

33 Tavistock Square, Camden

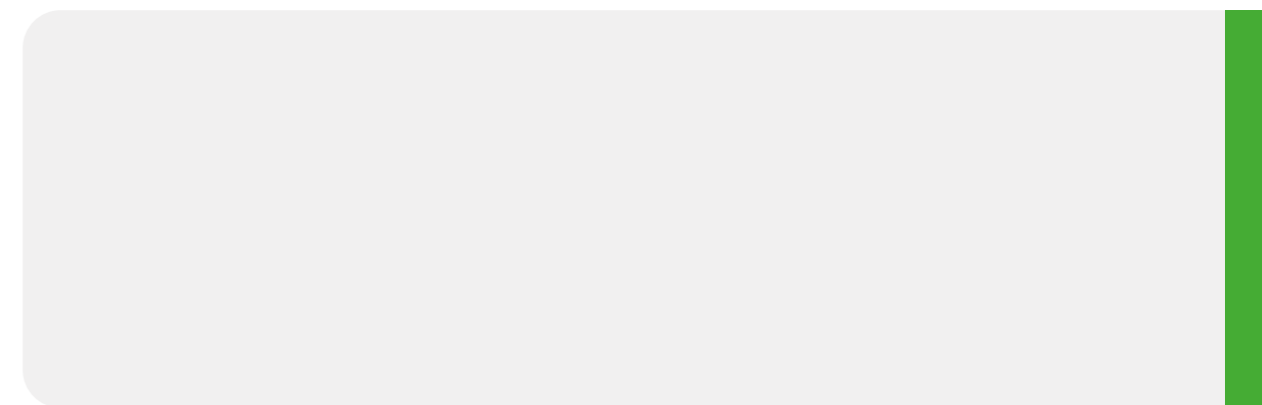
HERITAGE STATEMENT | APRIL 2023

On behalf of University of London



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Section 1

Introduction.

1 | Introduction

Introduction

- 1.1 This Heritage Statement has been prepared by Icen Projects on behalf of University of London. It supports an application for planning permission and listed building consent for proposed alterations to 33 Tavistock square, (henceforth 'the Site') a Georgian terraced townhouse c.1825 within the Grade II* Listed Building Group NUMBERS 29-45 AND ATTACHED RAILINGS INCLUDING CONNAUGHT HALL, UNIVERSITY OF LONDON (NUMBERS 36-45)
- 1.2 These buildings are also within the Bloomsbury Conservation Area - specifically Sub Area 1
- 1.3 This report presents London Borough of Camden, the decision makers, with a statement of significance on the heritage assets potentially affected by the works applied for, together with an assessment of the likely impacts and effects of the works upon that significance. In doing so it supports the statutory obligation on decision-makers to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas and to have special regard to the desirability of preserving listed buildings and their settings.
- 1.4 The report is produced by Icen Projects. Specifically, it is authored by Edward Wollaston, Senior Consultant, Rebecca Mason Associate with review by Laurie Handcock, Director - Built Heritage & Townscape

Methodology

- 1.5 The Site, its current condition and relationship to the wider context, have been observed by the author during site visits conducted in March 2023. The findings have informed design development to minimise any potential for harmful effects on heritage significance.
- 1.6 Value judgements based on observation of the building fabric, form and features were made, and these were further supported by documentary research. Observations and external inspections were also undertaken to better identify the overall sensitivity of the building and site to change, together with opportunities for enhancement. Working with the design team, proposals that seek improved and heritage sensitive renovation of the buildings to provide improved residential accommodation are presented below.

- 1.7 The proposed scheme is assessed floor-by-floor to provide an informed view on any historic fabric affected and the resultant impact upon special interest.

Proposed Scheme

- 1.8 The proposed scheme is set out in detail within the Design and Access Statement provide by Haworth Tompkins. This Heritage Assessment should be read in conjunction with the Design and Access statement and the plans and drawing submitted as part of the application.

- 1.9 The proposed works offer a high quality renovation of the building to enable an improved and more appropriate residential use;

Description of proposals

- 1.10 The proposals present the opportunity for a well considered redesign of the internal space including decorative order, servicing and planform. This would enable the removal of inappropriate, and intrusive modern services and additions, added piecemeal and including modern inserted walls which have all cumulatively had an adverse effect on the character of the building. The works would bring the building back into sustainable and long term use - in a manner appropriate to its long term conservation and overall would preserve special interest.



Figure 3.2 Goggle 2023 Aerial View, Site Marked in Red



Figure 3.1 Site Visit 2023 Main Elevation

Section 2

**Planning, Legislation, Policy &
Guidance.**

Legislation

- 2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.
- 2.3 Section 72(1) of the Act, meanwhile, states that:
- 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

National Policy

National Planning Policy Framework (July 2021) (As amended)

- 2.4 In July 2018, the government published the updated National Planning Policy Framework ("NPPF"), which was again updated in February, June 2019 and July 2021. This maintains the focus on sustainable development that was established as the core of the previous, 2012, NPPF.
- 2.5 This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, Historic England, 2009).
- 2.6 Section 12, 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 130, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 2.7 The guidance contained within Section 16, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 2.8 Heritage Assets are defined in Annex 2 of the NPPF as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).' Listed buildings and Conservation Areas are both designated heritage assets.

- 2.9 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'
- 2.10 The 'Setting of a heritage asset' is defined as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'
- 2.11 Paragraph 192 requires local authorities to maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment.
- 2.12 Paragraph 194 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 190, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.13 Paragraph 197 emphasises that 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.
- 2.14 Paragraph 199 states that when considering

- the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.15 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.16 Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 201). Whereas, Paragraph 202 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.
- 2.17 Paragraph 203 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.18 Paragraph 206 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. It requires favourable treatment for proposals that preserve those elements of the setting that make a positive contribution to the asset or which better reveal its significance.
- 2.19 Paragraph 207 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 201 and 202, as appropriate.

London Plan

The London Plan (2021)

- 2.20 Regional policy for the London area is defined by the London Plan. The New London Plan has now been adopted (March 2021) and deals with heritage issues in Chapter 7 Heritage and Culture, covering policies HC1 – HC7, London’s Living Spaces and Places – Historic environment and landscapes.
- 2.21 Policy HC1 Heritage Conservation and Growth requires boroughs to develop evidence that demonstrates a clear understanding of London’s historic environment. It further requires Boroughs to use this knowledge to inform the effective integration of London’s heritage in regenerative change by:
1. setting out a clear vision that recognises and embeds the role of heritage in place-making;
 2. utilising the heritage significance of a site or area in the planning and design process;
 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place; and,
 4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- 2.22 Part C of Policy HC 1 states that:
- “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”.*

Local Policy

Camden Local Plan (adopted July 2017)

- 2.23 The following policies are of relevance to an assessment of the heritage opportunities and constraints to the potential redevelopment of the Site.
- Policy D1 Design*
- 2.24 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;
 - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
 - d. is of sustainable and durable construction and adaptable to different activities and land uses;
 - e. comprises details and materials that are of high quality and complement the local character;
 - f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
 - g. is inclusive and accessible for all;
 - h. promotes health;
 - i. is secure and designed to minimise crime and antisocial behaviour;
 - j. responds to natural features and preserves gardens and other open space;
 - k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
 - l. incorporates outdoor amenity space;
 - m. preserves strategic and local views;

- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment, contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

- 2.25 The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Excellence in design

- 2.26 The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.

