

UNIVERSITY COLLEGE  
LONDON

John Adams Hall

Heritage Statement

17<sup>th</sup> March 2016

Document Status					
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## **1.0 INTRODUCTION**

### **1.1 PURPOSE OF THE STATEMENT**

This Heritage Statement has been prepared to accompany a listed building consent application prepared and submitted by Faithful+Gould for the proposed works defined within this document. This supporting statement should be read and referenced in conjunction with other submitted planning issue drawings and work specifications as part of the aforementioned application.

This statement is prepared in accordance with the requirements of the National Planning Policy Framework (NPPF), Planning (Listed Buildings and Conservation Area) Act 1990, hereafter referred to as 'the Act' and uses Historic England's Guidance 'Conservation Principles, Policies and Guidance' (2008) to assess the significance of John Adams Hall. A heritage impact assessment is included within this statement.

The purpose of this supporting statement is to:

- Identify, assess and provide evidence and justification on whether the proposed works will result in less than substantial harm to the significance of the building.
- Provide sufficient information and justification for the submitted information to be assessed and verified by London Borough of Camden Planners and Conservation Officers, Historic England and any other amenity societies or advisory bodies consulted in relation the application and proposed works.

### **1.2 BACKGROUND**

The building is currently providing residential accommodation for students of the University College London. The existing Crittall windows to the rear extension of the property are noted to have deteriorated and in need of replacement. In addition a rear mid-height boundary wall to the rear of the property is separating two UCL student residences and access is required between them. In order to do so, it is proposed to introduce an opening between two of the brick piers only. 5nr non-original internal doors are also proposed to be replaced where badly damaged.

### **1.3 EXISTING INFORMATION AND RESOURCES:**

The Principle information and sources are as follows:

- English Heritage (2008) 'Conservation Principles, Policies and Guidance'
- Planning (Listed Buildings and Conservation Area) Act 1990
- National Planning Policy Framework

## 2.0 BUILDING DESCRIPTION & HISTORY

### 2.1 BUILDING OVERVIEW

Building Address: John Adams Hall, 15-23 Endsleigh Street, London, WC1H 0DP  
Heritage Asset: John Adams Hall of Residence  
Building Elements: Numbers 13-23 and attached railings, John Adams Hall of Residence.  
Ownership: University College London  
Architect: Thomas Cubitt c.1825  
Designation: Grade II  
Date of listing: 28/03/1969  
Use: Student halls of residence

For full building listing details, please see Appendix A



Fig. 01 – Present Day, John Adams Hall, Eastern Elevation, Author's own



Fig 02 – 'Plate 54: Endsleigh Gardens and Endsleigh Street', in Survey of London: Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood, ed. J R Howard Roberts and Walter H Godfrey (London, 1949), p. 54 <http://www.british-history.ac.uk/survey-london/vol21/pt3/plate-54> [accessed 16 March 2016].

### 2.2 BUILDING LOCATION

John Adams Hall is located on the eastern side of Endsleigh Street in the London Borough of Camden, taking up the majority of that side of the street, as shown in figure 1.

### 2.3 HISTORY OF THE BUILDING

John Adams Hall was built by Thomas Cubitt, who was responsible for the design and build of properties in Eaton Square, Bloomsbury Square and Belgrave Square. Thomas Cubitt was also responsible for a number of UCL properties including Gower Street and Campbell House properties, which are of similar style and appearance to John Adams Hall.

John Adams Hall was built circa 1825, of multi-coloured stock brick with stucco ground floor detailing, symmetrical terraces and panelled doors. Internally a number of original features remain in place with decorative corncicing, sash windows and fire places. The halls of residence was named after the first Principal of the Institute of Education, Sir John Adams, in his role from 1902 – 1922.

Houses 20 to 23 were converted into a hotel in the early 20<sup>th</sup> Century, adding a two storey annex onto the back of the building at that time. All houses have been used as student residencies for a number of years. In 2007 works for the internal refurbishment of the building took place, however the external elevations have remained largely unchanged from at least 1949, as per figure 2.

