SOAS, UNIVERSITY OF LONDON

Zoroastrian Society, Main Building

Heritage, Design and Access Statement

10 August 2016

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CONSTRUCTIVE EXPERTISE

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1.0 INTRODUCTION

PURPOSE OF THE STATEMENT

This heritage statement has been prepared to accompany a listed building 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 (ref: PP-05282606).

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 (formerly English Heritage) Guidance 'Conservation Principles, Policies and Guidance' (2008) to assess the significance of the SOAS main (Holden) Building. 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 adversely affect the special architectural and historic importance of the building
- Provide sufficient information and justification for the submitted information to be assessed and verified by London Borough of Camden Conservation Officers, Historic England and any other amenity societies or advisory bodies consulted in relation the application and proposed works

BACKGROUND

The building is currently providing university lecture and office accommodation for the staff and students of School of Oriental and African Studies (SOAS), University of London. The SOAS Institute of Zoroastrian Studies are proposing to install new doorways within internal partitions to three existing offices, to adapt the area and provide a reception area with two adjoining meeting rooms.

EXISTING INFORMATION AND RESOURCES:

The principal information and sources are as follows:

- English Heritage (2008) 'Conservation Principles, Polices and Guidance'
- Planning (Listed Buildings and Conservation Area) Act 1990
- National Planning Policy Framework
- Camden Core Strategy Policy CS13

2.0 BUILDING DESCRIPTION AND HISTORY

BUILDING OVERVIEW

Building Address	SOAS, University of London Thornhaugh Street LONDON WC1H 0XG
Heritage Asset	Holden Building (also known as the Old Building or College Building)
Building Elements	Brown brick with Portland stone dressings, five storeys and basement

2.0 BUILDING DESCRIPTION AND HISTORY (continued)

BUILDING OVERVIEW (continued)

Ownership:	SOAS, University of London
Architect:	Charles Holden (circa 1939)
Designation:	Grade II
Date of listing:	28 March 1969
Use:	University Office and Lecture Building

Fig 1: present day, SOAS College Building, southern elevation, author's own.

BUILDING LOCATION

The SOAS, University of London main (Holden) building is located on the western side of Thornhaugh Road in the London Borough of Camden. The site is flanked to the south by SOAS Brunei Gallery. To the east by The Centre for Development, Environment and Policy. To the north is the SOAS Philips Building Library and to the west Birkbeck University of London. The Holden Building is highlighted in red and is contained between Torrington Square to the West and Thornhaugh Street to the East.

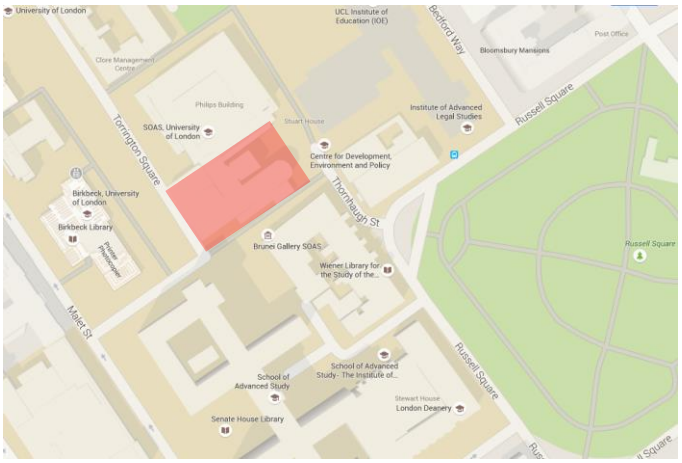

Fig 2

2.0 BUILDING DESCRIPTION AND HISTORY (continued)

BUILDING LOCATION (continued)

