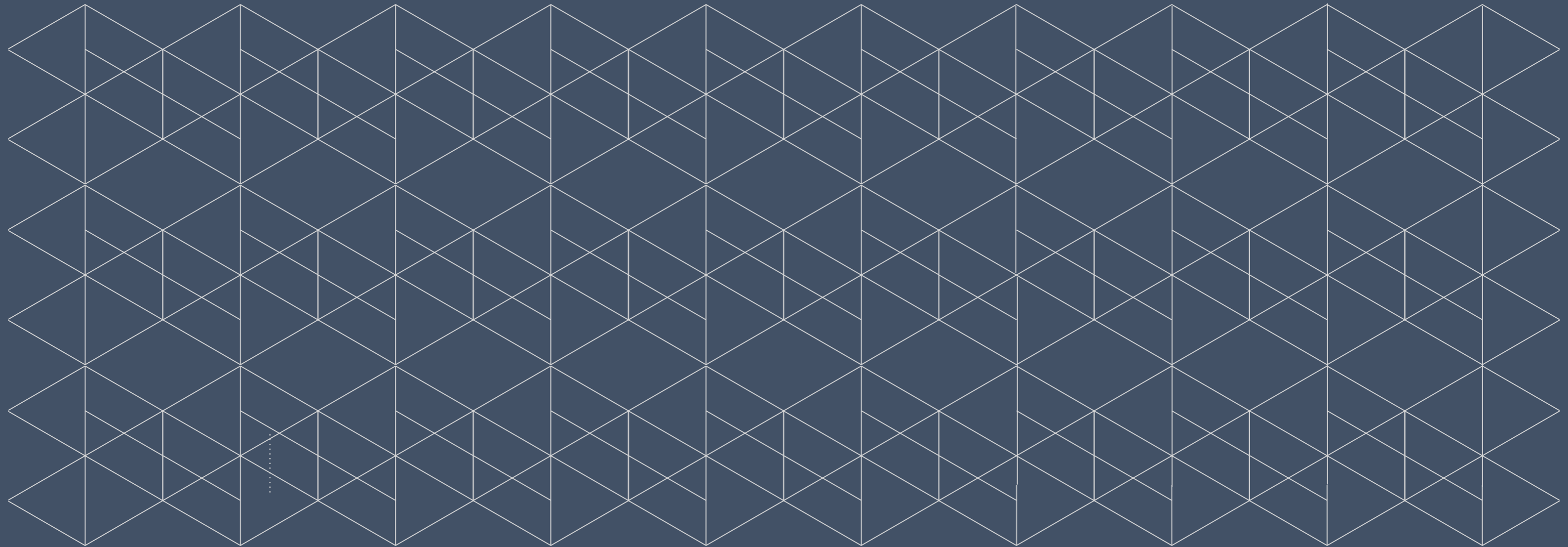


Nos. 74-77 Great Russell Street, WC1B 3DA
Heritage Appraisal



The
Heritage
Practice

January 2023



74-77 Great Russell Street

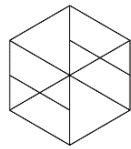
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1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of applications for planning permission and listed building consent at nos.74-77 Great Russell Street, London WC1B 3DA.

1.2 The buildings are Grade II listed and situated in the Bloomsbury Conservation Area. The proposals are for internal works to the buildings, including the removal of partitions, the replacement of the existing modern stair/lift core, replacement WC provision and general associated refurbishment and upgrading.

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 and supporting information prepared by SPPARC.

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 buildings. It will describe the proposed works and assess their impact on the special architectural and historic interest of the listed buildings. This assessment utilises the heritage values set out in Historic England's 'Conservation Principles' (2008).

1.6 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 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 organisations 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.



Figure 1: A view of the front façade of the terrace at nos.74-77 Great Russell Street.

2 Site and surroundings

2.1 Great Russell Street is located in the heart of Bloomsbury and runs in a NE-SW alignment, connecting Tottenham Court Road in the west with Bloomsbury Square to the east. The application buildings consist of a terrace of mid 17th century houses, altered and re-fronted in the early 19th century with painted stucco and Italianate dressings. The houses comprise four main storeys with a full basement and a modern mansard across the terrace.

2.2 Nos.74-77 (consecutive) Great Russell Street were Grade II listed on 28 February 1969. The description indicates that the buildings were listed for group value and reads as follows:

TQ3081NW GREAT RUSSELL STREET 798-1/100/688 (North side) 28/02/69 Nos.74-77 (Consecutive) and attached railings

GV II

Terrace of 4 houses. c1662-4, altered mid C19. Stucco with rusticated ground floor. 4 storeys and basements. 3 windows each. No.77 with 3-window return to Montague Street. Entrances with architraved stucco surrounds, panelled reveals, consoles and cornices; fanlights and panelled doors. Pilasters (rusticated on 1st and 2nd floors) between houses and at angles carry main cornice with balustraded parapet. Architraved 4-pane sashes, 1st floor with console bracketed cornices. Bracketed cornice at 3rd floor level. Return to No.77 with cast-iron verandah, added 1841, with elaborately ornamented cast-iron balustrade, including heads on roundels and foliage, and posts to tented canopy. INTERIORS: No.75 with panelled hall and rooms. Stair with barley sugar twist balusters and wreathed handrail. No.77 has a panelled hall with Corinthian fluted pilasters and door with enriched mouldings; original staircase. SUBSIDIARY FEATURES: attached C19 cast-iron railings to areas. HISTORICAL NOTE: No.77 was the home of Thomas Henry Wyatt, architect (GLC plaque).

2.3 Forming part of the same site as nos.74-77 Great Russell Street, and attached via a modern wing, is the Grade II listed building at no.29A Montague Street. This was also statutorily listed on 28 February 1969 and the description reads as follows:

Q3081NW MONTAGUE STREET 798-1/100/1148 (East side) 28/02/69 No.29A and attached wall, railings and lamps

GV II

Villa and attached lodge, set back from street in walled enclosure. 1841-3. By Thomas Stead. Villa: yellow stock brick with rusticated stucco quoins. Stucco modillion cornice and blocking course. 2 storeys. 4 windows with 1 window recessed side entrance bay and 4 window return, mostly blind. Architraved doorway with bracketed canopy and lantern over entrance. Architraved sashes with original glazing bars. 4 decorated lead rainwater cisterns along west frontage dated 1715, 1745, 1764 and 1771. Lodge: yellow stock brick. Symmetrical single storey north wing with 3 windows and projecting pedimented central bay. Central doorway with half glazed door and bracketed canopy. Gauged brick flat arches to recessed sashes. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: courtyard railings: cast-iron railings with bud finials and ornamental lampstandard with twisted stem and ladder bars. Windsor lantern attached to south wing. Screen wall & attached railings: adjacent to street. Yellow stock brick with stone coping. Doorways at north and south ends; south doorway blocked. Attached railings with urn finials and gates.

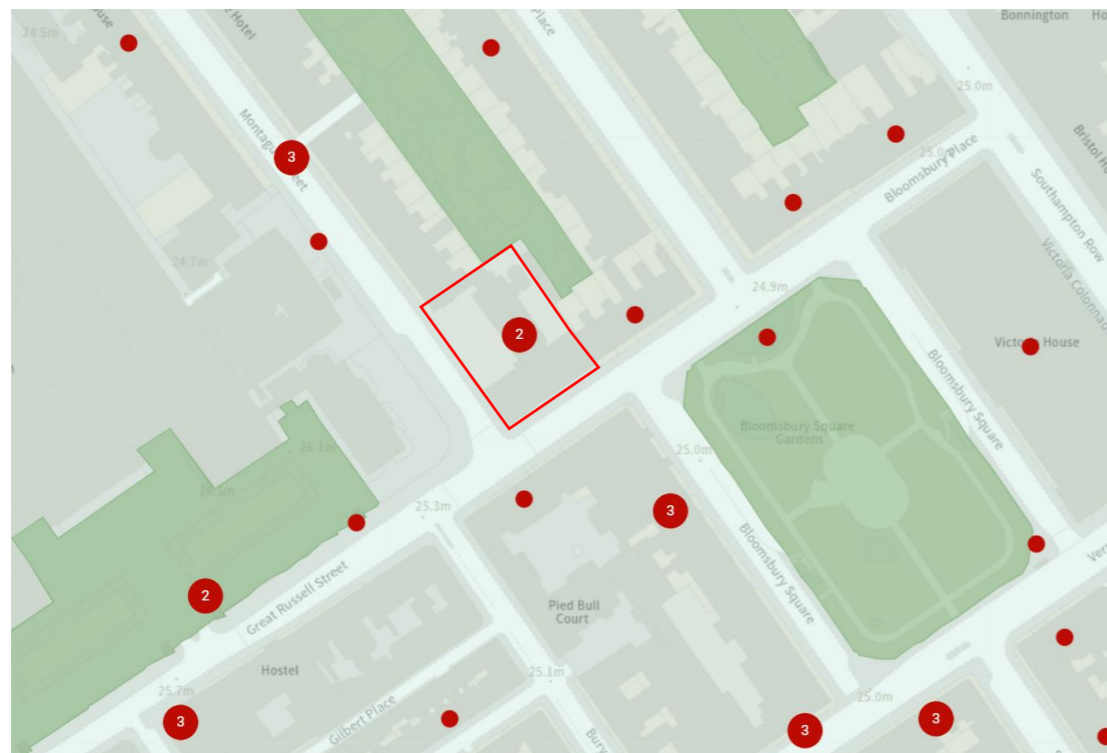


Figure 2: Map showing the designated heritage assets, denoting statutorily listed buildings with red dots, light green is conservation area and dark green designated open space.

2.4 The wider area surrounding the application site contains a wealth of listed buildings, many of which are terraced townhouses dating from the mid 17th century through to the early 19th century. The following buildings form part of the immediate setting to nos.74-77 Great Russell Street.

- The British Museum - Grade I
- Main entrance gateway, railings and attached lodges to the British Museum - Grade II*
- Royal Pharmaceutical Society, 17 Bloomsbury Square - Grade II
- Nos. 18-22 Bloomsbury Square – Grade II
- Nos. 66-71 Great Russell Street - Grade II
- Nos. 12-29 Montague Street - Grade II
- Bloomsbury Square - Grade II listed Park and Garden
- Statue of Charles James Fox in Bloomsbury Square - Grade II*

2.5 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.

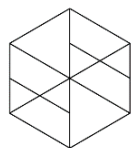
2.6 The Bloomsbury Conservation Area is very large and consequently is divided into 14 separate character areas. Great Russell Street is located within **Sub Area 6: Bloomsbury Square/Russell Square/Tavistock Square**. This sub area is situated to the east of the British Museum and includes the formal group of garden squares - Tavistock Square, Russell Square and Bloomsbury Square - along with their connecting streets.

2.7 The Bloomsbury Conservation Area Appraisal and Management Plan was adopted on 18 April 2011. In relation to the overall character of Sub Area 6 the Appraisal notes that:

This sub area is largely made up of three- and four-storey late 18th and 19th century terraces surrounding a sequence of linked formal spaces, namely Bloomsbury Square, Russell Square and Tavistock Square. A series of north-south vistas visually connect the three squares. Moving through the area, there is a transition between the enclosed, urban nature of the streets and the more open squares which are softened by trees and green landscape. In places, the original terraces have been replaced with 20th century development, mostly of a larger scale and urban grain; this is particularly noticeable around Tavistock Square, Bedford Way and Upper Woburn Place (para 5.79).

2.8 Specifically in relation to the application site, the Appraisal outlines that:

Looking north, Nos 18-22 (consec) and Nos 23-27 (consec) Bloomsbury Square are two terraces of grade II listed brick townhouses by James Burton, dating from 1800 - 1805, which frame the vista along Bedford Place. Flanking these are Nos 1-5 Bloomsbury Place and Nos 74-77 Great Russell Street, two stucco-faced terraces of the same height; of 17th century origin they were re-fronted in the mid 19th century and have a more decorative, classically-influenced elevational treatment. The gable of No 77 has an intricate first-floor iron verandah which adds visual interest in views along Great Russell Street (para 5.85).



