



Bristol
Exeter
Teddington
Bournemouth

HERITAGE STATEMENT
FOR
THE OLD BUILDING
THORNHAUGH STREET
LONDON
WC1H 0XG
ON BEHALF OF
THE SCHOOL OF ORIENTAL AND AFRICAN STUDIES
UNIVERSITY OF LONDON



Kendall Kingscott Limited
Sandford House
1B Claremont Road
Teddington
Middlesex
TW11 8DH

Prepared By: Jamie Snook

Date: 21 October 2011

Checked By: Gavin Cowling

Job No: 080228-600



HERITAGE STATEMENT

CONTENTS

| | |
|-------------------|--|
| 1.00 | INTRODUCTION |
| 2.00 | PLANNING POLICY STATEMENT (PPS) 5 |
| 3.00 | THE BUILDING AND ITS HERITAGE |
| 4.00 | THE PROPOSED WORKS |
| 5.00 | THE PRINCIPLES AND JUSTIFICATION FOR THE PROPOSED WORKS |
| 6.00 | THE IMPACT OF THE PROPOSED WORKS |
| 7.00 | SUMMARY AND CONCLUSIONS |
| APPENDIX A | PHOTOGRAPHS |
| APPENDIX B | DRAWINGS |
| APPENDIX C | BIBLIOGRAPHY |



HERITAGE STATEMENT

1.00 INTRODUCTION

This Heritage Statement is submitted in support of a planning application and listed building consent application, which is submitted by Kendall Kingscott Ltd on behalf of The School of Oriental and African Studies (SOAS), which is part of the University of London. The application relates to the Old Building, which is located on Thornhaugh Street and is a grade II listed building.

This statement comprises of a review of the building and its heritage, the principles and justification for the proposed works, the development works proposed and the impact that the works will have on the existing fabric.

On the 7th June 2011 we gained both Planning and Listed Building consent on behalf of SOAS to replace all the existing Crittall windows and doors to the Old Building with 'like for like' new units to both maintain the property and improve the thermal performance of the asset (Camden Application Ref: 2011/1830/P & 2011/1829/L).

This application relates to the retrospective listed building consent for the installation of three satellite dishes on the roof of the old building adjacent the fifth floor block.



Figure 1: Location of the Old Building in relation to Russell Square

2.00 PLANNING POLICY STATEMENT (PPS) 5

Planning Policy Statement (PPS) 5 : Planning for the Historic Environment was published in March 2010 by the Department for Communities and Local Government. The document sets out the Government's overarching objective; "the historic environment and its heritage assets should be conserved and enjoyed for the quality of the life they bring to this and future generations" (DCLG, 2010).

The document states that "to deliver sustainable development by ensuring that policies and decisions concerning the historic environment recognise that intelligently managed change



HERITAGE STATEMENT

may sometimes be necessary if heritage assets are to be maintained for the long term" (DCLG, 2010).

As part of formulating this Heritage statement guidance has been obtained from PPS 5 and PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide as produced by English Heritage et al.

3.00 THE BUILDING AND ITS HERITAGE

Located on Thornhaugh Street just off of Russell Square is the SOAS Old Building / College Buildings. The building was listed as Grade II on the 28 March 1969 described as follows (obtained from the Camden Council web site):

"University, School. c 1939-5. By Charles Holden. The building has brown bricks with Portland stone dressing. 5 storeys and basements. Main south front with 17 windows and curved corner bay (with 5 windows) treatment at east end. Single storey, 2 window projection at east end. Central entrance with plain stone surround and plaque with name of school over. Flush frame metal windows with horizontally set panes. Stone band and sill string at 1st floor level, echoed by dressing to parapet above 3rd floor. Cartouche with coat of arms centrally at 2nd floor level. Lead rainwater heads and pipes, dated 1940." (Camden Council).

Situated within the Bloomsbury area the Old Building is situated to the north of Senate House, with Birkbeck College to the west and Russell Square to the east.

The Old Building was designed by Charles Henry Holden, a Famous English architect, known best for his work designing London Underground stations. In the early 20th century Charles Holden was commissioned to design a number of buildings for the University of London, which at the time was rapidly expanding. This work included the design of Senate House.

