



DESIGN ACCESS & HERITAGE STATEMENT: Rosewood Hotel, Holborn: Courtyard Application

By
Giles Quarme & Associates
7 Bishops Terrace
London SE11 4UE
Tel 02075820748
Email mail@quarme.com
Web: www.quarme.com



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INTRODUCTION

Giles Quarme & Associates are an architectural practice that specialise in the repair, restoration, alteration and refurbishment of historic buildings and buildings in Conservation Areas. Giles Quarme & Associates were made part of the Planning team due to their specialism.

Giles Quarme is not only a fully qualified architect, but he has also been awarded AABC accreditation for work on historic buildings. Other members of the team have undertaken the specialist post-graduate course in Building Conservation at The Architectural Association.

The designers of the courtyard terrace application are Luciano Giubbilei Design. Luciano designed the gardens that won the British Association of Landscape Industries Principal Award for Best Domestic Garden Scheme in the UK in 2001 and 2006, and has since won twelve other industry awards, including gold medals at the Royal Horticultural Society's Chelsea Flower show in 2009 and 2011, for the Laurent-Perrier Garden. At the 2014 Chelsea Flower Show Luciano created the third garden for Laurent-Perrier and was awarded his third gold medal and the event's most prestigious accolade, the Best in Show award. The garden explored the themes of light, form and texture.

The proposals for the works at The Rosewood Hotel are based on the careful research and historic building analysis both of the building itself and its nearby neighbors and the entire team have endeavored to ensure that the design do not affect the fabric of the historic building and that the significance of the setting of the building is enhanced. The minor physical connections affect the fabric of the TP Bennett and recent EPR Scheme and does not affect the historic fabric that still remains in the courtyard. The courtyard East façade and block were re-built and the courtyard was extended as part of the TP Bennett works to remove the ground floor area with step back at first floor to the current line of the façade and thereby increasing the ground floor area of the courtyard.

The courtyard is an important part of the hotels location and status within the local community. Rosewood London has recently launched its weekly Slow Food & Living Market in the serenity of the hotel's grand inner courtyard. Newly appointed Executive Chef, Amandine Chaignot, is at the helm of the Slow Food & Living Market, which recreates the traditional marketplace shopping experience in Holborn and celebrates good, clean and fair produce from local growers and artisans.

The weekly market, open every Sunday, is endorsed by Slow Food UK and is the only dedicated Slow Food & Living Market in London. The market features over 30 different Slow Food and Living merchants carefully selected for their exceptional quality.

The Slow Food & Living Market provides guests and London residents with a unique local shopping experience and place to meet with family, friends and neighbours. The aim of the market is to foster a sense of community and respect for each vendor's history and individual story and to revive the traditional, vibrant marketplace culture where urban consumers are reconnected with rural farmers and artisans to celebrate bountiful and wholesome produce.

The investigation has been based on three different methods:

Physical Onsite Examination:

It can be seen when assessing the materials that are located in the courtyard that the fabric of the ground cover has been altered, replaced, re-used and repaired. The balustrades are, in part, original, but their latest relocation was approved with the EPR scheme Ref 2013/1866/L that was granted by Camden in 2013. The east facade was re-built during the TP Bennett scheme implementation and the courtyard area increased.

Written documentation:

This consists of the following documents:

NPPF

English Heritage's Conservation Principles

Bloomsbury Conservation Area Appraisal And Management Strategy (18th April 2011)

Listed Building Description

Camden Core Strategy: Local Development Framework 2010-2025

Planning Inspectorate's decision letter of December 1990 Ref:

APP/X5210/E/90/806754/P7 and I65689/P7, that approved planning and listed building consent for the alteration and extension, partial demolition and refurbishment to provide 30,250sqm of offices. The decision letter describes both the interior and exterior of the building and permits extensive alteration and demolition of the building in order to provide it with a new use. The permission, however, for change of use to offices was never implemented and instead an alternative scheme by the same architects, T.P. Bennett, for its conversion into a Hotel was submitted and approved by LBC in 1996.

Drawings, Photographs and Maps:

If the works of demolition, which are described in the appeal decision letter, are then compared to the surviving drawings, it is possible to assess the evolution of the building and the impact of that permission.

SECTION I: SITE DESCRIPTION

Name and address of the site

Rosewood Hotel
252 High Holborn
London
WC1V 7EN

History of the site

The original buildings on the site were individually demolished through a major phased development of the one end use large scale building. This can be seen in the progression of the development in the historic maps and photograph sections.



Listed Building Description

Listing prior to TP Bennett works and has not been updated with notes following the 1999 works.

Name: Pearl Assurance Company Ltd
List Entry Number: 1378890

CAMDEN TQ3081 NE 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.

Setting of the Listed Building

The Rosewood 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 that was 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 central courtyard was altered during the TP Bennett Scheme to remove light-wells, removal of the majority of balustrades, enlarge the ground floor footprint of the courtyard by re-building the East block and removing the 1st floor roof terrace. The balustrades were moved with permission granted under Ref 2013/1866/L and the area of seating was approved to create the terrace for the restaurant, hotel guests and the public.

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 Moncton 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 the traditional red brick of the 17th and 18th century where they still survive interspersed with stone and mid 20th Century use of 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 it would like to ensure that Listed buildings in the surrounding vicinity include only two others close by on High Holborn, Nos 114 & 115 on the opposite side of the street and closer to Kingsway/Southampton Row and No 233, located on the same side of the street as the hotel. Also noted in Camden's Conservation Area Appraisal as being listed on High Holborn are: 21 and 22-23 Cittie of Yorke P H, although these are at the opposite end of the road.

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.

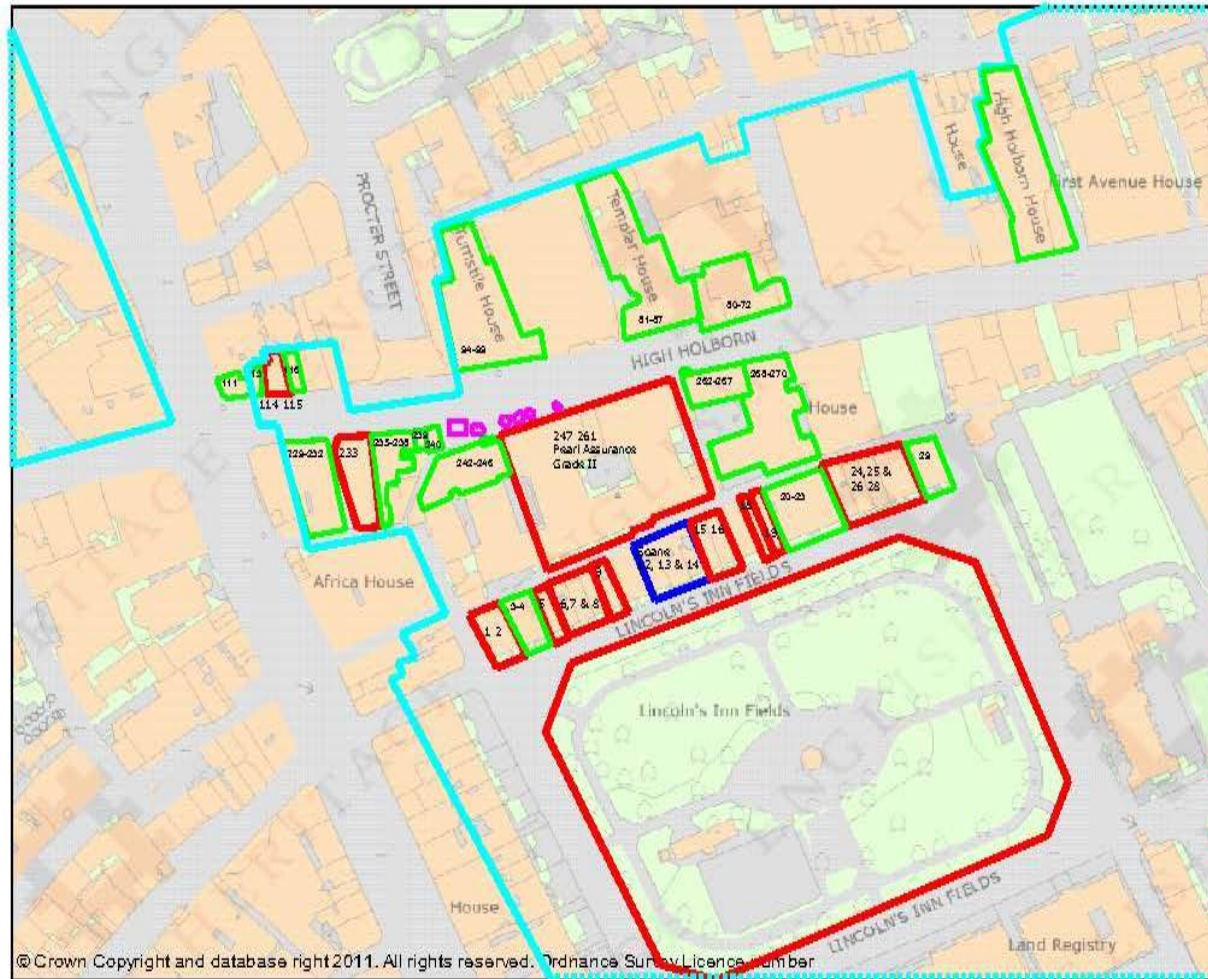
Local 'positive contributors to the area as noted in Camden's Conservation Area Appraisal are:

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,

Landscape features of local interest are:

309-10 Granite kerbs, bronze statue of the Artist as Hephaestus in facade of 35, modern advertisement booth in front of 242-246 (consec), 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,

Listed and Locally Listed outlined buildings and Conservation Area outline.



