

35 High Holborn

HERITAGE AND TOWNSCAPE ASSESSMENT

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Heritage and Townscape Assessment

of

35 High Holborn, London, WC1V 6AX, UK

On behalf of

TAKENAKA Europe GmbH UK Branch

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Gareth Jones Heritage Planning

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1 INTRODUCTION

- 1.1 This Heritage and Townscape Assessment has been prepared by GJHP in support of the planning application for alterations to the frontage and at roof level of no. 35 High Holborn (the 'Site'), in the London Borough of Camden. GJHP is a consultancy that provides expert advice on heritage and townscape matters.
- 1.2 The Site lies within the Bloomsbury Conservation Area. The assessment considers the effects of the proposed development (the 'Proposed Development') on the townscape of the area around the Site, the significance of the Bloomsbury Conservation Area, and the setting of heritage assets in the surrounding area including listed buildings and Registered Parks and Gardens of Special Historic Interest ('RPGSHI'). The assessment makes use of eight before and after views from the area around the Site.
- 1.3 The report sets out the following:
- Relevant statutory duties and national and local policy and guidance;
 - A description of the Site and its heritage context;
 - Statements of significance of the relevant heritage assets;
 - An assessment of the architectural and urban design quality of the Proposed Development.
 - An assessment of the effects of the Proposed Development from eight viewpoints in the area around the Site; and
 - An assessment of the effects of the Proposed Development on townscape and heritage significance and conclusions.

2 LEGISLATION, POLICY & GUIDANCE

- 2.1 This section sets out the relevant statutory duties and national and local planning policies and guidance that are relevant to the consideration of heritage and townscapes matters.

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed buildings

- 2.2 Section 66 (1) of the Act states, *'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

Conservation areas

- 2.3 Section 72 of the Act requires that when considering applications for planning permission for buildings or land in a conservation area, *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.

National planning policy

The National Planning Policy Framework, 2023

- 2.4 The Government issued the latest version of the National Planning Policy Framework (NPPF) in December 2023. The NPPF sets out planning policies for England and how these should be applied.
- 2.5 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which has three overarching objectives; economic, social and environmental. The NPPF states, at paragraph 10, that *'at the heart of the Framework is a presumption in favour of sustainable development.'*

NPPF Section 16: Conserving and enhancing the historic environment

- 2.6 Section 16 of the NPPF deals with conserving and enhancing the historic environment. It applies to plan-making, decision-taking and the heritage-related consent regimes under the 1990 Act.
- 2.7 Heritage assets are defined in Annex 2 of the NPPF as *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

- 2.8 The NPPF notes, at paragraph 195, that heritage assets *'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*
- 2.9 The NPPF requires an applicant to describe the heritage significance of any heritage assets affected by a proposal, including any contribution made by their setting (paragraph 200). It goes on to say that *'the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*
- 2.10 The NPPF (paragraph 203) identifies three key factors local authorities should take into account in determining applications:
- 'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
The desirability of new development making a positive contribution to local character and distinctiveness.'
- 2.11 Paragraph 205 states that in assessing impact, the more important the asset, the greater the weight should be given to its conservation. Paragraph 200 notes that heritage significance can be harmed or lost through alteration or destruction of the heritage asset or from development within its setting.
- 2.12 The setting of a heritage asset is defined in Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 2.13 The NPPF states, at paragraph 207, that where a proposed development would lead to *'substantial harm'* or total loss of heritage significance of a designated heritage asset, consent should be refused, *'...unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss'*, or all of a number of specified criteria apply, including that the nature of the heritage asset prevents all reasonable uses of the site.
- 2.14 Where a development proposal will lead to *'less than substantial'* harm to the heritage significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 208).
- 2.15 Paragraph 209 states the effect of an application on the significance of a non-designated heritage asset requires a balanced judgement having regard to the scale of any harm or loss and the heritage significance of the heritage asset.
- 2.16 Paragraph 213 states *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.'*

Planning Practice Guidance

- 2.17 The PPG includes a section called *'Historic environment'* which was updated on 23 July 2019. It explains which bodies are responsible for the designation of HAs and provides information on heritage consent processes.
- 2.18 The PPG considers the factors that should inform decision taking about developments that would affect HAs. It notes that *'HAs may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a HA, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals...'* (18a-007). It goes on to say *'understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm'* (18a-008). It states that in assessing proposal, where harm is found, the extent of harm should be *'clearly articulated'* as either *'substantial'* or *'less than substantial'* (18a-018).
- 2.19 The PPG notes that setting is defined in the NPPF and that *'all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent'* (18a-013). It goes on to say, *'the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each'* (18a-013).

Regional planning policy and guidance

The London Plan – 2021

- 2.20 The London Plan 2021 was adopted in March 2021. It is the *'overall strategic plan for London'* and sets out a *'framework for the development of London over the next 20-25 years'*.
- 2.21 Policy HC1 on *'Heritage conservation and growth'* notes that development proposals that affect heritage assets and their settings should *'conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'*.

Local policy and guidance

The Camden Local Plan (2017)

- 2.22 The Camden Local Plan was adopted on 3rd July 2017. It replaced the Core Strategy and the Development Policies. It covers the period up until 2031 and aims to help the delivery of the Council's vision for Camden.
- 2.23 **Policy D1 Design** states the Council will seek to secure high quality design in development and sets out various requirements for new development including that it:

- 'A respects local context and character;*
- B preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- E comprises details and materials that are of high quality and complement the local character.'*

2.24 In considering local context and character it notes that all developments, including alterations and extensions to existing buildings, should be of the highest standard of design and take into account, amongst other things:

- *'character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building, where alterations and extensions are proposed;*
- *the prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the composition of elevations;*
- *the wider historic environment and buildings, spaces and features of local historic value.'*

2.25 It goes on to say the Council will welcome high quality contemporary design which responds to its context, and that *'good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings.'*

2.26 **Policy D2 Heritage** states 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. The policy is in line with the NPPF in respect of assessing harm to designated and non designated heritage assets.

2.27 It goes on to say that in order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas; and will:

- 'E require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- F resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- H preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage. '*

2.28 In respect of listed buildings, part K states that the Council will resist development that would cause harm to the significance of a listed building through an effect on its setting.

Supplementary planning documents, guidance and other

Camden Planning Guidance – Design (2019)

- 2.29 The Camden Planning Guidance on Design (Design SPG) was published in March 2019 and supports the local plan. It gives information on detailed design issues, including design excellence and heritage, and supports policies D1 and D2 (amongst others) in the Camden Local Plan.

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

- 2.30 The Site lies within the Bloomsbury Conservation Area. The Bloomsbury Conservation Area Statement Appraisal and Management Strategy (the 'Appraisal') was adopted on the 18th April 2011. It describes the history, character and appearance or significance of the conservation area. It is referred to where relevant in Section 3.

City of London Corporation Chancery Lane Conservation Area Character Summary and Management Strategy SPD - February 2016.

- 2.31 The City of London Corporation Chancery Lane Conservation Area Character Summary and Management Strategy SPD was adopted on the 23rd February 2016. It sets out the significance of the conservation area and management guidelines for its future.

Other guidance

Historic England Advice Note 1, Conservation Area Appraisal, Designation and Management (Second Edition) (February 2019)

- 2.32 The purpose of this note is to provide information on conservation area appraisal, designation and management to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). The advice in this document emphasises that evidence required to inform decisions affecting a conservation area, including both its designation and management, should be proportionate to the importance of the asset.
- 2.33 At paragraph 4 of the introduction, it states, '*Change is inevitable, and often beneficial, and this advice sets out ways to manage change in a way that conserves and enhances the character and appearance of historic areas*', and that '*Conservation areas can contribute to sustainable development in all its three dimensions as outlined in the NPPF*'.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.34 The purpose of this note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding.

- 2.35 In terms of general advice on decision-taking, it notes at para 4 that, *'The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance'*. The guidance goes on to suggest a number of common steps in assessing significance.

The Setting of Heritage Assets: Historic England: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) December 2017

- 2.36 This guidance states that it provides *'information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties'* and that *'alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives.'*
- 2.37 At para 9 it states that *'Setting is not a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance.'*
- 2.38 At para. 18 the guidance states that the *'Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.'* It goes on to say that *'many places coincide with the setting of a heritage asset and are subject to some degree of change over time'*.

Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

- 2.39 Historic England issued Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets in October 2019. The note covers the NPPF requirement that heritage significance is described in order to help local authorities make decisions on the impact of proposals for change to heritage assets. It states, in paragraph 2 of the introduction, that *'the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance'*. It describes a statement of heritage significance as *'an objective analysis of significance, an opportunity to describe what matters and why'*.
- 2.40 The advice note states that a staged approach to decision making, where the significance is assessed before the design of the proposal commences, is the best approach. It states in paragraph 29, under 'proportionality', that while *'analysis should be as full as necessary to understand significance, the description provided to the LPA need be no more than sufficient to understand the potential impact of the proposal on significance'*.

3 THE SITE AND ITS HERITAGE CONTEXT

Location

- 3.1 High Holborn (A40), a major east west route in central London, runs between the City of Westminster to the west and the City of London to the east. The Site lies on the north side on the road between Grays Inn Road (A5200) to the east and Brownlow Street to the west. Gray's Inn lies to the north/ north-east and Lincoln's Inn lies to the south.
- 3.2 Chancery Lane London Underground Station lies some 140m to the east of the Site and Holborn London Underground Station lies some 450m to the west. High Holborn is well served by bus routes.

The Site

- 3.3 The Site comprises a 1980s office building on the north side of High Holborn, with an eastern return along Fulwood Place. Fulwood Place is accessed from High Holborn via a passageway through the ground floor of the adjoining no. 31-33 High Holborn, and runs north up to Gray's Inn Gardens.



The Site lower level (left, facing) and upper level (right)

- 3.4 The building is 7 storeys high, including accommodation in the roof which has a large feature gable to High Holborn, topped by a plant room/ service core. The post-modern style High Holborn facade is of a distinctive design with three large double height arched openings to the base, and is clad in red polished granite with buff, white and pink stone/ precast stone.
- 3.5 The flank elevations, of a secondary character, are of a more regular design with a pattern of gridded bays to the brick facades up to the 3rd floor (east) and 2nd floor west, with steeply faced mansards to the floors above. The latter are slate clad today but noted as being faced in metal cladding in the approved drawings from 1984 (see below).



View along Fulwood Place towards High Holborn with the Site to the right, facing
View of eastern elevation of Site, seen in backdrop

- 3.6 The Council's Bloomsbury Conservation Area Appraisal and Management Strategy (adopted 2011; the 'Appraisal') notes *'Bracton House at No 35 is one of few late 20th century infill buildings, dating from 1986-87. Designed by D Y Davies, its front has flat post-modern patterning in brown, white and pink'*, going on to refer to the now gone sculpture.
- 3.7 The Pevsner London 4: North Volume (the 'Pevsner Volume') states in respect of the Sites, *'BRACKTON HOUSE, one of the few late C20 intrusions, a brash front designed by D. Y. Davies, 1987, with flat Postmodern patterning in brown, white and pink, and a forbidding bronze SCULPTURE in a niche at street level: The Artist as Hephaestus, a self-portrait by Edoardo Paolozzi (commissioned by the developers, London & Bristol).'* The sculpture, located in a niche in the central opening, was removed in c.2003.
- 3.8 Records held at Camden Archives include drawings by the Prudential Insurance Company architect's department from an application approved on 1 August 1984 (ref: CTP/N15/25/A/8400495) with a set of plans that note the east and west elevations mansard cladding as *'Grey Colour-coated aluminium 'Broderick' type roof cladding and velux windows'* and subsequent applications with drawings by D. Y. Davies and Associates.
- 3.9 The building has been the subject of alterations since built, with replacement windows, including to the frontage to High Holborn in 2013 when decorative metalwork elements were also removed. The stonework of the street elevation has however been retained as built.

Summary of historic development of the area

- 3.10 An ancient route leading from the City, Holborn starts west of the Fleet Valley (spanned from 1869 by Holborn Viaduct) and is continued by High Holborn west of Gray's Inn Road. The Pevsner Volume notes *'Once with numerous inns, and up to the mid C17 a favourite site for grand suburban houses..., but now lined by commercial buildings of the later C19 and C20, too many of them unappealingly large and dull. Only here and there do a few narrow frontages echo a more distant past.'*
- 3.11 The Council's Appraisal describes how the wider Bloomsbury area represents a period of London's early expansion northwards, dating from Stuart times (around 1660), which continued through the Georgian and Regency periods to around 1840. Going on to say *'High Holborn has been a major*

commercial area for several centuries, developing on the back of the Inns of Court. In late Victorian and Edwardian times it contained several hotels and department stores, including Gamage's (situated further east, in the Hatton Garden Conservation Area). From the 1850s, High Holborn became a popular office location, and this was underpinned by the building of Holborn Bars as the Prudential Assurance Company's head office from 1879 (situated further east, in the Hatton Garden Conservation Area).'

- 3.12 Gray's Inn, the least known and most northerly of the inns of Court according to Pevsner, lies to the north and north-east of the Site. The Pevsner Volume notes in respect of Gray's Inn, *'Gray's Inn is one of the four Inns of Court, the principal legal societies of England and Wales. The Inns' dates of origin are obscure, but they are thought to have emerged in the later C14. Gray's Inn stands on the site of the Manor of Purpoole, the property of the de Grey family. The hall was 're-edified' in 1556-58, at a cost of £863 10s 8d. The medieval Inn was progressively rebuilt from the late C17, hastened by a series of fires in the 1680s, and the hall is the only building with earlier fabric to survive. Students resided in the Inn and attendance at Dinner (lunch) and Supper in Hall was compulsory. Among the many prominent C16 Inn members were Thomas Cromwell, Sir William Cecil and Francis Bacon, who became Treasurer and Dean of the Chapel, and who laid out the garden Walks to the north west. Shakespeare's Comedy of Errors was first staged in the hall on 28 December 1594.'*
- 3.13 During the C20 hotel and office developments continued to proliferate throughout the area, particularly large footprint, steel-framed buildings of a commercial nature on the major thoroughfares such as High Holborn and Southampton Row. Bomb damage from World War II led to the replacement of some older housing stock with large scale new development such as the Brunswick Centre and Lasdun's Faculty of Education. The area has continued to evolve and change with more recent developments from the later C20, as on Site, and the early 21st century with some examples of national or even international architectural significance.

Site context

- 3.14 High Holborn (A40), the principle east west route in the local area has a very varied townscape character of principally large scale C20 and later commercial buildings, including that on Site. The frontage comprises buildings of varied architectural styles and materials and of varying widths. The Pevsner London 4: North Volume states in respect of the north side that from Grays Inn Road to Kingsway *'The street begins beyond the site of Holborn Bar, marking the City boundary. Except at the W end, almost all the buildings are of after 1945.'*
- 3.15 The ground floor frontages are very varied in design and scale and this adds to the rich townscape of the street. Many have double height openings marking entrances, providing interesting commercial frontages or simply providing a robust base to the building.
- 3.16 To the east of the Site, the adjoining nos. 31-33, through which the passageway to Fulwood Place leads were completed in 1900 to the design of Delissa Joseph, an architect who campaigned for taller buildings in London. Adjoining the Site to the west is no. 37 a 6 storeys high plus mansard post-war commercial building of brown brick, with stone facing to the ground and 1st floors. Nearby buildings are considered further in the statement of significance of the Bloomsbury Conservation Area below.