3 Relevant planning history

2009

Planning permission (2008/5377/L) and Listed Building Consent (2008/5377/L) were granted on 12 January 2009 for `Works associated with the installation of 10 sunpipes to roof of offices (Class B1a).`

Listed Building Consent (2008/5690/L) was granted on 19 January 2009 for `Internal alterations involving the replacement of an existing door at ground floor level with a new door incorporating vision panels, to aid wheelchair access.`

Listed Building Consent (2008/5692/L) was granted on 9 March 2009 for `Internal alterations to install additional partitions at ground and first floor levels.`

2008

Planning permission (2007/2714/P) was granted on 3 January 2008 for `Installation of 4.no air conditioning units at roof level to existing office building (Class B1).`

Planning permission (2008/2023/P) and Listed Building Consent (2008/2024/L) were granted on 15 July 2008 for `Addition of rooflights to roof of offices (Class B1a).`

2007

Listed Building Consent (2006/5143/L) was granted on 9 February 2007 for `Installation of comfort cooling system, together with works associated with alterations to existing and installation of new wcs.`

1979

Listed Building Consent (HB2038) was granted on 8 March 1979 for `Erection of plaque, measuring 10.3 inches by 7.5 inches to the right hand side of the main entrance.`

1978

Listed Building Consent (HB1849) was granted on 28 March 1978 for `The installation of new partitions at 2nd and 3rd floor levels.`

1976

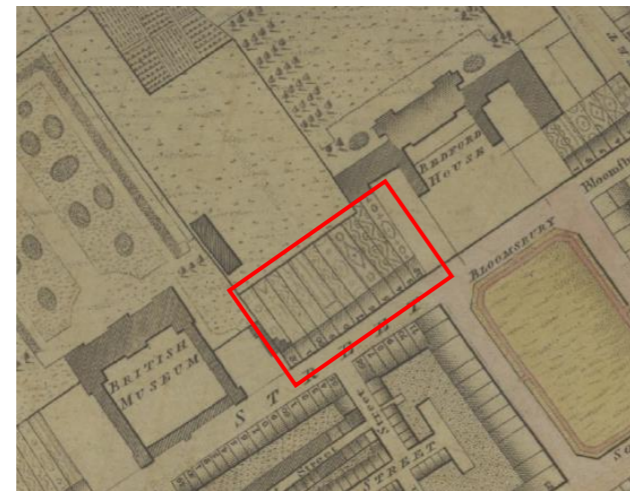
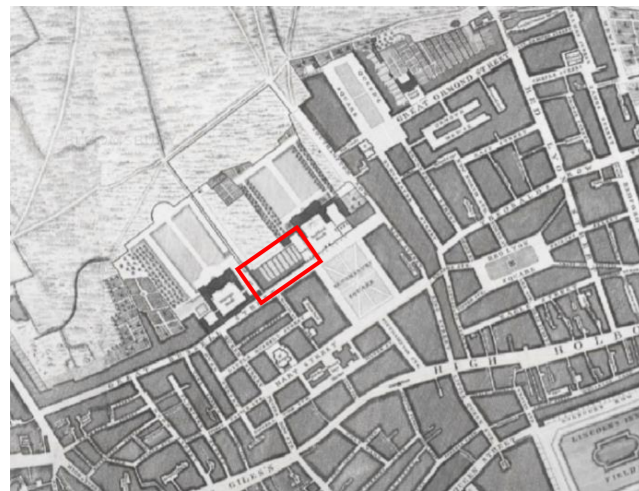
Listed Building Consent (HB1533) was granted on 10 December 1976 for `Internal alterations to 74-77 Great Russell Street, WC1 involving the formation of new stud partitions.`

1973

Various approval of details applications (HB580, HB536R, 15076R and 15172) were granted on 17 May 1973 relating to conditions attached to permission/consent for `The renovation and part reconstruction of 74-77 Great Russell Street and 29a Montague Street, WC1, and the erection of a four storey link block for office use.`

1972

Planning permission (10351) and Listed Building Consent (HB158) was granted on 31 July 1972 for `At Nos. 74-77 Great Russell Street and 29A Montague Street W.C.1. (a) Renovation and part reconstruction. (b) The erection of a four Storey link building for use as offices.`



Figures 3 & 4: Roque's map of 1746 (left) and Horwood's map of 1799 (right).



Figures 5 & 6: Greenwood's map of 1828 (left) and the 1868-73 Ordnance Survey map (right).

4 Historic development

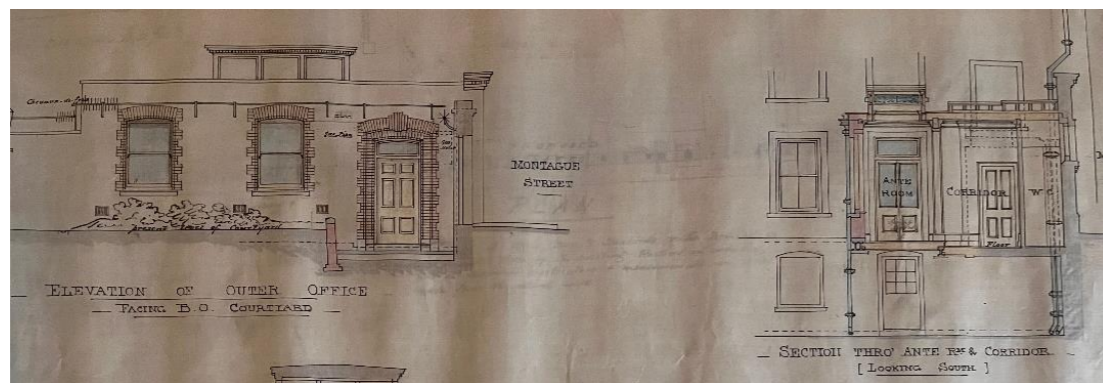
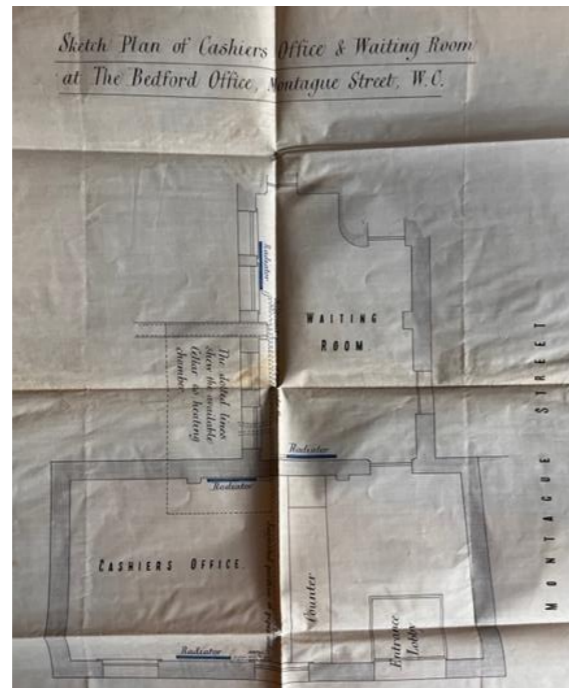
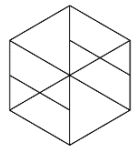
4.1 Great Russell Street forms part of the Bedford Estate which began to be developed in the mid 17th century by the 4th Earl of Southampton, who laid out Bloomsbury Square in 1665 as a piazza for his mansion, Bedford House. The estate passed to the Russell family in 1669 through the marriage of the Earl's daughter to William, Lord Russell, later the 1st Duke of Bedford. In 1673, Montagu House was built directly to the west of Bedford House by the Duke's brother-in-law, Ralph Earl of Montagu.

4.2 Roque's map of 1746 (Figure 3) shows Bloomsbury Square and the two grand mansions to the north of Great Russell Street. The northern side of Great Russell Street where it leads west from Bloomsbury Square is shown as built over. To the north, development gave way abruptly to open fields.

4.3 Horwood's map of 1799 (Figure 4) shows the terrace on the north side of Great Russell Street in more detail, consisting of eleven houses, all with landscaped rear gardens. At this time much of the land to the north of Bedford House and Montagu House remained open and undeveloped, despite new streets of housing stretching all the way to the New Road (now Euston Road) to the west of Tottenham Court Road.

4.4 Greenwood's map of 1828 (Figure 5) shows the replacement of Montagu House by the new buildings of the British Museum and the completion of the Bedford estate to the north. This was laid out with swathes of good quality terraces and grand squares, such as Bedford Square and Russell Square, in the final decades of the 18th and early years of the 19th centuries.

4.5 The construction of Montague Street in 1803-06 to the east of the British Museum resulted in the truncation of the terrace of houses along the north side of Great Russell Street. The remaining houses are shown on Greenwood's map without outriggers and with open space to the rear, adjacent to the southern flank of the Montague Street terrace.



Figures 7 & 8: Late 19th century plan of The Annexe and a view of its northern elevation.

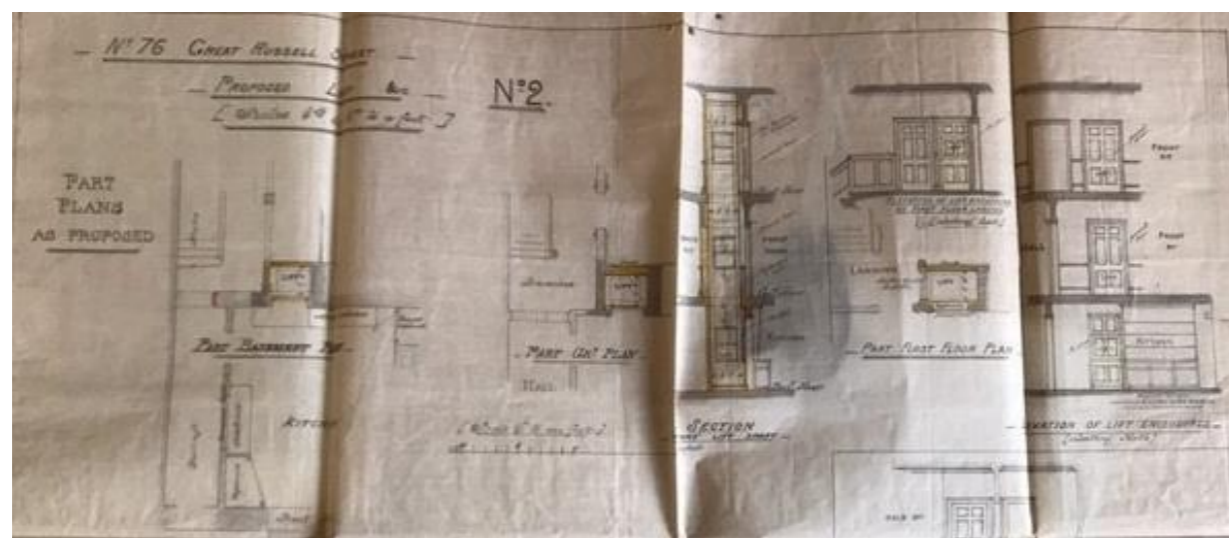
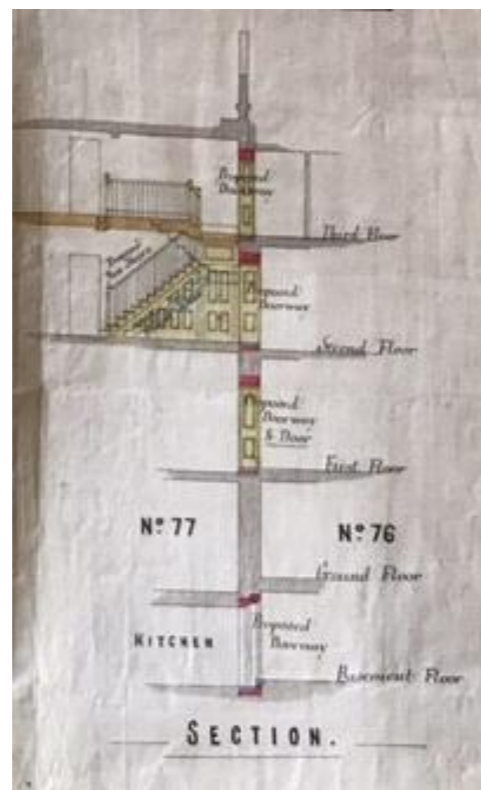
Development of the application site

4.6 Historically the site has been occupied by the Bedford Estate Office and continues in that use today.

4.7 The 1868-73 Ordnance Survey map (Figure 6) shows the layout of the site, with the detached villas to the north and projecting wings to nos.75, 76 and 77. A structure also fills the width of the end of the garden to no.77. Known as the Annexe, by the Edwardian period this included a strong room, cashier's office and waiting area for the Office (Figures 7 & 8). This can be seen at the rear of no.77 in this 1968 photograph of the terrace (Figure 9).