Heritage Category:	Listing
List Entry No :	1378890
Grade:	II
County:	Greater London Authority
District:	Camden
Parish:	Non Civil Parish

For all entries pre dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 30695 81502
Map Scale:	1:2500
Print Date:	9 September 2011

Name: PEARL ASSURANCE COMPANY LIMITED

KEY:

- Listed Building Grade II
- Listed Building Grade I
- Elements of Streetscape Interest
- Camden noted: Positive Contribution
- Line of Holborn Conservation Area
- Edge of map not edge of boundary of Conservation Area


ENGLISH HERITAGE

1 Waterhouse Square, 138-142 Holborn, EC1N 2ST
Tel: 020 7973 3000 www.english-heritage.org.uk

SECTION 2: WRITTEN DOCUMENTATION:

2: HISTORICAL SOURCES

The current proposals that form this application are to provide a more coherent and seating arrangement to the approved ad hoc and loose fitting furniture of the existing terrace..

A good understanding of the original condition of the building can be obtained from the Inspector's Appeal decision given in December 1990 relating to the conversion of the building into multiple office use.

The internal features of the building are described in Paragraph 2 of the Inspector's Appeal decision letter that forms Appendix 1 of this report and included the following items of architectural interest:

“ Large halls, lined in marble with ionic columns, on either side of the Entrance Arch, an arcaded marble staircase rising the full height of the building, a marble lined first floor corridor, some panel rooms on the first floor and some recent panel rooms on the second and third floors.”

The Inspector explains the details of the appeal proposals in Paragraph 6:

“The demolition and redevelopment of the whole of the building behind the front façade, with the exception of the archway and passage leading to the central courtyard, the main staircase, the East columned hall, the first floor front corridor and stone elevations to the North, East and South sides of the courtyard. All of those features would be retained and incorporated into the new scheme, in some cases after careful dismantling and re-erection. The three top most storeys at the front of the building would be re-built as two storeys. The East side of the courtyard would be re-built to match the present West side and additional attic floors would be provided on the East, South and West sides. A glazed roof would be constructed within the courtyard, its beams resting on stone pads immediately above the parapet storey, with a raised vault running from North to South linking the central pavilions on those sides, (this was never built). The courtyard would then become a covered atrium, to be used as a main reception area from which visitors and staff would proceed to new core areas located in the East and West wings of the building.

The rear elevation of the proposed new building to Whetstone Park would be built with a setback at second floor level, main cornice line at the fifth floor, and projecting pavilion features at the centre and each end. There will be two attic floors above with double pitched mansard elevations. At the sixth floor the mansards would be set well back from the street façade, in the form of two wings at the East and West sides of the building with a glazed link between. The total gross floor space of the new building as amended at the inquiry would be some 34,870 m² as compared with 27,890m² in the existing building (including the courtyard in both cases)”.

In response to the appeal proposals, written objections were from the Royal Fine Art Commission, the Ancient Monuments Society, Save Britain's Heritage, The Bloomsbury Conservation Area Advisory Committee, The London Topographical Society, Sir John Summerson, a number of curators of Museums and others associated with Sir John Soane's Museum, The Royal College of Surgeons of England and a number of occupiers of premises in Lincoln's Inn Fields. Many of those objections were concerned principally with the effect on the Sir John Soane's Museum and on views from Lincoln's Inn Fields and were made before the submission of amended plans that dealt with the objections.

Paragraph 14 of the appeal decision letter provides the Inspector's assessment of the character of the building:

“In my opinion the front façade of the appeal building has to a distinctive degree character of a Grand Edwardian office building, aptly described by Alastair Servic as “ the last and largest of the High Baroque Insurance Palaces. Its imposing façade makes a considerable, if somewhat forbidding, contribution to the streetscene. The character of the street frontage is underlined by the abrupt reduction in scale found after entering the central archway where visitors are at once turned aside by the dark tunnel before them and tempted forward by the glimpse of lightness beyond...”

Those able to penetrate to the courtyard would find an immediately impressive quadrangle ornamented with heavy stonework and reminiscent of the courtyard of an Italian Renaissance palazzo. The centres of the South and North facades are marked by elaborate staircase pavilions, while the doubling of the giant Ionic order on the West side, with attached stone pillars above at the parapet storey marks what for a time a further clerks’ entrance to the building at the courtyard level. The lightness of the space is heightened by the setting back of the East façade above the ground floor, but the style of the elevation on that side a disappointing variation on the theme of the remaining facades, and disrupts the symmetry that would otherwise be expected. The floor of the courtyard itself which is used as an access for vehicles, is also a disappointment, although the central War memorial and the stone balustrade with its intermittent torches provides some interest”.

At Paragraph 16, the inspector provides us with a good description of the interior of the building prior to the conversion works:

“The heavy Baroque character of the front and courtyard facades is reflected internally in the columned halls and in the dark mahogany panelling of some of the upper floor front rooms. However the most immediately attractive part of the interior is to my mind the main staircase, with its Piranesi-like interpenetrations of space and its elegant marble alignment. That feeling of elegance is continued in the first floor front corridor, and contrasts with the studded stateliness of the more recent boardroom and director’s dining rooms. The office spaces are otherwise unremarkable, except for the adverse factors such as the limited day lighting to the basement floor and to the rooms light only by oval windows on the fourth floor, restricted headroom to the sixth and seventh floors, various changes to floor level and the dispersal of lifts around the building”.

The inspector goes on to say at Paragraph 17:

“Taken as a whole the appeal building fails in my view to live up to the majestic qualities suggested by its impressive front façade. The appeal proposals, by accepting and dignifying the central approach to the building, would to my mind realise some of the potential that is inherent in its design, and perhaps endue it with some of the sense of grandeur which is just missing at the present time. It is to some extent regrettable that more imposing roles could not be found for the main staircase and East columned hall. However that loss would be more than offset in my opinion by the transformation of the central archway and passage into an enclosed vestibule and anteroom, leading directly into a courtyard that would take its natural place as the focus and centre of the building. That would undoubtedly result in a fundamental change to the character of the building but, I believe would be change for the better.”

As previously advised the appeal decision referred to above relates to the conversion of the former Pearl Assurance Headquarters into offices. It does not relate to the conversion of the building into a Hotel permitted by LBCamden in 1996.

It is important to note that the Inspector’s decision letter for the appeal described the proposed change of use of the appeal building from being the Headquarters of a prominent institution to offices as being an important change to the character of the building, in practical if not land-use terms. However in justification for this he said it would be an alternative use, perhaps of the kind envisaged in paragraph 90(d) of Circular 8/87, which would justify the demolition and redevelopment of the rear parts of the Listed Building so that new life could be brought into those parts which are of greater architectural interest.

Circular 8/87 was the precursor of PPG15, PPS 5 and now the current NPPF, which was the Government’s Policy document on the treatment of the historic environment and Listed Buildings.

An interesting element of the proposed conversion of the building into offices included the roofing over of the courtyard. This was opposed by both the Council, and English Heritage. However in the Inspectors opinion, the

proposed glazed roofing of the courtyard was considered that it might well add to the courtyard's attraction as the central space to the building. The level chosen for glazing would help to emphasise the natural termination of the classical order and to conceal the roof structure above it. He went on to say that if the architectural problems of the linking structures could be overcome, the idea of a glazed reception hall at the centre of the courtyard would appear to be the most suitable of the alternatives to a glazed roof that was discussed at the inquiry.

