



HERITAGE STATEMENT:

Chancery Court Hotel: Phase II Refurbishment Courtyard Terrace

By

Giles Quarme & Associates

7 Bishops Terrace

London SE11 4UE

Tel 02075820748

Email mail@quarme.com

Web: www.quarme.com



INTRODUCTION

The purpose of this document is to review the affect of the current proposals for the courtyard terrace at the Chancery Court Hotel on the heritage asset.

This document should be read in connection with the previous Heritage Statements and information written to accompany the following applications:

Response letter: Ms Ellen Barnes of LBC, 16th March 2011 re No LBC required. GQA Significance Report: Phase I

2012/1547/P

2012/1548/L

CONTENTS

SECTION 1	SITE INVESTIGATION AND REVIEW OF THE HISTORIC EVOLUTION OF THE COURTYARD
SECTION 2	ANALYSIS OF THE PROPOSED ALTERATIONS
SECTION 3	CONCLUSION

The purpose of this report is to advise the London Borough of Camden, (LBC) and the architects, EPR, of the extent of surviving historic fabric in the Terrace Area of Chancery Court Hotel Courtyard.

EPR are currently proposing to carry out minor works of alteration to the Courtyard Terrace Area. This area was greatly altered during the TP Bennett implemented Scheme in 1999.

Drawings:

It is possible to assess the evolution of the building from the WG Sinning Plans through to the current proposals. It is reasonable to conjecture that the proposed works to the Terrace Area of the Courtyard do not adversely affect the historic elements that were retained during the 1999/2006 works .

Physical Onsite Examination:

It can be seen when assessing the materials that survive in the Courtyard Area that some of the original historic fabric survives and the current scheme works to ensure it is in keeping with the surviving historic fabric and detail.

SITE INSPECTION

The Hotel was jointly inspected by Giles Quarme & Natasha Brown of GQA, Nick Belsten of CBRE, Geoff Hull of EPR, Alex Webster & Aaron Clarke of MD and Alan Wito of the LBC on Friday 7th December 2012 to assess the impact of the current proposals on the surviving historic fabric and its significance.

It was agreed that the current proposals would be sympathetic to the surviving historic fabric and a few suggestions were made by Alan Wito that have been considered in this application

CONCLUSION

We believe that the combination of evidence provided by previous reviews of the Heritage Asset by GQA, the historic drawings and surveys and the onsite investigation carried out jointly with LBC support the scheme as the EPR proposals will not have any adverse impact on the historic fabric of the Listed Building.

Natasha Brown GRAD DIPL Cons (AA) RIBA/Giles Quarme RIBA AABC
March 2013

SECTION 2: WRITTEN DOCUMENTATION

Listed Buildings Online

Building Name:	Pearl Assurance Company Limited 247-252	LBS Number:	478251
Parish:	Camden Town	Grade:	II
District:	Camden	Date Listed:	14 May 1974
County:	Greater London	Date Delisted:	
Postcode:	WC1V 7EN	National Grid Reference:	TQ3069581502

Listing Text:

CAMDEN

TQ3081NE HIGH HOLBORN
798-1/101/836 (South side)
14/05/74 Nos.247-252 (Consecutive)
Pearl Assurance Co Ltd

II

Office block. Central block, 1912-19 by C Newman; east block, 1929-30 by P Moncton; south-east extension, 1954-6 by Bates & Sinning; west block, 1959-60 by Bates & Sinning. Portland stone with granite, rusticated podium. Steep slated roof. Irregular plan ranged round central courtyard.

EXTERIOR: main facade 5 storeys, attics and 2 storeys of dormers in Edwardian Baroque style. Symmetrical design with projecting end and central bays, windows 1:7:1:7:1. Engaged ionic columns and pilasters rise through 2nd-4th floors carrying entablature. Round arched entrance with console-keystone and flanked by elaborate bracketed lanterns in 2 groups of 3; bronze gates. Ground floor windows architraved with rusticated keystones, 1st floor round-headed architraved, 2nd square-headed architraved, 3rd with cartouche keys and cast-iron balconies, 4th are oculi. Central entrance bay flanked by paired columns with broken segmental pediment; 2 stage tower above with leaded dome carried by ionic engaged columns. End bays with smaller leaded domes.