Policy D2 Heritage

- 2.27 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

- 2.28 Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a. a. the nature of the heritage asset prevents allreasonable uses of the site;
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of

bringing the site back into use.

- 2.29 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

- 2.30 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.

- 2.31 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

- 2.32 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.

Archaeology

2.33 The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Camden Planning Guidance: Design (January 2021)

Heritage

2.34 THE COUNCIL - will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset/s affected. We will take account of:

- The desirability of sustaining and enhancing the
- significance of any heritage asset/s and putting them to viable uses consistent with their conservation;
- The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality and health and wellbeing;
- The desirability of new development that affects heritage assets to preserve and enhance local character and distinctiveness.

2.35 APPLICANTS - will need to show how the significance of a heritage asset, including any contribution made by their setting, has been taken into consideration in the design of the proposed works. The level of detail required will be proportionate to the asset/s importance and no more than is sufficient to understand the potential impact of the proposal on the significance of the asset/s affected.

Alterations to Listed Buildings

- 2.36 In assessing applications for listed building consent the Council has a statutory duty to 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. We will consider
- 2.37 the impact of proposals on the historic significance of the building, including its features, such as:
- original and historic materials and architectural features;
 - original layout of rooms;
 - structural integrity; and
 - character and appearance.
- 2.38 We will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.
- 2.39 Applications for listed building consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary. In addition to listed building consent, some proposals may also require planning permission. These applications should be submitted together and will be assessed concurrently.

Preventing Harm to Heritage Assets

- 2.40 In accordance with Camden Local Plan policy H2 and the National Planning Policy Framework (NPPF) the Council will not permit the loss of or substantial harm to a designated heritage asset unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or particular circumstances apply.
- 2.41 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 outweigh that harm.

Consideration of Cumulative Impact

2.42 In assessing applications that affect heritage assets, the Council will, in addition to considering proposals on an individual basis, also consider whether changes could cumulatively cause harm to the overall heritage value and/or integrity of the relevant Conservation Area, Listed building or heritage asset

Section 3

Historic Development of the Site and Surroundings.

3 | Historic Development of the Site and Surroundings

Area Development

- 2.43 Tavistock Square was set out as part of a planned development on land historically owned by the Dukes of Bedford, plans for development were originally conceived by Francis Russell, the 5th Duke of Bedford. Tavistock Square was named for the subsidiary titles of the Duke of Bedford— Marquess of Tavistock - which had been traditionally gifted to the eldest sons of the Dukes of Bedford since 1694
- 2.44 Development began in 1806 on the east side of the Square under the direction of James Burton, a prominent speculative property developer. Later, portions of the Square were partially developed by Thomas Cubitt C. 1825. The western side of Tavistock Square (the terrace of No.33) was largely built to the designs of Lewis Vulliamy, which adopted a design akin to those of James Burton.
- 2.45 The square underwent largescale redevelopment in the late 19th and early 20th Century. Many of the Georgian terraces which formerly occupied all edges of the square were cleared on the north, east and south sides. The newly developed square became considerably larger in scale and mass and occupied multiple plots. Much of the later development of the area was inspired by the administrative headquarters British Medical Association, designed by Sir Edwin Lutyens in the early 1910s. Buildings constructed as part of this early 20th century phase of development include Tavistock Court and Woburn House on the north side. The Tavistock Hotel on the south side and Lynton House and Tavis House on the east side.
- 2.46 The terrace of buildings on the west side of the square to which No.33 forms a part is a remnant of the earliest phase of the areas development.



Figure 3.4 Horwoods Map (1799)



Figure 3.3 Greenwood Map (1828)



Figure 3.5 OS Map 1871



Figure 3.6 OS Map 1896



Figure 3.7 OS Map 1953

3|Historic Development of the Site and Surroundings

33 Tavistock Square

- 3.1 Specifically, No.33 was constructed c.1825-6 to the designs of Lewis Vulliamy and constructed by G Anstey and JA Frampton.
- 3.2 The building was originally conceived as a single dwelling. It is typical in form for its location and period and broadly follows a design language established during the first phase of the development of Bloomsbury.
- 3.3 Historic Plans of the building within the Camden Local Studies Archive are limited to;
 - a 1906 Drainage Plan
 - 1985 Plan of the Ground and Lower Ground Floor
- 3.4 The original configuration of these buildings generally consisted of three storeys above ground plus basement with attic space set within the butterfly roof pitch. No.33 follows this pattern. The form of these elevations are typical with historic access above a projecting front light well bounded by railings. The regular plot sizes provide uniformity to the plan of the streetscape but also restrict the individual layout of buildings. The iron railings around the basement areas, along with the regularly spaced stepped entrances, give visual emphasis to the doorways
- 3.5 As typically seen to the other properties, the original plan form of No.33 is traditional in layout, it reflects the form of the plot, and the period of development. The design brings a degree of uniformity across the terrace and creates regular rhythm along this edge of Tavistock Square.
- 3.6 The original plan configuration for No. 33 would typically have been; At ground floor a room to the front, a room to the rear with a staircase to one side. The first floor plan typically consisted of a large room to the front which spanned the width of the house with a second room behind. The second floors were typically subdivided into three rooms accessed from a landing. The third floor were formerly service quarters and subdivided as required. This is also reflected in the decorative hierarchy of the building with each floor reflecting its use and status.

- 3.7 Unlike the repetition in the terrace, the interior detailing varies considerably in its extent and quality from one property to the next. This is related to the speculative nature of the development, internal finishes were usually carried out under the patronage of the final purchaser of the plot.
- 3.8 A 1906 Drainage Plan reveals the Lower Ground Floor held two Kitchens suggesting the building was still in use as a single private dwelling.
- 3.9 The subdivision of the building into separate flats likely occurred at some time in the early 20th Century.
- 3.10 From 1946 -1979 the building was occupied by Ali Mohammed Abbas. This is commemorated with a Brown Plaque on the frontage which states Ali Mohammed Abbas was a barrister and one of founders of Pakistan. He was an member of the All-India Muslim League in London and edited newspapers including 'Our Home' and 'The Voice of Pakistan'. Following the creation of Pakistan on 14 August 1947, the ground floor flat in Tavistock Square served as an unofficial Pakistan embassy. Ali Mohammed Abbas in cooperation with local councils, also set up twenty-eight schools in England for the teaching of Pakistanis in English. He previously ran as an Independent Candidate For The Holborn and St. Pancras South Constituency
- 3.11 The extent and quality of the internal finishes has suffered under previous alterations partially resulting from the conversion to separate flat and the poor quality of previous schemes of works. Adaptations have involved the removal of key interior pieces such as the fireplaces through to wholesale reconfiguration of the space.