North side of High Holborn west (left, facing) and east (right) of the Site

3.17 To the north and north-east, north of High Holborn and extending up to Theobalds Road, is Gray’s Inn. The Pevsner Volume notes *‘The historic court is the C16 range with Hall and Chapel to the S of the entrance from Gray’s Inn Road, now standing between two courtyards created in their present form in the late C17 and C18. A third more informal court lies to the W looking out over the famous Walks, laid out by Sir Francis Bacon in the early C17. ‘The many contrasts between heights and sizes of open spaces should be specially studied: narrow paved spaces, wide turfed spaces, and finally the long expanse of the gardens. It is English visual planning at its best.’ So Pevsner wrote in 1952, when the buildings were still being extensively reconstructed after substantial war damage. The restrained and sensitive post-war repair and rebuilding was by Sir Edward Maufe; More recent schemes have been more variable in quality.’*



Gray’s Inn Gardens



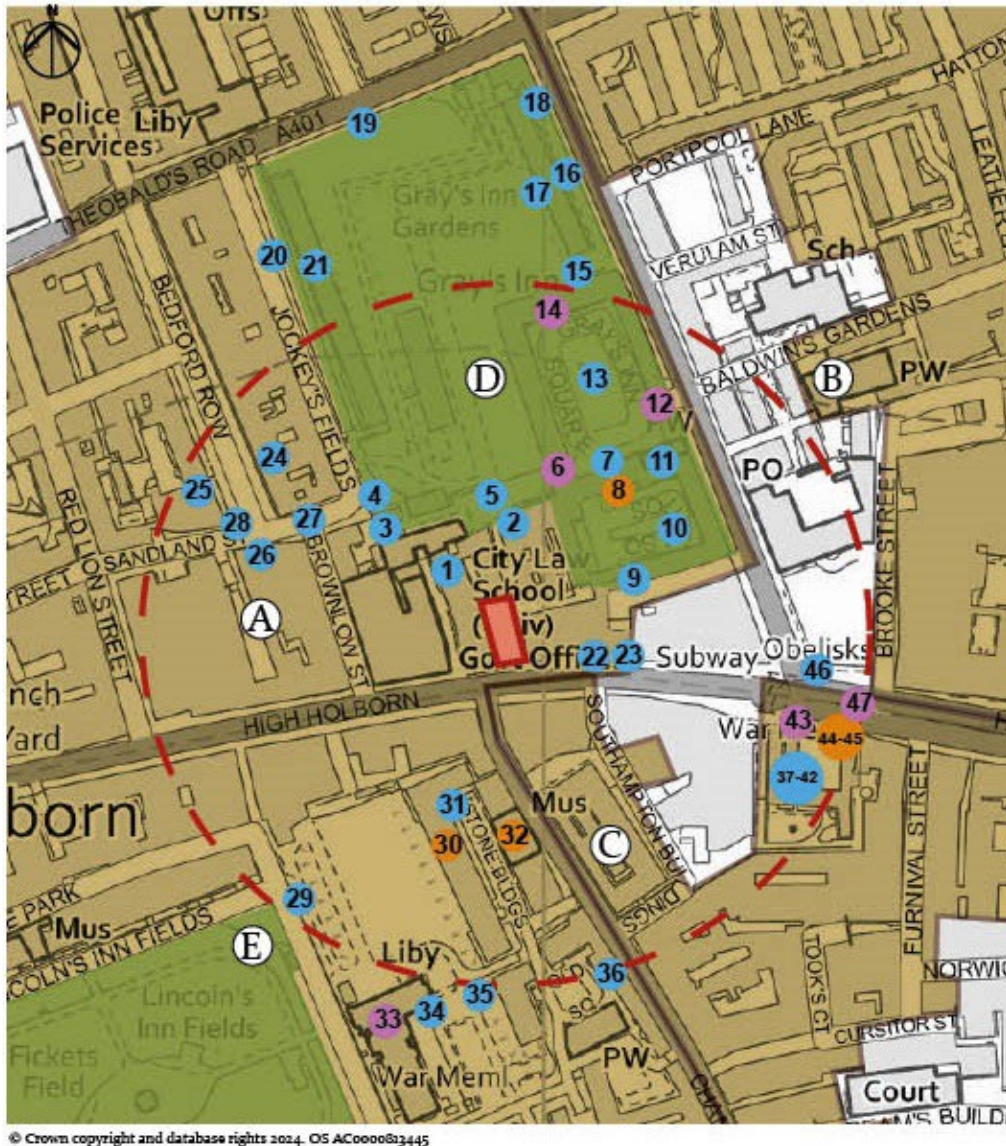
Lincoln’s Fields

3.18 Gray’s Inn, and to the south of High Holborn Lincoln’s Inn, both within the Bloomsbury Conservation Area and both comprising many listed buildings, are considered further in the heritage context section below.

Heritage context

3.19 The site lies in the Bloomsbury Conservation Area and there are a number of other heritage assets in the surrounding area, including highly grade listed buildings, two other conservation areas and Registered Parks and Gardens of Special Historic Interest (‘RPGSHI’). The latter includes Gray’s Inn Gardens (surrounded and including various listed buildings), to the north and north-east of the Site, from which there are views of the rear of the Site.

3.20 This assessment considers a study area of 200m from the center of the Site, extended to the north to include the entirety of the grade II* Gray’s Inn RPGSHI and its associated listed buildings, as illustrated in the heritage context plan at figure 1.



Key:

Site boundary



Study area



Listed Buildings

- Grade I
- Grade II*
- Grade II

Conservation Areas

- A Bloomsbury
- B Hatton Gardens
- C Chancery Lane (in the City of London)

RPGSHIs

- D Gray's Inn
- E Lincoln's Inn Fields

Figure 1: Heritage Context Plan

3.21 The closest listed buildings to the Site include nos. 7 & 8 Warwick Court (1) and no. 2 Field Court (2) to the north, and The Cittie of York PH (22) and the Gray's Inn Gatehouse (23) on High Holborn, all listed grade II. There are numerous grade I and II* listed buildings within the study area as identified below.

- 3.22 Of the 2 conservation areas in the study Chancery Lane Conservation Area lies opposite the Site in the City of London and views of the Site are limited principally to those along High Holborn. There are no views of the Site from Hatton Gardens and this heritage asset is not considered further in this assessment.
- 3.23 There are no locally listed buildings in the study area.

Statements of significance

- 3.24 The National Planning Policy Framework defines heritage significance at 'Annex 2: Glossary' as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

- 3.25 The statements of significance below, in line with PPG paragraph: 006, consider the various heritage interests of the identified heritage assets as follows:

'Archaeological interest *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 skills, 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.'*

- 3.26 Listed buildings generally hold special architectural or historic interest. The national PPG states that a conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 3.27 Historic England compile a register of historic parks and gardens of special historic interest to 'celebrate designed landscapes of note'. Registration is a 'material consideration' in the planning process, where consideration has to be given to the effect of proposed development on the landscapes' special character'.
- 3.28 The assessments of significance below are based on on-site visual inspection, online research, published material, and the Council's SPGs. They are proportionate both to the importance of the assets and to the nature and extent of the application proposals. They are sufficient to understand the potential impact of the Proposed Development on heritage interest. The numbers/ capital letter in () relate to the notation of the heritage assets in the plan at Figure 1.

Bloomsbury Conservation Area

Designation

- 3.29 The Bloomsbury Conservation Area is located within central London midway between the earlier settlements of the City of London and the City of Westminster. It covers an area of approximately 160 hectares extending 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 Cross Road in the east. Designated in 1968 to protect elements of development from the Georgian and earlier eras, it excluded areas where there had been significant later redevelopment. There have been numerous extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality C20 architecture.

Plan form

- 3.30 The Appraisal notes in respect of '*Spatial Character and Plan Form*' that '*Bloomsbury is noted for its formally planned arrangement of streets and the contrasting leafy squares. The townhouses arranged in terraces is the predominant form across the area, reflecting the speculative, (mainly) residential development of the Stuart, Georgian, Regency and early Victorian periods. This gives a distinctive, repeated grain to large parts of the area. Around the Inns of Court, courtyard plan forms are the common type relating to this specialist use and a remnant of their former uses as medieval manor houses or mansions that also had a courtyard plan*'.
- 3.31 There is a hierarchy of different scales of streets across the area with clear differences between the wider major arterial routes like High Holborn, and the narrow connecting lanes. The Appraisal notes that '*Overall, the area's hierarchy of main arterial routes, grids of streets, rear mews spaces and narrow lanes creates a noticeable transition in the sense of enclosure moving around the Conservation Area*' and that '*The main arterial routes tend to have larger scale buildings, addressing broader, busier streets. There are three major east-west routes: Euston Road in the north, Theobald's/Road (towards the southern edge) and High Holborn/New Oxford Street in the south (which follows in part the line of an old Roman Road and was widened in the mid 19th century).*'

Buildings

- 3.32 There is a range of building types evident across the conservation area although the predominant type is the terraced townhouse. However, as noted in the Appraisal '*Along the main arterial routes purpose-built offices began to be developed from the late 19th century and the turn of the 20th century, many with shops at ground floor level, exploiting the technological advances of steel frames and lifts that enabled the development of taller multi-storey buildings on larger footprints, and paved the way for non-loadbearing architectural treatments such as curtain walling systems.*'
- 3.33 In addition, in the areas to the north/ north-east and south of the Site, The Inns of Court at Gray's Inn and Lincoln's Inn fields (as well as Staples Inn to the south-east) have continued the tradition of developing in a courtyard form as they have expanded (or were made good following WWII bomb damage) reflecting their Medieval origins.



Lincon's Inn looking towards Stone Buildings



Gray's Inn South Square

- 3.34 The predominant architectural styles of the conservation area are classically derived, but the Appraisal notes *'later developments of the late C19 and early C20 are more eclectic and intricately detailed with a greater use of ornamentation including Gothic, Italianate, neo-Tudor, Baroque and Arts and Crafts influences'*, and that *'The buildings of the later 20th century have detailing more influenced by the Modern Movement, although some developments have adopted a more imitative, historicist approach'*.
- 3.35 In respect of building materials the Appraisal notes *'the use of glazed tiling, terracotta and faience began to be seen on public houses and other buildings (Russell Square Underground Station, the Russell Hotel). During the second half of the 20th century the use of concrete became more frequent, with varying degrees of success. More recently glass and steel have been utilised to create a new 21st century architecture of a light and precise character.'*

Character Sub-areas

- 3.36 Owing to the size and complexity of the conservation area the Appraisal sub-divides it into 14 character areas. The site lies in *'Sub Area 9: Lincoln's Inn Fields/Inns of Court/High Holborn'*.
- 3.37 The Appraisal notes *'High Holborn is an important street historically, and follows the route of an east-west Roman road. Today it is a major arterial route linking the City of London to the West End, characterised by a wide roadway lined with large-scale commercial developments giving a strong sense of enclosure'* going on to say that *'Except at the western end towards the junction with Kingsway and Southampton Row, almost all of the buildings in High Holborn date from the interwar and postwar periods. This section of the sub area is therefore a reminder of the increasing rarity of surviving mid 20th century commercial buildings and their particular contribution to social and economic history. The character of High Holborn is such that there is inconsistency of architectural style, plot widths and building heights. However, both sides of the street are dominated by large modern office buildings of varying quality, some respecting the historic urban grain.'*
- 3.38 The Appraisal states High Holborn provides a clear break between Lincoln's Inn and Gray's Inn and that *'The buildings on both sides of the street are contrastingly larger: historically the 19th and 20th century examples are of five to seven storeys, with recent examples considerably higher'* going on to say *'Established in the 14th century within medieval manor houses, the Inns of Court of Lincoln's Inn and Gray's Inn have a unique character in the context of the Bloomsbury Conservation Area and London as a whole. This character is derived from the marked contrast and transition in scale and sense of enclosure experienced when moving through the interconnected spaces comprising landscaped squares, enclosed courtyards, and narrow passageways and lanes, many of which are*

vehicle-free with a high volume of pedestrian activity. For over five hundred years the area has been a major centre for the legal profession and for the training of barristers. The current and historic activities associated with the site contribute to the sense of place. Much of the sub area has a secluded and peaceful ambience, with a collegiate feel derived from the courtyard elements' (this area lies to the north-east and south-east of the Site and the many listed buildings within it are considered below).'

3.39 In respect of the immediate Site context along High Holborn the Appraisal states:

'5.164 The north side of High Holborn, the eastern end of the sub area is marked by the neo-Tudor stuccoed facade of Gray's Inn Gatehouse, a medieval gateway which was reconstructed from 1964-65, by architects Fitzroy Robinson and Partners when the original fell down when work was underway on the neighbouring Gray's Inn Chambers (outside the Conservation Area). Adjacent is the Cittie of Yorke public house, formerly the wine shop of G Henekey and Co, at Nos 22-23, which is listed grade II. Possibly designed by Ernest R Barrow, it is a narrow, symmetrical four-storey building which was rebuilt in 1923-24 in a neo-Tudor style, with a Portland stone facade with a tiled pitched roof, leaded lights, a projecting clock and a timber ground-floor front. Nos 24-28 (consec) is a recently constructed commercial building with terracotta panels at upper floor level. Nos 29-30 is Alliance House, 1964-65, by Jackson and Greenen, which has a narrow seven-storey frontage respecting the historic plot width, faced in stone with ribbon windows. Nos 31-33 (consec) is earlier, completed in 1900 to the design of Delissa Joseph, an architect who campaigned for taller buildings in London; its red brick gabled facade of seven storeys has recently been cleaned and is articulated by terracotta projecting bays with vertically proportioned timber sash windows and a traditional ground-floor shopfront. The neighbouring Bracton House at No 35 [the Site] is one of few late 20th century infill buildings, dating from 1986-87. Designed by D Y Davies, its front has flat post-modern patterning in brown, white and pink. Of interest is the bronze statue in a ground-floor niche of 'The Artist as Hephaestos, a self portrait', by Eduardo Paolozzi, considered by Pevsner to be 'forbidding'. Nos 37-39 is a restrained brown brick and stone six-storey neo-classical office building by Robert Angell and Curtis, dating from 1955-57, with a slate mansard storey and timber sash windows. To the west of the opening to Warwick Court, stands First Avenue House, at Nos 40-49 (consec), which was built to the design of Gordon Jeeves in 1949-51, on the site of the former First Avenue Hotel bombed in World War II. Like the series of buildings on the north side of Theobald's Road (outside the Conservation Area), it was built as part of the postwar Lessor programme specifically to house government departments';

and

'5.168 With the exception of Nos 308-10 (consec) High Holborn, the entire south side of the street was redeveloped in the 20th century. Nos 308-10, situated on the western corner of Chancery Lane, is a smaller-scale late 19th century building which relates to the urban grain and established building heights of Chancery Lane. To the immediate west, Nos 307-08 is the 1950s Dutch House, a nine-storey red brick building with light-hearted detailing such as steel ribbon windows divided by pale blue panelling, which forms a group with Northumberland House at Nos 303-06 (consec) by Clyde Young and Bernard Engle, dating from 1957-59.'