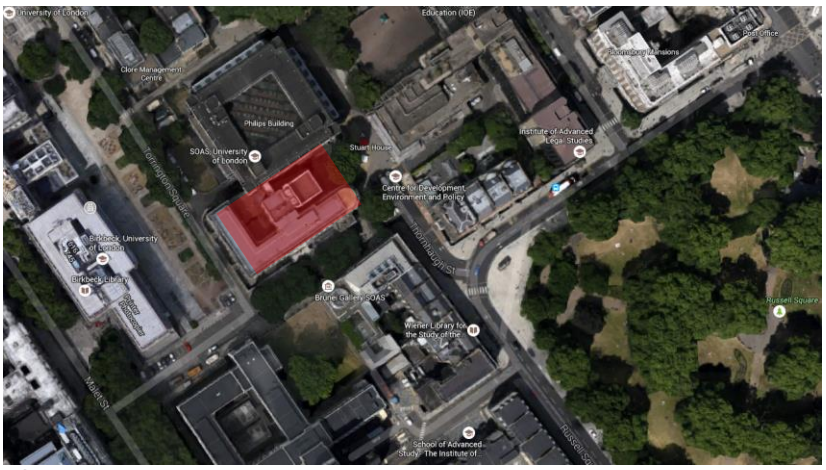

Fig 3

Figs 2 and 3: location map and aerial photograph of the Holden Building (Google Maps: 2015)

BUILDING DESCRIPTION

Externals

The Holden Building was designed and built by the Architect Charles Holden in the period of 1939 to 1945. Its architectural style and construction is typical of Holden as it champions simplified architectural forms and is free of what he considered unnecessary decorative detailing. The semi detached building connects via a link bridge to the Philips Building (a later SOAS University building), which can be found to the north west of the Holden Building. The Holden Building was commissioned and constructed as a purpose built university building.

The building plan was an inverted L-shape in design, pointing in a north easterly direction, with a curved end bay at the east end and rectangular built projections on both the north and east facades. The building has five storeys including a lower ground, ground, first, second and third floor with a sixth floor lift room. The main entrance to the building is located on the east façade where a set of Portland stone steps project from the ground level up to the ground floor level of the building. The east elevation is deemed the principal elevation when viewed from Thornhaugh Street.

The walls are constructed in handmade brick, laid in English bond and built around a concrete encased steel frame. Portland stone string courses have been put in across the façade to define between various floor arrangements. This includes a substantial deep string course between the lower ground floor and ground floor, a broken string course (consisting of one lower large and smaller higher string) between the ground floor and the first floor and a deep string between the third floor and fourth floor. The Portland stone string courses have a vertical tooled finish which is visible on the front face of the stone. The façade construction to the east and south facades remain unbroken until a stepped bay projects out slightly either side of the curved north easterly façade. At parapet level a Portland stone capping is continuous around the building.

2.0 BUILDING DESCRIPTION AND HISTORY (continued)

BUILDING DESCRIPTION (continued)

Externals (continued)

The current main entrance to the building, which was reconfigured in the 1970s, features three Portland stone door surrounds framing the equally proportioned timber panelled entrance doors which lead into the main entrance lobby of the university. A decorative stone plaque is present above the main east façade entrance, centrally positioned between the first and second floors. The plaque is detailed with a central coat of arms, a cross and decorative floral work.

The buildings main inverted L-shape roof is of a flat construction and is covered with an asphalt finish and brick parapet around all areas. The circular bay towards the north east of the site is also flat, which was historically covered with a flat roof copper finish. A plant room sits atop the main roof area within, in solid brick wall construction to match all other areas. The plant room consists of two redundant rooms and one larger room with working machinery and equipment situated inside.

Rainwater goods are constructed in lead, with decorative hopper heads detailing their 1940s construction date. Hopper heads feed into square profiled downpipes and are fixed into the brickwork with decorative ear brackets.

Modern replacement casement windows sit within a square head flush metal frame, set with horizontal frames and decorated in cream powder coated finish. Windows are fitted into the main structure on top of a double layer of terracotta tiles.

The floor construction comprises of a solid concrete slab upon which there is a combination of the original parquet floor and later flooring finishes (carpet tiles, linoleum, etc). Ceilings are formed with a mixture of powder coated metal and square fibre suspended ceiling tiles.

The internal layout of the Holden Building has been changed significantly since its original construction. Internal joinery has been heavily altered although a number of original timber panelled doors, some with glazed panels, brass ironmongery and timber frames, still exist. Crittall glazed doors and partitions remain around the building and were likely to of been added around the 1970s. Other modern replacement plain timber and metal framed glazed doors can be seen around the building. The internal partition walls between the offices are of solid brick construction, plastered and painted.

