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193-197 High Holborn,
WC1V 7BD

Heritage Statement

Iceni Projects Limited on behalf of
Burger and Lobster Restaurants Ltd

February 2016

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**193-197 High Holborn,
HERITAGE STATEMENT**

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1. INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Icen Projects Ltd on behalf of Burger and Lobster Restaurants Ltd, to support a Listed Building Consent application for alteration to part of the ground and basement floors of 193-197 High Holborn, the former Holborn Town Hall and Public Library, a Grade II listed building.
- 1.2 The section of the listed building with which this application is concerned comprises a ground and basement floor restaurant unit (A3), currently occupied by 'Shanghai Blues' restaurant.
- 1.3 The proposals involve the removal of the primary kitchen, currently at basement level, and its relocation to the existing glazed conservatory-type extension in the lightwell of the building. In addition, minor alterations to existing fabric include the construction of new stud partitions at Basement Floor level to accommodate a new cold room, consumables room and preparation kitchen. At Ground Floor level the changes are predominantly confined to the glazed lightwell area, and otherwise are concentrated on the decorative scheme and lighting arrangements of the restaurant space. The proposed alterations do not seek to remove or alter existing historic features or structural fabric.
- 1.4 Externally the proposed works will be limited to signage replacement, in a similar style to that of the existing signage, and the addition of a small projecting sign.

2. RELEVANT PLANNING HISTORY

Proposal Site Relevant Planning History

- 2.1 On 12/05/2000 permission was granted (ref: PS9905224) for alterations to the external and internal design of the previously approved schemes for planning permission and listed building consent (ref. no's PS9904342R2 and LS9904343R2). This earlier scheme had been granted on 9 March 2000 for the partial redevelopment, refurbishment and conversion of the former town hall building and library for office (use class B1) and restaurant (use class A3); the erection of 1, 2 and 5 storey rear extensions (site A); the erection of a 5 storey building on the Stukeley Street frontage (site B) for use as a community centre (use class D1) at ground floor level with office (B1) use on the upper floors.
- 2.2 On 06/03/2000 approval was granted (ref: LSX0004260) for submitted details of secondary glazing to existing windows pursuant to additional condition 9 (c) of Listed Building consent (Reg.no.LS9904343) dated 9 March 2000.
- 2.3 At the same time approval was granted (ref: LSX0004261) for submitted details of new glazed bridges and glazing to south elevation pursuant to additional condition 9 (m) of the draft listed building consent (Reg.No.LS9904261) subject to a 106 legal agreement.
- 2.4 On 13/06/2000 approval was granted (ref: LSX0004150) for submitted specification and method statement in respect of the repair of the external envelope of the building pursuant to additional condition 9(a) of listed building consent (Reg. no. LS9904343R2) dated 9th March 2000, as shown by Introduction to External Fabric Repairs and Works dated 26th April 2000 (489/loc7.045 lbc condition 9a), Section B, Repairs to Existing Windows; Section C, Roof works and Finishes; Section D, Brickwork Repair; Section E, Plan and Elevation Drawings as Location Key to the above information; letter from Christian Garnett Associates dated 12th June 2000, letter from Bryant Tilbee Project Services dated 31st May 2000 and letter/fax from Ingram Consultancy dated 8th June 2000.
- 2.5 On 08/10/2002 full planning permission was granted (ref: PSX0205185) for the variation of condition 14 (ref: PSX0205184) of Planning Permission (Reg. No. PS9905224/R1) for the redevelopment of the site dated 18th October 2000 regarding hours of operation for the Class A3 use at basement and ground floor level fronting High Holborn, as shown on drawing numbers: 3050-0004, 3050/0001a, 3050/ 0003a and letter dated the 11th November.

- 2.6 On 02/02/2004 planning permission was granted (ref: 2004/0187/L) for the removal of part of original internal walls and part of floor including structural support associated with works at basement, ground and mezzanine floor levels.
- 2.7 On 08/09/2005 permission was granted (ref: 2005/3775/L) for the display of street numbers to be carved into column bases either side of the office entrance. The condition, related to submission of details of method statement setting out the proposed method of carving of the numerals, was approved on 23/11/2005 (ref: 2005/4883/L)

3. HERITAGE POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1 Section 66 of the Act establishes a general duty for a planning authority, in considering whether to grant consent for a development which affects a listed building, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historical interest which it possesses. A building is listed by virtue of its special architectural or historical interest (Section 1(1)).
- 3.2 Section 72 of the Act establishes a duty in the exercise of any function under the Act to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. A conservation area is an area of local interest designated principally by the Local Planning Authority.