## **CURRENT AND PROPOSED DESIGN & ACCESS**

### **3.1 BUILDING ACCESS**

Access to the building is currently via the main entrance, reached by a small number of steps or adjoining ramp. Other former entrance routes are maintained via a number of external single doors accessed from stairwells, which now serve as emergency exits only.

A lift has been installed close to the reception area of the building, providing access from basement to 2nd floor levels. The houses have been knocked through with a doorway at every floor to allow for free flowing access to all buildings along the corridor.

It is not proposed to change the access routes into or out of the building with these works.

Access to the garden is currently via a door from the basement area, giving a level access route into the garden. A single span spacer brick wall to a mid-height level is situated at the rear of the property, along the boundary line of another UCL halls of residence, Campbell Houses East.

The University have requested that an opening is formed within the wall to create an access route via the garden between the two halls of residence. It is proposed to create an opening between two of the brick piers to provide a large enough access point for wheelchair access, with the ground levelled and a pathway formed for a level access route.

### **3.2 BUILDING USE**

All houses formed into one building are in use today by University College London as a student halls of residence.

University College London are dedicated to the ongoing maintenance of their property portfolio to ensure good quality residential accommodation for their student population. By replacing damaged windows and doors, and installing the new access route through the garden, the university are ensuring that the buildings remain fit for purpose and are in line with their future needs.

As such, the use of the building will not change, but maintenance and small adaptations of the site had to be undertaken to ensure that the halls of residence can be used as effectively as possible.

### 3.0 PROPOSED WORKS

#### 4.1 LIST OF PROPOSED WORKS

The following works are proposed to be undertaken at John Adams Hall.

Each of the items below has been addressed through an impact assessment to assess the significance of each area and identify potential impact upon the significance on an element by element basis.

##### Replacement of 9nr Crittall Windows to Rear Inwards Facing Elevation

Replacement of the 9nr Crittall windows to rear ground floor bedrooms with like for like double glazed Crittall units.

##### Replacement of up to 5nr Internal Bedroom Doors

Replacement of up to 5nr internal bedroom doors like for like.

##### Creation of an Opening Within the Rear Mid Height Boundary Wall

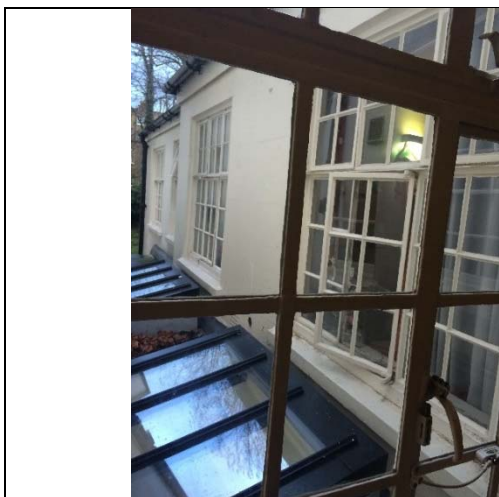
Creation of an opening within the rear boundary wall between 2 piers, to provide access between the UCL halls of residence on either side of the wall.

##### Levelling Ground and Creation of a Small Path to adjoin paved areas of gardens either side of the wall.

Levelling of the raised ground to either side of the wall to create a suitable pathway between the two student residences separated by the wall.

#### 4.2 PROPOSED WORKS PHOTOGRAPHS

A selection of external photographs have been compiled to reflect the areas of work proposed to be undertaken with the building.