4.00 THE RETROSPECTIVE WORKS

4.01 Three satellite dishes installed on the roof of the fourth floor adjacent the fifth floor block.

The dishes are all of different sizes; the largest dish (Satellite 2) is 1850mm in diameter centre mounted 1905mm from finished roof level. Satellite 3 is 1210mm in diameter centre mounted 1050mm from finished roof level. Satellite 1 is of concave rectangular shape 1650mm wide by 1110mm high, centre mounted at 1435mm from finished roof level. The parapet wall around the perimeter of the roof is 1000mm high and the brackets supporting the dishes are largely hidden behind the dishes.

Please refer to Appendix B for drawings. Drawing 080228 E(0)01D shows the satellites in relation to existing elevation 'A' of the Old Building and drawing 080228 E(0)03F shows satellites in relation to existing elevations 'C, J & H'. Drawing 080228 E(0)06B shows the location of the satellites in relation to the roof plan.

5.00 THE PRINCIPLES AND JUSTIFICATION FOR THE PROPOSED WORKS

The dishes were installed by SOAS in order to improve teaching facilities at the University through improved communication and network links.

6.00 THE IMPACT OF THE PROPOSED WORKS



HERITAGE STATEMENT

The satellites have very minimal impact on the historical significance of the building, due to the fact the satellites are largely hidden from view at ground level (where the majority of public view the building from) and they can be regarded as semi-permanent fixtures, easily removed as necessary with future improvements in communication technology.

The dishes are inset from the parapet wall around the fourth floor roof, which hides them from view at local ground level on the SOAS campus. The dishes are only visible when viewed at a similar elevation from overlooking buildings, such as The Brunei Building (opposite), Senate House, 23-24 Russell Square or on side profile from Torrington Square / Malet Street. As such the satellites are barely visible from the main public areas adjacent to the site, foremostly, Russell Square Gardens.

7.00 SUMMARY AND CONCLUSIONS

The satellite dishes have very minimal impact upon the historical appearance of the building due to their location and semi-permanent nature. The satellite dishes comply with the principles set out within PPG5 because the dishes are required to keep SOAS at the forefront of modern day teaching enabling the building to meet the expectations and quality of life expected by modern day users, yet easily removed as necessary for the enjoyment of future generations; in this way they encompass the ethic of sustainable development promoted in PPG5.