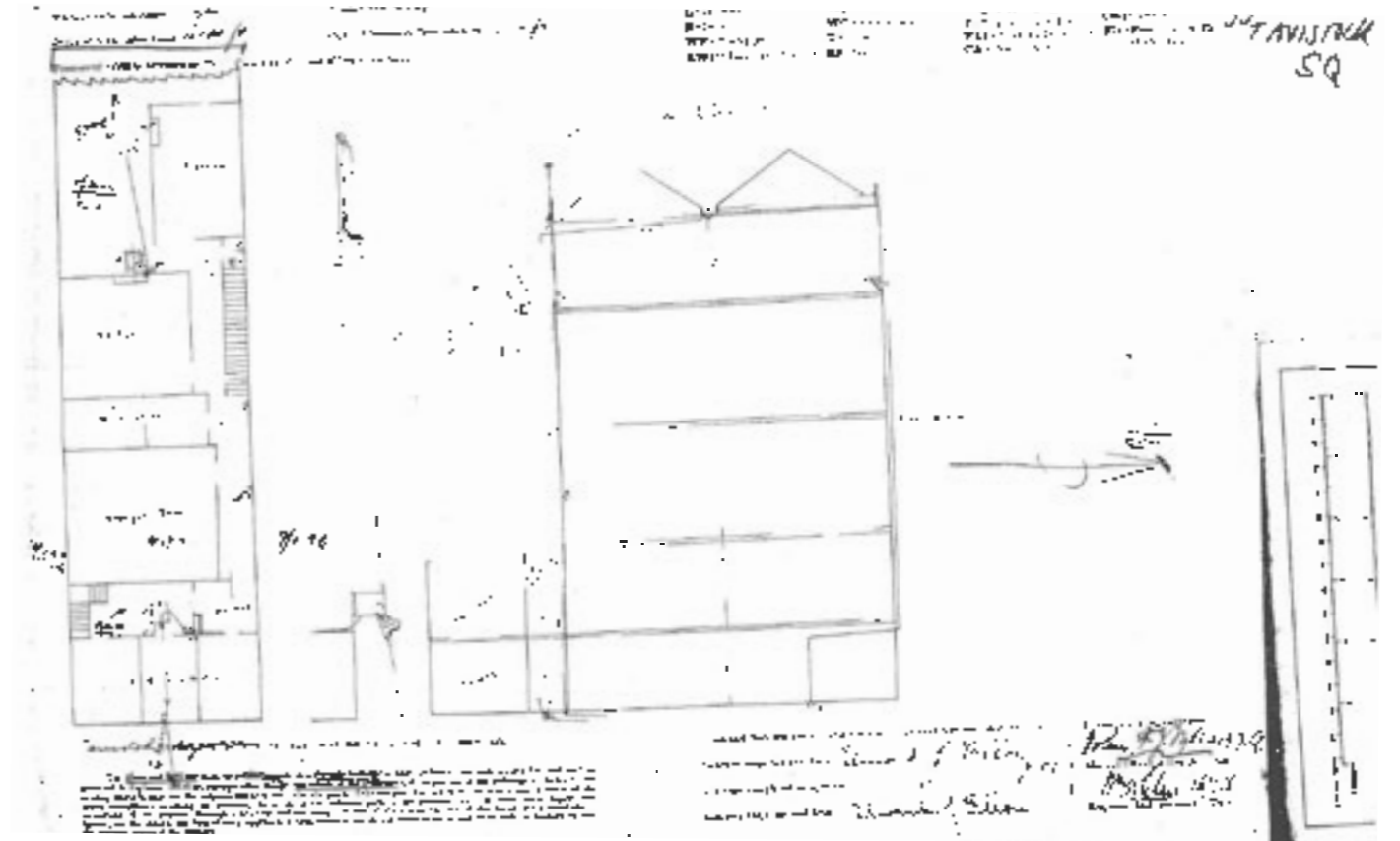


Figure 3.8 1906 Drainage Plan

3 | Historic Development of the Site and Surroundings



Figure 3.9 Tavistock Square West Side 1949



Figure 3.10 2023 Site Visit

Section 4

Site Description and Assessment of Significance.

4 | Site Description and Assessment of Significance

Site Description

- 4.1 The site is No.33 Tavistock Square, a single mid-terrace Georgian Townhouse. The building is three storeys plus lower ground floor basement with third floor as a converted attic space. The building is subdivided into 5 individual residential flats which occupy each level. No.33 is mid terrace and forms part of a listed terrace of 17 properties located on the west side of Tavistock Square.

Significance

- 4.2 The building was first listed in 1954 officially described as NUMBERS 29-45 AND ATTACHED RAILINGS INCLUDING CONNAUGHT HALL, UNIVERSITY OF LONDON (NUMBERS 36-45), 29-45, TAVISTOCK SQUARE (Grade II*, List UID: 1378967). The building is owned by the University of London (UCL).;
- Terrace of 17 houses. c1825-6. Designed by Lewis Vulliamy; built by G Anstey and JA Frampton. Darkened stock brick with stucco ground floors, Nos 29, 32, 35, 39, 43 and 45 rusticated. Slated roof, Nos 34-45 with C20 felted mansard and dormers. EXTERIOR: 4 storeys, attics and basements. 3 windows each. Symmetrical facade, No.37 (centre house) slightly projecting with 4 engaged Ionic columns rising through 1st and 2nd floors; Nos 29, 31, 35, 39, 43 and 45 slightly project with Ionic pilasters through the 1st and 2nd floors. All to support the main entablature at 3rd floor level. Round-arched entrances with pilaster-jambs carrying cornice-heads; patterned fanlights and panelled doors. Doorways of Nos 36-40 and 42-44 converted for use as windows. Entrances to Nos 29 and 45 on the returns, No.45 with pilasters supporting a cornice, No.29 with portico surmounted by a balustrade with vases. Square-headed, recessed sashes to ground floors except No.37 with round-arched ground floor windows. 1st floor casements with cast-iron balconies. 2nd and 3rd floors with gauged brick flat arches to recessed sashes, most with glazing bars. Attic storey with pilaster strips above bays with pilasters. Cornice above attic storey except Nos 35-39 with balustraded parapets. The north return of No.29 continues the entablature and pilaster treatment and forms a balanced composition, linked by a low screen wall, with No.36 Gordon Square (qv). The south return of No.45 continues the entablature and pilaster treatment and is similarly linked by a screen wall with No.53 Gordon Square (qv). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. No.36 was listed on 14/05/74. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 97-98).*

- 4.3 The listing covers the grouping of 17 buildings which also includes Connaught Hall. The grouping occupies the entire western side of Tavistock Square and appears as a single composition of buildings. The following assessment recognises the significance of the group as a whole, however specific focus is drawn towards No.33.
- 4.4 The significance of the building group is predominately derived from their architectural and historic interest. The main elevation is presented as the primary feature of the groups architectural interest significance. It maintains a clear presence as part of the streetscape enclosing Tavistock Square. This portion of Tavistock Square remains important as the only surviving edge of the square which dates to the first phase of the areas development.