**Fig. 03 - Existing Crittall windows to be replaced, overlooking an internal flat roof area.**

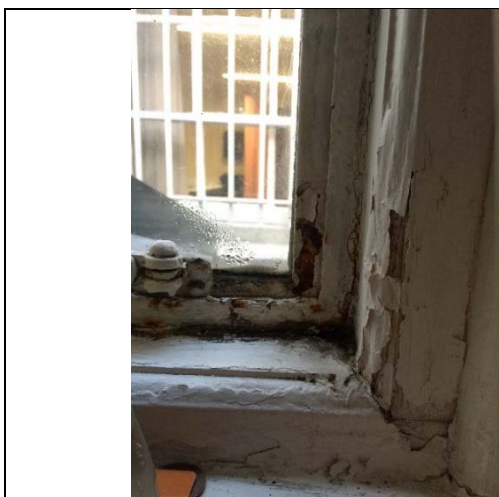


**Fig. 04 - Existing Crittall windows to be replaced, overlooking an internal flat roof area.**



## 4.0 PROPOSED WORKS (continued)

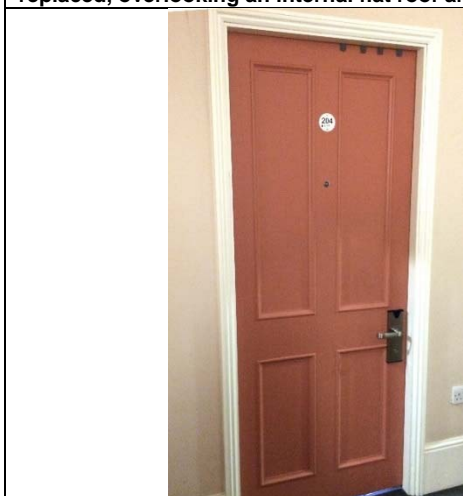
### 4.2 PROPOSED WORKS PHOTOGRAPHS (Continued)



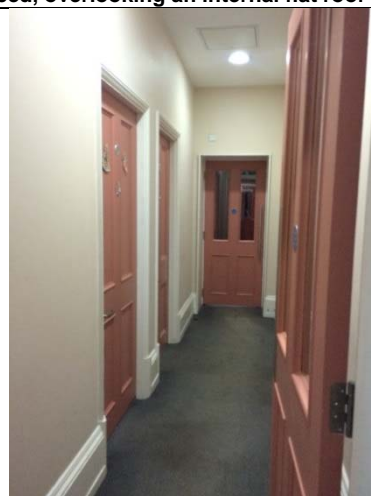
**Fig. 05 - Existing condition of the Crittall windows to be replaced, overlooking an internal flat roof area.**



**Fig. 06 - Existing condition of the Crittall windows to be replaced, overlooking an internal flat roof area.**



**Fig. 07 - Existing internal timber doors to bedrooms.**



**Fig. 08 - Existing internal timber doors to bedrooms and corridor doors.**



**Fig. 09 - Existing rear boundary wall.**



**Fig. 10 - Existing rear boundary wall.**



## 4.0 SIGNIFICANCE

Principle 3.2 of Historic England's 2008 Conservation Principles states:

"The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve".

Understanding the significance of John Adams Hall and the various values that contribute to it are crucial when considering change and how best to manage that change.

"Significance lies at the heart of every conservation action...unless we understand why a place is worthy of conservation, the whole business of conservation makes very little sense".

The sum of the various values that people place upon a given heritage asset equates its significance. In heritage terms, significance has been defined as:

"The value of a heritage asset to this and future generations because of its heritage interest" and as "The sum of cultural and natural heritage values of a place".

In essence, significance is an understanding of what makes a place special. What is important to note is why understanding significance is vital. The following assessment of significance is intended to form the foundation for understanding the heritage values of John Adams Hall, in order to inform any proposed works.

