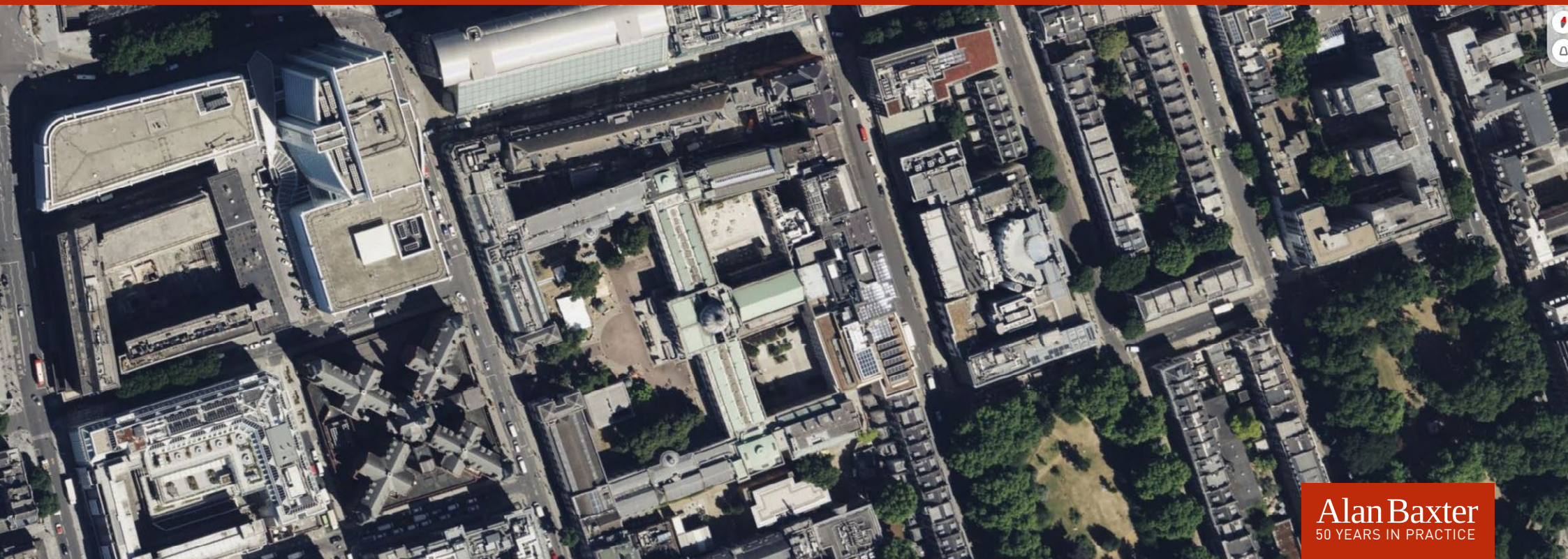
UCL Provost's Office Heritage Statement

Prepared for University College London

May 2024



Alan Baxter
50 YEARS IN PRACTICE

UCL Provost's Office Heritage Statement

Prepared for University College London

May 2024

Contents

Executive Summary

This report has been provided for University College London in support of a listed building consent application for refurbishment of the Provost's Office in the Grade I listed Wilkins Building. The Provost's Office occupies the easternmost end of the building which was wholly by the architect AE Richardson after the Wilkins Building suffered extensive damage during the Second World War.

Whilst supporting well-mannered and attractive entrance doors from the primary north-south corridor, the interiors of the rooms are somewhat plain - considerably plainer than one might expect for its function. Following the imminent relocation of the Provost the University would like to refurbish the existing offices to include new paint finishes; fittings; an updated bathroom and adjustments to the existing kitchen. These works are to support the ongoing use of the rooms as a small meeting room and events space for VIPs and other visitors.

Whilst most of the works do not affect the special interest of the building, a listed building consent application is submitted to LB Camden as a result of the desired relocation of a partition by one metre to allow the kitchen to be expanded and the creation of a doorway between the extended kitchen and an existing store cupboard, to provide a small-scale catering access for a trolley and waiting staff, separate to the primary entrance, as well as alterations to the bathroom and addition of a fixed shelf and television.

This store cupboard is of limited architectural interest but is possessed of a handsome door and door case opening onto the adjacent stairwell. There are to be no changes to this timber surround and door.

Having reviewed the plans, and the loss of fabric necessary to create the doorway and other minor works, it is our opinion that the works would be entirely neutral to the significance of the Grade I listed building and would support the continued use of the rooms in an appropriate and celebratory function. We therefore recommend the proposals as complaint with Policy D2 of the Camden Local Plan and the requirements of the NPPF.

1.0 Introduction

1.1 Purpose

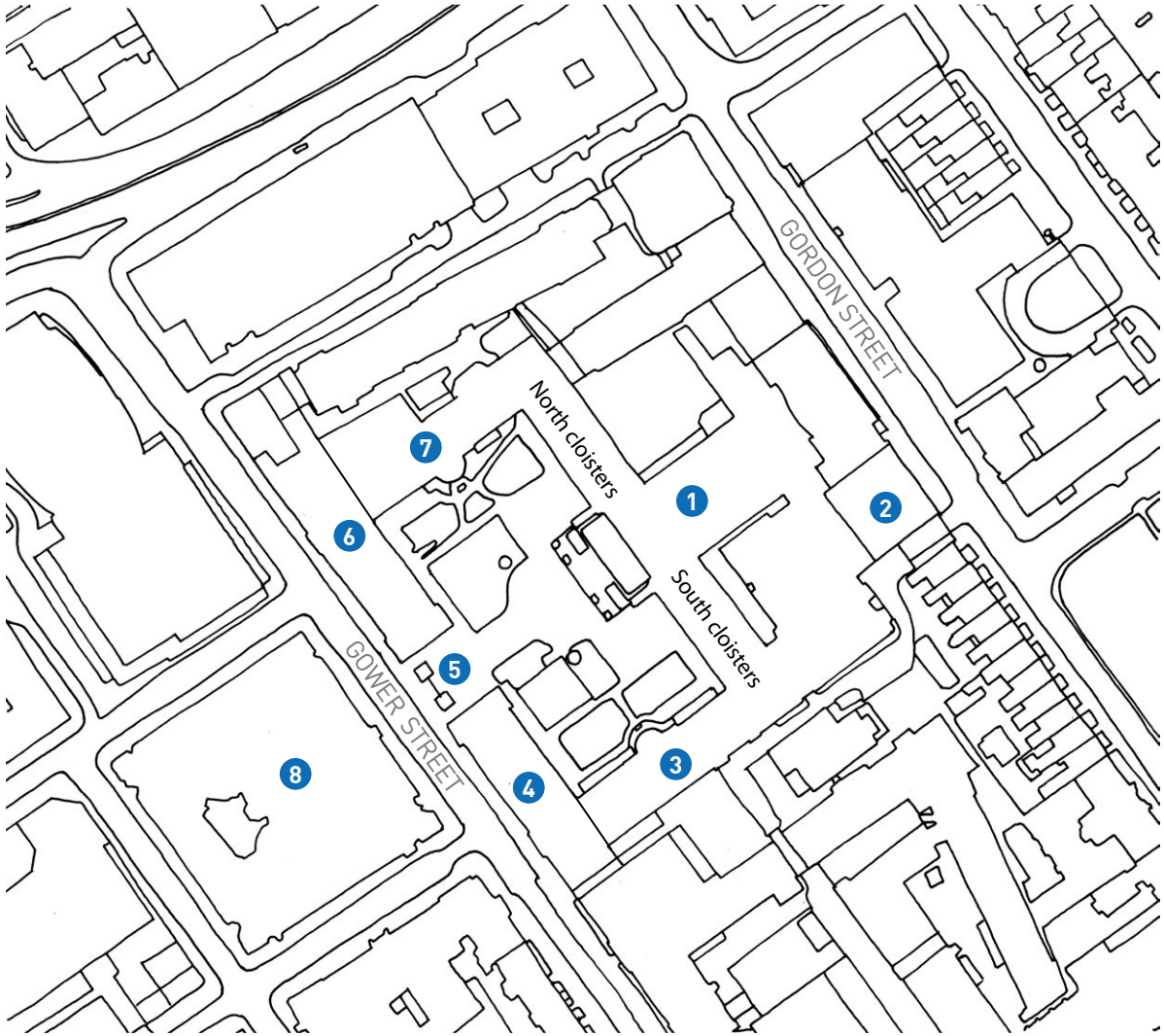
This report has been commissioned from Alan Baxter Ltd by University College London (hereafter, 'UCL' or 'the University') to support listed building consent for works to upgrade services and finishes within the Provost's Office which is soon to be vacated. The Provost's Office occupies four adjoining rooms at the southmost end of the South Cloister. As part of the wider bicentennial works, this space is to be used for small-scale hosted events such as drinks receptions.

Whilst primarily relating to the improvement of painted finishes and fitted carpets, the proposals also include the minor relocation of a partition wall by 1m to allow for enlargement of the existing kitchen and the addition of a doorway from the rooms into an existing cleaning cupboard, which is to be used as a catering cupboard/entrance.

1.2 Site and scope

University College London was founded in 1826 in its current location in the then open fields to the north of London. Originally known as University of London, the institution was originally composed of the single, if monumental, twenty-two bay range topped with a copper dome that now forms the Wilkins Building. The building was the first phase of a planned expansion around a central quadrangle that would take a full century to be completed.

Today, the Wilkins Building is today flanked by two linked, projecting wings which project forward (westward) towards Gower Street. These are now known as the North Wing, housing the Slade School of Art to the north, and the South Wing to the south. Together with two ranges fronting Gower Street (the North- West Wing and the Chadwick Wing to the south-east, these enclose an inner quadrangle which is currently subject to ongoing design work and pre-application discussions associated with UCL's Bicentennial celebrations.



1. Wilkins Building
2. Studen Hub
3. South Wing
4. Chadwick Building
5. Lodges
6. North-West Wings
7. North Wing/Slade School of Art
8. Cruciform Building (former University College Hospital)

Fig. 1: Site plan

1.3 Planning context

UCL has been subject to near constant change since its foundation in 1826 with the original buildings set around the quadrangle substantially extended throughout the nineteenth and twentieth centuries. As the university grew in size and popularity, UCL's functions and teaching expanded into pre-existing houses and then purpose-built buildings across Bloomsbury, an area which has become intimately associated with the university.

The planning system was introduced in 1948 when a substantial amount of the wider campus was being rebuilt following post-war damage. Within the Wilkins Building, there was extensive rebuilding to repair damage sustained in wartime bombing with much of the north and south ranges of the Wilkins Building were rebuilt internally. These north and south ranges of the Wilkins Building (known as the North and South Cloisters) are distinguished from the connected, but later, North and South Wings that run perpendicular to them and enclose the quadrangle. All of the buildings around the quad were listed in 1954 and internal works should therefore be recorded within the planning record but nonetheless, information is relatively scant.

At the time of writing, UCL is in discussions with LB Camden and Historic England in relation to extensive works to the Wilkins Building as part of the Bicentennial works. This smaller refurbishment project is separate to that stream of works and due to its relatively small-scale nature, has not been submitted for pre-application advice.

1.4 Methodology, sources and limitations

1.4.1 Methodology

This report broadly follows the suggested structure for heritage statements / impact statements set out in Historic England's *Advice Note 12: Statements of Heritage Significance: Analysing Significance in the Historic Environment* (2019). Any variations from this structure reflect the specific circumstances and characteristics of the scheme and have been adopted to bring clarity to the reader.

Where relevant, the advice given in Historic England Advice Note 12 and Advice Note 16: Listed Building Consent (2021) and *Good Practice Advice in Planning: The Setting of Heritage Assets* (GPA3, 2017) has also been followed.

Site visits were made to the Provost's Office in May 2024.

1.4.2 Sources

A list of sources is provided at Section 5.1, including records kept by Alan Baxter by Alan Baxter over its twenty year history of involvement with the historic buildings of UCL.

During digitisation of the original records supporting the 2003 study, some original archival numbers and locations have been lost .Where this occurs, the Alan Baxter Management Guidelines document is identified as the source.

1.4.3 Limitations

It is the nature of existing buildings that details of their construction and development may be hidden or may not be apparent from a visual inspection. The conclusions and any advice contained in our reports — particularly relating to the dating and nature of the fabric — are based on our research, and on observations and interpretations of what was visible at the time of our site visits. Further research, investigations or opening up works may reveal new information which may require such conclusions and advice to be revised.

Regrettably, the list of original sources in the 2003 UCL Management Guidance has been mislaid. Images from that report, which are likely to have been sourced from a combination of UCL's archives; the RIBA and the National Archives, have been credited as Alan Baxter 2003 Report, until such time as the written record is located.

This application has been written at a time when the UCL is preparing major development works for the Quadrangle and the Wilkins Building. As such, the history and significance sections of this report is closely modelled on the history and significance sections of reports that support these works and have already been shared with LB Camden.

1.5 Designations

With the exception of the entrance lodges, all of the structures that surround the quadrangle are Grade I listed with many of the buildings in the near vicinity also listed or identified as positive contributors to the Bloomsbury Conservation Area.

The Physics Building to the rear of the Wilkins Building is also Grade I listed, by virtue of its physical attachment to the Wilkins Building but is not of particular architectural or historic merit.