HERITAGE STATEMENT

APPENDIX A PHOTOGRAPHS



HERITAGE STATEMENT

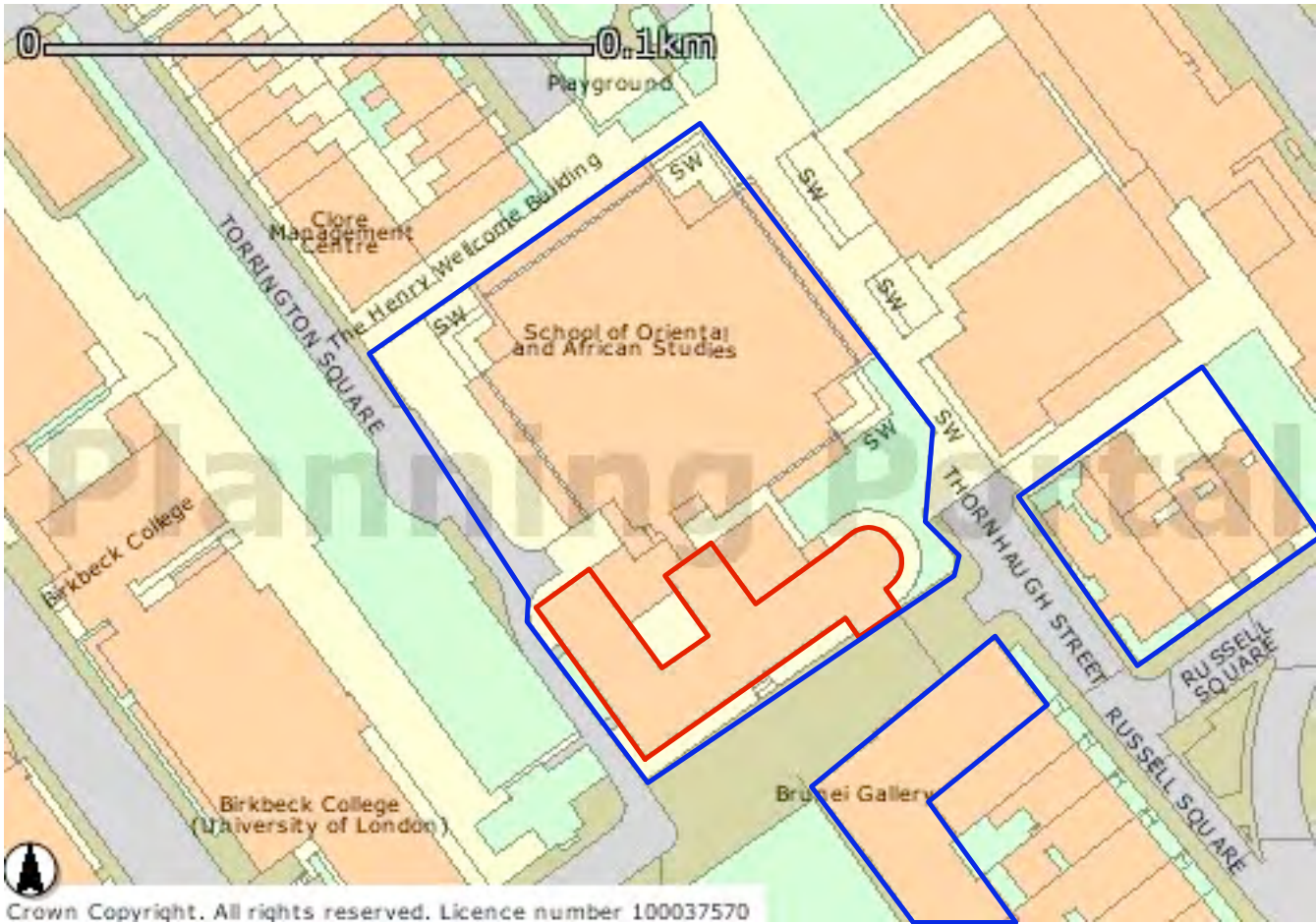
APPENDIX B

DRAWINGS

Site Address:-
The Old Building,
School of Oriental and African Studies,
London,
WC1B 5EA

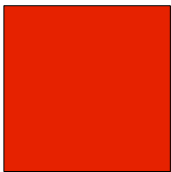
© Copyright.
Do not scale this drawing.
Check all dimensions and levels on site. Only to be used on the site for which designed. The electronic transmission of designs/information contained in this drawing is carried out entirely at the User's risk and Kendall Kingscott Ltd. will have no liability for any errors or inaccuracies arising therefrom. The production of amended or updated information from the said designs/information by the User is entirely the responsibility of the User and Kendall Kingscott shall have no responsibility in respect thereof whatsoever.

| Rev. | Date | Note |
|------|------|------|
| | | |

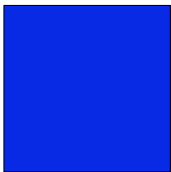


Crown Copyright. All rights reserved. Licence number 100037570

SCALE 1:1250



APPLICATION SITE



ADJOINING LAND OWNED BY
APPLICANT

Kendall Kingscott

Chartered Architects
Chartered Building Surveyors
Project Managers
CDM Coordinators

Rivendell Court
174 Terrace Road
Walton on Thames
Surrey
KT12 2ED

T 01932 222271
F 01932 243247

www.kendallkingscott.co.uk



| | |
|------------------------|------------------|
| Project | The Old Building |
| Replacement of Windows | |
| Client | SOAS |
| Drawing Title | Site Plan |
| CAD Ref:1 | Status |
| 080228 L(0)06 | |
| Scale | 1:1250 @ A4 |
| Date | Oct 2009 |
| Drawn | IH |
| Checked | BG |

Copyright.
Do not scale this drawing.
Check all dimensions and levels on site. Only to be used on the site for which designed. The electronic transmission of designs/information contained in this drawing is carried out entirely at the User's risk and Kendall Kingscott Ltd. will have no liability for any errors or inaccuracies arising therefrom. The production of amended or updated information from the said design/information by the User is entirely the responsibility of the User and Kendall Kingscott shall have no responsibility in respect thereof whatsoever.

