

31 Southampton Row

Holborn Links, London

HERITAGE STATEMENT | MAY 2024

On behalf of Hogarth Properties



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Section 1

Introduction.

1 | Introduction

Overview

- 1.1 This Heritage Statement has been prepared to accompany a full planning application for Project 7 of the Holborn Links Estate, namely 31 Southampton Row London, WC1A 2DB (henceforth 'the Site').
- 1.2 The building forms part of the Holborn Links Estate and is Grade II listed. It is also located within the Bloomsbury Conservation Area.
- 1.3 This report will:
 - Set out the relevant legislative and policy framework within which to understand the proposed redevelopment of the Site;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Describe the Site and identify relevant designated heritage assets;
 - Appraise the heritage significance of the Site and identify its contribution to the Bloomsbury Conservation Area; and,
 - Provide a detailed assessment of impact for the proposals on the Site and its setting, and on the character and appearance of the Conservation Area.
- 1.4 The existing Site and surrounding area was appraised during site visits undertaken throughout 2023, and a desk-based study was also undertaken which included review of the Bloomsbury Conservation Area Appraisal, and an Ordnance Survey map regression.
- 1.5 The report is produced by Icen Projects. Specifically, it is authored by Rebecca Davy BA(Hons) MSc, Consultant - Built Heritage & Townscape; and, Rebecca Mason BA (Hons) MSc MA IHBC, Associate Director - Built Heritage & Townscape with guidance and review by Laurie Handcock MA (Cantab) MSc IHBC, Director - Built Heritage & Townscape.



Figure 1.1 Site Location

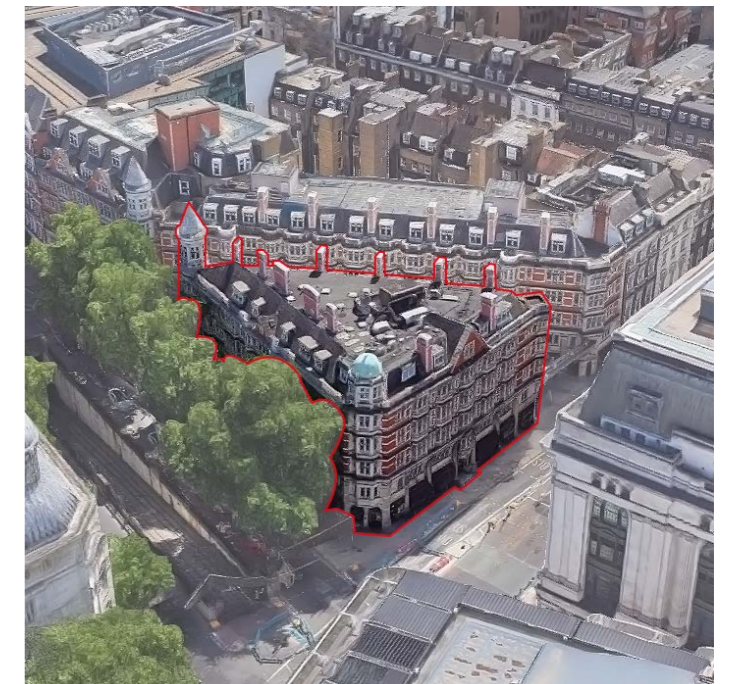


Figure 1.2 Aerial View of the Site



Figure 1.3 Photo of the Site from Bloomsbury Way

Site Description

- 1.6 Sicilian Avenue is a shop lined pedestrian thoroughfare that links Southampton Row and Vernon Place. It consists of two large blocks of Edwardian buildings that line each side of Sicilian Avenue and then the northern block returns northwards along Southampton Row returning on Vernon Place.
- 1.7 The group of buildings, which is the subject of this study, is known as Project 7 of the Holborn Links Estate, namely 31 Southampton Row.
- 1.8 The Site is Grade II listed, and as indicated in figure 1.4 incorporates 3 individual listings, these are:
- Avenue Chambers, 1-6 Vernon Place
 - 25-35, 35A and attached screen, Sicilian Avenue
 - 6-20 Sicilian Avenue
- 1.9 To paraphrase the three listing descriptions, the Site was built between 1906-10 by R. J. Worley for the Bedford Estate, this shopping parade with offices, once flats, constitutes the north-west and north-east returns to Sicilian Avenue. The red brick exterior adorned with white terracotta features 5 storeys and a later C20 attic with dormers on the north-west side, encompassing 7 window bays, a splayed left-hand return, and a projecting oriel on the right-hand return. The ground floor boasts a round-headed entrance to offices, flanked by Corinthian columns, while the upper floors exhibit a variety of window configurations, including canted bay windows, oriels, and casement windows, adorned with terracotta details. The ensemble is complemented by a modillion cornice, a central pedimented gable, tall slab chimneys, and a domed terracotta lantern on the left-hand splayed return. The structures collectively form a harmonious development with adjacent buildings along Sicilian Avenue and Southampton Row.

Identification of Assets

- 1.10 The Site is located within the Bloomsbury Conservation Area. There are numerous heritage assets within the setting of the Site. The heritage assets which are located within the immediate setting of the Site are identified below. The list descriptions for designated heritage assets are recorded in Appendix 2.

Conservation Area

- Bloomsbury Conservation Area
- Kingsway Conservation Area

Grade II* Listed Buildings

- 1 - 8 Southampton Place and attached railings
- 14 -22 Southampton Place and attached railings

Grade II Listed Buildings

- 6-20 Sicilian Avenue
- 127 and 129 High Holborn
- Victoria House and Attached railings
- 43, 44, 45 Bloomsbury Square
- Three lamp posts, Sicilian Avenue
- Avenue Chambers, 1-6 Vernon Place
- 25-35 and 35A Sicilian Avenue

- 1.11 Owing to the nature of the proposals, and in line with proportionality as set out in NPPF paragraph 200, the designated heritage assets outside of the Site boundary have been scoped out of the assessment. Thus to clarify, the assets scoped into the assessment include the Site (6-20 Sicilian Avenue; Avenue Chambers; and, 25-35A Sicilian Avenue) and the Bloomsbury Conservation Area.

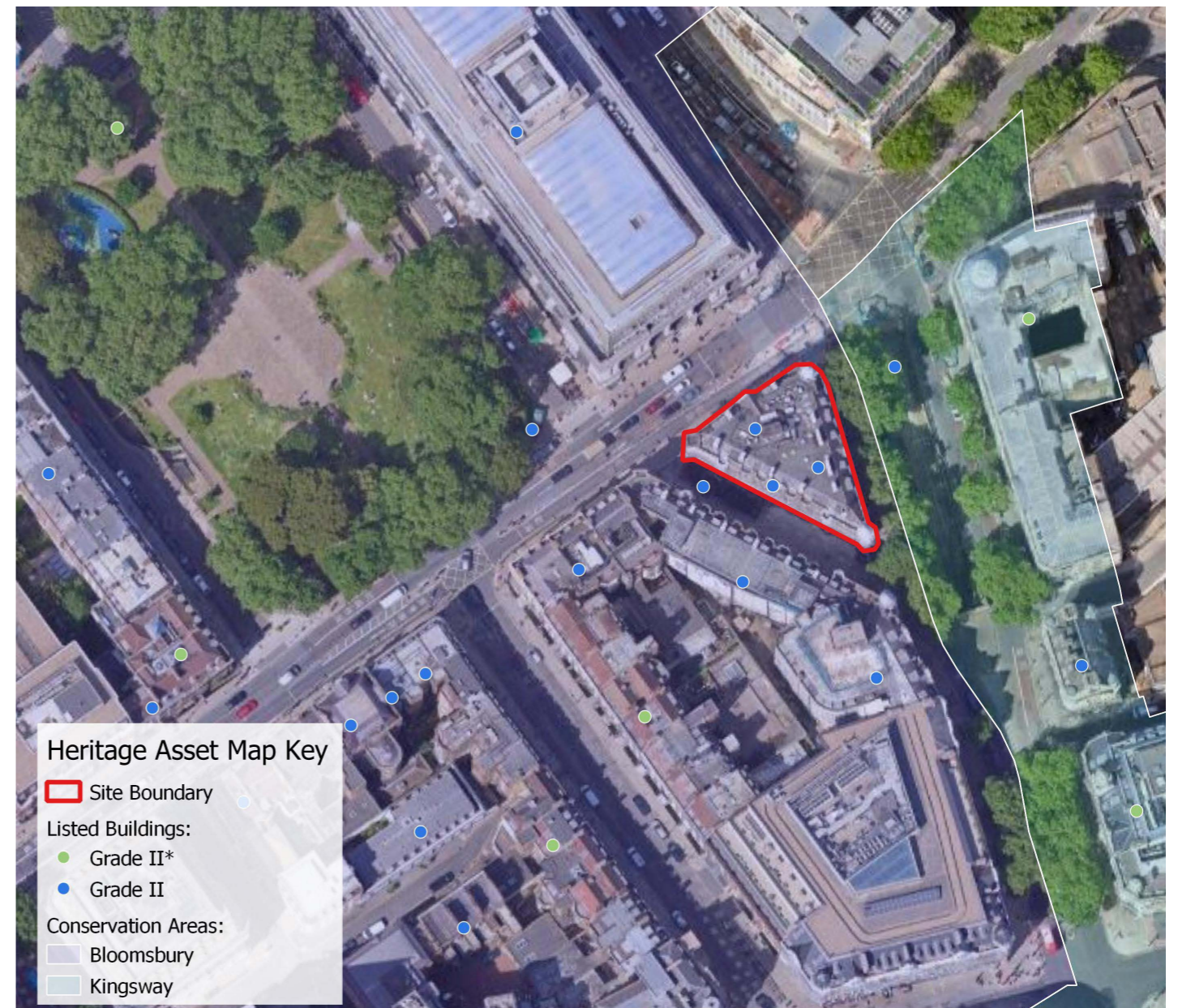


Figure 1.4 Heritage Asset Map

Section 2

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

2 | Relevant Planning Policy, Legislation & Guidance

Policy Summary

Introduction

- 2.1 The Development Plan for LB Camden consists of the London Plan (2021), together with the Camden Local Plan DPD (2017), and the Policies Map (2017), which is a map-based expression of the policies in the Local Plan.
- 2.2 The National Planning Policy Framework (2023) is a material consideration.
- 2.3 The Site lies inside the Bloomsbury Conservation Area and is a Grade II listed building.
- 2.4 Relevant guidance includes:
- Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision Taking in the Historic Environment
 - Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets
 - National Design Guide (2021)
 - National Model Design Code (2021)
 - Bloomsbury Conservation Area Appraisal (2011)

Legislation

- 2.5 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.’*
- 2.6 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 Planning Policy Framework (December 2023)

- 2.7 The NPPF affirms, in paragraph 135, 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, while not preventing or discouraging appropriate optimisation, innovation or change (such as increased densities).
- 2.8 Paragraph 139 requires development that is not well-design to be refused, whilst significant weight should be given to development which reflects local design policies and/or is outstanding, innovative and helps raise the design standards in the area.
- 2.9 Paragraph 200 states that local planning authorities should require applicants to describe the significance of heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset.
- 2.10 Paragraph 201 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.
- 2.11 Paragraphs 205 - 208 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), great weight should be applied to the statutory duty where it arises, and any harm to significance should require a clear and convincing justification. Where substantial or 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 for less than substantial harm, securing its optimum viable use (para.208). In the case of substantial harm, this must be necessary to achieve substantial public benefits, or a number of criteria set out in paragraph 207 apply

Statutory Development Plan		
Policy Document	Relevant Policy	Summary
Camden Local Plan (2017)	<i>Policy A1 - Managing The Impact Of Development</i>	This policy seeks to protect the quality of life of occupiers and neighbours to ensure that any development contributes towards building strong and successful communities by balancing the needs of development against the needs and characteristics of the local context. The factors considered include: visual privacy and outlook; sunlight, daylight, and overshadowing; transport; and, lighting among others.
	<i>Policy D1 - Design</i>	This policy requires new development (among many other factors): to be of the highest standard in terms of materiality and detailing; to respond to local character, and to make a positive contribution to streetscape; including creating attractive, functional and clearly defined public and private space.
	<i>Policy D2 - Heritage</i>	This policy reflects the NPPF, in that it seeks to ensure that schemes preserve (and where possible enhance) the significance of heritage assets, particularly recognising the weight to be given to designated heritage assets.
London Plan (2021)	Policy D3: Optimising site capacity through a design-led approach	Policy D3 requires that <i>‘all development must make the best use of land by following a design-led approach that optimises the capacity of sites...[Meaning] ensuring that development is of the most appropriate form and land use for the site’</i> . This includes: enhancing local context by positively responding to local distinctiveness through layout, orientation, scale, appearance and shape; providing active frontages, and responding to the existing character of a place.
	Policy HC1: Heritage conservation and growth	This policy 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. Part C states: <i>“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”.</i>

Table 2.1. Summary of Local Policy

Section 3

Historic Development of the Site and Surroundings.

3 | Historic Development of the Site and Surroundings

Historic Development of Bloomsbury

Early History

- 3.8 During the Middle Ages, urban development began to spread beyond the Roman City's walls. A continuous area of development along the Strand and Holborn connected the City to the Royal Court at Westminster. However, the area now known as Bloomsbury consisted mainly of agricultural use which was split between several large Manor houses.
- 3.9 These Manors included Tames, located near Bloomsbury Square, owned by the Blemund family, which is believed to have contributed to Bloomsbury's name (Blemundsbury). There was also Tottenham Manor House (Tottenham Court) at the junction of Euston Road and Hampstead Road. The Lay Manor of St Pancras was owned by the monks of London Charterhouse, and two Manors along High Holborn had become 'hospitiiums' for lawyers, specifically Gray's Inn and Lincoln's Inn.

