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**NOS. 40 AND 42 KINGSWAY, CAMDEN LB:
BUILDING APPRAISAL**

**For
Masterworks Development Corporation**

JUNE 2010

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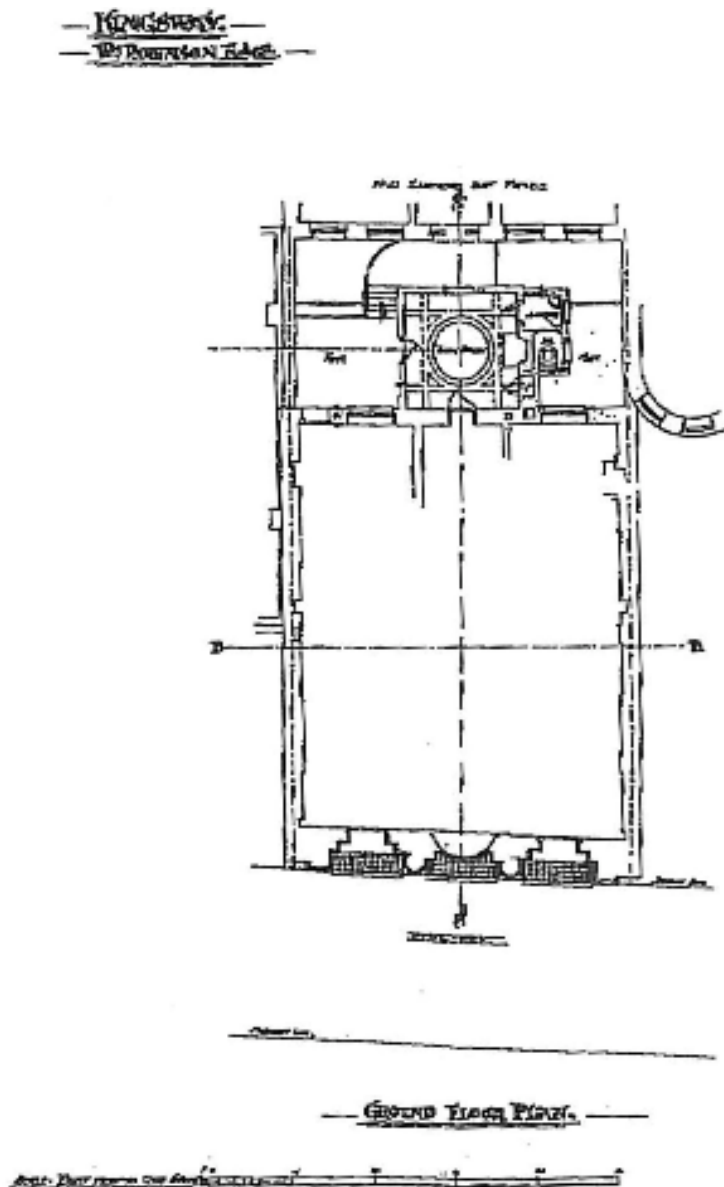
NOS. 40 AND 42 KINGSWAY, CAMDEN LB: BUILDING APPRAISAL

1. PREAMBLE

- 1.1 This Report has been prepared for the Masterworks Development Corporation, in support of their proposed internal alterations and refurbishment of Nos. 40 and 42 Kingsway, Camden LB, a listed building, situated in the Bloomsbury Conservation Area. The overall proposals also include Nos. 36 and 38 Kingsway and Nos. 61 and 62 Lincoln's Inn Fields, which are linked internally through to Nos. 40 and 42. Neither of the other buildings involved is listed.
- 1.2 I have undertaken desktop research at the British Architectural Library at the Royal Institute of British Architects and in the Microfiche Drainage Archives of Camden LB. I have inspected Nos. 40 and 42 internally. My findings are given below.
- 1.3 As a Chartered Architect and Town Planner, I have 38 years experience of the interface between planning and the historic built environment. This has included appointments as Principal Conservation Officer at Hertfordshire County Council (1972-74) and North Hertfordshire District Council (1974-87) since when I have been a self-employed principal in private practice, carrying out numerous listed building and conservation area appraisals, and expert witness in appeals and public inquiries. I have undertaken extensive consultancy work for English Heritage.
- 1.4 I have 25 years experience in assessing the impact of development on the buildings designed by Sir Edwin Lutyens, through my work as Architectural Adviser to The Lutyens Trust, of which I am also a Trustee. I have long specialised in the architecture and community design of the turn of the 19th/20th centuries, and I am the author of definitive studies on Letchworth Garden City and Hampstead Garden Suburb. I am Honorary Life President of Hampstead Garden Suburb Trust.
- 1.5 This Report has been prepared with the knowledge of The Lutyens Trust, but does not represent the views of the Trust.

2.0 HISTORICAL BACKGROUND

- 2.1 Kingsway provided a connection between Holborn and the Strand, and slum clearance along the proposed route was undertaken from 1889 by the newly established London County Council. A detailed plan for the new road was published in 1898. A tree-lined boulevard, comparable with those in European capital cities was laid out, 100 feet wide between the building lines, and was formally opened in 1905. Plots for prestige commercial buildings were subdivided along the frontages, and leased to developers. Building proceeded in slow and piecemeal fashion between 1903-22.