Figure 4.1 Main Elevation onto Tavistock Square

No. 33

Architectural Interest

Exterior

- 4.5 No.33 serves as an intrinsic part of the terrace, the original design intent in the main elevation is clearly appreciable. The design is comparable to the other buildings within the group, and remains well preserved with original railings, fanlight, entrance door and proportions.
- 4.6 The building is stock brick 3 storeys plus lower ground floor level. The roof is butterfly form with slate tiling. The original outward appearance remains clearly appreciable, with original railings, front door, fan light. Externally, decorative features on the main elevation have some evidence of disrepair overall, notably the string course at second/ third floor and the sash windows. Windows across the building, appear original in places, and in their original configuration, however many have been replaced with later copies and are not wholly sympathetic to the building- partially evident at third floor. Further issues with the main elevation include evidence of historic unsympathetic changes to create service penetrations in the brick work and extraction openings within window frames.
- 4.7 At the rear there are further facade penetrations into the brickwork from services and further extraction fans within the window frames. The rear also has a



Figure 4.2 Front Entrance

4 | Site Description and Assessment of Significance

proliferation of down water goods which adds visual clutter and detracts from the composition of the rear elevation. Metal work is also in need of restoration and repair. Sash windows, at the rear do not appear original but are sympathetic in type and appearance and in their original locations. These have a degree of age and are currently in a poor state of repair and in need of restoration.

- 4.8 The butterfly form of the roof is the only surviving original roof form in the terrace which additionally adds to its interest.

Interior

- 4.9 The interior has been subject to high degree of alteration and change in the conversion to flats. With new wall and subdivisions created within principle rooms, and disruptions to the decorative order to accommodate the changes. The hierarchy of rooms is still evident when moving between flats, most clearly articulated by the fireplaces, skirting, cornicing and ceiling roses.

- 4.10 The change to individual flats has disrupted the historic patterns of circulation and the legibility of the building as a single dwelling. Despite the level of change there is a good level of survivability across flats. Original decorative features including cornicing, ceiling roses, picture/dado rails, and skirting remain throughout the building. However there is some evidence of replicated decorative additions in non original locations which disrupts a legibility of the original planform and features.

- 4.11 Each principle room retains its original fireplace with recesses either side of the chimney breast. Original panel doors are found throughout the building. These are non consistent to their historic openings and have been rehung in places. Doors dating to the 1985 scheme of work are all flat doors with modern fittings and not of historic interest. The rear room at ground floor has an in built dresser this is not original but likely dates to the early 20th Century.

- 4.12 The main staircase is in its original form and location and still retains its original newel posts and bannisters, although this has been boxed in within the entrance way.

- 4.13 Although rooms have been subject to alterations their

is still a semblance of the original decorative order and building hierarchy. The ground floor is the most richly decorated. With original cornice, architraves, skirting. The upper levels are simpler in their design. This remains legible in the present and important in demonstrating the original configuration of the house and evidential value in its former occupation and use.

- 4.14 Windows at ground to second floor have historic internal shutters which are still functional but in need of repair. There is evidence of a high level of internal change in the 20th Century which likely occurred both prior to and post dating its listing in 1954. However the elements of the original plan form remain intact and contributes to the special architectural and historic interest of the building.

- 4.15 The scale of internal change which has removed original fabric in adapting the building, has reduced the sensitivity of the interior. Although the 1985 Plans only illustrate the proposals at Ground Floor they evidence the scale of change occurring at this time.

- 4.16 The diagram shows a bathroom with small lobby in the rear room of the closet wing (the proposed location for the reconfiguration of the bathroom in the existing proposals) The plans show the corridor is divided by a diagonal wall intersecting the main corridor to create an entrance to the ground floor flat. The 1985 Proposals show the blocking of the doorway to the principle room at ground floor (now reinstated)

- 4.17 Because of the extent of unsympathetic historic change there is significant scope for enhancement by revealing of historic features and reinstatement of historic room proportions, uses, and an improvement of appearance overall.