Figure 9: A view of the terrace taken in 1968 - the single storey annexe can be seen to the rear of no.77.



Figures 10 & 11: Drawings relating to the 1889 modifications to the building, including lateral conversion between nos.76 and 77 as well as the insertion of a lift into no.76.

Development of the application site

4.8 The Bedford Estate undertook an extensive programme of works to the buildings in 1889. This included lateral conversion through the party wall between nos.76 and 77 at basement, 1st, 2nd and 3rd floor levels as shown on the section drawing at Figures 10 & 11. This demonstrates that a certain amount of care was intended, with panelled reveals to the openings. A new secondary staircase, also shown on the section drawing, was installed within no.77, rising between the 2nd and 3rd floors. Surprisingly, the plans also show a new lift introduced into the rear room of no.76, adjacent to the spine wall - an early example of this type of 'modernisation.'

4.9 A series of leases between the Duke of Bedford and various leaseholders during the 1890s and in 1919/20 provide us with detailed basement plans of the buildings (Figures 13-15). These show the original two room deep plan form of the houses, with staircases to the rear against the party wall and generous projecting chimney breasts. The lateral conversion between nos.76 and 77 which took place as part of the 1889 works and the associated corridor through the front room of no.77 can also be appreciated.

4.10 The Inland Revenue valuation service map of 1910-15 (Figure 12) reflects the 1889 works to join nos.76 and 77 and shows them as one building. This became the headquarters of the Zionist Foundation, established in 1899 to campaign for a permanent homeland for the Jewish People. The Jewish Agency also operated its political office from the building and its chairman, David Ben-Gurion eventually became Israel's first Prime Minister.

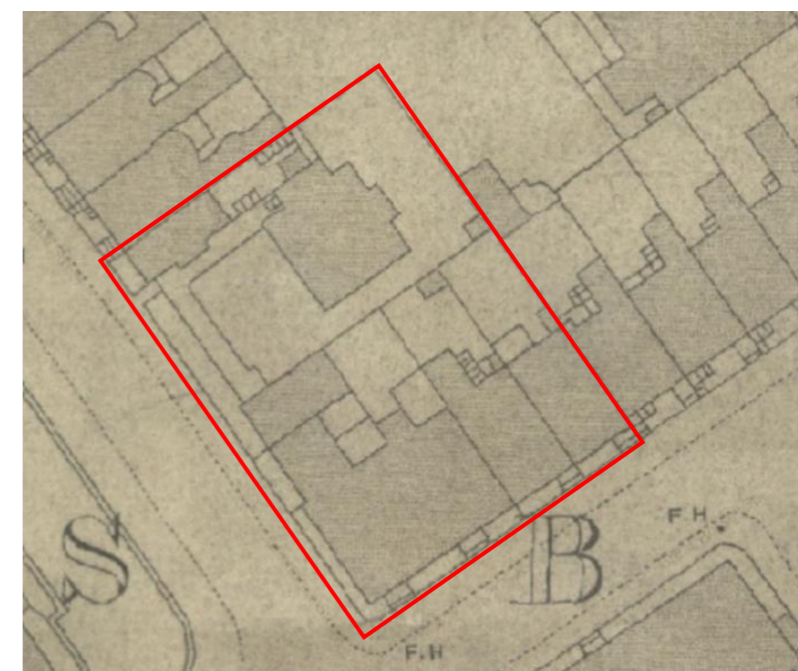
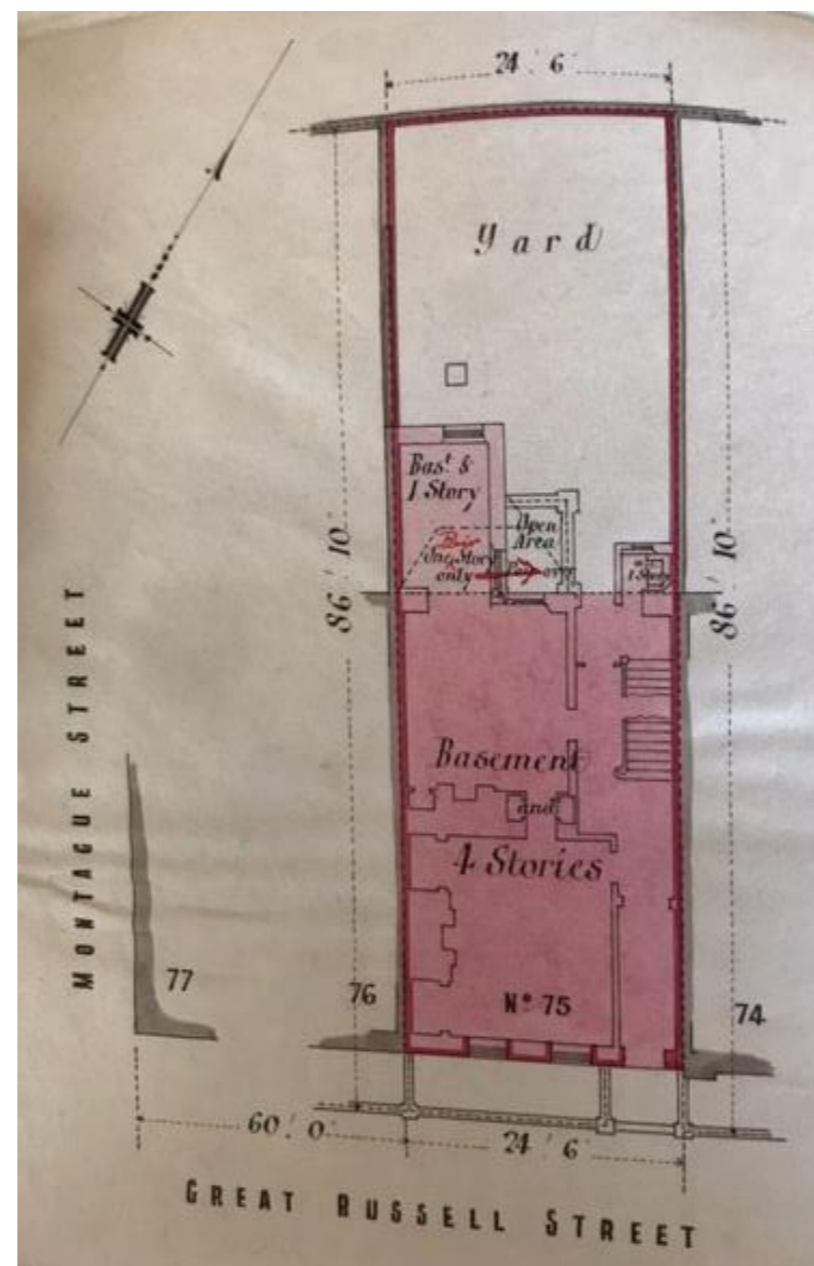
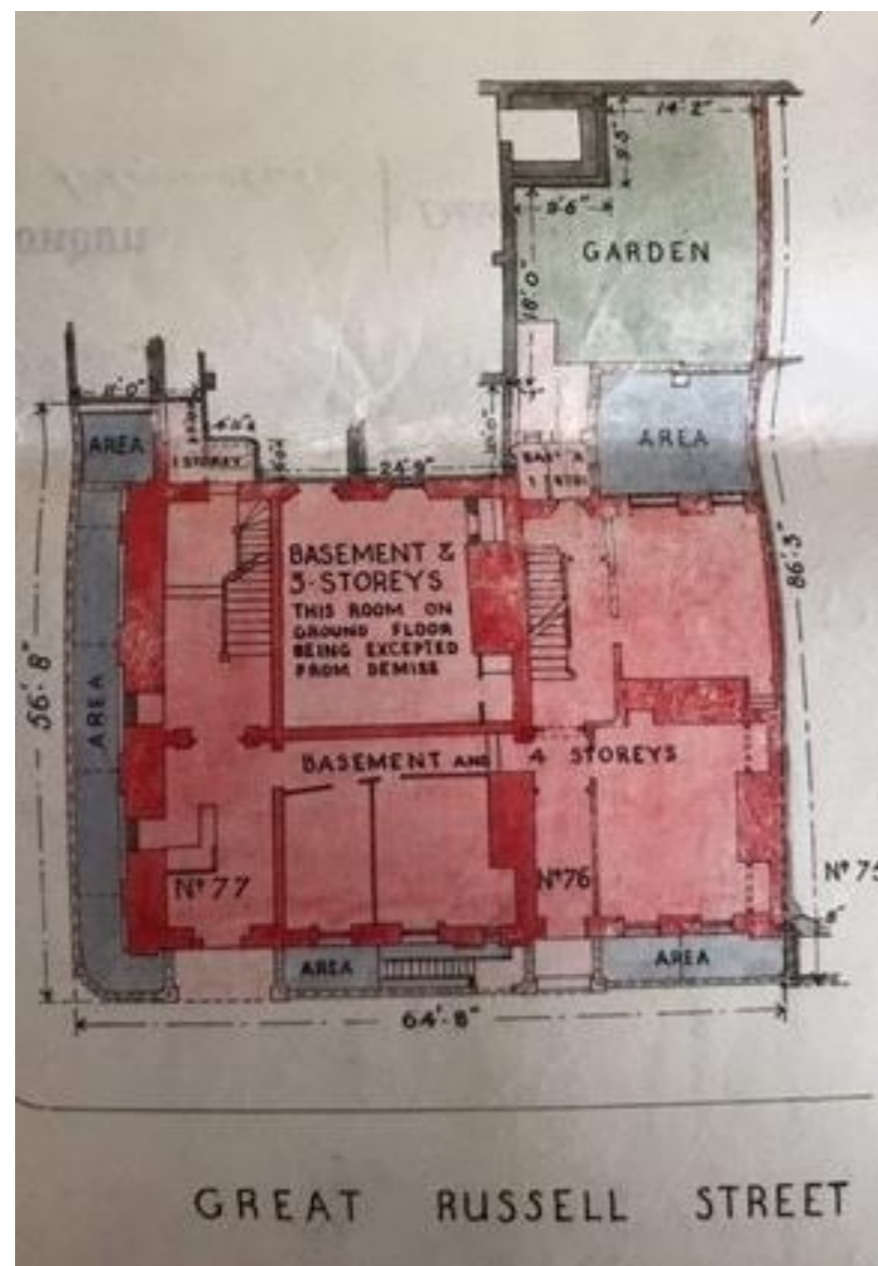
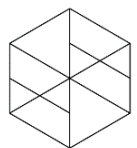
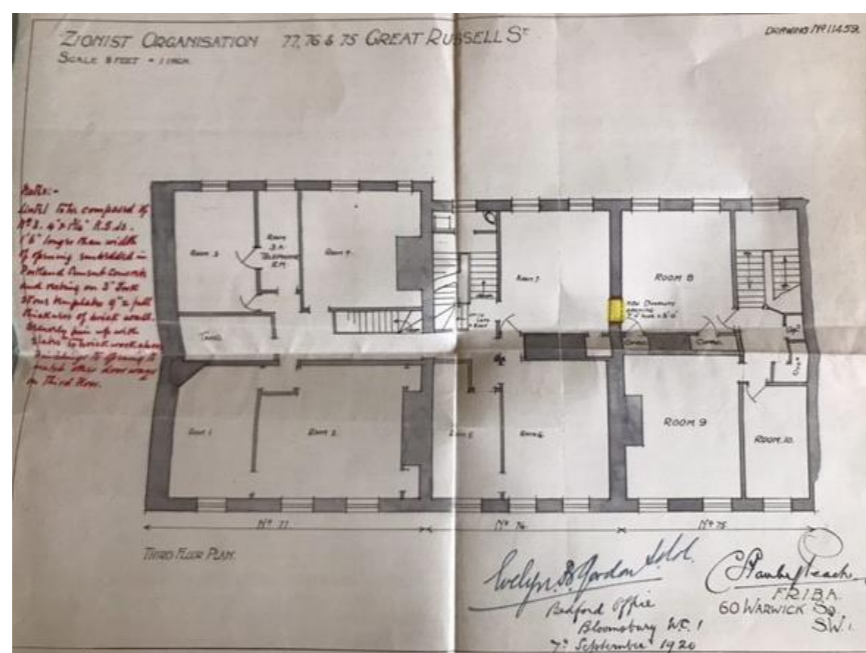
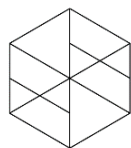


Figure 12: The 190-15 Inland Revenue valuation service map.



