



**11-12 TAVITON STREET  
REMEDIAL REAR ROOF WORKS**

**Design and Access Statement  
Incorporating Heritage Statement**

**October 2024**

## 1.0 INTRODUCTION AND CONTEXT

This report has been written to support the Planning and Listed Building Consent for remedial rear addition roof works to 11-12 Taviton Street which is part of the LSE Passfield Hall at 1-7 Endsleigh Place London WC1H 0PW. The remedial rear roof works are required to replace existing coverings have reached the end of their serviceable life.

The site is located on the North East side of Taviton Street in the Bloomsbury Conservation Area. The existing buildings are grade II listed in yellow brick as part of a consecutive terrace built by Thomas Cubitt as part on the Bedford Estate in 1824.

## 2.0 CONSIDERATIONS

### 2.1 LISTED STATUS

Nos 1-12 Taviton Street and attached railings are grade II Listed. (List entry number 1378972, date listed 28-Mar-1969)

*Terrace of 12 houses. c1824. Built by Thomas Cubitt. Darkened yellow stock brick and stucco ground floors, the projecting bays rusticated. Slated roofs (Nos 5-10 with mansards and dormers). 4 storeys, attics (Nos 5-10) and basements. 3 windows each. Symmetrical facade with projecting end bays (Nos 1, 2 and 11,12) and central bay (Nos 6 & 7). Square-headed, recessed doorways with panelled jambs, cornice-heads, fanlights and panelled doors; No.2 with prostyle Greek Doric portico with balustrade. No.1 door with Art Nouveau stained glass panels. Continuous cast-iron balconies to architraved 1st floor casements, those on the projecting bays with cornices. 2nd floor with square-headed, architraved sashes, 3rd floor, gauged brick flat arches to sashes. Main stucco entablature at 3rd floor level. Cornice and blocking course above the attic storey.*

*INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas, No.6 with decorative wrought-iron guard. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 103-4).*

### 2.2 HERITAGE STATEMENT

#### 2.2.1 HISTORICAL BACKGROUND

11-12 Taviton Street is located on the east side of Taviton Street, Bloomsbury, London WC1H 0PW. Taviton Street runs between Endsleigh Gardens in the north and Gordon Square and Endsleigh Place in the south. Bloomsbury or *Blemondisberi* was named after the Blemund family who owned the manor in this area in 1281. By the end of the 14th Century Edward III acquired the manor and lands and passed this to the monks of the London Charterhouse. The land remained in the ownership of the monks until the end of the 16<sup>th</sup> Century when Henry VIII appropriated the land for the crown during the dissolution of the monasteries and gifted it to Thomas Wriothesley the first Earl of Southampton.



Bloomsbury has been in the parish of St Giles since the 16<sup>th</sup> Century, but it was not until 1731 when the parish of Bloomsbury was created around Bloomsbury Square that the development of this area was accelerated by the Earl of Southampton and subsequently by the Earls of Bedford. This development included the building of Covent Garden, Bedford, Gower and Russell Squares and eventually the British Museum and University College London. Taviton Street lies within the north of the Bloomsbury area and predominately consists of fine four storey 19<sup>th</sup> Century terraces and squares that were designed and constructed by Thomas Cubitt and James Sim as part of the Bedford Estate.



Taviton Terrace with Nos 11 and 12 on the left

## 2.2.2 EXISTING BUILDING

Nos 11 and 12 Taviton Street are part of a terrace of 12 four storey Georgian buildings many of which have been adapted from their original use as single family dwellings. The terrace is constructed with five bays, one at each end and one in the centre are projecting and the remaining recessed to give a symmetrical balanced façade. The roofs along the terrace are varied to reflect how these properties have been adapted.

The basement and ground floor levels have a rusticated treatment to delineate this at the entrance level. The upper levels are constructed in yellow stock brickwork and the roofs are finished with slate with dormers. The first floor has a continuous balcony with wrought iron railings that link each building along the terrace as well as a deep entablature between the third and fourth levels and a smaller cornice at roof level.

