

HERITAGE ASSESSMENT

5 Southampton Place
London WC1A 2DA

ref. E13-022/HA

July 2013



Introduction

This document seeks to apply for permission for the temporary change of use of no. 5 Southampton Place, London, a Grade II* listed building, from existing B1 Office use to Dual use D1/B1 higher education with ancillary office use for a period of 10 years. Upon the expiry of the 10 year period the use will revert back to office B1.

The following pages set out the history and historic impact of the site and the proposals, in order to inform the application.

The intended education provider will be London School of Business and Finance (LSBF) who currently use the premise as offices.

This document should also be read in conjunction with Osel 'Planning Statement Incorporating Transport Assessment' July 2013

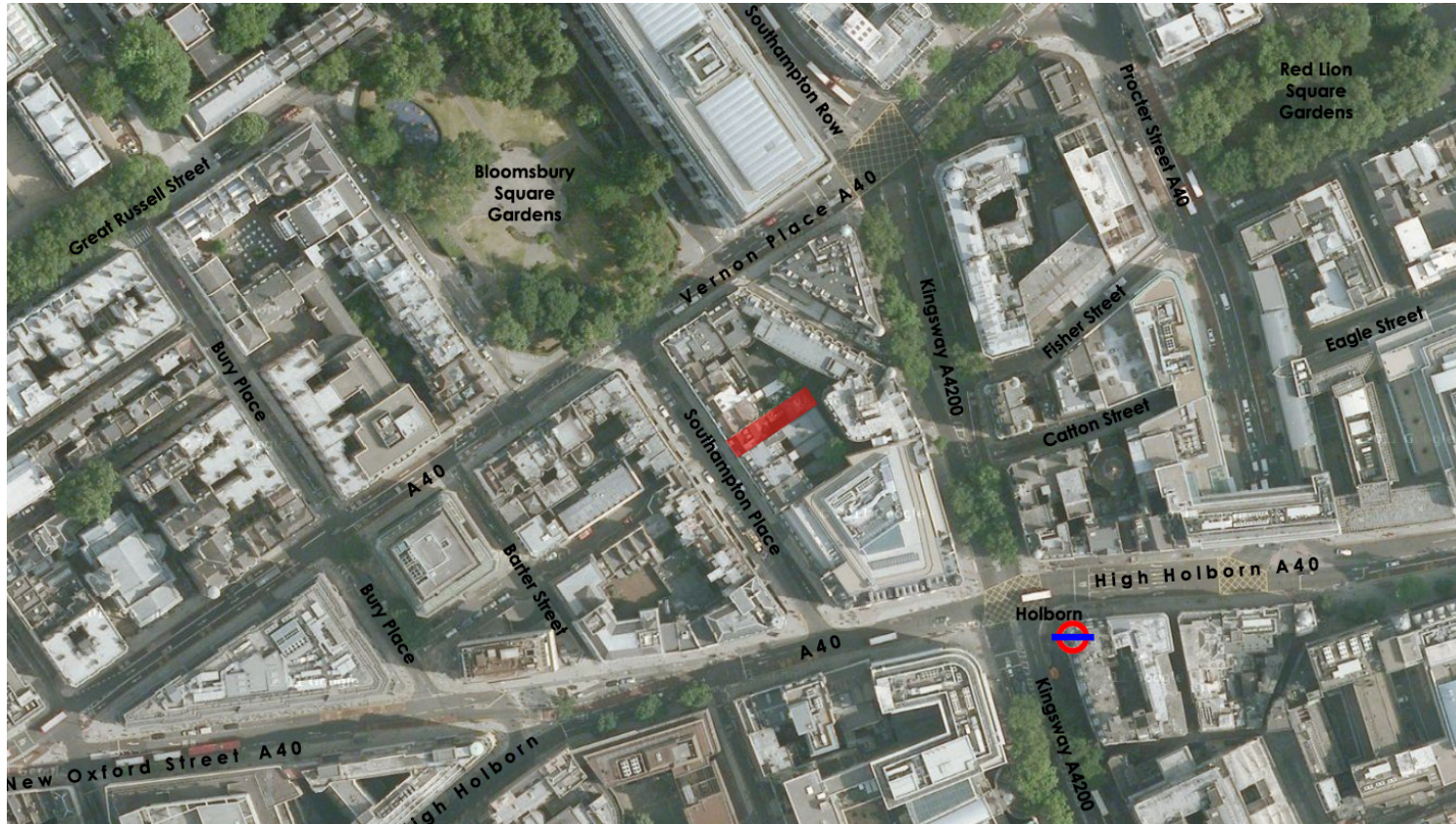


The Site

The site is found in the London Borough of Camden and within the Bloomsbury conservation area, sub area (Bloomsbury Square/Russell Square/Tavistock Square). Southampton Place is a street that runs on a north-west to south-east orientation, with Bloomsbury Square to the north and the A40 High Holborn to the south.

No. 5 Southampton Place is located towards the middle of the street, on the eastern side of Southampton Place. With accommodation laid out over 5 floors; lower ground, ground, first, second and third floor mansard.

The building was Grade II* listed on 24th October 1951 and forms a listing with no. 1-8 Southampton Place.





© Mr Brian Jackson

IoE Number:	478125
Location:	NUMBERS 1-8 AND ATTACHED RAILINGS, 1-8 SOUTHAMPTON
PLACE (east side)	CAMDEN TOWN, CAMDEN, GREATER LONDON
Photographer:	Mr Brian Jackson
Date Photographed:	24 October 2004
Date listed:	24 October 1951
Date of last amendment:	24 October 1951
Grade	II*

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

CAMDEN TQ3081NW SOUTHAMPTON PLACE 798-1/100/1471 (East side) 24/10/51 Nos.1-8 (Consecutive) and attached railings GV II* Terrace of 8 houses. c1785-63. Probably under the direction of Henry Flitcroft. Darkened multi-coloured stock brick with a stone band at 1st floor level. Tiled mansard roofs with dormers. 3 storeys, attics and basements. 