Figures 13, 14 & 15: Lease plans for nos.76 & 77 (1920), no.75 (1889) and no.74 (1889) - left to right.



Figures 16 & 17: A 1920 plan of the 3rd floor of nos.76 and 77 (top) and the 1951 Ordnance Survey map (bottom).

4.11 The Inland Revenue map also depicts the houses with varying sized projections to the rear. Behind no.77 can be seen The Annexe, referred to above at paragraph 4.7, which can be seen on the 1968 photograph of the terrace at Figure 9, prior to the construction of the link block in the 1970s. The detached villa to the rear of the terrace, constructed in 1841-43, can also be seen, set upon its own defined plot.

4.12 A 1920 plan of the 3rd floor of nos.76 and 77 (Figure 16) indicates that the Zionist Foundation were in fact occupying no.75 as well during this period. The 3rd floor plan of no.77 differs from the other houses in the terrace due to the position and straight run of the secondary staircase and the wider footprint of the building, with a series of small rooms at this floor level arranged around a central landing.

4.13 The next large scale Ordnance Survey map dates is not until 1951 (Figure 17) and shows broadly the same arrangement as during the Edwardian period, with The Annexe to the rear of no.77 now annotated with a separate postal address at no.29a Montague Street, the same as the 1840s villa.

4.14 The houses at nos.75, 76 and 77 were subject to another phase of works in the 1950s, overseen by the architects Messrs. Shaw and Lloyd. A Schedule of Works dated 26 May 1952 indicates that many areas of plaster were repaired and replaced, alongside defective ceilings which were taken down. The Schedule also refers to the removal of a series of fireplaces and the blocking over of the openings. The plans accompanying the Schedule show that nos.75 and 76 remained as separate houses, besides for a single lateral opening through the party wall at 3rd floor level. These houses also had secondary staircases, but they had a tight dog leg plan rather than the straight flight found in no.77. By this time a number of partitions had already been inserted into various front and rear rooms to create smaller spaces, particularly at 1st floor level and within the ground floor front rooms of no.75 and 77. Unusually, nos.75 and 76 had large chimneystacks adjacent to the spine wall which heated the rear room at each floor level, rather than against the party wall or in the rear corner of the plan, the latter being typical for early Georgian houses.

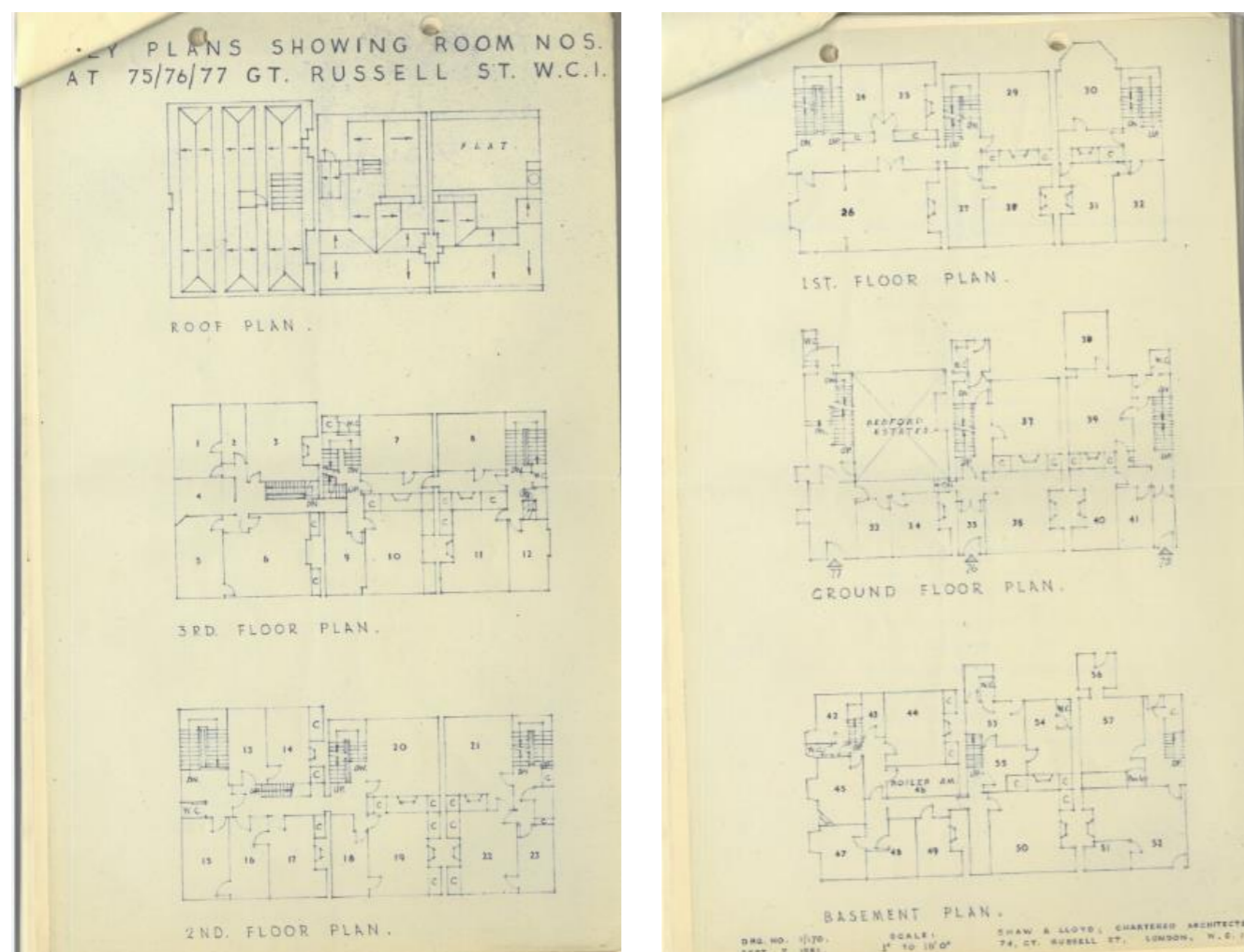
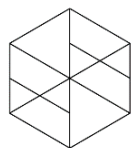
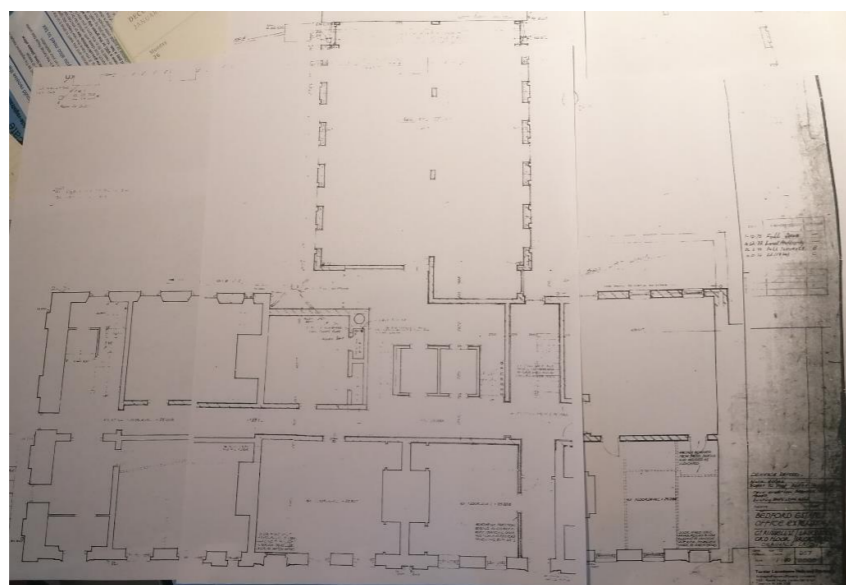
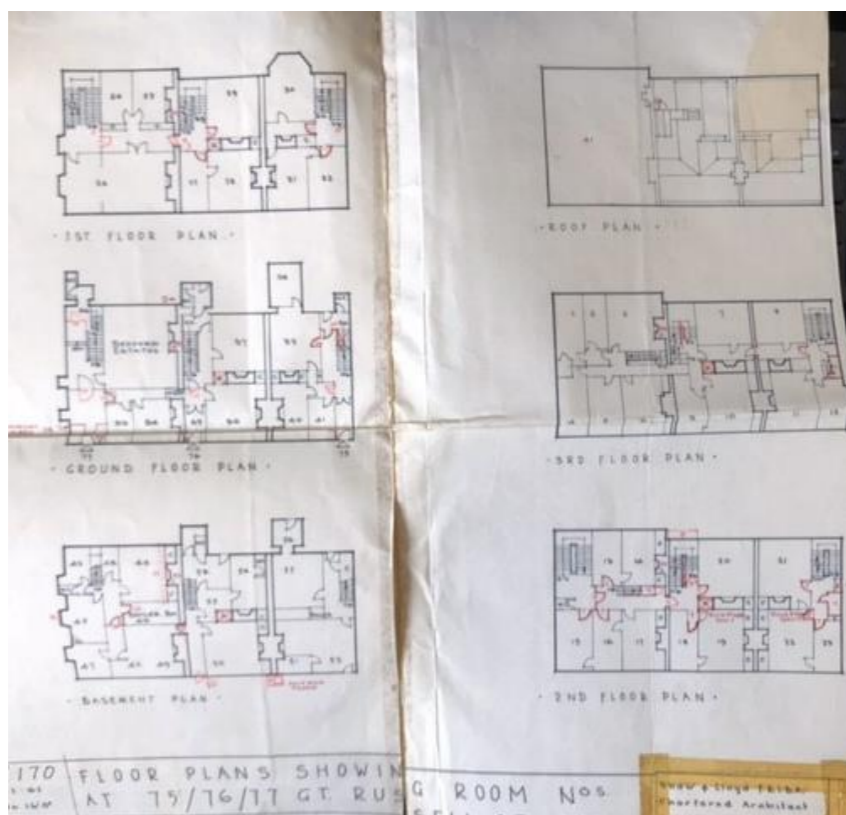
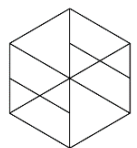


Figure 18: Plans of the buildings from 1951.