In paragraph 41 of his decision notice the Inspector deals with conditions and the requirements to protect items which are to be retained in situ during the works and for works to the retained fabric to match adjacent work, are also justified in my opinion, in order to safeguard the special architectural and historic interest of the building.

In paragraph 42 of the letter the Inspector provides his decision to allow the appeal and grant Planning and Listed Building Consent for alteration, extension and partial demolition of the building.

As part of the Listed Building Consent in Paragraph 4 he states:

Condition 7 of the Appeal Notice states the following:

“Detailed drawings or samples of materials, as appropriate, in respect of the following items shall be submitted to and approved by the Local Planning Authority following consultation with English Heritage before the relevant part to the works is begun:

- a. All new works to the courtyard, including details of the new stonework, new slated roofs and dormer windows, new glazed roof and alterations to the paved and basement areas;*
- b. Glazed doors to the Entrance arch and vestibule;*
- c. All changes to the front elevation, including new and altered windows;*
- d. All external facing materials;*
- e. New rear elevation, including mansard roofs, dormer windows and plant enclosures; and*
- f. The precise extent of the retained fabric within those areas already indicated as being retained upon the approved plans.”*

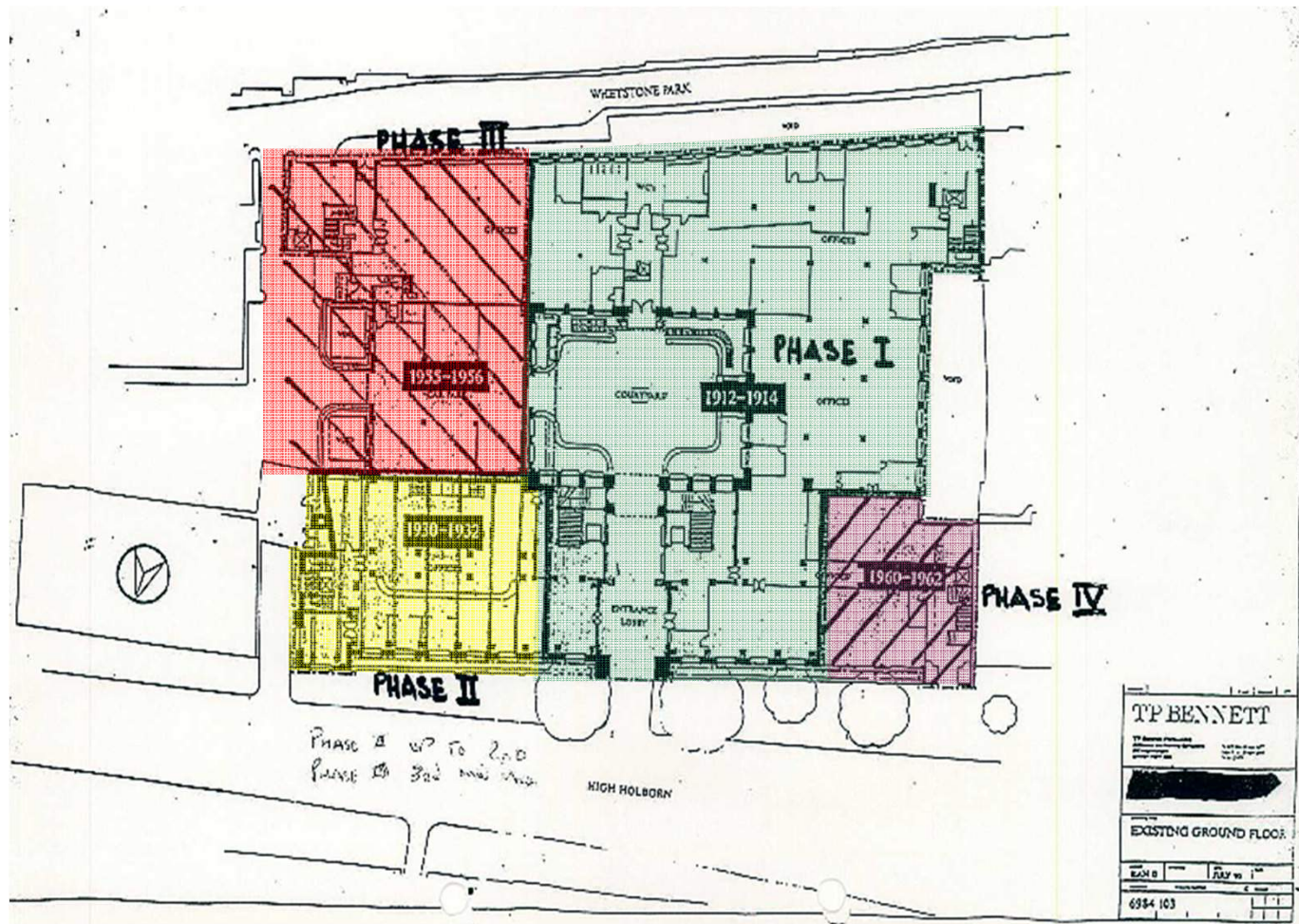
SECTION 2.1: PHASING

For the purposes of this application we have only included relevant historic plans of the Lower Ground, Ground and First floors.

The other historic plans can be seen in previous Heritage Statements produced by GQA on behalf of the hotel with application reference:

This section shows how the original Pearl Assurance building was gradually constructed over a 50 year period from approximately 1912 to 1962.

It is very surprising that Newman's design, which envisaged using such a large plot, could not be implemented until such a late date but this was due to reasons of land ownership, war and economics.



SECTION 2.2: OS MAPS

The Ordnance Survey maps illustrate and confirm the veracity of the gradual construction of this building referred to above.

- OS map 1895 – 1896 Illustrates the site pre-construction.
- OS map 1916 Illustrates the site partially constructed (in red).
- OS map 1937 Illustrates no change between 1916 and 1937.
- OS map 1939 – 1945 Illustrates the LCC War Damage Survey and shows that the war damage was extremely limited and did not affect the building, only an adjacent building subsequently purchased by the company.
- OS map 1953 Illustrates the enlargement of the building and the completion of the Eastern end of the front façade.
- OS map 1968 Illustrates the completion of the West end of the front façade and the internal courtyard.



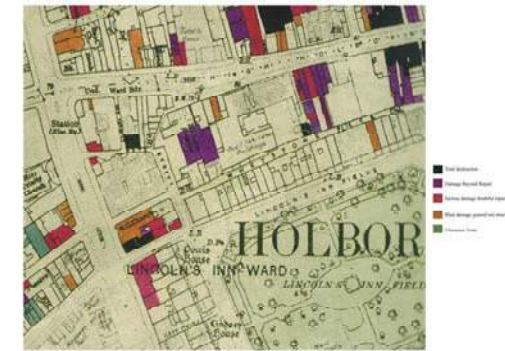
1895-96



1916



1937



1939-45 Bomb Damage



1953



1968.

SECTION 2.3: ERNEST BATES AND WG SINNING PLANS

This provides us with the earliest indication of the plans and layout of the building whilst in use by Pearl Assurance according to Monkton's additions to the Newman original Phase I works. This verifies the description of the interior provided by the Inspector in his appeal decision letter in 1990.