3 windows each. Gauged brick flat arches to recessed sash windows. Bracketed cornices below parapets. No.1: wooden architraved doorcase with carved consoles and pedimented cornice. Nos 2 & 3: semicircular headed entrances with patterned fanlights and panelled doors. No.2 with margin lights. No.3 doorframe with fluted frieze and cornice and fluted pilasters at sides with foliated capitals. Nos 4, 5 and 7: wooden doorcases with engaged Doric columns carrying entablature and pediment; fanlights and panelled door. Nos 6 and 8: stone doorcases with carved consoles and cornices, No.8 pedimented. All entrances approached by steps over basement areas. INTERIORS: not inspected but noted to retain good staircases, fireplaces and panelling, those of Nos 4, 5, 6 and 8 being especially fine. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

***Bloomsbury Conservation Area Appraisal and Management Strategy, Adopted 18 April 2011
(extract)***

Bloomsbury Conservation Area 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 to the east.

The original designation of Bloomsbury as a conservation area in 1968 sought to protect elements of development from the Georgian and earlier eras, but excluded area where there had been significant later redevelopment. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture.

The Bloomsbury Square Area - Southampton Place leads into Bloomsbury Square from High Holborn and has three-four-storey three bay early Georgian fronts in multi-coloured brick with stucco banding at parapet and first floor levels. Designed by an eminent 18th century architect, Henry Flitcroft, they are notable grade II listed classically-ornamented stucco frontage of No. 19 which contains an archway through to Barter Street.*

Changes of Use

The uses within the Bloomsbury Conservation Area have changed over time. Changes of use have included expansion of the university into the former terraces and into offices, the change of use from residential to hotel and hostel use. The reuse of buildings for various uses may have implications for the character and appearance of the area. This can include:

- Unsympathetic amalgamation of terraces to accommodate a larger use, particularly the interruption of the pattern of the repeated terraced frontages within the street and the need for plant and servicing*
- Subdivision of houses into flats where this leads to a proliferation of building services.*
- Loss of vitality arising from the loss of a mix of small scale uses within an area*
- Loss of a concentration of specialist uses within an area where these contribute to the character of an area (such as loss of small specialist shops characteristic of the Museum Street Area to A3 (food and drink) uses.*

Record Photos

External front elevation view of no.5

Not impacted: No change



View of external ground floor sash windows.

Not impacted: No change



External view of no.5, door.