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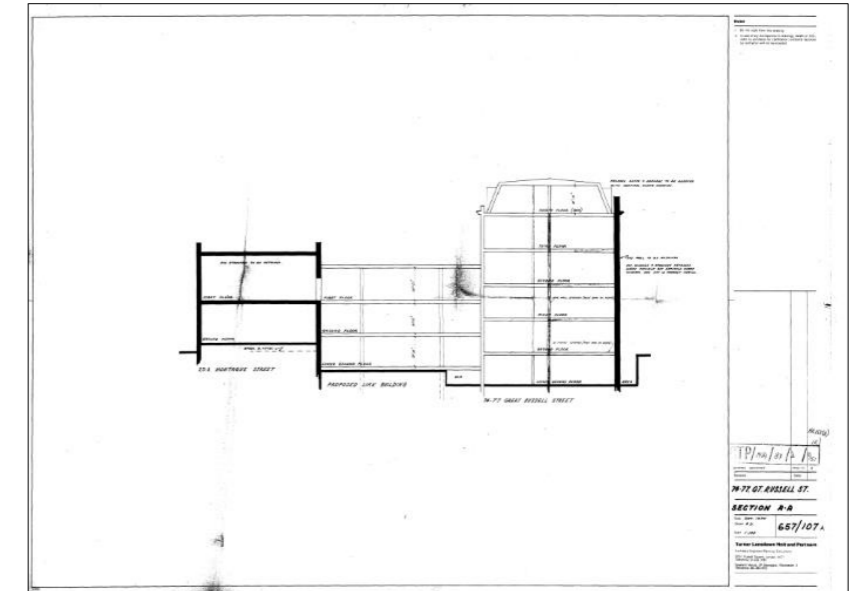
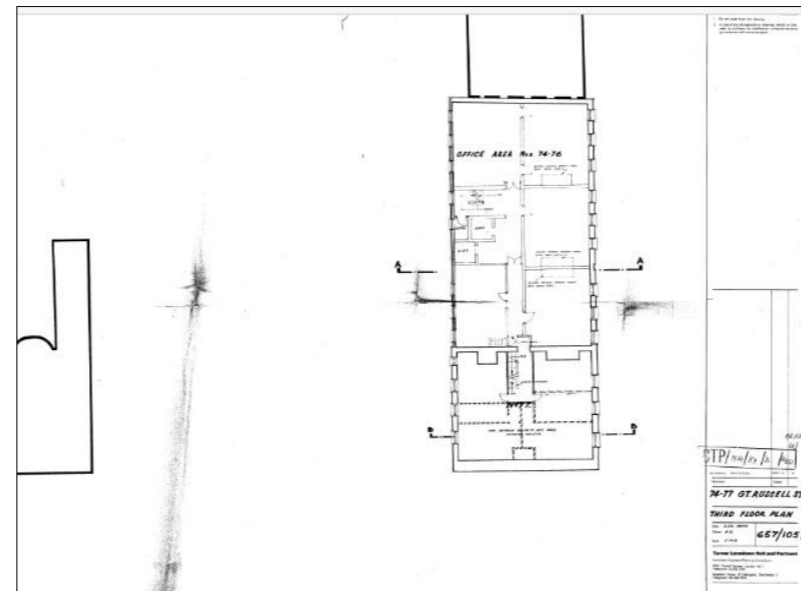
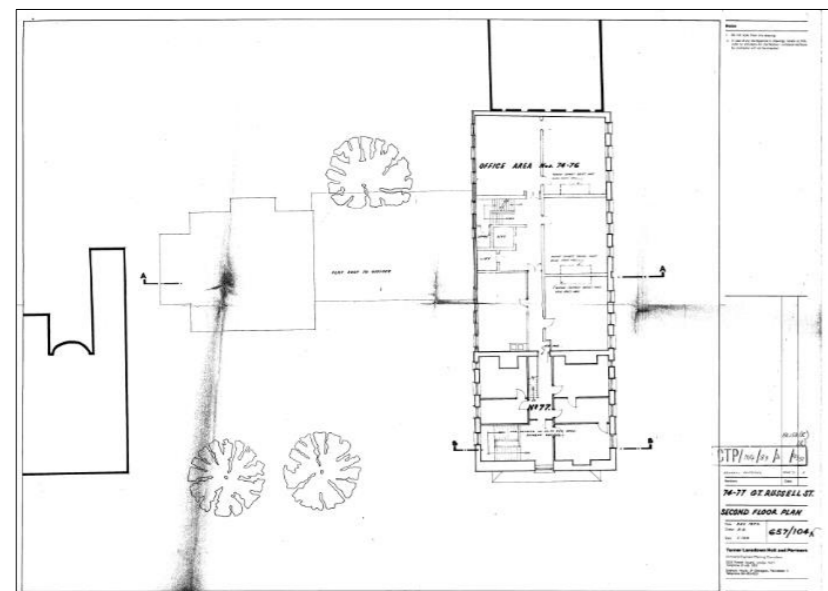
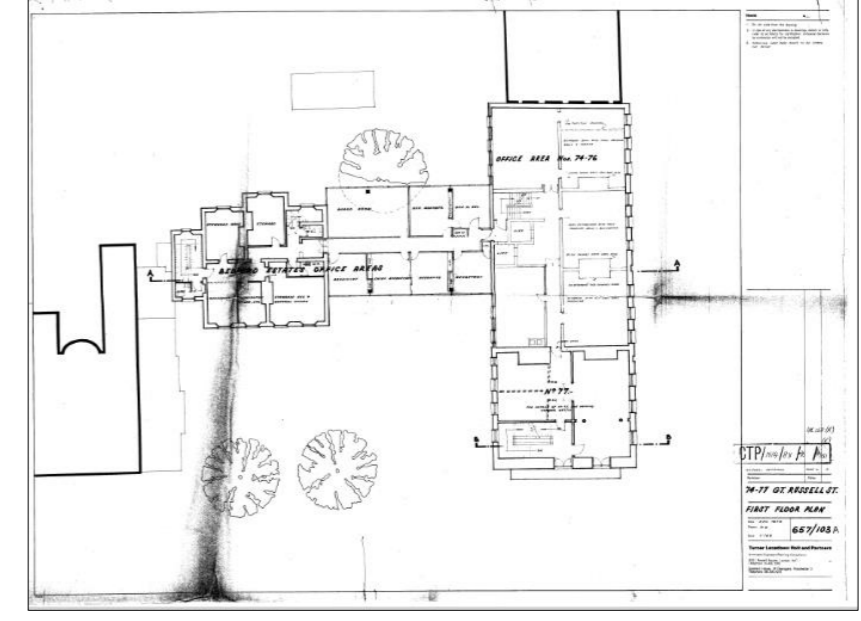
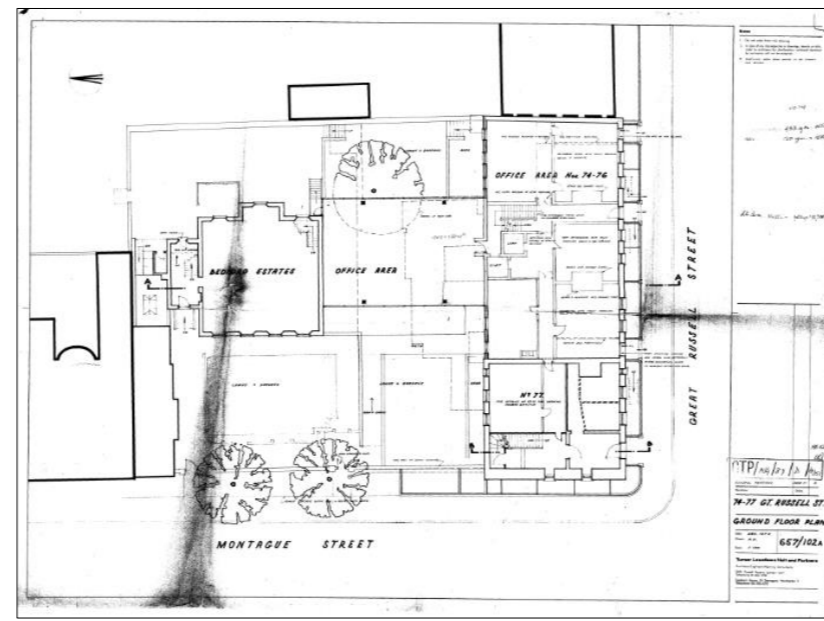
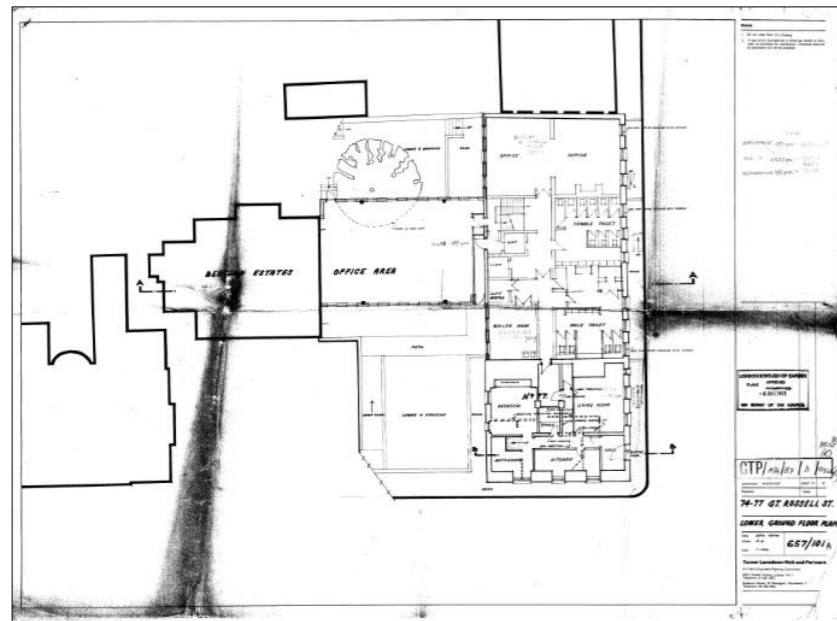
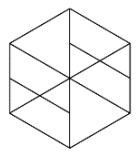
Figures 19 & 20: Plans of the buildings from 1961 (top) and a 1972 drainage plan showing the lifts and new stair in their current position (bottom).

4.15 Works took place to the buildings once again in 1961 and a Specification of Works dated February of that year show a wide range of internal works to doors, partitions and servicing as well as upgrading for fire safety. Plans of the same year show that the internal layout of the buildings had not changed significantly since the 1951 refurbishment (Figure 19)

4.16 Although the buildings had been evolving since the late 1880s, the 1970s saw the most dramatic change to the houses, with planning permission and listed building consent granted in July 1972 for a new mansard roof and a link block between the rear of the terrace and the detached 1840s villa to the north. The Annex building to the rear of no.77 was also removed at this time. Whilst nos.76 and 77 had been laterally converted since 1889, the four houses were fully merged into one large building in 1972-73 under the direction of Turner, Lansdown, Holt & Partners, who were the architects for the Bedford Estate.

4.17 The houses sustained a huge amount of internal alteration and reconfiguration during this period (Figures 21-26). This included the introduction of a modern core, with a staircase and pair of lifts installed in the rear room of no.75 and part of no.76. Openings were made through the party walls at each floor level, with a long, associated corridor running through the centre of the plan. The staircases from nos.74 and 76 were removed and the openings floored over, whilst the chimneybreasts were removed from the front rooms at 2nd and 3rd floor levels within nos.75 and 76. The rear façade of nos.75 and 76 also suffered due to the works to create the link, resulting in the widespread loss of historic masonry and fabric in this part of the terrace. The approved 1972 layout of the building appears to have been superseded not long after, with a drainage plan from 1972 (Figure 20) showing the core in its current position, with the lifts positioned adjacent to one another and with the new staircase wrapping around them.

4.18 Further internal alterations to the plan form and layout of the building were undertaken in the late 1970s, following the granting of listed building consent in 1976 and 1978.



Figures 21-26: Approved drawings relating to planning permission (10351) and listed building consent (HB158) granted in July 1972 showing the wide range of internal alterations to the buildings as well as the new link block and new mansard storey.



Figure 27: The front facade and Montague Street elevation of the terrace.

5 Significance of the site

5.1 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.’*

5.2 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.74-77 Great Russell Street and the surrounding Bloomsbury Conservation Area.

5.3 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:

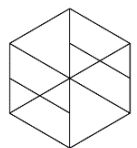
‘In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *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.”*

5.4 In assessing the significance of nos.74-77 Great Russell Street 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 their 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.

