

**HERITAGE STATEMENT  
FOR  
THE COLLEGE BUILDING  
THORNHAUGH STREET  
RUSSELL SQUARE  
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: John Alexander

Date: 20 February 2015

Checked By: Gavin Cowling

Job No: 140638-600



## **HERITAGE STATEMENT**

---

### **CONTENTS**

<b>1.00</b>	<b>INTRODUCTION</b>
<b>2.00</b>	<b>PLANNING POLICY STATEMENT (PPS) 5</b>
<b>3.00</b>	<b>THE BUILDING AND ITS HERITAGE</b>
<b>4.00</b>	<b>THE PROPOSED WORKS</b>
<b>5.00</b>	<b>THE PRINCIPLES AND JUSTIFICATION FOR THE PROPOSED WORKS</b>
<b>6.00</b>	<b>THE IMPACT OF THE PROPOSED WORKS</b>
<b>7.00</b>	<b>SUMMARY AND CONCLUSIONS</b>
<b>APPENDIX A</b>	<b>PHOTOGRAPHS</b>



## HERITAGE STATEMENT

---

### 1.00 INTRODUCTION

This Heritage Statement is submitted in support of a 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 College Building which is located on Thornhaugh Street and is a grade II listed building.

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

This application relates to the proposed removal of a large steel access ramp to the Research Building. It also relates to removal of an existing window and replacing it with a new Crittall double door that will match existing doors to the building that have recently been replaced. The works also propose improving the new outside space to the lower ground floor following the removal of the ramp. This will include Yorkstone paving to match the adjacent courtyard with a 150mm shingle gulley provided to both sides of the new walkway.





## HERITAGE STATEMENT

---

### 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 over arching objective is that "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 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 Building. The building was listed as Grade II listed on 28 March 1969 with the following information as the buildings listed description which has been 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 1<sup>st</sup> floor level, echoed by dressing to parapet above 3<sup>rd</sup> floor. Cartouche with coat of arms centrally at 2<sup>nd</sup> floor level. Lead rainwater heads and pipes, dated 1940." (Camden Council).

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

The College 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 designing Senate House.





## HERITAGE STATEMENT

---

### 4.00 THE PROPOSED WORKS

#### 4.01 Proposed Removal of the large steel access ramp.

The College Building currently has a large steel ramp used to access the Research centre building. The works propose removing the ramp to eliminate any obstacles to the area immediately outside of the student union. The ramp is currently connected to the Research Centre but is no longer necessary and is not required for fire egress.

A concrete platform extends from the surrounding footpath and forms a level walkway onto the existing ramp. This platform will be broken up and removed so that a new sub base can be formed and landscaped to tie in with surroundings. In addition, the gap in the wall where the platform leads to the ramp will be infilled to exactly match the surrounding walls including extending the existing coping and handrail.

The ramp is currently supported by large steel beams that are bolt fixed to the external wall of the College Building and to the adjacent 'moat' retaining wall, when the ramp has been removed, the walls will be made good and tiles replaced as necessary.

#### 4.02 Proposed replacement of existing window with new Crittall double doors.

In order to provide access into the new outdoor space, an existing window will be removed, the height of the opening extended to floor level and a new Crittall double door will be installed. The new double door will match existing doors that have recently been replaced to the external building façade, including an insulated sub frame.

#### 4.03 Proposed new walkway.

Following the removal of the ramp, a new walkway surface is required. New Yorkstone paving is to be installed to match the adjacent courtyard with 150mm shingle gulleys formed to both sides of the new walkway.

### 5.00 THE PRINCIPLES AND JUSTIFICATION FOR THE PROPOSED WORKS

Justification for the proposed works can be briefly summed up by stating that the works are to be carried out to meet the changing demands of the University, which the building was built and designed to be. We do not feel that any of the works will compromise the importance of this heritage asset.

### 6.00 THE IMPACT OF THE PROPOSED WORKS

The impact on the historical significance of the building will be extremely limited by the proposed works. In terms of visual impact all works are to be undertaken and finished in a 'like for like' basis and as such will have minimal visual impact.

### 7.00 SUMMARY AND CONCLUSIONS

All of the proposed works take into account the principles set out within PPG5 and fully consider the impact of the proposals to the building in terms of the impact to the significance of the heritage and the appearance of the building in terms of context with adjacent buildings.

The proposed works will not impact on the buildings important significance.