- 2.2 No. 40 and 42 were purchased by William Robinson, one of the pioneers of the late 19th century revival of cottage gardening (the other was Gertrude Jekyll). He founded *The Garden* in 1871, a weekly magazine, which became popular, with a wide circulation. In 1906, Robinson discussed the development of his plot in Kingsway with Edwin Lutyens, who had recently designed an imposing building for the illustrated periodical *Country Life*, in Covent Garden. Although Lutyens's early work, especially his country houses, had developed Arts and Crafts values, he had aspirations towards the grand manner. Letters written by Lutyens to his wife, Lady Emily Lytton, in August 1906 refer to his meeting Robinson. Christopher Hussey, Lutyens's biographer, recorded that '*the design of William Robinson's offices for The Garden in Kingsway was at length settled with that cantankerous old friend, and on September 1 [1906] off they went on the steam yacht Miranda*'. Drainage records in the Camden LB microfiche archive indicate that building commenced during 1907. It was completed during 1908-9.

- 2.3 Lutyens concentrated upon the front elevation of the building. At the time, he was designing 'Heathcote', an imposing classical house for a site in Ilkley, West Yorkshire. He was enthusiastic about the work of the Italian mannerist architect, Michele Sanmicheli (c.1484-1559), who was also a military engineer. He modernised the fortifications of several Italian cities, notably Verona, where the gateways were impressive features, with heavy rusticated masonry and Doric columns. Influence of

this is evident on the garden front at Heathcote, and also upon the ground floor and mezzanine of Nos. 40-42 Kingsway. Of only two surviving drawings of the building by Lutyens, one is a detail of the rusticated ground floor and Doric order.

Exterior

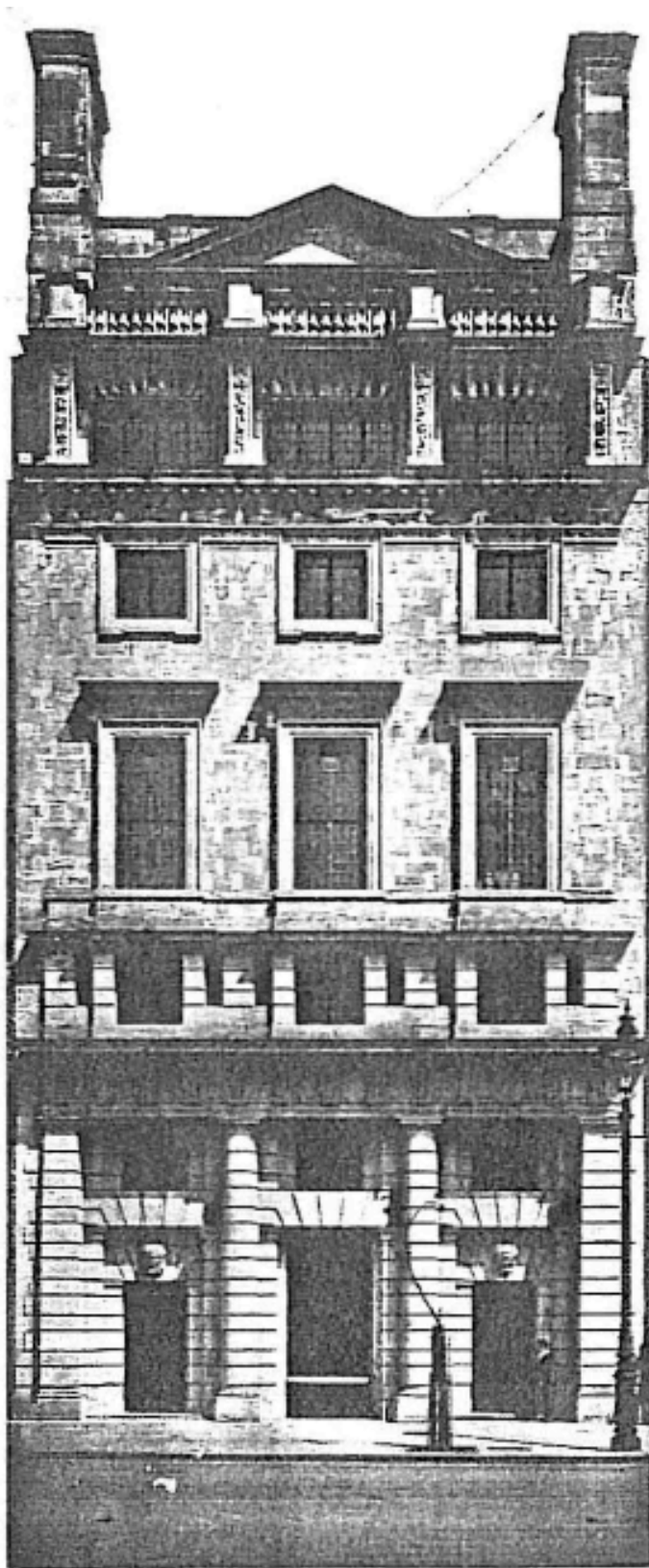
- 2.4 The ground floor and mezzanine were proportioned to include a full entablature, with triglyph frieze. Above this, the first floor contained the rustication, and registered visually as an attic above a grand portal. The fenestration is interesting, with three bays of square windows, reflecting the overall vertical subdivision of the façade, each flanked by two small vertical subdivisions. A minor cornice/parapet forms the base for the second floor, clearly to be regarded as the *piano nobile*, with its three tall leaded light windows, with architrave surrounds and flat projecting heads. The third floor above reverts to square windows in architrave surrounds immediately below the upper entablature and modillion cornice. In contrast to the rustication below, the masonry of the second to fourth floors is smooth ashlar. The fourth and fifth floors are treated as an attic, subdivided by pilasters faced with carved fruit. The fourth floor windows span the full width between, again leaded lights, below deep voussoirs flat arches. A shallow balustrade above creates a set-back for the fifth floor, capped by a broad triangular pediment. The main roof is concealed by a parapet, but there are tall chimneystacks at the sides on the party wall, towards the front of the building.
- 2.5 Lutyens packed a great deal of incidents into his design, providing an instance of ‘getting up the building without repeating himself’, in contrast to the more repetitive façades elsewhere on Kingsway. The building was originally known as Lincoln’s Inn House. The scheme was not extensively published, but the following comment appeared in *The Architect* (10/09/1909, Vo. LXXXI1, p. 168):