5.5 The application site consists of a terrace of four houses on the north side of Great Russell Street. The buildings are of four main storeys with a full basement and a modern mansard, providing accommodation at 4th floor level. The building is situated at the back of the pavement, with a lightwell, bounded by cast iron railings.

5.6 The buildings were originally constructed in the mid 17th century but were re-fronted in painted stucco with Italianate detailing in the early 19th century. Each facade is three window bays wide, lighting the front room at each floor level, with the entrance bay to the east at nos.74 and 75, and to the west at nos.76 and 77. The facade to no.77 is wider than the others within the group. The main entrances have timber panelled doors set within a square headed opening with a rectangular fanlight, topped with a bracketed flat pediment. The upper part of the facades are well-ordered compositions, with aligned window bays and fenestration which diminishes in height as it rises over the facade, creating a traditional sense of hierarchy and proportion.



Figures 28 & 29: The contrast between no.74 Great Russell Street and 18 Bloomsbury Square (left) and the 1970s link block and 1840s villa to the rear of the terrace (right).

5.7 The windows on the front facade are painted timber sashes in a 2 over 2 configuration. The openings have varying degrees of ornamentation depending upon their position on the facade, with the level of detail greatest at 1st floor/piano nobile level and reducing as one rises up the facade. The 1st floor windows have moulded stucco architraves and projecting flat pediments, with simpler flat architraves to the 2nd and 3rd floor windows. The ground floor facade has an incised finish, with giant incised pilasters to the edge of each house, rising to meet a projecting dentil cornice above the 2nd floor window heads. The composition is topped with a deep, moulded projecting stucco cornice and topped with a bottle balustrade.

5.8 No.77 has a flank elevation facing Montague Street and this is highly prominent within the streetscene due to the open character of the junction with Great Russell Street and the setback position of the British Museum. This facade displays the same architectural character as the front elevation, faced in painted stucco and with Italianate style embellishment, including incised giant pilasters and a dentil cornice. There are flat architraves to the windows at 2nd floor level, with blind windows to the 3rd floor. The 1st floor treatment has additional prominence due to the attractive projecting wrought iron balcony, with French doors leading out onto it. This feature is somewhat undermined however by the louvres in the northern door and the upper sections of the two adjacent openings.

5.9 The roofscape of the building is concealed behind the parapet and consists of a flat-topped modern mansard, added to the terrace in the 1970s. This is not readily visible from street level, retaining the architectural primacy of the original facades of the building.

5.10 The buildings share common characteristics with one another, including their height, scale, building line and consistent parapet level, as well as the repetition of features such as stucco window architraves and pedimented heads, forming a distinct, architecturally coherent group within the streetscene along Great Russell Street. The uniform painted stucco finish to the facades provides a strong and cohesive character to the group and links them stylistically with the terrace of Italianate houses opposite at nos.66-71 Great Russell Street. These date from the 1770s and were built by John Nash in an Italianate style. The houses differ notably from the adjacent, early 19th century terrace by James Burton at nos.18-22 Bloomsbury Square, with its yellow London stock brick finish (Figure 28).

5.11 The terrace has a strong sense of verticality due to its height and the aligned window bays to the facade, providing enclosure to the street and a fine urban grain, although there is little vertical differentiation between the houses due to their coherent stucco finish. Horizontal emphasis is created by the well-defined parapet line, aligned fenestration and window ornamentation along the terrace.

5.12 Overall the front facade of the terrace is of high architectural and historic significance, although the re-fronting works and Italianate character obscures what would have been its original brickwork finish and belies the very early origins of the houses.

5.13 The rear facade of the buildings is also faced in stucco, although with a much plainer appearance and an absence of architectural embellishment. Windows here are also painted timber sashes in a two over two configuration. Overall, the rear facade is of some limited architectural value, mostly due to its coherent stucco finish and the layout and proportions of the fenestration.

5.14 Attached to the rear of the building is a link structure at lower ground to 2nd floor level, built in the 1970s to connect through to the originally detached 1840s villa situated in the northern section of the site, known as no.29a Montague Street. The link is wholly modern in character, with stone facades and modern fenestration. A brickwork wall facing Montague Street provides the western boundary of the site, behind which is a landscaped area of lawn and paved paths (Figure 29)



Figures 30 & 31: The open plan area at 3rd floor level within no.77 (top) and the modern 4th floor accommodation (bottom).

Interior

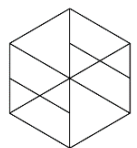
5.15 The site originally consisted of four separate terraced houses which were constructed in the mid 17th century. These conformed to a typology and layout which would eventually become standardised and common throughout central London and the inner suburbs. Typically, there would have been a two room deep plan form, 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.

5.16 In this case the buildings have been merged to form one large property, with lateral conversion works beginning as early as 1889 when nos.76 and 77 were joined. By the 1950s no.75 had been linked with no.76 at 3rd floor level and many of the original rooms had been subdivided to create smaller spaces.

5.17 However, the 1970s saw the greatest interventions into the fabric and layout of the terrace. Lateral conversions were made through all of the party walls at each floor level, with associated long corridors in the centre of the plan. The main staircases were also removed from nos.74 and 76. Together, these alterations have seriously detracted from the individual integrity of the houses and from their traditional vertical circulation pattern and internal hierarchy. The introduction of the modern stair and lift core, when considered alongside the physical works required to form the link, has significantly and fundamentally undermined the special interest of nos.75 and 76, with no historic fabric surviving in this part of the terrace. Toilets were inserted into the room created in the rear part of no.76 in the later decades of the 20th century, further detracting from the original character of the listed buildings. The subdivision of numerous rooms over many decades, has created a warren of smaller office spaces, detracting from the legibility of the original floor plan and its spatial quality. Partitions have been added primarily to the rear rooms within the houses but also to several of the front rooms at basement, 1st, 2nd and 3rd floor levels. Within no.77 the plan form at 3rd floor level has been entirely obliterated, with all of its partitions removed (Figure 30). The core, corridor and WC areas of the building are the most modernised, with no historic character surviving. Elsewhere there are modern fire doors and an office character throughout.

5.18 Cumulatively these changes have had a significant impact upon the integrity, authenticity, internal character, plan form and spatial quality of the houses and they now bear little resemblance to their mid 17th century origins. As a result, overall the interior of the terrace is of only low to moderate significance due to the degree of change that it has sustained, although individual decorative features such as the staircases, panelling and fire surrounds are of high significance.

5.19 The fourth floor accommodation is contained within a modern flat topped mansard which was added to the building in the 1970s and which contains no historic fabric. The floor is arranged as one large open plan space. This part of the building does not contribute towards its special architectural or historic interest (Figure 31).



Figures 32-34 (left to right): The internal corridor at ground floor level within no.74, the modern corridor running through the 1st floor of no.77 and the base of the 1970s staircase and adjacent lifts within the rear of no.75.



Figures 35-37 (clockwise from bottom left): The stair compartment, ground floor flight of the staircase and the hallway - all within no.77.

5.20 The survival of original and historic features is relatively low, and these appear to have been lost incrementally over time as part of several phases of refurbishment works, most notably in the 1950s, 60s and 70s. The staircase to no.77 is original and is of high decorative quality, with a closed string, squat turned balusters and chunky square section newel posts. The ground floor hallway and stair compartment of no.77 retains full height panelling. The staircase to no.75 also survives, with an open string and exuberant barley twist balusters sweeping round to form the ground floor newel post. The stair compartment here also has full height panelling, reducing to dado height at 2nd floor level. Areas of panelling survive in a small number of spaces at principal floor level, for example within the ground floor front rooms of nos.74, 75 and 76. Attractive fire surrounds, set on deep chimneybreasts can be found to some of the front rooms at 1st floor level. The replacement secondary staircase within no.77, dating from the 1889 works is also of some moderate significance.

Values and significance

5.21 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.

5.22 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. The buildings originally date from the mid 17th century and are thus an early example of the terraced townhouse typology, making them a relatively rare survival. However, the houses were built to a fairly standard plan with few unique features and thus they provide little insight into human activity in an archaeological sense.

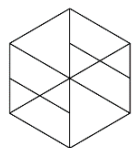
5.23 Historical Value

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 forms part of the historic local scene in this part of Bloomsbury and has been a feature of the townscape for around 370 years, thus displaying demonstrable age value. The buildings have historical value in terms of illustrating the development of London beyond the City confines and as an early phase in the development of one of the great aristocratic land holdings, the Bedford Estate. The re-fronting of the houses in the early 19th century reflects a widespread trend in the immediate area for the upgrading of older houses with more fashionable architectural facades, presumably to attract more desirable tenants and leaseholders.

The building's original setting was fundamentally altered when Montague Street was laid out and the British Museum replaced Montague House to the west. Elements of the original setting do however remain, in terms of the layout of Bloomsbury Square to the east. However, many of the square's buildings, and those directly opposite the site on Great Russell Street are later additions or replacements within the streetscene.

The buildings form part of the offices of the Bedford Estate and therefore have some associated historic interest. Also of note is the occupation of no.77 by the Zionist Foundation and Jewish Agency in the first half of the 20th century. This building was also home to the architect Thomas Henry Wyatt who was President of the RIBA in 1870-73.



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Heritage Appraisal
Nos.74-77 Great Russell Street, London WC1B 3DA
January 2023



Figures 38-40 (left to right): The 1st floor landing, ground floor flight and ground to basement staircase, all within no.75.



Figures 41 & 42: Surviving panelling and fireplaces to the front rooms of no.75 and 76.

5.24 Aesthetic value

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

The buildings are very early examples of the terraced townhouse typology however there is little internal or external evidence of their origins, besides for the panelling and surviving staircases in nos.75 and 77. The buildings were re-fronted in the early 19th century and their stucco front facades have Italianate detailing that reflects the fashionable architecture of the period, being of good quality and attractive in their own right. However, this does mask the original mid 17th century origins of the houses, which would be of higher significance if this element of their history were more evident.

The buildings have townscape value due to their group setting, shared height and building line, as well as the repetition of features such as the smooth painted stucco finish and decorative Italianate detailing to the window openings.

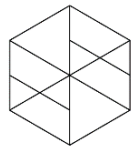
Internally the buildings have been significantly altered due to modifications which took place to their plan form as early as 1889 and again during the 1950s, 60s and 70s. This includes lateral conversion through the party walls, the introduction of a large stair/WC core to the rear of nos.75 and 76 and numerous partitions which have been inserted mostly into the rear rooms, but also into the higher significance front rooms.

The buildings have a small number of original and historic features, however large parts of them have a commercial feel, with modern fabric and finishes detracting from their special interest and significance.

5.25 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 buildings have communal value in so far as they have been part of the local scene for around 370 years and have thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish them from many other similar buildings of the same typology and character, particularly given the early 19th century re-fronting which disguises the mid 17th century origins of the terrace. This communal value however is local in its focus and the buildings do not have any particular regional or national symbolism or value.

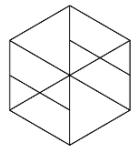


Conclusion

5.26 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 early phases of the development of the Bedford Estate and the gradual expansion of London beyond the confines of the City. This is particularly important given their mid-17th century construction date which is very early for this type of building. They have a relatively high degree of architectural value to their front facades and the re-fronting in the early 19th century reflects the prevailing style, materials and detailing of the period, making a demonstrable aesthetic contribution to the character of Great Russell Street and this part of the Bloomsbury Conservation Area. However, it has obscured the original brickwork finish of the houses and their early features.

5.27 The buildings retain only vestiges of their original plan form and spatial quality due to the wholesale alterations to plan form, lateral conversion and the removal of staircases from nos.74 and 76. The partitions which have been inserted into rooms create a warren of spaces which bear little resemblance to the original two room layout of the houses. Surviving historic and original features are relatively scarce and in some areas of the building there is a wholly modern, office character, notably within the core area to the rear of nos.75 and 76. Overall, the interior of the building has only low to moderate significance, with individual decorative features attributed higher significance.

5.28 Overall, the buildings are considered to have historic and aesthetic value as well as lesser degrees of communal and evidential significance.