Views

3.40 There are views up and down the main route of High Holborn, and the Appraisal notes that the sub area is also *'characterised by a series of views across the open spaces to surrounding buildings,*

and a number of glimpse views along narrow passageways and underneath buildings to adjacent courtyards and gardens. The upper floors of the rear of the building are visible in views from Gray's Inn Gardens and areas to the north, as seen in Section 5.

The Site

- 3.41 The Site, described earlier in this assessment, and referred to at para 5.146 of the comprehensive Appraisal as quoted above, is not identified as a positive contributor in the Appraisal.

Chancery Lane Conservation Area

- 3.42 The Chancery Lane Conservation Area was designated in 1994 and extended in 2007. High Holborn and Holborn define the northern boundary of the conservation area. The City's Chancery Lane Conservation Area Character Summary and Management Strategy SPD ('SPD') summarises the characteristics that contribute to the special interest of the conservation area as follows:

- *An exceptional span of building ages and styles, resulting in a townscape of arresting contrasts;*
- *Significant historic associations with the legal profession, with origins as a centre for medieval legal administration;*
- *The collegiate surroundings of Staple Inn and Barnard's Inn, which incorporate rare secular medieval survivals;*
- *A historic association with educational establishments that has persisted to the present time (e.g. the Inns of Court, Birkbeck College, King's College London);*
- *The site of the Knights Templars' first precinct and church in London (at Southampton Buildings);*
- *A well-preserved and easily legible historic street network;*
- *Monumental 19th century Victorian public buildings in a range of styles;*
- *One important early act of conservation (Staple Inn north range) and several buildings of varying periods associated with a single company's patronage (Prudential Assurance Co.);*
- *Well-considered 21st century insertions into a historic context'.*

- 3.43 No views of or in the direction of the Site are identified in the SPD.

Listed buildings

- 3.44 The statements of significance of listed buildings below have been included as the listed buildings lie within the study area and not necessarily because it is considered there will be any effect on their setting.
- 3.45 **The Nos. 7 and 8 Warwick Court** (1) and the attached cast iron railings are listed grade II. These 2 terraced houses date from 1697 with later alterations to the fronts and interiors. No.7 was altered in the C19 and is 3 storeys, plus basement and attic with re-built dormers, and 4 windows wide. Built of yellow stock brick it has a stucco ground floor and brick bands at 2nd floor and parapet levels, and gauged red brick flat arches to almost flush-frame sashes. There is a wooden doorcase with carved consoles carrying a hood and a C20 radial fanlight and panelled door. No.8, altered in 1808, is 3 storeys high plus basement and 3 windows wide. It is built of brown brick with a rusticated stone faced ground floor and brick bands at 2nd floor and parapet levels, the latter with a concave cornice in decorative brick. There are stone pilasters and an entablature with a tablet inscribed '*Warwick*

House' to the ground floor. There are stone niches in lieu of side windows and a central 3-light recessed window with segmental-headed architrave and a griffon on the keystone at 1st floor level and gauged red brick flat arches and dressings to the flush frame windows at 2nd floor level. They are both of architectural and historic interest and have a localised setting along the narrow alley of Warwick Court.

- 3.46 **No.2 Field Court and attached railings, Gray's Inn (2)** is listed grade II. This 4 storey, plus attic and basement, early C18 chambers are built of brown brick with red brick dressings and have a slated mansard roof with dormers. The building is double-fronted with 5 windows with red brick segmental arches with brick keystones to flush frame sashes with exposed boxing and glazing bars. There are brick aprons beneath the 2nd and 3rd floor sills. There is a stucco entrance surround with a round headed arch with pilasters and fanlight. The whole is topped with a stone capped parapet. It is of architectural and historic significance and its setting comprises Field Court and Gray's Inn Gardens where it has group value with the other listed buildings.
- 3.47 **No. 5 Field Court and attached railings, Gray's Inn (3)** is listed grade II. This 2 storey, plus attic and basement, early C18 chambers are stucco faced with a rusticated ground floor and have a slate mansard roof with dormers. The building comprises an 8 window range of recessed sash windows with a cornice and blocking course. The south elevation has a wooden doorcase with Ionic columns, flush panel reveals, open pediment and round-headed doorway with patterned radial fanlight, and there is a cartouche with the crest of Gray's Inn at 1st floor level. The north elevation is similar (without an entrance) but with 2 cast-iron trellis balconies with tented canopies to both pairs of end windows at 1st floor level. It is of architectural and historic significance and its setting comprises Field Court and Gray's Inn Gardens.
- 3.48 **The Gray's Inn Gardens railings on west side, Gray's Inn (4)** are listed grade II. These are early C19 cast-iron railings with urn finials. They are essentially utilitarian structures and their setting comprises Gray's Inn Gardens.
- 3.49 **The Gray's Inn Gardens gates and railings on south side, Gray's Inn (5)** are listed grade II. These wrought-iron entrance gates, dated 1723, have stone piers with C16 griffons holding Pegasus shields. C20 wrought-iron railings on a brick sleeper wall replace railings removed during the Second World War. Whilst decorative they are essentially utilitarian structures and their setting comprises Gray's Inn Gardens.
- 3.50 **No.1 Gray's Inn Square and attached railings, Gray's Inn (6)** is listed grade II*. This 4 storey (with cellar) terraced chambers of c.1676 was restored in c.1948. It is built of brown brick with red brick dressings and has brick bands between floors and a tiled roof. It is double-fronted with 8 windows and a stone doorcase with consoles and a broken segmental pediment with a ball in the centre. There are gauged red brick flat arches and dressings to the flush frame windows with boxing and glazing bars and a wood block bracketed eaves cornice. It is of architectural and historic significance and its principal setting comprises Gray's Inn Square where it has group value with the other listed buildings.
- 3.51 **The Pump on south side of Gray's Inn Square, Gray's Inn (7)** is listed grade II. This early/ mid C19 cast-iron pump (handle removed) is octagonal in a Gothic style with ogee, cusped panels and a domed top with crockets on the ribs. Its setting comprises Gray's Inn Square where it has group value with the other listed buildings.

- 3.52 **The Hall and attached railings, South Square, Gray's Inn** (8) is listed grade I. This banqueting hall was rebuilt in 1556-58, retaining earlier fabric, and externally remodelled in 1826 and 1897. It was restored in 1948-51 under Sir Edward Maufe, following major WWII bomb damage which left the hall in ruins with the loss of the hammer beam roof. The buttery was added to the west end in 1971-72, to the design of Erith and Terry. It is built of red brick laid in English bond with darker burnt bricks and some traces of diapering, with Portland stone dressings and a clay tile roof. It is of architectural and historic significance and its principal setting comprises South Square where it has group value with the other listed buildings.
- 3.53 **No.1 South Square, Gray's Inn** (9) is listed grade II. This 3 storey with attic terraced chambers of c.1759 are built of brown brick with red brick quoins and dressings and red brick bands between the floors. The building is 3 windows wide with gauged red brick flat arches to recessed sash windows, and a stone doorcase with consoles and a broken segmental pediment with ball in centre. There is a tiled mansard roof with dormers behind a parapet and lead rainwater pipes and heads with gilded lions. It is of architectural and historic significance and its principal setting comprises South Square where it has group value with the other listed buildings.
- 3.54 **The statue of Francis Bacon in South Square, Gray's Inn** (10) is listed grade II. This bronze statue of Francis Bacon in contemporary costume of 1908 by Frederick W Pomeroy marks the tercentenary of Bacon's election as Treasurer. It stands on a Portland stone pedestal with carved wreath and inscribed with details of Bacon's career. This statue has a localised setting within South Square.
- 3.55 **The Chapel, Gray's Inn Square, Gray's Inn** (11) is listed grade II. This chapel of c.1955 by Sir Edward Maufe incorporates C17 fabric and is a reconstruction of a basically C17 building bombed in the Second World War. It is built of brick with stone dressings and has a tile roof with octagonal bellcote and clock at the west end. The list description notes it forms a continuous composition with the Hall as the centrepiece of Gray's Inn. It is of architectural and historic significance and its setting comprises Gray's Inn Square where it has group value with the other listed buildings.
- 3.56 **Nos. 12, 13 and 14 Gray's Inn Square, Gatehouse and attached railings, Gray's Inn** (12) are listed grade II*. These three terraced chambers of 4 storeys (with cellars) and gatehouse fronting Gray's Inn Road date from c.1684-88, with later restorations. They are built of brown brick with red brick dressings and brick bands between the floors. Seven windows each (gatehouse two windows and no.14 plus two half windows) they have gauged red brick flat arches and dressings to flush frame windows with boxing and glazing bars. There are stone doorcases with consoles and broken segmental pediments with a ball in centre. They have tiled roofs with wood block bracketed eaves cornices. They are of architectural and historic significance and their principal setting comprises Gray's Inn Square where they have group value with the other listed buildings.
- 3.57 **The sundial in the centre of Gray's Inn Square, Gray's Inn** (13) is listed grade II. This C18 stone sundial is of a baluster form with brass dial on a stepped plinth. There is a plaque with the inscription '*Ex dono Master Sir Montagu Sharpe KC 1930*'. Originally in Gray's Inn Gardens, its setting comprises Gray's Inn Square.
- 3.58 **Nos. 6, 7 and 8 Gray's Inn Square and attached railings, Gray's Inn** (14) are listed grade II*. These three 4 storey terraced chambers forming the north end of Gray's Inn Square date from c.1676, and were restored (owing to war damage) c1950. They are built of brown brick with red brick dressings and have a stone doorcase and tiled roofs with a wood block bracketed eaves cornice.

They are of architectural and historic significance and their principal setting comprises Gray's Inn Square and Gray's Inn Gardens where they have group value with the other listed buildings.

- 3.59 **The railings and gates south of Verulam Buildings, Gray's Inn (15)** are listed grade II. These cast-iron railings with urn finials on a later stone capped brick wall Railings and gates are early C19. They are essentially utilitarian structures and their setting comprises Gray's Inn Gardens.
- 3.60 **The boundary wall and gateway with spur stones east of Verulam Buildings, Gray's Inn (16)** are listed grade II. These boundary wall and vehicle and foot gateways with spur stones to vehicle entrance piers of multi-coloured brick with stone coping are early C18 with later wooden gates. They are essentially utilitarian structures and their setting comprises Gray's Inn Gardens.
- 3.61 **Nos. 1-5 Verulam Buildings and attached cast-iron railings, Gray's Inn (17)** are listed grade II. These 5 terraced chambers, nos. 1, 2 & 3 of 1803 and nos. 4 & 5 of 1811, are of 4 storeys with basements and 7 windows each (nos. 4 & 5 slightly projecting). They are built of multi-coloured stock brick with gauged red brick flat arches to recessed sash windows and the entrances have semicircular arches, key-stones and impost blocks. They are of architectural and historic significance and their setting principally comprises Gray's Inn Gardens where they have group value with the other listed buildings of Gray's Inn.
- 3.62 **The Lodge at north-east corner of Verulam Buildings, Gray's Inn (18)** is listed grade II. This small rectangular lodge dates from the early C19 and is finished with rusticated stucco. It is of architectural and historic significance and its setting comprises nos. 1-5 the Verulam Buildings with which it has group value. It is of architectural and historic significance and its setting comprises Gray's Inn Square where it has group value with the other listed buildings.
- 3.63 **The Gray's Inn Gardens railings and wall on north side, Gray's Inn (19)** are listed grade II. This early C19 stone capped brick sleeper wall has late C20 cast-iron railings in a C18 style. They are essentially utilitarian structures and their setting comprises Gray's Inn Gardens.
- 3.64 **The gateway and walls to north and west of Raymond Buildings, Gray's Inn (20)** are listed grade II (includes the Raymond Buildings gateway and walls to Theobald's Road). These gateway & walls with railings date from the early C19 and have stucco gate piers and studded wooden gates to the carriage entrance, a stucco stone capped wall with a footway entrance to east (the north elevation with console bracketed pediment) and a similar blind entrance to the west. They are essentially utilitarian structures and their setting comprises the Raymond Buildings.
- 3.65 **Nos. 1-6 Raymond Buildings and attached railings, Gray's Inn (21)** are listed grade II. These 6 terraced chambers date from 1825 and were restored in the late C20. They are built of multi-coloured stock brick under a slate roof with dormers. They are 7 windows each, with gauged brick flat arches to recessed sash windows, and the west elevations are 4 storeys with attics and basements. The entrances have semicircular arches with key-stones and impost blocks. They are of architectural and historic significance and their setting principally comprises Gray's Inn Gardens where they have group value with the other listed buildings of Gray's Inn.
- 3.66 **The Cattie of Yorke Public House, nos. 22 and 23 High Holborn (22)** is listed grade II. This neo-Tudor style 4 storeys and cellars public house, mostly of 1923-4, was probably designed by Ernest R Barrow, and replaced an earlier wine shop of G Henekey and Co (the present building retains few traces of pre C20 work). An inscription on the fascia reads, '*Established as the site of a public house in 1430*'. The symmetrical front is faced in Portland stone with leaded lights, and the side and rear

elevations are of stock brick with wooden windows and it has tiled roofs. There is a large clock on ornamental bracket in the centre between 1st and 2nd floors. It is of architectural and historic significance and it has a localised setting on High Holborn and group value with the adjoining listed Gatehouse.