Wooden door case with engaged Doric columns carrying entablature and pediment; fanlight and panelled door.

Entrance approached by steps over basement areas (ref: Images of England)

Not impacted: No change



External staircase to front lightwell, leading from pavement to basement level.

Not impacted: No change



External view of no.5, door.

Wooden door case with engaged Doric columns carrying entablature and pediment; fanlight and panelled door.

(ref: Images of England)

Not impacted: No change



Cast iron railings with torch flambe finials to areas.

(ref: Images of England)

Not impacted: No change



Record Photos

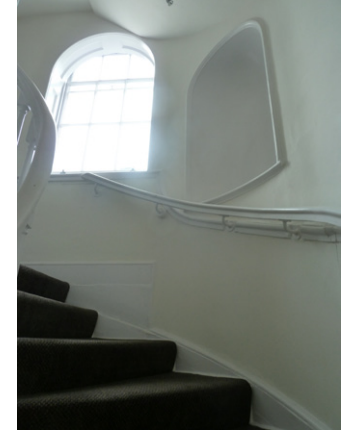
Main internal stairs: Ground floor

Not impacted: No change



Main internal stairs

Not impacted: No change



Main internal stairs

Not impacted: No change



Main internal stairs - First floor landing

Not impacted: No change



Main internal stairs

Not impacted: No change



Main internal stairs

Not impacted: No change



Record Photos

View into rear courtyard

Not impacted: No change



View from rear courtyard looking towards the rear of the main building

Not impacted: No change



View into rear courtyard

Not impacted: No change



Front basement room

Not impacted: No change



Rear ground floor extension: Rooflight

Not impacted: No change



Rear ground floor extension

Not impacted: No change



Record Photos

Ground floor corridor

Not impacted: No change



Ground floor rear room: bay window looking into rear courtyard

Not impacted: No change



Ground floor front room

Not impacted: No change



Ground floor rear room: cornice detail

Not impacted: No change



Ground floor front room: fireplace

Not impacted: No change



Ground floor rear room: fireplace

Not impacted: No change



Record Photos

First Floor rear room: view of bay window looking into rear courtyard

Not impacted: No change



First Floor front room: windows

Not impacted: No change



First Floor rear room: fireplace

Not impacted: No change



First Floor front room: fireplace

Not impacted: No change



First Floor rear room: cornice detail

Not impacted: No change



First Floor front room: cornice detail

Not impacted: No change



Record Photos

Second Floor staircase: window and cornice detail

Not impacted: No change



Third Floor front room

Not impacted: No change



Second Floor front room

Not impacted: No change



Third Floor front room

Not impacted: No change



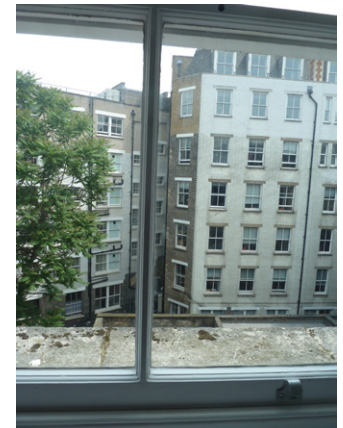
Second Floor rear room

Not impacted: No change



Third Floor rear room

Not impacted: No change



Planning History

The property was built around 1785-63 under the direction of Henry Flitcroft, and built as a terrace of 8 houses.

There has been no significant planning history relevant to this site, a list of applications submitted since 1993 are listed below:

Application ref: 9500442 Granted 07-07-1995

5 Southampton Place WC1

The removal of four existing rooflights in the rear extension and replacement with one central rooflight. As shown on drawing numbers 94036/01 /02 /05 /07 /08 and /09 and as revised by letter dated 19th May 1995.

Application ref: 9400203 Granted 27-10-1994

3 4 & 5 Southampton Place WC1

Change of use on a personal basis from office within Class B1 to club (sui generis) including construction of rear basement level kitchen extension and installation of high level ventilation duct as shown on drawing numbers 01A 02A 26(1) 27(1) 28(1) 29(1) 30(1) 31(1) BC/01C BC/02C BC/04A BC/09 BC/10 BC/11 & BC/12 revised by letters dated 5th July 1994 and 16th September 1994.