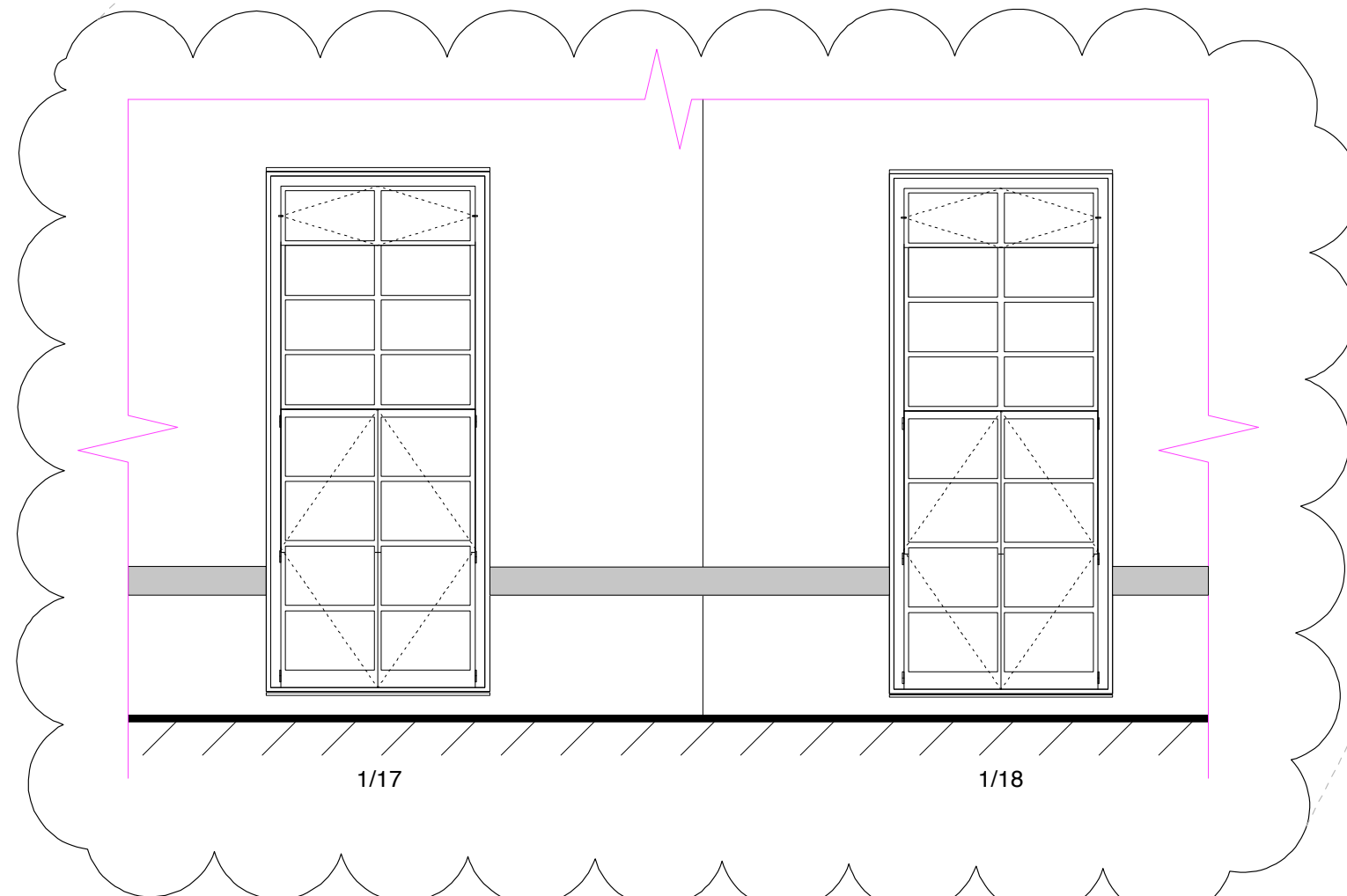
| Rev. | Date | Note |
|------|------|------|
| | | |