Faithful+Gould assesses significance using the 'values-based' approach that underpins the 2008 Conservation Principles. Four primary categories of heritage value are defined in Conservation Principles:

EVIDENTIAL VALUE	The potential of a place to yield significant evidence, usually from physical remains, about past human activity
HISTORICAL VALUE	The way in which the present can be connected by a place to people, events and aspects of life in the past
AESTHETIC VALUE	The ability of a place to provide sensory and intellectual stimulation
COMMUNAL VALUE	The meanings of a place for people who relate to it – a collective experience or memory. A shared cultural frame of reference

The evidential values have been assessed to provide a level of significance, the range of which are shown below:

- Very High Significance
- High Significance
- Medium Significance
- Low Significance
- Neutral Significance
- Intrusive

## 5.0 SIGNIFICANCE (continued)

The significance of John Adams Hall has been assessed against these values and is detailed below:

### Evidential Value

The potential for the building and site upon which it is located to yield significant evidence about past human activity has not been explored by way of a desk top assessment, due mainly to the fact that the proposed works will not impact any such potential, if present. If other works are proposed in the future that may impact archaeological deposits and evidence of past human activity then a detailed assessment of the site must be undertaken to augment the assessment of significance made in this statement.

The impressive listed building of John Adams Hall built in the 1820's, has seen little alterations from creation to external areas, except where changes were made for the alteration of houses 20 to 23 during the early part of the 20<sup>th</sup> century, removing two front doors and creating a large main entranceway due to the creation of a hotel. The internal parts of the building also remain largely intact with original cornicing, plaster detailing, decorative bannisters and fire places still in situ. A later two storey rear extension was added to the building for the hotel conversion for houses 20 to 23 with Crittall windows installed overlooking a flat roof area, which differ to the timber sash windows in place to the majority of the property. Large parts of the internal areas of the building were redeveloped in 2007, creating additional bedrooms and communal bathroom areas.

John Adams Hall, along with similar buildings in the area, is important because it forms part of the historical development of the period. The relative evidential value of the building is related to the aesthetic and historic values, which are considered further on in this statement.

The evidential value of John Adams Hall as a whole is considered to have **MEDIUM** significance.

The existing Crittall windows are not part of the original building fabric and therefore deemed to have **LOW** significance.

The Existing internal doors appear to have been replaced in 2007 and as such are deemed to have **NEUTRAL** significance.

The boundary wall is deemed to provide little evidential value due to its height, age, design and location, and therefore has **LOW** significance.

The surrounding plant life to the boundary wall to either side is sparse with young, small trees and plants, and therefore seemed to have **NEUTRAL** significance.

### Historical Value

As stated earlier in this report 'historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative' (English Heritage: 2008).

John Adams Hall has a **HIGH** associative value because of its relationship with the architect Thomas Cubitt and his works including Belgrave Square, Eaton Square and the East Front of Buckingham Palace. The impressive façade gives rise to the history of the building and a reminder of its strong position within the past construction of areas of London.

However all items proposed to be replaced within the planning application have **LOW** to **NEUTRAL** historical value, due to their age and lack of impact on the historic value to the building as a whole.

## 5.0 SIGNIFICANCE (continued)

### Aesthetic Value

Aesthetic values comes from the way in which a person, or persons can draw sensory and intellectual stimulation from a place (Historic England: 2008).

Externally the building is a classic example of architecture from the period as well as the design which has flowed across many similar scale buildings in London. The detail to the façade in the stone work design, columns and fenestrations present gives the building an imposing and impressive appearance which has assisted in its careful preservation throughout time.

The internal areas of the building have been largely retained, with examples of the historic detail and careful attention applied to cornices, fire places, plasterwork and decorative bannisters. In 2007 the building was largely redeveloped internally with the creation of additional rooms, and installation of stud partition walls, although still taking care around historic finishes. Due to the amount of existing finishes both internally and externally, in our opinion, the building's aesthetic is deemed to be **HIGH** and a particularly important part of the overall significance.

The doors, as later modern replacements are in keeping with the style of the building and do match throughout all nine houses. However do not provide additional aesthetical value to the building. As such they are deemed to have **NEUTRAL** significance.

The majority of the windows to the building, providing character to the front and rear facades are timber single glazed sash windows. The proposed window replacements are to the inwards facing Crittall windows, a later insertion within a later rear extension. As such the windows are deemed to have **NEUTRAL** significance.

The rear boundary wall also appears to be a later insertion is a mid-height garden wall, single skin spacer bond with intermittent brick piers. The wall is not deemed to provide any aesthetical importance to the property and will be largely retained apart from one small section creating the opening. The wall is therefore deemed to have **LOW** significance.