INTERIOR: has good features including ground floor cash hall and marble balustraded staircase.

SUBSIDIARY FEATURES: attached balustraded parapets to basement areas.

Listing NGR: TQ3069581502

Setting of the Listed Building

Chancery Court Hotel is the former London Head Office of Pearl Assurance PLC. The building fronts the South side of High Holborn about 120m East from the junction with Broadway and Holborn underground station. The building has an imposing 6 storey street façade with 2 attic floors, built in various phases between 1912 and 1962 in ‘High Baroque’ style, mainly to the designs of H Percy Monckton and E. A. Runtz. The building is listed Grade 2.

There is a central courtyard, also in Baroque style, which had a War memorial in the form of a statue of St George previously located in its centre. That statue was removed to the new Pearl Assurance Headquarters building in Peterborough following the conversion of the building into a hotel by T.P. Bennett. The shape and size of the Courtyard was also altered during the TP Bennett scheme and the light-wells were entirely removed.

Conservation Area and Other Heritage Assets

The building is situated within the Bloomsbury Conservation Area and is noted in Camden’s Conservation Area Appraisal as:

“The largest and most elaborate building in this stretch of High Holborn is the grade II listed former Pearl Assurance Building, at no’s 247-261 (consec), a grand Edwardian Baroque composition by C Newman dating from 1910-12. These office headquarters were extended at various times: in similar style on the east side by P Monckton in the 1920s with later 1950s extensions at the rear. Of note is the Western House, Nos 245-246 a 1960 extension on the street frontage, designed by TP Bennett and Son in a contrasting modern style with a stone façade articulated by continuous ribbon windows (not listed). Vacated by Pearl Assurance in the 1990s, the building was converted by T P Bennett to the Chancery Court Hotel in 1998-200. The near symmetrical front of the main building is faced in Portland Stone, and has a channelled grey granite ground floor, a giant Ionic order to the three upper floors, and two attic floors in steep pitched roof above a large cornice. A landmark feature of the building is the tall Baroque dome over the central arched entrance, which is visible in views along High Holborn to the east and west. The entire building is set back from the established building line on the south side of the street, allowing for wider pavements, a row of street trees, and an increased sense of openness in the streetscape. From the east, this set-back also allows for long views of No240, a lively, freestyle classical corner building dating from the late 19th Century, which is clad in stone and topped by a dome with an ornamental lantern.”