6 The Proposals

6.1 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 special architectural and historic interest of the listed buildings. The proposed works will also be considered against the relevant local and national historic environment policies.

6.2 The proposals are for internal reconfiguration works and the removal of modern partitions at all floor levels within the buildings. Externally the works seek to replace existing plant and rooflights to the modern mansard, along with other minor and associated alterations.

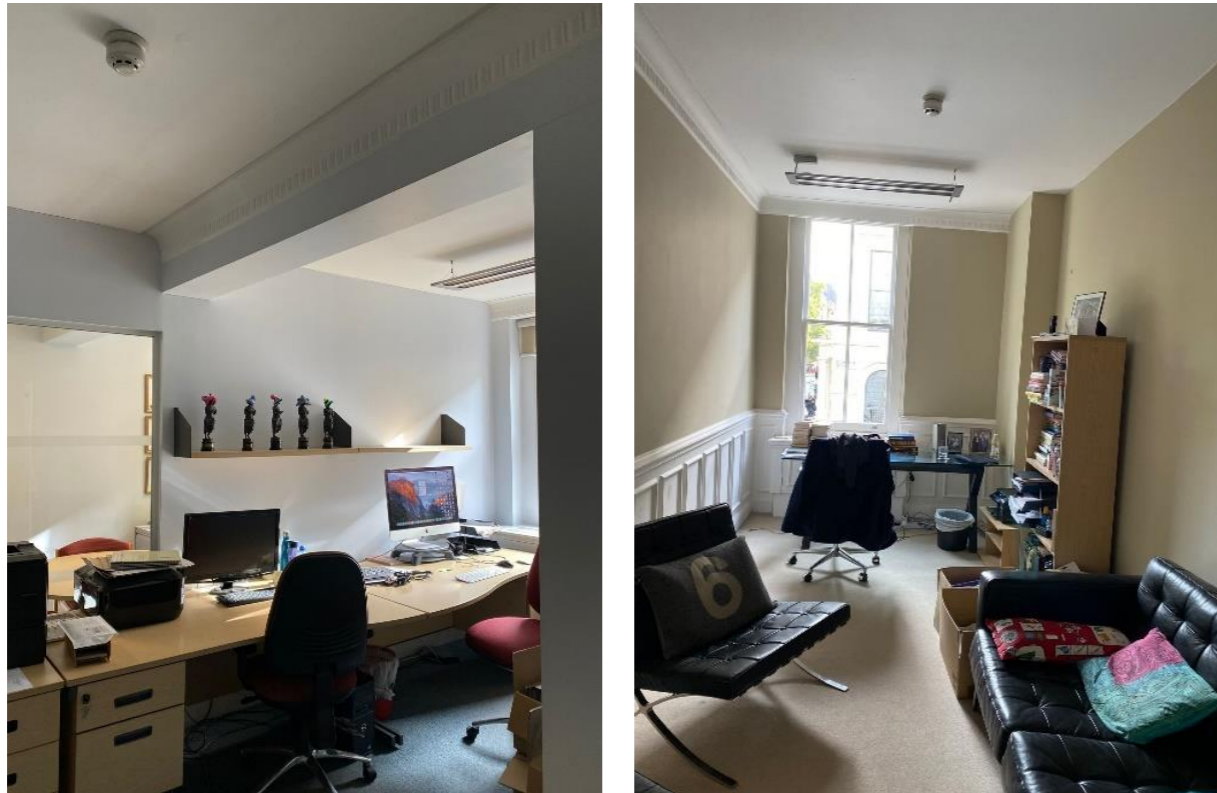
6.3 Partitions will be removed from within the 1970s link block to the rear of the listed buildings where more open plan space will be created. The link is an area of low significance and does not form part of the special interest of the listed buildings. The proposals in this part of the site are not considered to impact upon the listed building. Similarly, the 4th floor accommodation is created in a mansard roof which was added to the building in the 1970s. Works here to remove partitions and create a more open plan layout will have no impact upon historic fabric or upon the special interest of the listed building.

6.4 The rear parts of nos.75 and 76 were dramatically altered as part of the 1970s works when the new stair core and WCs were inserted, and the buildings were fully laterally converted. The structural engineers report confirms `much of the adjacent floor structures are expected to be of modern construction, following the significant disruption caused by the work to form the stair and lift.` This area of the building contains no historic fabric and does not contribute to special architectural and historic interest. It is proposed to remodel these spaces and create a new staircase and lift core, as well as replacement WC provision and a kitchenette at ground floor level.

6.5 This part of nos.75 and 76 have a wholly modern appearance, fabric and finishes. It is proposed to upgrade this area with new parquet flooring, redecoration of wall finishes and new bronze skirtings with LED lighting. The kitchenette area will have terrazzo tiling and porcelain tiles to the wall. A harmonious and modern aesthetic will be created in an area of low significance which has sustained a high degree of alteration.

6.6 The Council's delegated report for listed building consent 2008/5692/L which related to proposed partitioning within the rear ground floor room of no.77 provides a useful confirmation of the low significance of these affected areas, noting that *'The buildings have in the past been laterally converted, and a corridor, positioned behind the front rooms, links all four buildings. These works were undertaken in the 1970s and a significant amount of the rears of the buildings were reconstructed at this time. As such, there is little original fabric remaining at the rear. The rear rooms and original plan form of the building have been compromised by the addition of the corridors, and some of the other rear rooms have been given over to WC and secondary staircase accommodation.'*

6.7 Therefore, the proposed works within this modern core section of the building is not considered to cause any demonstrable harm to the special architectural or historic interest of the listed buildings. The modernisation of the spaces will enhance the internal appearance of the building with attractive new fittings and finishes.



Figures 43 & 44: The modern partitions within the front rooms of no.74 at 1st and 2nd floor levels.

Plan form alterations

No.74

6.8 The site is now a single office building. The houses have therefore sustained a high degree of subdivision to its plan form and there is extensive modern partitioning to many of its front and rear rooms. No. 74 is the most altered in this regard, having lost the vast majority of its internal fabric and layout and therefore significance.

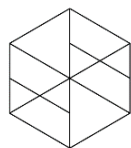
6.9 In some cases the modern partitioning have a cranked alignment, such as within the front first floor room, or create a corner space, such as to the front second floor room, and are thus particularly incongruous and awkward. These modern partitions will be removed as part of the works, providing a demonstrable enhancement to the layout and spatial quality of the listed building.

6.10 The rear part of the building would be originally comprised staircase compartment to the top corner of the building with landing providing access to the room to one side. The staircase and its enclosure has been removed to all levels and this part of the building now comprises a single volume space subdivided by tenant glazed partitions. including the removal of the staircase. The space is void of historic detail or character and its historic vertical circulation route offers no historic character or value. The lightweight glazed partitions would be removed as part of the works without detriment to space which is already void of special interest.

6.11 In order to provide more open plan working space, it is proposed to create a wide opening through the spine wall at ground to 3rd floor level, retaining nibs and a downstand in order to delineate the former position of the wall. An opening in the spine wall and connectivity between front and rear rooms is a common feature of Georgian townhouses. Overall, the proposals within no.74 are considered acceptable due to the high degree of harm caused by the existing alterations and partitions and the extent to which key rooms have been affected. On balance the proposed layout will better reflect the original plan form of the building. This is particularly valuable at 1st floor level, the principal space within the listed building, where there will once again be two large, uninterrupted spaces, which relate as originally intended to the three large windows in the front facade. The partitions to the front room at 2nd floor level have a particularly damaging impact upon spatial quality, with a small corner room created, as well as the partition which divides the room longitudinally. The works here will create a more regular and attractive space which relates positively to the original spatial quality of the listed building. The partitions within the rear rooms at ground, 1st and 2nd floor level create corridors, lobbies and small spaces which bear no resemblance to the original layout of this part of the house. The removal of these will enhance the spatial quality of the rear part of the plan form as far as possible, given that the original staircase was removed in the 1970s.

6.12 No.74 has the least amount of surviving historic character within the terrace and the creation of open plan office space has been concentrated here, allowing for the reinstatement of a more traditional layout and series of spaces to the other houses, which retain more architectural detailing and embellishment.

6.13 Archive records from 1929 (figure 45) show the layout of the ground floor to no.74 in 1929. This indicates the building has centrally located fireplace in the spine wall which served the rear room. Close inspection of the panelling (figure 47) compared with the 1929 lease plan indicates that panelling must post date 1929. The panelling is designed as a composition either side of the two doors leading to the rear room. However the right handside doorway as existing is set further away from the partywall and there was no previous door opening between the two room due to the chimney. This would indicate the existing panelling is modern or has been heavily altered during the last 100 years.



Figures 45: (left) 1929 Lease plan showing the layout of the ground of no.74.

Figure 46: (right) overlay of the 1929 and existing layout plans.

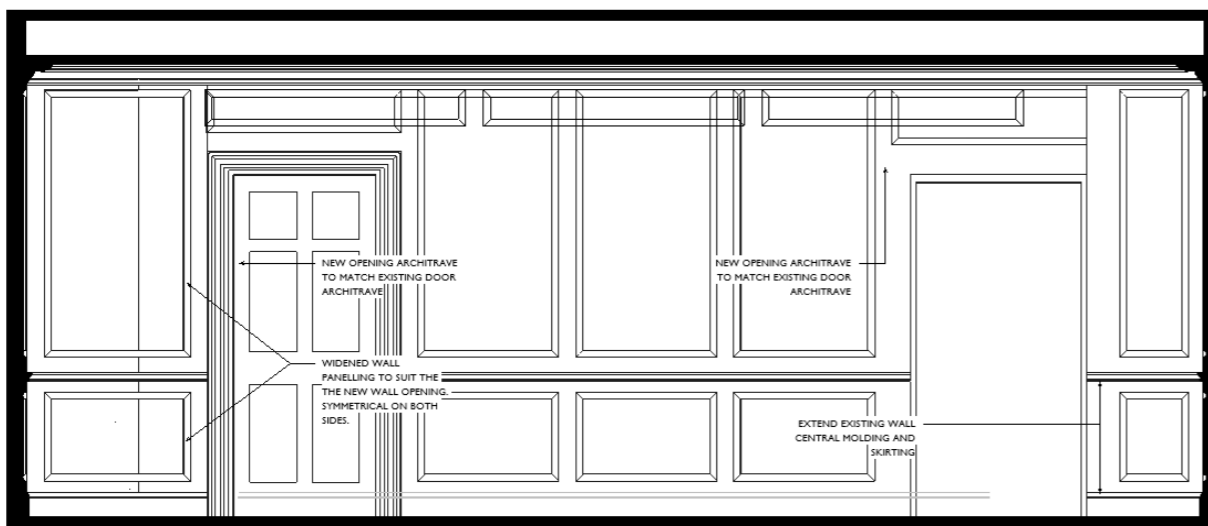


Figure 47: (above) Existing internal elevation of the ground floor front room spinewall

6.14 An overlay of the existing ground floor plan onto the 1929 lease plan (figure 46) also appears to indicate the historic spine wall may have been removed and repositioned closer to the front facade, presumably to allow for a connection with the no.75 landing following the removal of the staircase to no.74. As such a small amount of panelling would be affected at ground floor level where there is panelling to the front room side of the spine wall, however records suggest this is likely to be 20th century fabric this could be relocated elsewhere within the terrace.

6.15 At basement level modern partitions from the front room will be removed, reinstating the original two room plan form of the house and thus enhancing its spatial quality and legibility.

No.75

6.16 At 2nd and 3rd floor levels it is proposed to remove the partitions from the front rooms. These are unsympathetically positioned, particularly at 3rd floor level where the partitions create an odd corner room and undermine the character of the rooms. The proposals will improve the spatial quality and proportions of these rooms and represent a demonstrable enhancement to the special interest of the listed building.

No.76

6.17 At basement level the WC provision within the front room will be removed and the space reinstated back to a single room. This will significantly enhance the plan form, internal character and spatial quality of the listed building.