National Planning Policy Framework 2012

- 3.3 Section 12 of the National Planning Policy Framework (NPPF) deals with the consideration of cultural heritage assets and sets out the importance of being able to assess the impact of a development on the significance of heritage assets. Significance is defined in Annex 2 as the value of an asset because of its heritage interest. This interest may be archaeological, architectural, artistic or historic and can extend to its setting. The setting of a heritage asset is defined in Annex 2 as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. A designated heritage asset is recognised by the NPPF to be a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 3.4 The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. With regard to designated assets, paragraph 132 states that the more important the asset, the greater the weight should be on its conservation. Distinction is drawn between those assets of highest significance and those of a lesser significance.
- 3.5 The NPPF identifies harm as being either substantial or less than substantial. Paragraph 133 states that where the proposal would lead to substantial harm to the significance of a designated asset consent should be refused unless the harm or loss is necessary to achieve substantial public benefit that outweighs that harm. In cases where less than substantial harm to the significance of a designated asset is anticipated, paragraph 134 requires that this harm should be weighed against the public benefits of the proposal. In respect of non-designated assets, paragraph 135 requires a

balanced judgement having regard to the scale of any harm or loss and the significance of the asset.

- 3.6 In accordance with the NPPF, this Heritage Statement sets out the significance of heritage assets likely to be affected by the proposed works. The information provided in this assessment conforms to paragraph 128 of the NPPF, thus the level of detail provided is proportionate to the significance of the affected heritage assets and no more than is sufficient to understand the potential impact of the proposal on that significance.
- 3.7 Guidance on the application of heritage policy within the NPPF is provided within the PPS 5 Good Practice Advice (English Heritage, 2015) and the on-line Planning Practice Guidance (PPG), within the section Conserving and Enhancing the Historic Environment (updated 2014).

London Plan

- 3.8 Regional policy for the London area is defined by the *London Plan* (Greater London Authority/ Mayor of London 2011), *Revised Early Minor Alterations to the London Plan* (Greater London Authority/ Mayor of London 2013) and *Further Alterations to the London Plan 2014 Consultation Draft* (Greater London Authority/ Mayor of London 2014), and defined by the *London Plan Consolidated with Amendments* (2015).

London Plan Consolidated with Amendments (2015)

- 3.9 The Consolidated London Plan (GLA 2015) incorporates the changes made in the Revised Minor Alterations to the London Plan (GLA 2013) and Further Alterations to the London Plan (GLA 2014). The Revised Early Minor Alterations to the London Plan (REMA) set out minor alterations in relation to the London Plan and changes to UK legislation including the Localism Act (2011) and the NPPF. The revisions amend and split paragraph 7.31 supporting Policy 7.8 Heritage Assets and Archaeology with regard to developments affecting the setting of heritage assets, the need to weigh developments causing less than substantial harm on heritage assets against the public benefit and the reuse or refurbishment of heritage assets to secure sustainable development. The Glossary for the REMA also contains definitions for 'Heritage Assets' and 'Substantial Harm'. The Further Alterations to the London Plan (GLA 2014) updated policy in relation to World Heritage Sites in London and the assessment of their setting.
- 3.10 The Consolidated London Plan deals with heritage issues in Chapter 7, London's Living Spaces and Places – Historic environment and landscapes.
- 3.11 Policy 7.8 of the plan deals with heritage assets and archaeology and establishes the contribution that designated and non-designated heritage assets make to London's world class city status. The policy seeks to ensure the sensitive management and promotion of London's heritage assets

through recognition of their positive role in place shaping and highlights the importance of identifying and recording London's heritage through character appraisals, conservation plans, local lists, and the Greater London Historic Environmental Record (GLHER).

- 3.12 Policy 7.8 'Heritage assets and archaeology' establishes the following clauses regarding heritage assets in London:

Strategic: London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

Development should incorporate measures that identify record, interpret, protect and, where appropriate, present the site's archaeology.

