

---

HERITAGE ASSESSMENT

THE GOODENOUGH CLUB,  
21 -25 MECKLENBURGH SQUARE,  
LONDON  
WC1N 2AD

APPLICATION BY GOODENOUGH COLLEGE  
FOR LISTED BUILDING CONSENT

December 2014



Our Ref: SJC/615WC1/51/1

51 Great Marlborough Street  
LONDON  
W1F 7JT

0870 777 6292

[www.rapleys.co.uk](http://www.rapleys.co.uk)

Regulated by RICS

## Contents

1. Introduction
2. Heritage Significance
3. Policy Context
4. The Proposals and its Effects
5. Conclusions

## 1 INTRODUCTION

- 1.1 We are instructed by our client (Goodenough College), to submit an application for listed building consent for the refurbishment no. 65 bathrooms: in connection with the Goodenough Club offering 4\* accommodation, which has 19 single bedrooms, 33 doubles/twins, and 7 family rooms. Of the bathrooms to be refurbished 53 no. of the bathrooms are within the main houses, while the remaining 12 no. bathrooms are within the six mews houses located to the rear.

## 2 HERITAGE SIGNIFICANCE

- 2.1 Government guidance on listed building control is set out in the National Planning Policy Framework ('NPPF'). This advises that the level of detail provided in this statement should be proportionate to assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Para 128). This statement outlines the features of the property and explains how the works impact on the listed building, as well as Bloomsbury Conservation Area.

### LISTED BUILDING

- 2.2 The Goodenough Club (21-15 Mecklenburgh Square) is Grade II\* listed and was first listed on 10 June 1954, (listing reference 477496). The listing description is as follows:

*CAMDEN TQ3082SE MECKLENBURGH SQUARE 798-1/96/1112 (East side) 10/06/54 Nos.11-26 (Consecutive) and attached railings, Byron Court (No.26) GV II\**

*Terrace of 24 houses forming the east side of Mecklenburgh Square. No.26 incorporates former Nos 27-34. c1810-20. By Joseph Kay. Thomas Penthrin built Nos 11-19 & 30-34; George Payne Nos 20-29. Nos 15 and 27-34 rebuilt in facsimile c1950. Multi-coloured stock brick with stucco ground floors. Centre pavilion (Nos 21-25) and end pavilions (Nos 11-15) and (31-34) in stucco. EXTERIOR: formal composition of 4 storeys, basements and Nos 26-33 with C20 dormers. No.23 with large dormer. Mostly 2 windows each. Centre pavilion: ground floors rusticated stucco with round arched doorways with fluted pilaster-jambes and cornice heads (Greek key pattern), fanlights and panelled doors. Centre 5 bays slightly recessed with 4 Greek Ionic columns rising through 1st and 2nd floors, flanked by 3 bays articulated by 4 pilasters. Enriched entablature with projecting cornice at 3rd floor level. Recessed sash windows; ground floor outer bays segmental headed with small panes to edges, 1st floor centre 6 with pedimented heads, outer bays square-headed in shallow round-arched recesses. All 1st floor with cast-iron balconies. Between 1st and 2nd floor outer bays enriched recessed panels with swags reflecting the round-arched windows in the attic storey. Attic storey with moulded pilasters carrying cornice, the centre pilasters terminating in segmental anthemion stops. Blocking course. Outer pavilions: similar but with only 2 Ionic columns, segmental headed ground floor windows and square-headed 1st floor windows. Nos 16-20 & 26-30: round-arched doorways with fluted pilaster-jambes and cornice-heads (Greek key pattern), fanlights and panelled double doors. Doorways to former Nos 26-34 replaced by windows except former No.29, now main entrance to Byron Court. Segmental headed ground floor windows. Upper floors with gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. Plain stucco entablature at 3rd floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas; Nos 12, 14, 16 and 19 with wrought-iron lamp brackets. HISTORICAL NOTE: No.21 was the residence of RH Tawney, historian, teacher & political writer (GLC plaque). No.15 and Nos 22-25 (consec) were listed on 14/05/74. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (St Pancras part IV): London: -1952: 47-50).*