HISTORY OF THE BUILDING

History and Historical Development of the Site

The School of African and Oriental Studies, also known as SOAS was founded in 1916. Its mission was to advance British scholarship in science and commerce from Africa and Asia. In the 1900s, SOAS commissioned architect Charles Holden to design and build a series of new university buildings in order to accommodate an ever growing population of students.

2.0 BUILDING DESCRIPTION AND HISTORY (continued)

HISTORY OF THE BUILDING (continued)

History and Historical Development of the Site (continued)

Aldrich (2002) described Holden's proposed design for the university buildings as a 'mass spinal plan of Portland stone buildings'. According to Thompson (1990: 37), after the Second World War, SOAS struggled to raise the necessary funds to build Holden's original master architectural plan, which resulted in the scheme being altered and replaced by a reduced version, also known as 'the balanced plan'. This was a piecemeal programme of separate buildings with steel and brick structures, loosely following a configuration of a Georgian street pattern. Thus, the design for the Holden Building was born. According to Allinson (2008: 308), Holden chose to construct the new proposed buildings in traditional masonry as he felt this would increase the longevity of the building.

Building Development

Various architectural plans of the Holden Building designed by 'Adams, Holden & Pearson' from the original 1930s and the later 1970s alterations are held within the SOAS Archive and Estates Department and are available on request. These drawings are a particularly useful resource in permitting the historical development and evolution of the building.

Figures 4 and 5 shown below demonstrate that the old building visible on site today was the first part of an overall phased plan of construction works. In figure 4 a large area to the north west of the paved courtyard is identified as a 'future extension', which is visualised in figure 5. The effect of this extension would not have only be the provision of additional teaching space, but it would also have enclosed the paved courtyard in the centre of the site.

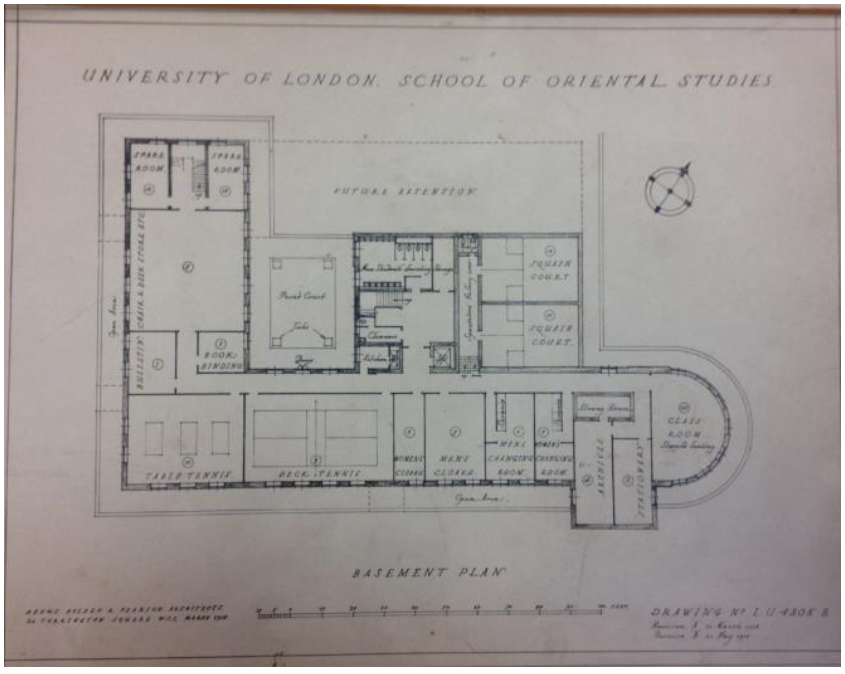

Fig 4

2.0 BUILDING DESCRIPTION AND HISTORY (continued)

HISTORY OF THE BUILDING (continued)

History and Historical Development of the Site (continued)

