes and cast iron 1st floor balconies. The buildings have a strong sense of verticality due to their height in relation to their plot width, as well as aligned window bays, with the individual houses subtly differentiated due to the varied tones to the brickwork. The scale of the buildings and their position at the back of pavement creates a relatively strong sense of enclosure to the street and the narrow plot widths and closely spaced bays of windows contributes to a fine urban grain. Horizontal emphasis is created by the well-defined parapet line and aligned fenestration and brick window arches along the terrace. To the ground floor the painted iron railings which bound each lightwell provide a unified and consistent appearance at pavement level.

4.9 The crescent retains its original relationship with the open space of Cartwright Gardens and its mature trees filter and soften long views of the crescent. The loss of the original houses and their replacement with a single, large halls of residence on the eastern side of the gardens has undermined the overall historic composition of the terraces and open space. However, this process of loss began as early as World War 1 and the character of the

current townscape is longstanding, with the juxtaposition of larger buildings and original late Georgian terraces common in this part of the Bloomsbury Conservation Area.

4.10 A key component in the significance nos.49 and 50 Cartwright Gardens is the layout of the crescent itself, which is notable in historic and townscape terms, reflecting the fashion for geometric set pieces such as crescents, squares and circuses during the late Georgian period. Each building taken individually has architectural value, however cumulatively they create an impressive, sweeping composition of significant historic and architectural interest. The uniformity and coherence of the crescent is defined and reinforced by the repetition of architectural features such as arched window and door heads, the pronounced delineation between the stucco clad ground floor and the darkened stock brick above and the strong sense of horizontality created by the cast iron 1st floor balconies, projecting 2nd floor cornice and well-defined parapet line. Overall, the front façade of the buildings and wider streetscape along Cartwright Gardens is of high architectural and historic significance and townscape value, retaining a strong early 19th century character. Thus, externally Cartwright Gardens makes a strong positive contribution to the distinctive character of Bloomsbury and its unparalleled layout of Georgian terraces and squares

4.11 The rear façade of the building is also constructed of yellow stock brick but has been extensively remodelled. Beyond the main envelope of the houses, no.49 has a shallow canted projecting bay to the south at basement to 1st floor level and a slender outrigger at basement and ground floor levels to the north, which projects the full depth of the site and has a mono pitched roof. The upper floors have painted timber sashes set beneath arched window heads. To no.50 there is a canted bay to the south which rises the full height of the building and a half width outrigger to the north at basement to 1st floor level. The rear facades of the buildings have a highly heterogeneous character with little architectural merit to the rear



projections and a multitude of fenestration styles. This character is reflected across the wider terrace with very little consistency or coherence to the rear façade of the crescent, with a range of rear projections and canted bays of differing height, depth and design.

4.12 Overall, the rear façade is of relatively low significance due to its lack of typical Georgian order and proportions. The variety to the rear projections and the fenestration also reduces its architectural and aesthetic value, creating a sense of discordance. Views of the rear facades of the houses are possible from Wolf Mews to the west.

Interior

4.13 Nos. 49 and 50 Cartwright Gardens were originally laid out in a manner consistent with the typical London terraced house typology, where a two room deep plan form is arranged off a stair compartment situated adjacent to the party wall. Consistent with the hierarchy of status within houses of this period, the principal spaces were situated at ground and 1st floor levels with areas of secondary importance for servants and children's bedrooms within the basement and to the top floor. However, this original plan form, spatial quality and character of the interior of the building has been overlaid and undermined over time due to the longstanding hotel use of the buildings and the degree of subdivision which it has sustained.

4.14 Notwithstanding this, the buildings have retained a range of decorative features which add character and architectural interest to the interiors. The two main staircases survive, with an open string, simple stick balusters and a sinuous hardwood handrail at ground and 1st floor level. The ground to basement flight is simpler, with a closed string and stick balusters. The secondary staircases to no.49 appears to be historic, with simple detailing that is commensurate with its position within the house's hierarchy. Attractive marble fireplaces can be found in some of the rooms at

principal floor level with simpler timber surrounds to the upper floors. Decorative cornices survive in many spaces and generally partitions have been scribed around these, avoiding permanent damage. A range of historic joinery also survives throughout both buildings, including skirtings, window shutters and architraves to doors and windows, with an attractive reeded design with corner blocks to several openings at principal floor level.

Basement

4.15 This floor level is originally of lower significance within the overall status and hierarchy of the house. Ensuites have been inserted into the rear room of no.49 and the front room of no.50 which disrupt their original shape. The position of the ensuite in no.49 also blocks the original door opening from the base of the ground to basement staircase. There are two openings through the party wall at this floor level which also disrupt the original circulation pattern of the houses.