16th - 18th Century

- 3.10 A period of expansion in Bloomsbury began following the Plague of 1665 and the Great Fire of London in 1666, and a series of the medieval manor houses and their associated agricultural land were demolished and replaced by housing, commercial premises, and churches.
- 3.11 Landowners recognised the potential for creating fashionable suburbs following the success of Covent Garden. The expansion of development stretched northwards from St Giles High Street to Great Russell Street and also between Holborn and Great Ormond Street. The extent of this development by the mid-18th century can be observed on Gough's 1746 map of London (fig. 3.6).
- 3.12 The 18th century saw the growth of the fashionable Bloomsbury, characterised by new squares and linking streets. Development also continued to the west, and it became an increasingly desirable area to live. This process of expansion continued for many years until roughly 1840, yet a consistency in style and building type was adhered to.

19th Century Onwards

- 3.1 In the mid nineteenth century, a slowdown in the building trade hampered residential development in Bloomsbury. Argyle Square, situated immediately south of the future King's Cross Station, was established around 1840 on the grounds of a former garden venue. Thomas Cubitt's Gordon Square marked the substantial completion of Bloomsbury in 1860, maintaining its essential street / square layout.
- 3.2 The desirability of Bloomsbury as a residential area waned in the 19th century, leading to non-residential conversions. Major institutions such as University College, the British Museum, and specialised hospitals emerged, transforming former residences into office spaces.
- 3.3 University College (UCL) was established in 1829, while the British Museum underwent significant rebuilding by Robert Smirke in the 1820s and 1830s, culminating in the construction of the Central Hall.
- 3.4 New Oxford Street, built in 1840, alleviated congestion and led to the development of shops and offices. The decline in demand for residential properties in the late 19th century prompted hotel and office developments, exemplified by The Russell Hotel in 1898.
- 3.5 The turn of the century saw the redevelopment of specialist hospitals around Queen Square and Great Ormond Street. Industries, particularly printing and metalwork, began to develop around King's Cross and the eastern fringes, leading to the transformation of mews and lesser streets.
- 3.6 In the first half of the 20th century, major developments in Bloomsbury were driven by the expansion of the University of London, the ongoing growth of hospitals in the eastern part of the Conservation Area, and the establishment of offices, hotels, and shops along main arterial routes.
- 3.7 Post-World War II, Bloomsbury witnessed extensive redevelopment, with University expansions, reconstruction after bomb damage, and the construction of significant landmarks like the Brunswick Centre. Large hotels were erected around Russell Square and Southampton Row, contributing to increased tourism and economic activity.



Figure 3.1 'Agas Map' originally printed 1581 and reproduced in 1633 (Site location circled) Layers of London

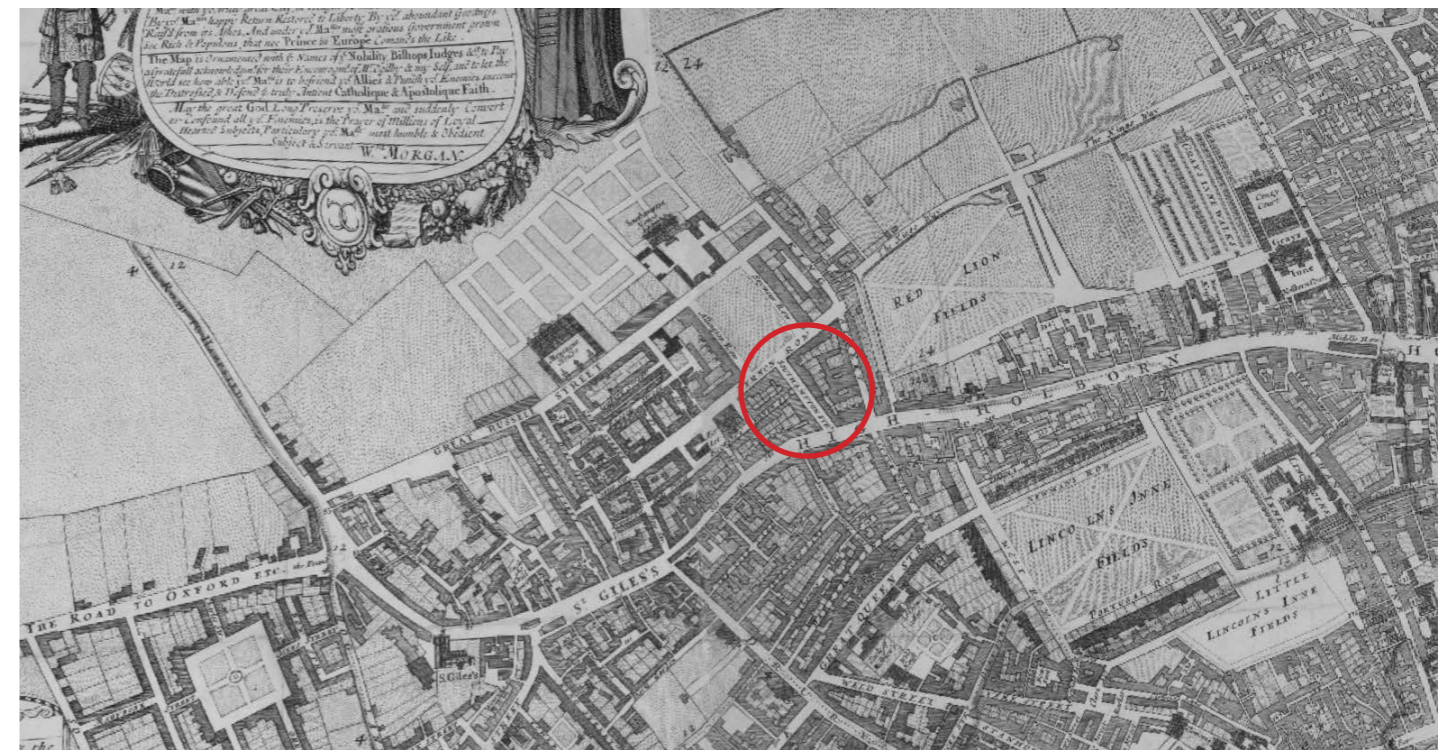


Figure 3.2 Mapping by William Morgan 1682 showing the expansion northwards (Site location circled) Layers of London

3 | Historic Development of the Site and Surroundings

Historical Development of the Site

- 3.13 31 Southampton Row, Sicilian Avenue and Vernon and Sicilian Houses are all contemporaneous and were constructed between 1906 and 1910 to the designs of R. J. Worley for the Bedford Estate, the ground landlord.
- 3.14 R. J. Worley was born in 1850 and died in 1930. It is thought that he might be related, possibly a brother, to Charles Worley and the property at 41 Harley Street is jointly attributed to them by Kenneth Allison¹.
- 3.15 R. J. Worley's principal buildings in addition to Sicilian Avenue were:
- The London Pavilion (now the Trocadero Centre) with James Ebenezer Saunders, 1885.
 - Albert Court: adjacent to the Albert Mansions, Kensington Gore, 1894-1900.
 - 1-5 and 7 Harley Street: a substantial terracotta building.
 - 34-35 Kensington Court: a substantial block of terracotta faced flats, 1896.
- 3.16 Worley was a successful commercial architect who is probably best known for his blocks of flats and his combination of brick and terracotta that he used on his buildings that can be seen on Sicilian Avenue and also in some of his other properties in the West End, such as 23 Albemarle Street, 27 New Bond St and 31-35 Bury Street. His architecture can be best described as "eclectic with a historical twist" and for its date of 1906-1910 is decidedly old fashioned. It demonstrates no interest in the "Free style" classical architecture of other buildings being built in the immediate vicinity by avant garde architects, such as Charles Holden, Beresford Pite, Edwin Lutyens, John Belcher and others.
- 3.17 The use of terracotta that was popularised by Alfred Waterhouse initially in Manchester and subsequently in London in the Natural History Museum (1881) and later on the Prudential Assurance Building (1900) was being replaced by the use of Portland Stone as a means of providing 'gravitas' and became the typical material that features in what is rather pompously known as "Edwardian Baroque" architecture.

- 3.18 Despite the criticism raised of Sicilian Avenue for being old fashioned the buildings are nevertheless a 'tour de force' in the combined use of terracotta and brickwork architecturally and are also an extremely interesting piece of urban planning linking the two streets, Southampton Row and High Holborn with a pedestrianised shopping street of individual small retail units.
- 3.19 The upper floors were originally designed as residential flats as mentioned above, but that use has long since been abandoned and the upper floors have now all been converted into office use. This has had a significant impact on the plan form of the building as will be described below in that it has removed all the chimney stacks and fireplaces. Their removal has resulted in the consequential loss of most cornices and other original architectural features of the building.



Figure 3.5 Sicilian Avenue, Holborn. c. 1910
London Picture Archive

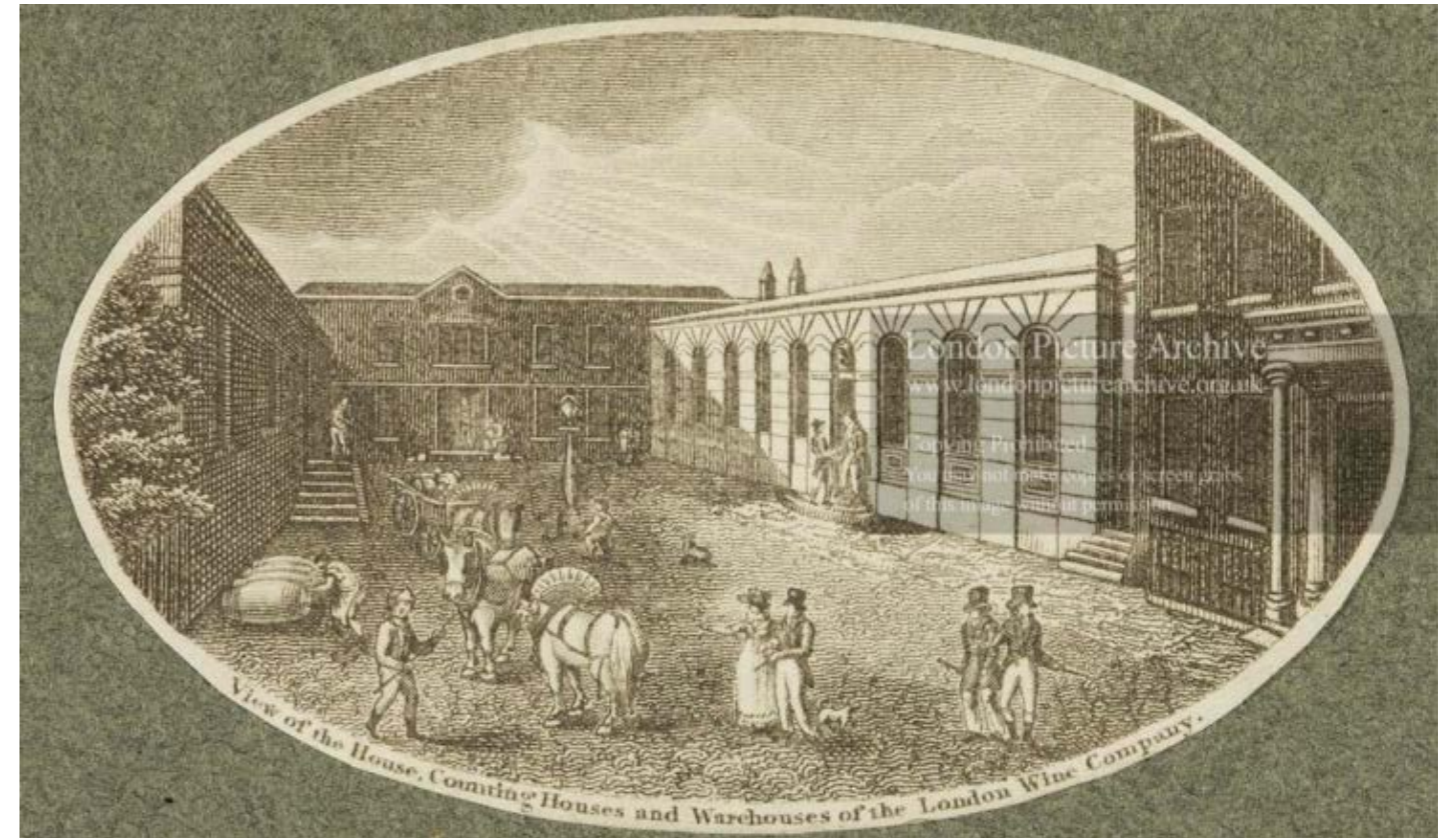


Figure 3.3 View of the house, counting houses & warehouses of the London Wine Company; showing figures, horses and barrels in the courtyard, C. 1820
London Picture Archive

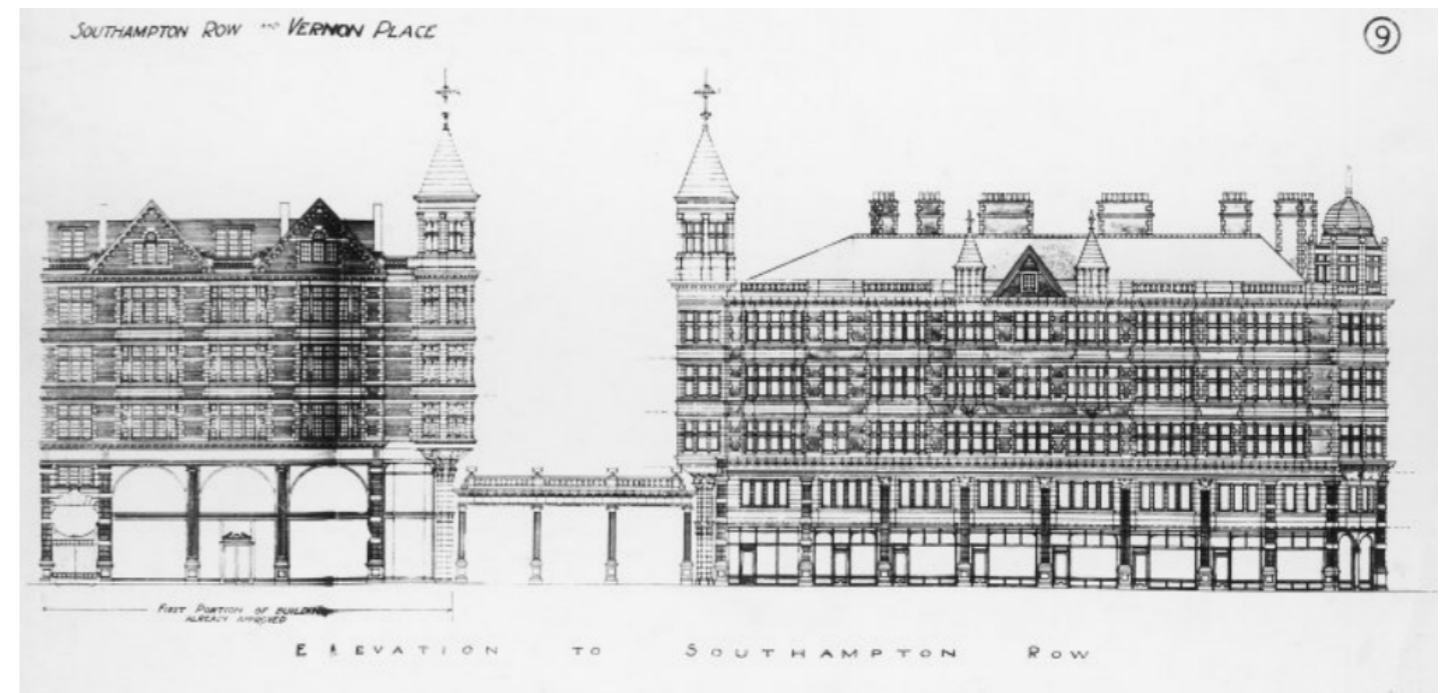


Figure 3.4 Engraving of Southampton Row, Holborn, C. 1820
London Picture Archive

¹ The Architects and Architecture of London (2008).