The trees and vegetation surrounding the proposed wall opening is sparse and can be easily relocated. It is deemed to have **NEUTRAL** aesthetical significance in its current location.

### Communal Value

The identification of the communal value that can be attributed to the building is difficult without firstly identifying the various potential stakeholders. Stakeholders, as well as the various 'values' people attribute a building, can be extremely diverse. A building may be important to various people because it is associated with a particular event in their lives. Value may be attributed because of how the building was used and a resulting association or loyalty that people may feel towards that use – a social value that may contribute to a person's identification.

John Adams Hall was used partly as a hotel in the early part of the 20<sup>th</sup> Century, and continues to have communal value as a student halls of residence, housing over 150 students every year. The building is named after Sir John Adams, the first Professor of Education at the University of London from (1857 – 1934). As a result, the building represents both the past and current pride in the university, culture and student life, and the benefit for the students in being housed within this impressive structure can be perceived as having a **MEDIUM** social value.

All proposed areas of work are deemed to have **LOW** to **NEUTRAL** communal value, due to being later inclusions within the building as a whole. They therefore do not provide additional communal significance to the building.

## 6.0 HISTORICAL IMPACT TO SIGNIFICANCE

The work items identified within the proposed work options section of this statement are revisited to determine their potential for impact on the identified significance. The two keys below define the various levels of significance. It is hoped that this will provide an additional way of quickly identifying those fabric elements of highest value and significance and the resulting impact.

### 6.01 SIGNIFICANCE OF FABRIC AFFECTED KEY

VERY HIGH SIGNIFICANCE	This represents the most valuable themes, features, fabric or characteristics of John Adams Hall. These elements are considered to be essential to in understanding and appreciation of the building, key to its overall character, local, regional and national importance.
HIGH SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of John Adams Hall, while greatly contributing towards its character and appearance.
MEDIUM SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are often important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.
LOW SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has minor cultural value but which may, even to a small degree, contribute towards the character and appearance of John Adams Hall.
NEUTRAL SIGNIFICANCE	Elements of neutral significance typically do not possess any heritage values which are important to John Adams Hall. As such, they neither contribute to – nor detract from – its overall character and understanding.
INTRUSIVE	Elements that are Intrusive to heritage value have characteristics which detract from the overall significance and character of John Adams Hall.

## 6.0 HISTORICAL IMPACT TO SIGNIFICANCE (continued)

The level of impact upon significance is felt to be self-explanatory requiring no further explanation. The colours for each level of impact are identified in the key below.

The elemental impact assessment is appended to this statement. The impact assessment refers to the acronym CoBRA, detailed as a Conservation Based Research Assessment, to gain further knowledge in making a decision on the impact, significance and mitigation of the works.

### 6.02 IMPACT KEY

HIGH IMPACT

SOME IMPACT

LOW IMPACT

NO IMPACT

### 5.03 HERITAGE IMPACT ASSESSMENT

Please see the Heritage Impact Assessment below for a full breakdown of assessment against each item of work.