Ground Floor

4.16 Both houses retain their original entrance halls with views through to the main staircase. However, the creation of a corridor in no.49 through to an opening in the party wall which links the buildings has severely undermined the spatial quality of the front room. A small ensuite to the rear room also detracts from its plan form. To no.50 there are larger ensuites to both the front and rear room, arranged adjacent to the party wall and a small lobby formed from the rear room. This means that the original door openings from the hallway have been blocked up and are not in use, detracting from the original circulation pattern of the house at this principal floor level.

1st floor

4.17 The layout at this floor level has been significantly altered within both houses. Partitions have been installed into the front rooms to create two smaller bedrooms and this detracts



from the original spatial quality and proportions of these high significance rooms, undermining their relationship with the three original window openings in the front façade. Ensuited have been added either side of the spine wall in both the front and rear rooms and the original door opening into the rear room from the stair compartment has been blocked up. Access into the rooms is via the original front room door and then a narrow corridor carved out of the front room. Overall, the plan form and spatial quality of the buildings have been significantly undermined at 1st floor level.

2nd Floor

4.18 Here the floor plan has been heavily disrupted through the insertion of ensuite bathrooms to both the front and rear rooms. In addition, partitions have been added to the front room in order to create two small bedrooms, detracting from the plan form and spatial quality of the two main rooms at this floor level.

3rd Floor

4.19 A lateral opening has been created through the spine wall at this floor level, with long corridors to each building which cut through the original plan form. The insertion of ensuited and the heavy subdivision of the front room of no.49 in particular means that the original layout and circulation pattern of the buildings at this floor level has been heavily obscured and undermined.

Values and significance

4.20 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

4.21 Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value. In this case

the buildings provide us with little in the way of unique evidence about past human experience. They date from the early 19th century and are one of many very similar properties built in London at this time. Whilst the houses do reflect upper middle class life during the period, beyond that they provide little unique insight.

4.22 Historical value

Paragraph 39 of the Conservation Principles document outlines that "*Historical 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.*"

The buildings form part of the historic local scene in this part of Bloomsbury and have been a feature of the townscape for around 200 years. They have historical value in terms of illustrating the transformation of the area from open fields to an upper middle class inner suburb by the mid 19th century. The conversion from a single family house to hotel use is consistent with trends elsewhere along Cartwright Gardens from the later 19th century onwards.

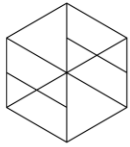
The buildings retain their original setting in terms of the crescent itself but the corresponding terrace on the eastern side of Cartwright Gardens has been lost.

No.49 has some local interest for its association with the Main Memorial Home for Deserted Mothers and for the insight this offers into local and social history but beyond that there are no obvious documented associations with any local or national figures of note, nor any clear or demonstrable relationship to notable historic events.

4.23 Aesthetic value

Aesthetic value is defined as "*...the ways in which people draw sensory and intellectual stimulation from a place.*"

As described in the paragraphs above, the buildings are attractive, solid early 19th century terraced houses. They are constructed of typical



materials of the period, including brickwork and stucco, and reflect Georgian principles of scale and proportion. However, the key aesthetic contribution of the buildings relates to the wider crescent form of Cartwright Gardens and its significant townscape value.

Internally the building the bones of its original plan form survive however later modifications and partitions detract from an appreciation of its original spatial quality and circulation pattern. A good variety of historic decorative features survive, including cornicing, fireplaces and timber joinery, contributing to the historic character of the interior of the buildings.

4.24 Communal value

This 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 of memory. In this case, any communal value would be 'social', defined at paragraph 56 as *".....places that people perceive as a source of identity, distinctiveness, social interaction and coherence."*

The building has communal value in so far as it has been part of the local scene for around 200 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish this building from many other similar buildings of the same age and character and it is its contribution to group value that is most important. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

No.49 was in use as the Main Memorial Home for Deserted Mothers in the late 19th and early 20th centuries and whilst this will not form part of living memory for the community, the address and the history of the Home often forms part of genealogical research for those who are investigating their family history.

Conclusion

4.25 In this case the key significance of the buildings relates to their historic and architectural contribution to the development of this part of Bloomsbury, reflecting to a small degree the transformation of the area from open fields at the start of the 19th century to a middle class inner suburb by the mid 19th.

4.26 The buildings retain a sense of their original plan form however this has been heavily compromised due to later alterations and additions to the layout of the rooms resulting in the plan form offering only a limited contribution to the significance of the former townhouses typology.