2.3 In addition, a number of buildings in the immediate vicinity are also listed. Those closest to 21-25 Mecklenburgh Square are:

- 1-8 (consecutive) Mecklenburgh Square and attached railings (Grade II)
- 43-47 (consecutive) Mecklenburgh Square and attached railings (Grade II)
- 29-38 Doughty Street and attached railings (Grade II)
- London House, Mecklenburgh Square (Grade II)
- 165 Grays Inn Road and attached railings (Grade II)
- Gates and Railings on east side of Forecourt to Former Foundling Hospital (Grade II)

#### BLOOMSBURY CONSERVATION AREA APPRAISAL AND MANAGEMENT STRATEGY

2.4 The 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 in the east.

2.5 The initial designation of Bloomsbury as a conservation area in 1968 sought to protect elements of development from the Georgian and earlier eras, but excluded areas 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.

2.6 The Goodenough Club is located within Sub-Area 12 – Coram's Fields / Brunswick Gardens, which is dominated by large-scale, green open spaces of historic significance in and around Coram's Fields. The spaces act as a green lung, providing a sense of openness which contrasts with surrounding areas. There is a predominance of institutional (hospital, university, education), recreational and community uses with secondary residential and office uses. The remaining fragments of the townhouses developed on the Foundling and surrounding estates in the late 18th and early 19th centuries are mostly protected by listing.

2.7 In terms of the built form, the Georgian townhouses in the sub area form homogeneous terraces and tend to be listed. Some terraces have an overall classical composition giving them a greater sense of scale and presence; there is a fine example on the east side of Mecklenburgh Square. The overall height and articulation of the facades, visually supported by front boundary railings provide a sense of enclosure and overall unity in this area.

### 3 POLICY CONTEXT

#### NATIONAL PLANNING POLICY

- 3.1 National planning policy advice is contained in the adopted National Planning Policy Framework (March 2012), which replaces the previous Planning Policy Guidance Notes and Planning Policy Statements.
- 3.2 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (Para 56).
- 3.3 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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 (Para 128).

#### LOCAL PLANNING POLICY

- 3.4 The planning policy framework for this site comprises of the adopted London Plan (July 2011), the Camden Core Strategy 2010-2025 and Camden Development Policies (both adopted November 2010).

#### Camden Core Strategy 2010-2025 (November 2010)

- 3.5 Policy CS14 (Promoting high quality places and conserving our heritage), the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
- a) requiring development of the highest standard of design that respects local context and character;
  - b) preserving and enhancing 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;
  - c) promoting high quality landscaping and works to streets and public spaces;
  - d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
  - e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

#### Camden Development Policies (November 2010)

- 3.6 Policy DP24 (Securing high quality design), the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
- a) character, setting, context and the form and scale of neighbouring buildings;
  - b) the character and proportions of the existing building, where alterations and extensions are proposed;
  - c) the quality of materials to be used;
  - d) the provision of visually interesting frontages at street level;

- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

3.7 Policy DP25 (Conserving Camden's heritage), in order to maintain the character of Camden's conservation areas, the Council will take into account conservation area statements, appraisals and management plans when assessing applications. Furthermore, in order to preserve or enhance the borough's listed buildings the Council will only grant consent for alterations to a listed building where it considers this would not cause harm to the special interest of the building.

## 4 THE PROPOSALS AND ITS EFFECTS

4.1 The design of proposed alterations (replacement bathrooms) is contained in the proposed drawings and the Planning, Design & Access Statement.

4.2 The following is an assessment of the effects of proposals in terms of the heritage significance of the listed building and the other heritage assets.

### ASSESSMENT

4.3 The scheme involves the refurbishment of no. 65 bathrooms: in connection with the Goodenough Club offering 4\* accommodation, which has 19 single bedrooms, 33 doubles/twins, and 7 family rooms. Of the bathrooms to be refurbished 53 no. of the bathrooms are within the main houses, while the remaining 12 no. bathrooms are within the six mews houses located to the rear.