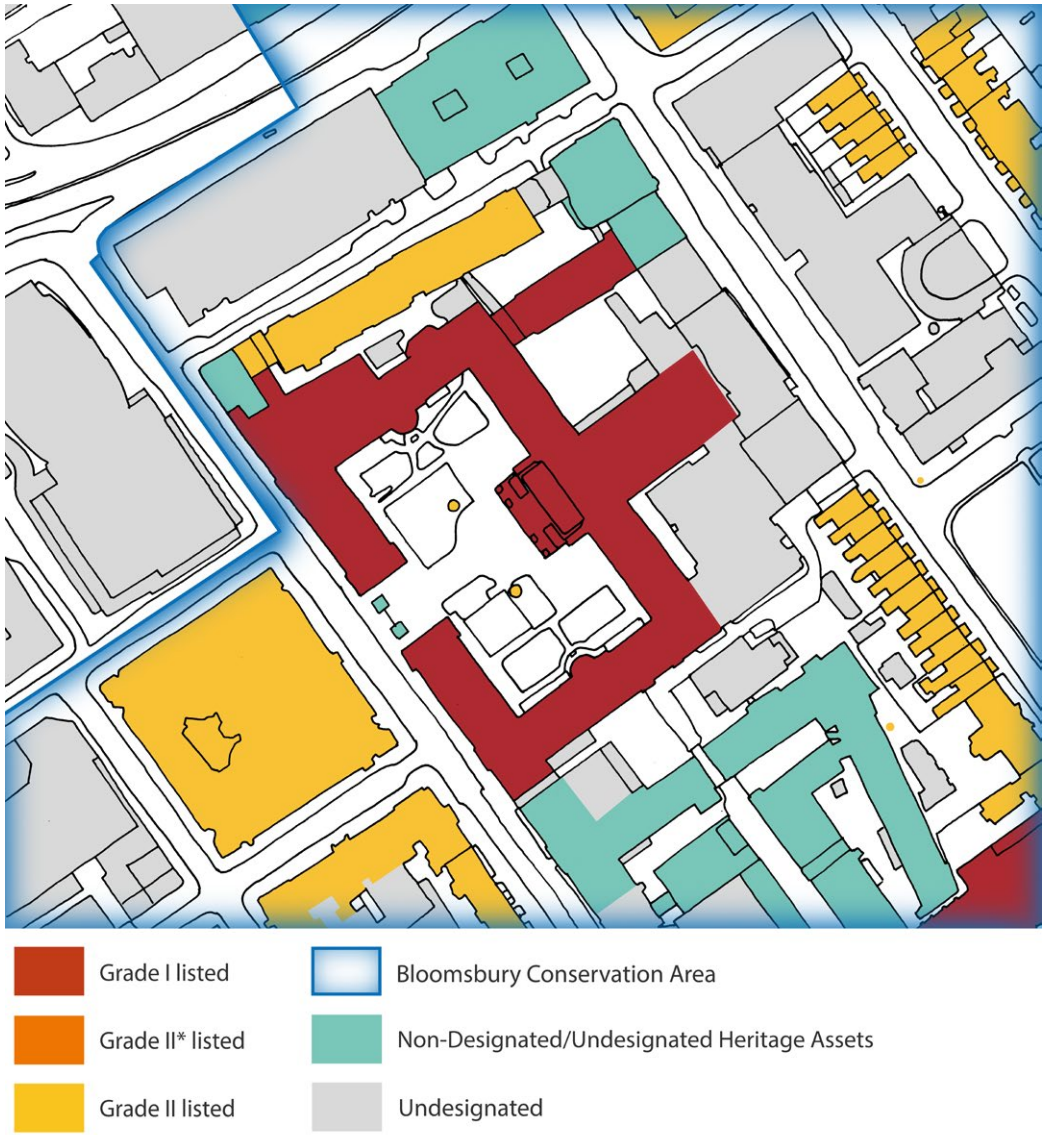


Fig. 2: Heritage designations around the core UCL buildings

2.0
Understanding the Wilkins Building

2.1 Summary

UCL was founded as the University of London in 1826, as a radical social experiment to provide higher education to men regardless of their religious affiliation, specifically, regardless of whether they were practicing Anglicans. Whilst modern eyes may view this as a rather narrow band of equality, this was a radical and provocative idea with the institution facing significant objection from the Establishment of the time.

Undeterred, the original founders of the university's beliefs of egalitarian access to higher education were realised and the architect William Wilkins was commissioned to design a monumental neo-classical edifice: a temple to education for the (select) masses and a bold statement of intent of the seriousness of the institute's mission.

The neo-classical building, with its colossal ten-columned (or 'decastyle') portico was built on open land to the north of London's encroaching suburbs, controversially built without a chapel that then formed part of normal and expected university life at Oxford and Cambridge. Due to financial constraints, the interior and rear of the building were not complete at the time of opening with the planned wings enclosing a courtyard also delayed until the university had established itself financially.

In 1836, the success of the university and the growing public interest in social improvement saw the foundation of the University of London, of which the institution became a founding and integral 'college', taking the name 'University College London' and offering training for students to sit University of London degrees. Continuing its history of radical social change, the same year, it became the same university in modern times to admit women. In 1907, the University of London became a federal college and UCL was absorbed into it, although maintained its own identity throughout until finally being granted its own charter in 1977 as an independent university (if still wholly owned by the University of London). For clarity, references to 'the University' in this document refer to University College London, regardless of its formal status and relationship to University of London at the time.

Despite the University's early financial struggles in establishing itself, the institution increased in popularity as did the expanding curriculum, reflecting increasing specialisation in higher education. With the construction of wings to the north and south of the quadrangle in the late nineteenth century, and the completion of the Gower Street (west) side in the early twentieth century, the university began to spread beyond its original site into the burgeoning suburb of Bloomsbury, first by occupying existing buildings and later by building purpose-built accommodation. Several masterplans were started and halted in the twentieth century as the Second World War intervened and later, the nascent conservation movement hampered the University's Brutalist expansion.

The quadrangle within the original university core was finally enclosed in 1914 with the construction of the North-West Wing although this included a single-storey engineering building, the Chadwick Building, along south-eastern part of the Gower Street. This was later extended upwards in 1922. The quadrangle was finally complete in its current form in 1986 when architects Casson and Condor demolished the original lodges to make way for extensions to the buildings on either side of them (the North-West Wing to theoir north and the Chadwick Building to the south), rebuilding the lodges in the process. In all that time, no design scheme was ever applied to the appearance, planting or landscape of the quadrangle itself.

Today, UCL prides itself as one of the world's foremost educational institutions, famed for academic excellence and research brilliance. As it approaches its bicentennial year, it seeks to gently update its earliest buildings and spaces to reflect the quality and equality it stands for and is famous for across the world.

2.2 History

2.2.1 Early history

Prior to the nineteenth century, the area that would become UCL's historic core was open pasture associated with the nearby Saxon manor of Totten Hall which had existed in records since at least AD 1000. In the Tudor period, the manor passed into the hands of Elizabeth I and became a royal manor, known as Tottenham Court, eventually being bequeathed to Charles II's illegitimate son Henry Fitzroy, Duke of Grafton and Earl of Euston.

The manor remained in the ownership of the Fitzroys with the hall and its farm surviving until the construction of the New Road (now Euston Road) in 1756, across their land and through the presumably dated and no longer valued Tottenham Court, which was completely destroyed.

The road was intended to function as a drover's road, linking the ancient livestock routes west of London directly with Smithfield Market in the east without passing through the increasingly populous city. This aim soon altered however when the increasing fashion for townhouses amongst the wealthier classes spurred speculative growth between the city limits and the New Road, which was swiftly rebranded Euston Road after the Fitzroy's seat and itself developed with housing. Wishing to take advantage of the fortune to be made, Fitzroy's estate was laid out and gradually developed in the late eighteenth and early nineteenth century with that part to the west of the original lane of Tottenham Court Road, now known as Fitzrovia in their honour. By 1819, the southern part of Gower Street supported smart terraces of houses whilst Euston Road was developed along its length. Between the two, to the east of Gower Street, the route of roads had been mapped out (see. Fig. 4 on page 8) but the land remained undeveloped.

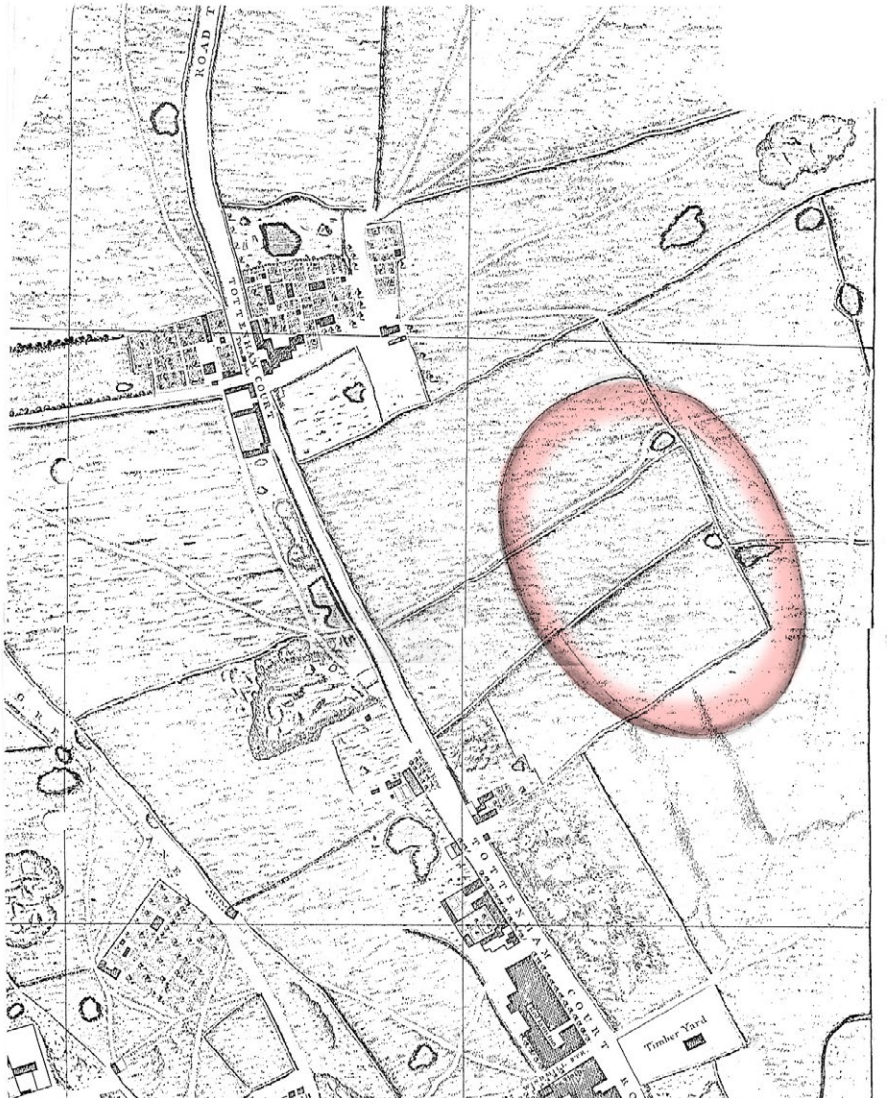


Fig. 3: Roque's Map of 1746, showing the Site to the east of Tottenham Court Lane. Tottenham Court can be seen to the North-West (around the present day junction of Tottenham Court and Euston Roads.

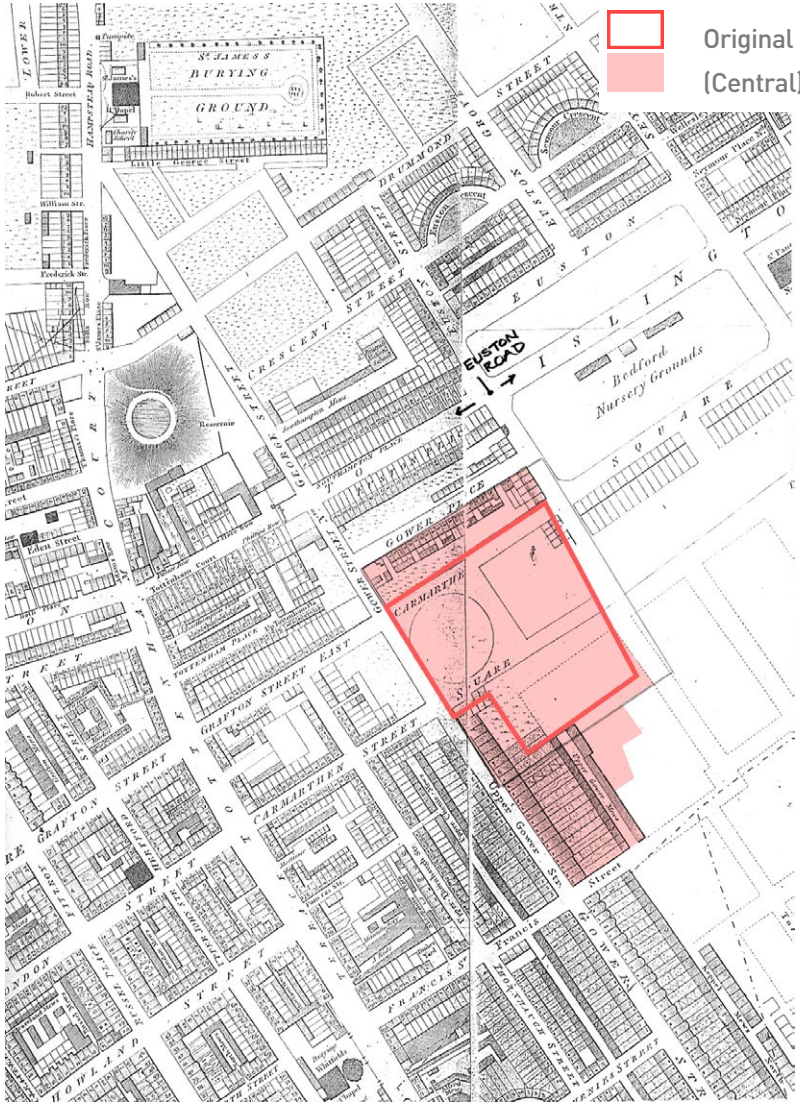


Fig. 4: The Site in 1819 – Bloomsbury remains undeveloped.

2.2.2 A new model university

At the turn of the nineteenth century, against a backdrop of increasing pressure for Catholic emancipation and influenced by the Utilitarian philosophy of social reformers such as Jeremy Bentham, there was an popular movement to open up education to a wider sector of society. At this time, university education in England was restricted to the colleges of Oxford and Cambridge and Roman Catholicism precluded anyone from an active role in university or civic life (with other denominations and faiths facing similar. if informal barriers to civic involvement). With the foundation of a successful university in Manchester in 1824 and the debates running up to the Catholic Emancipation Act of 1829, there were increasing calls amongst some of the Capital's intellectuals for a university in London, to be open to all (male) students regardless of religion. The radical nature of this egalitarian approach cannot be understated in Regency London, with the Establishment generally unsupportive of the enterprise. Undeterred, early promoters sought funding for the new university, selling £100 shares with a view to raising £ 300 000, with shareholders able to elect a Council to run the institution. The university's backers, including Jeremy Bentham himself, bought eight acres of land in the still undeveloped area east of Gower Street and published adverts seeking designs for the new buildings.

In 1826 architect William Wilkins submitted a neo-classical design for the site, radically omitting a chapel, which was accepted as the masterplan for the university. The plans were described by Neo-Gothic architect Augustus Pugin as *pagan…in character with the intentions and principles of the institution*, and by famously referred to by influential headmaster of Rugby School and Anglican commentator Thomas Arnold, as *that Godless institution of Gower Street*.