4.27 The buildings have a high degree of architectural value to their front facades and reflect the prevailing style, materials and detailing of the period, making a demonstrable aesthetic contribution to the coherent and harmonious character of Cartwright Gardens and this part of the Bloomsbury Conservation Area. The wider group of buildings has historic merit and demonstrable townscape value due to the distinctive and relatively rare crescent arrangement. Consequently, the buildings are considered to have historic and aesthetic value as well as lesser degrees of communal and evidential significance.

4.26 Internally the prolonged hotel use has had an inevitable impact upon its internal layout and circulation pattern, particularly given the lateral conversion between the two buildings and the introduction of ensembles throughout. This results in a moderate overall plan form significance. However a good range of original features survive and provide a degree of high significance, where these can be appreciated, notably at principal floor levels and in the vestibule areas.



Figure 13: The entrance hallway and main staircase in no.50 looking toward to the front door.



Figure 15: View of the 2nd floor land in no.49. The photograph is taken from the landing of the main staircase looking toward the rear.



Figure 14: The entrance hallway and main staircase in no.49. View from the landing to toward to the front door.



Figure 16: The modern corridor cut through the ground floor front room of no.49.



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Figure 17: First floor rear to no. 49 showing a typical example of historic features of interest such as door architraves and cornicing surviving around modern partitions.



Figure 19: Second floor rear room to no. 50 with historic fireplace, skirting and cornice features. The foreground partition to the left of the image is the ensuite bathroom inserted in the room.



Figure 18: First floor front room to no.50 showing window architrave, shutters and cornicing architraves and cornicing surviving.



Figure 20: Typical basement room (front room no.50 looking toward the rear) with no features of interest and room divided with modern lobby and ensuite partitions.



Figure 23: Ground floor rear room to no. 49 looking toward the front. The original door opening (to left of the image) is shown blocked. The ensuite is to the right.



Figure 21: Ground floor front room to no. 50



Figure 24: First floor front room of no. 49 looking toward the rear. The former room divided by modern plasterboard partitions into multiple rooms (corridor with 2 hotel rooms) The larger room (left image) contains an ensuite.



Figure 22: Ground floor front room to no. 49 with modern partition and lobby cutting through the rear part of the room to create the corridor shown in figure 16.



Figure 25: First floor front rooms to no. 50 looking toward the rear. Similar to no.49 with a narrow room dividing the principal volume.



Figure 26: Second floor former front room to no.49 looking toward the rear. Similar to the first floor with modern partitions curving up the space and obscuring the ability to understand the historic layout and features.



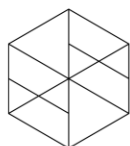
Figure 26: Second floor former front room to no.50 looking toward the rear.



Figure 27: The three existing third floor front rooms to no.49 looking toward the rear.



Figure 28: Third floor front rooms to no.50 looking toward the rear.



5 Assessment of the proposals

5.1 This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest as well as the character and appearance of the Bloomsbury Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies.

5.2 The proposals are for the conversion of the buildings from a hotel to longer-stay shared-living residential accommodation. This will include the renovation of the rooms and upgrading and, where of historic value, enhancing of internal finishes and fittings. Many of the rooms will also be provided with kitchenette facilities. Existing communal spaces within the hotel will be refurbished for use as amenity space for new residents.

Change of use

5.3 The buildings are currently physically connected and in use as a hotel. It is proposed to convert both buildings to shared-living, laid out as individual rooms with ensuite facilities alongside shared internal and external communal areas. The existing layout of the building lends itself to the proposed change of use as there are already ensuite facilities in many of the rooms and reception/living areas for hotel guests which can be used as communal amenity space for residents. The refurbishment of the buildings for a shared-living use will therefore require minimal physical works whilst introducing a more domestic character in keeping with their original residential use. This will be more sympathetic to their special architectural and historic interest whilst also contributing positively to the conservation area by way of dilution of the existing hotel prevalence.

Internal alterations

5.5 In general existing ensuite partitions will be retained and new bathroom fittings and fixtures installed within the spaces in order to update the interior character of the buildings. In rooms without ensuites new bathroom 'pods' are to be installed in a manner which preserves and enhances the existing spatial qualities of the rooms. Modest kitchenette facilities will be installed into each of the rooms. These will be minimally fixed and will be easily reversible if the use of the buildings were to change in the future.

Rear rooms

5.6 Alterations to rear rooms of the former terrace houses would mostly relate to minor changes to existing modern ensuites. **At basement to second floor levels** the changes to this part of the building will be negligible and mostly relate to minor changes to pre-existing modern interventions without harm to historic fabric or features (for example room 24a would see minor changes to the modern ensuite door position and an additional 'arm' to form a head board).