ITEM	FLOOR	Location	PROPOSED WORK	SIGNIFICANCE OF FABRIC AFFECTED	POTENTIAL IMPACT OF WORK	COBRA INFORMATON	POSSIBLE MITIGATION
1	Ground	Rear Elevation - Inwards Facing	Replacement of 9nr Crittall windows to rear ground floor bedrooms and kitchen with like for like double glazed Crittall units.	LOW SIGNIFICANCE. The majority of the building has original timber sash single glazed windows. The Crittall windows were installed within a later building extension.	Low Impact - The new Crittall windows although double glazed will be of identical appearance to the existing.	Refer to drawings by Lightfoot Windows.	The windows will look as per the existing with the additional benefit of providing double glazed models to the rooms. The existing windows will be photographed to preserve the history of the building.
2	All Floors	Bedroom Doors	Replacement of up to 5nr internal bedroom doors like for like.	NEUTRAL SIGNIFICANCE. The existing bedrooms doors were upgraded in 2007 and have no significance to the building.	No Impact -Proposed doors will be like for like replacement.	Refer to photographs of existing doors.	The proposed doors will be carefully matched in colour and appearance.
3	Ground	Rear Boundary Wall	Creation of an opening within the rear boundary wall between 2 piers, to provide access between the UCL halls of residence on either side of the wall.	MEDIUM SIGNIFICANCE. The boundary wall is low level, simple in design with no intricate detailing.	Low Impact - The opening in the wall will be located at a natural opening point between 2 brick piers, and the remainder of the wall will remain intact.	Refer to boundary wall drawings.	The wall will be photographed to record its previous state, bricks can be carefully removed and stored to re-build in the future or carefully sourced to colour match the existing.
4	Ground	Rear Boundary Wall	Levelling ground and creation of a small path to adjoin paved areas of gardens to either side of the wall.	NEUTRAL SIGNIFICANCE. The area of vegetation within the garden is quite limited with no large trees affected by the works.	Low Impact - The small items can be easily dug up and relocated within the garden spaces. No large trees will be affected by the works.	Refer to photographs and drawings of the wall.	The location of the opening to be carefully selected for minimal disruption to the vegetation on either side of the wall.



## **6.0 JUSTIFICATION FOR THE PROPOSED WORKS**

In this section we provide an insight into the reasoning for our approach to the proposed works and the material selections made in context of the established significance of the building. Where alternative approaches were considered these will be referenced. To maintain continuity and for ease of reference our justifications are recorded against the same fabric element sub headings as found in the previous sections.

### **6.01 REPLACEMENT OF 9NR CRITTALL WINDOWS**

Replacement of the Crittall windows to rear ground floor bedrooms with like for like double glazed Crittall units.

The existing single glazed Crittall windows are situated within a later rear extension to the property.

Upon inspection, the windows were found to be in poor condition, with severe rusting to the frames and rotting to the window cills below.

It is proposed to replace the damaged windows with new Crittall windows of the same appearance. Whilst being replaced, it would also be sensible to use with double glazed models to maintain the look of the windows visually, increase U Values and lower the heating bills for those rooms affected.

The elevation of the windows faces inwards overlooking a small flat roof area and is not visible from the gardens of the property. As such the works will therefore have no impact on the appearance of the building.

### **6.02 REPLACEMENT OF INTERNAL BEDROOM DOORS**

Replacement of up to 5nr internal bedroom doors like for like where damaged.

The existing bedroom doors were replaced during the 2007 internal refurbishment of the building and are modern timber fire doors with self-closers.

Some of the doors have become damaged over time and are in need of replacement.

It is proposed to replace the doors with like for like models to be in keeping with the colour and appearance of the remainder of the doors.

As the internal doors are not original and they are deemed to not have any impact on the significance of the building.

### **6.03 CREATION OF AN OPENING TO THE REAR BOUNDARY WALL**

Creation of an opening within the rear boundary wall between 2 piers, to provide access between the UCL halls of residence on either side of the wall.

The boundary wall to the rear of the property is a mid-height garden wall, single skin spacer bond with intermittent brick piers. The wall sits on the boundary of an adjoining UCL halls of residence, Campbell Houses East.

## **6.0 JUSTIFICATION FOR THE PROPOSED WORKS (continued)**

### **6.03 CREATION OF AN OPENING TO THE REAR BOUNDARY WALL (continued)**

The University has requested that an opening is created within the boundary wall between the two halls of residence, to facilitate an ease of access between the buildings. Due to the size of the buildings and route for access via street level, which would greatly assist the students and staff in moving between the sites as required.

It is proposed to create an opening between two of the brick piers by carefully removing the bricks to create an opening large enough for a wheelchair to access. The land will also be levelled out to each side to address the requirements for each side of the wall to create a suitable pathway.