Planning Decisions: Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

London Borough of Camden Policy

Local Development Framework 2010

- 3.13 The Local Development Framework (LDF) comprises a suite of policy documents which set out the approach to planning within the Borough.
- 3.14 Core Strategy policy CS14, 'Promoting High Quality Places and Conserving our Heritage', provides the overarching strategy taken by the Borough to '*preserving and enhancing Camden's rich and diverse heritage assets*'.
- 3.15 Development Policy DP25, part of the LDF, relates to heritage assets. It outlines a number of policy points relating to listed buildings and conservation areas, including the following which are particularly relevant to this application:
- *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*

- *not permit development that it considers would cause harm to the setting of a listed building.*

Supplementary Planning Documents

Bloomsbury Conservation Area Appraisal and Management Strategy (CAAMS) 2011

- 3.16 The Bloomsbury Conservation Area was initially designated in 1968 and is widely considered to be an internationally significant example of town planning. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture.
- 3.17 The CAAMS document provides a clear indication of the Council's approach to the preservation and enhancement of the Conservation Area. Section 5.28 states: 'Development proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area'. In addition, the Council expresses a clear preference for the retention of original architectural features and detailing, with replacement only acceptable where it can be demonstrated that they are beyond repair.

CPG1 Design Guidance

- 3.18 Camden Council's Design Guidance Section 8.9 states: 'Advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance and must not obscure or damage specific architectural features of buildings'.
- 3.19 CPG1 is also prescriptive in regards to the relationship of advertisements and signs and the form, fabric, design and scale of the host building and setting, requiring a respectful treatment of the character and appearance of surrounding area.
- 3.20 The guidance on illumination, Section 8.12, stipulates that the type and appearance of illuminated signs should be sympathetic to the design of the building on which it is located. The method of illumination should be determined by the design of the building. Illuminated signs should not be flashing or intermittent, whether internal or external.

4. DESCRIPTION AND SIGNIFICANCE OF THE SITE

Historic Development

- 4.1 The boroughs of Holborn, Marylebone, Shoreditch, Finsbury, among others, were once part of London's municipal make-up. They live on in street signs around the capital, but they no longer exist. The boundaries of the 32 boroughs that now make up Greater London are a relatively recent invention. They were formed in 1965 after the passing of the London Government Act 1963, under which the existing 28 metropolitan boroughs, various county boroughs and certain administrative counties were grouped into 32 new boroughs plus the City of London (Nicholas, 2013).
- 4.2 A map from the 1720 edition of Stowe's Survey of England (Appendix 3, Map 1) shows a densely built up urban block where our Site is located today. Harrow Alley runs immediately to the east of what was later to become Holborn Town Hall. The Cole Yard is shown running parallel to High Holborn (today known as Stukeley Street).
- 4.3 A lane named Cole Yard is shown where the Smart's Place is framing the street block of our Site in the map of 1765 by Thomas Jeffreys. The street blocks are clearly defined, but despite the fact that many of the roads survive until today, the layout had been much altered, especially when the Kingsway was planned and built replacing Little Queen Street, and providing a sweeping route from Strand to Kings Cross.
- 4.4 The Insurance Plan of London (Charles E Goad Limited, 1888) shows Nos. 193-197 High Holborn as five individual plots (Appendix 3, Map 3). These were occupied by the two shops to the east, followed by a restaurant, an office and terminated by a very narrow plot shown as 'shored up' next to an alley leading to a vacant plot.
- 4.5 The OS Map of Surrey, published in 1889 (Appendix 3, Map 2) shows the site as part of continuous street block with St Giles Workhouse located to the south west and the casual wards, presumably belonging to the nearby Roman Catholic School, immediately to south east of the Site, in the alley running parallel to High Holborn. The plot which now is occupied by Nos. 193 -197 High Holborn appears to be amalgamated into one, showing the origins of our client's current Site.
- 4.6 The OS County Series: London 1916 (Appendix 3, Map 4) shows the Municipal Offices and the Library occupying our Site, with Library being a very small section of the plot's total area.