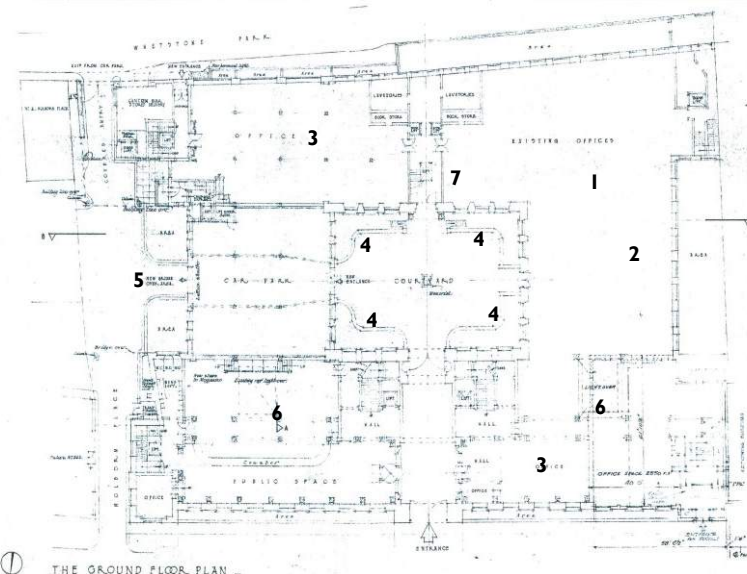
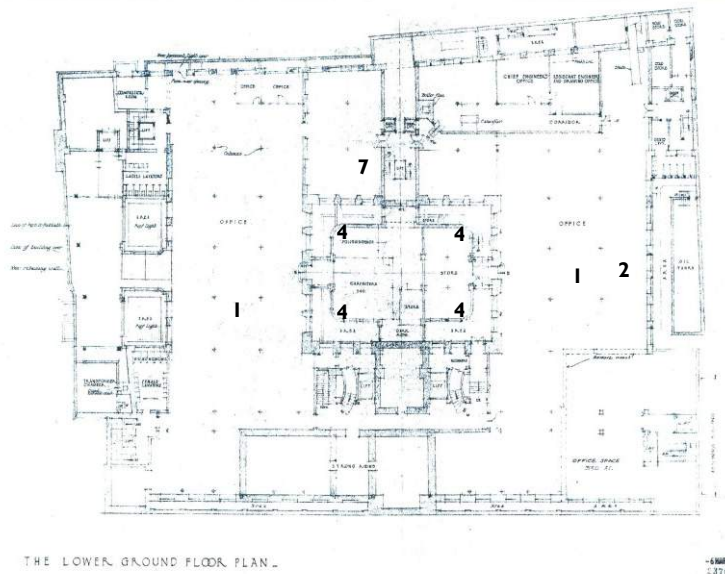
The drawings show that most of the areas were very plain open plan offices and the historic columns and fit-out related principally to the ground floor public rooms, the central staircase, the front corridor, and the Chairman and Deputy Chairman's offices at first floor level.

The latter offices, which were located in the eastern wing of the first floor, were subsequently demolished when that wing was totally reconstructed in the hotel conversion of 1999/2000.

**ERNEST BATES & WG SINNING:
Lower Ground, Ground, First and
Second Floor plans.**

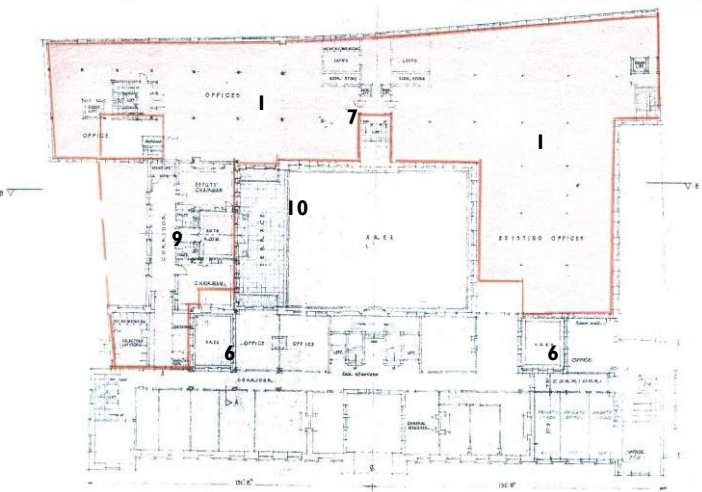
These drawings indicate the finalisation of the design of the IV phases of construction work on the Pearl Assurance Building. Note the following:

1. The open plan spaces, (now partitioned);
2. No staircases from the ground to lower ground floor, (now installed);
3. The column positions;
4. The light-wells at ground floor with access to the lower ground floor, (now removed);
5. The position of the exit to Holborn Place;
6. The light-wells in the front section of the building at ground floor and above, (now removed);
7. The main rear staircase, (now removed);
8. The shape of the courtyard, (now enlarged);
9. The Chairman and Deputy Chairman's offices; and
10. The roof terrace at first floor, (now removed).




THE PEARL ASSURANCE COMPANY LIMITED. ARCHITECTS: ERNEST BATES & WG SINNING. REG. NO. 290. P.C. D.Z.F.

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 Area where TP Bennett Scheme gutted and re-built large areas

SECTION 2.4: STERLING SURVEYS

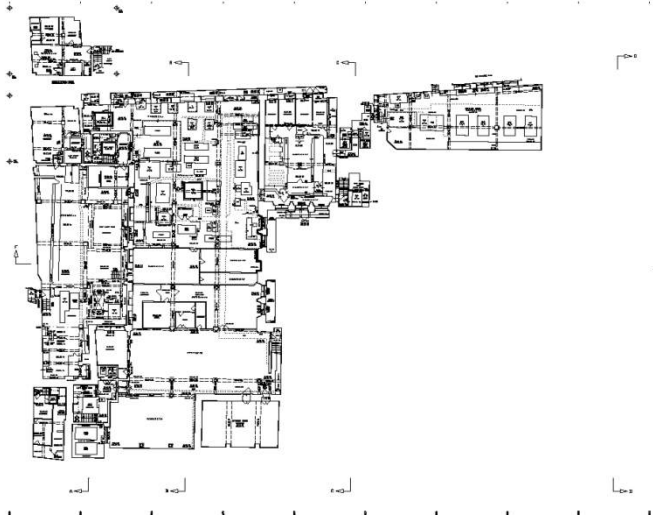
Sterling Surveys carried out a detailed measured survey of the building in 1995 prior to the hotel conversion works by T.P. Bennett



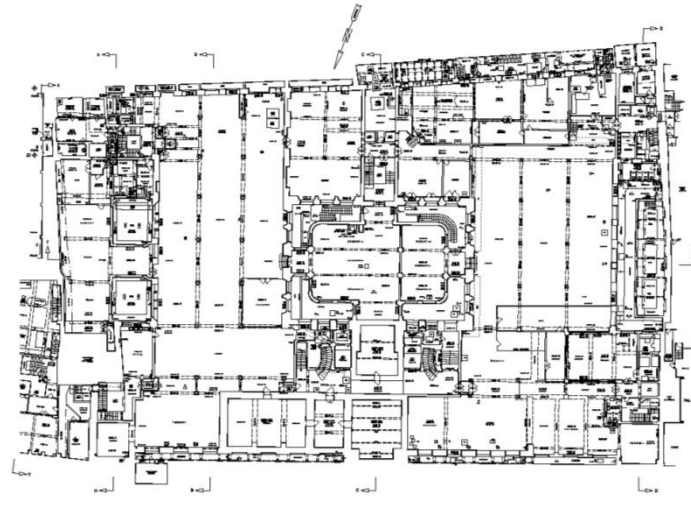
**Sterling Surveys pre-TP Bennett Survey:
Basement, Lower Ground, Ground and
First Floor plans.**

These drawings indicate the existing Pearl Assurance Building prior to the TP Bennett Scheme:

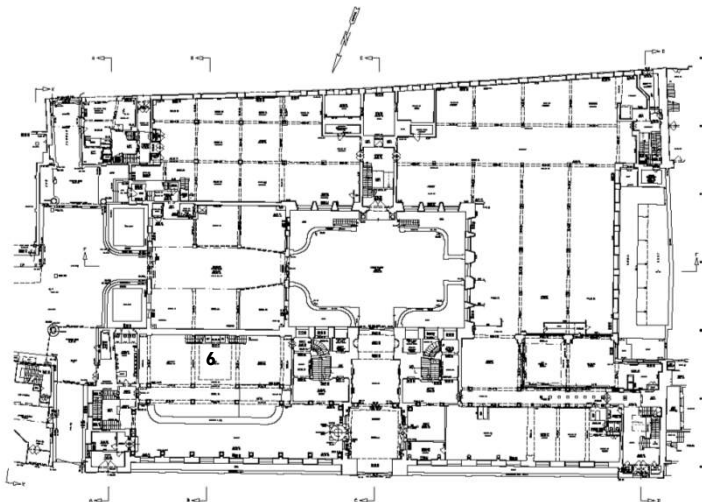
1. The open plan spaces, (now partitioned);
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3. The column positions;
4. The light-wells at ground floor with access to the lower ground floor, (now removed);
5. The position of the exit to Holborn Place;
6. The light-wells in the front section of the building at ground floor and above, (now removed);
7. The main rear staircase, (now removed);
8. The shape of the courtyard, (now enlarged);
9. The Chairman and Deputy Chairman's offices; and
10. The roof terrace at first floor, (now removed).