3 | Historic Development of the Site and Surroundings

Map Regression Study of the Site



Figure 3.6 Mapping produced by William Gough, 1746 (approximate Site location circled)
Old Maps Online

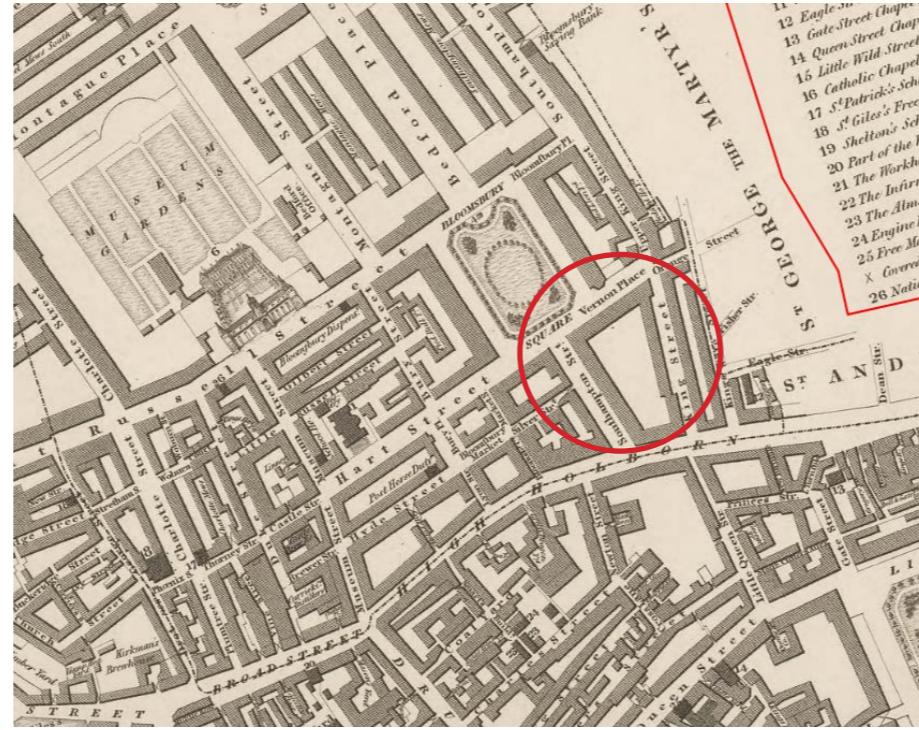


Figure 3.7 Mapping produced for the Duke of Bedford, 1824 (approximate Site location circled)
Old Maps Online

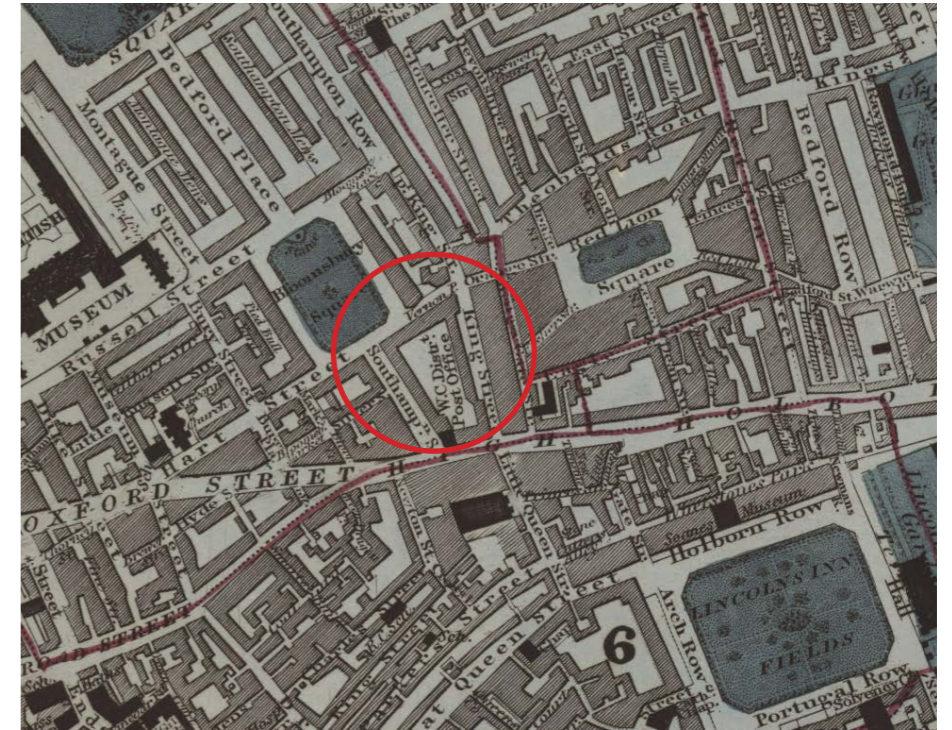


Figure 3.9 London large scale plan, produced in 1861 (approximate Site location circled)
National Library of Scotland



Figure 3.10 Ordnance Survey, published in 1895 (approximate Site location circled)
National Library of Scotland.



Figure 3.11 Ordnance Survey published in 1912 (approximate Site location circled)
National Library of Scotland



Figure 3.8 London bomb damage map, 1945 (approximate Site location circled)
Old Maps Online

3 | Historic Development of the Site and Surroundings

Photographic Study of the Site

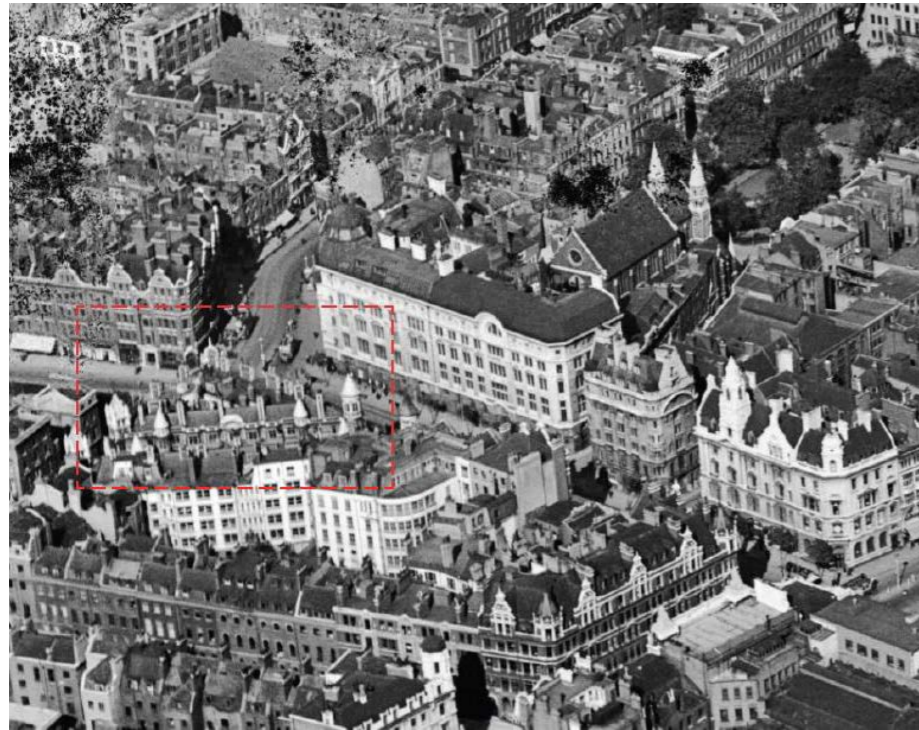


Figure 3.12 31 Southampton Row (highlighted in red), as seen from an aerial photograph. 1928.
Britain from Above



Figure 3.13 31 Southampton Row (highlighted in red), as seen from an aerial photograph. 1953.
Britain from Above



Figure 3.14 The Site from Southampton Row, prior to the alterations providing the addition of 5th floor
Canmore Historic Records



Figure 3.17 The Site prior to the addition of the 5th floor residences
Canmore Historic Records



Figure 3.16 Sicilian Avenue, Bookshop - Date unknown
Persephone Books



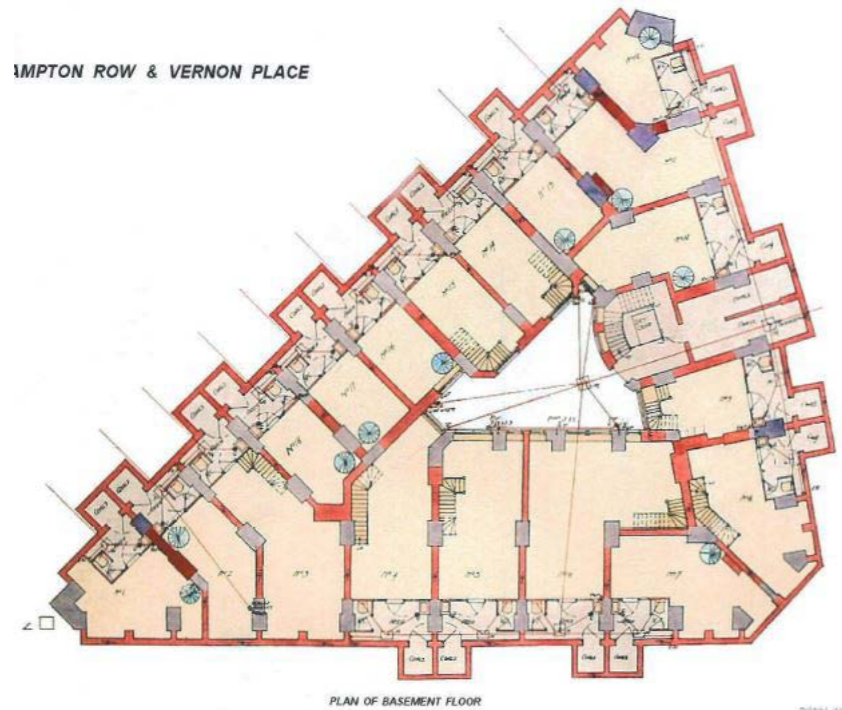
Figure 3.15 Sicilian Avenue, Looking north-west - Date unknown
Bridgeman Images



Figure 3.18 Historic view of the bay where the entrance is now housed
Canmore Historic Records