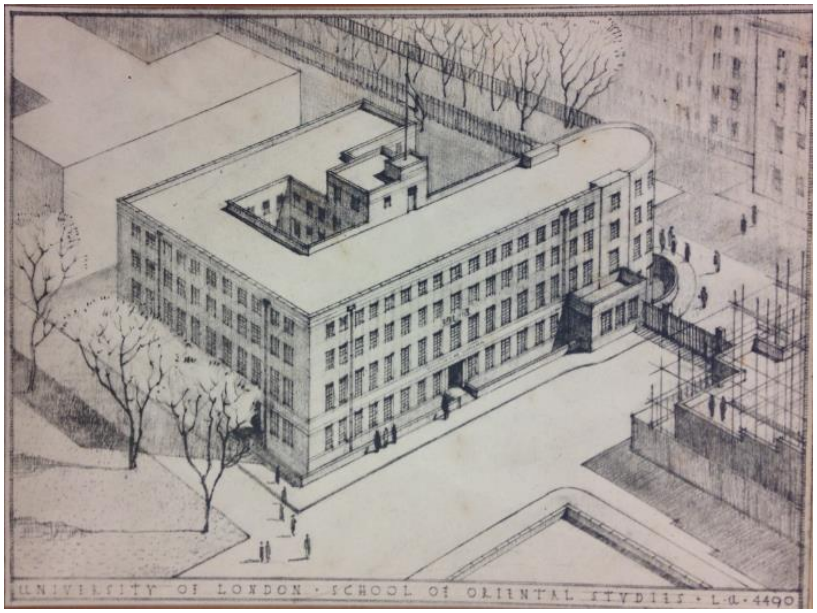

Fig 5

Figs 4 and 5: *Adams, Holden & Pearson – Architects & Planning Consultants. Basement plan and proposed exterior elevation (Adams Holden & Pearson: 2015)*

The drawing in figure 6 below is a particularly useful resource when compared with figures 4 and 5, in order to illustrate the changes which took place to the school, both internally and externally, between the 1940s to 1970s.

Externally the original Holden plan shows only one main entrance door (compared to the three main doors visible today). Internally, during the 1940s, the ground floor was populated heavily by sports and recreational spaces (including squash courts, table tennis, deck tennis and associated changing room facilities) along with store/spare rooms to the west of the building.

By the 1970s the internal west layout had been heavily reconfigured and larger spaces had been subdivided to provide additional research and teaching rooms. The sports facilities to the south east were removed and rooms were divided to make way for archives, kitchen stores and telephone equipment rooms.

2.0 BUILDING DESCRIPTION AND HISTORY (continued)

HISTORY OF THE BUILDING (continued)

History and Historical Development of the Site (continued)