The site

- 4.7 The full listed building description for the Grade II listed Holborn Town Hall and Library, as taken from Historic England's 'National Heritage List for England' is included at Appendix 2.
- 4.8 The listed building's significance lies primarily in its architectural quality, townscape contribution and contribution to the conservation area. The public building was built in two stages; a library to the east at the end of the 19th century and town hall to the west early in the 20th century.
- 4.9 The proposed development Site is located within a four storey building with basement and mansard roof. Both parts of the building form a symmetrical facade of nine bays, faced in Ancaster and Portland stone with intricate carved details. Our Site occupies basement and ground floor levels, including a Mezzanine gallery. Most of the Site is within the former library building (dining areas A&C), however the restaurant trading area B (see drawing no. L14 3539/08-01) located on the ground floor level of the former town hall, which has been internally joined at ground floor level with the former library building.
- 4.10 The Site has been subject to interior alteration following planning consent for the removal of part of original internal walls and part of floor including structural support associated with works at basement, ground and mezzanine floor (ref: 2004/0187/L). Although much of the original fabric survives, the original features have been lost during a number of refurbishments. According to the Design Manifesto (Tully Filmer, 2004) submitted alongside the planning application mentioned above, the reconfiguration works included:
- Inserting mezzanine gallery and associated removal of wall sections below to widen the dining area A;
 - Creating two architectural openings each side of the fireplace in the restaurant dining area B, in order to provide a visual link between this space and the main entrance, bar, dining area A;
 - The rear wall in basement removed to allow space for a Chinese kitchen, which requires two separate cooking ranges;
 - Redecorating the restaurant areas in line with Chinoiserie style 'in a slightly modern guise', the document does not contain any additional information of how this was achieved;
 - A false column added to mirror the rhythm of the principal windows within this room.
- 4.11 This assessment assumes that the original features mentioned in the Design Manifesto (Tully Filmer, 2004) as 'existing High Victorian features' are present in the current decorative plaster ceilings.

Bloomsbury Conservation Area

- 4.12 The Site lies within the southern edge of the Bloomsbury Conservation Area, which covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east. More precisely, the Site lies within sub area 8, 'New Oxford Street/High Holborn/Southampton Row', characterised by areas of large-scale, late 19th and early 20th century blocks fronting busy thoroughfares.
- 4.13 The former municipal buildings, which are listed as one unit, add significant interest to the street frontages in this part of High Holborn. Although long vistas are prevented by a slight turn of the road and the junction with New Oxford Street, the building's ornate façade adds grandeur to the eclectic variety of frontages in this section of High Holborn.
- 4.14 The building frames vistas along High Holborn around the junction with New Oxford Street. Being at the very edge of the Bloomsbury Conservation Area, one of the few buildings south of High Holborn to be included as sub area 8, it contributes to the significance of the conservation area due to its character as a large turn of the century block fronting the busy High Holborn.

5. IMPACT ASSESSMENT AND JUSTIFICATION

The proposed works will primarily impact the interior of the Grade II listed former Holborn Town Hall and Library, with the exception of signage, which will have some impact on views within the Bloomsbury Conservation Area.

The site

- 5.1 The works will involve relocating the kitchen to the glazed courtyard conservatory-style extension, which is currently used as a restaurant trading area. This will have neutral impact on the significance of heritage asset. The glazed extension is an existing structure, which has been in use as part of the current restaurant since 2004, and built potentially in the late 1900s taking into account its form and materials. As this area consists of later materials, there will be no intrusion to original fabric, and though the appearance of the area will be changed, the use will be consistent with the approved A3 character of the unit.
- 5.2 These works will necessitate the removal of existing modern partition wall between the glazed extension and the building. This will also include installing two new food passes between the kitchen and the trading area using the existing openings. These works will have a neutral impact on the significance as no original fabric will be affected.
- 5.3 The proposal also includes the removal of the Shanghai Blues decorative scheme and the appliances used by the previous tenants including one of the existing dumb waiters. The decorative scheme and the appliances were all installed in 2004, therefore, will not impact on the significance of the listed building.
- 5.4 Some reconfiguration of layout will be carried out to create a cold room at Ground level in the location of the present cloak room; and at Basement level the new partition walls will form a consumables store room, a cold room and a kitchen area. The works will not involve demolition of original fabric nor will they impact on any decorative features. Therefore the effect of the works on the significance of the building is neutral.
- 5.5 The artwork in the window at the Mezzanine level will have neutral impact on the significance of the heritage asset, as it will not detract from the significance; potentially this will add interest to the interior of the listed building, enhancing its significance. The proposed feature follows the already existing precedent of artwork featuring the current tenant's logo in the same window.