3 | Historic Development of the Site and Surroundings

Historic Changes to Floor Levels - Basement



Original Floor Plan, 1908



Floor Plan from 1950



Existing Floor Plan

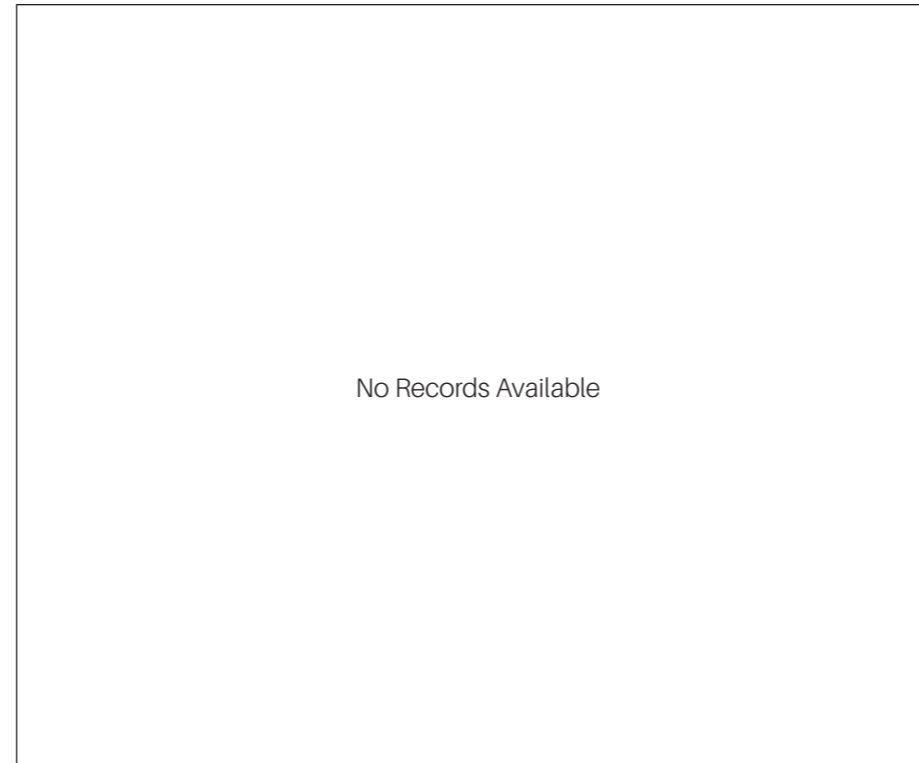
- 3.20 As originally designed the basement was subdivided to align with the retail units on the ground floor. Each unit had its own internal staircase connecting the two levels, being either a spiral stair or a timber doglegged stair. Bathrooms and storage areas were located within the vaults, leaving a large expanse of floor area open. Chimney stacks are discernible in the spine walls and along the front elevation aligning with those on the upper levels. The large primary staircase can be seen along the Vernon Place elevation; this stair serves the entirety of the building, connecting all floor levels.
- 3.21 By 1950 there have not been too many substantial changes to the basement floor plan. The spine wall remain as do the majority of the internal staircases. Most notably, the partitioning walls which created bathrooms and storage areas have been altered and in some cases removed, particularly along the Southampton Row side and to the north side of Sicilian Avenue.
- 3.22 In the second half of the 20th century the greatest change has occurred at basement level. Whilst the original floor plan is still evident, there has been greater subdivision of the spaces and a number of openings have been made in the spine walls. Any openings have been kept to single or double door width openings, with the majority of the walls remaining. This has principally occurred where the historic individual units have been amalgamated to create larger units.
- 3.23 The greatest loss has been to the staircases between the basement and ground floor level. Following a site visit and review of the drawings it appears as though all historic staircases have been removed and replaced with modern timber or concrete stairs. Where stairs are shown in the same location as historic stairs, from an initial survey the materials appear to be modern, the detailed design does not appear to be in keeping with the age of the building or the treads have been reversed. As such there are no historic staircases remaining between the basement and ground floor levels.
- 3.24 The only remaining staircase is the principle sitar serving all floor levels. Owing to the subdivision of spaces, this stair now forms part of a single unit on the lower levels.

3 | Historic Development of the Site and Surroundings

Historic Changes to Floor Levels - Ground



Original Floor Plan, 1908



Floor Plan from 1950

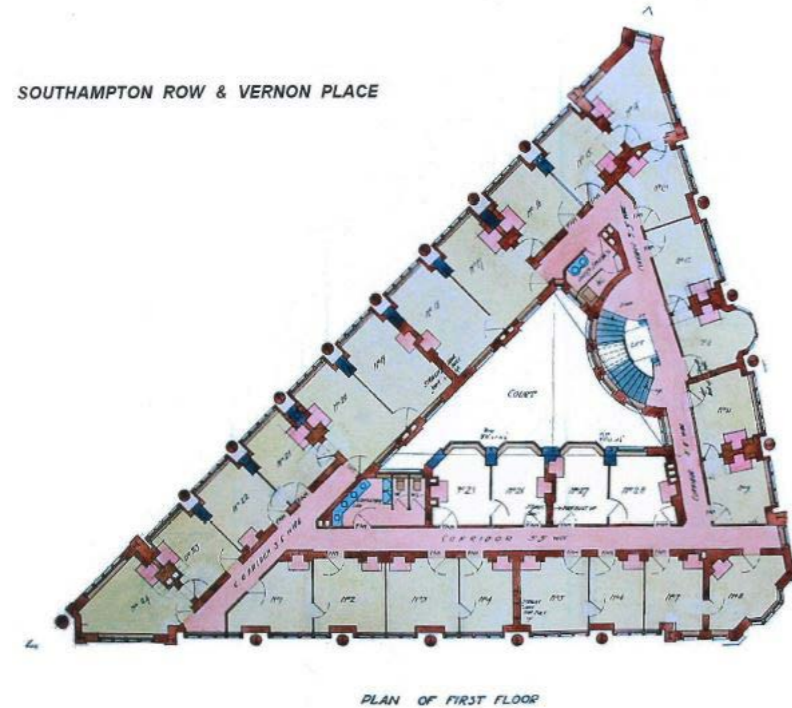


Existing Floor Plan

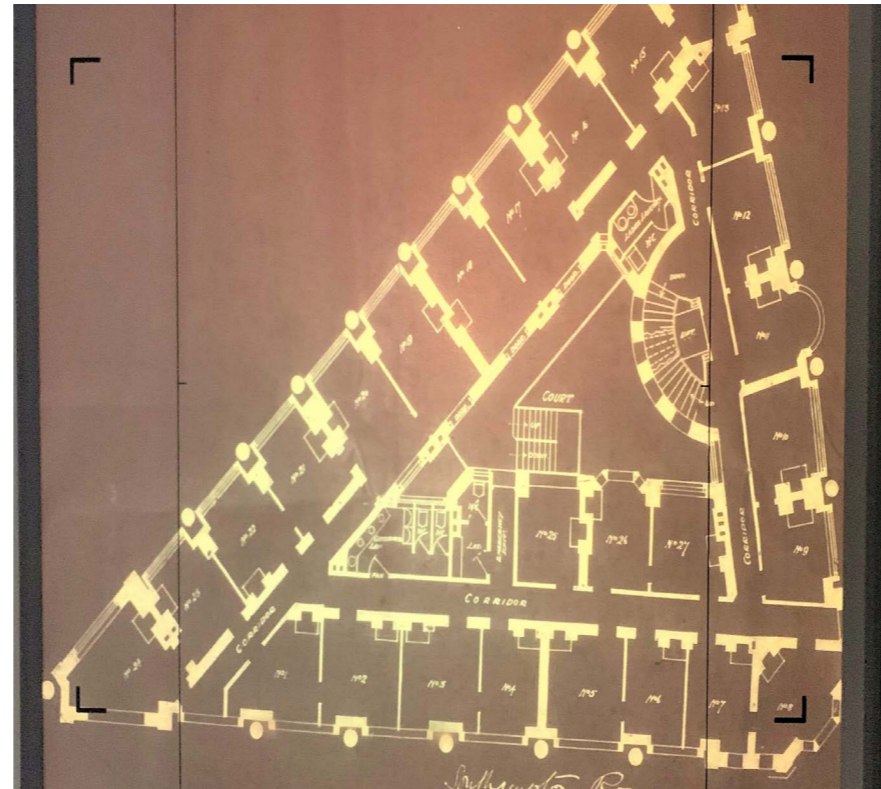
- 3.25 The ground floor level was designed to contain individual retail units, narrow in width but with deep floor plans. Each was divided by a spine wall containing slimmer chimney places than at basement level. The internal staircases connecting to the basement are evident as it the principle stair connecting the upper floor levels. The original primary entrance to the upper floor levels is evident on the Vernon Place elevation. A foyer, the width of a retail unit, let you straight to the principle staircase. The pavement appears to be decorative signifying the primary entrance on the elevation.
- 3.26 Each retail unit had its own entrance, designed with a degree of uniformity. The door was located to the side of the facade, with a large shop window to the side. On the narrower corners, the door was located in the chamfered corner, whilst the wider chamfer contained double shop windows. The floorspace was designed with no subdivision allowing for flexibility.
- 3.27 There was no microfiche available for the ground floor level and as such the incremental changes of the ground floor level are difficult to confirm. Nevertheless it is highly likely that the alterations occurred in the later part of the 20th century as per the other floor levels.
- 3.28 The primary change is the amalgamation of retail units and the creation of a second entrance to serve the upper levels on Southampton Row. As can be seen two corners of the floor plan now contain much larger units than originally designed. Two units remain on the wider corner, with another amalgamated unit to the south of Vernon Place. Three units remain on Sicilian Avenue. In association the staircases between the ground and basement levels have been removed and new staircase inserted.
- 3.29 It is likely that, with the creation of a new entrance, the historic primary stair became the secondary means of escape during this time. Additionally lifts were inserted into the lightwell and the lightwell was in-filled

3 | Historic Development of the Site and Surroundings

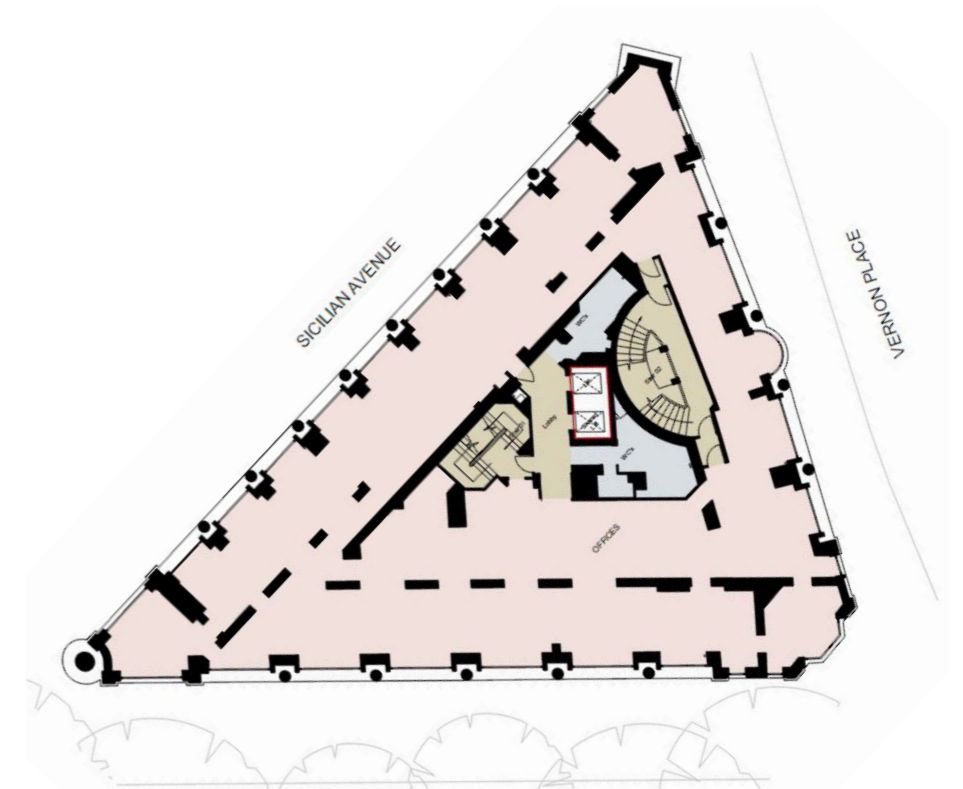
Historic Changes to Floor Levels - First



Original Floor Plan, 1908



Floor Plan from 1950

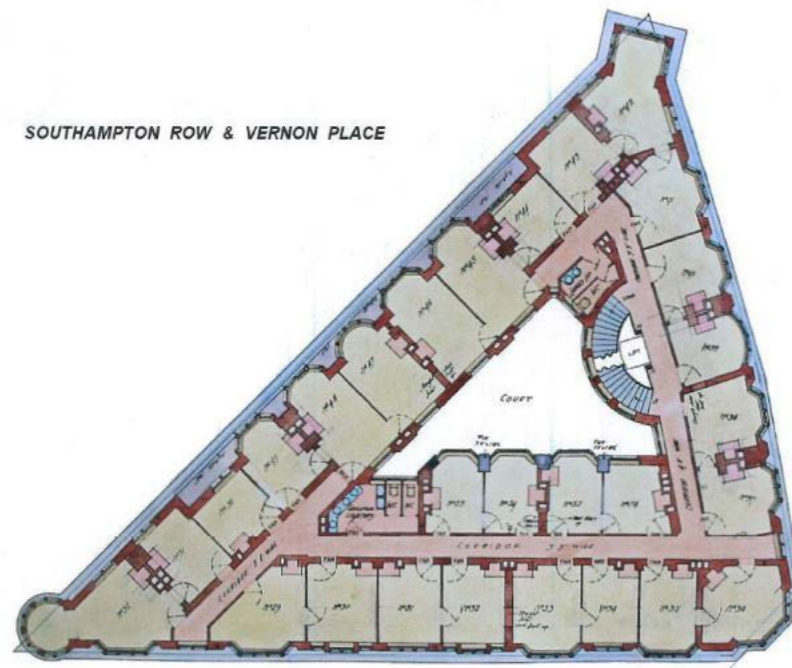


Existing Floor Plan

- 3.30 The upper floor levels of the building were designed as residential units. As can be seen each unit was accessible from a central corridor, with there being the opportunity for a larger unit through the interconnecting door. Along Vernon Place and Sicilian Avenue the chimney stacks are located in the spine walls between units, however on the Southampton Row side the chimneys are located on the spine wall between the rooms and corridor. Communal bathrooms were located in the corner of the plan, adjacent to the lightwell, with the primary stair being open to the corridor. It does appear as though there was a lift located in the centre of the spiral stair.
- 3.31 The 1950s plan shows the general arrangement remaining. A number of changes had been made to the partitioning walls, however these relate to the location of the doorways and as such the change is limited. The primary staircase open to the corridor remains, however a secondary staircase has been inserted in the centre of the plan; this is the primary change.
- 3.32 In the later half of the 20th century the use of the upper floor levels changed from residential to office floor space.
- 3.33 As existing, the majority of the spine and partitioning walls have been removed. The location of the individual rooms and corridor are discernible from the retained nibs and columns, however the floor plan reads as an open plan floor level. The majority of the chimney stacks have been removed, with only those located adjacent to the elevations being interpretable. The primary staircase has been partitioned off from the primary corridor, removing its openness and lifts have been inserted into the lightwell to the rear of the staircase. The lightwell has been in-filled to create circulation space to serve the open floor levels.