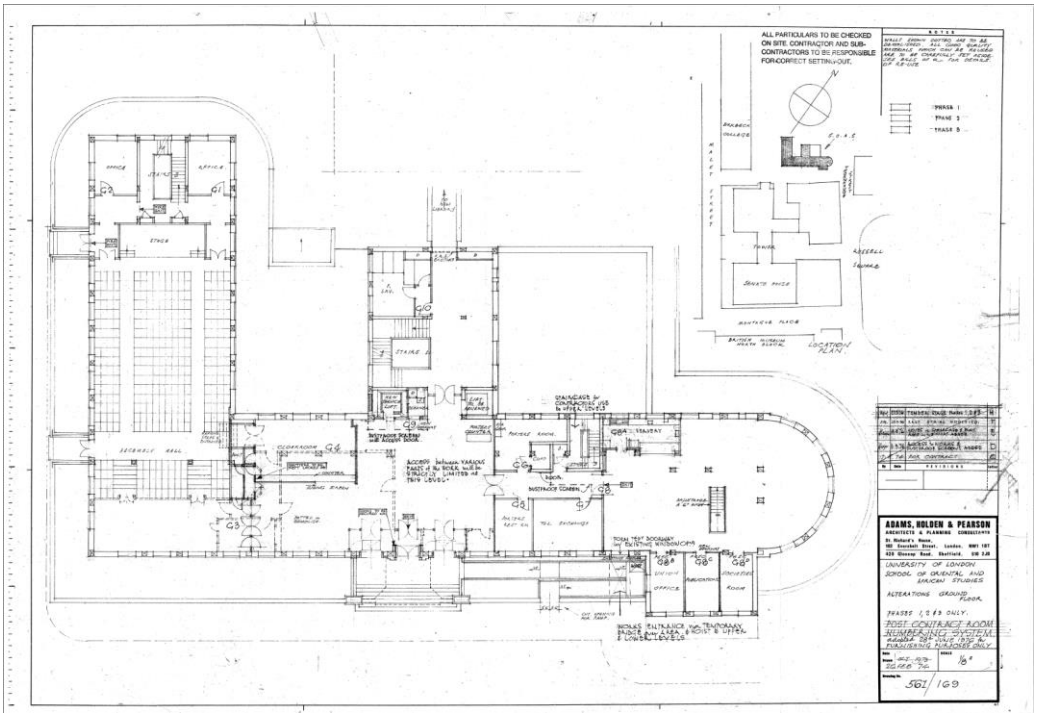

Fig 6: Adams, Holden & Pearson – Architects & Planning Consultants. Alterations ground floor (Adams Holden & Pearson: 1974)

The building was listed in 1969, as per the Historic England documentation shown in Appendix A.

SOAS Institute of Zoroastrian Studies

Zoroastrianism is one of the oldest living faiths dating from approximately Ancient Babylon and sixth to seventh century BC. Zoroastrianism has been studied at SOAS since 1929, with lectureship established in Ancient Iranian Studies in the 1930s. Courses are now directly available at the university in Zoroastrian Studies and an Institute has been created to further expand their presence at the university.

3.0 CURRENT AND PROPOSED USE AND ACCESS

BUILDING ACCESS

Stair access to the building is currently via the main entrance doors and ramped entrance to the right hand side of the main entrance. Other access routes are maintained via a number of external single doors accessed from corridors. No changes are proposed to the entrance with this application.

Internal areas are accessed a main central stair core and a number of lifts. The building is also linked directly to the Philips Building, with two stair cores and two lift shafts. The access to the building is not proposed to change.

3.0 CURRENT AND PROPOSED USE AND ACCESS (continued)

BUILDING USE

The Holden Building, adjoining and associated buildings remain in use as designed and built for the student university community. They remain an integral part of the university campus, for which all activities are based around at its heart. The building provides office and teaching accommodation to the student body.

Whilst the use of the building is not proposed to change, three of the existing offices are proposed to be joined together, in order to form a central base for the SOAS Institute of Zoroastrian Studies. The use of the rooms will remain unchanged as offices, with the addition as a central reception area for the institute. The proposals only include the inclusion of new opening and doorways to interlink the three offices, with a suspended ceiling. No works are proposed to alter the main doorways into each room, which will remain as existing.

4.0 PROPOSED WORKS

LIST OF PROPOSED WORKS

An impact assessment has been made of the following proposed works to assess the significance of the area and identify potential impact upon that significance, which has been detailed in section 6.

Creation of 2 Nr New Openings for Internal Doors within Internal Partition Walls
Creation of 2 Nr new openings within the internal partitions on either side of the central office to provide access to the adjoining offices on either side.

Installation of 2 Nr New Timber and Glazed Sliding Doors within the Openings Between Offices
Installation of doors within the openings to provide a multi use space for privacy when required or a more open plan feel. The doors will sit within a stepped detailed hardwood timber architrave to match the surrounding door details within the area.

Installation of a Suspended Ceiling and Grid
Installation of a suspended ceiling, in order to provide smooth ceiling finishes and hiding of existing conduits.

The internal photographs below show the existing offices and corridor areas for the proposed works.

4.0 PROPOSED WORKS (continued)

LIST OF PROPOSED WORKS (continued)

Fig 7: existing office doors to be retained

Fig 8: existing doors throughout the corridor.