6.18 At 2nd and 3rd floor levels the modern partitions will be removed. These currently severely impact upon the character of the affected rooms due to their incongruous position and the kitchenette facilities which have been installed. The proposals will significantly enhance the internal character and plan form of this part of the listed building.

No.77

6.19 At basement level modern partitions are to be removed, along with one small section of wall which may be original in the corner of the plan, in order to create a single leaf door opening. The original spine wall and the wall which separates the rear room from the stair compartment will be retained. The front room will be subdivided to provide male and female changing rooms. The basement is an area of low significance which is currently carved up with modern partitions. The character is plain and there are no decorative features. Given the specific context of this part of the building, the proposed works are considered acceptable, and will keep key elements of the plan form at this level, creating a more rational and traditional layout.

6.20 At basement level modern partitions are to be removed, along with one small section of wall which may be original in the corner of the plan, in order to create a single leaf door opening. The original spine wall and the wall which separates the rear room from the stair compartment will be retained. The front room will be subdivided to provide male and female changing rooms. The basement is an area of low significance which is currently carved up with modern partitions. The character is plain and there are no decorative features. Given the specific context of this part of the building, the proposed works are considered acceptable, and will keep key elements of the plan form at this level, creating a more rational and traditional layout.



Figure 48: View of the existing roof looking toward the British Museum



Figure 49: Existing elevation and proposed section overlay of the roof closest to Montague Street.

6.21 Nos.76 and 77 were first laterally converted in 1889 however the current arrangement with a corridor through the rear room dates from the 1970s. Later partitioning to the remainder of the rear room has resulted in significant harm to the plan form at ground and 1st floor levels, which are principal spaces within the listed building. It is proposed to remove the modern partitions from the rear room and at 1st floor level the corridor will also be removed, leaving only a single leaf opening in the spine wall to identify the lateral conversion. These works will significantly reinstate the floor plan for the listed building and its spatial quality, removing longstanding unsympathetic alterations to the building.

6.22 A new opening will be created in the spine wall at ground floor level. This is an area of plain plastered masonry and the new door opening will have an architrave to match other examples within the room. This minor modification must be considered within the context of the significant enhancements to the plan form within no.77, particularly at 1st floor level where the corridor to the rear room will be removed. This area will be the new main entrance into the building and the proposed opening will improve the flow through this space without demonstrable harm to the character of the front room.

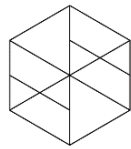
6.23 The 3rd floor had all its partitions removed in the 1970s and is now one large open space with two small rooms formed in the corners. The modern partitions are to be removed, leaving the area as an open plan office. These proposals will have a neutral impact upon the listed building given the high degree of change which has already been sustained in this area.

6.24 The building is currently lit throughout with modern, strip light fittings. These will be replaced to the basement, 2nd and 3rd floor levels. In areas of higher significance, such as the majority of the ground and 1st floor, pendant light fitting will be introduced into the centre of the ceiling in each room. This will create a more traditional character to the spaces. Within the ground floor hallway of no.77, which will be the main entrance into the building, light fittings will be attached to the panelled wall between the hallway and the front room. The wiring will be chased through from the non-panelled front room side of the wall, requiring only small, reversible holes in the panelling itself.

External alterations

6.25 New rooflights are proposed for the flat section of the modern mansard across the terrace. These are modest in their individual scale and will be low profile fittings, broadly aligned with the dormer windows to the mansard and arranged in a repetitious pattern which sits comfortably with the rhythm of the main facades of the terrace. Given their position on the flat section of the mansard, which is well set in from the exterior of the building, the rooflights will not be visible from street level. Thus there will be no harm to the character and appearance of the building or the surrounding Bloomsbury Conservation Area. Figure 49 shows the new rooflights (outlined in red) and lower than the existing lights (shown in figure 48). The figures also shows the existing and proposed lift overrun. The proposed lift overrun would be 23cm taller than existing but would be set back from Montague Street (away from the British Museum) by 2.8m compared with the existing. The new plant set within an existing recessed plant area in the centre of rear roof pitch the mansard would be replaced with new plant. The existing plant is visible from the public realm. The proposal has allowed the opportunity to screen the plant allowing the plant area to blend with the roof and enhance the character and appearance of the building and wider conservation area.

6.26 The flank facade facing Montagu Street would see two changes. The existing louvered window at ground floor level would be removed and a rendered window blank to match the existing adjoining blank windows on this facade. This represents a benefit to the character and appearance of the building and conservation area. A modern window within the lightwell would be replaced with a door to provide dedicated cycle access.



Assessment of the proposals against the relevant heritage policy framework

Statutory duty - The Planning (Listed Buildings and Conservation Areas) Act 1990

6.27 The main issues for consideration in relation to this application are the effect of the proposals on nos.74-77 Great Russell Street as listed buildings, and the impact of the new rooflights on the character and appearance of the Bloomsbury Conservation Area. The relevant statutory provisions are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72.

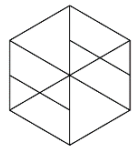
6.28 This appraisal has shown that the proposals will have no harmful impact upon the defined significance of the listed building, given the scale of alteration which it has sustained, particularly during the second half of the 20th century. Indeed, its internal character, plan form and spatial quality will be demonstrably enhanced by the removal of modern partitions which have a harmful impact upon the buildings, and which have created a warren of small spaces which bear no resemblance to the original layout of the listed buildings. Thus, the special architectural and historic interest will be preserved in line with the s.16 duty. External works are restricted to rooflights added to the flat section of the modern mansard. These will not be visible from the public realm and will thus preserve the character and appearance of the Bloomsbury Conservation Area in line with the s.72 duty.

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

6.30 **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. **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. 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. In conservation areas, development should preserve, or where possible enhance character and appearance.

6.31 The proposed removal of a series of modern partitions throughout the buildings will have a highly beneficial impact in a number of areas. Notably the works within no.74 at basement, 1st and 2nd floor levels will enhance the spatial quality of the listed building and restore it back closer to its original layout. To no.75 there will also be demonstrable improvements to the plan form, affecting higher significance front rooms at 2nd and 3rd floor levels where incongruously positioned partitions which create awkward spaces will be removed. Furthermore, within no.77 there will also be significant improvements to the layout of the building, particularly within the rear rooms at ground and 1st floor level where a corridor and partitions have had a highly damaging effect at principal floor level for many decades.

6.32 The proposals to reconfigure the lifts, staircase and WC provision will be focused upon the areas of the terrace which were significantly compromised during the works of the 1970s, retaining vertical circulation through the building in broadly the same position. The upgrading works to the core and the modern circulation areas will improve their appearance and modernise fittings and finishes, providing a coherent and attractive new aesthetic. This will not impact upon areas of the building where original or historic features survive.



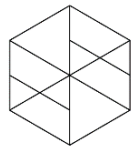
National Planning Policy Framework 2021

6.33 The NPPF requires the significance of heritage assets to be described and for great weight to 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.

6.34 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. The proposals will avoid any harm to this defined significance or value, through the concentration of more extensive works in areas which have already been significantly altered and have a wholly modern character. Enhancements will be secured through the reconfiguration of the buildings in a manner which better reflects their original layout and spatial quality. Consequently, the proposals are considered to comply with the requirements of the NPPF.

The London Plan 2021

6.35 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 adapt the buildings to better suit their ongoing use and will remove unsympathetic later additions. Works to the core will be appropriate in terms of their scale, materials and impact upon historic fabric. External works are limited and will not affect the character and appearance of the terrace or the wider conservation area. Overall, the affected heritage assets - the listed buildings and the Bloomsbury Conservation Area - will be conserved.



7 Conclusion

7.1 This appraisal has been produced in support of an application for listed building consent at nos.74-77 Great Russell Street.

7.2 The proposals affect a group of listed buildings which have sustained a high degree of internal alteration and modification over time. This has been particularly concentrated to the rear parts of no.75 and 76 with the introduction of the new lift and stair core in the 1970s. Much of the proposed work will be located in this area, reconfiguring the layout of these vertical elements of the building and upgrading finishes and fittings for a more modern, harmonious aesthetic.

7.3 The building has also been damaged significantly due to the lateral conversion works and associated corridors, as well as numerous partitions over time which have created a warren of spaces. The proposed layout of the buildings will rectify much of this damage, particularly within nos.75, 76 and 77. The works to no.74 reflect a balanced enhancement, taking account of the particular harm of the partitions within the front rooms.

7.4 The proposed rooflights will only affect modern fabric to the later added mansard. The rooflights will be modest in scale and spaced regularly, as well as broadly in line with the dormers, responding to the rhythm of the facades below. Notwithstanding this, the rooflights will not be visible from street level or from the windows of the vast majority of surrounding buildings.

7.5 The proposed works will fully comply with the requirements of the London Borough of Camden's Local Plan 2017 and will preserve and in many respects, enhance the special architectural and historic interest of the listed building. The character and appearance of the Bloomsbury Conservation Area will be preserved. The proposals will also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of the heritage asset is sustained and enhanced.

Appendix A

Relevant Policy Context

National Planning Policy & Legislation The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 16 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 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.
- or impact on long views in particular. Roof terraces/gardens should not be located on mansard roofs.

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.

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;

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;

Listed Buildings

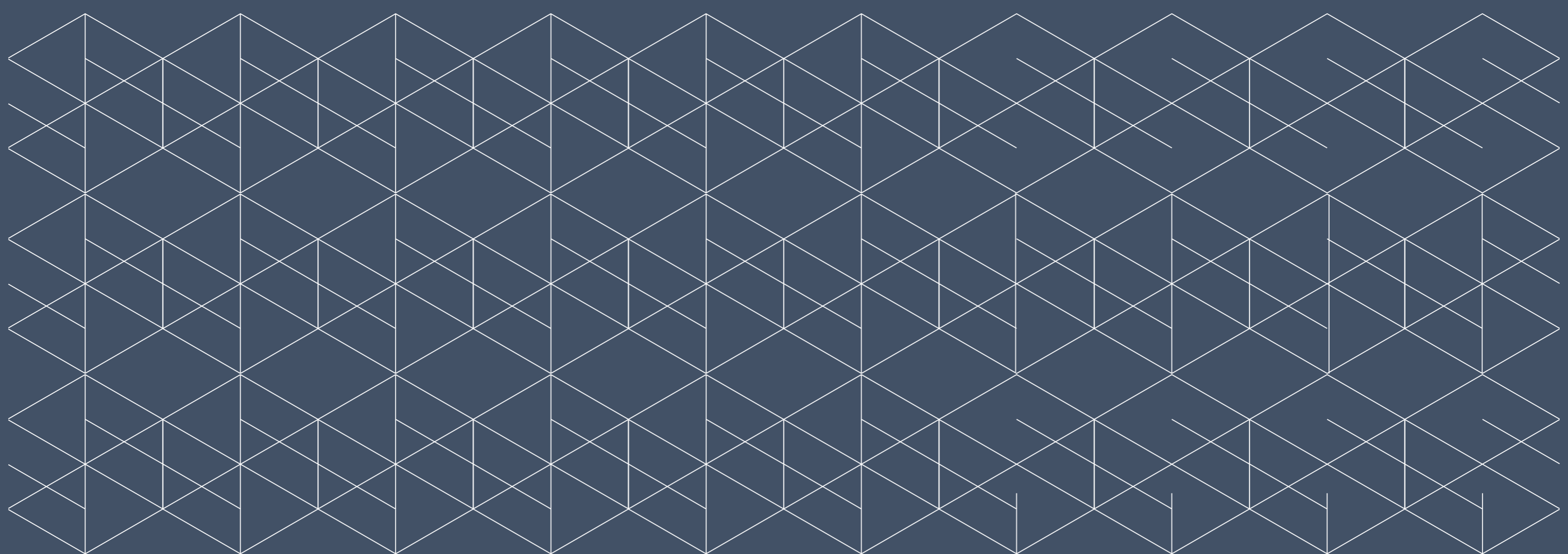
Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. To preserve or enhance the borough’s listed buildings, the Council will:

- 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

A5 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.



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