- 3.67 **The Gatehouse fronting onto High Holborn, Gray's Inn (23)** is listed grade II. This 4 storeys and attic gatehouse dates from 1583 and was rebuilt c.1965 (owing to foundations slipping) with a reproduction of the stucco south facade added in 1967 (the north side was rebuilt in brick). It is stucco faced with a rusticated ground floor, parapet and slate roof with dormer. It is one window wide and there is an elliptical arch over the carriage way with a smaller round-headed arch to the footway at the left, and an oriel window through the 1st to 3rd floors with 3 light sash windows flanked by round headed niches. It is of architectural and historic significance and it has a localised setting on High Holborn and group value with the adjoining listed pub.
- 3.68 **Nos. 1- 7 Bedford Row (consec.) and attached railings and lamp-holder (24)** are listed grade II. These seven 4 storey (with basements) terraced houses with parapets date from 1717-18 and were built by Robert Burford, carpenter, on land granted to him and George Devall, plumber, in 1716 by Margaret Skipwith. They are of brown or yellow stock brick with some refacing of the upper storeys with brick bands at 1st floor level. They are 3 windows each with gauged red brick arches and dressings to flush frame sash windows. Nos. 1-4 have wood doorcases with pilasters carrying entablatures, and nos. 5-7 have wood Doric doorcases with open pediments. They all have patterned fanlights and panelled doors. Some of the houses have the original lead rainwater heads inscribed 1718. They are of architectural and historic significance and their setting principally comprises Bedford Row where they have group value with the other listed buildings.
- 3.69 **Nos. 42 and 43 Bedford Row (25)** and attached railings are listed grade II. These two 3 storey (plus attic and basement) terraced houses date from c.1693 and were built by Nicholas Barbon, and refronted in replica in 1965. They are built of brown brick with tiled roofs with dormers. They are of architectural and historic significance and their setting principally comprises Bedford Row where they have group value with the other listed buildings.
- 3.70 **Nos. 46, 47, 47A and 48 Bedford Row (26)** and attached railings are listed grade II. These three 4 storeys and basements yellow stock brick terraced houses with various stucco detailing date from the late C18 (altered). No. 46 is 3 windows wide, nos. 47, 47A and 48 are 2 windows. No.47 has two entrances. They form a group closing the vista at the south end of the street. They are of architectural and historic significance and their setting principally comprises Bedford Row where they have group value with the other listed buildings.
- 3.71 **The cast-iron pump and 3 bollards opposite Brownlow Street, Bedford Row (27)** are listed grade II. These cast-iron water pump and 3 bollards date from the C19. The pump has the arms of St Andrew and St George, and 2 of the bollards have the inscription '*St. P S.W.D. 1826.*' These utilitarian structures have very localised settings.
- 3.72 **The K6 Telephone Kiosk outside No. 44 Bedford Row (28)** is listed grade II. Dating from 1935 it was designed by Sir Giles Gilbert Scott. This utilitarian structure has a very localised setting.
- 3.73 **The western boundary wall, gates and porter's lodge, Lincoln's Inn (29)** are listed grade II. The wall north of the library is C18 and of multi-coloured stock brick with flat stone coping. The wall & gateway south of the library is mid C19 in a similar Tudor style to Hardwick's New Hall and Library, and the main west gate has an arched entrance and battlemented parapet flanked by cupolas. The

Porter's lodge has gables, and a square-headed window and doorway with drip moulds. They are of architectural and historic significance and their setting principally comprises Lincolns Inn where they have group value with the other listed buildings, and Lincoln's Inn fields.

- 3.74 **Nos. 1-7 (consec.) Stone Buildings and attached railings and lamp-holder, Lincoln's Inn** (30) are listed grade I. These seven 3 storey chambers are faced in stone and Classical in style. Nos. 1 & 2 of 1780 and nos. 3-6 of 1775 are by Sir Robert Taylor. No.7 of 1845 is by P Hardwick. Nos. 1 & 2 form the north end of the street, Nos. 3-7 the east side, and no.7 forms a pavilion at the end of the row. They are of architectural and historic significance and their setting principally comprises Stone Buildings where they have group value with the other listed buildings of Lincoln's Inn.
- 3.75 **The fifteen lamp posts in the vicinity of Old Buildings and Stone Buildings** (31) are listed grade II. These fifteen C19 lamp posts have cast-iron standards, some fluted, with Windsor pattern lanterns. They are essentially utilitarian structures and their setting comprises Stone Buildings.
- 3.76 **Nos. 8-11 (consec.) Stone Buildings & attached railings & gates** (32) are listed grade I. These terraced chambers and Inns of Court Territorial HQ (No.10) date from 1775-1780 and were designed by Sir Robert Taylor. No. 10 has a rusticated stone ground floor, and an ashlar 1st floor & attic. Nos. 8, 9 & 11 are in yellow stock brick with stone basements and dressings. They are of architectural and historic significance and their setting principally comprises Stone Buildings where they have group value with the other listed buildings of Lincolns Inn.
- 3.77 **Nos. 8-15 Old Square (consec.) and attached railings, Lincoln's Inn** (36) are listed grade II. These eight 4 storey terraced chambers, nos. 8-10 of 1874 by Sir George Gilbert Scott, and nos. 11-15 of 1878-86 by J. Oldrid Scott, are all in a Tudor style. Built of red brick with blue diapers and stone dressings they have slate roofs with tall decorative brick chimney pots. No.13 has a pyramid roof over one bay. They are of architectural and historic significance and their setting principally comprises Old Square where they have group value with the other listed buildings of Lincoln's Inn.
- 3.78 **The New Hall Library, Lincoln's Inn** (33) is listed grade II*. This Tudor style 2 storey library was built c.1843-5 to the designs of Philip Hardwick and PC Hardwick, with JL Pearson, and was enlarged at the east end in 1871-3 by Sir George Gilbert Scott. It is red brick with blue diapers and stone dressings and has a lead roof. The rectangular plan is of 8 bays, at right angle to New Inn Hall, with which it shares an entrance. It is of architectural and historic significance and its setting comprises Lincolns Inn where it has group value with the other listed buildings, and Lincoln's Inn Fields
- 3.79 **The two cisterns near the terrace steps to New Hall** (34) are listed grade II. These 2 lead rainwater cisterns are of a rectangular form with decorated panels. One is inscribed HP 1703. They are essentially utilitarian structures and have a very localised setting.
- 3.80 **No.10 Old Square, the Porter's Lodge at the north-west corner of, Lincoln's Inn** (35) is listed grade II. This small late C19 porter's lodge is built of red brick with stone dressings and has a fish-scale tile roof with a wrought-iron central feature. It is of architectural and historic significance and its setting comprises the Old Square, Lincoln's Inn.
- 3.81 **Nos. 9 and 10 Staple Inn** (37) are listed grade II. These are 2 brown brick with red brick dressings terraced chambers (no.9 forming a part of the south side of a courtyard with an arched passage through to gardens); no.9 dating from 1729 and no.10 from 1747 were both restored in the late C19 and, due to war damage, rebuilt externally in facsimile in c.1955 by Edward Maufe. They are of

architectural and historic significance and their setting principally comprises Staple Inn where they have group value with the other listed buildings of Staple Inn.

- 3.82 **The Hall and attached railings, Staple Inn (38)** is listed grade II. This banqueting hall of brown brick with stone dressings and a slate roof, was built in 1581 for Richard Champion, principal of the Inn. It was destroyed during the Second World War and rebuilt in facsimile in c.1955 by Edward Maufe. It forms part of the south side of a courtyard. It is of architectural and historic significance and its setting principally comprises Staple Inn where it has group value with the other listed buildings of Staple Inn.
- 3.83 **Nos. 7 and 8 Staple Inn (39) and attached railings** are listed grade II. These 2 brown brick with red brick dressings terraced chambers, forming the eastern side of a courtyard, were built in 1731-34 and restored in the late C19. They were rebuilt externally in facsimile in c.1955 by Edward Maufe due to war damage. They are of architectural and historic significance and their setting principally comprises Staple Inn where they have group value with the other listed buildings of Staple Inn.
- 3.84 **The lamp-post in Staple Inn Court, Staple Inn (40)** is listed grade II. This cast iron C19 lamp-post has a fluted standard, Windsor pattern lantern and ladder bar. This utilitarian structure has a very localised setting.
- 3.85 **Nos. 1, 2 and 3 The Institute of Actuaries and attached railings, Staple Inn (41)** are listed grade II. These 3 terraced chambers of brown brick with red brick dressings, form the western side of a courtyard, no.2 with a return to the garden. They date from 1757-59 and were restored in the late C19. They were rebuilt externally in facsimile in c.1955 by Edward Maufe due to war damage. They are of architectural and historic significance and their setting principally comprises Staple Inn where they have group value with the other listed buildings of Staple Inn.
- 3.86 **Nos. 335 and 336 Staple Inn Buildings North and South and attached railings, High Holborn (42)** are listed grade II. These offices with later shop date from c.1903 and were designed by Alfred Waterhouse. They are in a Jacobean style in red brick with terracotta dressings and a granite faced ground floor, topped by a slate roof. They are of architectural and historic significance and their setting principally comprises High Holborn and to the south Staple Inn where they have group value with the other listed buildings of Staple Inn.
- 3.87 **Nos. 337 and 338 High Holborn (43)** are listed grade II*. These 2 chambers of 4 storeys and attics with a later shop were built c.1586 for Vincent Engham, Principal of the Inn (the rear of these buildings forms no. 4 Staple Inn). In 1886 Alfred Waterhouse removed post-medieval additions (including plaster, brick facings and sash windows), in a restoration funded by the Prudential Assurance Company. The structure was largely rebuilt in facsimile by Sir Edward Maufe in 1954-5. They have a timber frame front elevation (close studded) with a brick rear under a tiled, gabled, roof. They are of architectural and historic significance and their setting principally comprises High Holborn and to the south Staple Inn where they have group value with the other listed buildings of Staple Inn.
- 3.88 **Nos. 4, 5 and 6 and attached pump, Staple Inn (44)** are listed grade I. These 3 brown brick terraced chambers (the rear of nos. 337 and 338 High Holborn and nos. 1-4 Holborn Bars), form the north side of a courtyard. They were built in c.1586, altered in the C18, refaced in brick 1826 and restored by Alfred Waterhouse in c.1886. They were extensively reconstructed in 1937, probably by Stuart W Spiller. They are of architectural and historic significance and their setting principally comprises Staple Inn where they have group value with the other listed buildings of Staple Inn.

- 3.89 **Nos. 1-4 (consec.) Holborn Bars** (45) are listed grade I. These 4 chambers with later shops (the rear of these buildings form nos. 4, 5 and 6 Staple Inn) were built in 1586 for Vincent Engham, Principal of the Inn. In 1886 Alfred Waterhouse removed post-medieval additions (a plastered front and sash windows of C18 date) in a restoration funded by the Prudential Assurance Company. They are of architectural and historic significance and their setting principally comprises High Holborn and Staple Inn where they have group value with the other listed buildings of Staple Inn.
- 3.90 **The Royal Fusiliers War Memorial, High Holborn** (47) is listed grade II*. This war memorial, erected in 1922, was designed by the architects Cheadle and Harding and sculptor Albert Toft with a bronze cast by A B Burton at the Thames Ditton Foundry, London. Further inscriptions were added after the Second World War. This memorial has a localised setting on High Holborn.
- 3.91 **The Obelisk marking City boundary on north side of roadway, High Holborn** (46) is listed grade II. This mid C19 granite obelisk marks the City boundary on the north side of the roadway. It forms a pair with an identical obelisk on the south side of the road which is within the City of London. This monument has a localised setting on High Holborn.

Gray's Inn fields RPGSHI

- 3.92 Gray's Inn fields was included on the RPGSHI at grade II* on 30 September 1987. The register entry describes it as '*C16 Walks and gardens, laid out under the direction of Francis Bacon, altered C18 onwards*'.
- 3.93 The historic development of the gardens are summarised in the register entry as follows:

'In the mid C16 the Inn consisted of a single court and a walled garden area to the north (known as Green Court, then Coney Court). Farmland surrounded these on three sides. A railed walk was laid out in an area of ground known as the Field by 1568 and by the 1580s there were elm trees and a seat there. In the 1580s Green Court, by then known as Coney Court, was levelled and divided into quarters by paths and alleys.

A committee, which included Francis Bacon (1561-1626, Lord Chancellor 1619-21) was set up in 1587 to decide what to do with the Field. In 1590 it was decided to enclose part of the Field with a brick wall. The wall was completed in 1598 and established several distinct areas: Field Court to the south, the Walks in the centre with a terrace walk along the northern end, and the Low Gardens to the north. The work in the Walks was carried out under the direction of Bacon and included levelling, planting, rails and hedges along the edge of the upper walk, and seats. The planting included cherry, birch, groves of elms, oziers for an arbour, eglantine, privet and quickset for hedges (for the edge of the Walks and probably for mazes), standard roses, woodbine, vines, pinks, violets, and primroses.

In 1608-9 a Mount, with a pavilion, was made in the centre of the Upper Walks (the west terrace), as seen in Richard Newcourt's map of 1658, with labyrinths or mazes to its north and south. At the same time large numbers of roses and trees (sycamore, birch, beech and elm) were planted. Between 1609 and 1612 a bowling green was laid in the Low Garden, which was outside the north wall, and a kitchen garden was laid out in the north-east of the gardens (on the ground now below Verulam Buildings). In the 1670s a summerhouse was made on the east end of the Terrace (the north terrace) to match an earlier one at the west end. The bowling green was no longer in use by the 1670s and the ground (the Low Garden) was then used for grazing, digging gravel (until the 1720s), and by the gardeners for

growing vegetables (until 1755). Limes were planted in the Walks in the 1690s and Dutch elms in 1709, around the kitchen garden and along the Terrace Walk. In 1723 the gates and piers at the southern entrance from Field Court were replaced (extant, listed grade II).

The design of the Walks and gardens was simplified between 1755 and 1770 to the designs of a Mr Brown (probably Lancelot 'Capability' Brown, 1716-83). This work included rebuilding the summerhouses, simplifying the old layout (removing the Mount and certain walls, hedges and paths) and incorporating the Low Garden into the Walks (planted 1761). By the late C18 the kitchen garden had been removed and the gardens further simplified. In c 1800 the lime trees were replaced with London planes. The last major change to the Walks was the building of Verulam Buildings (listed grade II) in 1803 and Raymond Buildings (listed grade II) in 1825.'

- 3.94 Gray's Inn Gardens, South Square and Gray's Inn Square, in total c.4ha, are located to the west of Gray's Inn Road and north of Holborn, to the north and north-east of the Site. The gardens and squares are surrounded by the barristers' chambers and other offices within Gray's Inn, many of which are listed, see above. Gray's Inn Walks and the squares are owned by the Benchers of Gray's Inn and the maintenance and any improvements to the Walks are supervised by the Master of the Walks.
- 3.95 The main entrance to the gardens is from Field Court to the south, through wrought-iron gates (1823) with gate piers (listed grade II). There are smaller entrances in the north-west corner and at the southern end of Raymond Buildings, on the west side. Field Court is approached from Fulwood Place to the south (past the Site), through a gate set in a brick wall, and from Gray's Inn Square to the east and Gray's Inn Place to the west. Gray's Inn Square is approached from the south-west by a road leading from South Square and through pedestrian passageways in the north-east and south-west corners. South Square is approached from the north-west by the road that links it to Gray's Inn Square and from the south-west from a road that leads through to Holborn.
- 3.96 Approaching the Walks from Field Court, paved with setts, a straight path leads from the gates to the north of the gardens, lined by an avenue of plane trees. There are lawns on either side of the path with scattered mature trees, mainly plane but including two C18 catalpas. Along the south and south-west boundaries are mixed shrub and herbaceous borders while a path runs along the south side of the garden and curves up a slope before running north along the west side of the gardens. A broad raised terrace runs along the west and north sides, reached by the slope to the south, and by a set of steps up each side; those to the west with planting along the edge and those to the north (part of Bacon's C17 design) with no planting. To the north-east and north-west the boundaries are formed by Verulam Buildings and Raymond Buildings respectively (both listed grade II).
- 3.97 Approaching the squares from the passageway from Field Court, Gray's Inn Square lies immediately to the north and South Square to the south, on the other side of Gray's Inn Hall. Both squares have roadways around the lawns which are used for car parking. The arrangement and planting of the squares are essentially C20. Gray's Inn Square has a C18 sundial in the centre, and South Square has a statue of Francis Bacon (both listed, see above).
- 3.98 There are views of the rear of the Site, as seen as part of the C20 and later development along the northern side of High Holborn, from here.
- 3.99 Gray's Inn Gardens are of significance for their historic interest, including the surviving elements of Francis Bacon's garden design, their contribution to the local townscape, as well as for providing the setting for the many listed buildings surrounding the gardens and two squares (see above).