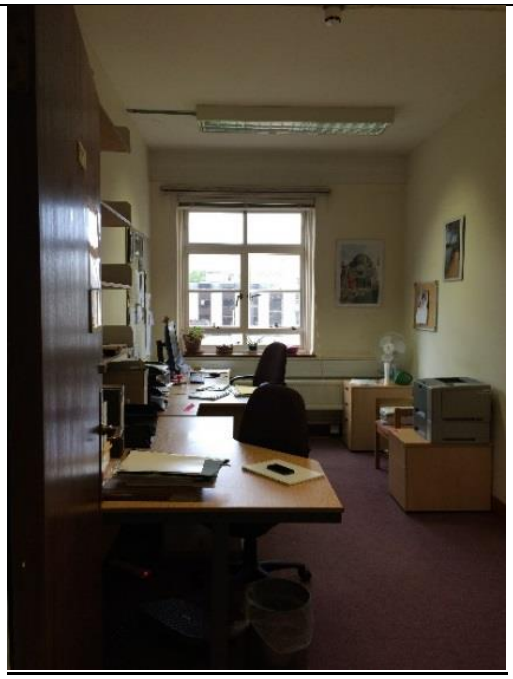

Fig 9: existing central office with doorways proposed to adjoining offices both sides

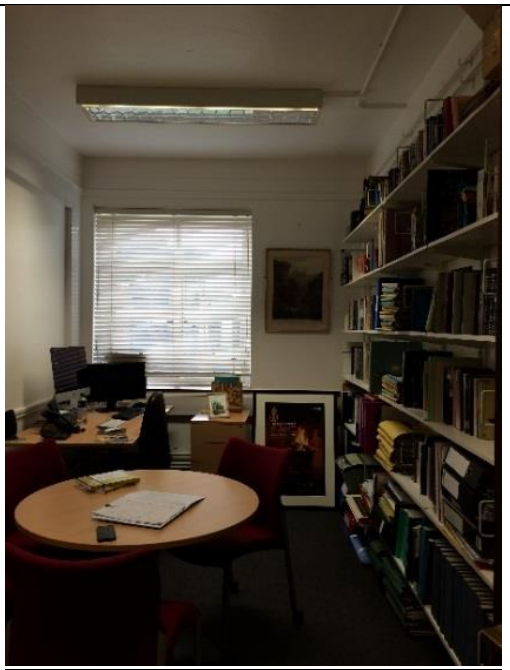

Fig 10: existing left hand side office, proposed doorway to right hand side wall where shelving is located

4.0 PROPOSED WORKS (continued)

LIST OF PROPOSED WORKS (continued)

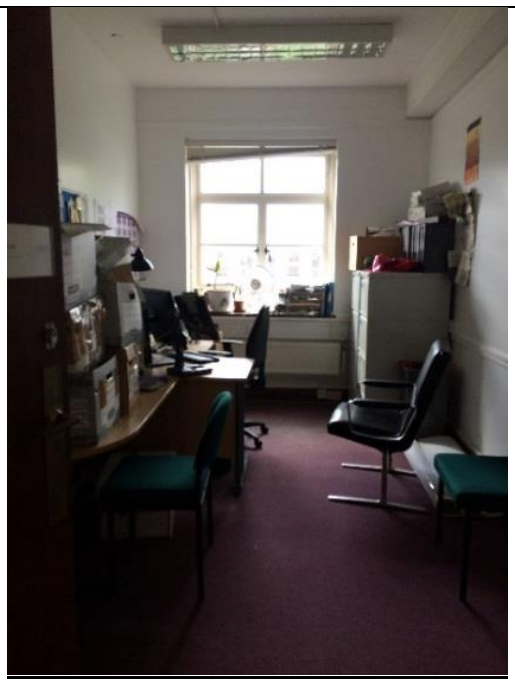

Fig 11: existing right hand side office proposed doorway to left hand side wall where desk is located.

Fig 12: existing right hand side office, with existing doorway to the right and side wall situated between offices.

5.0 SIGNIFICANCE

Previous alterations and phases of refurbishment have taken place both internally and externally to the Holden Building.

Principle 3.2 of English Heritage'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 the Holden Building within SOAS 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.

5.0 SIGNIFICANCE (continued)

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 the Holden Building, 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 significance of the Holden Building has been assessed using a scale of significance ratings ranging from very high significance to intrusive. The definitions of these levels are provided here:

Very High Significance	This represents the most valuable themes, features, fabric or characteristics of the SOAS building. These elements are considered to be essential to the understanding and appreciation of the building and as being key contributors to its overall character as well as its 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 the SOAS building, 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.

5.0 SIGNIFICANCE (continued)

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 the SOAS building and its constituent parts.
Neutral Significance	Elements of neutral significance typically do not possess any heritage values which are important to the SOAS building and its constituent parts. 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 the SOAS building and its constituent parts.