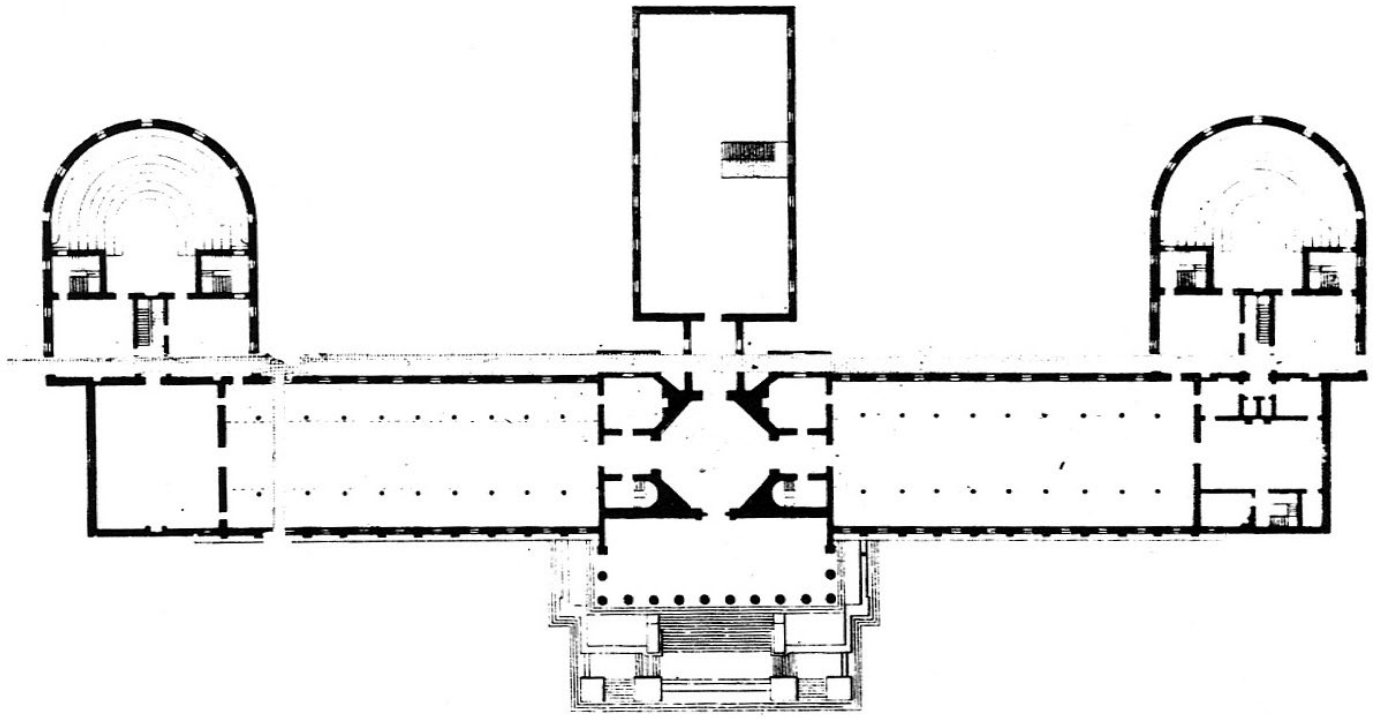


Fig. 5: Plan of the Wilkins building, as built, with the Great Hall moved behind the dome

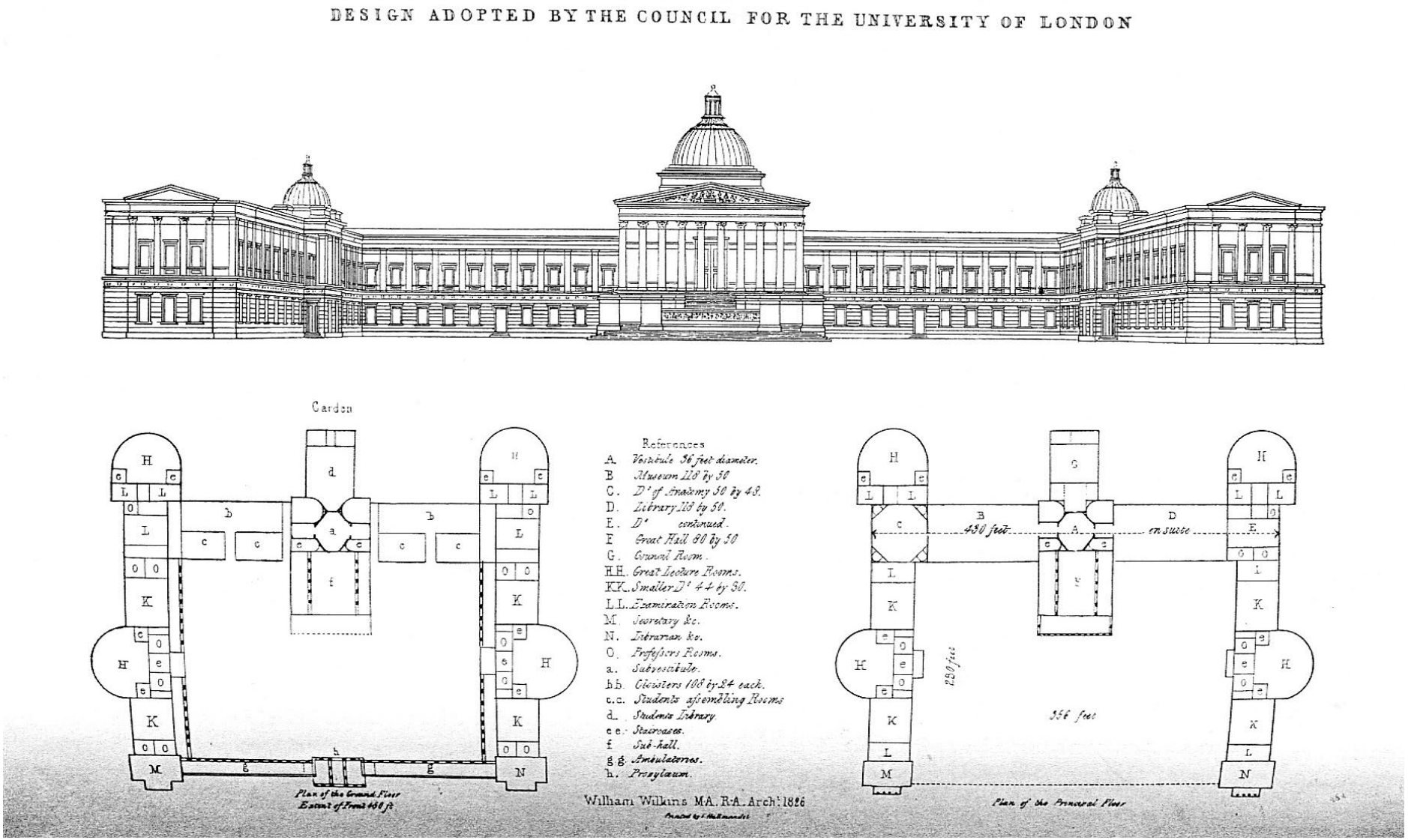


Fig. 6: William Wilkins' original scheme, with the Great Hall projecting into the Quadrangle

Wilkins's building was grandiose, designed to convey the seriousness of purpose that the university's founders believed in. Whilst its founding ethos was equality, that equality was understood through the prism of 1820s anti-establishmentarianism, i.e.: men whose Christian worship differed from the established state-approved Anglican practice. Whilst this may not seem radical or inclusive by twenty-first century standards, this was at the time, a near revolutionary statement of social and political change that was seen as subversively egalitarian by many contemporary commentators.

In 1868, UCL continued this radical history by being the world's first university to admit women (and the first one to actually award women degrees, if ten years later).

One of UCL's more unusual features is the mummified/waxwork body of Jeremy Bentham, philosopher and founding father of the university, who donated his body to the university for display. This curious artefact has been displayed, as per Bentham's request, in the Wilkins Building until the last decade, where it was moved into the Student Hub. As an important, if somewhat macabre artefact, intimately associated within the Wilkins Building, it is part of the significance and story of the Wilkins Building and would, from a historic perspective, be better relocated back to its original home.

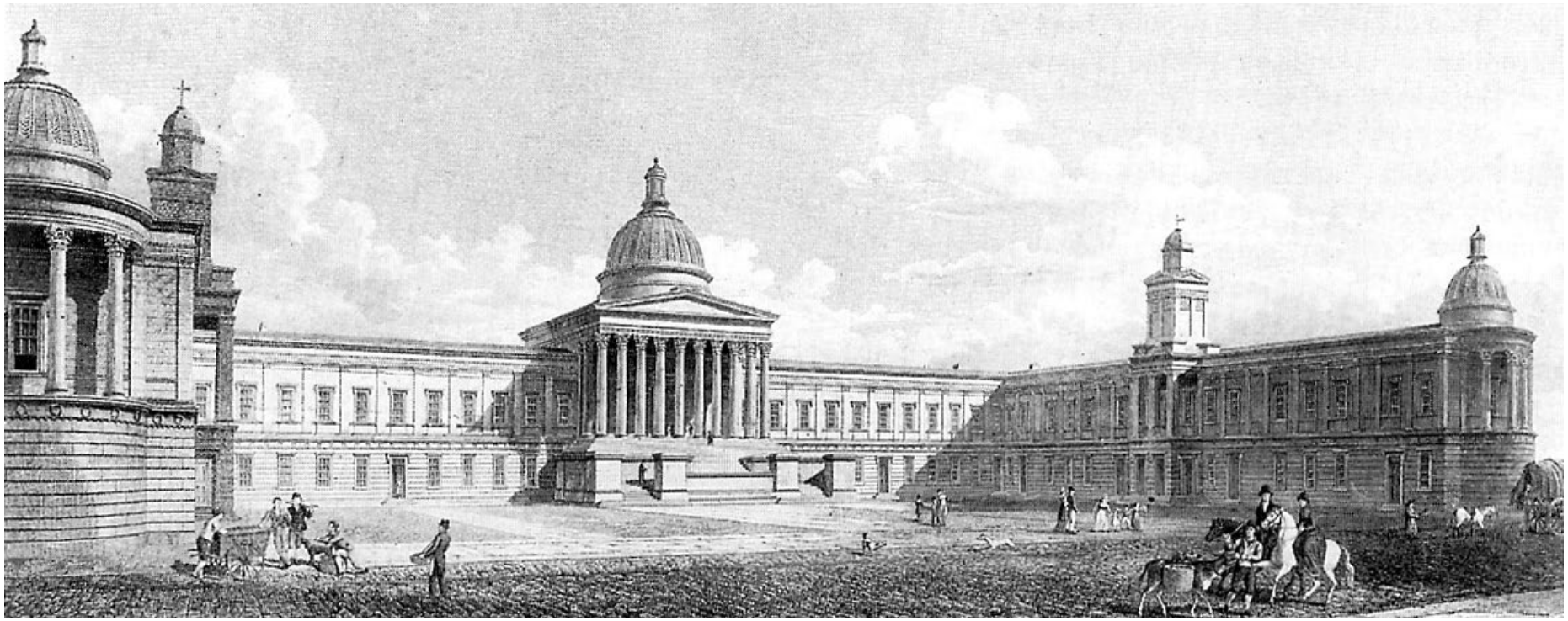


Fig. 7: Wilkins' original engraving, c.1826

William Wilkins (1778-1839)
Wilkins was one of the leading figures in the English Greek Revival of the early 1800s, first as a classicist, then an archaeologist, then an architect. He was best known for his designs for the National Gallery in Trafalgar Square (18?) and the main buildings of University College in 1826.

He toured Greece, Asia Minor and Italy between 1801 and 1804, before returning to England and winning the competition for Downing College, Cambridge. Thomas Hope had assisted this success by writing a supporting pamphlet and the college was built between 1807 and 1820. Also from 1804, work began at Grange Park, where Wilkins adapted the monumental Greek temple language to a private house set in a landscape.

In 1826 his neo-Grecian design won the competition for the new University College in Gower Street in London, although the built scheme was reduced for reasons of cost. A few years after UCL, his scheme for the National Gallery in Trafalgar Square was built between 1832 and 1838.

He was also known as a scholar, publishing *Antiquities of Magna Graecia* in 1807, *Atheniensia* in 1816, *Civil Architecture of Vitruvius* in 1812 and 1817 and finally *Prolusiones Architectonicae* in 1837.

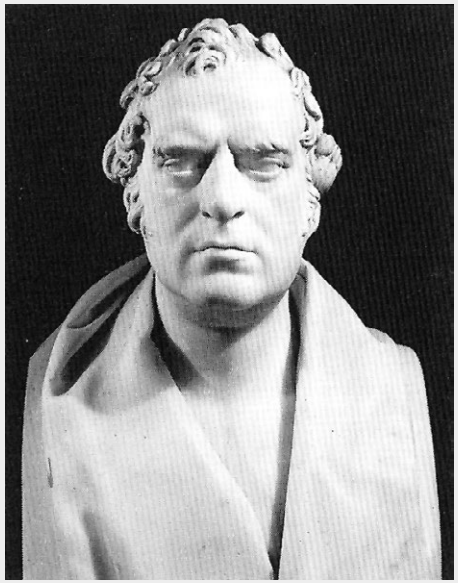


Fig. 8: Wilkins' original engraving, c.1826

2.2.3 The nineteenth-century university

Wilkins' original vision

Wilkins' plans were ambitious with a vision to enclose a quadrangle around a projecting central assembly hall. The main feature was a ten-columned portico raised on a rusticated plinth and approached by the central flight of stairs, modelled on the Temple of Jupiter Olympus at Athens (SOURCE?). This neo-classical frontage led to a Renaissance interior, topped by a now iconic dome. This was a symbol of the

Enlightenment, the symbolism of which would not have been lost on 1820s commentators. This sat above a central, octagonal vestibule from which the grander spaces in the adjacent wings could be accessed. At either end of the central block, two semi-circular lecture theatres protruded rearward to the east.

Beneath these larger spaces, at ground-floor level, were more domestically-scaled rooms relating to the administration of the institution: offices; student assembly rooms and offices with arcaded 'cloisters' along the eastern elevations, open to the air to allow students and lecturers to take exercise in inclement weather. Wilkins envisaged that the eventual north and south wings flanking the courtyard would also include such semi-circular lecture theatres, protruding to the rear of each wing, topped by smaller domes.

The Gower Street elevation was to be enclosed by an ambulatory (covered walkway) with a central propylon: a monumental, roofed gateway in Doric style although this was never built.

The new college

Subscriptions fell short of the originally hoped for £300 000 so that Wilkins' design had to be modified and delivered in phases. The Institution opened as the University of London in 1826 with the building only partially complete and no further funding to build the north and south wings.

What was built was the east range only with Wilkin's original hall design sacrificed to become a foreshortened columned portico above the grand stairs. The hall was instead placed to the rear of the octagon in place of the planned Council Chamber and was not finished at the time of opening together with the incomplete dome. Instead of a grand entrance, two small temporary brick lodges were built on Gower Street. Minutes from the Council's meetings show that there was however a clear intention to build out the remainder of Wilkins' vision in phases, as funds became available.

As the government refused to grant the institution a university charter, University College London opened as a college in October 1828 with the portico and dome incomplete until the following year and far fewer students than originally hoped.