5.7 The **ground floor** rear room to no. 49 (proposed room 9) would see a repositioning of the ensuite to centre of the room adjacent to the spine wall. This allows the room to contain a lobby for fire safety. The lobby has been incorporated as part of single new 'pod' style bathroom feature (refer to paragraphs 5.15-5.18). This allows the original volume of the room to be appreciated above a new singular 'pod' style enclosure which is distinguished from the historic envelope by design compared with the existing ensuite (figure 29). The proposed layout change would also result in the re-opening of the original rear room door which retains its original doorway (as seen from the hallway side). It would also make best use of the double door recess in the spine wall, allowing the bathroom to project less into the room, and would retain and integrate the historic cupboards either side of the former opening.

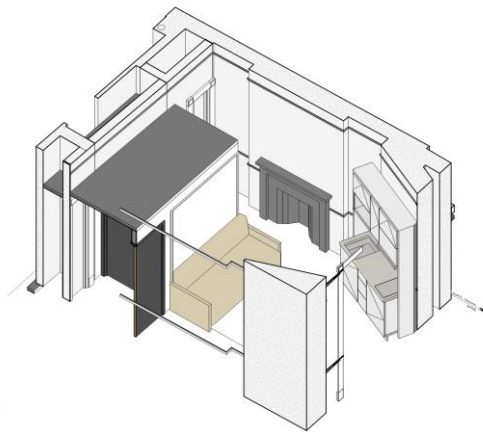


Figure 29: (above) Photograph of the existing rear room to no. 49 looking toward the rear. The existing ensuite is integrated into the historic volume of the space by its matching plaster finished, full height and continuation of the colour scheme and dado and picture rails. (below) Draft axonometric of the proposed room showing the proposed arrangement with a lower 'pod' enclosure contrasting and allowing a greater appreciation of the original room volume.

5.8 At **third floor level** the partitions which divide the rear space to no. 49 will be replaced to equalise the room sizes with a minor configuration to the position of the existing bathroom.

5.9 No. 50 would see a similar reconfiguration of the modern bathroom for room 30a. This will also result in an openings being formed in the party wall between both former dwellings to rear of the property. This would result in a small loss of historic masonry. The impact on the plan form created by the opening

itself is off-set by the blocking of similar opening in the party wall which currently exists at lower ground floor level at the front of the buildings.

5.10 The 3rd floor is of lower significance within the hierarchy of the former houses, with more modest floor to ceiling heights and little in the way of architectural embellishment. Importantly, the layout at this floor level has been fundamentally altered due to lateral conversion through the party wall, the creation of a long corridor through the centre of the plan and the heavy subdivision of spaces. The proposed works will have no harmful impact upon the special interest of the listed buildings given the existing context at this floor level.

5.11 There are two historic doors at this level. These are to be retained and reused.

Outriggers

5.12 Both buildings contain three-storey outriggers at basement, ground and first floor levels. These spaces contain no historic features of interest internally.

5.13 The **basement room** currently houses the kitchen. The kitchen equipment would be removed and a small bathroom would be inserted at the back of the room. The **ground floor room** is currently an office and the proposal would convert this to a bedroom with the provision of a lobby and small ensuite. The **first floor room** is currently a shared bathroom with multiple toilet and bathroom partition cubicles. The proposal would clear the space to create a bedroom, again with the provision of a lobby and small ensuite.

5.14 The proposed changes to this part of the building will be modest. The proposed works will have no harmful impact upon the special interest of the listed buildings given the existing context.



Front rooms

5.15 Alterations to front rooms of the buildings at all levels continue to seek minimal intervention where possible. The main focus for change in the building relates to the rationalisation to the existing modern partitions which currently subdivide the original front rooms. The proposal would incorporate ensembles to those rooms at the front of the building which do not currently have them.

Bathroom Pods and Sofa Bed Joinery

5.16 The strategy seeks to replace the existing partitions with 'pod' bathroom features which use a combination of form, height, materials and detailed design to distinguish them as standalone interventions within the respective shared-living rooms. In most instances it also integrates a bespoke designed multifunctional sofa bed joinery unit which also provides the necessary storage space.

5.17 This helps redefine the existing modern subdivision, combining the partitioning, to incorporate and integrate new facilities as part of cohesive pieces of fixed furniture. Rather than appearing part of the historic internal envelope and confusing the understanding of the original volume, the bespoke design better reveals and distinguishes the retained historic features as well as retaining a greater sense of openness of the existing volumes, whilst providing necessary ensuite facilities.