Windows to the basement and ground floor are simple timber double sashes that are subservient to the rustication of the façade balcony and doors above. Windows to the upper levels have decorated moulded surrounds and the degree to how elaborate these are dependent on the importance of the level and the position of the bay in the terrace. The first floor contains double doors with casement windows above leading to a balcony to emphasize that this is the Piano Nobile or primary level in the terrace. The windows to the second floor are smaller but are surrounded by mouldings and the windows to the third floor are plain and unadorned. The three projecting bays display crown mouldings above the doors and windows of the first floor and no 12 has external decorative pelmets to the top of the windows.

The rear façade of the terrace on Taviton Street is much plainer than the front with simple timber double sash windows with small cills and painted reveals. There are two double storey rear additions that are painted white with flat roofs with small parapet walls. The end wall of No 12 is very plain and contains two small windows at first and second level, the return of the deep entablature and small cornice from the front elevation and a simple stone pediment to emphasize the triangular shape of the roof.

### 2.2.3 DESCRIPTION OF SIGNIFICANCE

The key significance of No 11-12 Taviton Street is that they are part of a fine four storey terrace that was designed and built by the master builder Thomas Cubitt. Cubitt developed many terraces and squares in Bloomsbury. This Georgian terrace makes an important contribution to this urban form which is regarded as shaping the historic character of cities like Bath, Brighton and London.

### 2.2.4 PROPOSAL

The LSE are keen to replace the rear addition roofs to no 11 and 12 Taviton Street as these are not insulated and are at the end of their life. The replacement roofs will be raised to accommodate a new screed to even out the sub base and allow a fall, new insulation, an asphalt roof covering to match existing and code 4 lead flashing.

The knock-on effect of this will be that the existing window to no 12 will have to be replaced with a new timber sash window to suit the new higher opening which has been raised up by approx. 300mm to suit the new roof height. The existing roof outlets will be closed, and new higher roof outlets will be formed to suit the new roof level. The capping and coping on the roof will also be lifted and a new DPC laid, and the capping and coping bedded on top of this.

The rendered face of the rear additions has some cracking which will be made good and the wall decorated. There will also be a new brick vent cut into the side rear addition wall below the coping to ventilate a redundant chimney which is currently capped off. No 12 Taviton will require a new cast iron rainwater hopper and downpipe to match the existing appearance, and a flue raised to suit the height of the new roof. No 11 features a leading capping to the parapet wall which will be removed to allow for the works and replaced with new to match the existing.

### 2.2.5 IMPACT OF PROPOSAL

The impact of the rear addition roof works will be very minimal as the proposed work is concentrated at the rear on a lower addition roof mostly below the parapet wall and not seen from any of the surrounding streets.

### 2.3 BLOOMSBURY CONSERVATION AREA

Bloomsbury Conservation Area covers an area of approximately 160 hectares from Euston Road in the North to High Holborn and Lincoln's Inn Fields in the South and from Tottenham Court Road in the West to King's Road in the East. Bloomsbury is considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and inter-related grid of streets to create an attractive residential environment remain a dominant characteristic of the area.



Photos of the Welcome Institute and St Pancras Church within Bloomsbury Conservation Area

The buildings along the Euston Road within the Conservation Area are generally four to five storeys in height. Notable buildings include the Welcome Institute and the Greek Revival Church of St Pancras (Listed Grade I) which is an important landmark at the junction of Euston Road and Upper Wolburn Place. The distinctive tiered tower, the caryatids holding up the Portico, and the trees in the churchyard are important elements in views along Euston Road. On the north side of the road, the five-storey red brick and Portland Stone Euston Fire Station (listed Grade II\*) is a remaining indication of the former smaller domestic scale of the earlier buildings surrounding Euston Square.

### 3.0 RELEVANT PLANNING HISTORY

2006/4169/P : Retention of the timber folding doors as a replacement for the aluminium glazed folding doors to the rear extension at lower ground floor of the residential institution (Class C2).

2006/3860/L : Retention of minor external works involving replacement of the aluminium glazed folding doors to rear extension at lower ground floor level with folding timber doors.

2005/5569/P : Erection of electrical substation in rear garden of residential institution (Class C2).