EVIDENTIAL VALUE

Evidential value is normally associated with older heritage assets but all buildings encapsulate unique information about their historical development. It is evident that the internal fabric has been subject to various phases of adaptation with the first occurring not long after the building's construction in the 1970s. It is relatively simple to identify the phases of alteration through the assessment of historic architectural plans and the change of materials and decorative finishes at the site.

The Holden Building is only 75 years old, yet the original internal layout on the lower ground and ground has been significantly altered during this period. However, the first and second floors are quite the contrary and a high proportion of Architect Holden's original intended layout remains.

To take the second floor as an example, there have been some minor alterations to the internal layout which being the installation of later stud partitions to sub divide three of the office rooms into six and the respective formation of new doorways into these spaces coming off the central corridor.

Unfortunately, the original internal fabric to the north eastern range of the lower ground and ground floors have been altered significantly. The original walls have either been removed or significantly altered resulting in original timber doors and associated ironmongery has been lost.

Externally the building envelope remains relatively unchanged with the exceptions being the remodelling expansion of the main entrance in the 1970s, installation of plant materials, replacement windows, insertion of doors into window openings and ad hoc extensions to the roof and north-west of the building.

The building has a complicated historic internal development particularly on the lower ground and ground and as such does not consistently encapsulate valuable information about the original design intent of Holden's 1940s plans.

The relative evidential value of a building is related very much to its exterior aesthetic values which are considered separately within a section of this statement. As a consequence, the evidential value of the Holden Building and roof areas is considered as having a **Medium Significance**. The lower ground and ground may be considered lesser of that.

5.0 SIGNIFICANCE (continued)

HISTORICAL VALUE

The Holden Building has a **High** associative value due to its relationship context with the wider surrounding SOAS University Buildings landscape. This includes the Philips Building, to which it is connected via the link bridge, Senate House and the Bloomsbury University buildings. They all share characteristics of being purpose built university buildings and their construction date from a period of post war architecture.

Furthermore, the Holden Building can be associated with its designer; the renowned Architect Charles Holden and the movement that involved many other notable architects, including Sir Denys Lasdun, who worked together to design the university landscape of buildings which we see today.

Although the historical value of the building's interior has been damaged through the numerous adaptations it has experienced, glimmers of the historic fabric, especially to the exterior appear and depict a period of decoratively plain but brutal architectural style.

Overall the historical value is deemed to be **High.**

AESTHETIC VALUE

The Holden building has a **High** design value primarily due to the aesthetic qualities generated by Holden's conscious architectural design, which embraces the simplistic forms and proportions seen frequently during the post war period. The evidential value and potential lie primarily in the exterior façade of the building and it holds a fundamental position within a succession of listed University Building developments, located in Bloomsbury, which were designed by Holden and other notable architects.

The Holden Building is an important part of the SOAS University building development and therefore the aesthetic value is deemed to be of **High** importance in relation to its overall significance.

COMMUNAL VALUE

In order to identify the communal value attributed to a building, it is important to firstly identify its various stakeholders. The range of these can be extremely diverse and a building may be important to various groups if it is associated with a particular event in their lives. Value can be attributed to the building's use and any subsequent association or loyalty felt towards it.

The Holden Building was a purpose built university facility, which maintains a position as the major national centre of study for Asia, Africa and the middle east. Students, lecturers and the wider university community will value the Holden Building. As a result, the Holden Building can be perceived as having a **High** social value, as the building provides a community function for the School of Oriental and African Studies.

6.0 HISTORICAL IMPACT TO SIGNIFICANCE

The work items identified within the proposed work 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.

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.

Significance of the Fabric Affected Key

Very High Significance	This represents the most valuable themes, features, fabric or characteristics of the SOAS building. These elements are considered to be essential to the understanding and appreciation of the building and as being key contributors to its overall character as well as its 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 the SOAS building, 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 the SOAS building and its constituent parts.
Neutral Significance	Elements of neutral significance typically do not possess any heritage values which are important to the SOAS building and its constituent parts. 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 the SOAS building and its constituent parts.