A Façade in Kingsway:

This is one of the few buildings as yet erected on the east side [of Kingsway] and is built on land partly occupied by the back buildings of 63 Lincolns Inn Fields. Thus a good site was obtained for an extensive block of offices for which Messrs Pilditch & Co prepared the plans and Mr Edwin Lutyens designed the elevation and the artistic elements of the interior. As is required invariably by the London County Council for work in Kingsway, this façade is carried out in Portland Stone. The drawing from which our illustration is taken was exhibited this year at the Royal academy.

- 2.6 On the evidence of this account, published shortly after completion of the building, Messrs Pilditch appear to have acted as executive architects (which occurred on several of Lutyens’s major interwar schemes, as on the Midland Bank Piccadilly (with Whinney, Son and Austen Hall) or the Midland Bank HQ Poultry (with Gotch and Saunders). The RIBA Directory of Architects (1834-1914) lists two Pilditches, of which the earlier, John Thomas Pilditch, known only as practicing between 1866-71 appears the more likely. His partner, Thomas Robert Parker appears equally obscure, but had offices in Parliament Street Westminster. It was from an office in Westminster that an application was made for approval under the Metropolis Management Acts for drainage connections to the building on 20th November 1907. Unfortunately, the quality of reproduction from the Camden LB microfiche archive is very poor, and the signatures and street address are virtually illegible. Comment will

be made below about the floor plans, which appear to be the sole surviving drawings showing the original layout.



LINCOLN'S INN HOUSE.
E. L. Lutyens, A.R.A., F.R.I.B.A., Architect.

- 2.7 The next published reference to the building appears to be in 'The Buildings of Kingsway' (*Architectural Review*), Vol. XXXXIII (1915) pp. 125-32. On p. 130 reference is made to Lincoln's Inn House, credited solely to E. L. Lutyens. The comments were not entirely complimentary:

Lincoln's Inn House is a most interesting piece of architectural design, but we cannot regard it as a successful solution from the point of view of an office building in a modern street. We have laid particular emphasis on the commercial aspect of the matter, because this is all-important. The case is not met by merely adopting an academic design with an arrangement of classical features on the lines perhaps of an Italian Renaissance palace. The problem has to be dealt with essentially from the modern standpoint. Kingsway is not a residential place for rich occupants, but a business thoroughfare where the fullest consideration must be given to lighting and accommodation in offices and shops.

- 2.8 The Lutyens Memorial Volumes (A. S. G. Butler, III, p. 22:

London, Country Life 1950) took a more favourable view:

Lincoln's Inn House is that remarkable work referred to in the Introduction as an instance of Sir Edwin's disregard of the modern demand for the maximum amount of light in an office building and his determination to be monumental – not quite at all costs – but with some inconvenience internally. Here for instance, the two side windows of the upper ground floor not only pierce the wall very low down but they light a pair of galleries 12 feet wide and averaging 40 feet deep. The largest of these has another window at the back and the dimness of both is a little relieved by borrowed lights from the upper vaulted centre section of the ground floor hall; though that again is lit only by the large middle light at street level with the small one over it. The mezzanine floor, however, is brighter; and the small front offices there have at least a window area equal to one-tenth of their floor space. Clearly there was some sacrifice of daylight in the lower stories to allow the erection of that simple but rather magnificent sub-structure to the front; and one recalls how criticism was sharpened at the time by the appearance of the Kodak Company's building opposite – one of the first and most admirable examples of an almost completely glass front, broken by tall vertical strips of stone. The pair illustrate well the Lutyens point of view and that of the then advanced moderns.

The relation of this design to the Country Life building is obvious. But the Kingsway offices are crowned by a set-back pedimented attic floor, only partly visible from below. That, again, is the forerunner of a number of analogous treatments twenty years later. Lutyens liked this receding top, which was sometimes dictated by rights of light. He finished it always in stone. Unhappily, no working drawings of this handsome little front survive. Perhaps one day, it will be considered worthy of measurement and record.