The bricks to the wall are able to be carefully stored and retained, should they need to be re-used and reinstate the wall in the future. The remainder of the wall remaining in situ can be used to carefully colour match re-claimed bricks if required.

Only a small section of the wall is proposed to be removed, with the rest remaining in situ, maintaining the appearance and history.

### **6.04 LEVELLING OF THE GROUND TO CREATE A PATH**

Levelling the ground and clearing or relocating a small area of vegetation to create a clear path.

The ground on either side of the rear boundary wall is currently sloping with flower beds in situ. A small amount of vegetation is in place to the area identified of the wall for the opening, which could be easily relocated.

In order to create a safe access route through the gardens of both halls of residence, it is required to level a small area of the flower beds and grass, to create a level pathway.

By doing so, the new opening can act as a suitable access point between the halls of residence for both staff and students. With only minor works proposed and the remainder of the garden remaining as existing, there will be no impact upon the significance or appearance of the building.

## **7.0 CONCLUSION**

Faithful + Gould are of the opinion that the majority of the proposed works have minimal impact upon the significance and architectural and historic importance of John Adams Hall.

It is our opinion that the imposing façade provides a fascinating view of the history of the building and is a large influencing factor to the building's special and architectural interest and as such must be given a **HIGH** level of recognition and value.

The significance of the John Adams Hall has largely been retained both internally and externally, with a number of small extensions to the rear of the building.

It is our opinion that this impact should be regarded as having **less than substantial harm** (minimal) upon the special architectural and historic importance of the building identified within this statement.

As per the requirements of the National Planning Policy Framework, the works will allow for the building areas to be sustained, maintaining the benefit of long term use as a student halls of residence.

## 8.0 APPENDICES

Appendix A - Historic England Listing Detail

## **Appendix A Historic England Listing Detail**



Historic England

# NUMBERS 13-23 AND ATTACHED RAILINGS. JOHN ADAMS HALL OF RESIDENCE (NUMBERS 15-23)

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** NUMBERS 13-23 AND ATTACHED RAILINGS. JOHN ADAMS HALL OF RESIDENCE (NUMBERS 15-23)

**List entry Number:** 1078299

## Location

NUMBERS 13-23 AND ATTACHED RAILINGS. JOHN ADAMS HALL OF RESIDENCE (NUMBERS 15-23), 13-23, ENDSLEIGH STREET

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Camden

**District Type:** London Borough

**Parish:**

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 28-Mar-1969

Date of most recent amendment: 11-Jan-1999

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477192

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History



Legacy Record - This information may be included in the List Entry Details.

## Details

CAMDEN

TQ2982SE ENDSLEIGH STREET 798-1/94/391 (West side) 28/03/69 Nos.13-23 (Consecutive) and attached railings. John Adams Hall of Residence (15-23) (Formerly Listed as: ENDSLEIGH STREET Nos.3-6, 13-18, 19-23 (consec))

GV II

Terrace of 11 houses, partly converted to a hall of residence. c1825. Built by Thomas Cubitt. Multi-coloured stock brick with stucco ground floor, Nos 13, 15, 21 & 23 rusticated. 4 storeys and basements. 3 windows to each former house. No.13 with 2 storey 3 window addition. Symmetrical terrace with Nos 13, 15, 21 & 23 slightly projecting with tetrastyle pilaster treatment through 1st and 2nd floors. Square-headed, recessed doorways with patterned rectangular fanlights and panelled and studded doors. No.22, the main hall of residence entrance, with tetrastyle pilasters to ground floor and C20 glazed doors and overlight. Continuous cast-iron balconies to 1st floor casements, No.14 with cast-iron trellis and tented canopy. 2nd and 3rd floor with gauged brick flat arches to sash windows. Entablature at 3rd floor level. Cornice and blocking course above the attic storey. Addition to No.13 splayed with C20 sashes. Stucco coat of arms above the centre ground floor window and dentil cornice at 1st floor level. Cornice and blocking course above 1st floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