NOTE:
DRAWING IS FOR ILLUSTRATIVE PURPOSES.
DO NOT SCALE. ALL DIMENSIONS TO BE
VERIFIED ON SITE

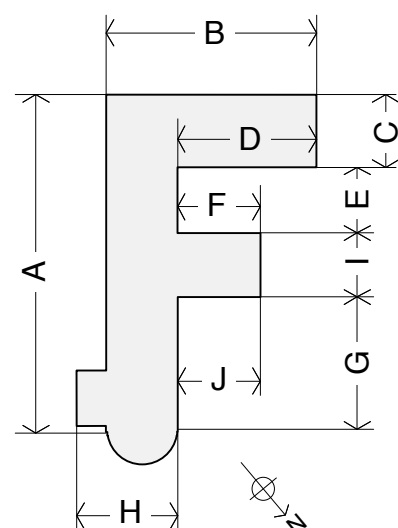


View A

0 1 2 3 4 5 6 7 8 9 10 metres



Full View of 1/17 & 1/18 Behind Terrace Wall



Kendall Kingscott
Chartered Architects
Chartered Building Surveyors
Project Managers
CDM Coordinators
Sandford House
1b Claremont Road
Teddington
Middlesex
TW11 8DH
T 020 8943 5300
F 020 8977 0303
www.kendallkingscott.co.uk