Lincoln's Inn fields RPGSHI

- 3.100 Lincoln's Inn fields was included on the RPGSHI at grade II on 30 September 1987. They are described as a '*C17 public square, developed in the C18 and C19*' in the register entry.
- 3.101 Lincoln's Inn Fields was originally known as Fickett's Field, which was in 1657 divided into two fields. Between 1629 and 1638 William Newton acquired control of the fields and began to build houses to the west (known as Arch Row) and south (Portugal Row). A Bill in 1707 to enhance the Fields had failed but in 1735 a formal layout of grass and gravel walks was authorised. The Fields were enclosed with an iron palisade on a stone plinth and in the centre there was a large basin of water. This layout is shown in Rocque's plan of 1746. The basin was a source of some contention and in 1790 it was filled in. The gardens were closed to the public from 1735 until 1894, when the London County Council obtained possession of the gardens and they were opened to the public. The present layout dates from the early C19, and has not changed significantly since.
- 3.102 Lincoln's Inn Fields, c.4ha, is located to the east of Kingsway and south of Holborn. The gardens are surrounded by Lincoln's Inn to the east and the buildings within the square to the north, west and south. The square is enclosed by steel railings (which replaced the original cast-iron railings removed during the Second World War) and is on a very slight slope from north-west to south-east. There are seven entrances to the gardens, one in the centre of each side and one in each corner, except the south-west and they are laid out on a cruciform plan with a perimeter shrubbery and path.
- 3.103 The register entry notes that there are views out of the gardens to the surrounding buildings. The Site is not visible from the gardens.
- 3.104 Lincoln's Inn Fields are of significance for their historic interest, their contribution to the local townscape as well as providing the setting for the many listed buildings surrounding the square, including Lincoln's Inn to the east (see above).

4 THE PROPOSED DEVELOPMENT

- 4.1 This section sets out the preapplication advice received from the Council as relevant to townscape and heritage matters. It goes on to describe the Proposed Development as relevant to the assessment and assess its architectural and urban design quality. The DAS and drawings prepared by the architects should be consulted in conjunction with this section.

Preapplication advice

- 4.2 The Council set out their final preapplication advice on the Proposed Development in their letter of 25 June 2024.
- 4.3 In respect of *'Design and Conservation'* the Council found *'The principle of window and door replacement along the front elevation does not raise any concern; however, any future application should provide full details of the proposed windows and doors to ensure the materiality, design, and detailing is appropriate for use on the host building and within the Bloomsbury Conservation Area'*; and that *'At the rear, the existing slate clad mansard roof is to be replaced with standing seam metal at levels 4-6 (east) and 3-6 (west), which is considered acceptable given the material was part of the original design. The use of standing seam metal cladding is indicative of post-modern architecture and design and would bring the building back into its original design intent while also being sensitive to the character of the wider Conservation Area.'*
- 4.4 The Council concluded that *'Overall, the principle of the works to the front elevation and rear mansard roof are considered acceptable, pending the submission of further details to be reviewed at application stage.'*

The Proposed Development

- 4.5 The Proposed Development comprises alterations to the ground floor frontage to High Holborn, replacement fenestration, new roof coverings and an upgrade of the roof level plant as set out in detail in the DAS. The alterations to the street frontage are shown in the CGI below. The existing stone cladding of the street elevation including the surround of the openings is retained and cleaned and the windows and doors (themselves replacements) are replaced and upgraded.
- 4.6 A new terrace is being created at the north-east corner of the building at 4th floor level and along the east edge at 5th floor level. These will have well planted planters along their edge. New louvred plant screens will be installed (in a finish to match the new roof cladding) to the rear at 5th floor level (where there is unscreened existing plant) and at 6th floor level where the existing unscreened plant area is being reconfigured. A new louvred enclosure is proposed either side of the core access at 7th floor level (front and back) together with photovoltaics on the existing flat roof.



CGI of proposed alterations to the High Holborn façade showing the new ground floor frontage

Assessment

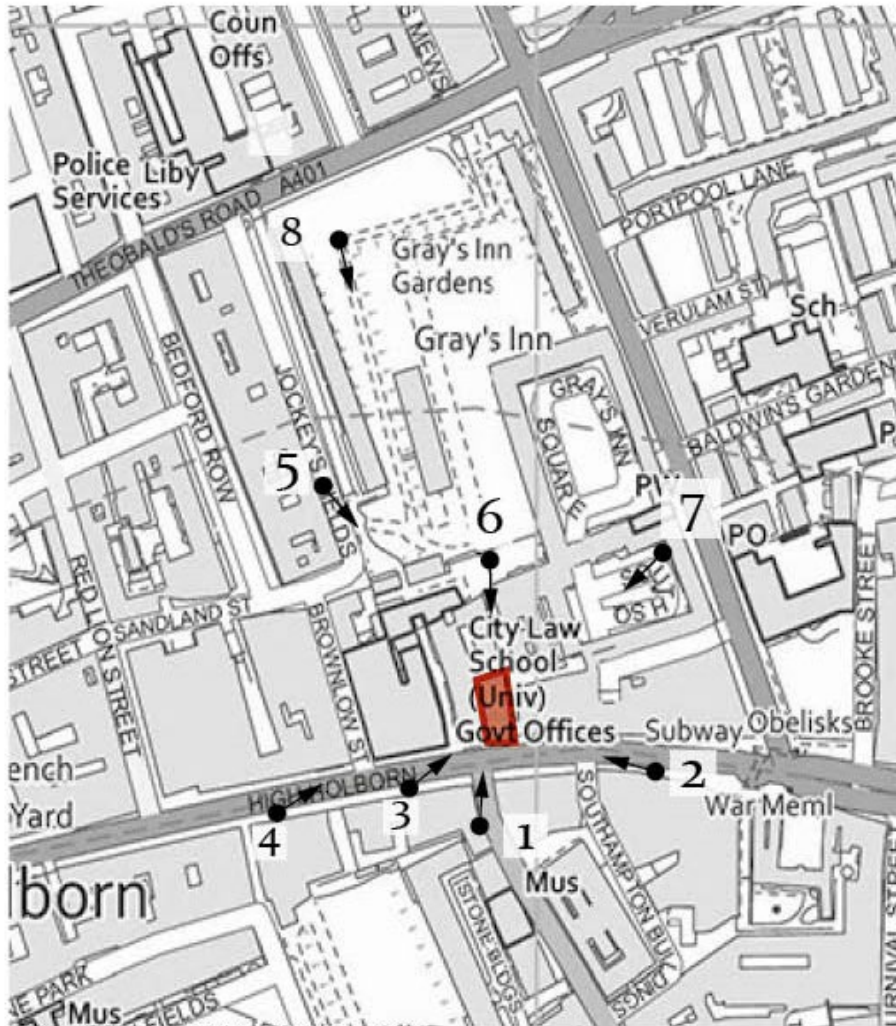
- 4.7 The Proposed Development, which is modest in nature, has been designed to be sympathetic to the host building, the significance of the Bloomsbury Conservation Area and the setting of heritage assets in the surrounding area.
- 4.8 The alterations to the main street façade to High Holborn are confined to the fenestration with the stone facade retained and cleaned. The current glazing including to the entrance to the double height frontage are replacements following approval of planning application ref: 2013/0470/P which introduced an entrance in the central bay (in place of the recess with the Edward Paolozzi statue). At this time the detailed glazing design of the gable end window was changed (and applied decorative metalwork elements were removed from the façade).
- 4.9 The design seeks to celebrate the scale of the design of the facade with the grand double height arched openings, enhancing the visual permeability into the building and improving its interface with the street. This will help refresh the frontage and return the arrangement of an entrance either side of a ‘closed’ central bay, and in doing so celebrate the design of the original stone façade.
- 4.10 The alterations at the upper floor levels have been carefully considered to have a minimal effect on any views and enhance them where these inventions will be seen. They include the cladding of the mansard roof in standing seam metal with new windows (as the current slates and windows are failing); this comprises floors 4 to 6 to the east and 3 to 6 to the west. Approved application drawings at Camden Archives (see Section 3) state this element was to be clad in metal. In addition clutter will be removed from the roof and terrace levels, there will be an enhanced plant enclosure at 6th floor level, and new plant enclosures will be discreetly located at 5th floor and roof levels. All plant

areas are to be enclosed with louvers finished in the same colour as the new mansard roof covering.

- 4.11 The effect of the Proposed Development on views from the surrounding area is assessed in Section 5.

5 VIEWS

- 5.1 The following pages include views of the Proposed Development from 8 viewpoints in the area around the Site. The viewpoints were agreed during preapplication discussions with the Council and have been chosen specifically for the purpose of this application submission. No views of or towards the Site are identified in any Council document.
- 5.2 For the 8 identified views illustrated in this section, there is an image of the view as existing and an image of the proposed view.
- 5.3 The views have been provided as Accurate Visual Representations ('AVRs') to inform an assessment of the visual effects of the Proposed Development. They comprise wireline images which illustrate accurately the degree to which the development will be visible, and its form in outline. Where the Proposed Development is visible in the view only those parts that will be seen are shown, using a solid blue wireline (view 1, 6 and 7). Where the Proposed Development will not be visible the outline of the roofscape as proposed is shown as a dashed blue wireline outline (view 2, 3 and 4). In views 5 and 8 from the north, where the Proposed Development is not visible, the existing roofline outline is shown as a dashed grey wireline outline with the Proposed Development overlaid as a blue dashed wireline.
- 5.4 The views from the south (from Chancery Lane and High Holborn, views 1 to 4) do not show the changes to the street façade of the building, as described in Section 4. CGIs have been prepared that show how the ground floor frontage will appear and these are included in the DAS and at Section 4.
- 5.5 The view images have been used in conjunction with the submitted proposed elevation and plan drawings in undertaking this assessment.
- 5.6 The visualiser's (Cityscape) methodology is included at Appendix A.



Notes: Red line shows approximate Site boundary; viewpoint locations are approximate

Viewpoints

- 1 Chancery Lane
- 2 High Holborn east
- 3 High Holborn west
- 4 High Holborn by New Penderel House
- 5 Jockey's Field
- 6 Field Court
- 7 South Square
- 8 Gray's Inn Gardens

Figure 2: Viewpoint map

View 1 Chancery Lane

Existing



- 5.7 This viewpoint is on the west footway of Chancery Lane looking at the Site. The foreground to the left (facing) and the background of the view are within the Bloomsbury Conservation Area. The foreground to the far right is in the Chancery Lane Conservation Area in the City of London.
- 5.8 The view is of predominantly C20 commercial development, including the Site which lies right of centre. The double height frontage of the building on Site is evident as is the steeply pitched slate clad roof topped with balustrading which can be seen beyond the large gable end. As you move back along the street from here the slate clad roof top plant enclosure on Site becomes visible next to the chimney of the adjoining no. 37-39 High Holborn.

View 1 Chancery Lane

Proposed



- 5.9 The enhanced ground floor frontage with new glazing and doors, as well as the standing seam metal cladding to the steeply pitched roof will be visible in this view. These changes can be seen in the CGI image in the DAS included at Section 4 above. The fenestration of the upper floors is also replaced with enhanced windows that will match the appearance of the existing.
- 5.10 A small part of one of the new roof level enclosures of the Proposed Development will be visible in this view, adjacent to the chimney of no. 37-39 High Holborn, as indicated by the blue wireline outline. It will be screened in louvered panel to match the finish of the new roof cladding and will not be very noticeable in this view. The existing slate clad roof enclosure can be seen from further south along Chancery Lane.

View 2 High Holborn east

Existing



- 5.12 This viewpoint is on the south footway of High Holborn looking west towards the Site. The view is principally of the Bloomsbury Conservation Area. The foreground to the far left, on the south side of High Holborn, lies in the Chancery Lane Conservation Area in the City of London.
- 5.13 The view is principally of the large scale C20 commercial buildings that are varied in style and materials, many post-war or later in date, found along this part of High Holborn. The Site can be seen left of centre of the image. The double height frontage of the building on Site is evident as is the steeply pitched slate clad roof topped with balustrading which can be seen behind the large gable end.

View 2 High Holborn east

Proposed



- 5.14 The Proposed Development will result in little change to this view, and none of the new roof level enclosures will be visible. The enhanced ground floor frontage with new glazing and doors, as well as the standing seam metal cladding to the steeply pitched roof will be visible in this view. These changes can be seen in the CGI image in the DAS included at Section 4 above. The fenestration of the upper floors is also replaced with enhanced windows that will match the appearance of the existing.

View 3 High Holborn west

Existing



- 5.16 This viewpoint is on the south footway of High Holborn looking east towards the Site. The view is of the Bloomsbury Conservation Area. The grade II listed Cittie of Yorke PH and Gatehouse can be seen right of centre (facing) by the blue taxi.
- 5.17 The view is principally of the large scale C20 commercial buildings that are varied in style and materials, many post-war or later in date, found along this part of High Holborn. The Site can be seen left of centre of the image. The double height frontage of the building on Site is evident as is the steeply pitched slate clad roof topped with balustrading, which can be seen behind the large gable end.

View 3 High Holborn west

Proposed



5.18 The Proposed Development will result in little change to this view, and none of the new roof level enclosures will be visible. The enhanced ground floor frontage with new glazing and doors, as well as the standing seam metal cladding to the steeply pitched roof will be visible in this view. These changes can be seen in the CGI image in the DAS included at Section 4 above. The fenestration of the upper floors is also replaced with enhanced windows that will match the appearance of the existing.

View 4 High Holborn by New Penderel House

Existing



- 5.20 This viewpoint is on the south footway of High Holborn, by Penderel House, looking east towards the Site. The view is of the Bloomsbury Conservation Area. The grade II listed Cittie of Yorke PH and Gatehouse lie right of centre but are not very visible in this view.
- 5.21 The view is principally of the large scale C20 commercial buildings that are varied in style and materials, many post-war or later in date, found along this part of High Holborn. The Site can be seen towards the centre of the image.