- 2.9 Nos. 40 and 42 Kingsway were listed Grade II in 1974. The description on the list of Buildings of Special Architectural or Historic Interest for Camden LB reads as follows:

TQ3081SE
798-1/106/993
14/05/74

CAMDEN
KINGSWAY
(East side)
Nos. 40 and 42
(Formerly listed as:
KINGSWAY
Nos. 40 and 42
Redland House)

II

Office block, 1908-9. With façade and hall by Edwin Lutyens, and plan by Pilditch and Company. Portland stone with rusticated ground, 1st and 2nd floor. 6 storeys and attic. Double fronted with 3 windows. Modified Classical style. Square-headed ground floor openings flanked by distyle in antis Greek Doric pilasters rising through ground and first floor which has plate glass. Left hand entrance with head on keystone; right entrance replaced by a window. 2nd floor window with vertically set sidelights. Architraved 3rd and

4th floor windows. Entablature with modillion cornice at 5th floor level. 5th floor windows with voussoirs and flanked by enriched pilasters carrying secondary cornice below balustraded parapet. Pediment flanked by chimney-stacks.

INTERIOR: not inspected but noted to contain a vaulted hall.

HISTORICAL NOTE: built for William Robinson, proprietor of 'The Garden'.

- 2.10 Finally, the exterior was succinctly described in *The Buildings of England: London 4: North* (Cherry, B., and Pevsner, N., Harmondsworth, Penguin, 1998, p. 315):

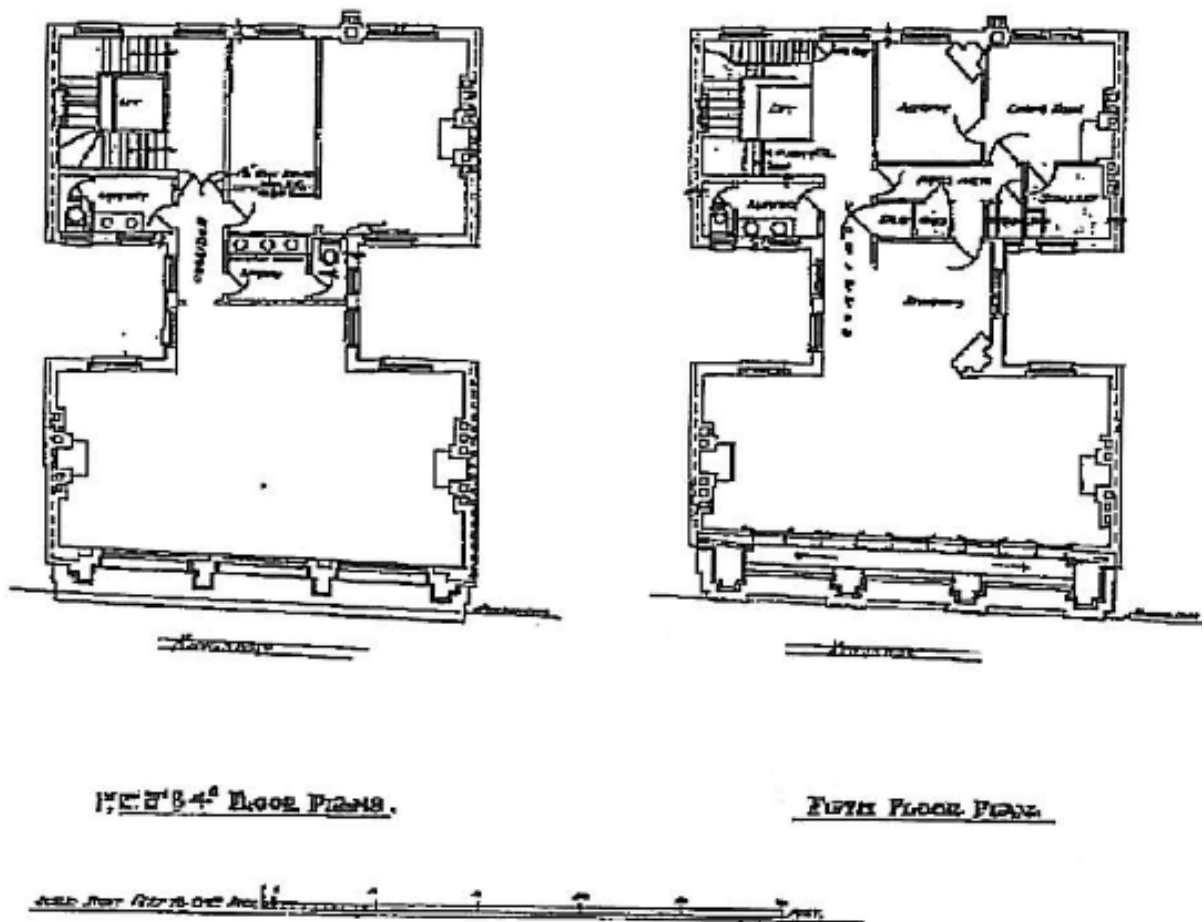
Nos. 40-42 is a Lutyens building of 1906, originally for William Robinson's magazine The Garden. Doric ground floor derived from Sanmichele [sic] (of Heathcote, Ilkley, Yorks).