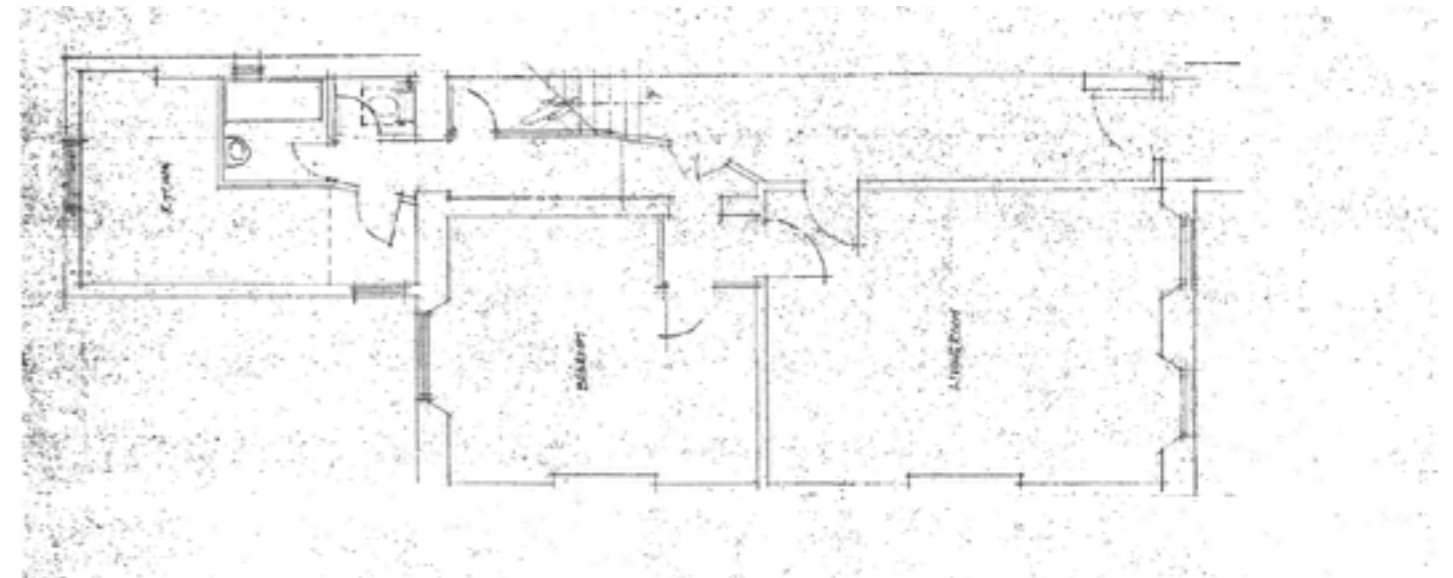


Figure 4.3 1985 Ground Floor Plan - Existing

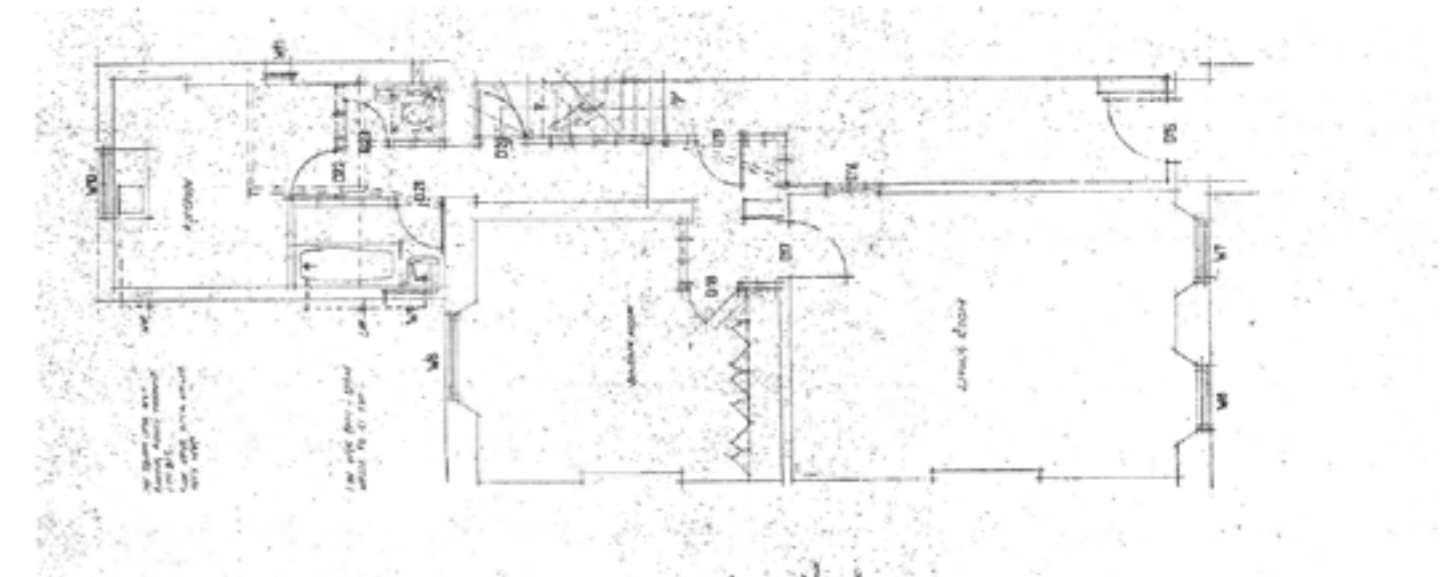


Figure 4.4 1985 Ground Floor Plan - Proposed

4|Site Description and Assessment of Significance

Historic Interest

- 4.18 The building remains a well preserved example of its type and indicative of the development of London in the period of its construction.
- 4.19 There is an associative historic interest in the period of occupation by Ali Mohammed Abbas and as the first embassy to the newly formed Pakistan.

Summary

- 4.20 The extent of prior change has reduced the sensitivity of the interior and resulted in fabric from a range of different phases of rebuilding and renovation. This is predominately related to the proliferation of services which are intrusive and unsightly. Modern additions to the planform are low quality, and across all floors relate poorly to the original room proportions and historic layout.
- 4.21 Internal decorative features remain throughout the building and have a good level of survivability including; original cornicing, ceiling roses, picture and dado rails, skirting and fireplaces, the original staircase, shutters, structural fabric, floorboards. These all contribute to its special interest.
- 4.22 The significance of the building, is predominately derived from its architectural and historic interest. The building remains an indicative example of the first phase of the areas historic development. The design is by a notable and respected architect and is illustrative of the type of speculative residential development occurring in this part of London during this period. Remnant surviving original interior features and the surviving elements of the original planform also contribute to the buildings architectural and historic interest in addition to the occupation by Ali Mohammed Abbas



Figure 4.5 Iron Work Balustrade at First Floor



Figure 4.6 Ground Floor Fire Place



Figure 4.7 Entrance Hall



Figure 4.8 Main Stair arched window



Figure 4.9 Ground Floor Fire Place



Figure 4.10 Hall way and Staircase

Section 5

Impact Assessment.

Description of Proposals

- 5.1 The proposals are set out in more detail within the Design and Access Statement provided by Haworth Tompkins Architects. They can be summarised as minor internal and external alterations and refurbishment. This is largely limited to renovation, alterations to the plan form and services - in order to improve the functionality of the building.
- 5.2 As in the Design and Access Statement the proposals are approached on a floor by floor basis with commentary on the potential effects upon heritage significance provided. This section also looks at opportunities for enhancements and mitigation measures used to lessen the potential for any harmful effects.
- 5.3 External works are limited and largely relate to heritage sensitive remedial works to correct poor past alterations and cleaning works. The sensitive restoration of the main and rear elevations will importantly include a revision of the external services outlets which would enhance the appearance of the main elevation. External changes overall can be summarised as;
- Cleaning and repainting of painted brickwork and Stucco
 - Removal and making good of existing boiler flue facade penetrations New boiler flue facade and roof penetrations
 - Reconfiguration of facade penetrations and the good of existing non-original elevation penetrations
 - Removal of window fans and installation of new glass panes
 - Repairs, repainting and draft sealing of windows
 - Repairs and repainting of external metalwork
 - Cleaning, waterproofing and over cladding of the stone steps
 - Repainting front door
 - Cleaning and repairs to stone balcony
 - Removal of non-original metalwork
 - Cleaning stone steps to lower ground floor lightwell

- 5.4 Interior works can be summarised as;
- Minor demolition and reconfiguration of non-original partitions, reconfiguration of plan form and changes to layout and patterns of circulation within individual flats at all levels
 - Removal of non original fabric of no heritage value and to reveal the original form and appearance of the ground floor entrance stair through the removal of modern fabric and change to planform
 - New breaches in original structural building fabric
 - New boiler locations, service routes, SVP routes and concealing fixtures
 - New kitchen and bathroom locations, fixtures and fittings.
 - New floor finishes, carpeting and engineered wood with an acoustic layer. Original flooring preserved beneath.
 - Repainting of all internal walls and ceilings.
 - Restoration of internal decorative features
 - All non-original doors replaced with panel doors. Original panel doors retained in-situ or relocated
- 5.5 The works to interior will preserve and enhance important original decorative features causing no loss of special interest. The change planform would involve the removal of modern unsympathetic internal walls which are not of heritage interest. The insertion of new subdivisions will create a slight change to the proportions of rooms and patterns of circulation however these have already been disrupted by historic change. The new proposals over an improvement above the existing configuration.
- 5.6 Changes to services will rationalise the internal routes, reduce the appearance of modern services and resultantly reduced the harmful effects these intrusive element cause upon the appearance of the building.
- 5.7 Decisions have been informed by expert heritage advice to minimise any potential harm to significance through disruption or removal of original fabric and original plan form.

Assessment of Effects

- 5.8 This section sets out the impacts arising from the proposals and its effects on the significance of 33 Tavistock Square, the construction to the listed building grouping to which it forms a part and the Bloomsbury Conservation Area. Overall, the scheme is regarded as beneficial and will preserve the most important elements of special interest. Improvements to the building externally will offer a more consistent and united frontage to the listed building group and return the building to closer resemble its original appearance. This will enhance the contribution to the Conservation Area. Internally, the renovation works are sensitive to the original layout, hierarchy and decorative detail and will improve the appearance, functionality and secure a sustainable long term and appropriate use for the building.
- 5.9 The proposals have been considered in the context of the historic alterations that have taken place across the building including; the removal or reconfiguration of large volumes of historic fabric, changes to plan form and historic patterns of circulation, unsympathetic decorative additions and subdivision to separate units. This has resulted in an internal arrangement which has a high tolerance for change.

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Lower Ground Floor

- 5.15 Works occurring at lower ground floor are minimal and primarily related to remedial works to prevent water ingress. The lower ground floor flat is currently in occupation and not subject to the level of proposals occurring on the upper levels.