5.18 The feature bathroom construction will vary by building level. On the lower ground to first floors, where generous ceiling heights exist, bathrooms will have a 'roof' which will be discernible from within the larger living space. This will greatly help to retain the sense of space of the existing room within the unit.

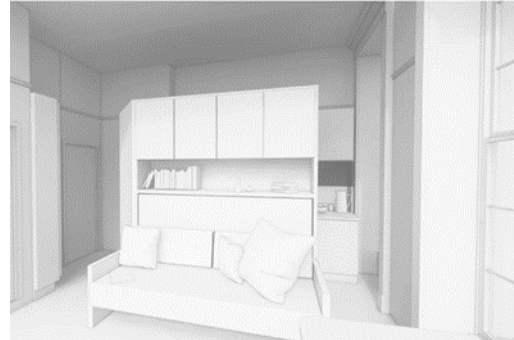


Figure 30: Concept 3d model of a typical 'pod' within a first floor room.

5.19 On upper floors, where existing ceiling heights are not as generous, partitions will span floor to ceiling, with panelling and fold-down furniture giving the sense of an element placed in the room by means of the introduction of shadow gaps around. Further details of the bathroom pod are included in the Design and Access statement and internal elevations for each room which accompany this application.

5.20 The main change at **basement level** is the replacement of the modern partition which currently provides a lobby to the front room of no.50. This is clearly of modern plaster board and stud construction. It would be replaced with a 'pod' style partition, whereby the upper part of this partition wall would remain in a similar position to the existing wall. However, the lower section of the wall, which projects into the main room, would be lower in height with a 'roof' which will be discernible from within the larger bedroom space. This will greatly help to retain the sense of space of the existing room within the unit as discussed in more detail above.

5.20 The kitchen / dining room would remain in the same form (front room to no.49). This is to be subtly divided with full height typical kitchen cabinet units to separate the dining and kitchen facilities. This also conceals the new water pipes from above to avoid harming the character or appearance of the space.



5.21 The opening in the party wall from the kitchen would be blocked. This would off-set the impact on the plan form from the new opening created in the partywall at 3rd floor level.

5.22 On the **ground floor**, the front room of no.49 would become a bedroom with the new ensuite springing from the modern corridor partition

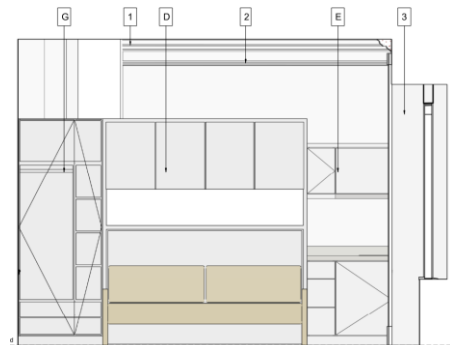
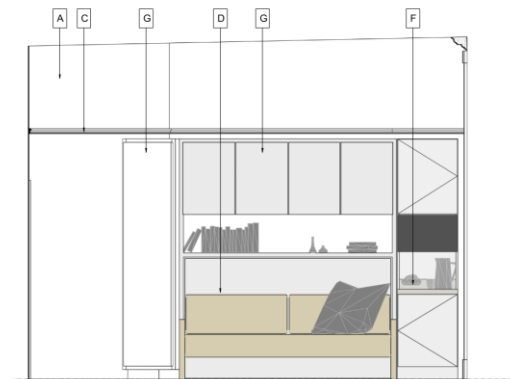


Figure 31: (above) Existing photograph of the front room to no. 49 looking toward the entrance hallway. (below) Proposed internal elevation of the same view showing the fitted furniture bathroom and multifunctional sofa bed 'pod' and kitchenette.

5.23 At **first floor** level the changes replace the partitions which divides the former front rooms with a partition wall with incorporated 'pod' shower room to both buildings. The new arrangement helps equalise the size of each room without unduly compromising the existing volume of the main room.