3 | Historic Development of the Site and Surroundings

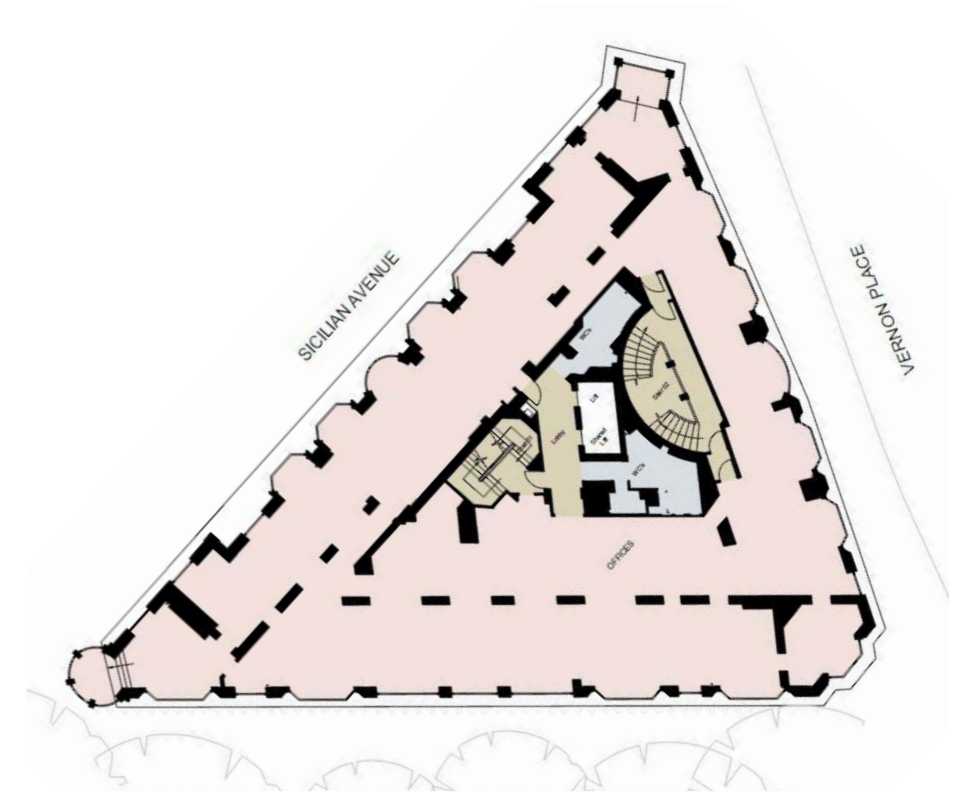
Historic Changes to Floor Levels - Second



Original Floor Plan, 1908



Floor Plan from 1955

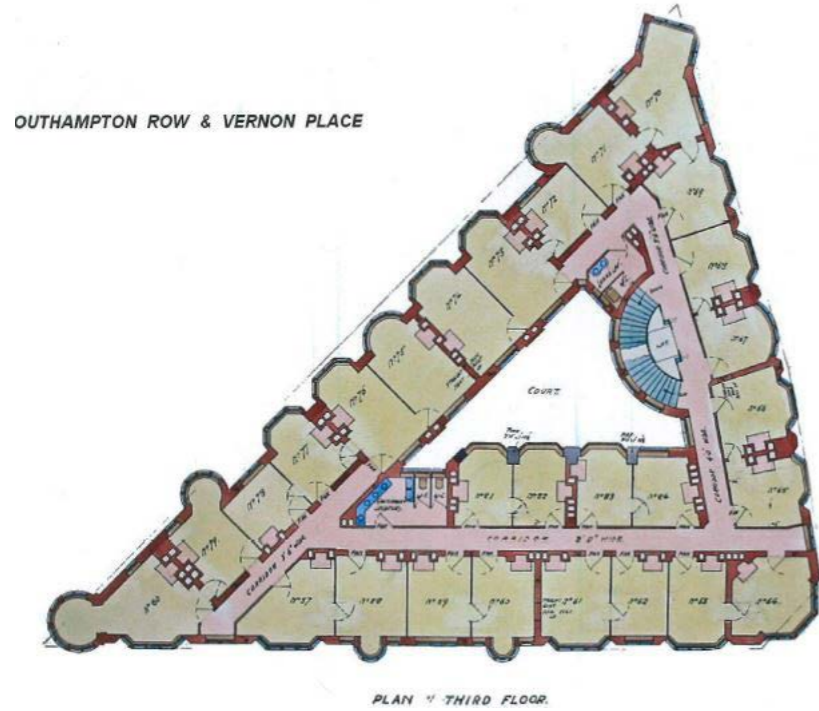


Existing Floor Plan

- 3.34 Similarly to the first floor, the second, third and fourth floor levels, follow the same evolution of changes. Originally designed as residential units set around a central corridor with communal bathrooms, the subsequent changes have resulted in an open plan office floor space, served by a central core. The historic curved staircase has also been partitioned off at these levels, with the secondary staircase acting as the primary method of vertical circulation. The new lifts serve these floor levels and back of house services are located in the centre of the plan.
- 3.35 The only compartmentalisation which remains is on the chamfered corners, where spine walls have been retained, it is assumed to form private offices separate from the open floor plan. Again the retention of columns and nibs allows for the original floor plan to be interpreted, however the majority of the plan form has been eroded.
- 3.36 What is not appreciable from the floor plans is the retention of the historic windows throughout and architectural detailing, such as cornices in a limited number of places. Secondary glazing has been introduced, but the original windows remain, with a few having been repaired and the ironmongery replaced in some instances.

3 | Historic Development of the Site and Surroundings

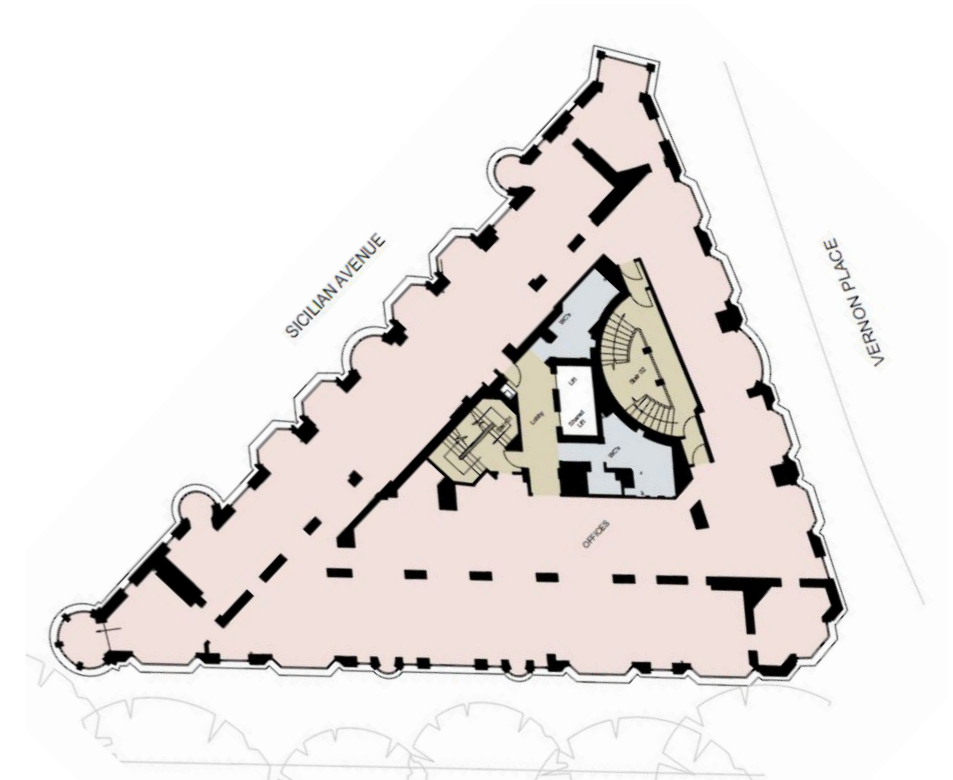
Historic Changes to Floor Levels - Third



Original Floor Plan, 1908

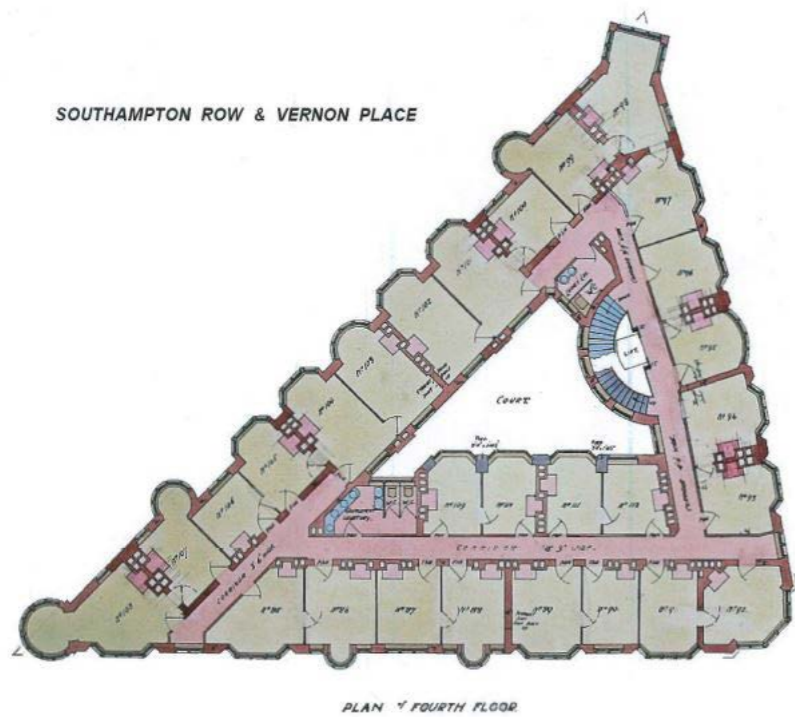


Floor Plan from 1955

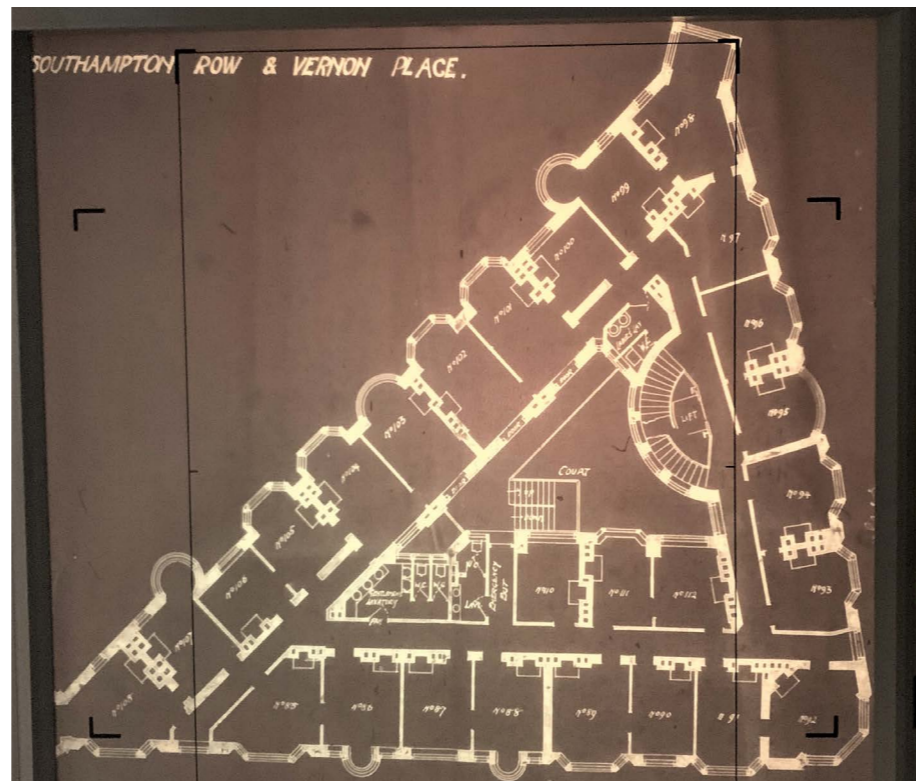


Existing Floor Plan

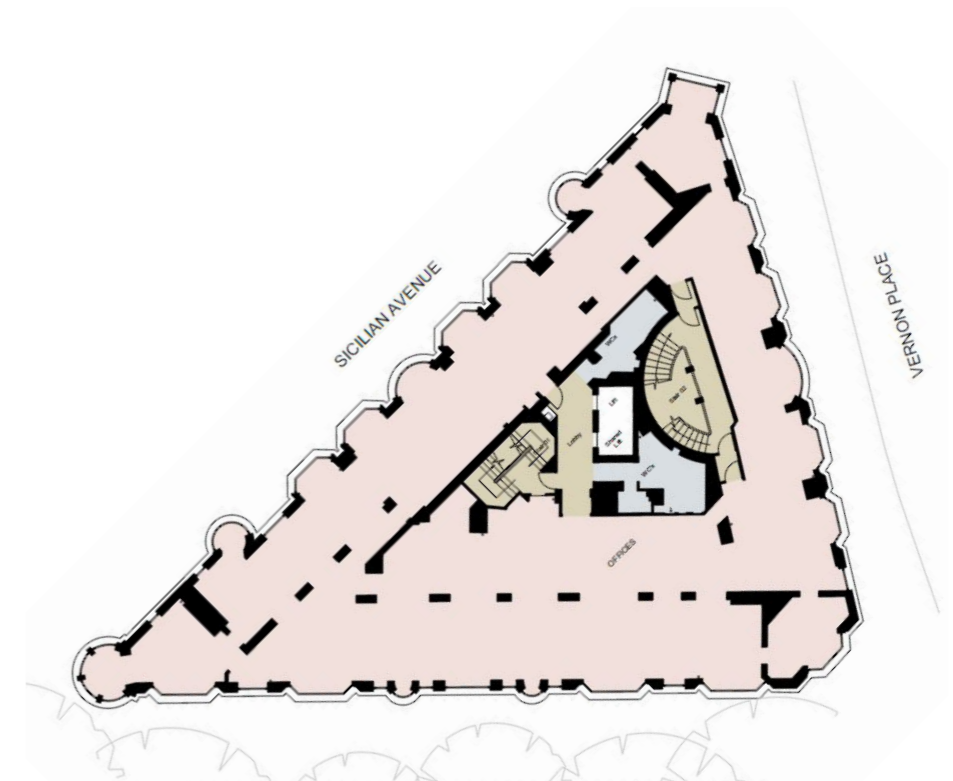
Historic Changes to Floor Levels - Fourth