As will be evident by comparison with the historic reproductions, the front façade has remained virtually unaltered.

Interior

- 2.11 Very little information has come to light about the original interior of the building. The original plans, prepared in connection with drainage approval in 1907 are at best sketchy, and fully show only those parts of the plan layout where there is drainage. Thus, the ground floor shows the main front part open, but, ambiguously, there are short lengths of partition wall drawn in adjoining the rear wall, suggesting that there might have been a full length central corridor, flanked by two narrow, deep shop units. However the front bay window was not designed as entrance doors. There is no position shown for the stair to the basement, with its distinctive Chinese Chippendale screen, certainly a Lutyens detail. And the entrance through the left of the building to the rear stair and lift is not shown either, but evidence of the lift cage and tiled dado indicates that it was an original feature. The small square back office has a domed ceiling, which still exists and a way through a rear to connect with No. 63 Lincoln's Inn Fields, which is now in separate ownership.
- 2.12 The present major ground floor space is a wine bar/brasserie occupying approximately two thirds of the width of the building, and its full depth. It has a central well and balcony mezzanine. This is not shown on the 1907 outline plans, but since their purpose was to show drainage connections, this does not necessarily mean that the mezzanine is not an original feature. Much is covered over by the later fittings. The small square back office survives in an opened-out form, its irregular shape deriving from the incorporation of the former adjacent lavatory, shown on the 1907 plans.
- 2.13 The ground floor plan has certainly been altered to create the rather 'ad hoc' entry to the building from Kingsway, which is little more than a corridor leading to the rear staircase and lift. All original surfaces have been covered over, and in some cases lost behind plasterboard and skim stud walling. This is an area within the building that may repay judicious opening up.

- 2.14 The upper floors were of a standard repetitive plan 'H' form, defined by the centrally located two small square light wells, which rose from the first to the fifth floors. Although the drawings are again sketchy, it appears quite clear that the front of the building was entirely open plan, but there were two small subdivided offices in the rear right hand corner of the building on each floor by a short corridor from the vestibule off the rear left lift and stairs. Lavatory accommodation was provided adjoining the stair, and athwart the space between the two light wells. The fifth floor differed in incorporating a caretaker's flat in the right hand rear corner, with a living room and scullery, and two bedrooms, one of which occupied most of the space between the light wells, but it would seem, without a bathroom. The corridor led past the left hand light well to serve an undivided office across the front of the building. These plans are not so definitive as to suggest that there would be no subdivision of the front offices – indeed some subsequently occurred, and the downstands of the ceilings on some levels may indicate that this possibly may have been considered. However the grand, high space on the second floor – the *piano nobile* with its deep coved ceiling (the 'vaulted room' of the list description) was surely considered to be indivisible.



- 2.15 The interior of the building was evidently considered on the basis of a hierarchy of spaces, differentiated by the variation in ceiling height, and the fenestration of the front elevation, with the climax on the second floor. Both the layout of the building and the subdivision of the rooms at the rear were more conventional. I feel that it is doubtful that Lutyens was much involved in the building rearwards from the light wells. Although some plasterwork survives, it is rather standardised. The staircase in

the rear right of the building has a good commercial style balustrade and lift cage, although the latter was altered to accommodate a larger modern lift.

- 2.16 The basement space was always subservient and utilitarian, and does not appear to contain anything of architectural or historic interest. It is evident that the plan has been altered to create the staff rooms and lavatories used in connection with the ground floor brasserie. Access is via the screened staircase described above. The rear staircase has been blocked off.
- 2.17 The roof is dominated by the twin Portland Stone chimneystacks at the front. Towards the rear are 'ad hoc' structures including a comparatively modern lift motor room at the rear, and a rectangular plant room between the twin light wells. There are remnants of minor, long redundant subsidiary chimney flues. The roof finish is asphalt. Apart from the twin stone chimneys, there is nothing of architectural or historic significance.

Inspections

- 2.18 I first inspected the interior of No. 42 Kingsway in 1998. The upper floors had been in office use but it was then contemplated that a residential conversion would be made. The plan layout had altered considerably from that shown on the 1907 outline plans, and the rear lift and stair were the only constant feature. The partitions between the offices at the rear had been moved (these were all evidently non-loadbearing). At the front, the open office spaces at the front had been subdivided, with the exception of the fifth floor. All original fireplaces had been removed, with the exception of a minor domestic example in a room at the rear of the fifth floor, which had been a bedroom of the original caretaker's flat. The subdivision had not been undertaken in a manner which respected the original spatial hierarchy of the design of the rooms at the front of the building.
- 2.19 Despite this, significant original features survived, including the window detailing and ironmongery. The plasterwork details in the spaces across the front of the building appeared to be by Lutyens, and the grandeur of the second floor room, with its deep coved ceiling, could still be discerned, notwithstanding the arbitrary subdivision.
- 2.20 At that time there were Appeals running, against the Refusal of Camden LB to permit the proposed conversion to residential use of floors 1-5 (Inspectorate Refs: T/APP/X5210/E/98/1013910/P7 and T/APP/X5210/A/98/1013911/P7). The Inspector considered that the main issue was the proposed subdivision of the front part of the first, third and fourth floors, and its impact upon the special architectural or historic interest of the building. The Inspector concluded that this subdivision would have a significant adverse effect upon the architectural and historic interest of the listed building and dismissed the Appeals.
- 2.21 In 1999, the present office conversion, and linkage through to No. 61 Lincoln's Inn Fields took place. I made a further inspection of the building in September 2009. It appeared that much of the subdivision, which had been in place a decade previously had been reworked. A system of lightweight reversible partitions had been installed, and while the front spaces were not entirely open, this subdivision appeared less arbitrary than on my earlier visit. The principal access to the building is now via No.