Project
THE OLD BUILDING
Refurbishment Of Windows

Client
SOAS

Drawing Title
Existing Elevations
View A

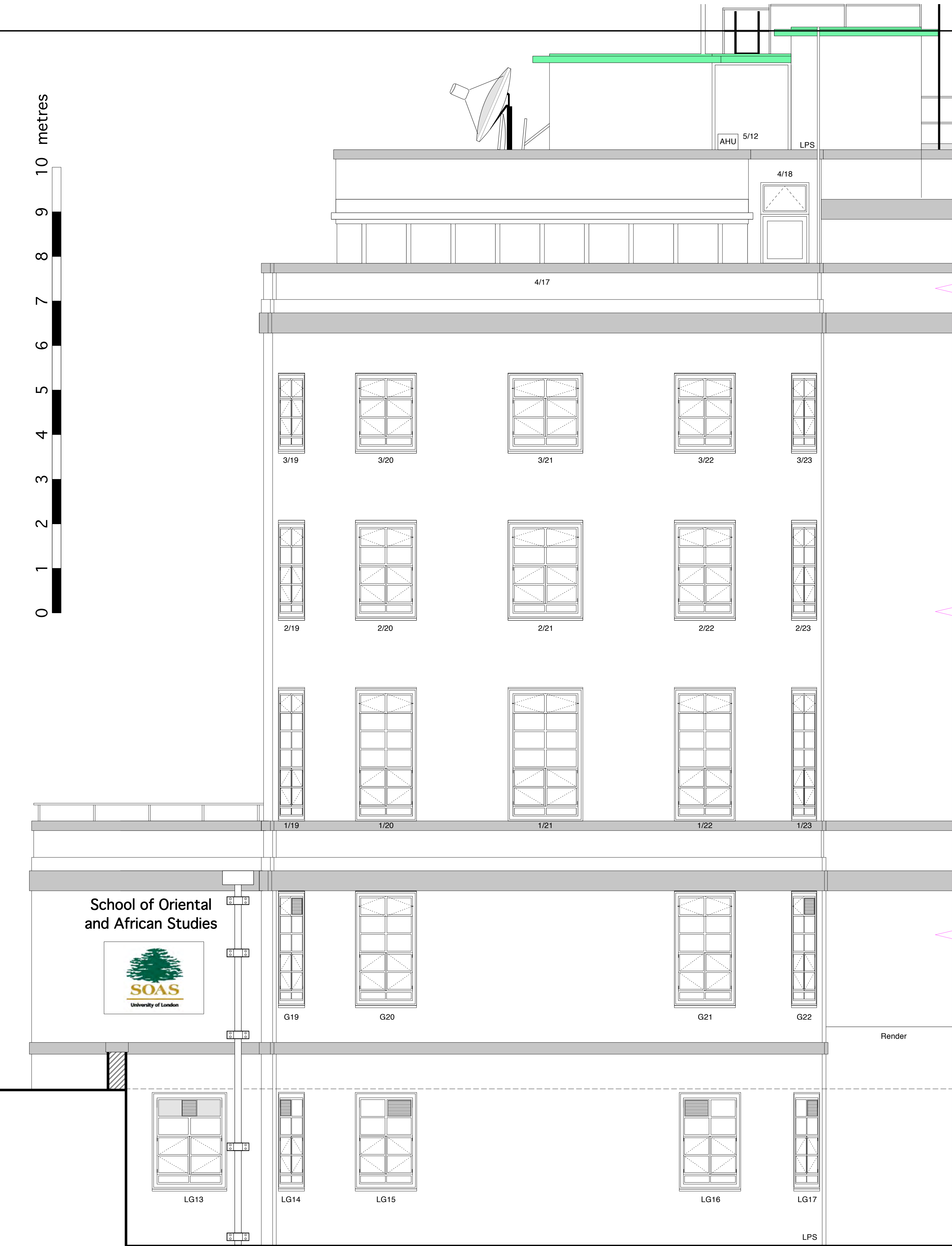
CAD Ref: 1 Status

080228 E(0)01D

Scale
Date
1:50 @ A0
Sept 2011

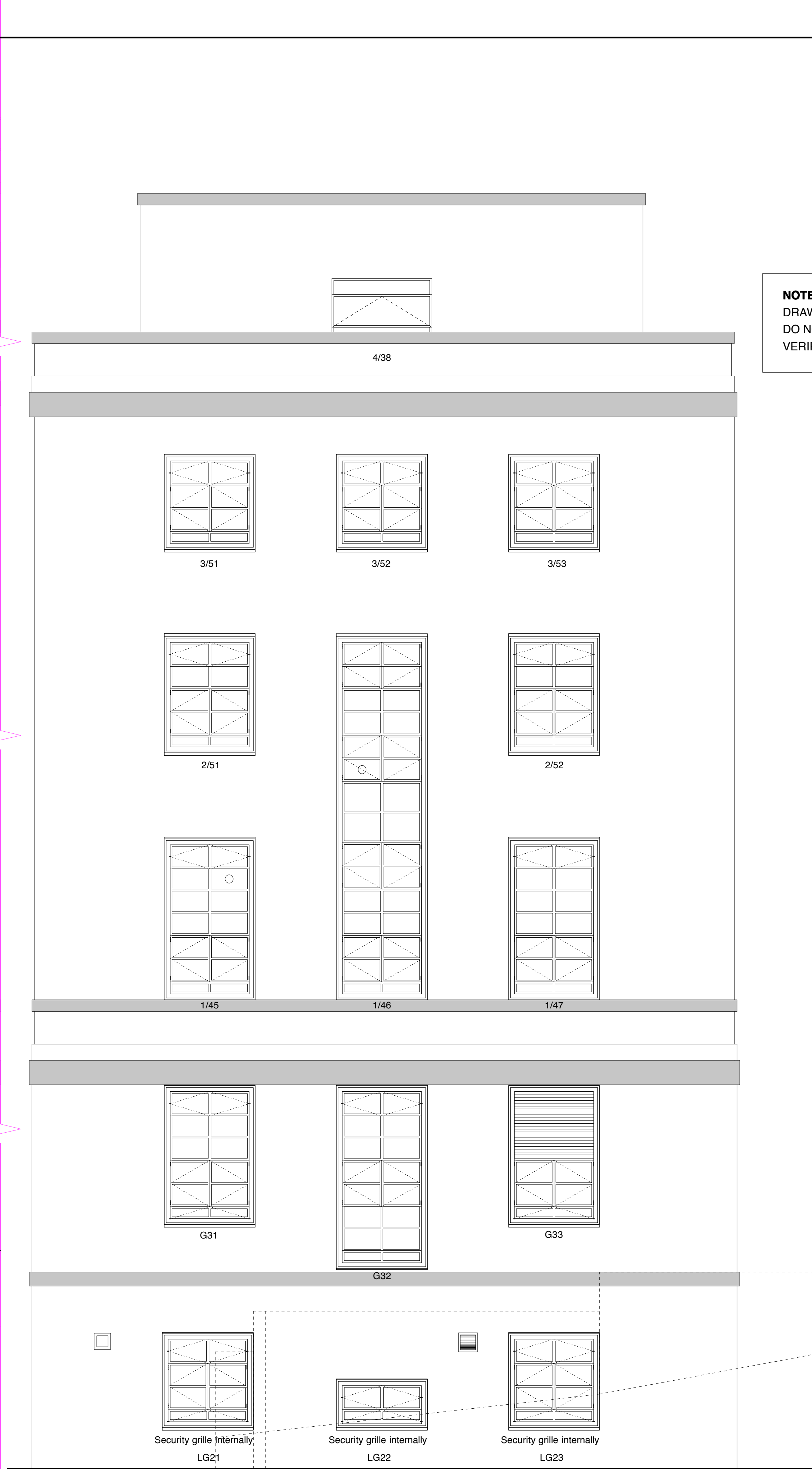
Drawn
Checked
JS
GC

0 1 2 3 4 5 6 7 8 9 10 metres



Curved Facade

Views H & J

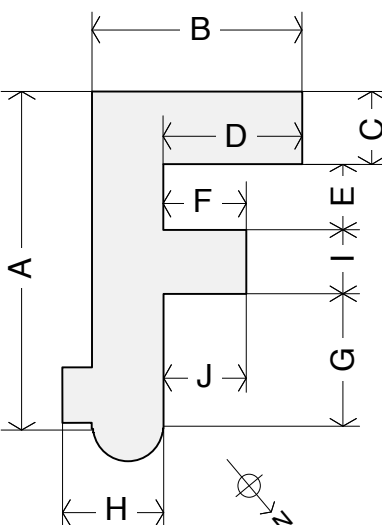


View C

Copyright.
Do not scale this drawing.
Check all dimensions and levels on site. Only to be used on the site for which designed. The electronic transmission of designs/information contained in this drawing is carried out entirely at the User's risk and Kendall Kingscott Ltd. will have no liability for any errors or inaccuracies arising therefrom. The production of amended or updated information from the said designs/information by the User is entirely the responsibility of the User and Kendall Kingscott shall have no responsibility in respect thereof whatsoever.

| Rev. | Date | Note |
|------|------|------|
| | | |

NOTE:
DRAWING IS FOR ILLUSTRATIVE PURPOSES.
DO NOT SCALE. ALL DIMENSIONS TO BE
VERIFIED ON SITE



Kendall Kingscott

Chartered Architects
Chartered Building Surveyors
Project Managers
CDM Coordinators