Original Floor Plan, 1908



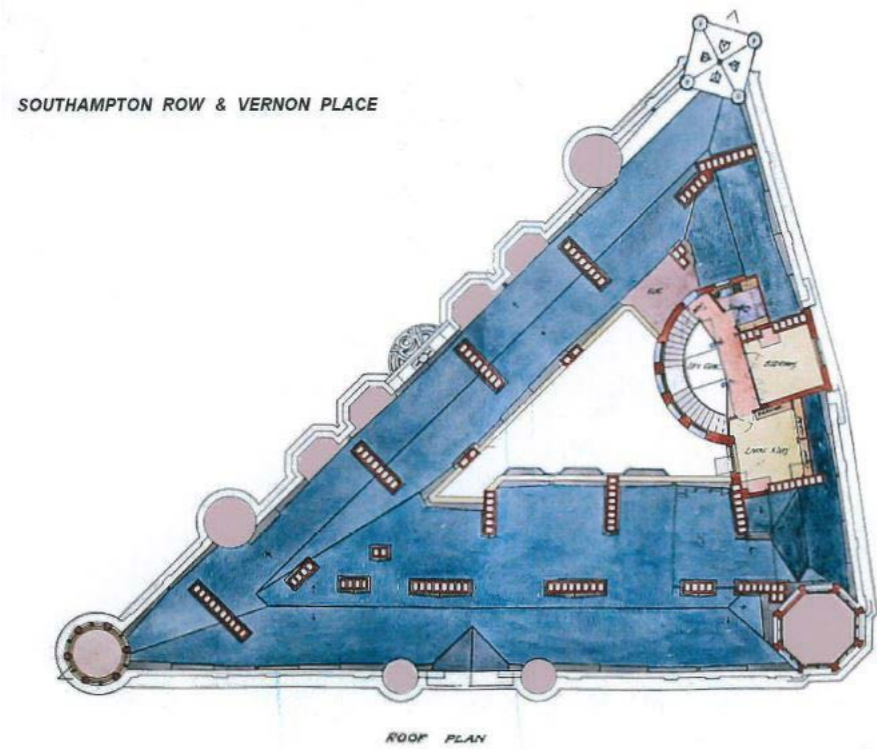
Floor Plan from 1955



Existing Floor Plan

3 | Historic Development of the Site and Surroundings

Historic Changes to Floor Levels - Fifth



Original Floor Plan, 1908



Floor Plan from 1950



Existing Floor Plan

- 3.37 Historically the fifth floor level was the roof level. The curved staircase extended to this level to reach a number of operational spaces, however these were contained to the Vernon Place elevation. The roof was pitched, with turreted elements on the corners. The chimney stacks are visible with the pots evident on the skyline. This arrangement remains in the 1950s with there having been little change in the volume of spaces at roof level. The primary change is the addition of the secondary stair, which also extended to the roof.
- 3.38 The existing plan shows the roof level extension introduced in the latter part of the 20th century. The addition is a single storey and contains residential units. The extension incorporated the existing structures on Vernon Place and the existing staircases. The footprint is set in from all elevations, but follows the articulation found, including the turreted element on the south east corner.

Section 4

Assessment of Significance.

Assessment of Significance

Methodology

- 4.1 The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is as set out in Annex 2 of the National Planning Policy Framework. This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic – in assessing what makes a place and its wider context special. The definitions for these interests are included in the online Planning Practice Guidance:
- Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

31 Southampton Row

Overview

- 4.2 31 Southampton Row, running adjacent to Sicilian Avenue, was built in the early-20th century and designed by R J Worley in red brick and white terracotta.
- 4.3 The ground floor is set out in bays with inserted shopfronts, flanked by Corinthian columns on low plinths which reach to the second floor level, holding a blank terracotta frieze and modillioned cornice.
- 4.4 The exterior is fitted with an array of window types, consisting of square headed casements, three and five bay windows, and oriels, all of which have fine terracotta detailing, and retain their leaded panes; these are all of high significance. In general, the exterior of 31 Southampton Row is of high historical significance, and lends much value to the aesthetic character of the surrounding Bloomsbury Conservation Area.
- 4.5 It is critical to note that whilst the building is considered to be of high significance, due care and attention has not always been paid in regards to retaining its historic fabric. This is highlighted in the poor quality repair works to the terracotta, which, having been carried out in hard cement mortar, has caused damage throughout. Whilst terracotta has a very strong exterior, the lower layers are far softer and more friable; Consequently the damage caused by the cement mortar is compounded, and portions of the original fabric has subsequently been lost unnecessarily.
- 4.6 Whilst the building is evidently of high significance there has been large scale reconstruction throughout its life-span, including the addition of an additional floor inserted within the mansard roof. The interior has also seen a plethora of alterations which have seen much of the internal interest in regards to historic fabric removed completely.
- 4.7 The internal partitions have been altered quite considerably with some elements of the original partitions and location remaining in-situ, but the majority have been replaced with modern fabric. This has altered the historic plan including removing access from the historic solid stair, which presently only serves the residential flats to the 5th floor.

- 4.8 Similarly, the ceiling heights have been reduced by the introduction of the suspended ceiling, lowering the headroom and altering the spaces from their historic proportions. The removal of the partitions has seen the loss of the internal cornices, whereby now only broken fragments survive above the suspended ceiling to the 1st, 2nd and 3rd floor (with the 4th lost entirely), and with the exception of a few internal walls, only exist on the outer perimeter of the building. Similarly historic skirting only survives to the perimeter and on the 4th floor, though is unlikely to be original. Despite these changes, some elements survive unscarred from the alterations, notably the windows. Internally these retain their panes with leaded lights and window joinery in parts, as well as the majority of their ironmongery, with the largest alteration being the addition of secondary glazing throughout.

Archaeological Value:

- 4.9 The evidential value of 31 Southampton Row is highlighted primarily in its exterior, though there is evidence of some historical value within the interiors of the building.
- 4.10 Within the building, the key feature of the historic solid stair with its decorative handrail remains, as does the majority of the joinery and ironmongery to the historic windows. Historic skirting can also be found to the perimeter of the building, along with fragments of the historic cornice which is presently hidden above the inserted suspended ceiling.
- 4.11 Alongside the cornices the historic ceiling at its original height survives. It is unknown if any partitions survive, though evidence of cornices to the north-west corner partitions suggest they may not all have been removed. The exterior, whilst alterations have been made in part (namely to the roof), and repairs poorly undertaken in places (such as cement render), remains a very good example of a building of its type.

Historical Value:

- 4.12 The historical value of 31 Southampton Row comes from both its architecture and its utilisation. Architecturally the building highlights a very good example of design of this time period, and is detailed ornamentally in white terracotta throughout. In addition to the historical importance of the architecture, the usage of the building is of importance. The ground floor usage remains primarily retail, with the exception of two inserted entrance ways to serve the residential floor to the 5th floor roof level. The floors above have historically been used for offices, and despite the large amounts of renovations this remains in place. The 5th floor, as noted, is residential, though as this floor was a modern addition it does not run contrary to any historic use.
- 4.13 The communal value of 31 Southampton row is derived from its exterior form, and the character that is created through its connection with Sicilian Avenue, as well as Vernon and Sicilian House to the south. Collectively these buildings provide a generous and positive impact on the wider area, and are of high value.

Architectural and Artistic Value:

- 4.14 31 Southampton Rows aesthetic value lies in its decorative nature, and harmony with Sicilian Avenue and Vernon & Sicilian House to the south which has formed a cohesive street-scape. With its ornamental white terracotta and brick facade, designed by R.J. Worley, it is a very good example of Edwardian architecture and positively impacts its surroundings.

4 | Assessment of Significance

Existing Site Photos



Figure 4.1 Office lobby of 31 Southampton Row



Figure 4.2 Historic primary staircase



Figure 4.3 Modern lifts inserted in historic lightwell



Figure 4.4 Modern stair located in historic lightwell



Figure 4.5 Typical office corridor on the upper floor levels



Figure 4.6 Office on second floor level, but typical of office space within the building



Figure 4.7 Original windows sat behind secondary glazing



Figure 4.8 Historic cornice present beneath suspended ceiling

4 | Assessment of Significance

Bloomsbury Conservation Area

- 4.15 The Bloomsbury Conservation Area extends approximately 160 hectares from Euston Road to High Holborn and was designated on 1st December 1968, only a year after Conservation Areas were legislated in 1967.
- 4.16 Initially the Conservation Area only covered a small amount of Georgian Bloomsbury but amendments and expansions in 1973, 1974, 1982, 1984, 1991, 1992, 1999, and finally 2011 resulted in a large Conservation Area that has been divided into 14 sub areas. The Site is located within sub area 6: Bloomsbury Square / Russell Square / Tavistock Square.
- 4.17 Bloomsbury is predominantly noted for its spatial arrangement of public / residential squares. The character of the Conservation Area is defined by the squares and grid of streets enclosed by mostly three and four storey buildings. Regardless of construction date, the buildings are typically of a classical style and a consistent material palette consisting of brick with elements of stucco and stone detailing.
- 4.18 Sub area 6 is largely made up of three and four storey Georgian terraces surrounding a series of formal squares such as Bloomsbury Square and Russell Square. Throughout this sub area, there is a strong consistency of architectural style with terraces of three / four storeys with a basement level and mansard roofs. Southampton Place is a fine example of the typical character within Bloomsbury and connects Bloomsbury Square to High Holborn.
- 4.19 Currently, the Site positively contributes to the character of the Conservation Area and is highly consistent with the architectural style, material palette, and landscape form of Bloomsbury.
- 4.20 31 Southampton Row, Sicilian Avenue and Vernon and Sicilian Houses are all contemporaneous and were constructed between 1906 and 1910 to the designs of R J Worley for the Bedford Estate, the ground landlord. Worley was a successful commercial architect who is probably best known for his blocks of flats and his combination of brick and terracotta further increasing the coherent contribution to the Site to the wider Conservation Area.