View 4 High Holborn by New Penderel House

Proposed



5.22 The Proposed Development will result in very little change to this view as the alterations to the street frontage and roof covering will not be apparent from this distance. None of the new roof level enclosures will be visible.

View 5 Jockey’s Fields

Existing



- 5.23 The viewpoint is on the west footway of Jockey’s Field looking in the direction of the Site. The view is of the Bloomsbury Conservation Area. The wall to the left (facing) and no. 5 Field Court in the middle ground are listed grade II.
- 5.24 The roof top of the Site is visible from further north along this street in winter months when the mature trees in the foreground are not in leaf (see photograph on next page), but is screened by them when they are in leaf. This view has been taken from further south along the street so that there is a clear view in the direction of the Site which is occluded by the middle ground development.
- 5.25 The photograph on the following page (taken by the author of the report not the visualisers), is from a point north of viewpoint 5, and shows the limited extent of the existing building on Site that is visible in this view when the trees are not in leaf.



Winter image of a view from Jockey's Fields towards the Site (taken by the author of the report not the visualisers).

View 5 Jockey's Fields

Proposed



- 5.26 The Proposed Development will not be visible in this view as indicated by the dashed blue wireline outline. This has been overlaid over a grey dashed outline of the existing building on Site in order to indicate the extent of roof level changes. The changes will be minimal as seen by comparing the two dashed wirelines.
- 5.27 In winter views from further north along the street (see the photograph on the preceding page) when the trees in the foreground are not in leaf and the existing building on site is visible, the changes will not be very noticeable and in keeping with the existing character of the roofscape of the building on Site which will be enhanced overall.

View 6 Field Court

Existing



- 5.28 The viewpoint is at the northern edge of Field Court, close to the gates into Gray’s Inn Gardens, looking south along Fulwood Place towards the Site. The view is of the Bloomsbury Conservation Area. No. 2 Field Court, to the left (facing) is listed grade II and the Gray’s Inn Gardens grade II* RPGSHI lies behind the viewer.

- 5.29 The rear of the Site, an area of yellow brickwork and a small section of slate clad roof, can be seen in the background of the view along Fulwood Place below the high level gantry between no. 12 Fulwood Place and no. 2 Field Court and beyond the rendered front of nos. 4 to 7 Fulwood Place. The focus of the view is the grade II listed no. 2 Field Court beyond the York stone and granite set surface of Field Court itself. The mature trees will be more prominent once the crowns grow back.

View 6 Field Court

Proposed



- 5.30 Some of the roof level changes of the Proposed Development will be visible in this view but not very noticeable as indicated by the blue wireline outlines. These comprise the very top of the PV panels on the existing eastern section of the roof, the new and renewed balustrade railings at floors 4 and 5 respectively, and a small part of the new plant enclosure at level 6. The effect overall will be minimal and in keeping with the existing character of the roofscape of the building on Site.

View 7 South Square

Existing



- 5.31 This viewpoint is in the north-east corner of South Square looking towards the Site. The view is of the Bloomsbury Conservation Area. The foreground comprises the grade II listed statue of Francis Bacon and no. 1 South Square (of darker brick).
- 5.32 The main focus of the view are the ordered red brick frontages of the buildings surrounding the Square (much of which are post-war in date) and the parked vehicles in the square itself. The top of the roof of the Site and part of the existing plant enclosure can be seen in the distance beyond the ridge line of the foreground buildings towards the centre of the view.

View 7 South Square

Proposed



- 5.33 A small part of one of the new roof level enclosures of the Proposed Development will be visible in this view but not very noticeable as indicated by the blue wireline outline. A section of the louvered plant screen will be seen between the existing slate clad plant enclosure (which is to be reclad to match) and the glazed skylight atop the existing gable roof – both of which are visible in this view. The effect overall will be minimal and in keeping with the existing character of the roofscape of the building on Site.

View 8 Gray’s Inn Gardens

Existing



5.34 This viewpoint is from the western raised terrace of Gray’s Inn Gardens looking in the direction of the Site. The view is of the Bloomsbury Conservation Area. Gray’s Inn Gardens is a grade II* RPGSHI including and surrounded by a variety of Grade II and II* listed buildings, nos. 1 – 6 Raymond Buildings to the right (facing) is listed grade II and nos. 6, 7 and 8 Gray’s Inn Square to the far right are listed grade II*.

5.35 The building on Site, which lies in the distance, is screened when the mature trees in Gray’s Inn Gardens are in leaf. The photograph on the following page (taken by the author of the report not the visualisers), which is from the same general location as viewpoint 8, shows the limited extent of the existing building on Site that is visible in this view when the deciduous trees are not in leaf.



Winter image of a view of the Site from the west terrace in Gray's Inn Gardens (taken by the author of the report not the visualisers)

View 8 Gray's Inn Gardens

Proposed



- 5.36 The Proposed Development will be screened in views when the many mature trees in Gray's Inn Gardens are in leaf as indicated by the dashed blue wireline outline. This has been overlaid over a grey dashed outline of the existing building on Site in order to indicate the extent of roof level changes. The changes will be minimal as seen by comparing the two dashed wirelines and, in winter views when the deciduous trees in the middle ground are not in leaf, will not be very noticeable and in keeping with the existing character of the roofscape of the building on Site which will be enhanced overall.
- 5.37 The black solid line in this view shows the outline of the buildings in the middle ground in front of the Site that lie between the viewer and the Site, below which the Site is not visible. This has been generated by the visualisers using 2022 Zmapping tiles of the surrounding buildings.

6 ASSESSMENT OF EFFECTS & CONCLUSIONS

- 6.1 The Proposed Development is assessed in Section 4 of this report and its effect on views is assessed in Section 5. The Site and its context are described in Section 3, which also identifies heritage assets in the surrounding area and assesses their significance. This section considers the effects of the Proposed Development on the local townscape, the significance of the Bloomsbury Conservation Area and those elements of setting that contribute to the significance of heritage assets in the surrounding area.
- 6.2 The 8 views assessed in Section 5 illustrate the minimal effects of the Proposed Development on the local townscape around the Site. They have been used to assess the effects of the Proposed Development on the setting of heritage assets.
- 6.3 The DAS sets out how the design has evolved through preapplication discussions with the Council and is based on a clear appreciation of the heritage context of the Site and the townscape character of the local area. The DAS and application drawings should be consulted in conjunction with this section.

Architecture, urban design and townscape

- 6.4 The Proposed Development, which is modest in nature, has been designed to be sympathetic to the host building, the significance of the Bloomsbury Conservation Area and the setting of heritage assets in the surrounding area.
- 6.5 The design seeks to celebrate the scale of the design of the facade with the grand double height arched openings, enhancing the visual permeability into the building and improving its interface with the street. The ground floor frontages along High Holborn are very varied and many incorporate double height elements which reflect the importance of this main route, including the grade II listed former Peral Assurance Company building to the west.
- 6.6 The alterations at the upper floor levels have been carefully considered to have a minimal effect on any views and enhance them where seen; see below. They include the cladding of the mansard roof in standing seam metal with new windows (as the current slates and windows are failing). All plant areas are to be enclosed with louvers finished in the same colour as the new mansard roof covering.
- 6.7 The Proposed Development, in line with the NPPF, will contribute positively to making places better for people (in respect of architecture, urban design and townscape), and to local character and distinctiveness.

Views

- 6.8 The scheme has been designed so that the alterations at the upper levels have a minimal effect on any views and enhance them where possible. This can be seen in the 8 before and after views assessed in Section 5.

- 6.9 In the views from the south along High Holborn and Chancery Lane it is principally the enhanced ground floor frontage that will be apparent, though not very noticeable, as seen in views 2 to 4, together with views of the new roof cladding (no roof top plant enclosures will be visible in these views). There will be glimpses of a new plant enclosure (as there are from further south of the existing roof level slate clad plant area) in view 1 from Chancery Lane, however, it is the ground floor frontage and cleaned façade that will draw the eye. The overall effect in these views will be beneficial.
- 6.10 In views from the north there will only be glimpsed views of the new roof covering, or enhanced plant areas, from points where the existing building on Site is visible, as seen in views 6 and 7. In some of these views the Site is screened in the summer months when deciduous trees in the foreground are in leaf (view 8 and from nearby view 5). When visible the enhanced roof plant area and roof cladding will be seen but not very noticeable, as part of a roofscape of largely C20 buildings. The effect overall on these views will be beneficial.

Heritage assets

- 6.11 The Site lies in the Bloomsbury Conservation Area and there are a number of heritage assets in surrounding area including grade I, II* and II listed buildings and grade II* and II RPGSHI, as set out in Figure 1.
- 6.12 Cityscape (the visualisers) have prepared 8 before and after views from viewpoints agreed in consultation with the Council. These are included and assessed at Section 5. They have been used to inform the assessment of effects on heritage assets or their settings below.

Bloomsbury Conservation areas

- 6.13 The Site lies in the Bloomsbury Conservation Area. The Proposed Development is well considered in terms of its design, and in terms of its immediate Site context and the wider townscape generally, as assessed above. The effects overall whilst modest will enhance both the roofscape of the building and its frontage to High Holborn.
- 6.14 In line with Policy D2 Heritage Assets the Proposed Development will on balance have a positive effect on the Bloomsbury Conservation Area enhancing the appearance of the ground floor frontage and existing roof level plant areas.

Listed buildings

- 6.15 There are a number of listed buildings within or close to the 250m radius study area from the centre of the Site (as illustrated in Figure 1).
- 6.16 The closest listed buildings to the Site are nos. 7 & 8 Warwick Court (1) some 30m to the north-west. They have a relatively localised setting on Warwick Court which includes large scale post-war commercial buildings typical of the densely built up urban area north of High Holborn. There may be glimpsed views of the roof level alteration from the rear of these listed buildings but the degree of change to this 1980s commercial building will be so minor in respect of the varied townscape character of the area, that there will be no effect on their setting.

- 6.17 No. 2 Field Court (2)(part of Gray's Inn) lies some 45m to the north-east. There will be glimpsed views of the roof level alteration in views of this listed building (from nearby viewpoint 5 in the winter months; see Section 5) but the Proposed Development will not be very noticeable and if the new roof cladding and rationalised plant areas were seen, their well considered design would be apparent within a wider roofscape of largely C20 commercial buildings. There would be no effect on any element of setting that contributes to the significance of this listed buildings.
- 6.18 The other listed buildings can be considered as groups defined by their relative geographical location in relation to the Site.
- 6.19 To the north and north-east are the grade I, II* and II listed buildings of Gray's Inn comprising both buildings and more utilitarian items such as railings and walls, these comprise the listed buildings numbers (3) to (21) as seen at Figure 1 and set out in Section 3. They surround or lie within the grade II* Gray's Inn Gardens RPGSHI which form their principal setting (see below). There may be glimpsed views of small parts of the roof level changes (as seen in view 7) but these are very minor in nature and in keeping with the existing character of the Site and its local context. There will be no effect on any element of setting that contributes to the heritage significance of these listed buildings.
- 6.20 To the east on High Holborn, some 50m away, are the grade II listed Cittie of Yorke Public House (22) and the Gatehouse into Gray's Inn (23). Whilst the proposed alterations to the High Holborn façade of the Proposed Development will be visible they will not be very noticeable from here and are in keeping with the existing character of the host building, along a stretch of High Holborn that has a very varied character. There will be no effect on any element of setting that contributes to the heritage significance of these listed buildings.
- 6.21 To the north-east, some 100m away, are the grade II listed buildings focused around Bedford Row which have localised setting along this street, buildings numbers (24) to (28) as seen at Figure 1 and set out in Section 3. The roof level alterations are minor in nature and where visible will be seen as part of a wider C20 roofscape. There will be no effect on any element of setting that contributes to the heritage significance of these listed buildings.
- 6.22 To the south-west, beyond the built frontage of the southern edge of High Holborn are the grade I, II* and II listed buildings of Lincoln's Inn comprising both buildings and more utilitarian items such as railings and walls – many at the edge of the 250m study area. They comprise the listed buildings numbers (29) to (36) as seen at Figure 1 and set out in Section 3. There are no street views of these listed buildings in conjunction with the Site. The roof level alterations, principally to the rear of the Site, will form part of the wider roofscape of C20 commercial buildings. There will be no effect on any element of setting that contributes to the heritage significance of these listed buildings.
- 6.23 To the south-east, some 150m away are the grade I, II* and II listed buildings of Staples Inn comprising both buildings and more utilitarian items such as railings and walls, listed buildings numbers (37) to (45) as seen at Figure 1 and set out in Section 3. They form a group with a frontage to High Holborn and have a localised setting overall. Whilst the proposed alterations to the High Holborn façade of the Proposed Development will be visible they will not be very noticeable and they will be in keeping with the existing character of the host building, along a stretch of High Holborn that has a very varied character. There will be no effect on any element of setting that contributes to the heritage significance of these listed buildings.

6.24 In summary, the nature of the Proposed Development is such that if the roof cladding and rationalised plant areas are seen, in conjunction with or from any listed building, their well considered design would be apparent forming part of a wider roofscape of C20 commercial buildings. There would be no effect on any element of setting that contributes to the significance of these listed buildings. In line with Policy DH2 Heritage Assets the Proposed Development will not harm the setting of any listed building.

RPGSHI

6.25 There will be views of the Proposed Development from the Gray's Inn Gardens RPGSHI. The Proposed Development will enhance the existing roof level plant area and clad the mansard in a more suitable material, as originally intended. The varied character of the townscape context to the south of this RPGSHI and the limited modest nature of the Proposed Development (which is in keeping with the design and enhances the materials of the existing mansard level) are such that if seen in views from this RPGSHI they will not be very noticeable and will appear in keeping with the overall scale and character of the backdrop of the existing C20 roofscape. There will be no effect on any element of setting that contributes to the significance of the RPGSHI.

6.26 The Proposed Development will not be visible from the Lincoln's Inn Fields RPGSHI.

6.27 In line with Policy DH2 Heritage Assets the Proposed Development will not harm the setting of any RPGSHI.

NPPF tests

6.28 Notwithstanding our assessment that the Proposed Development will cause no harm to any heritage asset or its setting, should others disagree this harm could only be said to be minor.

6.29 In the case of designated heritage assets and the test set out at paragraph 202 of the NPPF it would be at the very low end of '*less than substantial*'. The provision of enhanced office accommodation, rationalised roof top plant and an enhanced frontage to High Holborn would deliver public benefits which would outweigh this limited '*less than substantial*' harm.

Conclusions

6.30 The Proposed Development is modest in nature and of a high quality design appropriate for its location. In respect of the design considered in its own right, and the relationship between the proposed alterations and the host building, as well as its heritage context, the effects will be positive or neutral. The new ground floor glazing and entrance will enhance the appearance of the building and its contribution to the local townscape of High Holborn and the significance of the Bloomsbury Conservation Area. There will be no harm to the significance of any heritage asset or its setting.

6.31 The Proposed Development will enhance the Bloomsbury Conservation Area. The modest nature of the proposals and the distance of the identified heritage assets from the Site, or their relationship with it, and the character of the intervening townscape are such that there will be no effect on any element of setting that contributes to the significance of any listed building or RPGSHI.