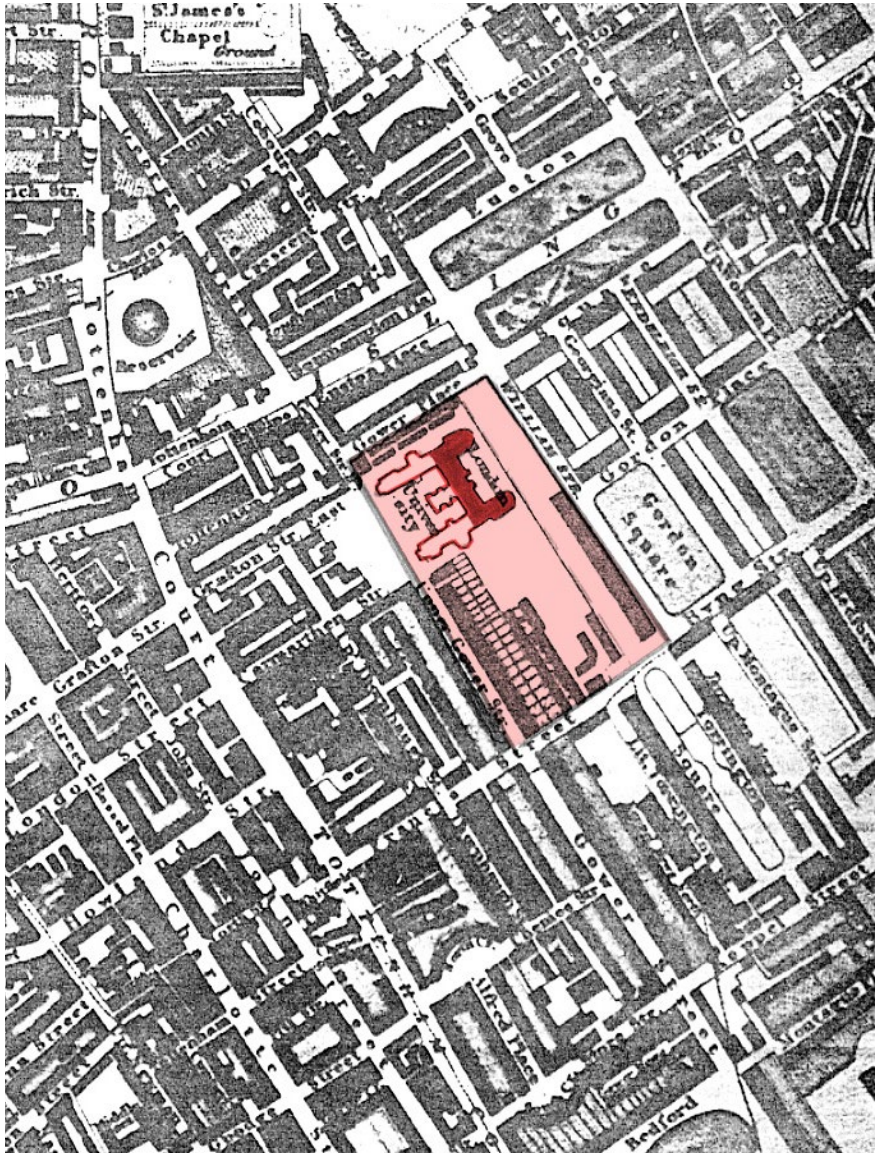


Fig. 9: OS Map 1827 showing university under construction (and remainder to be built)

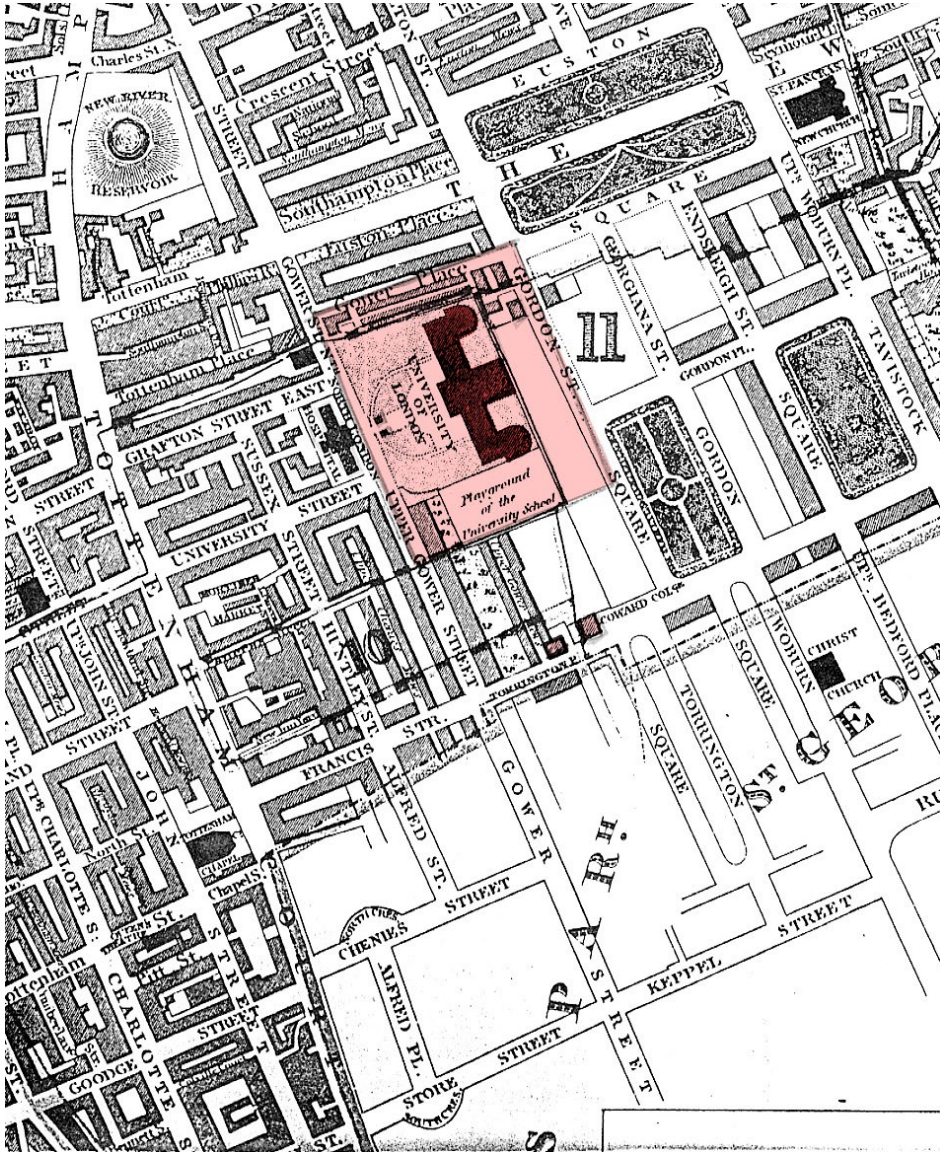


Fig. 10: OS Map 1836 University operational, note curving oval sweep to lawns and North London Hospital on west side of Gower Street.

The initial running of the college was not smooth: funds were problematic and, to compensate, a school was opened occupying the space that was intended to be the Great Library in the southern range. The library was squeezed into the southernmost room before being dispensed with a year later following growth of the school and it may have been around this time that the double-height space of Wilkins' intended library had a floor inserted.

Having been refused access to the nearby St Mary's Hospital for teaching purposes, the University decided to open its own dispensary and in 1836, its own hospital: the North London Hospital on the undeveloped land that they owned opposite the university on the western side of Gower Street.

In 1836, the still unfinished hall to the rear of the dome burned down but the institution was finally granted its Royal Charter, becoming London's first university. The University's Hospital on Gower Street was renamed the 'University College Hospital' at the same time.

Fig. 11: As built, showing school playground, 1833

Development of the university buildings

By the 1840s, Bloomsbury was beginning to emerge as a smart residential area and UCL had managed to form a more established and stable footing. The university was able to complete some development works, helped by the first appointment of a Chair of Architecture: practicing architect, Professor TL Donaldson. His additions included the country's first purpose-built chemistry teaching laboratory in 1847 (the Birkbeck Laboratory, named for philanthropist and funder George Birkbeck, who went on to found his own college, named for him); a hall of residence on Gordon Square in 1848 and, within the university's main building, a library in 1849. This was built in place of Wilkins' ill-fated Great Hall to the east of the octagon. The footprint of the new library was broadly the same as Wilkins' hall but was raised at a ground level eleven steps higher, to accommodate usable spaces beneath including teaching space. This resulted in the need for a staircase running east from the central octagon to the new library which also included more visible, grander stairs to the ground floor beneath providing additional vertical circulation to Wilkins' two discreet, enclosed stairs. A further, enclosed stairs for students was added in the south-east corner, together with the insertion of an oculus to visually link the ground and first floors of the octagon.

In 1847, UCL was given a collection of casts and pictures by sculptor John Flaxman which a few years later, it decided to display within the octagon. A large cast, *St Michael conquering Satan,* was positioned on the library stairs landing with modifications to windows within the dome to increase natural light. Wilkins north stair was blocked off to provide a niche for statuary. In 1862, the ground-floor cloisters were glazed to provide additional usable space. Although the term cloisters was originally applied to just the open air walkways along the east elevation of the north and south ranges of Wilkins' building, the terms 'North and South Cloisters' came to apply to the entire north and south ranges of the building, possibly to distinguish them from the North and South Wings that were soon to enclose the quadrangle.

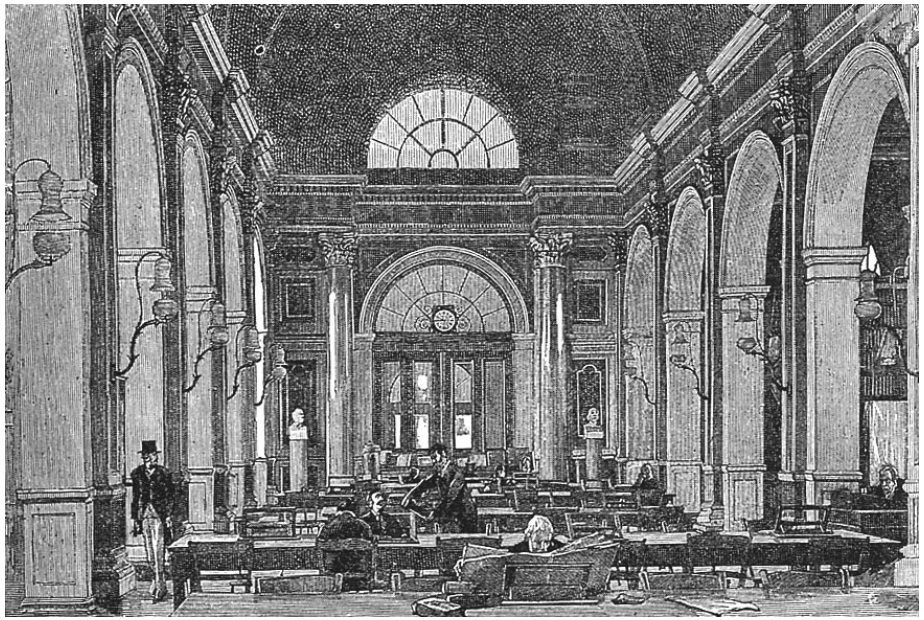


Fig. 12: The Donaldson Library, built 1849 by T. L. Donaldson (on site of the Great Hall)

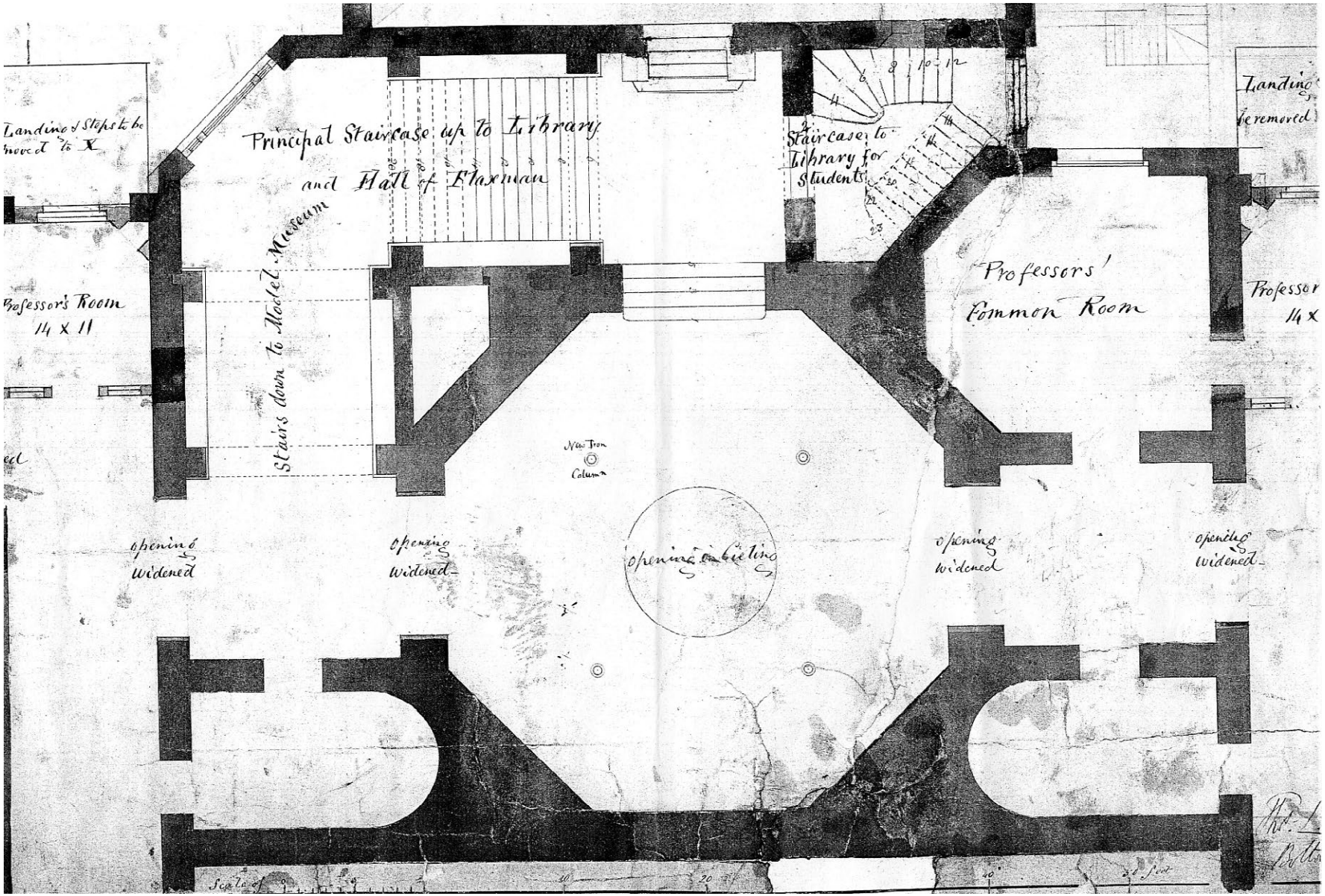


Fig. 13: The dome area showing the alterations made in 1849 by T. L. Donaldson, for the Flaxman Gallery and to link to his new library

In 1874, the South Wing of the quadrangle was completed followed by the North Wing, four years later. These were completed to designs by the second Chair of Architect, T. Hayter Lewis. Whilst grandly neo-classical on the exterior, they were plainer inside, reflecting university cost-saving and the fact that the South Wing was purpose built to accommodate the University School, which remained successful. Its layout was cellular with teaching rooms and offices accessed off a central corridor across all three floors. The North Wing however, was purpose built to train artists with larger, north-facing studios accessed from a corridor along the south façade. The University's recently founded Slade School of Art (1871) moved into the buildings once finished and remain there today. The upper floors and a rear laboratory were given over to sciences, especially chemistry (with the original Birkbeck Laboratory claimed by other branches of science).