(This was for the sole use of The Bloomsbury Club, and a condition on the consent stated that 'on their vacating the premises the use shall revert to the lawful use for Class B1 office purposes'.)

Application ref: 9370122 Granted 05-11-1993

5 Southampton Place WC1

Alterations including the enlargement of the opening between two ground floor rooms at No.5 linking No.5 and No.6 at second and third floor levels and new openings between No.5 and No.4 at basement and ground floor levels as shown on drawing numbers 01A 02A 21C 23B 24B 26 and 27.

(This does not appear to have been implemented as there is no evidence of this in the current property of no. 5)

Planning History (cont...)

Over the years, the majority of the buildings have converted into Offices (B1) and more recently into Higher education use (D1). The following list is an analysis of the current occupants on Southampton Place:

East Side

<u>Address</u>	<u>Occupant</u>	<u>Use Class</u>
1 Southampton Place	German Academic Exchange Service (DAAD)	D1
2 Southampton Place	Stafford School of English	D1
3-4 Southampton Place	Kaplan International Colleges	D1
5 Southampton Place	London School of Business and Finance (LSBF)	B1
6-8 Southampton Place	Bloomsbury International English Courses	D1
4th Flr,8 Southampton Place	Private Residential Flat	C3

West Side

<u>Address</u>	<u>Occupant</u>	<u>Use class</u>
14 Southampton Place	London College of International studies	D1
	Chinese Education Studies	D1
15 Southampton Place	Oberman Law	B1
16-17 Southampton Place	Arcadia University	D1
	The College of Global Studies	D1
18-19 Southampton Place	London School of Business and Finance (LSBF)	D1
20-21 Southampton Place	Bell International Institute	D1
22 Southampton Place	Urban Wimax	B1
23 Southampton Place	London School of Business and Finance (LSBF)	D1



View looking towards the east elevation of Southampton Place



View looking towards the west elevation of Southampton Place

The proposals

The proposals set out within this document seek to apply for the temporary change of use of no. 5 Southampton Place, London, from existing B1 Office use to Dual use D1/B1 higher education with ancillary office use for a period of 10 years. Upon the expiry of the 10 year period the use will revert back to office B1.

There will be no change to the fabric of the building, as it is in good decorative order and the current configuration and various room sizes are suitable for LSBF. The building will be used as offices, classrooms and break out areas. Classrooms will hold a maximum of 16 students, and some rooms used as one-to-one study rooms.

The current use as offices will not be significantly different to the proposed dual use for the building. Office use will be integrated through the building alongside teacher/staff rooms, classrooms and student break out spaces, and will offer more employment than the last known B1 occupants, who employed 15 members of staff.

LSBF will employ 20 full-time staff and approx. 15 part-time staff within this building and will expect up to 160 students throughout a day attending part-time courses.

Historic Impact Assessment

Relevant Policies

Camden Core Strategy 2010-2025 Local Development Framework.

CS14 - Promoting high quality places and conserving our heritage

Camden Development Policies 2010-2025

DP25 - Conserving Camden's heritage

f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building;

Bloomsbury Conservation Area Appraisal and Management Strategy, Adopted 18 April 2011

Conclusion

It is concluded that for the change of use proposals of the property from B1 office to dual use B1 office and D1 Higher education, will have no impact on the historic building of no. 5 Southampton Place. All features internally and externally will be fully respected within this Grade II* listed building and the proposals have no requirement to make any internal or external changes.

The building is currently in good decorative order throughout, and LSBF are able to occupy the existing spaces with only the addition of loose furniture.

This particular change of use will also have the least impact on the Bloomsbury Conservation Area, as the use will operate very similar opening hours to an office space and no changes will be made to the building services or require any alterations to the internal layouts, unlike other uses such as residential or hotel use.

Bloomsbury conservation area recognises the historic changes over the years, with the original formation of Southampton Place as residential homes, and later changed uses to offices. The street is now dominated by education use, and no.5 will therefore form the natural development of the street.

LSBF are keen to maintain and enjoy the spaces and features of this historic listed building, and also believe their students would enjoy attending classes in such a rich environment, many of which are from overseas and attending classes at 5 Southampton Place would altogether enhance their experience of being in London.