- 5.6 The ceiling features in dining area B will be fixed but the fixings will go into the flat ceiling only. The structures will sit within the existing coffers between the beams, thus avoiding fixing into or visually blocking any of the decorative plaster mouldings, as shown in the drawing no. L14 3539/08-02.
- 5.7 Other interior fittings and fixtures, shown on drawing no. L14 3539/08-02 and the Finishes Schedule, include:
- Fixed Banquette seating; fixed Round Booth seating; fixed Booth seating (Meranti timber and blackened steel skirt as per Finishes Schedule);
 - Built in Lobster tanks in the front of house area;
 - Feature ceilings in dining area B;
 - A new bar in the dining area A
- 5.8 The above interior fixtures will have neutral impact on the significance of the heritage asset due to there being clear precedent in this type of decorative finishes and fixture being used by the previous tenant. Most of the reconfiguration works in relation to adaptation of the Site for restaurant use (Class A3) were carried out in 2004. This application is for minor changes to the layout, mostly concerning restaurant fitting out.

Bloomsbury Conservation Area

- 5.9 The Bloomsbury Conservation Area has seen some changes resulting from developments over the recent decades, which influenced its character and appearance. Other factors that have influenced the character and appearance of the area include the cumulative impact of advertisements, signage and street furniture within the street and the impact of traffic.
- 5.10 The impact of our proposal on the Bloomsbury Conservation Area is neutral due to works only taking place internally. The only external change will be to the signage, and this will be done in line with planning advice and guidance from London Borough of Camden Council (CPG1, Sections 8.09 - 8.12).
- 5.11 The building has been adapted for restaurant use in 2004 and is currently occupied by Shanghai Blues Restaurant, the 2004 applicant. Existing signage consists of internally illuminated neon tubes, fixed into the fascia above the main entrance. It also includes a logo of the restaurant chain in the window above (see Figure A4.1). The proposed signage keeps the same format, and is in line with the guidance in CPG 1, Section 7.17 which states that the signage should be 'in harmony with the existing building, and neighbouring ones, in terms of their proportions, design and materials'. Hence the impact of the new signage is neutral. The new projecting signage will be fixed into the face of the stone pillar under the oriel, using diamond drilling and appropriate fixing techniques (see drawings L14 3538/ 09-02). There will be a minor impact on the conservation area,

but this will have neutral impact on the conservation area due to the sign's minimalist and non-intrusive style. The proposal is in accordance with the guidance in CPG 1, Section 8.9, which states:

Advertisements in conservation areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance and must not obscure or damage specific architectural features of buildings.

5.12 Since being adapted for restaurant use in 2004, the Site has acquired a new image and is perceived as part of the Covent Garden food district. The proposal is consistent with the changes which have taken place since 2004. The changes will have neutral impact on the conservation area.

6. REFERENCES

- 6.1 Insurance Plan of London Vol. VIII: sheet 196, 1888 by Charles E. Goad
<http://www.bl.uk/onlinegallery/onlineex/firemaps/england/london/vitox/zoomify150507.html>
- 6.2 A 1720 map of the parish of St Giles' in the Fields, from the 1720 edition of Stow's Survey of the Cities of London and Westminster... published by J. Strype.
<http://www.bl.uk/onlinegallery/onlineex/crace/a/zoomify88738.html>
- 6.3 'The equestrian perplexed' 1830-1837 Map helping find the way from Strand to St Paul's avoiding closed roads. <http://www.bl.uk/onlinegallery/onlineex/crace/l/zoomify88508.html>
- 6.4 Map of London in the reign of the Saxon King Ethelred II,
<http://www.bl.uk/onlinegallery/onlineex/crace/t/zoomify88413.html>
- 6.5 London and Westminster in the reign of Queen Elizabeth, anno dom. 1563
<http://www.bl.uk/onlinegallery/onlineex/crace/l/zoomify87864.html>
- 6.6 1898 OS Surrey III.NW (includes: City Of Westminster; Finsbury; Holborn; Inner Temple; Lambeth St Mary; London; Southwark.) <http://maps.nls.uk/view/101436343>
- 6.7 OS Map 1850 <http://www.bl.uk/onlinegallery/onlineex/maps/uk/zoomify133644.html>
- 6.8 This 1765 map is by Thomas Jeffreys, an exceptional cartographer and publisher
<http://www.bl.uk/onlinegallery/onlineex/crace/a/zoomify88446.html>
- 6.9 Plan of Kingsway, From Report of the Royal Commission on cross-river traffic in London, Plate XVIII, 1905-1906 <http://www.bl.uk/onlinegallery/onlineex/maps/uk/zoomify134812.html>
- 6.10 Tully Filmer (2004) Design Manifesto for new Shanghai Bluz Restaurant at unit A the former Holborn Town Hall, 1993 -1997 High Holborn, London, WC1V 7BD (submitted as part of planning application ref: 2004/0187/L).