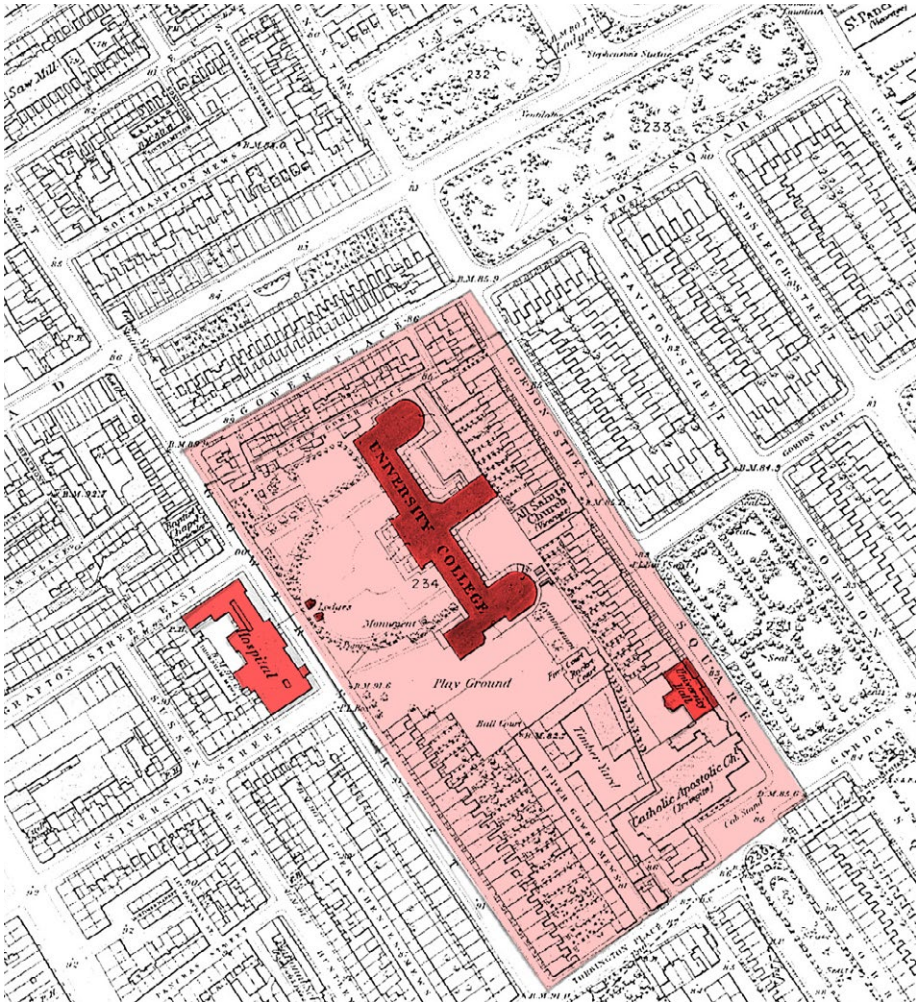


Fig. 14: 1870 OS Map. Construction of the South Wing has begun. The North London Hospital has been extended to meet huge demand.

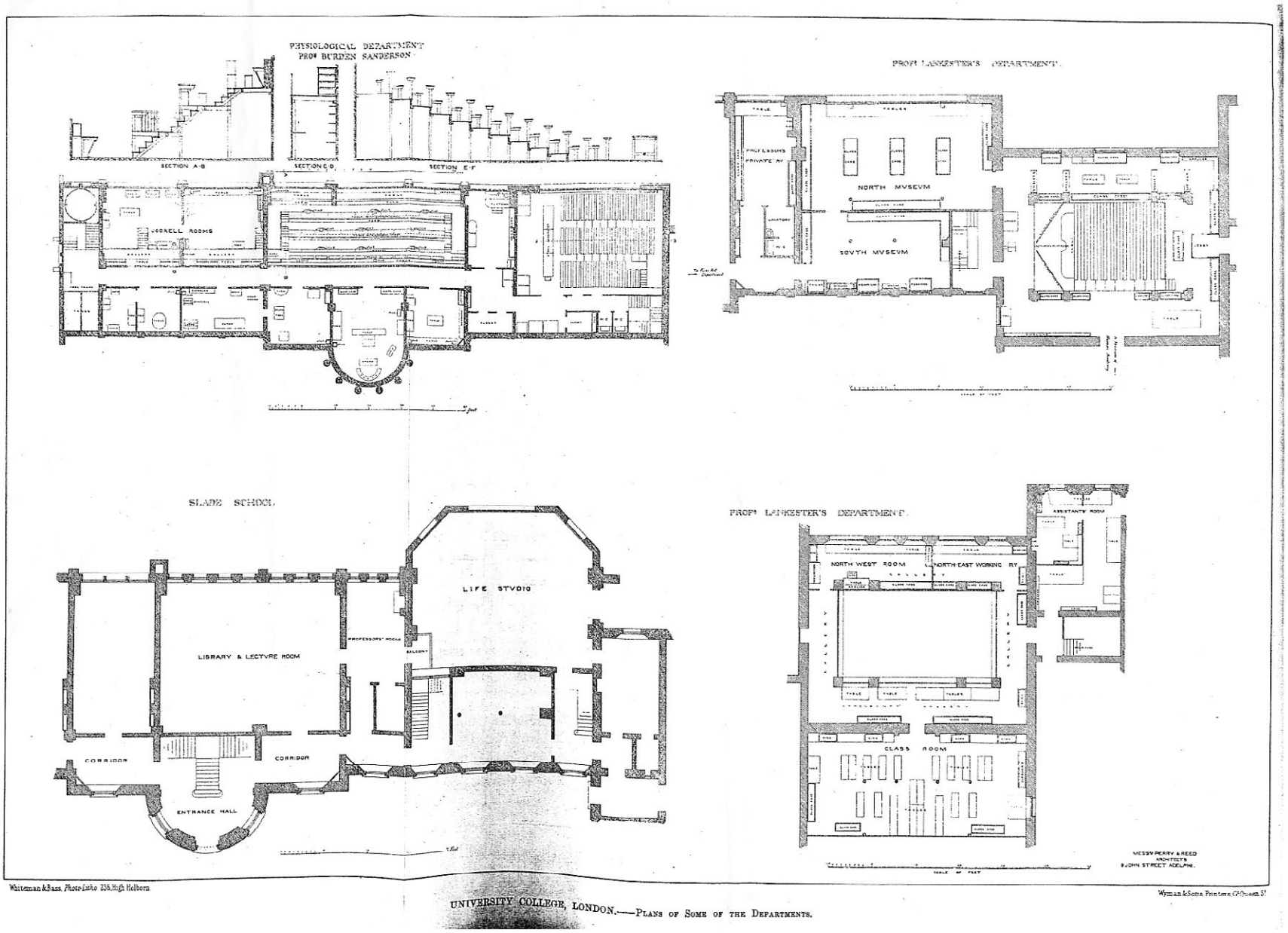


Fig. 15: Plan of the North Wing for the Slade School of Art, designed by T. Hayter Lewis

The relocation of the school allowed for the library to finally occupy the space originally intended for it in the south range of the original building, if across two floors and with cellular division instead of the grand double-storey space that Wilkins had originally envisaged.

By the end of the nineteenth century, increasing numbers of students and changing teaching needs also overruled Wilkins' original vision of a single-storey ambulatory on Gower Street. Instead, a new engineering laboratory was built in 1894 along the southern half of the Gower Street side of the quadrangle. This matched the height of the South Wing where it abutted it but was otherwise single-storey, forming the south-west wing of the quadrangle (today's Chadwick Building).

Throughout the early part of the twentieth century, the original university buildings on Gower Street were being continuously adapted to meet the evolving needs of higher education and the increasing numbers of students but this was not enough space to accommodate the university's needs. Architect Alfred Waterhouse's 1906 University College Hospital building, directly opposite the main campus on Gower Street, marked the first move away from Wilkins' Portland Stone neo-classicism (although the two small observatories built in the quadrangle the following year were classically inspired to reflect their surroundings).

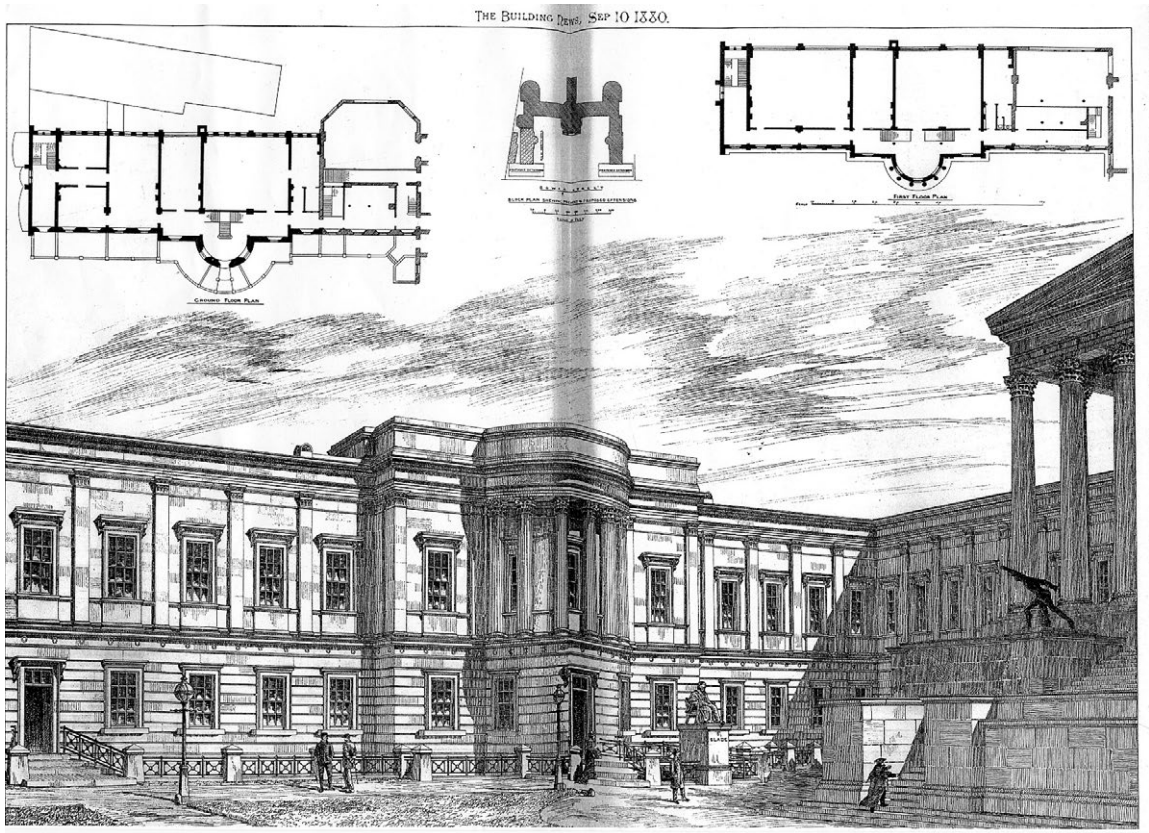


Fig. 16: Building News engraving of the North Wing, by T. Hayter Lewis

In 1907, UCL merged with other colleges across London to form the federal University of London. The same year, the school moved out of the South Wing, allowing the expanding administrative functions to move into that space. The departure of the school allowed the school playing field to its south to be gradually developed over the following decade with increasingly specialist teaching buildings. In 1914, the final enclosing element of the quadrangle was completed with the three-storey North-West Wing filling the north-western half part of the quadrangle along Gower Street to designs by architect FM Simpson. This was almost immediately converted to a First World War Hospital but was handed back to the University in 1919 to house the Bartlett School of Architecture within its lower floors as well as the statistics department on the upper floor, the first of its kind in the world, which remained there until 2000. Since 1911, the University had also supported a Professor of Eugenics and its first incumbent would be keen eugenicist Karl Pearson, the University's Professor of Applied Mathematics and Mechanics, who was accommodated within the statistics department in the North-West Wing. The building would eventually be named after him before.

In 1922, two further storeys were added to the single-storey engineering building (Chadwick Building) quadrangle to match the Bartlett School of Architecture.

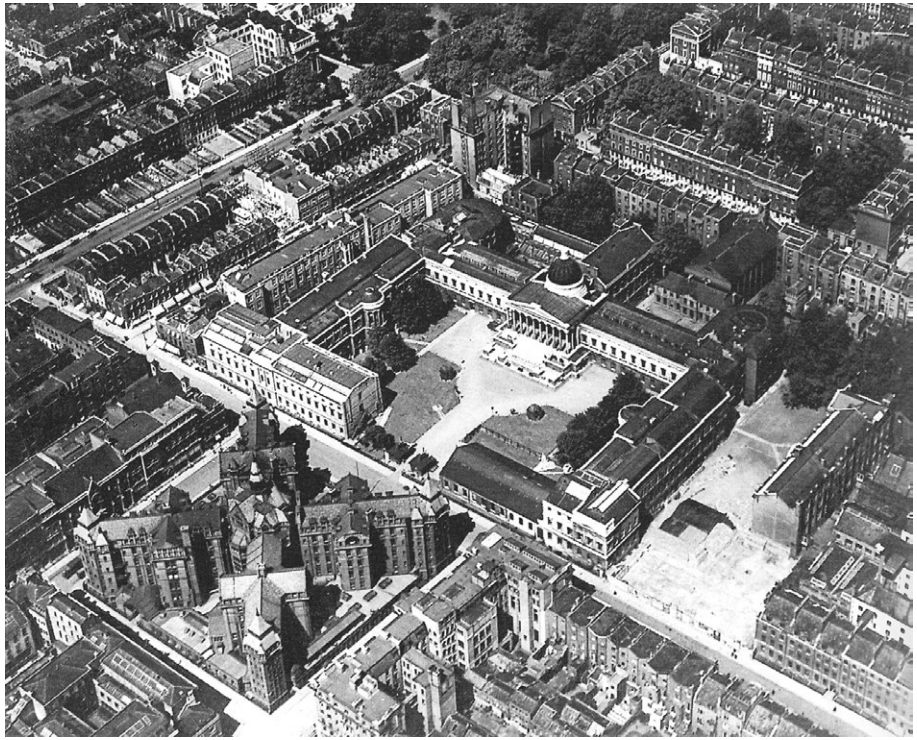


Fig. 17: The campus, c.1922, The quadrangle is enclosed. Note the single-storey Chadwick Building.

Fig. 18: The South Cloister in the inter-war period. Wilkins original columns would not survive the Second World War and the consequent rebuilding.

