

HERITAGE STATEMENT

RELATING TO

WATES - CAPITAL WORKS PLANNING

AT

**83 ENDELL STREET
LONDON, CAMDEN
WC2H 9DN**

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1.0 Introduction

This report has been prepared by Potter Raper, in support of an application of listed building consent in connection with roofing works to 83 Endell Street, in Camden, Central London (figure 1). The proposed works form part of a comprehensive programme of works that are being carried out on the freeholder's housing stock.

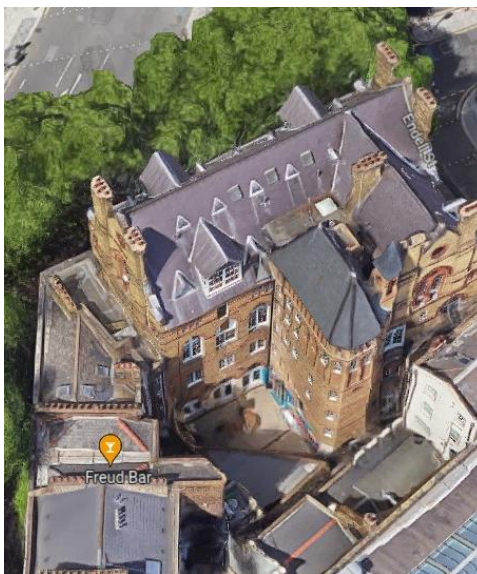


Figure 1: Satellite view of the Application Site (Source: Google Maps)

The building is Grade II listed and lies within the Seven Dials conservation area. The Site is located on the junction between Endell Street, High Holborn, and Shaftsbury Avenue, forming the corner plot, and is opposite the Shaftsbury Theatre. There are a number of high-rise buildings in the vicinity which would look over the roof of the building, but the roof coverings are otherwise sparsely visible from the public realm.

Entry number 1078296.

The description from Historic England reads as follows:

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

This Heritage Statement has been developed to provide sufficient information to allow the council to gain an informed understanding of the building, in order to gauge the suitability of the proposals. It is considered that the special interest and significance of the building would not be harmed and that the alterations proposed would further reveal and reinforce the significance of this building.

2.0 Assessment of Significance

2.1 Location

Location and architectural significance

The application site occupies a prominent location in London as a whole, being opposite the Shaftesbury theatre. The site is centrally located and a key asset to be preserved.

2.2 Architectural significance

Much of the listing above mentions the architectural features of the front elevation(s) on Endell Street and High Holborn, with the roof not being mentioned in the description. The roof is likely omitted from comment as a result of the roof not being easily visible from ground level at all times of year. It is however partially visible in summer from across Shaftesbury Avenue, and due to the trees directly outside being deciduous, is prominently visible during the winter months. We understand the importance of enhancing the character of the building, and using appropriate materials on traditional housing stock.

3.0 Proposals and Assessment of Impact

It is being proposed that the building requires renewed pitched roof coverings to assess the pitched roofs.

3.1 Existing Roofs and Materials

The existing roof coverings are traditional slate, which is an appropriate material for the building in terms of heritage and suitability for design, i.e. not imposing additional weight on the roof.

3.2 Proposed Roof Works

The proposal for this application relates to the roof coverings only. The proposals allow to replace the pitched roof coverings with natural Welsh slate. The flashings to parapet walls and dormers will also need to be replaced, where lead will be used.

3.3 Assessment of impact

It is anticipated that the proposed works will compliment the character of the building by virtue of using sympathetic materials to the building's history and functionality. The proposed replacement roof coverings will help prolong the life of the building, without affecting the character.

4.0 Conclusion

Based on the above assessment, it is considered that the proposals will not harm the significance of the building, or Seven Dials conservation area. The refurbishment will instead preserve the building's special architectural and historic interest, and will give rise to modest economic and heritage benefits by making the property fit for purpose and improving its capacity to sustain a beneficial use.