61 Lincoln's Inn Fields, with a way through at fourth floor level. Circulation within No. 42 Kingsway remains via the rear stair and lift. The ground floor entrance from Kingsway, along the narrow corridor to the stair, appears largely to be redundant.

Elements of Significance

- 2.22 While it is of course recognised that the listing of No. 42 Kingsway applies to the total building, external and internal, and includes all fixtures and subsequent alterations. I believe that it is possible to define those elements which make the most significant contribution to its special architectural and historic interest. Naturally, the front elevation, upon which Lutyens lavished his growing confidence in designing the classical grand manner, is the major feature. This includes all details of the fenestration, and in many instances the original architect-designed window ironmongery. The sixth floor pediment and the twin chimneystacks are an impressive skyline feature. The rear elevation of the building is of no architectural or historic significance.
- 2.23 Internally, the main ground floor and mezzanine brasserie space is of major interest, although its fittings do not appear to be of much significance. The screen to the basement stair is a characteristic and high quality Lutyens detail. The remnant of the small square 'back room' is of interest, and its domed rooflight warrants conservation. The 'corridor' access from Kingsway manifests no features of significance, though some may be covered over. As far as can be seen, the basement has no features of architectural or historic significance.
- 2.24 The plan layout of the upper floors, and the use of light wells is of some architectural and historic significance. It is principally related to the defined spatial hierarchy of the front rooms on each floor. The arrangement of the rear rooms was of no particular significance, and has, in any case, been radically altered. As noted above, all fireplaces, with one minor exception at the rear of the fifth floor have been removed. The aspects of decorative finishes, which relate to Lutyens's design, are the plasterwork in several of the front spaces (with some lesser examples relating to rooms at the rear). The rear stair, balustrades and lift cage (modified) is a good commercial design of its period. The painted over/covered tiled dado around the stair flights and landings may be of some interest.
- 2.25 The English Heritage publication *Conservation Principles; policies and guidance* (2008). This document introduced the concept of understanding heritage values under four headings: evidential, historical, architectural and communal values. This analytical approach was later commended in the *Historic Environment Practice Guide* pertaining to the new PPS 5: *Planning for the Historic Environment*, published in March 2010, and under which the present application, relating to Nos. 40-42 Kingsway will be analysed in Section 4 below.
- 2.26 Evidential value concentrates on what study of the building itself can yield in terms of the human activity for which it was created, in the absence of written records. Although a comparatively recent building, the written records about the original state of Nos. 40-42 Kingsway are not comprehensive, particularly relating to the extent of involvement of Edwin Lutyens in the interior of the building in comparison to that of the Pilditches, the executive architects. My inspections of the building have enabled

an approximate division of labour to be established, in the absence, so far, of any significant detailed drawing, particularly of interior features. Examination of surviving decorative plasterwork and deep cove mouldings in the front rooms of the building, overlooking Kingsway has revealed a noticeable qualitative differential compared to the rear rooms. Unfortunately no evidence has yet come to light about important missing features that Lutyens may have designed, particularly fireplaces. From the evidence of window frames and fittings at the front of the building, details of these would appear to have originated from Lutyens' office. However, the light wells and rear rooms use conventional double hung sash windows with plate glass, which suggests a more conventional commercial design approach.

- 2.27 The historical value of the building relates to its commission by the pioneer of garden design, William Robinson, proprietor of the late 19th century periodical *The Garden*. The building is also notable as part of the pioneer comprehensive urban redevelopment and design project of Kingsway promoted by the London County Council at the turn of the 19th century. The later 20th century adaptation of the building for more modern office use and its partial subdivision diminished the historical value of the building. The separation of the upper floors from the original ground floor entrance has also diminished the historical value of how the building was used for its original purpose.
- 2.28 The aesthetic value of the building is largely derived from the involvement of the architect, Edwin Lutyens, at a time (1906-08) when he was striving for 'the high game' of architecture, reflected by his growing appreciation of formal classical architecture, particularly that of the 16th century Italian mannerist school. This is shown in the gravitas of the front elevation of the building. The design is contemporary with 'Heathcote' Ilkley, W. Yorkshire (1906-09) with which it shares its aesthetic character and values. There appears to be few communal values associated with the building however.