Development of the wider campus in the twentieth century

By the 1920s, Bloomsbury had been fully developed and the emphasis for the university changed from new built development to the conversion of existing buildings around the core of the campus. A decade later the university was firmly established across most of Bloomsbury and was in a position to not only spill into existing buildings but to also seek to complete sweeping masterplans. Over the next few decades, two separate masterplans for the redevelopment of Bloomsbury were started and abandoned, one disrupted by the Second World War and the subsequent funding and materials shortages and the second by the increasing interest in conservation of the built environment. A third masterplan for the post-war reconstruction of the original Gower Street campus was also started and unfinished.

The first masterplan centred on the relocation of the administrative services of the University of London to architect Charles Holden's striking Senate House in the 1937: the focal point of a wider complex of buildings that was interrupted by the Second World War and never completed due to the need to repair and rebuild the existing campus. By the 1970s, the university was able to think about its master planning ideals again starting with the demolition of terraces on Bedford Way to make way for architect Denis Lasdun's Brutalist Institute of Education. Such was the level of public objection to the demolition of Bloomsbury's by then characteristic historic terraces that the campaign birthed the modern conservation movement. The entirety of Bloomsbury was duly designated a conservation area in 1968 resulting that the university's second masterplan was never completed leaving the campus around Woburn Square a curious mix of Georgian terrace and twentieth-century set pieces.

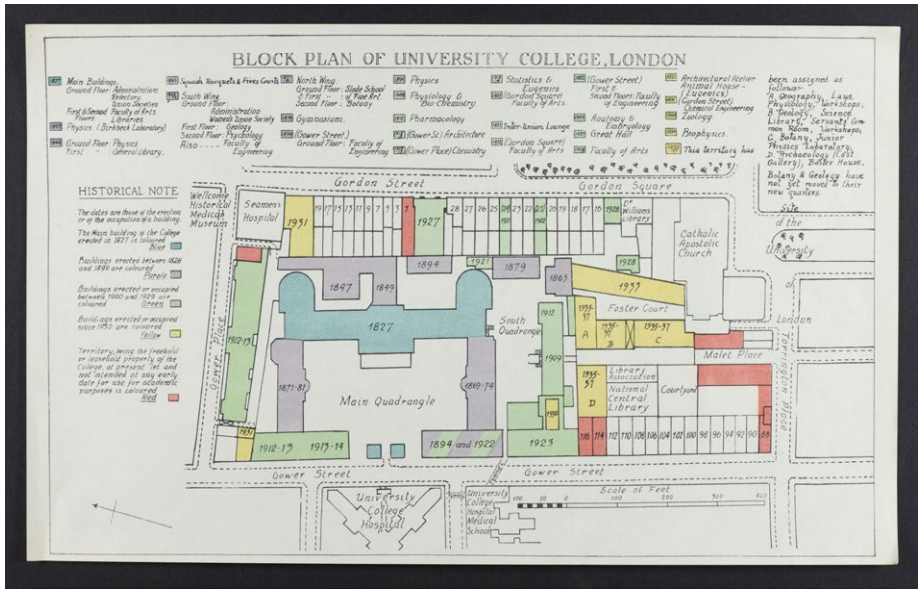


Fig. 19: 1937 Plan of the University Credit: UCL Archive

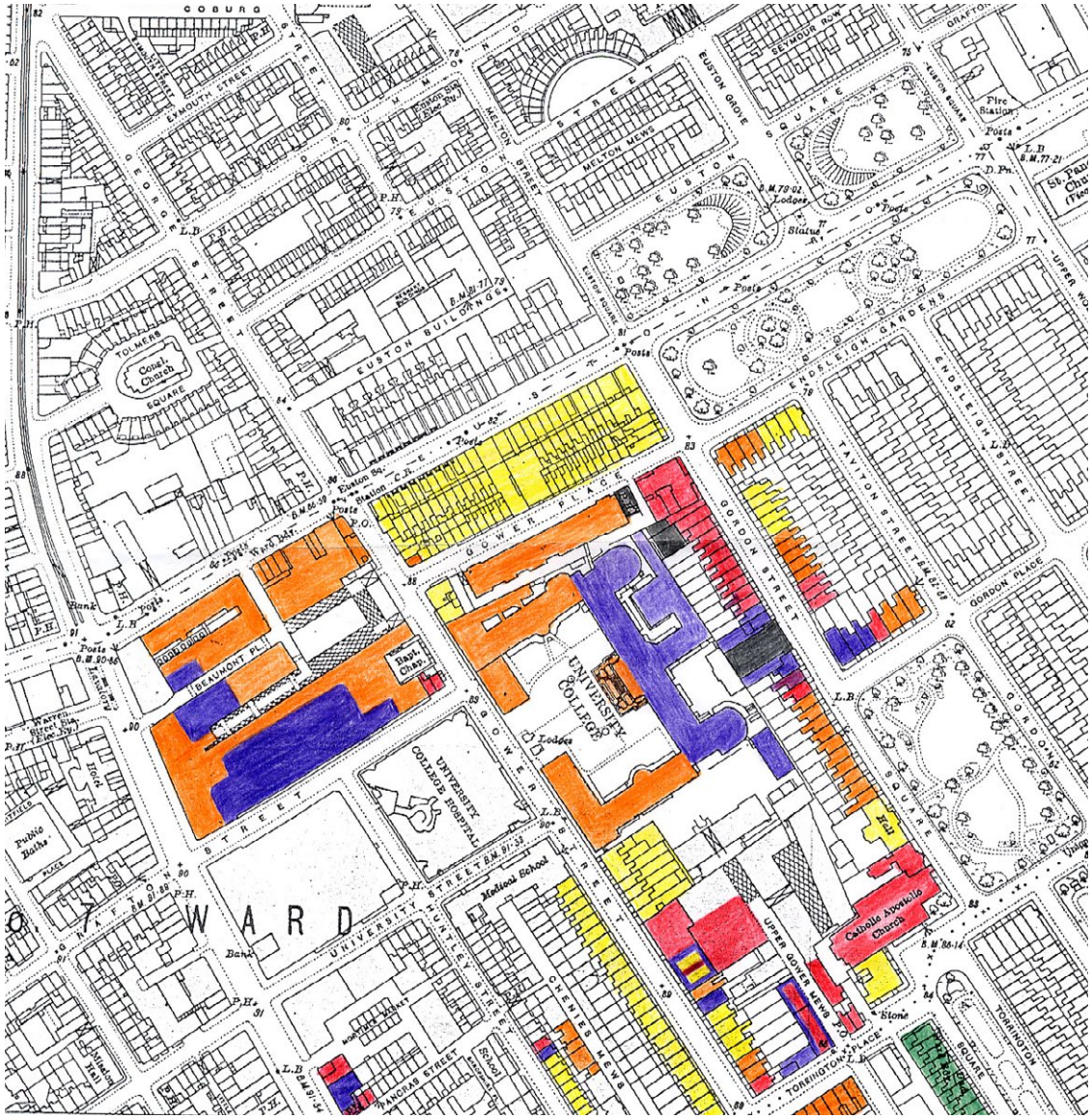
The Gower Street buildings after the second world war

One of the reasons that the University's first masterplan faltered in the post-war period was that focus was necessarily diverted elsewhere. The Wilkins Building took direct hits in the bombing raids of 1940 and 1941 with the 1849 Great Hall to the east of the rotunda burned and most of the terraced housing to its east completely destroyed. The university's iconic rotunda was partially destroyed with the octagonal lobbied burned and the interiors irrecoverably damaged. The 1945 bomb damage maps categorise the Wilkins Building as 'damaged beyond repair'.

These were, eventually, repaired with the bombed houses cleared and a series of huts erected in the bomb sites to accommodate post-war students. The incumbent Professor of Architecture, AE Richardson, designed a series of replacement buildings, extending the Wilkins Building, to be arranged around quadrangle to the east of the Wilkins Building, reminiscent of Oxbridge style colleges. In practice, only two of these buildings (the Darwin and Physics Buildings) were completed, possibly as the university's focus and budget was poured into the rebuilding of the Wilkins' Building's interiors. The Physics Building replaced the earlier, historic science laboratory, lost in the war.

Fig. 20: The burnt out remains of the south cloisters and southern lecture hall. Beyond it, the shattered dome

Fig. 21: C1950. Huts for teaching in the cleared bombsites on Gordon Street



LCC WAR DAMAGE MAPS (1:2500)

Black	Total destruction
Purple	Damage beyond repair
Dark Red	Seriously damaged; doubtful if repairable
Light Red	Seriously damaged, but repairable at cost
Orange	General blast damage; not structural
Yellow	Blast damage, minor in nature
Light Green	Clearance areas
Small circle	V2 bomb
Large circle	V1 bomb

Fig. 22: War Office Bomb Damage Maps from 1945 showing the Wilkins Building as 'd beyond repair'. Much of Gordon Street has suffered 'total destruction'

Within the Wilkins' Building, the floors were completely rebuilt in concrete complete with over-ceiling heating. The columns in the south cloister became structurally redundant and were removed. Those higher up were also removed but replaced with new columns which define the first and second floor corridors as well as taking the weight of the entirely new roof and providing vertical risers for an air cooling system. A void above each corridor was created for services. The roof was completely rebuilt and slightly raised to accommodate services so that it is now visible from the quadrangle. The library was rebuilt with a compartmentalisation that suited the separate departments of the post-war university all reached from a central corridor. Richardson completely rebuilt the destroyed original lecture theatres to create double height spaces topped by domes and lanterns in the style of Sir John Soane and it is the roofs of these spaces that now connect the Wilkins Building with the North and South Wings.

Fig. 23: Richardson's new library space at the north end

His rebuilding and refitting of the burned octagon included the insertion of a central oculus to improve a sense of connection between ground and first floor levels and the insertion of a more grandly scaled staircase between the two. This connected with his rebuilt library to the east which was completed in the style of the earlier, war-damaged library by Donaldson. The first floor was connected as a single entity, becoming the Flaxman Gallery.

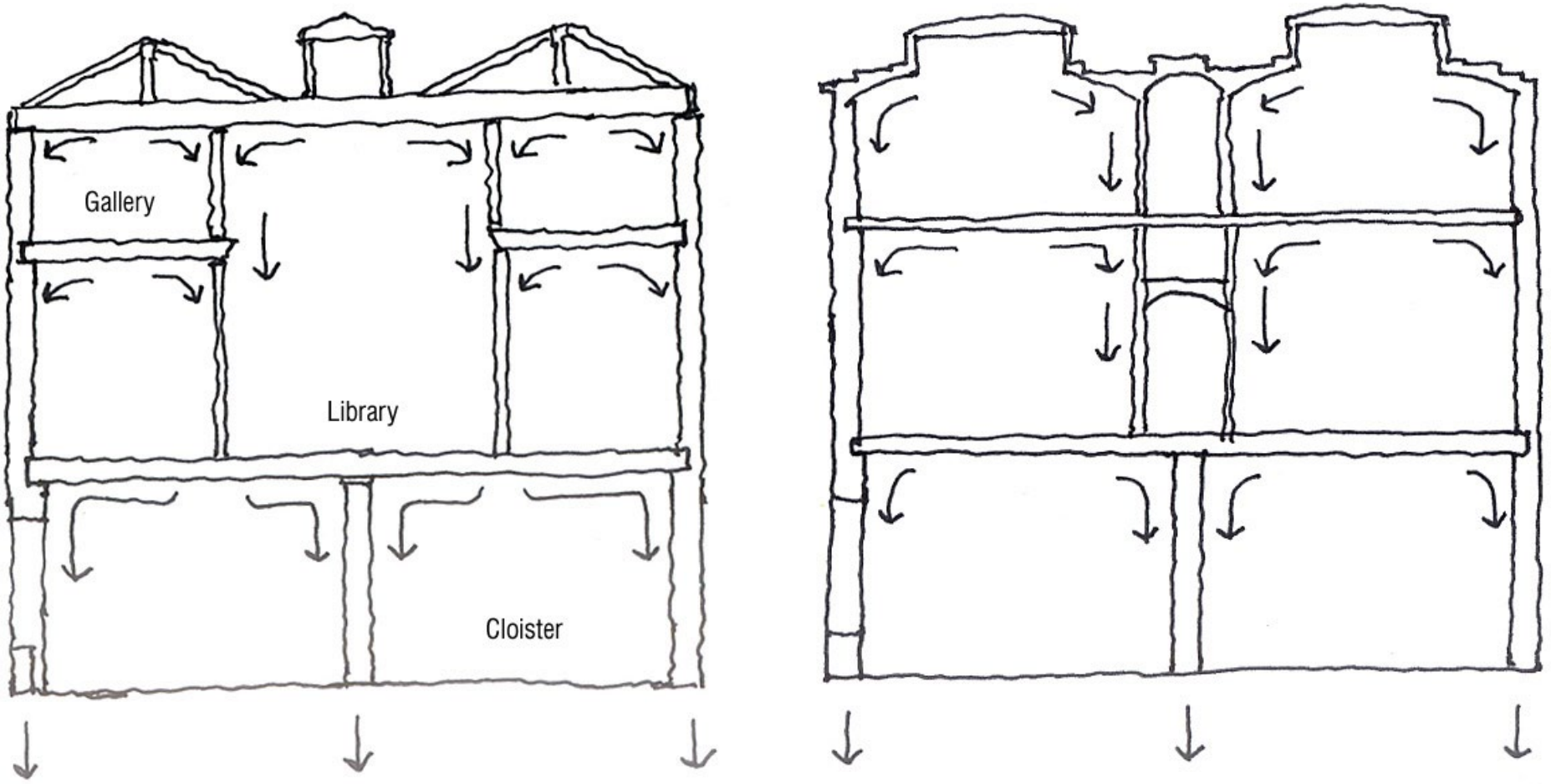


Fig. 24: Cross sections of Wilkins' original and Richardson's reconstructed library

Beneath the Donaldson Library, Richardson fitted in a suite of rooms at a mezzanine level including the Jeremy Bentham rooms and other spaces with a refectory at basement level beneath that. Richardson included a circular room at this mezzanine level to take wall frescos by the Slade School of Art educated artist Rex Whistler (who had been killed in action during the war). These were taken from their original location in the damaged house of Lady Diana Cooper on Gower Street. The external yard was reconfigured as a vehicular space to service the building and the Richardson's new Physics Building fronting Gower Street.

In the following decade, the remainder of Richardson's masterplan was abandoned such that the Physics Building; the 1961 Engineering Building by his successor HO Corfiato and the latter's Bloomsbury Theatre of 1968 remain starkly dominant and add little to a sense of cohesion to the wider campus (although they do respond to the 1958 Archaeology Building on Gordon Square by architects Booth, Ledeboer and Pinckheard, which remained a separate entity of the University of London before merging with UCL in 1986).