Entrance Lobby Waterproofing

- 5.16 The entrance lobby within the lightwell will be re-waterproofed. This area beneath main entrance stone steps has suffered from decay and is in need of remedial works. The works will effect structural fabric of inherently low interest to the significance of the building. Works are essential to preserve the integrity of the lower ground floor. The works will follow a conservation led methodology for installing the damp proof membrane. When complete this portion of the building would appear as existing.



Figure 5.1 Lower Ground Floor Lightwell

Exterior

- 5.10 Works to the exterior will refresh the appearance of the main elevation. Intrusive service penetrations will be removed and sensitively restored in brickwork and within window frames. Repairs to windows will preserve the existing fenestrative order in situ. The repainting and repair of railings will further enhance the outward appearance of the building.
- 5.11 Overall works enhance the appearance of the main elevation and preserve the special interest inherent in its composition. The contribution No.33 makes to the listed building grouping, and the character and appearance of the conservation area would be enhanced.
- 5.12 The entrance steps will be re-waterproofed and overclad with york stone slabs. This will prevent water ingress into the lower ground floor vault. The proposals have carefully considered the entrance stairs and how a new covering would meet the railings, which will be cut in around the bases to give the steps a finished appearance.
- 5.13 The change in appearance would alter the relationship between the building and the streetscape, and resultantly the listed building group and the conservation area. The change will be positive and would allow for a greater degree of consistency across the terrace. The new cladding would restore a degree of the steps original appearance and preserve its original proportions, gauge and tread ratios. The material would be entirely appropriate and of a suitably high quality material to remain sensitive to the original design intent. The effect overall would impact upon the listed building, the wider grouping and the conservation area but the effect would be positive and enhance the contribution to the streetscape. The change would not be harmful.
- 5.14 Works at the rear are similarly remedial, would not be harmful and would preserve the special architectural interests of the building.



Figure 5.2 Main Entrance services



Figure 5.3 Main Entrance steps

Ground Floor

Plan Form

- 5.40 The existing interior plan has been modernised, with partitions created to create a single flat at this level.
- 5.41 The works will remove non original partitions in the rear closet wing (currently a kitchen). This is non original fabric of no historic interest. The rear room will be reconfigured with the creation of new subdivisions and the bathroom moved to the opposite wall.
- 5.42 The access to the rear closet wing room will change. The current breach in the rear wall connecting to the closet wing will be blocked and a new breach will be made. This will open into a new corridor created by subdivision of the central room and reconfiguration of the lobby.
- 5.43 The existing lobby within the central room will be reconfigured with the new subdivision. The original access from the entrance hall will be reinstated, although now opening to the new corridor within the flat. The existing door locations-both the central room and the principle room will be retained.
- 5.44 The result would allow a greater appreciation of the original form of the entrance hall way by allowing the passage along the stairs. Although it will disrupt an appreciation of the proportions of the central room, this was already disrupted with the creation of the lobby entrance. Although the room will be subdivided the change would allow for the original room dimensions to be more clearly understood returning it to a rectangular form. The existing wall in this location has a number of services running across it. The change would allow for these to be routed more suitably and would improve the appearance of this portion of the ground floor overall.
- 5.45 The kitchen will be relocated to the principle room. This has an established precedent in the conversion of town houses to individual flats. It would allow the use of the principle room as the primary living space which is commensurate with the original building hierarchy and historic use.

Kitchens

- 5.46 The relocation of the kitchen to the principle room is pattern repeated on each floor. Stacking the kitchens within the front rooms at each level will reduce the amount of new service routes as services can follow combined routes. The locating of kitchens in principle

rooms will change the historic patterns of circulation across the building. This is a common conversion method in period townhouses which have been converted to individual flats. The change will improve the function of building and its sustainable use. The pattern of circulation and vertical hierarchy was previously disrupted when the building was converted, the change represents an innovative solution to improve the overall quality of each apartment. The change will maintain the status of the principle room at each floor, remaining in use as the primary living areas.

- 5.47 Kitchen cabinets will be fixed to the wall but will not interrupt any decorative fabric. The change will be easily reversible. A gap will be maintained between cabinets and the ceiling which will preserve room proportions. The wall units will fixed to the rear wall only - to maintain legibility of the original room proportions and the symmetry created with the fireplace and chimney breast. The full height fridge/freezer unit will 'book-end' the kitchen. Units will be aligned to the top of existing doorways. These design choices have lessened the impact of the relocation of the kitchens, so they would appear entirely suitable to their new locations and reduced any mitigated potential harmful effects.

Services

- 5.48 Where possible the re-routing of services will follow existing routes. The boiler will be relocated and flues routed through the external wall at the rear and side elevations so as not to disrupt the appearance of the building. New radiators, with pipework will be concealed within existing floor routes.

Finishes

- 5.49 All existing and original decorative fabric, will be restored and preserved in situ. This will improve the overall appearance of these rooms.
- 5.50 New floor finishes, are detailed within the Design and Access Statement. New coverings will include carpeting and engineered wood with an acoustic layer replacing existing coverings. Original flooring will be preserved beneath. The effect would preserve original fabric, be easily reversible and would enhance the character of these rooms. The new coverings would not interfere with the relationship between skirting, architraves and thresholds between rooms and would maintain the proportions of the room. The change would give consistency to the flats principle spaces. The entrance hall will be enhanced by revealing the floor and the stone stairs will be enhanced by revealing the stone treads and risers.



Figure 5.5 Lobby Entrance



Figure 5.6 Main Entrance services

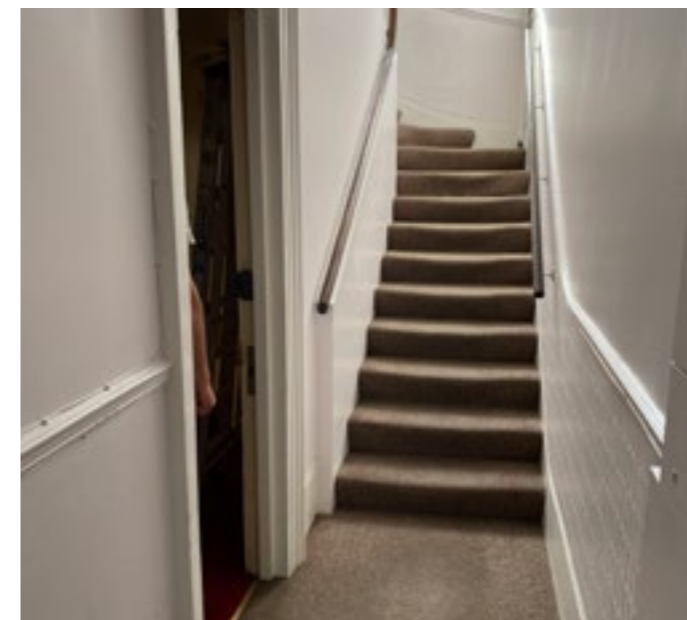


Figure 5.4 Main Entrance Hall Stair



Figure 5.7 Front Window

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First Floor

Plan Form

- 5.17 The existing interior plan at this level has been modernised already, with partitions to create the flat at this level.
- 5.18 The proposed works would involve the removal of non-original partitions in the principle room and the rear room. This is modern fabric and its removal would not affect special interest. A new partition will be constructed in the rear room. This broadly follows the same principle as the existing sub division but will remove the dog leg kink close to the window to allow a reconfiguration of the bathroom. The change is minor, and would represent a no worse scenario than existing. Importantly it would not be harmful to special interest.
- 5.19 The removed subdivision in the principle room will allow the original room proportions of this important primary space to be revealed. The kitchen will be relocated to this room. This has an established precedent in the conversion of town houses to individual flats. It would allow the use of the principle room at this level to be used as the primary living space.