Historical Importance of High Holborn

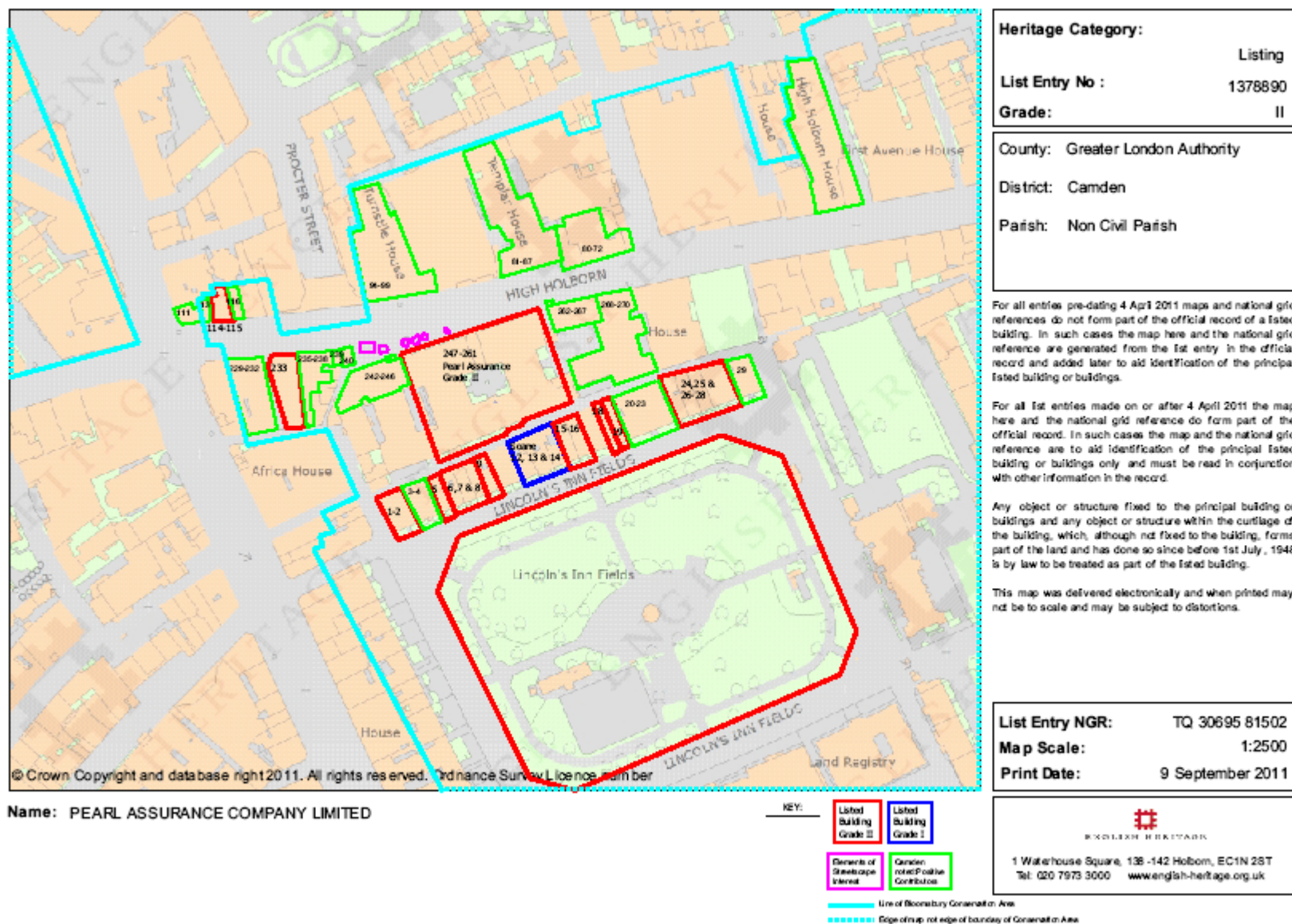
The historical importance of High Holborn began with the 17th and 18th century street pattern, which was developed during the 19th and 20th century as London expanded its commercial developments east.

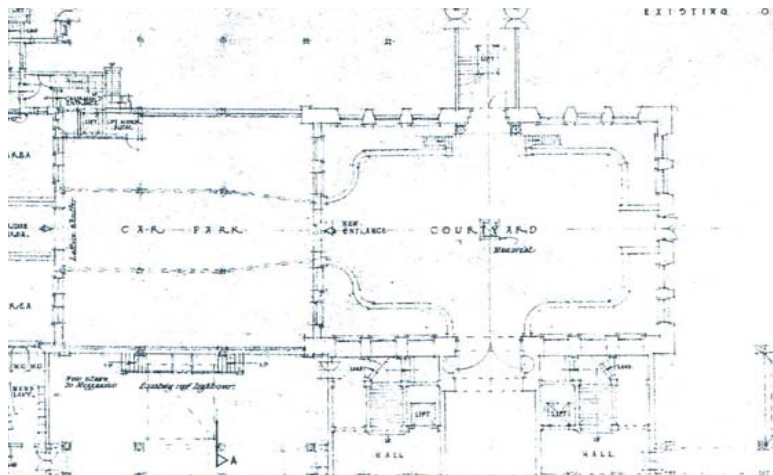
The buildings that form part of the Bloomsbury Conservation Area Sub Area 9 are made from traditional red brick of the 17th and 18th century and where they still survive are interspersed with stone buildings and others from the mid 20th Century which use glass and concrete.