5.24 At this level the ceiling of the bathroom pod would be approximately 1000mm below the original ceiling level.



- A. New plasterboard partitions
- B. New door and architrave
- C. New joinery to match existing
- D. New Convertible sofa / bed
- E. New Private cooking facilities
- F. New Private tea point
- G. New built-in Wardrobe / closed storage
- H. New Collapsible desk

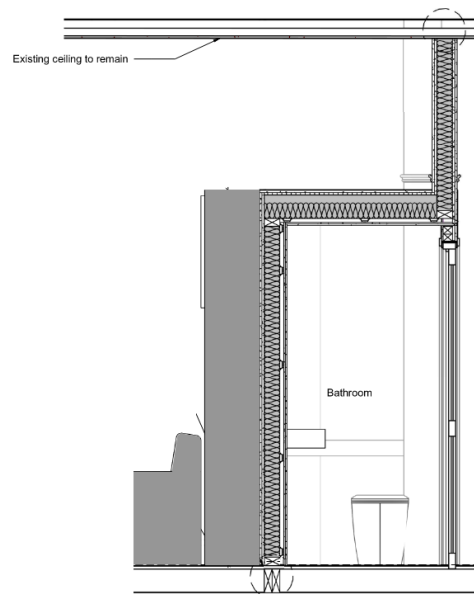


Figure 32: Internal elevation and section of room 12 with multifunctional sofa bed, tea point and wardrobe integrated with the shower room for unit 11. This is set below the picture rail.

5.25 A **second and third floor levels** the approach would be consistent with the lower floors although the expression of the 'pod' is lessened due to the lower floor to ceiling heights



preventing a 'ceiling' to the new projecting partitions. Here the bespoke fitted joinery with a shadow gap at the ceiling junction would contrast with the existing plaster walls to create the distinct 'pod' features.

5.26 Overall the proposed works to the front part of the former houses will have no harmful impact upon the special interest of the listed buildings given the existing context at each level.

5.27 The original detailing and features, where they exist will be retained and maintained with a greater opportunity for the features and layout to be clearly identified and appreciated through the juxtaposition of the new pod and joiner, providing a rationalising and easily identifiable fitted furniture insertions into existing the volumes.

Services

5.28 At present there are two vertical risers which are within the building located in the rear room of each building adjacent to the spine wall. Further SVP run down the rear facades in various positions as one would expect.

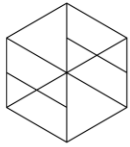
Bathrooms

5.29 The intention would be to utilise the existing risers and existing bathroom waste and ventilation connections. The existing retained services would serve the majority of the existing ensuite bathrooms as well as the new bathroom to room 9 and room 31 without resulting in harm to the fabric. All new pipes would be concealed with the modern finish of the ensuites.

5.30 The remaining 8 new bathrooms (4 per building) located in the front part of the buildings would be served with by a new service riser per building, concealed within the 'pod' partition wall which would divide the front rooms at each level. The vertical riser would result in the minimal loss of localised plaster and any remaining floor boards at each level. The size of the riser would equate to 0.2sqm per floor per building. At lower levels the new SVP would run within the floor void between ground floor and first floor levels to no. 49 for a minimal distance (circa 1m before being concealed with the wardrobe partition spur for room 6 before connecting to the existing ensuite waste.

5.31 In no. 50 the SVP would be concealed with the floor void between ground and basement level before being concealed in the new kitchen cabinets and then connecting to the existing connections.

5.32 The risers would serve the ensuites with water in, waste out, heating in and ventilation which extract to roof level. At roof level the existing extract fans would be replaced like for like, supplemented with two new fans with negligible impact.



Kitchenettes

5.33 The kitchenettes would be introduced into the shared living units. These have been designed as if it were a standalone furniture item analogous to a large Welsh dresser. Whilst still a built in item, the use of shadow gaps behind will to enable the units to be positioned without impacting existing skirtings and dado rails, and their position with the rooms have been carefully considered so that it both reads as a furniture item, and that services can be provided easily, for example by enabling connections to existing stacks and ventilation system.

5.34 The majority of the kitchenettes have been located adjoining the ensuite bathrooms to utilise the service runs and avoid additional or new service ducts, except for units 20 and 21. Unit 20 will have the kitchenette located to the front of the building adjacent to existing sinks in positions which already have water and waste feeds. Unit 21 will be served from the existing waste and water feed for the existing ensuite bathroom in the room directly above.

5.35 Each of the Kitchenettes will require an extract fan. These fans will manifest themselves externally as a brick vent, or similar coloured to match the existing brick work. They will be flush with the external brickwork with no projections. The front façade the vents to the existing side return in the front lightwell for units 4 and kitchen room B03. Unit 20 fan for units 20 will utilise the existing ventilation brick on the front façade (figure 33).

5.36 The rear façade accommodate new additional ventilation bricks to serve the kitchenettes. These would be discreetly positioned adjacent to existing downpipes or in the corner of the façade and would appear unobtrusive in a similar way the existing front façade (figure 33).

External Alterations

5.37 There are no external alterations envisaged to the buildings other than the vents discussed above. Therefore the positive physical contribution to the coherent character of Cartwright Gardens and to the character and appearance of this part of the Bloomsbury conservation Area will be preserved.