2005/5559/L : Structural works to strengthen retaining wall damaged by tree in Taviton Street.

### 4.0 RELEVANT PLANNING POLICY

This Design and Access Statement and Heritage Statement highlights national and local planning policy relevant to the replacement of the rear roof coverings and associated works at 11 and 12 Taviton Street.

#### 4.1 NATIONAL PLANNING POLICY FRAMEWORK

National Planning Policy Framework Paragraph 135a: *Achieving well-designed and beautiful places.*

Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

National Planning Policy Framework Paragraph 135c: *Achieving Well Designed Places*

Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

National Planning Policy Framework Paragraph 203c: *Conserving and Enhancing the Historic Environment*

In determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

## 4.2 LONDON PLAN 2011

London Plan Paragraph 9.2.12 : *Sustainable Infrastructure*

Boroughs are encouraged to request energy strategies for other development proposals where appropriate. As a minimum, energy strategies should contain proposals to reduce carbon emissions beyond Building Regulations through the energy efficient design of the site, buildings and services, whether it is categorised as a new build, a major refurbishment or a consequential improvement.

London Plan Policy HC1 : *Heritage conservation and growth*

Development Plans and strategies should integrate the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place.

## 4.3 CAMDEN COUNCIL LOCAL PLAN: 2017

Camden Council Local Plan : Paragraph 7.43 *Enhancing the historic environment.*

The Council recognises that development can make a positive contribution to, or better reveal the significance of, heritage assets and will encourage this where appropriate.

Camden Council Local Plan : Paragraph 7.56 *Sustainable Design and Retrofitting*

In accessing applications for retrofitting sustainability measures to historic buildings the Council will take into consideration the public benefits gained from the improved energy efficiency of these buildings.

Camden Council Local Plan : Paragraph 7.62 *Sustainable Design*

Proposals that reduce energy consumption of listed buildings will be welcomed provided that they do not harm the special architectural and historic interest of the building.

## 4.4 CAMDEN COUNCIL PLANNING GUIDANCE: Energy Efficiency and Adaptation March 2019

Energy Efficiency and Adaptation: Paragraph 8.23 *Historic or Listed Buildings*

Historic buildings can perform well in terms of energy efficiency. When looking to install high energy efficiency measures it is essential to ensure that works do not compromise the character and significance of the building.

#### Energy Efficiency and Adaptation: Paragraph 8.24 *Historic or Listed Buildings*

A range of thermal efficiency measures can be implemented which avoid harm to the built environment. These include moderate interventions including double glazing.

#### 4.5 CAMDEN COUNCIL PLANNING GUIDANCE: Design March 2019

##### Design: Paragraph 3.29 *Historic and Listed Buildings*

Applications for Listed Building Consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary.

#### 5.0 COMPLIANCE WITH RELEVANT PLANNING POLICY

The proposed replacement roof and associated works to the rear addition roof at 11 and 12 Taviton Street has been carefully considered and will result in very minor changes to the external appearance of this locally listed building.

The proposal complies with the relevant policies in as much as the proposed works addresses the needs of the LSE and will improve the function of the existing building over the lifetime of the development. The proposed works will conserve the building whilst ensuring that it is more energy efficient. The proposals will not be visible to the surrounding streetscape and those that are will be very minor or sympathetically altered with a view to retaining the existing appearance as closely as possible.

#### 6.0 ACCESS AND LANDSCAPING

This access and landscaping to no 11 and 12 Taviton Street will not alter as part of the application.

#### 7.0 LAYOUT AND SCALE

The scale and layout of 11 and 12 Taviton Street will not change as part of this application.

#### 8.0 APPEARANCE AND CONTEXT

The appearance of the front façade at no 11 and 12 Taviton Street will not alter as part of this application. The rear façade will only alter marginally with minor alterations to the roof outlets, the rear window above the roof to no 12, new rainwater goods and new decoration to the walls to match existing.



## 9.0 CONCLUSION

This statement supports the Planning and Listed Building Consent for the rear addition roof replacement and associated works. The proposal is informed by the relevant planning policies and guidance and proposes a simple high-quality design in this context that is workable in the 21<sup>st</sup> Century.