The street on the south Side however, with the exception of one group of buildings, Nos 308-10, was redeveloped during the 20th Century. The Camden Appraisal notes that there are other Listed buildings in the surrounding vicinity but these include only two others that are close by on High Holborn, Nos 114 & 115 on the opposite side of the street, one closer to Kingsway/Southampton Row and No 233, located on the same side of the street as the hotel.

The other notable listed buildings that are in a close proximity to the Chancery Court Hotel are the buildings that back onto Whetstone Park at the rear of Chancery Court from Lincoln’s Inn Fields: Grade II listed buildings Nos 1 & 2, No 5, Nos 6, 7 & 8, No 9, Nos 15 & 16, No 18, No 19 and No 24-28 inclusive. The other important building within the vicinity is No 12,13 and 14 Lincoln’s Inn Fields, The Soane Museum, which is listed Grade I. 31-33 (consec), 50-51, 52-54 (consec), 72 Old Red Lion P H, 73-78, 79-80, 81-87 Templar House, 94-99 Turnstile House, 111, 113, 116, 229-232 Kingsbourne House, 235-38 (consec), 239, 240, 242-46(consec), 262-67 (consec), 268-70 (consec), 296-302 (consec) Lincoln House, 307-308 Dutch House, 309-10 Granite kerbs, bronze statue of the Artist as Hephaestus in facade of 35, mature street tree on north side in front of 81-87 (consec) Templar House, 7 x semi-mature street trees on south side in front of 242-246 (consec) & 247-261 (consec) Chancery Court Hotel, modern advertisement booth in front of 242-246 (consec)

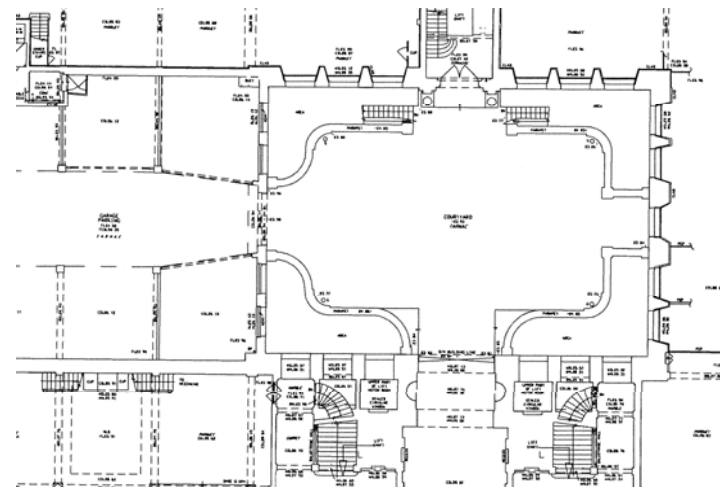
Listed and Locally Listed outlined buildings and Conservation Area outline.





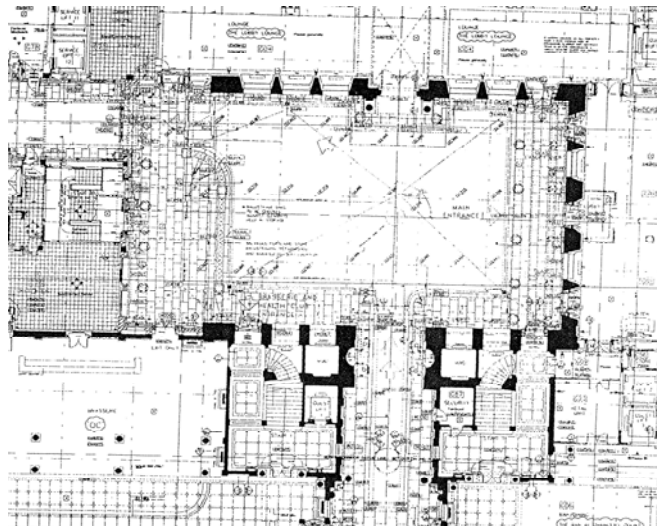
ORIGINAL:

Completion of all phases of the original construction 1953 E Bates & WG Sinning. The plan shows the original courtyard with 4 light-wells at the corners of the original rectangular courtyard. This also shows the car park under the East side of the building.