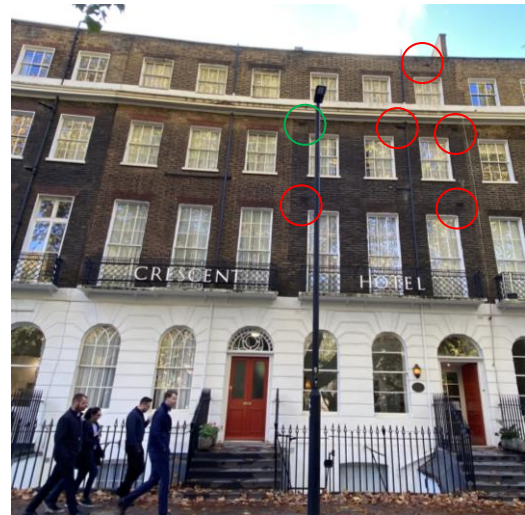


Figure 33: Front façade with the existing ventilations bricks circled. The green circled brick would be reused to provide ventilation for the kitchenette to room 20.



Assessment of the proposals against the relevant policy framework Statutory duties – The Planning (Listed Buildings and Conservation Areas) Act 1990

5.38 The main issues for consideration in relation to this application are the effect of the change of use and physical proposals on nos. 49 and 50 Cartwright Gardens as listed buildings and the impact of any external changes to the building on the character and appearance of the Bloomsbury Conservation Area.

5.39 The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72. This appraisal has shown that the proposals will have no harmful impact upon the defined significance of the listed buildings given their current internal layout, spatial quality and circulation pattern.

5.40 The proposed change of use from a hotel to shared living premises will reintroduce a more domestic character to the buildings which is in keeping with their original use – whilst also diluting the hotel prevalence which the Bloomsbury Conservation Area Appraisal notes currently dominate the area.

5.41 The special architectural and historic interest of the listed buildings will be preserved in line with the s.16 duty. The external works will have no meaningful impact on the character and appearance of the building or therefore on the conservation area. As such the works would comply with section 72 of the Act.

5.42 The proposals will broadly utilise the existing layout and subdivision of the buildings. The internal finishes and fittings within the buildings are now rather dated and the interior will be repaired and redecorated, with updated fittings to the bathroom and kitchen areas.

5.43 Where changes are proposed to the plan form of the listed building these are concentrated to modern partitions positioned within the front rooms of the building where they

have already subdivided of the principal rooms. The character of the interior of this parts of the building has inevitably been altered by its commercial use as a hotel and there has been a significant impact upon its original plan form and spatial quality because of the degree of subdivision which it has sustained.

5.44 Partitions dividing the large front rooms into smaller spaces and the creation of the lateral corridor carved out of the principal front rooms, have been particularly damaging to the legibility of the former townhouse typology.

5.45 The proposed replacement and rationalisation of the existing modern partitions for 21st century accommodation as either hotel or shared residential accommodation must be considered within the overall context and existing evolved character of the listed building.

5.46 The rear rooms and vestibule areas of the former houses are less altered and in return only minimal interventions to this area are proposed.

National Planning Policy Framework 2021

5.47 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

5.48 This Heritage Appraisal has provided a thorough analysis of the significance of the listed buildings and the relative contribution of the various parts to their special architectural and historic interest.

5.53 A key component of the significance nos.49 and 50 Cartwright Gardens is the layout



of the crescent itself, which is notable in historic and townscape terms, reflecting the fashion for geometric set pieces such as crescents, squares and circuses during the late Georgian period. The buildings have retained a range of decorative features which add character and architectural interest to the interiors. However, the original plan form, spatial quality and character of the interior of the building has been overlaid and undermined over time due to the longstanding hotel use of the buildings and the degree of subdivision which it has sustained.

5.49 The proposals will avoid any harm to this defined significance or value, through the sensitive conversion of the buildings to shared living premises and the cessation of its longstanding commercial use as a hotel. The existing layout of the buildings will largely be reused with small scale adaptation of the plan form to the areas of the building which have already seen significant change. Consequently, the proposals are considered to comply with the requirements of the NPPF, sustaining the buildings in an active and beneficial use.

The London Plan 2021

5.50 The proposals are considered to comply with the adopted London Plan (2021). The thrust of **Policy HC1 - Heritage conservation and growth** is that heritage assets should be valued, conserved and re-used and that development should be sympathetic in terms of form, scale, materials and architectural detail. The proposals will ensure the ongoing occupancy and maintenance of the listed building in a sympathetic manner which better reflects its original domestic use. Overall, the affected heritage assets (the listed building and the surrounding Bloomsbury Conservation Area) will be conserved.