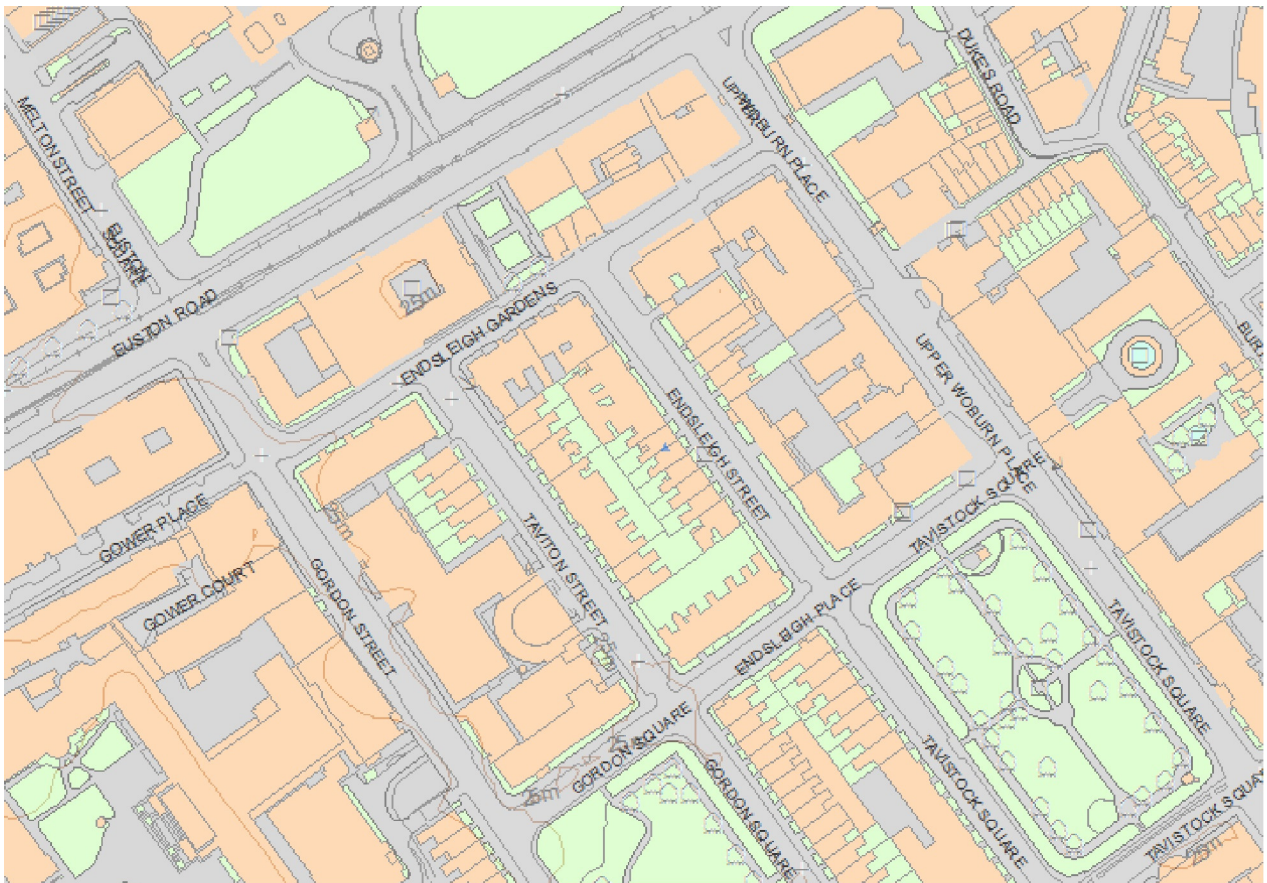
Listing NGR: TQ2976482407

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 29752 82429

## Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1078299 .pdf](#) ([http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/413950/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/413950/HLE_A4L_Grade|HLE_A3L_Grade.pdf))

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 16-Mar-2016 at 11:54:19.

End of official listing

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**CONSTRUCTIVE EXPERTISE**

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