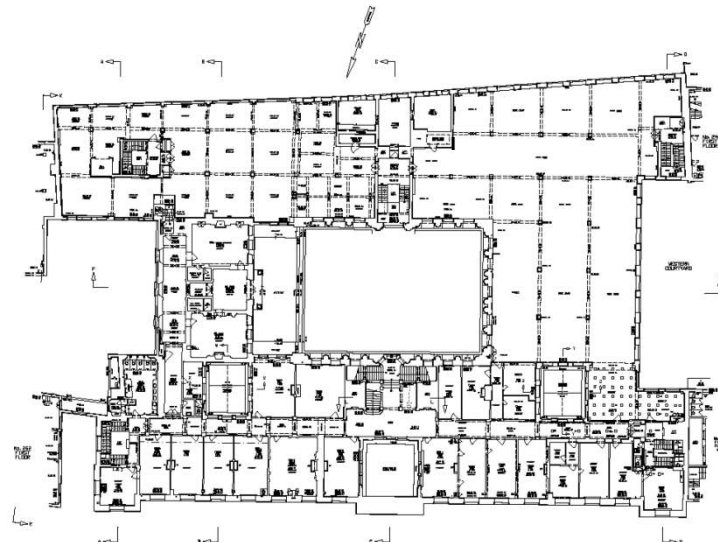
BASEMENT



LOWER GROUND FLOOR



GROUND FLOOR

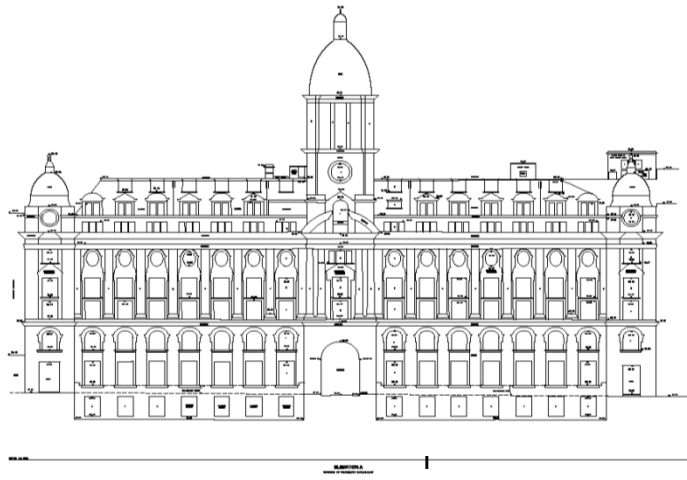


FIRST FLOOR

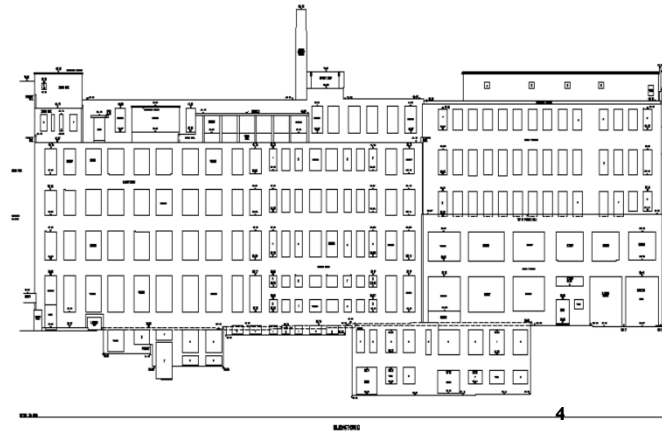
**Sterling Surveys pre-TP Bennett Survey:
Main Road & Courtyard Elevations**

These drawings indicate the existing Pearl Assurance Building prior to the TP Bennett Scheme:

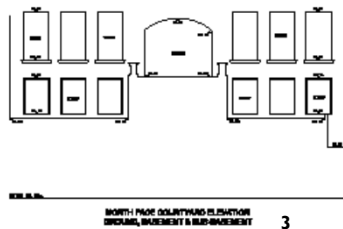
1. The main front survey unaltered from the final phase of original construction work in 1960s;
2. The elevation without the courtyard canopy which was installed during the TP Bennett Scheme;
3. The original courtyard shape, with terrace and exit to Holborn Place;
4. The extent of the rear elevation prior to the Appeal decision in 1990.



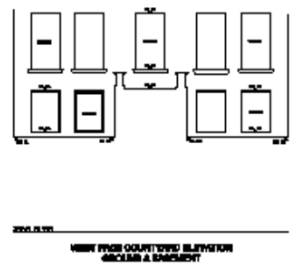
HIGH HOLBORN ELEVATION



WHETSTONE PARK ELEVATION



HOLBORN PLACE COURTYARD ELEVATION



MAIN ENTRANCE COURTYARD ELEVATION

SECTION 2.5:T.P. BENNETT DRAWINGS

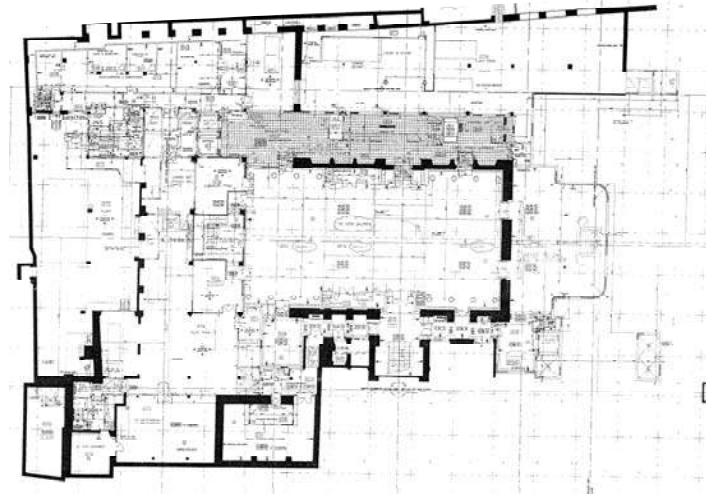
This section contains the T.P. Bennett drawings showing the hotel conversion which was permitted in 1996 and implemented in 1999 – 2000. The phase II. EPR proposals have been highlighted to show the parts of the T.P. Bennett conversion works will be affected by the proposed scheme. The Phase I works are also highlighted as these were exempt from Listed Building Consent following approval from Camden in March 2010.

The drawings that were approved and implemented by T.P. Bennett show that the special offices of the Chairman and Deputy Chairman, which were of historic interest, were totally destroyed by the reconstruction of the eastern wing. This also removed the associated roof terrace at first floor level.

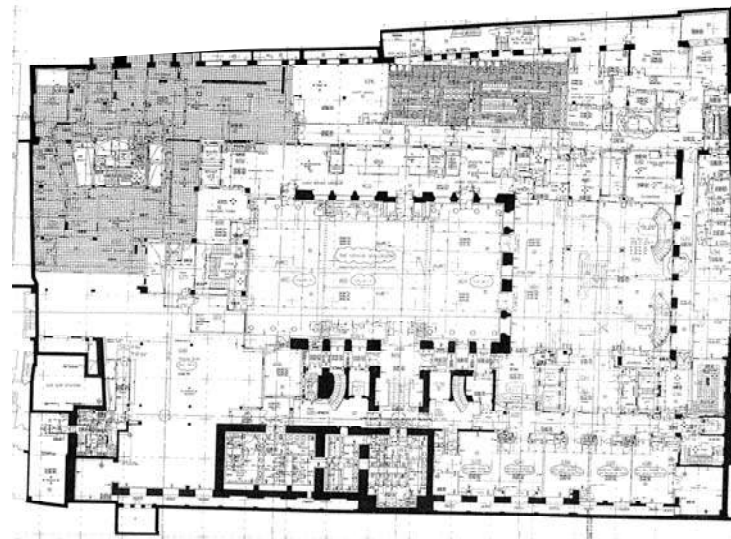
**TP Bennett 1999:
Basement, Lower Ground, Ground,
and First Floor plans.**

These drawings show the major alterations carried out in the late 1990s. Note the following:

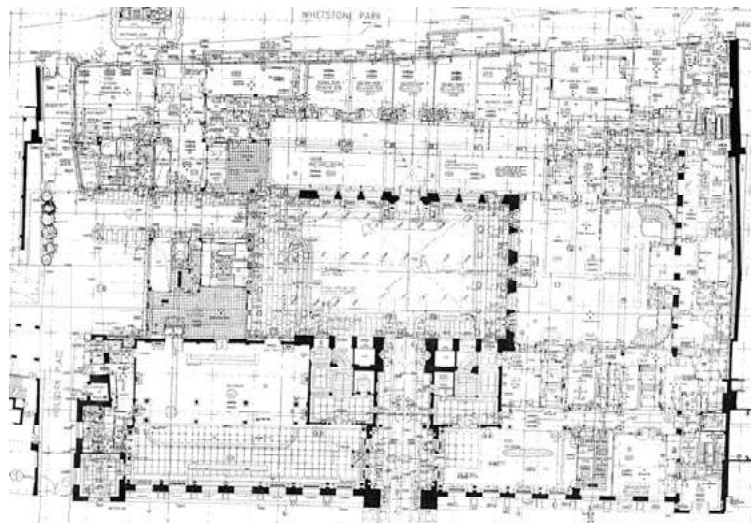
1. WCs and staircases;
2. Removal of courtyard light-wells
3. Insertion of Staircase from Ground to Lower Ground floor;
4. Insertion of numerous partitions altering the historic plan;
5. The altered position of the exit to Holborn Place;
6. The removal of the light-wells in the front section of the building at ground floor and above;
7. The removal of the main rear staircase;
8. The shortened shape of the courtyard;
9. The destruction of the Chairman and Deputy Chairman's offices; and
10. The removal of the roof terrace at first floor;
11. The installation of smoke lobbies at ground floor of the main front marble staircase;
12. The insertion of the Reception desk; and
13. The insertion of the glazed canopy above the courtyard main entrance.



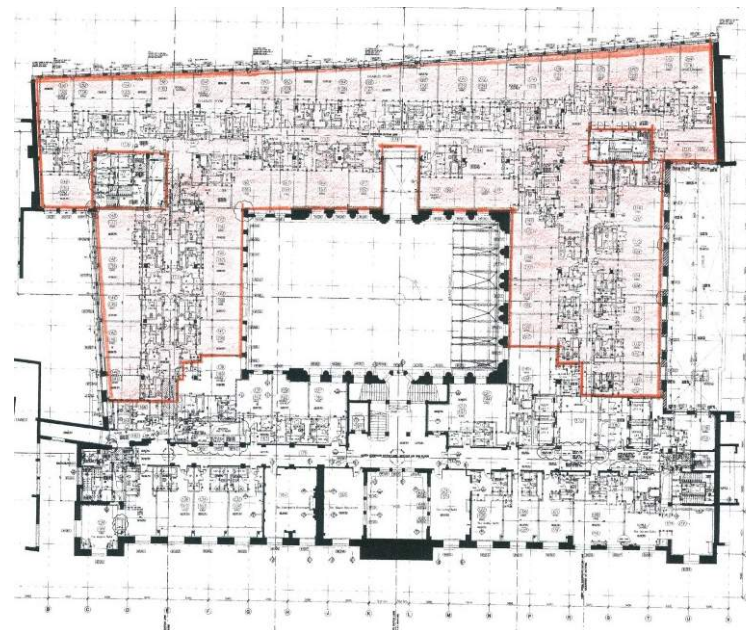
BASEMENT




LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

 TP Bennett major alterations

SECTION 2.6: English Heritage National Monuments Record Photographs 1900-1917



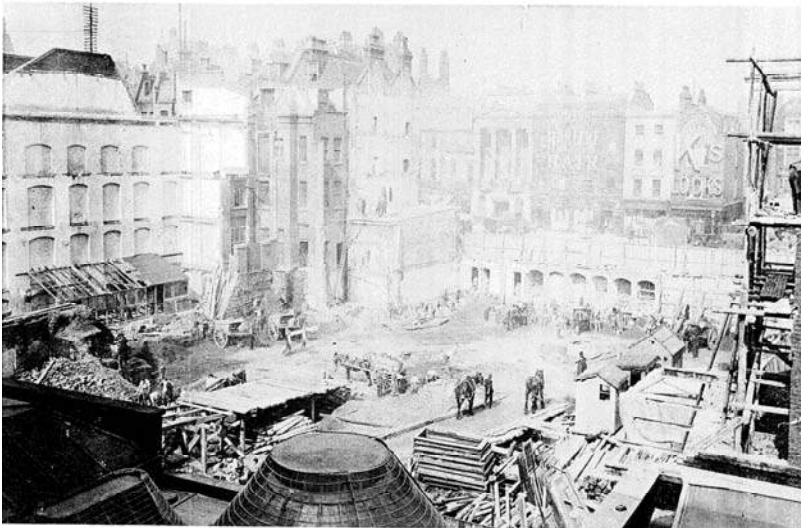
High Holborn Streetscape prior to the purchase of the land.



The original purchase of the first buildings on the final site.



Architect's impression of the entire scheme before each of the building plots had been included, 1913.

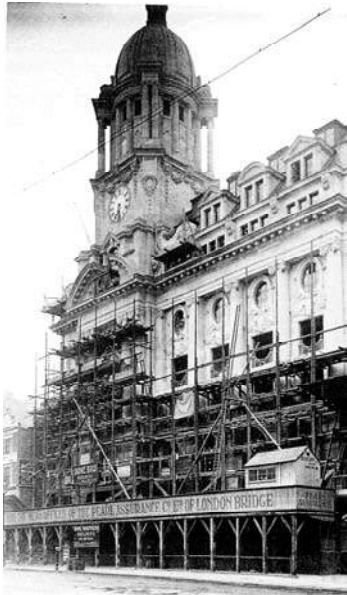


Phase I works begin. Image shows the construction techniques and site conditions. 1915



Wooden scaffold surrounding the High Holborn façade of the Phase I works 1913.

HISTORIC PHOTOGRAPHS: CHRONOLOGY OF THE DEVELOPMENT OF THE PEARL ASSURANCE BUILDING



Dropping of the scaffold from Phase I, 1913.



Phase I complete, 1913.



Phase I complete and Pearl Assurance Company advertising the investment of National War Bonds with a tank being used in the publicity, 1916.

SECTION 2.7: English Heritage National Monuments Record Photographs 1982-1990



19th Nov 1990:
3rd to 7th floors external view below the main cupola on the south side.



19th Nov 1990:
Exterior view of the courtyard from third floor.



19th Nov 1990:
Exterior view of the courtyard from 3rd floor level from north-west with view of the original layout of the courtyard.



19th Nov 1990:
Exterior view of the courtyard from the east.



19th Nov 1990:
Exterior view of the War memorial in the centre of the courtyard, now removed to Peterborough. Original entrance to the north side of the south range.



19th Nov 1990:
Exterior view of the War memorial in the centre of the courtyard, now removed to Peterborough. Original entrance to the north side of the south range.



19th Nov 1990:
Exterior view of the gates to the courtyard at the south end of the carriageway of the north range.



19th Nov 1990:
From the carriageway into the courtyard.



19th Nov 1990:
North range view from the carriageway to High Holborn. The revolving door to the cash Hall is clearly visible.

SECTION 3 PROPOSED DEVELOPMENT

Luciano Giubbilei Design has developed a design that is a modern urban pergola that sits within the context of the Grade II courtyard. It is a design that approaches the urban courtyard of a prestigious building with an elegant maturity.

The support system of the canopy is slim and cohesive with the furniture compared to the more rustic oversized large umbrellas and mis-matched furniture. The design is more translucent than the current scheme and sits in a similar location to the original ground floor demise of the east block of the courtyard. The design of the structure could be argued to be an acknowledgement of the original size and location of the central courtyard with a step back at upper floors.

However the design is translucent and does not detract from the setting of the listed building and nor does it adhere itself to the historic fabric.

In conservation terms any proposal has some impact on the historic fabric or setting of a heritage asset and that impact has been assessed as to its effect on the significance of the historic building. These have been broken down into the following categories in line with the guidelines and policies of Planning Policy Statement 5: Planning for the Historic Environment:

Positive Impact:	beneficial change or restoration of the historic fabric and/or layout.
Neutral Impact	proposals have no effect on the historic fabric.
Minor Impact	minor adverse alteration to the historic fabric.
Major Impact	major adverse alterations to the historic fabric.

SECTION 3.01

CONDITION OF THE BUILDING

The current courtyard was re-built during the TP Bennett scheme, as previously indicated and the further alterations during the 2013/2014 EPR scheme.

The east block of the courtyard was re-built during the TP Bennett scheme and the floor level of the courtyard was increased with the removal of the ground floor façade to bring it in line with the façade above.

The TP Bennett scheme works also removed the four light wells of the courtyard creating a central courtyard with no light wells and a larger lower ground/basement floor below. The balustrades of the west façade were removed whilst those of the east were altered and re-arranged.

The approved 2013 EPR works allowed the east end balustrades to be moved approximately 3 meters away from the TP Bennett line towards the centre of the courtyard.