6.32 The Proposed Development is based on a clear understanding of the heritage significance of the Site context. It complies with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act (1990) and special regard has been had to the significance of the Bloomsbury Conservation Area, and the setting of listed buildings in the surrounding area. There will be no harmful effect on the setting of any heritage asset in the surrounding area. The Proposed Development is in line with the policies and guidance on heritage set out in the NPPF and PPG, the London Plan, local policies and guidance and HE guidance.

Gareth Jones BA Hons MA UD Dip Bldg Con (RICS) IHBC RTPI
19 July 2024

APPENDIX A: VISUALISERS METHODOLOGY

35 High Holborn

London

Accurate Visual Representation Methodology

July 2024

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View	Visualisation type	Level of accuracy of location	Render / wireline	Ref	OS-E	OS-N	Height (AOD)	Height (AGL)	Heading	Lens	Lens choice	Field of view	Date	Time
01	Type 4	Better than 0.05m	Wireline	D30418	530967.66	181589.53	21.75 M	1.60 M	9.00°	24mm	Inclusion of relevant context	73.74°	26/06/24	14:44
02	Type 4	Better than 0.05m	Wireline	D30419	531043.76	181608.03	21.15 M	1.60 M	291.00°	24mm	Inclusion of relevant context	73.74°	26/06/24	15:04
03	Type 4	Better than 0.05m	Wireline	D30420	530937.38	181599.12	22.07 M	1.60 M	62.00°	24mm	Inclusion of relevant context	73.74°	26/06/24	14:38
04	Type 4	Better than 0.05m	Wireline	D30421	530849.97	181584.59	23.39 M	1.60 M	71.00°	24mm	Inclusion of relevant context	73.74°	26/06/24	14:28
05	Type 4	Better than 0.05m	Wireline	D30422	530882.60	181743.28	23.86 M	1.60 M	140.00°	24mm	Inclusion of relevant context	73.74°	26/06/24	14:06
06	Type 4	Better than 0.05m	Wireline	D30423	530970.49	181721.16	21.06 M	1.60 M	168.00°	24mm	Inclusion of relevant context	73.74°	28/06/24	11:08
07	Type 4	Better than 0.05m	Wireline	D30417	531078.13	181712.08	19.50 M	1.60 M	232.00°	24mm	Inclusion of relevant context	73.74°	27/06/24	11:33
08	Type 4	Better than 0.05m	Wireline	D30425	530886.21	181889.39	22.65 M	1.60 M	152.00°	24mm	Inclusion of relevant context	73.74°	28/06/24	11:56

0.0 Introduction

0.1 Methodology overview

The methodology applied by Cityscape Digital Limited to produce the ‘*Type 4 Photomontages survey / scale verifiable*’¹ or views contained in this document are described below. In the drafting of this methodology and the production and presentation of the images, guidance has been taken from the ‘TGN 06/19 Visual Representation of development proposals’ (TGN06/19) from the Landscape Institute published on 17 September 2019 in support of GLVIA3.

The disciplines employed are of the highest possible levels of accuracy and photo-realism which are achievable with today’s standards of architectural photography and computer-generated models.

0.2 View selection

The viewpoints are being selected through a process of consultation with relevant statutory consultees by townscape/heritage consultants and having regard to relevant planning policy and guidance.

1.0 Photography

1.1 Digital photography

High quality digital full frame sensor cameras are being utilised.

1.2 Lenses

In accordance with TGN 06/19, Cityscape balances the need to include the extent of the site and sufficient context with the stated preference for 50mm lenses. For local urban views a wide angle lens of 24mm or 35mm is generally used. For more open spaces the default is 50mm, intermediate distance views are photographed with a lens between 35mm to 70mm and occasionally long range views may be required with lens options ranging from 70mm to 1200mm.

As a guide, the following approach is used:

View	Lens options
Relevant foreground, urban context or large site	24mm – 35mm
Open spaces, where proposed development can be included	50mm
800 to 5000 metres – intermediate	35mm – 70mm
5000+ metres – long	70mm – 1200mm

Examples of these views are shown in Figures 1 and 2.

1.3 TGN 06/19

States that:

“2.2 Baseline photography should: [...] include the extent of the site and sufficient context;”²

“1.1.7 If a 50mm FL lens cannot capture the view in landscape or portrait orientation (for example, if the highest point of the development is approaching 18° above horizontal) the use of wider-angled prime lenses should be considered, working through the following sequence of fixed lenses in this order: 35mm FL > 28mm FL > 24mm FL > 24mm FL Tilt-Shift. Tilt-Shift Lenses are considered at Appendix 13. In these unusual situations, the reasoning for the choice and the approach used should be documented, and the agreement of the competent authority should be sought (see Appendix 10 Technical Methodology).”³ and

“Views should include the full context of the site / development and show the effect it has upon the receptor location.[...]”⁴

1.4 Digital camera

Cityscape uses high quality professional DSLR (digital single lens reflex) and DSLM (digital single lens mirrorless) cameras. The cameras utilise FFS (full frame sensors) so declared focal lengths require no conversion to be understood in line with TGN 06/19 guidelines.

Cityscape use high quality lenses that are matched to the resolution of the cameras to ensure high contrast and sharp rendition of the images.

1.5 Position, time and date recording

The photographer is provided with (i) an Ordnance Survey map or equivalent indicating the position of each viewpoint from which the required photographs are to be taken, and (ii) a digital mockup rendered with a context model of the desired view. For each viewpoint the camera is positioned at a height of 1.60 metres above the ground level which closely approximates the human eye altitude, and falls into the 1.5-1.65m range provided by TGN 06/19⁵.

If local conditions required a deviation to capture the view, the exact height can be found in the Table of Views. A point vertically beneath the entrance pupil of the lens is marked on the ground as a survey reference point and two digital reference photographs are taken of (i) the camera/tripod location and (ii) the survey reference point (as shown in Figures 3 and 4). The date and time of the photograph are recorded by the camera.

1 ‘TGN 06/19 Visual Representation of development proposals.’ Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp. 21-2

2 ‘TGN 06/19 Visual Representation of development proposals.’ Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp. 5, Paragraph 2.2

3 ‘TGN 06/19 Visual Representation of development proposals.’ Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp. 28, Paragraph 1.1.7

4 ‘TGN 06/19 Visual Representation of development proposals.’ Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp. 35, Paragraph 4.1.5

5 ‘TGN 06/19 Visual Representation of development proposals.’ Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp. 50



1: Local view



2: Intermediate view



3: Camera location



4: Survey reference point

2.0 Digital image correction

2.1 Raw file conversion

Professional digital cameras produce a raw file format, which is then processed for both high detail and colour accuracy. The final image is saved as an 8 bit tiff⁶ file.

2.2 Digital image correction

The digital photographs were prepared for the next stage of camera matching (see Sections 6 and 7).

All lenses exhibit a degree of geometric distortion. The most common types are radially symmetrical along the principal axis of the lens, and tend to grow in size towards the perimeter of the image. The outer edges of the images are therefore not taken into consideration to reduce inaccuracies. Figure 5 illustrates the ‘safe’ or non-distortive area of an image which is marked by a red overlay.

The adjusted or corrected digital image, known as the ‘background plate’, is then saved ready for the camera matching process (see Sections 6 and 7). In preparation for the survey (see Section 3.2) Cityscape indicates on each background plate the safe area and priority survey points, such as corners of buildings, retained elements and party walls for survey (see Figure 6).



5: Area of interest to be surveyed



6: Background plate highlighting critical survey points in green and secondary survey strings in red

⁶ TIFF is the name given to a specific format of image file stored digitally on a computer.

3.0 Type 4 visualisations

3.1 Type 4 visualisation

Unless otherwise specified visualisations are completed to TGN 06/19⁷ Type 4 Photomontage / Photowire (survey / scale verifiable) standards.

3.2 Survey

An independent surveyor is contracted to undertake the survey of (i) each viewpoint as marked on the ground beneath the entrance pupil of the lens at the time the photograph is taken (and recorded by way of digital photograph (see Section 1 above) and (ii) all the required points on buildings, hard landscape features or immobile permanent objects within the safe zone. The survey is coordinated onto the Ordnance Survey National Grid (OSGB36) by using GNSS (global navigation satellite system such as GPS⁸) equipment (see, for example, Figure 7) and processing software. The Ordnance Survey National Grid (OSGB36) is chosen as it is the most widely used and because it also allows the captured data to be incorporated into other available digital products (such as Ordnance Survey maps). The height datum used is Ordnance Survey Newlyn Datum and is also derived using the GNSS.

Improvements to the real-time position of GNSS data is achieved by RTK (real time kinematic) compensation, which utilises a comparison between known base stations positions and their current position fix to produce correction data to the measurements. The required points on each building are surveyed using conventional survey techniques utilising an electronic theodolite and reflectorless laser technology (shown in Figure 8). In certain circumstances, a viewpoint may need to be surveyed using conventional survey techniques as opposed to RTK, if, for example, the viewpoint is in a position where GNSS information cannot be received.

3.3 False origin

3D modelling programs, unlike CAD/BIM programs, have inherent inaccuracies the further an object is away from the origin. Cityscape decide on and record a local, 'false origin' that is used to move the model closer to the origin. This alleviates the inaccuracies. The 3D model of the proposed development, consented scheme models, and survey data are all moved uniformly to this new false origin. When performing positioning checks (see Section 5.2) the offset between false origin and OS are added back to the coordinates.



7: Field survey being carried out, GNSS receiver



8: Field survey being carried out, total station

⁷ 'TGN 06/19 Visual Representation of development proposals.' Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp.11, Table2, pp 21-24.

⁸ <https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/land/guidelines-for-the-use-of-gnss-in-surveying-and-mapping-2nd-edition-rics.pdf>

4.0 Type 3 visualisations

4.1 Type 3 visualisation

These visualisations are as described in TGN 06/19⁹ Type 3 Photomontage / Photowire (not survey / scale verifiable) standards. In contrast to Type 4, Type 3 visualisations rely on good quality data for camera matching, but are not relying on surveys as described in Section 3.2. Data sources such as GPS, OS Maps, 3D City models, geo-referenced aerial photography, LiDAR or 3D models can be used.

The individual data source used is declared in an accompanying table. The possible angular shift of a 1m lateral displacement of the camera against its actual coordinate depends on the distance of the object from the camera¹⁰:

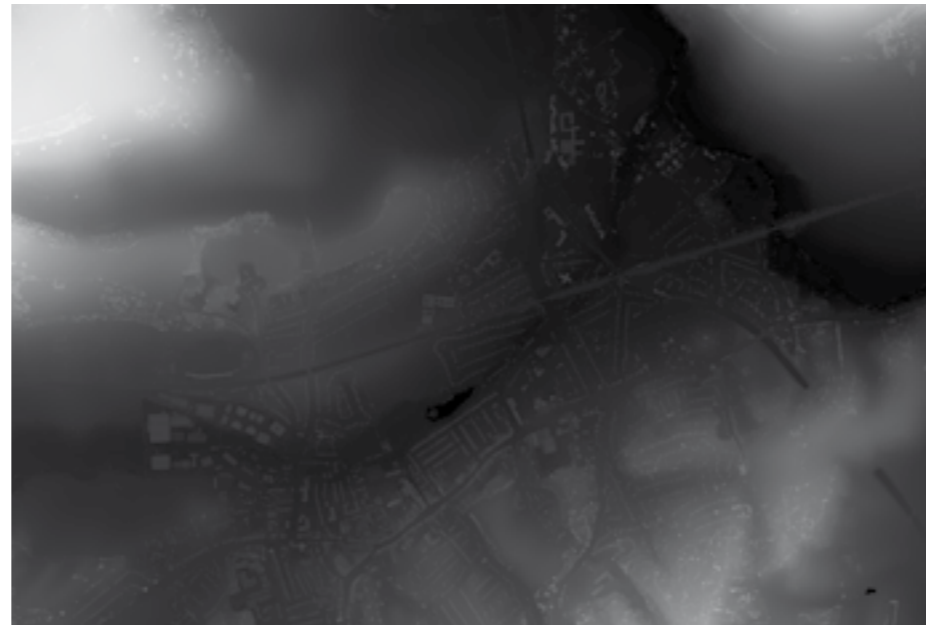
Distance from camera	Apparent shift
10m	5.7°
100m	0.57°
1,000m	0.057°
10,000m	0.006°

Cityscape also create 3D DSM (Digital Surface Model) models from publicly available data sources, such as Defra LiDAR scans from the Defra Data Services Platform. We always choose the newest data available at the highest possible resolution, typically at 1m resolution. The data is processed to coordinate onto Ordnance Survey National Grid (OSGB36), and converted to a Square Grid DSM. The square grid is then optimised into a TIN (Triangulated Irregular Network). The optimisation has been validated to produce no loss in usable information of the geometric mesh. This process follows the guidelines set out in ‘Guidance - Visual representation of wind farms - Feb 2017’¹¹.

DSM source is typically the Defra LiDAR Composite DSM, 2020, resolution 1m.

4.2 False origin

3D modelling programs, unlike CAD/BIM programs, have inherent inaccuracies the further an object is away from the origin. Cityscape decide on and record a local, ‘false origin’ that is used to move the model closer to the origin. This alleviates the inaccuracies. The 3D model of the proposed development, consented scheme models, and survey data are all moved uniformly to this new false origin. When performing positioning checks (see Section 5.2) the offset between false origin and OS are added back to the coordinates.



11: 1m resolution LiDAR GeoTIFF



12: Resulting 3D TIN mesh

9 ‘TGN 06/19 Visual Representation of development proposals.’ Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp.11, Table2, pp 19-20.

10 ‘TGN 06/19 Visual Representation of development proposals.’ Available at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf (Accessed: March 2022).pp 56-57

11 ‘Guidance - Visual representation of wind farms - Feb 2017’ Available at: <https://www.nature.scot/sites/default/files/2019-09/Guidance%20-%20Visual%20representation%20of%20wind%20farms%20-%20Feb%202017.pdf> (Accessed at March 2022). pp 8-9

5.0 Model positioning

Applies to Type 3 and Type 4 visualisation.