3.0 Proposed Development

- 3.1 The overall development site of which Nos. 40 and 42 Kingsway is a part, includes Nos. 38 Kingsway and No. 61 Lincoln's Inn Fields, predominantly now used as offices by a cancer charity. It is proposed to convert the major part of the buildings into Club Quarters, a business hotel. This Report relates only to No. 42 Kingsway, as a listed building, and the impact of the proposals. As a result of discussions with the local planning authority, Camden LB, the upper floors of Nos. 40 and 42 are to be converted to residential flats. Please refer to the architects' Design and Access Statement for matters relating to the other buildings, and for technical matters related to No. 42. Also refer to the survey drawings, the drawings showing the proposed demolition, and those showing the proposals.
- 3.2 Externally, there is to be no alteration to the main façade to Kingsway. A small setback penthouse bedroom for club quarters is proposed at roof level, on the sixth floor, over the southeast rear corner of the building, immediately south of the lift motor room and plant room. The remainder of the roof is to become a roof terrace. An emergency escape route from Nos. 36 and 38 runs across the rear of the roof to an existing emergency stair adjoining the lift motor room, giving access to the rear stair of Nos. 40 and 42. The light wells are to be retained in their present original state. The existing lift motor room is and the penthouse will be invisible from street level.
- 3.3 Internally in Nos. 40 and 42, floors one to five are to be converted flats, to a standard plan. At the rear there are to be a study and a bedroom with ensuite bathroom. At the front of the building, the space will be retained in its original open configuration. The room could be arranged with a unit divider to provide a master bedroom area at one end. An open galley kitchen and a further bathroom are provided in the narrow link between the twin light wells. No work to the ground floor is contemplated.
- 3.4 The extent of the demolition is clearly shown on the drawings. All existing office partitions are to be cleared, and the perimeter walls and finishes made good. All existing sanitary fittings, air-conditioning units and heating elements are to be removed. No demolition is contemplated on the ground floor and mezzanine, which are retained in their present use as a wine bar.

Impact

- 3.5 The impact upon the building's special architectural or historic interest is a key consideration. No. 42 Kingsway is comparatively a little-known building by Sir Edwin Lutyens. As I have shown above, much of its interest lies in its façade, and this would not be affected by the proposals. Internally, the building is split between the front rooms, where Lutyens's involvement was most evident, and the more run-of-the-mill Edwardian commercial approach to the rear of the light wells. The light wells are retained as existing, and retain their function to bring light into the centre of the building. The front roof becomes a terrace. The important front rooms with the best surviving spatial quality and some decorative plaster retain their sweeping width. At the rear the study and bedroom occupy space which was originally subdivided. They fit into the bay rhythm of the fenestration. It is proposed to replace the existing lift car with the largest that will fit into the well and to retain as much as practicable of the existing metalwork surround. I consider that the proposals represent an

appropriate long-term use, which I categorise as the optimal viable use in PPS 5 terms, see below, and will provide a secure long-term viable future for this fine building, within the overall proposal including Nos. 36 and 38 Kingsway and No. 61 Lincoln's Inn Fields.

4.0 Policy Considerations

- 4.1 Under ss.16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities are statutorily required to '*have special regard to the desirability of preserving the building, or its setting or any features of special architectural or historic interest it possesses*'.
- 4.2 Under s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in the exercise of any planning functions with respect to buildings on other land in a conservation area, it is required that (2) '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.*

PPS 5: Planning for the Historic Environment

- 4.3 PPG 15 was superseded and cancelled on publication of PPS 5: *Planning for the Historic Environment* on 23 March 2010. This new statement of government policy is a compact document, but is accompanied by a comprehensive *Historic Environment Practice Guide*, which is stated to be '*a guide to assist local authorities, owners, applicants and other interested parties in implementing PPS 5 and to help in the interpretation with the PPS*'. Para. 20 of the guide makes it plain that nothing in the existing legal framework governing the designation and management of listed buildings and conservation area is changed by PPS 5.
- 4.4 Para. 3 of the Introduction to PPS 5 affirm the policies of this PPS 5 as a material consideration to be taken into account in development management decisions. Para. 5 defines heritage assets as those parts of the historic environment that have significance because of their historic archaeological architecture or historic interest. I have above, in Section 2 included a statement of significance of No. 42 Kingsway as a listed building in a conservation area setting.
- 4.5 Para. 6 of PPS 5 affirms the central role of planning in conserving our historic assets and utilising the historic environment in creating sustainable places. Para. 7 states the government's objectives under the overarching aim that the historic environment and its heritage assets should be conserved for the quality of life they bring to this and future generations. *Inter alia* the objectives will deliver sustainable development through recognition that heritage assets are a non-renewable resource, recognising that '*intelligently managed change may sometimes be necessary if heritage assets are to be maintained for long term use*'.
- 4.6 The undertaking is to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, that wherever possible heritage assets are put to an appropriate and viable use that is consistent with their conservation.
- 4.7 Policy HE 1 deals with *Heritage assets and climate change*. HE 1.1 counsels the reuse and where appropriate the modification of heritage assets so as to reduce carbon emissions and secure sustainable development. HE 6 lays out the information requirements for applications for consent affecting heritage assets. HE 6.1 states that local planning authorities should require an applicant to provide a description of the

significance of the heritage assets affected and the contribution of their setting to that significance, at a level of detail proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal on the significance of the asset. This Report is based upon the requirement of Camden LBC for residential use on this heritage asset. The Report was based on a desktop study of published information about No. 42 Kingsway, beyond the somewhat cryptic list description supplemented by research in the British Architectural Library at the RIBA, Camden LBC Drainage Archive and Local Studies Library. Full internal inspections of the building were carried out by myself in 1998 and 2009. I consider that the precepts of policies HE.1 and HE 6 are thereby met.