Those historic areas that were left untouched by the TP Bennett Scheme of 1998-99 are not proposed to be altered.

The proposals being made by Luciano respect the historic character of these areas. They do not alter the balustrades at all and nor do they fix to any of the historic fabric. They seek to retain the historic features and where possible enhance the historic plan form and significance of the historic fabric.



The TP Bennett additions to the upper floors.



The Courtyard with glazed screen installed in the TP Bennett Scheme prior to the EPR 2013 scheme.

Existing photographs



The photograph used by the Conservation Officer to show the current situation of the courtyard.

Existing photographs



GQA photograph showing the current situation of the existing large umbrellas and the constant taxi arrival drop off/pick up taken from the West end of the courtyard with the TP Bennett altered East façade..

Existing photographs



GQA photograph showing the current situation of the existing large umbrellas, the vegetation and the height and volume of the existing seating area.

Existing photographs



GQA photograph showing the current situation of the existing large umbrellas, the vegetation and the height and volume taken from the TP Bennett altered East end of the courtyard.

Existing photographs



GQA photograph showing the current situation of the existing large umbrellas, the vegetation and the height and volume of the existing seating area taken from the South east corner of the enlarged TP Bennett Courtyard.

Existing photographs



GQA photograph showing the current situation of the existing large umbrellas, the vegetation and the height and volume of the existing seating area taken from within the terraced area where the original ground floor would have been located prior tot the TP Bennett scheme.

Photomontage of proposals



Luciano Giubbilei Design: Visualisations with the pergola awning closed and open

SECTION 3.03

PROPOSED ALTERATIONS: EXTERIOR

Internal Courtyard Façades Appearance

The internal courtyard was enlarged during the TP Bennett scheme in 1999/2001. The ground floor area of the courtyard was increased with the re-building of the east block. The removal of the ground floor Sinning building brought the east façade of the courtyard in line with the original line of the stepped back façade of the first plus floors.

Previous EPR approved application

Free standing timber planters with brass details will be used to help screen and guide access through the courtyard. **(positive)**

Re-positioning of the TP Bennett balustrade position at the east end to give a larger terrace for diners and hotel guests to enjoy the courtyard. **(neutral)**

Current Luciano Giubbilei Design application

Cohesive cover and seating design:

Will enhance the users experience of the area and allow a greater use of the area. **(positive)**

Volume, location, scale and transparency:

The nature of the design has been to ensure that it is as transparent yet elegant. The mesh panels are at high or low level and will not detract from the visualisation of the volume of the courtyard. The historic courtyard volume would have been read with a step back from the shorter courtyard to the façade of the East block above first floor level. This current proposal will not affect the historic view. Furthermore the nature of the mesh will allow the TP Bennett façade to be read through the awning pergola structure. **(neutral/positive)**

The pergola structure is lightweight and fixed lightly to the TP Bennet/EPR altered courtyard finish. It does not attach itself to any historic fabric and is easily removable. **(neutral/positive)**

Scale:

The scale of the proposals are restricted in height and width to be located within the demise of the terrace within the balustrade zone created by the TP Bennett and EPR schemes and no higher than the door height at ground floor level of the TP Bennett façade.

Volume:

The volume of the proposals does not continue across the full width of the TP Bennett façade and is restricted by height, width and length to the location. The volume is deceptive as the permeability of the proposals has been made more translucent so that it appears more ethereal and the TP Bennett façade and elongated length of the TP Bennett scheme can be seen across the courtyard.

Access:

There are no alterations to levels and the access to this area remains available to all.

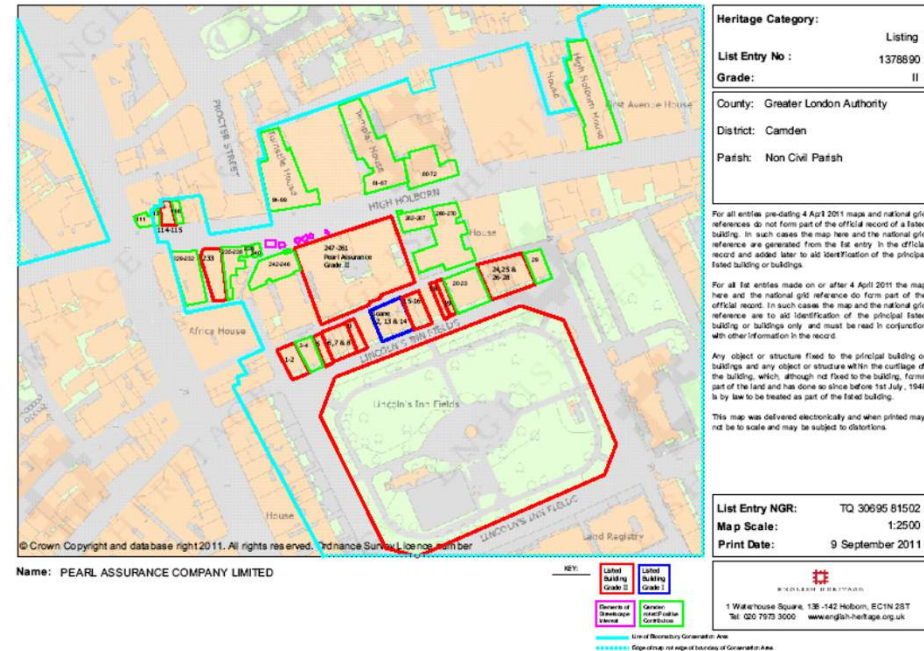
SECTION 4 PLANNING CONSIDERATION

The main legislation concerning the protection of listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act deals with the listing of buildings of special architectural or historic interest, the authorisation of works affecting Listed Buildings, Conservation Areas and other supplemental matters affecting the historic environment. Of particular relevance are sections 16 and 66 of the Act regarding the setting of listed buildings, and Section 69 of the Act that deals with conservation areas.

Listed Buildings are given statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (Listed Buildings) and the designation of Conservation Areas.

The National Planning Policy Framework (NPPF) sets out the Government's national policies on different aspects of spatial planning in England and came into effect on the 27th March 2012 at 12:30hrs.

Guidance on the protection of historic buildings, Conservation Areas, historic parks and gardens and other elements of the historic environment is provided in Section 12 Paragraphs 126-141. Guidance on the interpretation of the document is still provided by the EH document: Historic Environment Planning Practice Guide. (March 2010), which was written in response to PPS5, the previous Planning Policy which has now been superseded by the NPPF (March 2012).



4.01 National Policy: PPS5 & English Heritage Principles

National Policy (NPPF): The Government's Objectives

128. ... The level of detail should be appropriate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal not its significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary ...

This Heritage Statement has reviewed the context, history and significance of the buildings. The analysis has been undertaken through the study of the public documents available in various archives and local history libraries in London including the following:

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF is a material consideration in the decision making process for Planning and Listed Building applications. In consideration of the Government's latest guidance we have analysed the relevant clauses of the NPPF.

The NPPF recognises in paragraph 17 that one of the 12 core Land Use Principles which should underpin plan making and decision taking is to

"Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life this and future generations."

Relevant guidance to the proposals for the Hotel is provided in EH's Historic Environment Planning Practice Guide on alterations to realise the optimum viable use of an asset.

88. Proposals for the development of a heritage asset will ideally be for its optimum viable use. By their nature, some heritage assets have limited or even no economic end use.

The proposals for the external courtyard pergola application have been drawn up to secure its commercial future and to do this in a sympathetic manner, which will preserve and enhance its historic fabric and setting.

89. It is important that any use is viable, not just for the owner but also for the future conservation of the asset. Viable uses will fund future maintenance

The proposals have been designed to continue the viable economic use of the Heritage Assets as a high class hotel.

Guidance is also provided on the Setting of Listed Buildings:

113. Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

The proposals make a positive contribution to the setting of the Heritage Assets. They install a more sympathetic scheme that is cohesive and more transparent and those that subtly enhance the aesthetic appreciation of the historic building.

Decision-makers should look for opportunities to enhance or better reveal the significance of the asset through development within the setting. [p137]

The proposals do not harm the setting of the listed building as they can be argued to have a minor impact on the setting as the original courtyard was shorter than the existing one extended by TP Bennett in 1999/2001. The permeability of the scheme provides adequate understanding that the Grade II enlarged courtyard is larger than the length to edge of the balustrades as it does not meet the building at any stage.