5.1 Model source

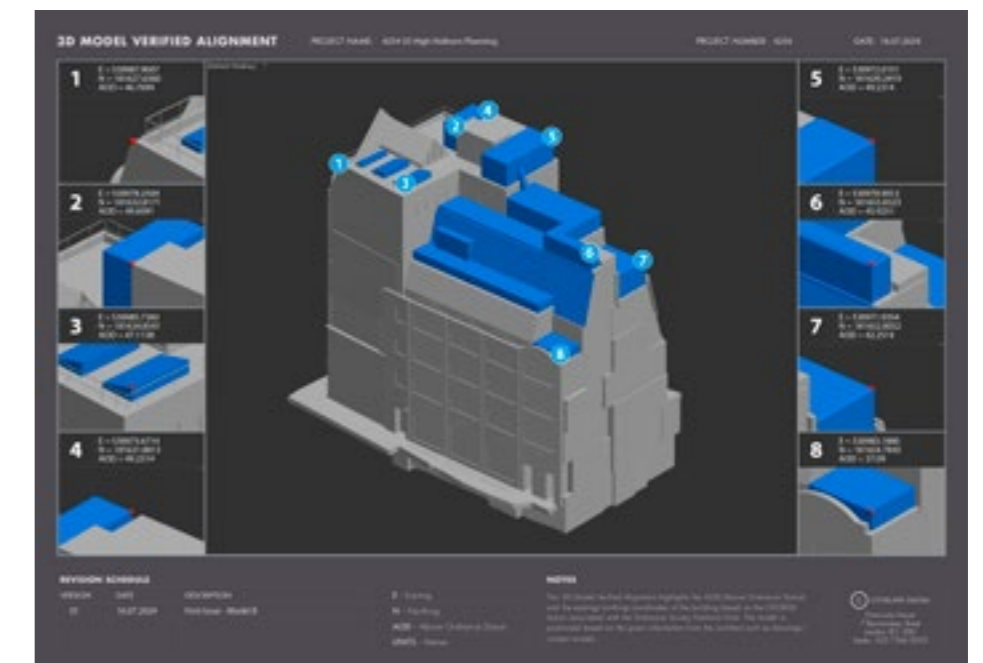
A wireframe 3D model of the proposed scheme if not provided is created by Cityscape from plans and elevations provided by the architects and from survey information of the ground levels on site and various other points on and around the site, such as the edge of adjacent roads and pavements etc. provided by the surveyor.

5.2 Proposed model position check

The architect supplies a 3D model in OS coordinates that can be used ‘as is’ for position checks as described below (utilising the false origin as described in Section 3.3). Alternatively, a non OS located model can be provided together with a floor plan that is positioned in an OS map. The model can then be positioned by way of setting it on the floor plan. Heights are either preserved from the original model if supplied in AOD, or taken from supplied elevations.

Once the model is positioned, confirmation of height and Easting/ Northing Coordinates is requested from the architect.

At least two clear reference points are agreed and used to confirm the placement of the model.



13: Proposed model position check

6.0 Camera matching – Type 4 visualisations

6.1 Cityscape's database

Cityscape has built up a comprehensive database of survey information on buildings and locations in central London; the database contains both GNSS survey information and information regarding the dimensions and elevations of buildings gathered from architects and other sources.

The outlines of buildings are created by connecting the surveyed points or from the information obtained from architects' drawings of particular buildings. By way of example of the high level of detail and accuracy, approximately 300 points have been GNSS surveyed on the dome of St. Paul's.

The database 'view' (as shown in Figure 14) is 'verified' as each building is positioned using coordinates acquired from GNSS surveys. In many instances, the various coordinates of a particular building featured in one of the background plates are already held by Cityscape as part of their database of London. In such cases the survey information of buildings and locations provided by the surveyor (see Section 3.2 above) is used to cross-check and confirm the accuracy of these buildings. Where such information is not held by Cityscape, it is, where appropriate, used to add detail to Cityscape's database.

The survey information provided by the surveyor is in all cases used in the verification process of camera matching.

6.2 Camera matching process

The following information is required for the camera matching process:

- Specific details of the camera and lens used to take the photograph and therefore the field of view (see Section 1);
- The adjusted or corrected digital image i.e. the 'background plate' (see Section 2);
- The GNSS surveyed viewpoint coordinates (see Section 3.2);
- The GNSS surveyed coordinates of points within the background plate (see Section 3.2);
- Selected models from Cityscape's database (see Section 6.1);
- The GNSS surveyed coordinates of the site of the proposed scheme (see Section 3.2);

The data is combined in a 3D software package and is then used to situate Cityscape's virtual camera such that the 3D model aligns exactly over the background plate (as shown in Figures 15, 16 and 17) (i.e. a 'virtual viewer' within the 3D model would therefore be standing exactly on the same viewpoint from which the original photograph was taken (Figure 3). This is the camera matching process.



14: Selected GPS located models (yellow) from Cityscape's database, situated on Cityscape's London digital terrain model



15: The background plate matched in the 3D GPS located models



16: Background plate matched to the 3D GPS located models



17: The camera matched background plate with an example of a proposed scheme included in red

7.0 Camera matching – Type 3 visualisations

7.1 Cityscape's context models

Cityscape have purchased available 3D city models of large parts of London and other parts of the UK that are modelled to within 25cm accuracy. Where available this data is used to create camera matches for Type 3 visualisations, or additional data is purchased.

In addition, or where 3D city models are not available, DSM data is used for camera matching (see Section 4).

7.2 Camera matching process

The following information is required for the camera matching process:

- Specific details of the camera and lens used to take the photograph and therefore the field of view (see Section 1);
- The adjusted or corrected digital image i.e. the 'background plate' (see Section 2);
- 3D city model and/or DSM context model (see Section 4);
- Selected models from Cityscape's database (see Section 6.1);
- A 3D model of the proposed scheme (see Section 5)

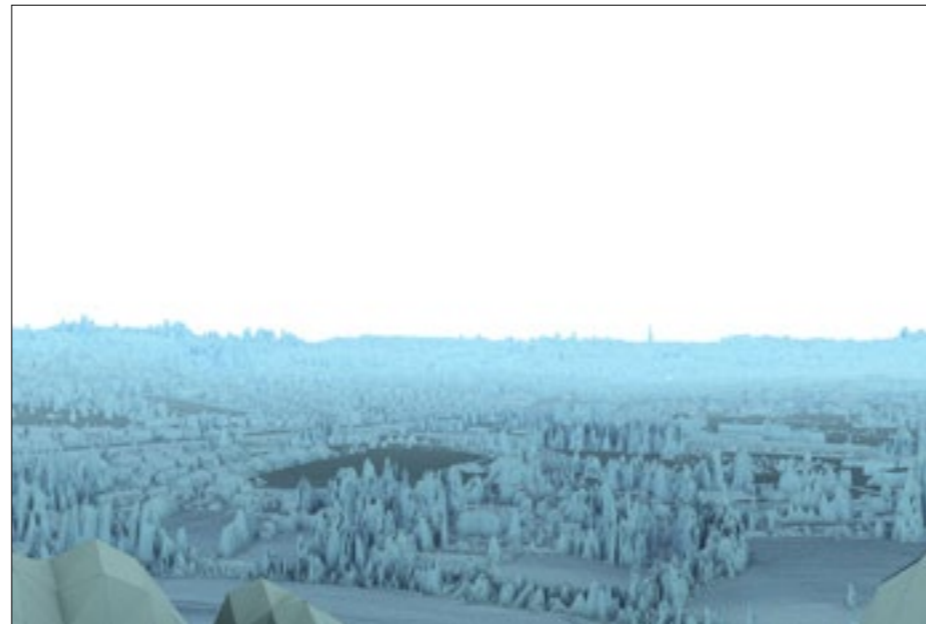
The data is combined in a 3D software package and is then used to situate Cityscape's virtual camera such that the 3D model/DSM aligns exactly over the background plate (as shown in Figure 20) (i.e. a 'virtual viewer' within the 3D model would therefore be standing very close to the same viewpoint from which the original photograph was taken (Figure 3). This is the camera matching process.



18: Background plate: digital photograph, size and bank corrected as described in Section 2



20: Camera matching: the background plate matched in DSM TIN mesh



19: Render: DSM model render, camera matched

8.0 Rendering

8.1 Wireline image (AVR 0/1)

The proposed developments are shown using a constant thickness wireline. The line is generated from a computer rendering of the 3D model and follows an ‘inside stroke’ principle.

Rendering is a technical term referring to the process of creating a two dimensional output image from the 3D model. The ‘inside stroke’ principle is followed so that the outer edge of the line touches the outline of the render from the inside, fairly representing the maximum visibility.

The camera matching process is repeated for each view and a wireline image of the proposal from each viewpoint is then produced. The wireline image enables a quantitative analysis of the impact of the proposed scheme on views.

8.2 Rendered image (AVR 3)

In order to assist a more qualitative assessment of the proposals, the output image needs to be a photo-realistic reflection of what the proposed scheme would look like once constructed. This is called an AVR3.

8.3 Texturing

The process of transforming the wireframe 3D scheme model into one that can be used to create a photorealistic image is called texturing¹².

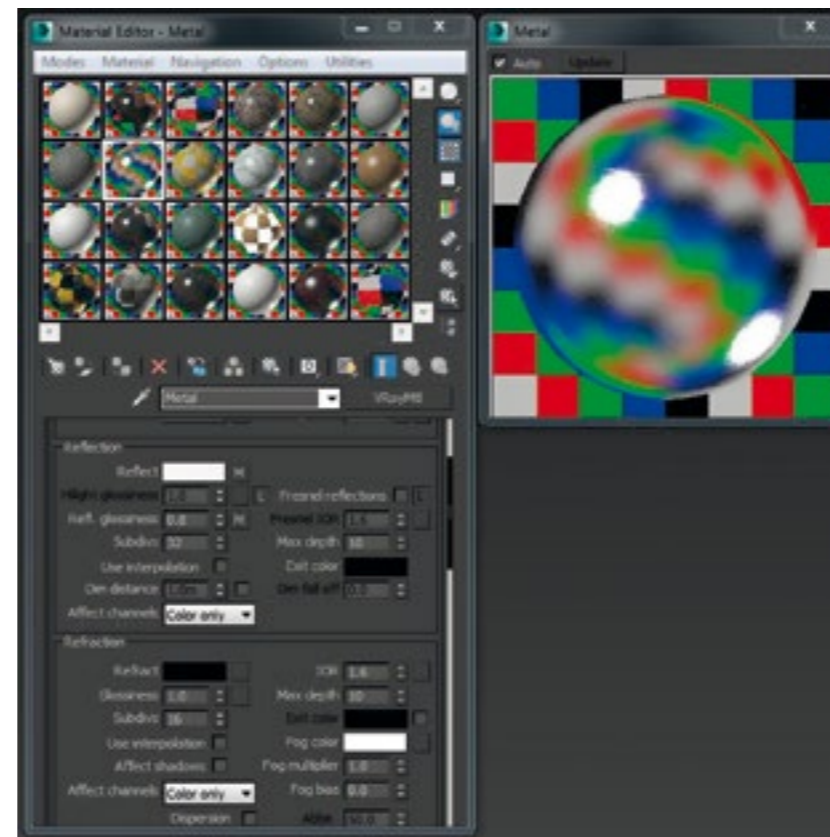
Prior to rendering, Cityscape requires details from the architect regarding the proposed materials (e.g. type of glass, steel, aluminium etc.) to be utilised.

Cityscape also use high resolution photographic imagery of real world material samples, supplied by the client or the manufacturer, to create accurate photorealistic textures for use in all our images. This information is used to produce the appearance and qualities in the image that most closely relates to the real materials to be used (as shown in Figure 21).

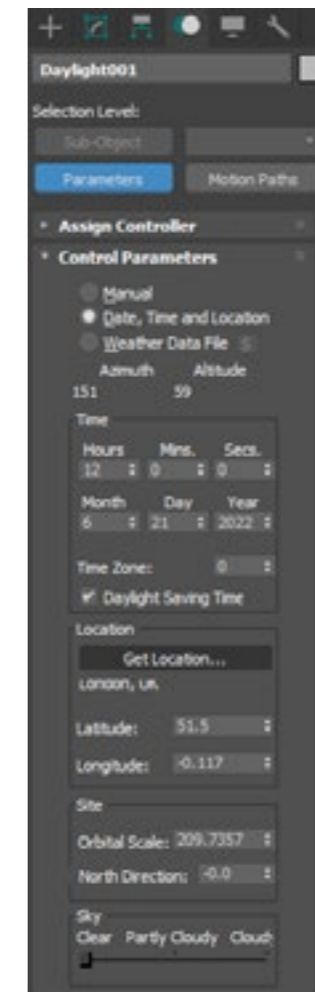
8.4 Lighting and sun direction

The next stage is to light the 3D model to match the photographic environment. The date, time of the photograph and the latitude and longitude of the city are input (see Figure 22) into the unbiased physically accurate render engine. Cityscape selects a ‘sky’ (e.g. clear blue, grey, overcast, varying cloud density, varying weather conditions) from the hundreds of ‘skies’ held within its database to resemble as closely as possible the sky in the background plate.

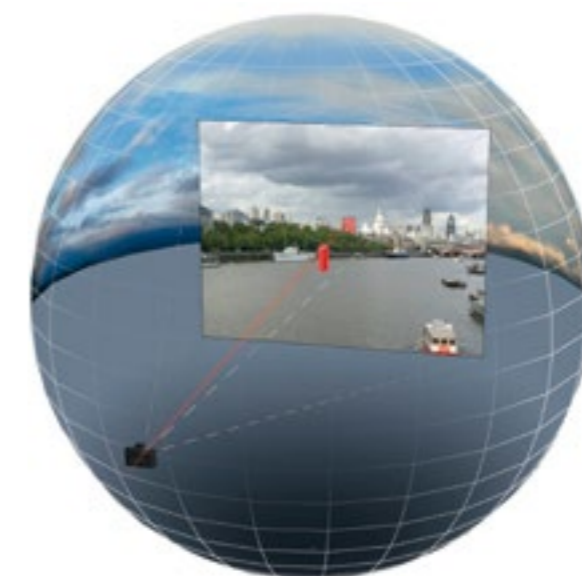
The 3D model of the proposed scheme is placed within the selected sky (see Figure 23) and using the material properties also entered, the computer calculates the effects of the sky conditions (including the sun) on the appearance of the proposed scheme.



21: Screenshot of some materials in the 3D rendering package.



22: Screenshot of environment information (time, date and year) entered to locate the sun correctly (see Section 7).



23: Example of a proposed scheme highlighted in red within the selected sky and rendered onto the background plate

¹² Texturing is often referred to as part of the rendering process, however, in the industry, it is a process that occurs prior to the rendering process.

9.0 Post production

9.1 Post production

Finally, the rendered image of the scheme model is inserted and positioned against the camera matched background plate.

Once in position, the rendered images are edited using Adobe Photoshop®. Masks are created in Photoshop where the line of sight to the rendered image of the proposed scheme is interrupted by foreground buildings (as shown in Figure 24).

The result is a verified image or view of the proposed scheme (as shown in Figure 25).

A similar process is followed for wireline (AVR1) images. The outline of the rendered model is traced with a constant thickness stroke which stays inside the massing of the rendered model. Additional lines are added using a narrower stroke to delineate significant stepping in the model's topography, and to aid with the understanding of the wirelines in respect to the overall arrangement of massing of the proposed development.



24: Process red area highlights the Photoshop mask that hides the unseen portion of the render



25: A photo-realistic verified image



Cityscape Digital

Printworks House
7 Bermondsey Street
London SE1 2DD

020 7566 8550

cityscapedigital.co.uk