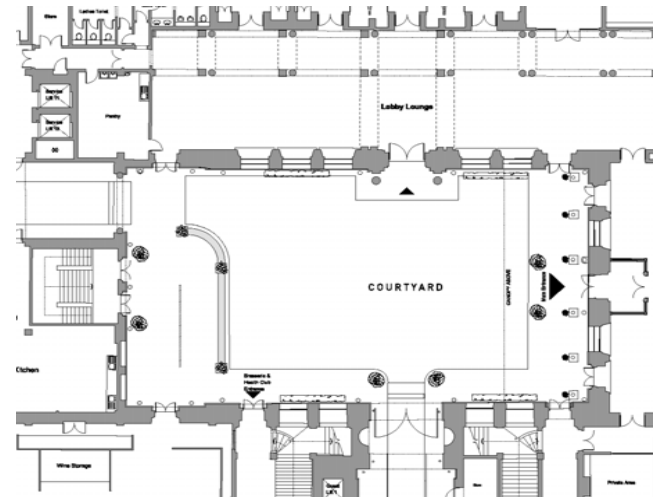
STERLING SURVEYS

Sterling Surveys (1995) drawing showing the courtyard and car park prior to the alterations of the TP Bennett Scheme in 1999. This shows the balustrades and light-wells as per the scheme in 1953.



TP BENNETT

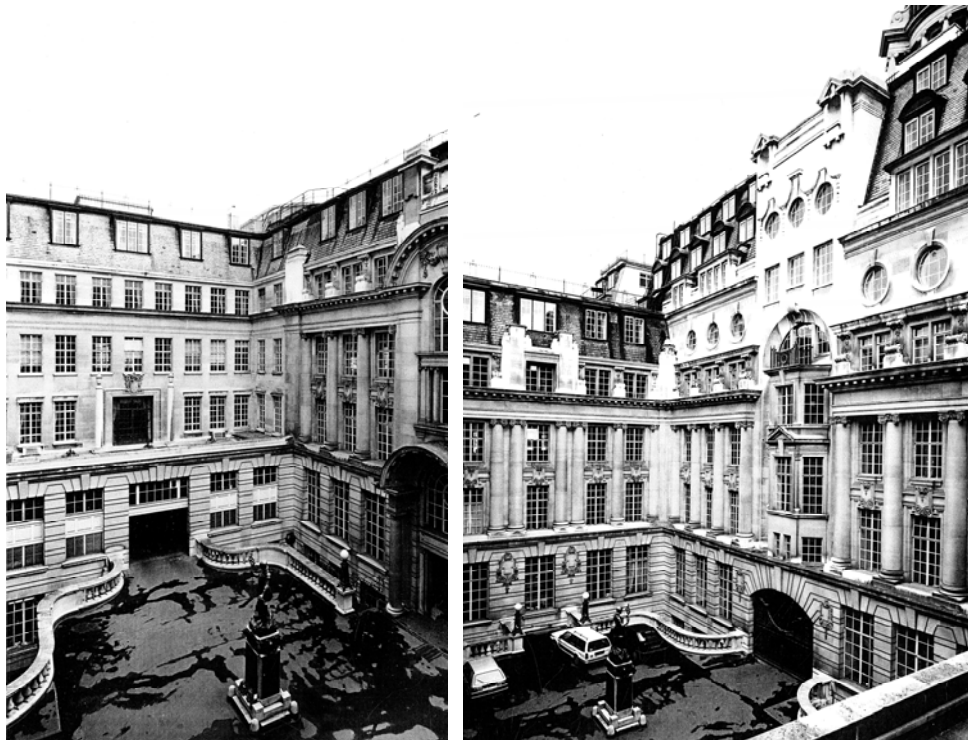
Completion of the 1999 scheme. The plan shows that the original courtyard with 4 light-wells has been greatly altered. The courtyard has been extended by the removal of the first floor terrace and the removal of the car park. The note on the TP Bennett drawings states the re-use of the original balustrades to the revised north east corner.