- 4.8 Under policy HE 7: *Policy principles guiding the determination of applications for consent relating to all heritage assets*, the evidence provided in this Report is considered to meet HE 7.1 and HE 7.2 in respect of the evidence provided to understand the significance of the asset in context, and the minimal conflict between the asset and the nature of the proposals. Under HE 7.4 it is highly desirable that No. 42 Kingsway be sustained and enhanced by the proposed development as part of the historic early 20th century development of one of the most significant urban design projects of its date, rightly designated as a conservation area.
- 4.9 Policy HE 9: *Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets* is the key policy involved. Under HE 9.1, there should be a presumption in favour of the conservation of designated heritage assets, and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Significance can be harmed or lost through alteration or destruction of the asset or by development within its setting. Substantial harm to or loss of a Grade II listed building should be exceptional.
- 4.10 Under the present proposals, the conversion of the upper floors of No. 42 Kingsway has been designed in such a way as to respect the original open arrangement of the front rooms of the upper floors, where the involvement of Edwin Lutyens is most evident. This is not only in respect of the fenestration and the interface of the formal front façade with the interior, but also with the survival of decorative plasterwork. The subdivision entailed by the upgraded office use, albeit largely reversible, involved a loss of significance in the understanding of the original architectural qualities of the upper floors, which will be restored by the proposals. The subdivision of the simpler rear areas, some of which appears to have been original will not result in loss of significance. The two original light wells, lined with glazed brick will be retained, contributing to an understanding of the original plan form. The rear staircase and iron lift cage albeit that the latter has been adapted to the safety requirements of a modern elevator cabin, are a fine example of a well designed commercial ensemble of the date (and were not a Lutyens design): the proposed renewal will be undertaken in a manner which will retain as much of the ironwork as practicable. The internal design of the building's upper floors has been undertaken in compliance with the advice on addition and alteration, contained in paras. 178-192 of the *Historic Environment Practice Guide*.
- 4.11 In amplifying the content of policy HE 9, the *Historic Environment Guide* discusses 'Alterations to realise the optimum viable use of an asset' (paras. 88-95). A listed building may potentially have a variety of uses such as residential, commercial, or

leisure (para.88). If there are a range of ways in which an asset could viably be used, the optimum use is the one which causes the least harm to the significance of the asset (para. 89) ... it might be the original use but that may no longer be economically viable or even the most compatible with the long term conservation of the asset' (para. 89). I consider that the proposed change to residential use of the upper floors is entirely compatible with the concept of avoiding harm – indeed, I consider that no harm is involved, and therefore there will be no 'loss to society', as described in para. 87 under the general heading of policy HE 9. Therefore policies HE 9.2 and HE 9.4 are not involved.

- 4.12 Policy HE 10: *Additional policy principles guiding the determination of applications for development affecting the setting of a designated heritage asset* requires demonstration of an understanding of the setting and its contribution to significance.
- 4.13 The setting of No. 42 comprises the immediate street frontage of this major urban design project, undertaken by the then London County Council from 1898, opened in 1905, but only built up between 1903 and 1922. This has been characterised as the most prestigious of the L.C.C.'s Edwardian street improvements, a broad tree-lined street 100 feet wide. The architecture of the street frontage was eclectic, with vigorous Edwardian Baroque and hints of Art Nouveau. Nos. 36-38 Kingsway, adjoining Nos. 40-42 is part of the present application and this falls within the setting of No. 40, with which, stylistically it has little in common. The architect of Nos. 36-38 was Paul Hoffmann (1869-?), and Austrian architect trained in Vienna, who began practice in London in 1893, and is best known for blocks of mansion flats. His Kingsway building showed little affinity with its neighbours, apart from a uniform line for the main cornice, which seems to have been the only architectural control exercised by the L.C.C. The existing scrolled gable adjoining No. 42 is lower than the pedimented superstructure on the Lutyens building. It is proposed to rebuilding and raise the gable, by the insertion of another storey above cornice level. The later set-back mansard roof is also to be reconfigured within its overall height. Nos. 36-38 is an unlisted conservation area building, and thus an undesignated heritage asset, within a designated historic area adjoining a Grade II listed designated asset.
- 4.14 Buildings along Kingsway may be assumed to have a positive impact on the character and appearance of the conservation area. The proposed alterations will, I consider, improve the relationship with Nos. 40-42 by interpolating a more uniform attic storey, different in design from, but lining through with the attic storey above the main cornice level of Nos. 4-42. The flourishes of the scrolled gable, and the curved turret at the south end of the building, will be reinstated. There will be a positive impact upon both the setting of the listed building and the character and appearance of the conservation area, thus fulfilling the precepts of policy HE 10.
- 4.15 I have concluded that all the relevant policies of PPS 5 are met by these proposals.

Dr Mervyn Miller
4 June 2010