4.4 The townhouses that make-up the Goodenough Club has been refurbished over the years to in order that they meet the requirements of the guest accommodation. Most recently planning permission (Ref: PS9804805/R3), and listed building consent (Ref: LS9804806/R3), were granted on 14 October 1999; these applications included the erection of the two storey mews buildings, and the restoration and refurbishment of the building. The above consents have been implemented and the buildings underwent comprehensive refurbishment in 2001.

4.5 The main buildings have been refurbished over the years to adapt to the requirements of guest accommodation; therefore, the internal layout of the existing bathrooms varies from room to room. Having surveyed the building it is considered that there are three different types - Type A, B & C, which relate to the choice of fixtures and fittings. In addition, Type C1 - is similar to Type C but includes a bath as opposed to a shower.

4.6 The bathroom refurbishments will be limited to the existing bathrooms and will include new sanitary fittings, wall mounted toilets, flush mounted shower trays with glass shower screens, new tiling and sanitary ware. Bath tubs will be provided in those rooms that currently have this provision (identified as Type C1). Showers are proposed in all other bathrooms. The refurbishment will include upgrade to the existing ventilation and extract, as well as the replacement of existing water services. The design will include mirror fronted hinged joinery panels to allow access to key areas as part of an improved maintenance regime.

4.7 The design of each ensuite bathroom type corresponds to the type of room currently available in the club. These are summarised below:

- Type A – bathrooms for the period bedrooms. These bathrooms will include a new shower enclosure with flush shower tray, traditional style fittings and unglazed porcelain tiles in a mosaic pattern in keeping with the Georgian period features of these suites. There are 4 no. type A rooms across the first floor of main buildings Houses (House 22 to 25)
- Type B – bathrooms to the Mews Houses. This accommodation has a simpler and more contemporary feel, with floor to ceiling timber framed glazing. These bathrooms propose modern fittings with a mix of dark colour rectified porcelain tiling to floors and walls. The existing sliding pocket door is to be replaced. There are 12 no. type B bathrooms.



- Type C – bathrooms throughout Houses no. 21 to 25. For these simpler rooms, it is proposed modern bathroom fittings along with a large format rectified porcelain tile in a colour range appropriate to the decoration of the room. The doors would be replaced so they open outwards from the bathroom to increase the sense of space within the ensuite. There are 46 no. type C bathrooms.
- Type C1 – bathrooms in the lower ground floor of the main houses. These bathrooms will be decorated and fitted with finishes to match type C; however they will include a bath (as currently provided), albeit reconfigure in order to locate the bath in areas of maximum head height to accommodate a usable shower over the bath.

4.8 A number of the bathrooms will include the replacement of existing doors to improve the layout of the space; the proposed new doors will match the existing doors. Existing architectural features outside the footprint of the bathrooms will be respected and replaced like for like should they be affected by the works.

4.9 In addition, to the refurbishment of existing bathrooms, these proposals also include the following internal alterations:

- Rooms 101 and 102 [ground floor – House 21] the formation of ensuite facility to room 101; this room currently accesses its bathroom from the hallway. The hallway bathrooms will be reconfigured to provide a cleaner’s cupboard.
- Rooms 111 and 112 [first floor – House 21] the formation of ensuite facility to room 111; this room currently accesses its bathroom from the hallway. The hallway bathrooms will be reconfigured to provide a cleaner’s cupboard.
- Rooms 501 and 502 [ground floor – House 25] the enlarged ensuite for room 501, to ensure that the bathroom is commensurate with this large double bedroom; these proposal will affect the layout of 502.

4.10 These proposals will enable the Goodenough Club to continue to achieve its essential purposes of providing decent guest accommodation, and the refurbishment of these bathrooms would assist this function, while not harming the heritage significance of the listed building.

4.11 It is considered that the proposed works will not have a negative effect on the special historic character or architectural interested of the listed building, and the proposals are relatively minor in nature and will not negatively affect the heritage interests of the Bloomsbury Conservation Area. Therefore, the proposal will comply with the provisions of the NPPF and Policies CS14, DP24, and DP25.

## 5 CONCLUSIONS

- 5.1 The proposed works will enhance the historic and special architectural importance of the listed building and conservation area, and consent should be granted.