At some point in the early twentieth century, according to the University's 2003 Outline Management Guidelines, Flaxman's large *St Michael defeating Satan* was relocated from the octagon to the portico and later in 1976, entirely relocated to the V&A Museum with the rest of the casts. These would eventually be returned in 1994, once more blocking the oculus. In the meantime, in 1986 the octagon was redecorated in a rich mid-nineteenth century decorative scheme that is seen today.

The final change to the quadrangle also came in 1986 when architects Casson & Condor extended the two ends of the buildings on either side of the entrance gate (the Bartlett School of Architecture to the north and the Chadwick Building to the south) to create more space. Wilkins original lodges were necessarily demolished but rebuilt in replica closer together.

One of UCL's more unusual features is the mummified/waxwork body of Jeremy Bentham, philosopher and founding father of the university, who donated his body to the university for display. This curious artefact has been displayed, as per Bentham's request, in the Wilkins Building until the last decade, where it was moved into the Student Hub. As an important, if somewhat macabre artefact, intimately associated within the Wilkins Building, it is part of the significance and story of the Wilkins Building and would, from a historic perspective, be better relocated back to its original home.

After the turn of the millennium, the entrance to the library was remodelled with a new staircase by Burwell Architects completely replacing Richardson's post-war stair. *St Michael defeating Satan* was raised up onto a circular glass plinth allowing the space to accommodate the statue and the occulus beneath whilst Flaxman's other casts were mounted onto the wall of the upper occulus as is seen today.

After this, little changed within the Wilkins Building, with development focused on rebuilding and refurbishing the buildings on Gower Street and the conversion of the space between them into usable courtyard space, including the Japanese Peace Garden.

In recent years, a utilitarian semi-permanent structure was erected within the quadrangle, occupying the entirety of the southern half of the space. The most significant change to the context of the site was the completion of the Student Hub in 2022, a 'bookless library', able to accommodate up to 1400 student terminals, reflecting the ever evolving nature of university education.

2.3 The Provost's Rooms

The Provost's Rooms are located at ground-floor level in the post-war infill at the southern end of the South Cloister. All of these spaces were inserted in the 1950s by Richardson as part of the rebuilding and refurbishment of the Wilkins Building. The South Cloister terminates in a north-south corridor which can be directly accessed from doors to the outer quadrangle to the west. Centrally located within the corridor are the offices designed for the University's Provost, accessed by a concave vestibule, completed with attractive timber detailing. These handsome architectural feature leads to a suite of rooms based around two, large rectangular offices of 74.7m2. . In contrast to the vestibule, these interior spaces are simple to the point of plain with partitions of notable and visible low quality. The space does include some attractive light fittings however (Fig. 26 on page 29) with high ceilings and well-proportioned neo-Georgian sash windows. The first, or easternmost of these rooms had been subdivided with partitions to form a small entrance vestibule; two offices and a kitchen.

Together these form the ancillary rooms supporting the Provost's Office, which occupies a an identical 74.7m2 space to the immediate south. The Provost's Office also has three smaller spaces leading directly off of it on the northern side: which are a small vestibule leading to a bathroom and a store cupboard.

Immediately to the east of the concave vestibule, but accessed from the stairwell to the east rather than the main corridor, is a small service cupboard. This is a fairly unremarkable space with a very high ceiling space. Whilst of little internal quality, the small service cupboard is accessed via a handsome timber doorframe and door with original ironmongery (Fig. 32 on page 38) commensurate with it fronting onto the landing of Richardson's attractive post-war staircase.

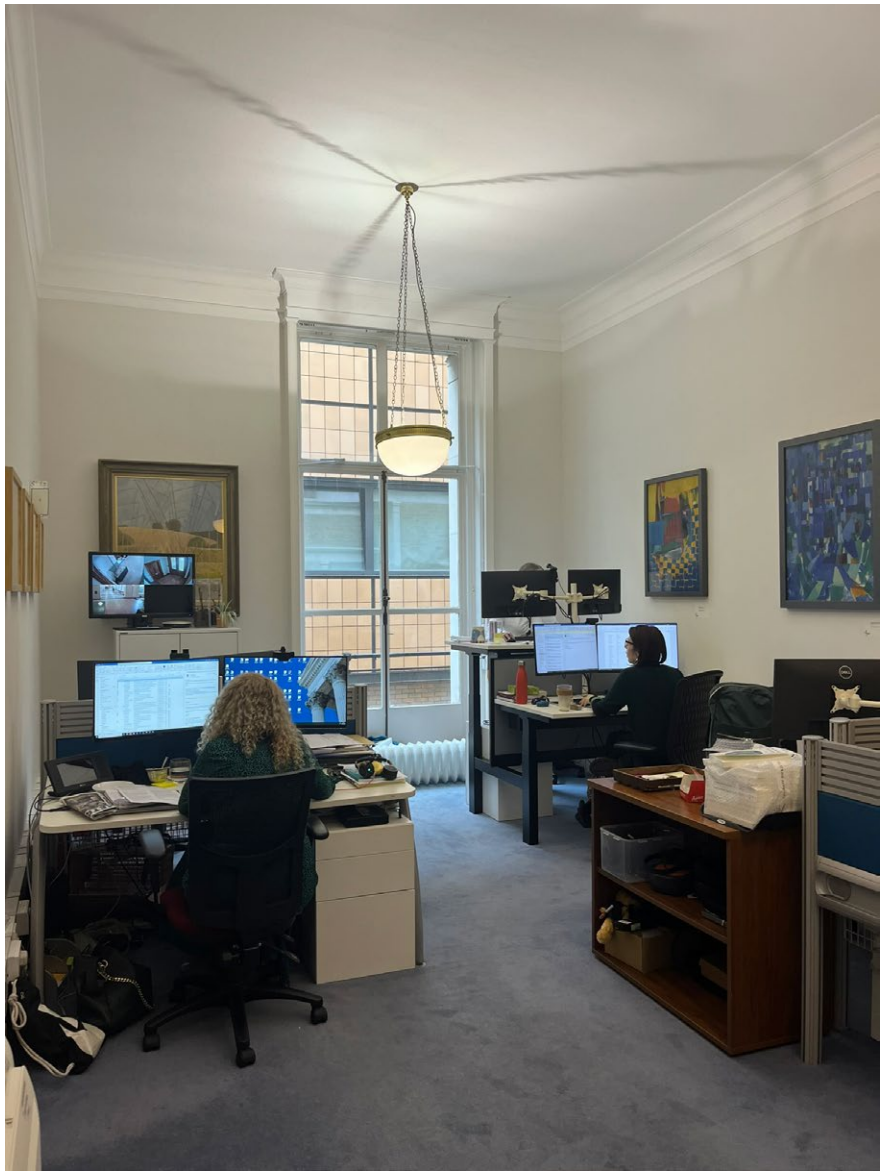


Fig. 25: Room G02

Fig. 26: Light fitting in Room G02

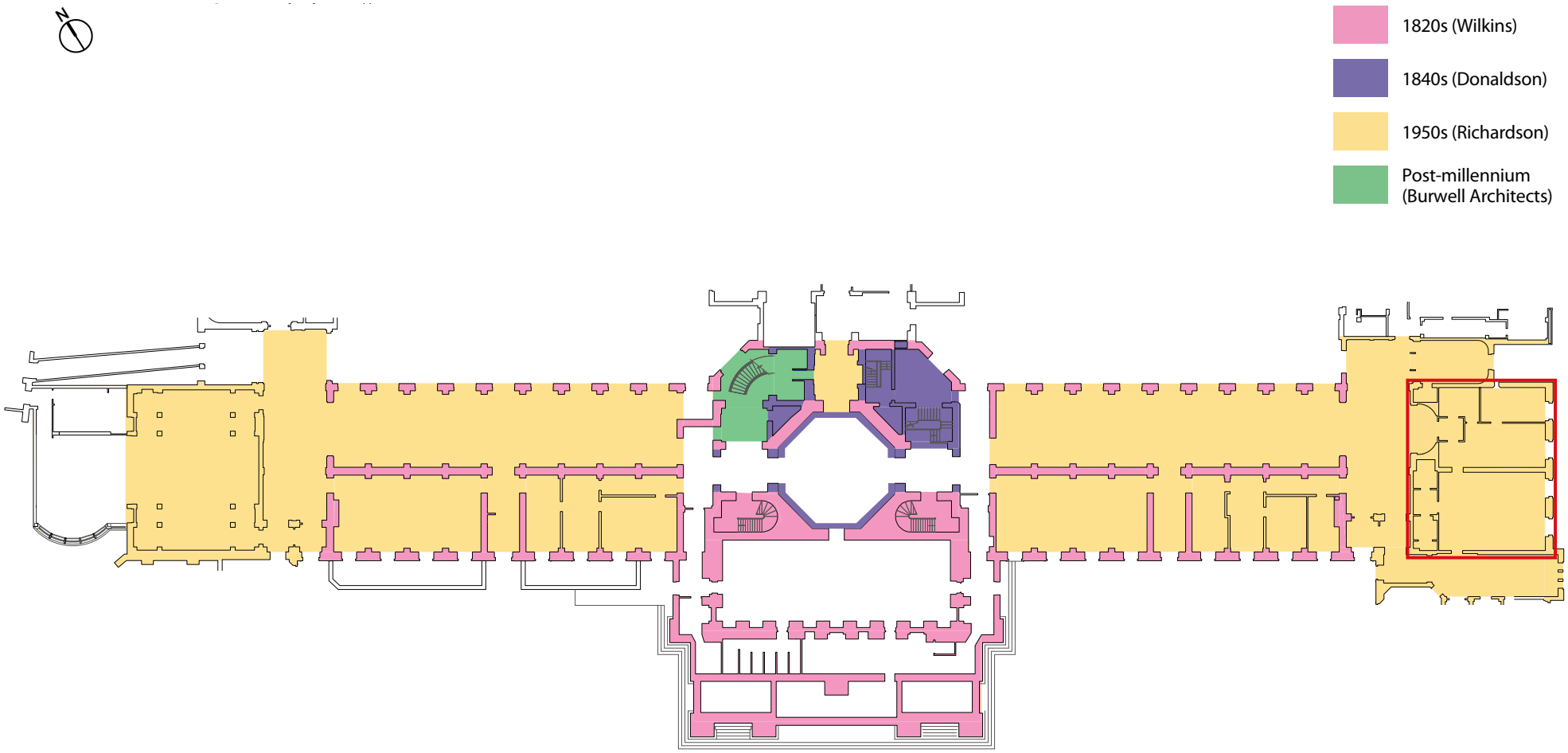


Fig. 27: Ground floor age of fabric. The red box outlines the area covered by this Llisted building consent application

3.0
Assessment of Heritage significance

3.1 Methodology for assessing significance

3.1.1 Purpose

Assessing significance is the means by which the cultural importance of a place and its component parts are identified and compared, both absolutely and relatively. The purpose of this is not merely academic, it is essential to effective conservation and management because the identification of elements of higher and lower significance, based on a thorough understanding of a site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site. The assessment identifies areas where no change, or only minimal changes should be considered, as well as those where more intrusive changes might be acceptable and could enrich understanding and appreciation of significance.

3.1.2 Definitions

Statutory designation is the legal mechanism by which significant historic places are identified in order to protect them. The designations applying to the site are listed in Section 1.3. The *National Planning Policy Framework* (*NPPF*, 2023) places the concept of significance at the heart of the planning process. Annex 2 of the *NPPF* defines significance 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.*

The types of heritage interest that make up significance are as follows:

Archaeological interest: As defined in the Glossary to the *NPPF*, *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: As defined in the Planning Practice Guide, *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: As defined in the Planning Practice Guide, *this is 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 [sometimes called 'communal value'].*

Historic England has helpfully sought to clarify the distinction between archaeological interest and historic interest that the NPPF intends. Para 13 of the organisation's *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-taking in the Historic Environment* (July 2015) begins:

> *Archaeological interest, as defined in the NPPF, differs from historic interest, because it is the prospects for a future expert archaeological investigation to reveal more about our past that need protecting.*

Any assessment of significance is usually an amalgam of these different interests, and the balance between them will vary from one case to the next. What is important is to demonstrate that all these interests have been considered. This is achieved by assessing the significance of the whole site relative to comparable places, and the relative significance of its component parts.

3.1.3 Methodology for assessing setting

Setting is defined in the *NPPF* (2023, Annex 2: Glossary) 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.*

This means that all heritage assets have a setting, separate from the concept of curtilage, character and context. However, the contribution made by the setting to the significance of heritage assets varies considerably and is subject to change over time. Defining the extent, nature and contribution of a heritage asset's setting can be challenging. Historic England offers guidance on this in its *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (December 2017). This advises that one common way of understanding setting's contribution to the significance of a heritage asset is through views. However, the setting of a heritage asset encompasses more than just this purely visual impression. It is also influenced by other environmental factors and the historic relationships between places.

3.1.4 Methodology for assessing the character and appearance of the conservation area

Unlike other forms of designated heritage asset, the special architectural and historic interest of conservation areas is commonly expressed in terms of character and appearance. This is based on Section 72[1] of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that when local authorities exercise their planning functions in the context of conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Much like setting, defining the extent and nature of a conservation area's character and appearance can be challenging, and is often based on a combination of tangible and intangible factors.

Historic England's *Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1* (Second Edition, February 2019) offers guidance on how character and appearance can be defined, suggesting the types of special architectural and historic interest which are reasons for designation of conservation areas:

- Areas with a high number of nationally or locally designated heritage assets and a variety of architectural styles and historic associations.
- Those linked to a particular individual, industry, custom or pastime with a particular local interest.
- Where an earlier, historically significant, layout is visible in the modern street pattern.
- Where a particular style of architecture or traditional building materials predominate
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of the wider historic area, and historic parks and gardens and other designed landscapes.

Fig. 28: Partition wall with wired glass, from office G01

Fig. 29: Kitchen G01 showing location of proposed door to store cupboard G80A

3.2 Significance of the Provost's Rooms

As a result of post-war refurbishments, the South Cloister which runs east-west through the building and the perpendicular north-south corridor that terminates it are experienced today as mid-century spaces, even if the former is part of the oldest phase of the building. Nonetheless, these are attractive spaces with good quality detailing elevating the otherwise austere post-war décor, particularly in the terminating east-west corridor.

At ground floor level, Wilkins' plan form and adjacent spaces remain legible but are experienced very differently from the open cloisters he intended, with most of the nineteenth-century fabric removed and rebuilt in the post-war period. The South Cloister is of **moderate significance** with the original walls partitioning it also of **moderate significance**. Richardson's post-war, additions whilst much later, are of high quality in the public-facing spaces and are attractively if simply detailed, including the corridor-facing doors of the Provost's Office. These are also judged to be of moderate significance within the building, relative to the nineteenth-century Wilkins Building overall.

The interior spaces of the Provost's Office are of far less interest however with neither high-quality detailing nor any particular architectural merit. Some glazing exists in the partitions if only to allow borrowed light to the otherwise dark and windowless kitchen area. These spaces, by virtue of being part of the complete design of Richardson are afforded some historic interest and are of **low significance**.