4.01 National Policy: PPS5 & English Heritage Principles

Paragraphs 126 to 141 contain the heritage specific policies in the NPPF, but other policies expressly apply to the historic environment also. The overall content is similar in formulation and intent to PPS5, its predecessor. The objective of the policies is to maintain and manage change to heritage assets in a way that sustains and, where appropriate, enhances its *significance* (see definition of “*conservation* (for heritage policy)” in the NPPF glossary). That significance is the value of a heritage asset to this and future generation because of its *heritage interest*, which may be *archaeological*, *architectural*, *artistic* or *historic*. This significance may derive not only from its physical presence but also from its *setting*. In order to make a sound decision a planning authority needs to understand from the applicant the significance of any heritage asset affected (paragraph 128). This may require some investigative work, but the information to be supplied with the application should be proportionate to the asset’s importance and the potential impact. When determining applications the authority should take into account the Government objectives as expressed in the overarching definition of sustainable development and particularly (paragraph 131): the desirability of sustaining and enhancing the significance of all heritage assets (whether designated or not) and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Public benefits in this sense will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits will ensure for the wider community and not just for private individuals or corporations.

The NPPF seeks economic, social and environmental (including historic environmental) gains jointly and simultaneously. The planning system should actively guide development to sustainable solutions. Pursuing sustainable development involves seeking positive improvement in the quality of the built environment.

Sometimes harm is necessary to enable change of use of the asset to its optimum viable use. The optimum viable use is either the sole viable use of the asset or, if there is more than one viable use, the use most consistent with its ongoing conservation. Enabling such a change of use can be a public benefit that outweighs the harm done.

The external urban pergola design by Luciano Giubbilei Design does not cause harm to the existing historic courtyard in either physical attachment to the historic fabric or the volume of the courtyard. The courtyard was altered and enlarged during the implementation of the TP Bennett and EPR schemes and the historic courtyard was smaller and there was a step back between ground and first floor to the original east elevation that was re-built in 199/2001.

4.02 Local Policy: LDF Camden's Core Strategy Policy CS14 and Development Policy DP25

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.

The standard of the design work by Luciano Giubbilei Design has been to ensure that it is neutral, translucent and permeable without major fittings or structural fixing requirements to provide the client with a cohesive terrace design. This will ensure that the space can be enjoyed by diners, market goers and hotel guests.

This Design & Access Statement explains how the proposals address the issues of access within an historic building context as there are no alterations by this design to the previously approved access.

The proposals are in line with the Council's Core Strategy Policy CS14.

DP25 – Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

The Luciano Giubbilei Design proposals ensure that the hotel will be enhanced to be one of the most luxurious hotels in London and as such it has won many hotelier awards since opening last year. As the courtyard is a necessary part of the approved scheme that has been so successful it requires to make the same exacting standards of the rest of the hotel design. The Luciano Giubbilei Design submission does this by removing haphazard external landscaping & external furniture and large umbrellas that do not provide cover for such an impressive courtyard terrace area with large visible hung heating approved under the previous scheme. Luciano Giubbilei Design redresses this in-balance by creating a cohesive permeable structure that provides hidden furniture and a design of urban context with a light physical touch in the courtyard.

The quality and design of the proposals has been drawn up to ensure that the historic features of the listed building and its setting within the Conservation Area are also enhanced to ensure that the hotel retains its historic character and appearance.

The scheme is in line with the Local Authority's Policy DP25.

SECTION 5 ASSESSMENT OF THE APPLICATION

The proposals by Luciano Giubbilei Design have been carefully designed to preserve the historic building and only require a 'light touch' of fixing to the EPR approved laid courtyard fabric. This application forms a courtyard application and Phase Four works at the Rosewood Hotel (nee Chancery Court Hotel).

The first phase by EPR and Tony Chi incorporated a soft refurbishment of the floors forming the sides and rear of the courtyard from first floor up and did not require LBC, as agreed with Camden in March 2011.

The second phase by EPR and Tony Chi included the works to the exterior, the basement, lower and ground floor and the plans of the front building on High Holborn. These works included soft refurbishment and restorative works to the historically significant areas plus a hard refurbishment of some of the partitions created during the TP Bennett Scheme in 1999.

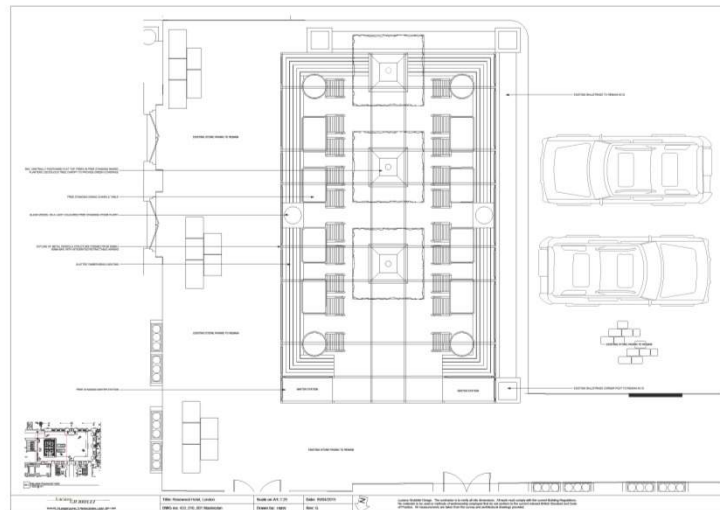
The third phase included the restaurant, bar and balustrade position in the courtyard by EPR and Martin Brudnizki Design Studio.

One argument during the pre-application discussions with Camden's Design and Conservation Officer was that the structure was too dense and inhibited the views of the courtyard. The document produced by Luciano Giubbilei Design and forms part of this application shows how the existing free standing items are heavier and less visually permeable than the proposed and altered scheme by Luciano Giubbilei Design .

The design was altered following the pre-application to remove the large fixed mesh panels - see image of the design prior to the pre-application and those following the advice below.

The mesh has been altered and the gauge has been enlarged so that it is more permeable and allows more visibility through it. The large mesh panels have also been removed so that it no longer has any screens and allows the middle portion to be visually permeable and more so than the current situation of the large umbrellas.

A further point that was raised following the reduction of the panels by the Officer was whether the structural legs could be reduced. This is not possible as by reducing the number of legs the elegance, permeability, proportion and minimal size would be far less translucent than the current design makes it.



5.1 Impact on the listed building and Conservation Area

Positive

1. The design brings together the elements of the courtyard terrace in a simple and more elegant way that is in keeping with the interiors of the 5 star award winning hotel without attaching to the historic fabric.

Minor

There are no minor impacts.

Neutral

1. The design does not detract from the historic volume of the courtyard as the original courtyard volume at ground floor, prior to the TP Bennett alterations and re-building of the East block, was located further into the courtyard area and stepped back to the current East façade from first floor.
2. The historic balustrades are utilised to create a delineation of the space and are not attached to or altered in any way by the Luciano Giubbilei Design scheme.
3. The translucent, permeable and coherent scheme does not physically affect the historic fabric. The design has been altered following pre-application advice to have the lightest touch both physically on the ground and visually to be in keeping with the design of the interiors and the urban context in which it sits.
4. It will be easy to maintain and to keep to the current standards of the 5* hotel.

Major

There are no major alterations proposed to the historic fabric of the building.

5.2 Local Community Benefits

Camden Strategy 2010

“The London Plan expects a minimum of 2,000 new jobs”

“The Council expects that the London Plan targets will be met through relatively small scale private sector led schemes, reflecting that the areas potential for intensification is largely from the redevelopment of existing properties.

Upgrading the hotel as a 5 star luxury London hotel improved the commercial viability of the listed building.

By improving the courtyard facilities the courtyard becomes a destination in the local vicinity which is not offered elsewhere in this area.

The commercial and community viability of the internal courtyard of the Grade II building will encourage the community markets and use of the space for other community events that will promote the area.

CONCLUSION

The purpose of this report is to advise London Borough of Camden, (LBC), of the extent of surviving historic fabric not affected by the inclusion of the courtyard terrace urban pergola. We believe that the combination of written evidence provided by the Inspector, the historic drawings and surveys and the onsite investigation provide evidence that the proposed works will not have adversely impact on the historic fabric of the Listed Building.

The designer has incorporated a modern 21st century 5*+ star urban pergola in the courtyard of the 5*+hotel into the Pearl Assurance without adversely affecting its special historic character by only including a lightly fixed pergola to the modern EPR courtyard finishes and located in an area of the courtyard that was extended during the TP Bennett scheme of 199/2001.

Natasha Brown
Giles Quarme & Associates
April 2015