A1. SITE LOCATION

A2. LISTED BUILDING DESCRIPTION

A2.1 The following building description is taken from the National Heritage List for England (NHLE), list entry number 1378893:

TQ3081SW HIGH HOLBORN 798-1/105/840 (South side) 15/01/73 Holborn Town Hall and Library
GV II

Town hall and library, now municipal offices. Library (formerly St Giles's Library), 1894 by W Rushworth (eastern wing); town hall, 1906-8 by Hall and Warwick (centre and western wing). Ancaster and Portland stone faced. Steeply pitched slated roof with pedimented dormers and pilastered Dutch gables terminating in segmental pediments to end bays. STYLE: the library with early French Renaissance detail, the town hall in similar style but Baroque details. EXTERIOR: 4 storeys, basements and attics. Both buildings form a symmetrical facade of 9 windows. End bays slightly projecting. Eastern wing with entrance to former library of elliptical arch flanked by Corinthian pilasters supporting an entablature; enriched double doors. Former vehicle entrance to left in similar style with wrought-iron gate by the Bromsgrove Guild of Applied Art. Central 3-light oriel through 1st and 2nd floors. At 1st floor level a band of Renaissance enrichment covering the oriel apron and having flanking oculi. Upper floors pilastered, the 1st and 2nd floors with bands, 3rd floor with diapers. Western wing has round-arched entrance to former town hall with moulded head and keystone flanked by attached columns supporting an open segmental pediment with carved coat of arms in tympanum with festoon and putti heads. Central 3-light oriel through 1st and 2nd floors. A band of similar enrichment at 1st floor level covering the oriel apron. 3rd floor windows round-arched with moulded heads and keystones. Central bays have round-arched windows at ground floor level; 1st and 2nd floor, square-headed separated by pilasters, the 1st floor with a wrought-iron balcony by the Bromsgrove Guild; 3rd floor, 3 oculi linked by festoons. Most windows transom and mullion. INTERIOR: former town hall has large circular hall running up through each floor and adjoining the main stair and lift. At ground floor level main hall with floor of marble in a compass design and arcade of Doric half columns supporting an entablature under a shallow dome; oak double doors, with oculi and brass plates incorporating a coat of arms, in Baroque frames; 3 stained glass First and Second World War memorial windows; original brass pendant light. Open well main stair of artificial stone and granolithic paving with marble dado. Original wrought-iron lift enclosure, in well of stair, by the

Bromsgrove Guild. Corridors mostly vaulted with granolithic paving and oak doors. Interiors of note are: the rear 1st floor Council Chamber of square plan surmounted by a central dome with small cupola light. Walls panelled in Austrian oak with Ionic pilasters and columns supporting an enriched cornice. Windows of small, patterned, leaded panes. Original brass pendant light. Beneath, on the ground floor, the former Court Room, panelled and enriched in Baroque style.

National Grid Reference: TQ 30363 81452

A3. HISTORIC MAPPING

Map 1: A map of the parish of St Giles's in the Fields, 1720 edition of Stowe's Survey of England



Map 2: OS Map of Surrey III. NW, 1898



A4. FIGURES

A4.1 A photo of main entrance showing the Shanghai Blues signage.