3.3 Significance drawing

The following drawing relates to the ground floor and the ground floor mezzanine level between the Ground Floor and the Richardson Library (sometimes referred to as the Whistler Level, as the Whistler Room is accessed from this level).

At the time of writing, up to date basement level plans have not been produced. As such, we have replicated significance plans that date from 2003 when Alan Baxter compiled conservation management guidelines for the building. In essence, after a review of the spaces today, the significance of these spaces remains the same. Plans will hopefully be updated prior to any formal submission.

The following table may be helpful to respond to.

Highest significance	Strongly contributes to the national importance of the building or group of buildings.
Moderate significance	Secondary space of lesser historical and architectural interest that contributes to the national importance of the building or group of buildings.
Low significance	Some architectural or historical interest that collectively contributes to the overall national importance of the building or group of buildings.
Neutral significance	Little or no contribution to architectural or historical significance.
Detracts from significance	Detracts from the significance of designated heritage assets, for example partition of a significant space or non-appropriate repair materials

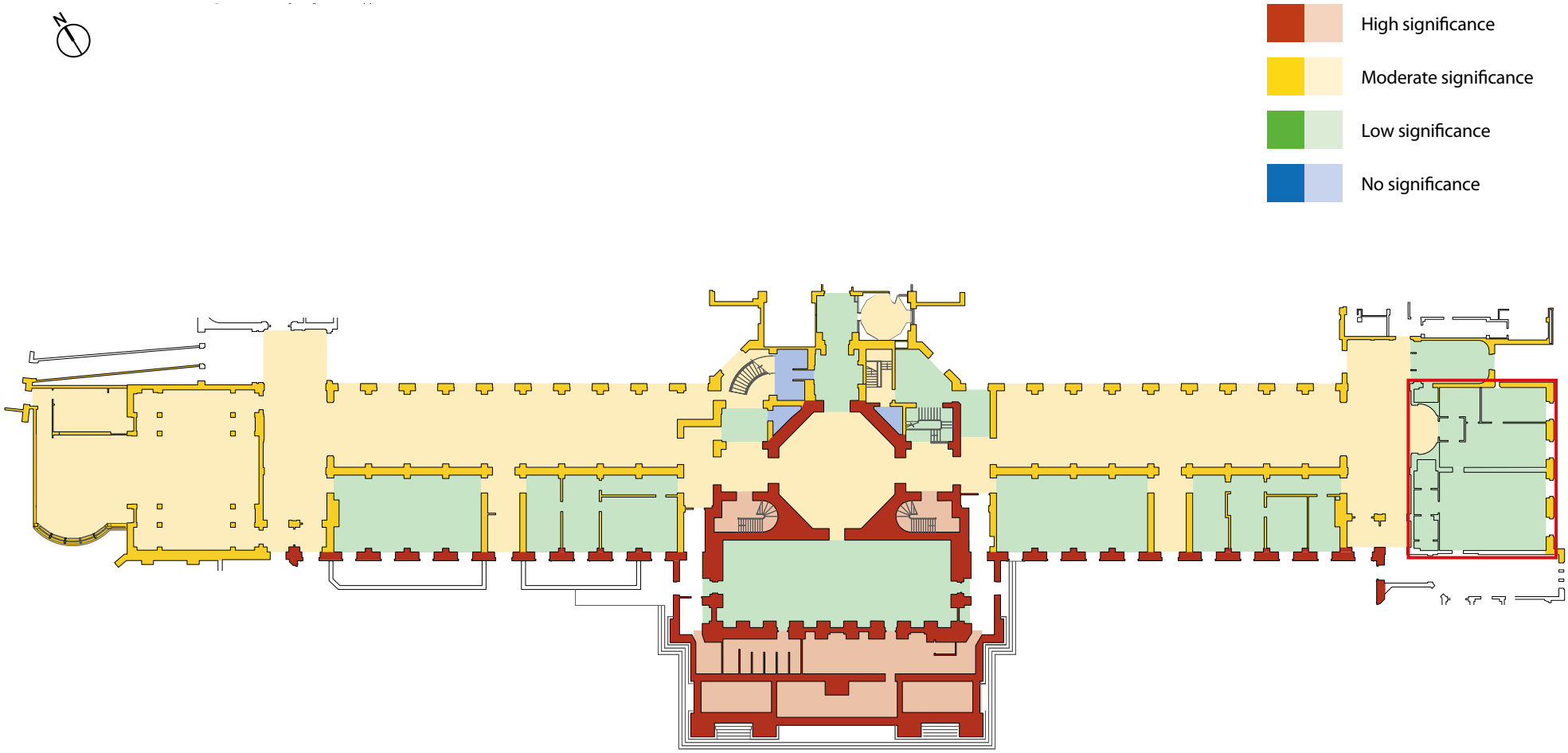


Fig. 30: Ground floor significance. The red box outlines the area covered by this Llisted building consent application

4.0
Heritage impact assessment

4.1 The proposals

In the coming months, the Provost will be vacating their existing offices for a purpose-built replacement elsewhere on the campus allowing improved servicing and accessibility and a higher quality of space. This will leave the existing offices vacant within the most prestigious and historic building on the campus, accessible from high-quality spaces within the building. To make best-use of these rooms and to capitalise on their easily accessible location and attractive arrival experience, the University would like to refurbish the rooms and use them as a suite of rooms for hosting high-profile visitors and small groups with appropriate facilities.

The majority of the proposed refurbishment, including repainting and the replacement of carpets would not affect the special interest of the building and does not require listed building consent.

Some elements of the scheme affect the fabric of the building however and thus are submitted to LB Camden for consideration. In the following description, room numbers are taken from the submitted plans prepared by the architects Rivington Street Studios. The proposed works include:

- The southerly relocation of a partition by 1m to allow for a larger kitchen (between Room G01A [kitchen] and Room G01 [office])
- The creation of a new doorway between the kitchen (Room G01A) and the existing stairwell store cupboard (Room G80A) to allow for food and beverages to be wheeled directly into the kitchen without using the primary entrance.
- Refurbishment of the existing bathroom with updated sanitary ware (Room G03A).
- Installation of a fitted cupboard in the existing store (Room G03D).
- Installation of a wall-mounted screen in Room G03.

The single change of use would be to the post-war service cupboard (G80A) which would become a service through-route to the enhanced kitchen (Room G01A). Due to the narrow nature of the post-war timber doorframe to this space from the stairwell (G80), any such service trolley is automatically limited to a domestic scale. This suits the small size of party expected to be using the refurbished rooms.

4.2 Impact Assessment

The majority of proposed changes are modest and affect fabric of limited significance (including the replacement of late twentieth-century bathroom fittings; the physical attachment of a screen to the wall of Room G03 and the installation of a fitted cupboard to the existing store). These works affect fabric but would be **negligible** in terms of impact to significance.

The more significant alterations are:

- The relocation of the partition wall (between Room G01A [kitchen] and Room G01 [office])
- The creation of a doorway (between Room G01A [kitchen] and G08A [the store cupboard])

4.2.1 Relocation of partition wall

Given the somewhat tired and degraded appearance of this partition, it is possible that this could have been installed as part of Richardson's post-war changes or soon after. Rooms G01; G01A and G02 as well as the vestibule G82C, are all partitioned spaces within a room of the same volume and proportions as the main office, Room G03, so Richardson's intentions may have been to have these as two large offices or for partitions to reflect the needs of the occupants. Either way, this can't be known from the existing records,

4.3 Conclusion: the planning balance

The Wilkins Building is emblematic of UCL's ground-breaking and innovative approach to education with its striking portico and dome an iconic London image. As a modern university, its interiors undergo periodic change to enable it to be fit for purpose and of a quality that would be expected with a world-leading institution whilst maintaining the historic character and detailing of those architects who have worked on the building previously. The entrance to the Provost's Office; the adjoining corridor and the neighbouring staircase are spaces that reflect some of Richardson's application of the best of 1950s detailing and form and are spaces that are likely to tolerate minimal intervention or change without affecting the significance of the spaces and therefore of the Wilkins Building overall.

By stark contrast, the interior spaces of the Provost's Offices do not reflect the superior detailing of the circulation spaces and are plainer and of lower quality. There is scope for change within these spaces without impacting the significance of the listed building. Normally, one might expect there to be a difference in quality reflecting a difference in hierarchy, however, as the Provost's Office, the limited detailing and relatively poor quality of these spaces is jarring. The addition of high quality finishes without fundamentally altering a perception of the volume of the main rooms would be appropriate. The relocation of a partition (and loss of the existing) would be of limited impact to the quality of the space – the existing partition, whilst probably mid-century in date, is of mean quality and contribute little to the appreciation of the space or Richardson's interior detailing (see Fig. 28 on page 33). Its loss, and the installation of a new partition, would be neutral with regard to heritage significance.

The removal of a small degree of fabric to facilitate servicing of the expanded kitchen via the service cupboard would also remove a small degree of post-war fabric and a relatively characterful if otherwise unremarkable post-war sink (Fig. 31 on page 38 and Fig. 29 on page 33) This cupboard space is of the lowest order of hierarchy within the building furnished with an attractive timber door and doorcase (Fig. 32 on page 38) only as it fronts well-mannered neo-Georgian stairwell (which is to remain unchanged). Whilst the creation of a doorway unavoidably results in some loss of fabric, this would have no visible impact to the listed building and support the occupation of these rooms. Without the intervention, the rooms would continue to be difficult to service and somewhat cramped as offices and their wholly appropriate planned use as a serviced hospitality space would be compromised. Great care has been taken to avoid the widening the doorway any larger than is required and to maintain the stairwell facing doorway of the cupboard. Overall, the creation of the doorway results in loss of fabric but supports the heritage benefit of a good fit for these potentially attractive rooms and we can therefore take an overview that the intervention is neutral in heritage terms.

In conclusion, the works support an appropriate and celebratory use of the soon-to-be former Provost's Office, updated to be fit for purpose within a twenty-first century building whilst respecting the existing form and layout of the rooms with very minor and necessary amendments.

This is consistent with Policy D2 of the LB Camden Local Plan (2017) and the requirements of the NPPF (2023) and we therefore request that the application be approved.

Fig. 31: Post-war sink in Room G80A

Fig. 32: Door architrave to store cupboard (Room G80A)

5.0
Supporting Information

5.1 Sources

Alan Baxter (2003) *University College London Outline Management Plan*

Survey of London: Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood. Originally published by London County Council, London, 1949.

Images from UCL Archive – Accessed online.

5.2 Entry on the National Heritage List

Add listing (in images folder) Please shorten (take out gaps etc).

5.3 Planning policy

National legislation and policy

Planning (Listed Building & Conservation Areas) Act 1990 and Planning Act 1990 (As Amended)

The overarching legislation governing the consideration of applications for planning consent that affect heritage assets is contained in the Planning (Listed Buildings and Conservation) Areas Act 1990.

Sections 16(2) and 66(1) of the Act require local planning authorities, in considering whether to grant listed building consent, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Act requires local planning authorities, in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, to pay 'special attention […] to the desirability of preserving or enhancing the character or appearance of that area.'

National policy

National Planning Policy Framework (2023)

The NPPF sets out the government's planning policies for England and how these are expected to be applied. Its core principle is to help achieve sustainable development through the planning system. Sustainable development is commonly summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Having been first published in 2012, the Framework was most recently updated in 2023.

Section 16, entitled Conserving and Enhancing the Historic Environment, contains guidance on heritage assets, which include listed buildings and conservation areas. Paragraphs 194-207 are relevant to the present application:

Paragraph 194 requires an applicant to give a summary of the significance of the building or area affected, proportionate to its importance. This Heritage Statement provides that information at an appropriate level.

Paragraph 195 advises local authorities to take account of that significance in assessing proposals to avoid or minimise conflict between the proposals and conservation of the asset.

Paragraph 197 emphasises the desirability of sustaining and enhancing the significance of individual assets and wider, local distinctiveness, and the desirability of viable and fitting uses for a building being found or continued.

Paragraph 199 advises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the conservation of the asset, and that the more important the asset, the greater the weight should be. It also establishes a scale of harm, from total loss, to substantial harm, to less than substantial harm.

Paragraph 200 establishes the principle that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 202 states: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 206 advises that local planning authorities should look for opportunities for new development within Conservation Area and World Heritage Sites, and within the setting of heritage assets to enhance or better reveal their significance.

Paragraph 207 addresses harm to the significance of conservation areas. It states: Not all elements of a Conservation Area […] will necessarily contribute to its significance.

The NPPF also requires good design, as set out in chapter 12 and emphasised in relation to the historic environment in paragraph 130.

Regional policy

London Plan (2021)

The London Plan (March 2021) is underpinned by the principle of 'Good Growth', that is, growth that is socially and economically inclusive and environmentally sustainable (Paragraph 1.0.1). Paragraph 1.1.4 highlights the positive impact that good quality, affordable homes, better public transport connectivity, accessible and welcoming public space, and built forms that work with local heritage and identity will have on London.

Policy HC1: Heritage conservation and growth states:

A) Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area

For planning decisions, it states:

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.

Local policy

Camden Local Plan (2017)

In July 2017 Camden Council adopted the Local Plan, which has reSquared the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

Paragraph 7.41 states:

The Council Squares great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas.

Paragraph 7.44 states:

Any harm to or loss of a designated heritage asset will require clear and convincing justification which must be provided by the applicant to the Council. In decision making the Council will take into consideration the scale of the harm and the significance of the asset.

Policy D2 Heritage states that the Council will:

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

Designated heritage assets

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

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Listed Buildings

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

5.3.1 National guidance

Planning Practice Guidance (Department of Levelling Up, Housing and Communities) (2014)
The aim of the Planning Practice Guidance (PPG) is to support implementation of the policies set out in the NPPF. The section 'Conserving and enhancing the historic environment' was last updated in April 2014.

Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (Historic England, 2015)

This advice note supports the implementation of policy in the NPPF. This document sets out guidance on managing change within the settings of heritage assets including archaeological remains and historic buildings, sites, areas and landscapes. It contains advice on the extent of setting, its relationship to views and how it contributes to significance. It also sets out a staged approach to decision-taking.

5.3.2 Local guidance

Camden Planning Guidance: Design (Camden Council, July 2015, updated March 2018)
Camden Council is reviewing and updating its Planning Guidance documents to support the Camden Local Plan following its adoption in summer 2017. The update is in two phases, the first of which was completed in March 2018. CPG1 Design will come under review in the second phase, but continues to apply until it is fully updated. Section 3 of this CPG sets out further guidance on how Policy D2 Heritage from the Local Plan (2017) should be applied

Alan Baxter

Prepared by Alice Eggeling
Draft issued May 2024

T:\1564\1564-060\12DTPData\2024-05Provost'sOfficeHeritageStatement\1564-60_UCLProvost'sOffice_HeritageStatement.indd

Alan Baxter Ltd is a limited company registered in England and Wales, number 06600598.
Registered office: 75 Cowcross Street, London, EC1M 6EL.

75 Cowcross Street
London EC1M 6EL

tel 020 7250 1555
email aba@alanbaxter.co.uk
web alanbaxter.co.uk