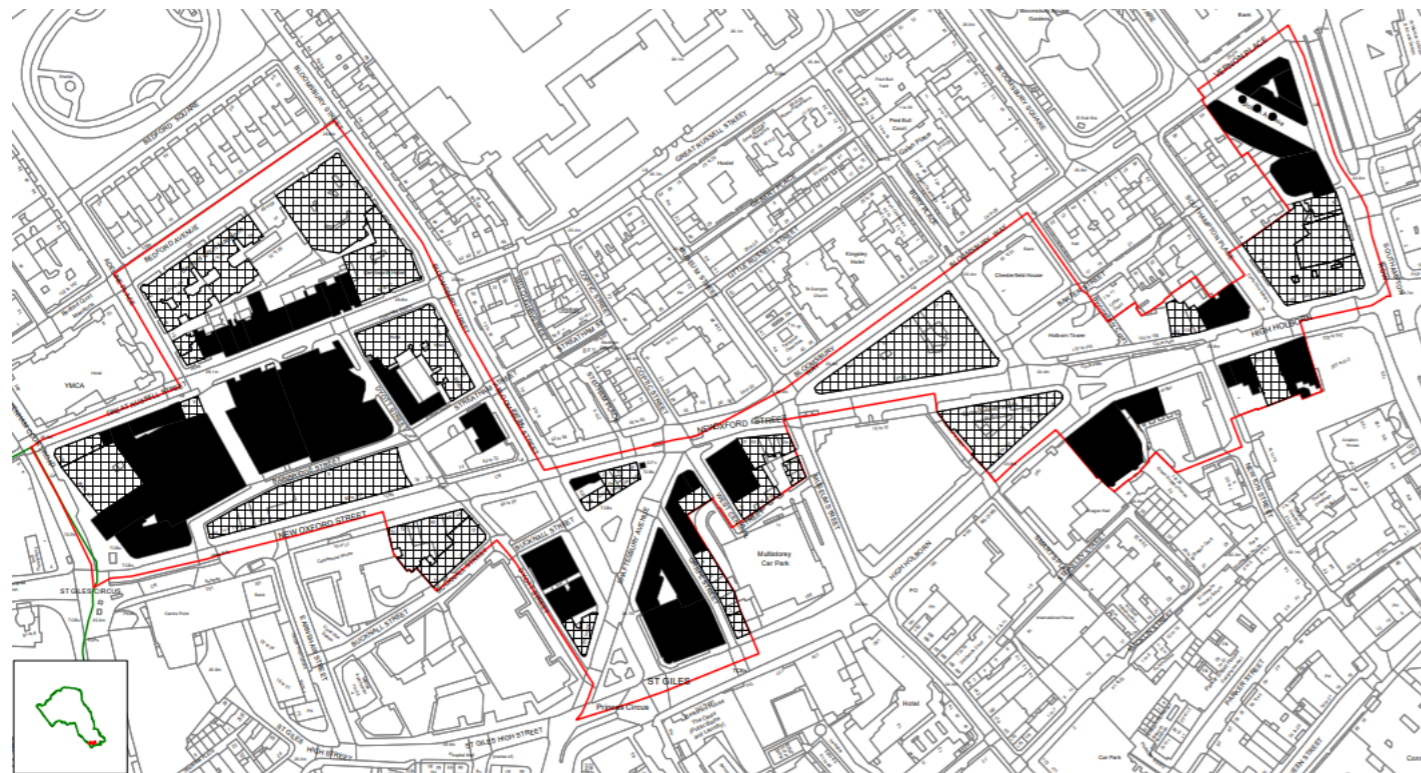


Figure 4.9 Sub Area 8 Conservation Area Map. Camden Council

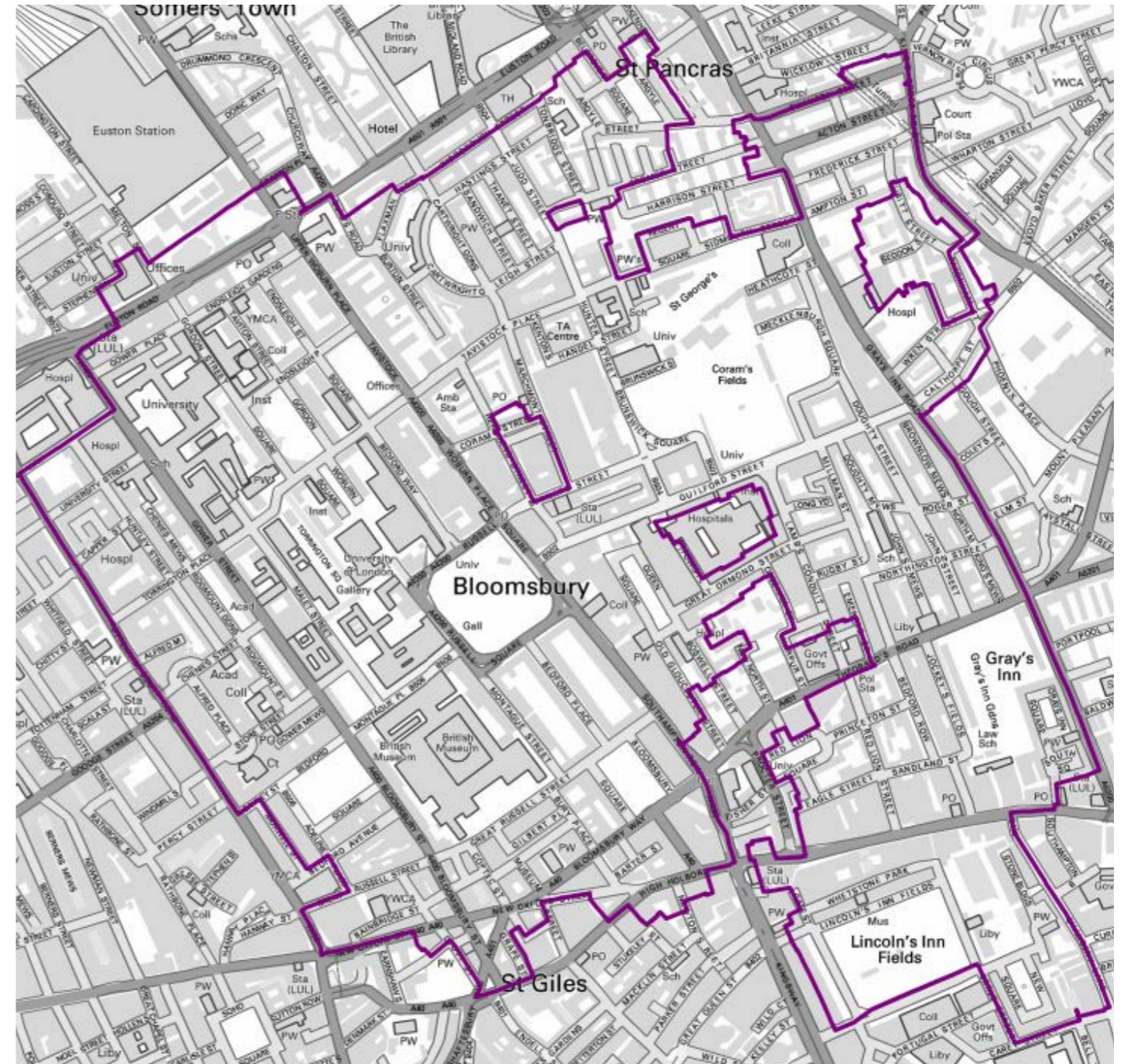


Figure 4.10 Bloomsbury Conservation Area Boundary. Camden Council

Section 5

The Proposed Development.

5 | The Proposed Development

The Proposals

Description

- 5.1 The proposals aim to enhance the building's role within the Holborn Links Estate and its immediate setting. This enhancement will be realised through a thoughtful refurbishment, incorporating selective alterations to ensure a harmonious blend with the existing environment. As with the wider Estate, the ambition is to revitalise Sicilian Avenue, bringing the buildings and area back into active use, seeking greater activation and engagement with the public.
- 5.2 The proposed alterations can be summarise as:
- Restoration of the historic staircase making it a grand entrance for the residential tenants from Vernon Place;
 - A new entrance on Sicilian Avenue to enliven the street and improve arrival experience to the offices;
 - Amalgamation of some smaller retail units into larger units suitable for modern retail requirements. 3 of the smaller units will be retained on Sicilian Avenue to preserve the character of the avenue. The new shop fronts also are very mindful of the existing and will replicate the historical fabric.
 - New shower and bike storage to the basement as an amenity to the office tenants. The entrance off Southampton Row would become the secondary office entrance, mainly for cyclists;
 - Rationalisation of the columns and nibs on the upper floor levels;
 - Removal of non-historic staircases connecting ground and basement floor levels; and,
 - A program of repair works to the elevations.

Summary of Pre-Application Engagement

- 5.3 The scheme has been discussed with Officers at Camden during three rounds of pre-application. The last engagement was in November 2023 where key elements of the proposal were discussed and agreed upon. These included how the office and residential entrances were to function, how the reinstated grand staircase was to function and the retention of individual units on Sicilian Avenue. The scheme has been updated to reflect the comments given.



Figure 5.1 Verified View of the Proposed Development
Cityscape Digital

Section 6

Assessment of Impact.

Consideration of Heritage Impacts

6.1 As outlined above a series of alterations and renovations are proposed to the Site. For ease of reference, each is assessed individually below:

Restoration of the Historic Staircase

6.2 The historic staircase has been separated from the core of the building and, in most recent years, been used as a secondary means of escape rather than a principle stair. The ambition of the project is to restore the stair and its role within the building.

6.3 It is proposed that the stair will form a grand entrance for the residential tenants from Vernon Place. All modern unsympathetic interventions will be removed, the staircase restored and its special interest revealed.

6.4 It is likely that a degree of partitioning from the corridors on the floor levels will be required to comply with building regulations. However, options have been explored to visually minimise the separation.

6.5 The existing terrazzo finishes to main stair treads will be retained and protected throughout construction. Where required, the existing stair treads, balustrade, and handrail will be refurbished to restore the status of the staircase. The other staircases at ground floor level within the retail units are proposed to be retained.

6.6 In summary, the restoration and reuse of the existing staircase is a heritage benefit and presents an opportunity to rationalise the circulation routes through the building and is compliant with all current building regulations.

A Program of Repair Works to the Elevations

6.7 A program of repair works to the elevations is proposed. This will not only improve the overall appearance of the building, but also the functional and structural integrity of the historic fabric.

6.8 These repair works include applying a waterproof covering to flat roofs; repairing and painting the existing chimneys to better match the historic brickwork; rationalising the existing rooftop plant; existing stonework and brickwork will be cleaned and investigated, and where necessary sensitively restored; similarly, the existing windows are all to be retained and investigated, those needing repairs will be sensitively restored and redecorated; new secondary glazing will be installed internally to improve the energy efficiency of the building while preserving the external appearance.

6.9 Overall, the principle of these repairs is to preserve the heritage value of the building and enhance the aesthetic contribution and performance of the Site.

An additional entrance on Sicilian Avenue

6.10 In seeking to activate Sicilian Avenue and generate footfall down the pedestrian route, a new entrance to the upper floor levels is proposed. The entrance is comparable to the additional entrance inserted on Southampton Row, whereby a single retail bay is re-purposed for an entrance, with a secondary space created in a neighbouring retail unit.

6.11 The proposals include alterations to the shopfront, with the detailed design of the new entrance seeking to compliment the entrances to Vernon and Sicilian House on the north side of Sicilian Avenue. As such the proposals are complimentary to the Estate as a whole.

6.12 In maintaining the proportions of the retail unit the original proportions of space will be preserved as will the appreciation of the volume of space as it will not be subdivided by fixtures and fittings. The space will direct you to a re-imagined core and circulation space, building upon the foundations in place when the lightwell was historically in-filled.

6.13 Whilst the proposal results in a loss of retail space, the retention of the volume of space, the appreciation of the scale of the unit and the associated benefits of reactivating Sicilian Avenue are considered to be positive effects when assessing the revitalisation of the building as a whole.

Amenity Area in the Basement

6.14 The basement level has been subject to alterations and does not contain a large amount of fabric of historic or architectural interest. Where columns and nibs remain these are proposed to be retained to accommodate the amenity uses associated with the use of the upper floor levels.

6.15 The proposed use of the basement is to house secondary services for the wider use of the building. This use is considered to be appropriate and will ensure it is a well used and well maintained space. The removal of redundant plant is an enhancement, ensuring that the building is efficient and clear of clutter, which currently compromises the architecture.

6.16 The alterations to the partitions will have little impact owing to the historic alterations that have occurred and the lack of an historic floor plan in this part of the building.

Amalgamation of the small retail units into larger units

6.17 The proposals entail a strategic reconfiguration of the ground floor retail units to better align with modern retail methods, ensuring its viability in today's market. Currently, the ground floor houses numerous smaller retail units, which the proposals suggest consolidating into six larger units. This consolidation aims to optimise space utilisation and enhance the appeal of the retail space to potential tenants.

6.18 To implement these changes, the proposals leverage existing breaks in the spine walls and carefully integrate openings to incorporate the smaller units into the revised floor plans. This approach allows for the rationalisation of floor plans while preserving the appreciation of the building's internal arrangement. Moreover, the proposals entail re-evaluating the location of associated functions such as bathrooms and storage areas to optimise the layout for both tenants and visitors.

6.19 Additionally, to boost footfall and activate the frontage, the existing struggling retail units would be amalgamated to form three anchor units on each of the corners of the building, benefiting from dual street frontages for increased visibility.

6.20 Along Sicilian Avenue, three existing smaller retail units will be retained to preserve the desired small retail frontage appearance in the middle of the avenue. Meanwhile, the large retail unit on the corner of the avenue and Vernon Place will be reduced in size to accommodate a more sympathetic office entrance, maintaining the façade's overall rhythm.

6.21 In summary, these ground floor layout alteration are a strategic response to the evolving demands of the market and the need to enhance the building's appeal and functionality for both tenants and visitors. These changes are carefully designed to balance modern requirements with the preservation of the building's historical and architectural integrity, ensuring its continued relevance and success in the urban townscape.

Rationalisation of the Columns / Nibs on the Upper Floors

6.22 As identified the upper levels of Sicilian and Vernon House were originally designed as flats, but were converted into office use in the 1970s, resulting in the loss of much of the historic plan form. Specifically the north-eastern side of the building, fronting Sicilian Avenue, is open plan, having had the internal walls removed. The cellular plan still remains towards the rear elevation however it contains little to no features of historic or architectural interest.

6.23 As such the impact on the special interest is considered to be limited. The historic use of the floor levels no longer remains and the historic alterations have resulted in residential accommodation no longer being possible. Fabric has historically been lost and the plan form eroded. Furthermore special interest is now found the architecture of the building as a whole, with the interior having a limited contribution.

6.24 Where possible, the remaining structure may be reduced to create a more functional space. Given its level of interest and the historic alterations that have occurred, whilst the proposals will result in the loss of historic fabric, the impact on significance is limited.

6 | Assessment of Impact

Summary

- 6.25 As demonstrated the building has been subject to major intervention historically and as a result the internal plan form and fabric of the building has been compromised. As such the special interest of the building derives from its external architecture and association with the architect.
- 6.26 The proposals seek to enhance the special interest of the building through a heritage sensitive approach to the creation of functional and sustainable office floor space. The approach to the building seeks to address the unsympathetic alterations that have occurred, whilst ensuring the buildings longevity through its long term use.
- 6.27 As outlined there are a variety of heritage benefits associated the project, however the overarching benefit of the proposal is bringing the retail units and upper floors back into continued and long terms use, supporting the long term viability of the heritage assets.



Figure 6.1 Proposed CGI of Sicilian Avenue

Section 7
Conclusion.

7 | Conclusion

Conclusion

Summary

- 7.1 This Heritage Statement has considered the legislative policy context and guidance in which to assess possible heritage impacts of the proposals. It has reviewed and set out the historic development of the Site utilising archival material, desk-based research, and historical mapping.
- 7.2 The setting and significance of the heritage assets has been identified and appraised. Using this assessment of significance to inform, the impact of the proposed scheme has been robustly considered, both with regard to the impact on the significance and special historical and architectural interest of the Grade II listed building and the special character and appearance of the Bloomsbury Conservation Area.
- 7.3 The proposed development has been approached with an overall concept which prioritises historic fabric, minimising interventions, and reinstating historic form where possible. A comprehensive approach has been taken to understand the historic development and phasing of the original buildings.
- 7.4 Overall, it is considered that the proposed development would be sympathetic to the Site and to the setting of the surrounding heritage assets, and would preserve the character of the existing building while enhancing its contribution to the Conservation Area through necessary aesthetic and functional repairs.
- 7.5 Due to the nature of the proposals, no harm is anticipated to the character and appearance of the Conservation Area (and the significance of other heritage assets within it) from the Proposed Development.
- 7.6 In summary, the proposals are considered to be a highly thoughtful and appropriate approach to the Site, enabling the restoration, protection, and enhancement of the Grade II listed building. The proposal has been developed with a whole site approach to ensure long-term future-proofing for the assets, and the heritage-led approach will ensure that the significance of the heritage asset and its setting will be protected, and where possible, enhanced.