Camden Local Plan

5.51 The proposed works are considered to comply with the relevant sections of the London Borough of Camden's Local Plan 2017.

5.52 **Camden Local Plan Policy D1 – Design** requires development to respect local context and character, preserve or enhance the historic environment and heritage assets and comprise details and materials that are of high quality and complement the local character. **Local Plan Policy D2 – Heritage** outlines that the Council will preserve, and where appropriate enhance the borough's rich and diverse heritage assets, including conservation areas and listed buildings. Any less than substantial harm must be outweighed convincingly by the public benefits of the scheme. In conservation areas, development is required to preserve or where possible, enhance their character or appearance. With regard to listed buildings, the Council will resist proposals to alter or extend them where this would cause harm to their special architectural or historic interest and setting.

5.53 The building has been in hotel use for several decades and its interior reflects this, with a series of bedrooms and associated ensembles and a rather tired decorative finish. The proposals will largely reuse the existing layout of the buildings. There will be some modest reconfiguration of existing modern partitions in areas where later alterations to the plan form and spatial quality have largely obscured the original layout of the listed buildings.

5.54 The proposals include a full scheme of repair, refurbishment and restoration of the fabric and features of the listed building and a demonstrable enhancement to its character. Surviving historic features will be retained and carefully protected within the newly refurbished rooms, thus conserving the architectural and aesthetic character of the buildings.

5.55 The proposed conversion of the building to a shared living premises will replace a commercial use with one of a more settled, domestic character. This will enhance the special



interest of the listed buildings and the traditional established use of the Bloomsbury Conservation area, reflecting to a degree their original use as family homes.

6 Conclusion

6.1 This application seeks planning permission and listed building consent for the conversion of the existing buildings from a hotel to shared living premises, with associated internal alterations.

6.2 The proposed works for the conversion of this pair of Grade II listed buildings will take a relatively 'light touch' approach, utilising existing partitions and subdivision of the rear of the building wherever possible. The reconfiguration of partitions to provide ensembles will largely be restricted to the front part of the building which have already had its plan form heavily altered. Here the strategy seeks to replace the existing partitions with a 'pod' bathroom features which uses a combination of form, height, materials and detailed design to distinguish the new shower rooms as clear, subservient interventions that otherwise "reopen" the size and scale of the respective spaces. The integration of kitchen and bathroom facilities with bespoke designed multifunctional joinery units distinguishes and rationalises the necessary modern facilities, allowing the historic features and remaining form and volume to be better appreciated.

6.3 Surviving architectural features will be retained and enhanced throughout the buildings, thus preserving their internal historic character. The conversion works will also include the updating of decorative finishes which are currently rather tired and dated, thus enhancing the interior of the listed buildings.

6.4 The new opening in the party wall to the top floor would be off-set by the closing up of a similar partywall opening at basement level.

6.5 Overall, the proposals will preserve the special architectural and historic interest of nos.49-50 Cartwright Gardens, avoid conflict with their defined significance and sustain them for the future through refurbishment, upgrading and conversion.



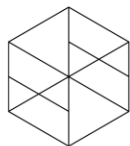
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6.6 The proposed works are considered to fully comply with the requirements of the London Borough of Camden's Local Plan 2017 and will preserve the special architectural and historic interest of the listed buildings. The proposals also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of affected heritage assets is sustained and enhanced.



Appendix A – Relevant historic environment policy

National Planning Policy & Legislation

A1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“In considering whether to grant listed building consent for any works the local planning authority or 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.”

A2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

A3 The revised National Planning Policy Framework 2021 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 194

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.

Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage

asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 197

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199

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.

Local Planning Policy

A4 Camden’s Local Plan was adopted on 3 July 2017 and sets out the Council’s planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan will cover the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council’s vision for the borough.

A5 **Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;



"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";*
- e. comprises details and materials that are of high quality and complement the local character;*

A6 **Policy D2 – Heritage** has relevant parts and is clear that:

"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

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."*

The London Plan

A7 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Bloomsbury Conservation Area Statement

A8 The Conservation Area Statement has a number of relevant paragraphs relating to new development within the Bloomsbury Conservation Area.



Para 5.28

Development proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.

Para 5.29

High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.

Para 5.31

Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal including the formality and regularity of terraced forms and the prevailing scale, mass, form and rhythm created by the historic pattern of development. The appraisal has demonstrated that a high quality successful modern design can be accommodated and enhance the Conservation Area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

Para 5.33

In all cases the Council will expect original architectural features and detailing to be retained, repaired, protected, or refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.