- 5.22 Sensitive restoration and repainting of all internal walls, ceilings and decorative features will improve the appearance of this floor and enhance the contribution the interior makes to special interest.
- 5.23 All modern flat-panel doors across this level will be replaced with panel doors. This will enhance the appearance of this level and would be more analogous with the original appearance and condition.



Figure 5.11 First Floor Principle Room



Figure 5.12 First Floor Rear Room ceiling detail

Services

- 5.20 Where possible the re-routing of services will follow existing routes. The boiler will be relocated and flue routed through the external wall. New radiators, with pipework will be concealed within existing floor routes.

Finishes

- 5.21 New floor finishes, are detailed within the Design and Access Statement. New coverings will include carpeting and engineered wood with an acoustic layer replacing existing coverings. Original flooring will be preserved beneath. The effect would preserve original fabric, be easily reversible and would enhance the character of these rooms. The new coverings would not interfere with the relationship between skirting, architraves and thresholds between rooms and would maintain the proportions of the room.



Figure 5.10 First Floor Principle Room

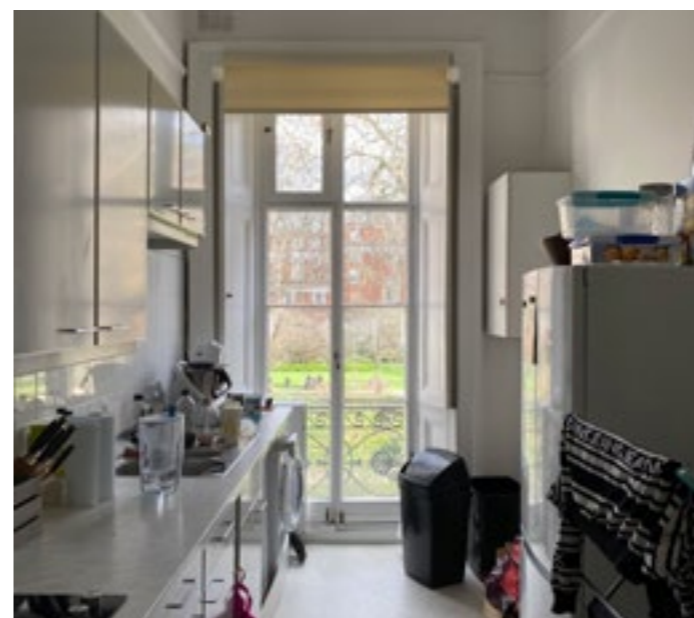


Figure 5.8 First Floor Kitchen



Figure 5.9 First Floor Rear Room Fireplace

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Second Floor

- 5.24 Changes at second floor largely relate to the strip out of existing fixtures and fittings and the running of services. Cupboards in the rear room will be removed, as with the floor below the proposals would remove the existing Kitchen and reconfigure with the principle room.
- 5.25 Where possible the re-routing of services will follow existing routes. The boiler will be relocated and flue routed through the external wall. New radiators, with pipework will be concealed within existing floor routes. Services in communal areas will be concealed using the existing riser.

Finishes

- 5.26 New floor finishes, are detailed within the Design and Access Statement. New coverings will include carpeting and engineered wood with an acoustic layer replacing existing coverings. Original flooring will be preserved beneath. The effect would preserve original fabric, be easily reversible and would enhance the character of these rooms. The new coverings would not interfere with the relationship between skirting, architraves and thresholds between rooms and would maintain the proportions of the room.
- 5.27 Sensitive restoration and repainting of all internal walls, ceilings and decorative features will improve the appearance of this floor and enhance the contribution the interior makes to special interest.
- 5.28 All modern flat-panel doors across this level will be replaced with panel doors. This will enhance the appearance of this level and would be more analogous with the original appearance and condition.



Figure 5.16 Second Floor kitchen



Figure 5.17 Second Floor bedroom and fireplace



Figure 5.18 Second Floor front Room



Figure 5.13 Second Floor Fireplace front room



Figure 5.14 Second Floor Stair Window



Figure 5.15 Second Floor front Room

Third Floor

- 5.29 The area is subservient to the lower floors, as former servant quarters with restrained detailing as such they do not have the same sensitivity to change.
- 5.30 Changes at third floor largely relate to changes to the planform with the demolition of existing but non historic walls.

Planform

- 5.31 The current subdivision to the front room would be demolished. This wall does not appear original. The saloon door opening between the two front rooms will be filled. The top of the stairs will be reconfigured to make space for a landing outside the flat entrance.
- 5.32 As with the floors below the proposals would remove the existing Kitchen and relocate it within the principle room.
- 5.33 Although the change to the stair would alter the relationship with the corridor, this has previously been disrupted by the front door to the flat. The change is minor and would not harm the character of the building or its significance to the extent that it would constitute harm.
- 5.34 The infilling of the breach in the two front rooms would restore a semblance of the original plan form. This would be a clear heritage benefit.

Services

- 5.35 Where possible the re-routing of services will follow existing routes. The boiler will be relocated and flue routed through the external wall. New radiators, with pipework will be concealed within existing floor routes. Services in communal areas will be concealed using the existing riser. Services in communal areas will be concealed using the existing riser.
- 5.36 Services to the kitchen will connect to the existing stub stack at lower ground floor. There will be a new ventilation duct to serve kitchen with an extraction route through the roof. This will sit within the valley of the butterfly roof and not affect the external appearance.

Finishes

- 5.37 New floor finishes, are detailed within the Design and Access Statement. New coverings will include carpeting and engineered wood with an acoustic layer replacing existing coverings. Original flooring will be preserved beneath. The effect would preserve original fabric, be easily reversible and would enhance the character of these rooms. The new coverings would not interfere with the relationship between skirting, architraves and thresholds between rooms and would maintain the proportions of the room.
- 5.38 Sensitive restoration and repainting of all internal walls, ceilings and decorative features will improve the appearance of this floor and enhance the contribution the interior makes to special interest.
- 5.39 All modern flat-panel doors across this level will be replaced with panel doors. This will enhance the appearance of this level and would be more analogous with the original appearance.



Figure 5.22 Third Floor bedroom



Figure 5.23 Third Floor front room sky light



Figure 5.19 Third floor front room



Figure 5.20 Third floor fireplace



Figure 5.21 third floor roof stair

Bloomsbury Conservation Area

- 5.51 The extent of external change is minor and largely related to remedial works. These include sensitive facade cleaning, including stone steps, improvements to external windows including reconditioning and repainting.
- 5.52 The proposals would enhance the external appearance of the building and would therefore be entirely beneficial to the listed building, the changes would improve the contribution the building makes to the character and appearance of the conservation area would be improved.