- 7.7 While there is a potential risk of a low-level of harm to the Site through the marginal loss of historic fabric, it should be noted that the historic value of the Site will be preserved and there are heritage benefits and substantial public benefits offered by the proposal as a whole.
- 7.8 Therefore, the proposals are considered to be in line with the requirements of Section 66 of the 1990 Act, and Local Plan Policies A1, D1, and D2; in that the significance of the Conservation Area would be preserved and/or enhanced, and that the standard of design is exceptionally high-quality and contextually appropriate for Bloomsbury. The proposed development adheres to the NPPF tests outlined in paragraphs 206 to 208. If a net low level of less-than-substantial harm is identified, considering the heritage benefits of the scheme and design mitigation measures, it must be weighed against the benefits, which are detailed here and in the accompanying Planning Statement.

Benefits

- 7.9 The proposals seek to improve the functionality of the building and its performance, whilst being sympathetic to the historic building, recognising the special interest the asset has. As such a number of benefits arise from the proposals. These include, but are not exclusive to the following:
- Providing spaces which will ensure the continued use of the building, aiding its long term viability and maintenance;
 - Sensitive repair and restoration of key historic features of interest including, existing windows, brickwork and stonework. This includes revealing features which have historically been concealed;
 - Removal of all redundant services both internally and externally, improving the appearance and sustainability / efficiency credentials of the Site;
 - Reinstatement of the historic staircase; and,
 - Creation of retail units which appeal to the market aiding with the revitalisation of Sicilian Avenue.



Figure 7.1 Proposed CGI of Sicilian Avenue

Appendix 1

References.

Primary and Secondary Sources

- *Bloomsbury Conservation Area Appraisal (2011)*
- *British History Online*
- *Camden Local Archives*
- *Camden's Local List (2015)*
- *Camden Local Plan (2017)*
- *Historic England Archive*
- *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision Taking in the Historic Environment*
- *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*
- *Internet Archive (www.archive.org)*
- *Layers of London*
- *London Library*
- *London Metropolitan Archives*
- *London Picture Archive*
- *LSE: Charles Booth's London*
- *National Archives*
- *National Design Guide (2021)*
- *National Library of Scotland (Maps)*
- *National Model Design Code (2021)*
- *National Planning Policy Framework (2023)*
- *Old Maps Online (www.oldmapsonline.org)*
- *Panton, K., London: A Historical Companion (Tempus 2001), p.183.*
- *Planning (Listed Buildings and Conservation Areas Act) 1990*
- *Planning Practice Guidance [Last Updated June 2021]*
- *R. Ashton, Victorian Bloomsbury (London, 1947)*
- *Romantic London (historic maps) Introducing Horwood's Plan (1792-99) – Romantic London*
- *RIBA Archives*
- *The Genealogist*
- *The Newspaper Archive*

Appendix 2

Statutory List Entries.

15 - 23 Southampton Row

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378786

Date first listed: 14-May-1974

Statutory Address 1: 15-23, SOUTHAMPTON ROW

Location

Statutory Address:n15-23, SOUTHAMPTON ROW

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 30468 81595

Details

CAMDEN

TQ3081NW SOUTHAMPTON ROW 798-1/100/1479 (West side) 14/05/74 Nos. 15-23 (Odd)

GV II

Shopping parade with offices, formerly flats, over, forming the south-east return to Sicilian Avenue (qv). 1906-10. By RJ Worley. For the Bedford Estate, altered C20. Red brick with white terracotta dressings and slate roof. EXTERIOR: 4 storeys 4 1/2 window bays, plus a 4-storey tourelle, with 2-light transom and mullion windows, from 1st floor level on the right hand return to Sicilian Avenue. Ground floor with C20 plate glass windows now includes original 1st floor (see Nos 25-35 Southampton Row (qv) for original design). Corinthian columns on plinths support entablature with plain terracotta frieze at new 1st floor level. Goods entrance at left. 1st, 2nd and 3rd floors with, to left 3-light windows, then three 5-light canted bay windows, to the right single-light recessed windows. All windows with terracotta transoms and mullions. Terracotta modillion cornice.

Above the penultimate bays, pedimented gables with small Venetian windows. The 4th floor of the tourelle is above the cornice and topped with a conical roof. INTERIORS: not inspected. Nos 15-23 (odd) Southampton Row form a homogeneous development with Nos 1-29 (odd) and 6-20 (even) Sicilian Avenue (qqv), Nos 25-35 (odd) and 35A Southampton Row (qv) and Nos 1-6 (consec) Vernon Place (qv). (Harwood E and Saint A: Exploring England's Heritage, London: -1991: 121-22).

Listing NGR: TQ3044681612

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 478140

Legacy System: LBS

Numbers 1-29 and Attached Screen

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378665

Date first listed: 14-May-1974

Statutory Address 1: NUMBERS 1-29 AND ATTACHED SCREEN, 1-29, SICILIAN AVENUE

Location

Statutory Address: NUMBERS 1-29 AND ATTACHED SCREEN, 1-29, SICILIAN AVENUE

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 30440 81615

Details

CAMDEN

TQ3081NW SICILIAN AVENUE 798-1/100/1439 (South side) 14/05/74 Nos. 1-29 (Odd) and attached screen

GV II

Shopping parade with offices (formerly flats) over. 1906-10. By RJ Worley. For the Bedford Estate. Red brick with white terracotta dressings and 1st floor. EXTERIOR: 5 storeys 14 1/2 window bays plus a projecting oriel on return to Bloomsbury Square with 2 bays. Ground floor with later C20 shopfronts separated by Corinthian columns on plinths carrying an entablature with plain terracotta frieze at 2nd floor level. Pilasters at either end. 1st floor with 4 and 2-light square-headed casement windows with mullions plus an oriel window on the 4th bay in from Southampton Row. 2nd, 3rd and 4th floors with canted transom and mullion bay windows, flanked by 2-light transom and mullion windows and bowed oriel windows rising from the 2nd floor. End bays with 2-light windows.

All windows with small leaded panes, some with shields. Projecting oriel of 7 lights, with transoms and mullions, from 2nd to 4th floor. Beneath, an arched entrance with 4 large brackets supporting a cornice over. Projecting modillion cornice surmounted by a balustrade. Tall slab chimneys. INTERIORS: not inspected. Attached to No.29 is a screen across the Avenue. 2 Ionic columns on plinths carrying an entablature with the words "Sicilian Avenue" on the frieze, surmounted by a balustrade with urns on the 2 central piers. Nos 1-29 (odd) Sicilian Avenue form a homogeneous development with Nos 6-20 (even) Sicilian Avenue (qv), Nos 15-23 (odd) Southampton Row (qv) and Nos 1-6 Vernon Place (qv). (Harwood E & Saint A: Exploring England's Heritage, London: -1991: 211-12).

Listing NGR: TQ3044681612

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 477999

Legacy System: LBS

Numbers 1 - 8 and Attached Railings

Official List Entry

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1378772

Date first listed: 24-Oct-1951

Statutory Address 1: NUMBERS 1-8 AND ATTACHED RAILINGS, 1-8, SOUTHAMPTON PLACE

Location

Statutory Address: NUMBERS 1-8 AND ATTACHED RAILINGS, 1-8, SOUTHAMPTON PLACE

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 30420 81587

Details

CAMDEN

TQ3081NW SOUTHAMPTON PLACE 798-1/100/1471 (East side) 24/10/51 Nos.1-8 (Consecutive) and attached railings

GV II*

Terrace of 8 houses. c1785-63. Probably under the direction of Henry Flitcroft. Darkened multi-coloured stock brick with a stone band at 1st floor level. Tiled mansard roofs with dormers. 3 storeys, attics and basements. 3 windows each. Gauged brick flat arches to recessed sash windows. Bracketed cornices below parapets. No.1: wooden architraved doorcase with carved consoles and pedimented cornice. Nos 2 & 3: semicircular headed entrances with patterned fanlights and panelled doors. No.2 with margin lights. No.3 doorframe with fluted frieze and cornice and fluted pilasters at sides with foliated capitals. Nos 4, 5 and 7: wooden doorcases with engaged Doric columns carrying entablature and pediment; fanlights and panelled door.

Nos 6 and 8: stone doorcases with carved consoles and cornices, No.8 pedimented. All entrances approached by steps over basement areas. INTERIORS: not inspected but noted to retain good staircases, fireplaces and panelling, those of Nos 4, 5, 6 and 8 being especially fine. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

Listing NGR: TQ3043181570

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 478125

Legacy System: LBS

25-35a and Attached Screen to Sicilian Avenue

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378787

Date first listed: 14-May-1974

List Entry Name: NUMBERS 25-35 AND 35A AND ATTACHED SCREEN TO SICILIAN AVENUE

Location

Statutory Address: NUMBERS 25-35 AND 35A AND ATTACHED SCREEN TO SICILIAN AVENUE, 25-35 AND 35A, SOUTHAMPTON ROW

The building or site itself may lie within the boundary of more than one authority.

Details

TQ3081NW SOUTHAMPTON ROW 798-1/100/1480 (West side) 14/05/74 Nos.25-35 AND 35A (Odd) and attached screen to Sicilian Avenue

GV II

Shopping parade with offices, formerly flats, over, forming the north-east return to Sicilian Avenue (qv). 1906-10. By RJ Worley. For the Bedford Estate. Red brick with white terracotta dressings and 1st floor. EXTERIOR: 5 storeys 8-window bays plus a 4-storey tourelle, with 2 light transom and mullion windows, from 2nd floor level on the left hand return to Sicilian Avenue. Ground floor with later C20 shopfronts separated by Corinthian columns on plinths carrying an entablature with plain terracotta frieze at 2nd floor level. Pilasters at angles. 1st floor with square-headed 4-light casement windows. 2nd, 3rd and 4th floors some canted 5-light bay windows and some groups of square-headed windows, all with terracotta transoms and mullions. All windows with small, leaded panes, some with shields. Central pedimented gable with, to either side oriels rising from the 3rd floor. Modillion cornice. The 4th storey of the tourelle is above the cornice and topped with a conical roof. INTERIORS: not inspected. Attached to No.25 is a Classical screen across Sicilian Avenue.

3 Ionic columns on plinths carrying an entablature with the words "Sicilian Avenue" on the frieze, surmounted by a balustrade with urns on the 2 central piers. Nos 25-35 (odd) and 35A Southampton Row form a homogeneous development with Nos 1-29 (odd) and 6-20 (even) Sicilian Avenue (qqv), Nos 15-23 (odd) Southampton Row (qv) and Nos 1-6 (consec) Vernon Place (qv). (Harwood E and Saint A: Exploring England's Heritage, London: -1991: 121-22).

6-20, Sicilian Avenue

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378666

Date first listed: 14-May-1974

List Entry Name: 6-20, SICILIAN AVENUE

Location

Statutory Address: 6-20, SICILIAN AVENUE

CAMDEN

Details

TQ3081NW SICILIAN AVENUE 798-1/100/1440
(North side) 14/05/74 Nos. 6-20 (Even)

GV II

Shopping parade with offices, formerly flats, over. 1906-10. By RJ Worley. For the Bedford Estate. Red brick with white terracotta dressings and 1st floor. 5 storeys 11 window bays. Ground floor with later C20 shopfronts separated by Corinthian columns on plinths carrying an entablature with plain terracotta frieze at 2nd floor level. Pilasters at either end. 1st floor with 4 and 2-light square-headed casement windows with mullions. 2nd, 3rd and 4th floors with canted transom and mullion bay windows, flanked by 2-light transom and mullion windows and bowed oriel windows rising from the 2nd floor. End bays with 2-light windows. All windows with small leaded panes, some with shields. Projecting modillion cornice surmounted by a balustrade. Tall slab chimneys. INTERIORS: not inspected. Nos 6-20 (even) Sicilian Avenue form a homogeneous development with Nos 1-29 (odd) Sicilian Avenue (qv), 15-23 (odd) Southampton Row (qv), 25-35 (odd) & 35A Southampton Row (qv) and 1-6 Vernon Place (qv). (Harwood E & Saint A: Exploring England's Heritage, London: -1991).

Avenue Chambers, 1-6, Vernon Place

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1379092

Date first listed: 14-May-1974

List Entry Name: AVENUE CHAMBERS

Location

Statutory Address: AVENUE CHAMBERS, 1-6, VERNON PLACE

CAMDEN

Details

TQ3081NW VERNON PLACE 798-1/100/1669 (North West side) 14/05/74 Nos. 1-6 (Consecutive) Avenue Chambers

GV II

Shopping parade with offices, formerly flats, over, forming the north-west return to Sicilian Avenue (qv). 1906-10. By RJ Worley. For the Bedford Estate. Red brick with white terracotta dressings and 1st floor. EXTERIOR: 5 storeys and later C20 attic with dormers. 7 window bays plus splayed left hand return and projecting oriel on right hand return to Sicilian Avenue. Ground floor with round-headed entrance to offices in central bay flanked by later C20 shopfronts. Bays separated by Corinthian columns on plinths carrying an entablature with plain terracotta frieze at 2nd floor level. Pilasters at end bays. 1st floor with 4, 3 and 2-light square-headed casement windows except the entrance bay with a 5-light oriel, the apron with wreath and swags inscribed "Avenue Chambers". 2nd, 3rd and 4th floor with 2-light transom and mullion windows at either end, 4-light canted bay windows with transom and mullions and in the central entrance bay 4-light bow windows. Projecting oriel of 7 lights with transoms and mullions, from 2nd to 4th floor. Beneath, an arched entrance with 4 large brackets supporting a cornice over.

All windows with small leaded panes, some with shields. Modillion cornice surmounted by terracotta balustrade, the central bay with a pedimented gable with 2-light transom and mullion window. To either side, tall slab chimneys. Over the left hand splayed return, a domed terracotta lantern. INTERIORS: not inspected. Nos 1-6 (consec) Vernon Place form a homogeneous development with Nos 1-29 (odd) and 6-20 (even) Sicilian Avenue (qv), Nos 15-23, 25-35 (odd) and 35A Southampton Row (qv).



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