EPR SURVEYS

The plan shows the current survey information and shows no alteration since the 1999 TP Bennett Scheme.

EVOLUTION OF THE COURTYARD



STERLING SURVEYS

Photographs showing the courtyard and light-wells prior to the alterations of the TP Bennett Scheme in 1999. This shows the balustrades and light-wells as per the scheme in 1953 and the First Floor terrace that was removed and the façade altered.

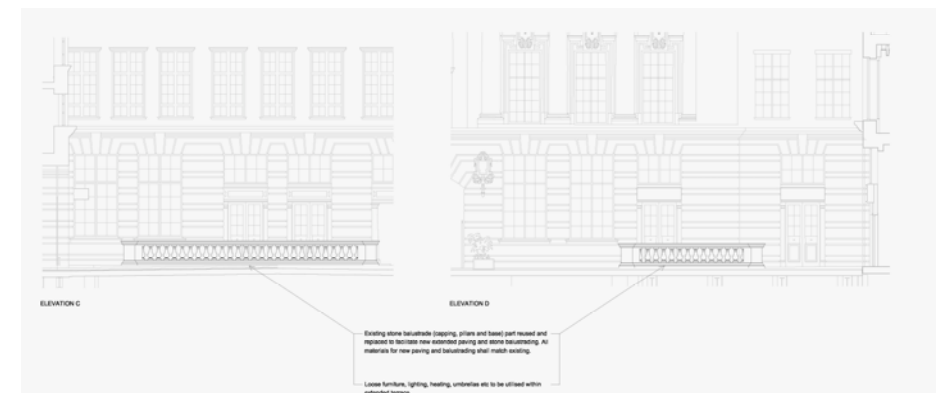
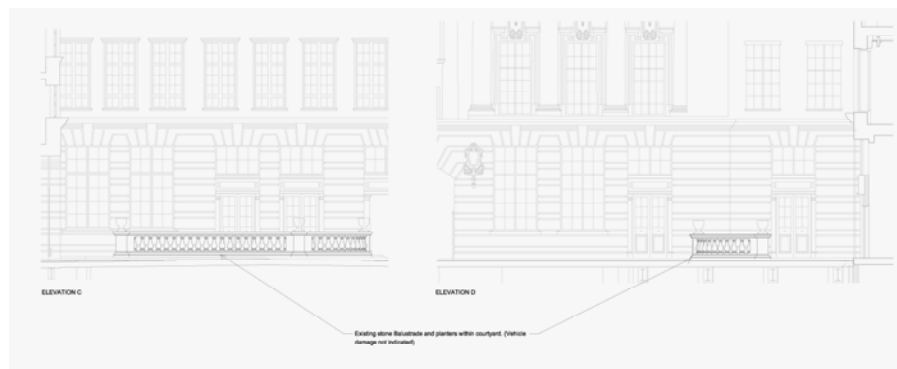
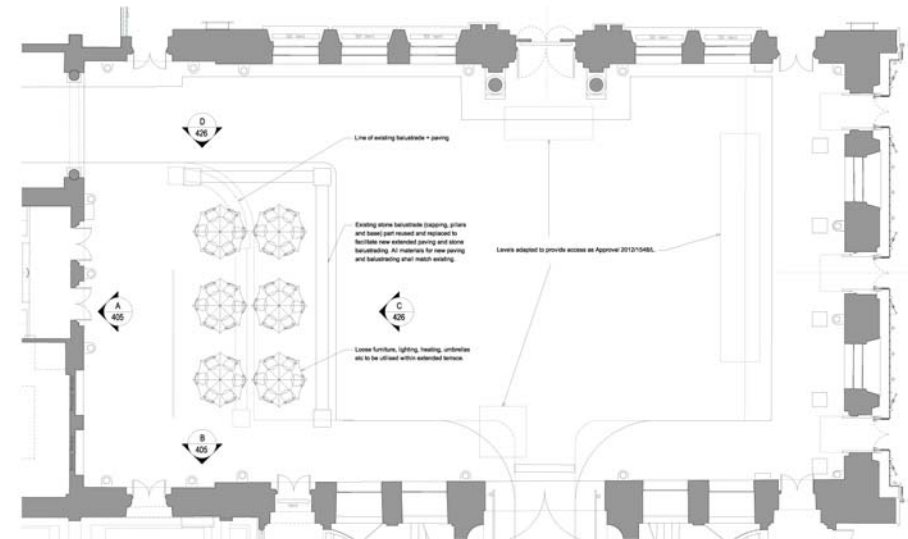
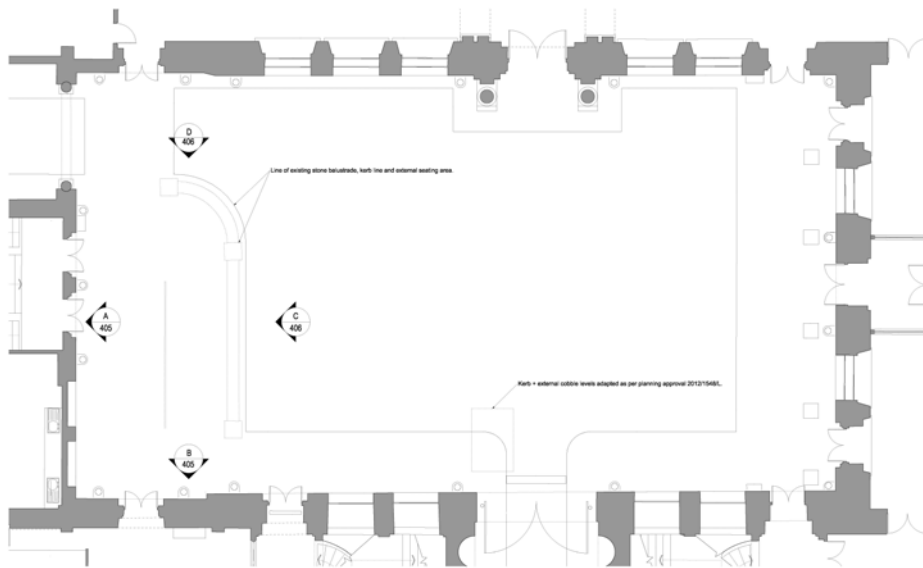


TP BENNETT

Completion of the 1999 scheme. This is a current photograph of the courtyard in 2012. This photo shows that the original courtyard with 4 light-wells has been greatly altered. The courtyard has been extended by the removal of the first floor terrace and the removal of the car park.



EVOLUTION OF THE COURTYARD



EPR PROPOSALS

The current proposals show the minor alteration to the layout of the courtyard terraced area. The terrace will be created by re-using the original historic balustrade, where it survives and can be re-used. Any new materials that will be required to complete the proposals will be in the same material and to the same moulding details as the existing. The revised layout is sympathetic to the heritage asset and does not affect the significance of the historic fabric.

SECTION 2: CURRENT PROPOSALS AND ALTERATIONS OF THE COURTYARD

SECTION 3: CONCLUSION

We believe that the combination of written evidence, the historic drawings, surveys and photographs and the onsite investigation carried out jointly with LBC totally support the understanding that the EPR proposals will not have any adverse impact on the historic fabric of the Listed Building as none of it survives in the areas proposed for the refurbishment work.

Natasha Brown RIBA on behalf of GQA
28th March 2013