Summary

- 5.53 Proposed works are predominantly related to the change in planform, and movement of kitchens, and bathrooms created within the new partitions. The existing interior has been modernised already, with partitions to create flats and subdivisions within the principal rooms at all levels.
- 5.54 Any non-original flat panel doors will be replaced with panel doors. Any original panel doors are to be retained in-situ, or relocated to an appropriate location. This will restore a degree of the original appearance to the most important rooms and communal spaces and would enhance the character of the building.
- 5.55 All original floor boards to be retained, with new floor finishes applied on top. This will preserve the floor beneath, would be easily reversible and would enhance the functionality of the building as dwellings flats with regard to sound proofing and energy efficiency. The change has been mindful of room proportions and the relationship to thresholds, architraves and skirting and has been applied in the most appropriate locations. The change would preserve original fabric and enhance the character of the building. The stone in the entrance hall will be exposed, and cleaned, a heritage benefit which will better reveal a semblance of the main entrances halls original appearance.
- 5.56 The main stair is original the stone will be restored, the metal balusters and timber handrail will be revealed at ground floor and restored and repainted throughout. The existing carpet will be removed and replaced with a runner. Which will reveal the stone stair which will be cleaned and therefore allow for a significant enhancement to the appearance of this communal area. The change will better reveal the original appearance the stair and offers a significant enhancement to the scheme.
- 5.57 All existing windows and the original shutters to be retained and repaired. This will improve the appearance of the building and help secure the sustainable and long term use of the building by improving thermal efficiency and environmental standards.
- 5.58 Proposals will retain and restore key features; Original cornicing, ceiling roses, picture and dado rails, skirting and fireplaces will be retained and benefit in appearance from the new decorative treatment and restored room proportions.
- 5.59 The proposals involve the minor loss of some historic fabric in order to accommodate access to the outrigger extension. This would allow access around the main staircase and restore a sense of the historic form of the important main entrance.
- 5.60 Where the removal of historic fabric does occur this will be structural material of low heritage interest and not intrinsic to an appreciation of the significance of the building.
- 5.61 The effects overall would result in a low level of harm through the removal of a small volume of historic fabric and some disruption to historic planform. This should be considered against the clear benefits of the scheme which will deliver 4 new high quality living spaces. The scheme has acknowledged the heritage sensitivities of the site and would restore key features and enhance principle rooms and spaces. The works wholly appropriate to the long term conservation of the building. These factors should be considered enough to far outweigh the level of effects to the extent that the scheme overall would not be considered harmful.

Section 6

Conclusion.

- 6.1 This report has been prepared to accompany an application for a listed building consent and planning permission at 33 Tavistock Square. It has been written with regard to Historic England advice notes and relevant policy and guidance.
- 6.2 The assessment has considered the historic development of the Site and the surrounding area to demonstrate and inform an assessment of significance of the asset. Site visits have been undertaken, to identify the special interest of the listed building and an assessment of the proposals has been made. The proposals have built upon heritage specific guidance to ensure the significance of the heritage assets is preserved.
- 6.3 As a result of the proposals, it is considered that the special interest of the building will be preserved, with the intrinsic architectural and historic values associated within the building being maintained. Should harm be found, it is suggested that the benefits of the scheme would outweigh harm in accordance with the NPPF.
- 6.4 Externally the works would improve the outward appearance on both elevations rationalising the outlets for services and restoring windows with extraction units to glass panes. Enhancing the appearance of the listed building, and the contribution to the streetscape and conservation area. The cleaning of the facade and treatment to the stone steps will similarly benefit the appearance of the building and contribution to the conservation area.
- 6.5 The existing interior has been modernised already, with partitions to create flats and subdivisions within the principal rooms at all levels. Proposed works are predominantly related to the renovation of the building with some changes planform, the movement of kitchens, services and decorative finishes. The effects are predominantly related to the change in internal character of the building, which will occur as a result of the alterations.
- 6.6 Proposals will retain and restore key features; including original cornicing, ceiling roses, picture and dado rails, skirting and fireplaces and doors will be retained and benefit in appearance from the new decorative treatment and restored room proportions.
- All original floor boards will be retained. All existing windows and the original shutters to be retained and repaired. The ground floor entrance hall will be enhanced as an important communal space and historic access into the building. The change will restore a sense of the original character of the space. Overall works would enhance the character of the internal space would be wholly appropriate and would preserve the significance of the building.
- 6.7 The proposals involve the minor loss of some historic fabric in order to accommodate access to the outrigger extension. This would allow access around the main staircase and restore a sense of the historic form of the important main entrance. Where the removal of historic fabric does occur this will be structural material of low heritage interest and not intrinsic to an appreciation of the significance of the building. Nevertheless the removal of original fabric is considered harmful and so the proposals would amount to a low level of less than substantial harm, before design mitigations and heritage benefits are considered.
- 6.8 The proposed development will update the building as suitable accommodation whilst enhancing the key aesthetic qualities of the building. Although the proposals will involve some minor harmful effects including the low level loss of some historic fabric and the disruption of the original room proportions through planform change. The works are an improvement over the existing condition and would be an enhancement to the character of the building overall. Special attention has been paid to opportunities for enhancement;
- Restoration of decorative features throughout, and an acknowledgement of the building hierarchy in the proposed design.
 - Removal of unsympathetic modern additions including non original party walls
 - Partial restoration of the original plan form, returning the proportions and original use to principle rooms.
 - Retention and sensitive reconditioning of wooden flooring and joists.
 - Sensitive improvements to services and service routes.
- Revealing and restoration of key features of interest in the interior including, exposing of ground floor staircase; newel post and bannisters.
 - Removal of modern flush single panel doors with more appropriate multi panel doors.
 - Enhanced aesthetic appearance of the interior.
 - Enhancements to the character of the main entrance hall and stair including exposed original stair form, patterns of circulation, revealing the stone treads, new carpets, and exposing of the important ground floor newel post and bannisters.
 - Enhancements to the main elevation including the entrance steps through the use of sensitive york stone cladding and front door painting.
 - The sustainable use of the building in residential occupation (its original intended use)
- 6.9 Proposed works to improve the accessibility of the building are likewise considered to be reasonable and appropriate in their approach to making minor alterations to the building's plan, whilst taking care to preserve its fabric. The proposal involves the introduction of modern features, such as new lighting and plumbing services, which promote the sustainability of the building through improving its long-term functionality, yet sensitively maintain its historic interest through the considered method of installation which minimises the interference with historic fabric. The proposed works are considered to have a low impact on the historic fabric of the building overall.
- 6.10 The works will enhance special interest through the removal of intrusive services and poor quality alterations which have occurred overtime. The works overall represent a sensitive enhancement of the internal appearance. Works will be carried out to a high standard as is appropriate to the status as Grade II* listed building.
- 6.11 The proposal is assessed to be compliant with policy, including the NPPF, and in alignment with the statutory requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990. It is considered to meet the requirements of Policy D1 of the Camden Council Local Plan (2017), its relevant SPDs and those of the London Plan Policy HC1. The proposal also demonstrates consideration and compliance with guidance for accessibility and care for Listed Buildings, presented by Historic England.



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