Sandford House
1b Claremont Road
Teddington
Middlesex
TW11 8DH

T 020 8943 5300
F 020 8977 0303

www.kendallkingscott.co.uk

Project

THE OLD BUILDING
Refurbishment Of Windows

Client
SOAS

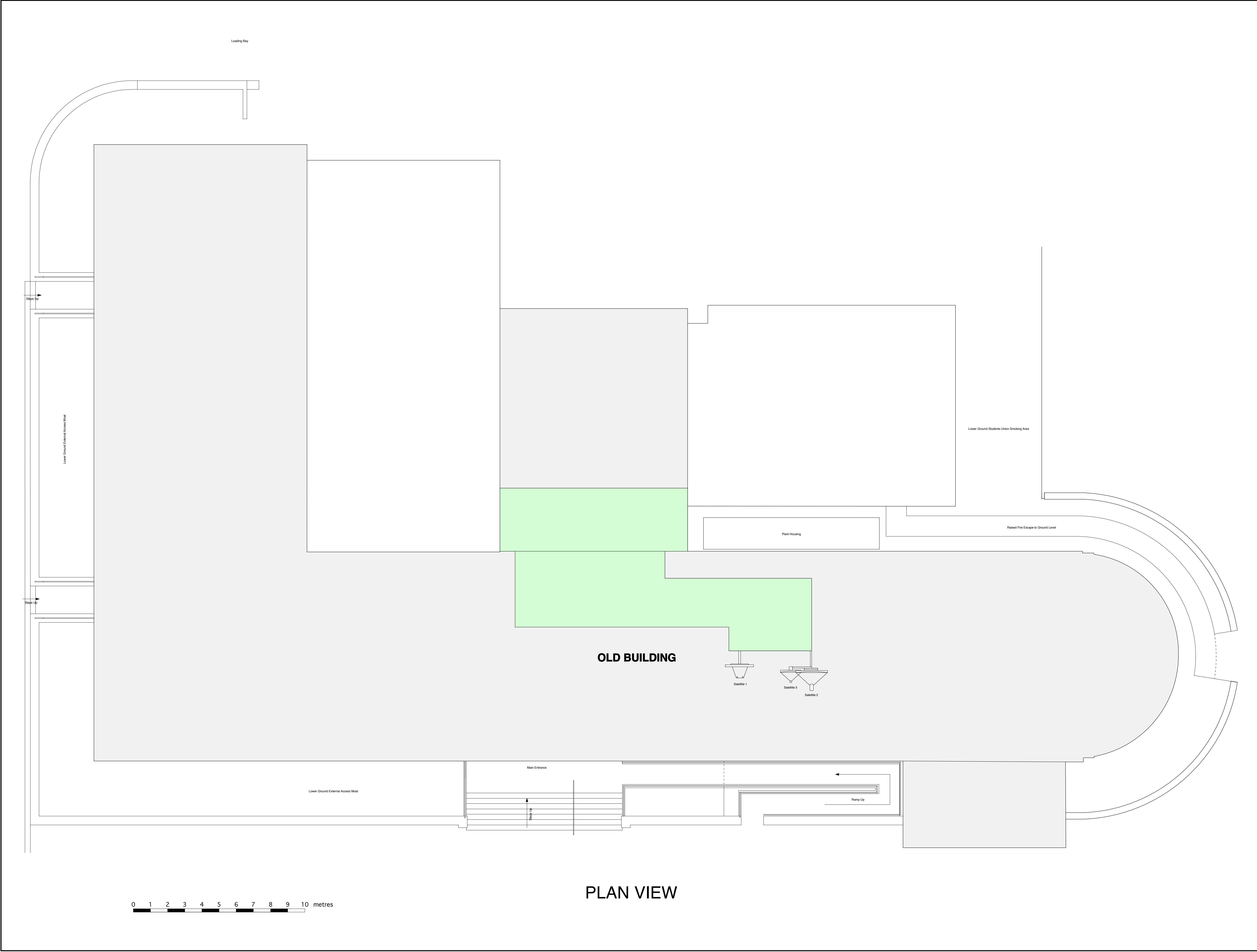
Drawing Title
Existing Elevations

Views C, J & H

CAD Ref: 1 Status

080228 E(0)03F

Scale
Date
1:50 @ A1
Jul 2011
Drawn
Checked
JS
GC



| <div><div><div></div></div><div>Copyright.</div></div> <div>Do not scale this drawing.</div> <div>Check all dimensions and levels on site. Only to be used on the site for which designed. The electronic transmission of designs/information contained in this drawing is carried out entirely at the User's risk and Kendall Kingscott Ltd. will have no liability for any errors or inaccuracies arising therefrom. The production of amended or updated information from the said designs/information by the User is entirely the responsibility of the User and Kendall Kingscott shall have no responsibility in respect thereof whatsoever.</div> | | |
|--|------|------|
| Rev. | Date | Note |
| | | |

Chartered Architects

Chartered Building Surveyors

Project Managers

CDM Coordinators



Sandford House

1b Claremont Road

Teddington

Middlesex

TW11 8DH

T 020 8943 5300

F 020 8977 0303

www.kendallkingscott.co.uk

| | |
|---------------|--------------------------|
| Project | THE OLD BUILDING |
| | Refurbishment Of Windows |
| Client | SOAS |
| Drawing Title | Existing Plan |
| CAD Ref: 1 | Status |

080228 E(0)06B

Scale

1:100 @ A1

Drawn

JS

Date

Oct 11

Checked

GC



DSC04292



DSC9538











APPENDIX C

BIBLIOGRAPHY



HERITAGE STATEMENT

BIBLIOGRAPHY

Camden Council (2006). *Camden Planning Guidance*, London: Camden Council.

Camden Council. *Listed Buildings, Listed Building Details*, [Online], Available: <http://mycamden.camden.gov.uk/gdw/T/ListedBuildingDetail?LbNo=1631&xsl=nllbDetail.xsl> [6 April 2011]

Department for Communities and Local Government (DCLG), (2010) *Planning Policy Statement 5*, London: DCLG.

Department for Communities and Local Government (DCLG) et al (2010). *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. London: DCLG.