Impact Key:

HIGH IMPACT
SOME IMPACT
LOW IMPACT
NO IMPACT

6.0 HISTORICAL IMPACT TO SIGNIFICANCE (continued)

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	3rd Floor	Rooms 331, 330 and 329	Creation of 2nr new openings for internal doors, within walls to either side of room 330, providing access internally to rooms 331 and 329.	LOW SIGNIFICANCE. Room 329 has an internal doorway already in situ to the right hand side wall. The internal walls are plain block walls, plastered and painted with minimal features. Over the years, the internal layout has been altered to allow for redevelopment of the space.	LOW IMPACT The new openings will be kept to the minimum size required for new double doors. The design of the architrave will be constructed of a stepped hardwood, to match that of the existing doorways for the room entrances and adjoining side door situated in room 329.	Refer to drawings and photographs included with the application.	Careful recording of the existing finishes, to restore should the modelling needs change within the future. Careful removal of existing finishes to preserve and protect the sections which are to be retained.
2	3rd Floor	Rooms 331, 330 and 329	Installation of 2nr new timber and glazed sliding doors within the openings to either side of office 330.	LOW SIGNIFICANCE The existing doors in place are a mixture of original and new, as the building has been remodelled over time.	LOW IMPACT The proposed doors will be designed to compliment both the existing doors in situ and allow for the adaptation and continued use of the space. The doors will be constructed from timber and glass, in keeping with the 1930's style of the building, and the importance of the existing doors in place to the entrance of each office.	Refer to drawings and photographs included with the application.	Careful design of the doors to ensure they are sympathetic to the style of the building.
3	3rd Floor	Rooms 331, 330 and 329	Installation of a suspended ceiling to all 3 offices.	LOW SIGNIFICANCE The existing solid and plastered ceiling is currently in place to all three of the office spaces. The ceilings, although retained largely throughout the building contribute to the original appearance of the building but do not greatly affect its significance.	NO IMPACT The adjacent corridor area has a modern suspended ceiling grid installed with florescent lighting, which could easily be replicated in each of the three rooms. The grid will allow for any services or conduits to be hidden from view. The grid can be removed at a later date and expose the existing ceiling above.	Refer to drawings and photographs included with the application.	The ceiling grid can will be carefully installed so as to have low impact on the existing ceiling finishes. Should this be restored at a later date it can be easily repaired and reinstated.

7.0 JUSTIFICATION FOR THE PROPOSED WORKS

In this section we provide reasoning for our approach to the redevelopment works and the material selections made in context of the established significance of the building. Where alternative approaches were considered these will be referenced.

CREATION OF NEW WALL OPENINGS

The existing 3 Nr offices are adjoined within the corridor area at third floor level. The Zoroastrian Society will now be occupying all three offices and require a multi use space which can provide accommodation for use of all three spaces at once, or as individual spaces.

The wall openings and new doorways will not be visible to the corridor or external areas of the building. The internal areas of the building have been largely adapted over the years and in this instance remain minimal to disruption of the building fabric. The original layout will still be visible and can be reinstated if required at a later date.

All wall openings will be sensitively installed, with hard wood timber architraves to match those to the main office doors and additional side door installed within the right hand side office.

INSTALLATION OF NEW TIMBER SLIDING DOUBLE DOORS TO INTERNAL WALL PARTITIONS

To allow for the space to be used as both singular and joined office spaces, sliding glazed and timber doors are proposed to be installed within the new wall openings.

The doors will allow for privacy as required and expansion to an open space. The doors are proposed to be sliding to allow for maximum space saving between the areas, as individual offices are noted to be narrow.

The doors will be sensitively designed to be both in keeping with the existing doors in situ and the 1930s age and finishes within the building.

INSTALLATION OF A SUSPENDED CEILING WITH FLORESCENT LIGHTING

The existing ceiling is solid, plastered and painted with exposed conduits running to existing light fittings. It is proposed to install a new suspended ceiling, in order for all existing and new services to be covered, providing a smooth, professional office environment.

The existing corridor area adjoining the offices already has a suspended tile ceiling in situ, for which the proposed ceiling can be matched to.

8.0 CONCLUSION

Faithful+Gould is of the opinion that the proposed works have minimal impact upon the significance and architectural and historic importance of SOAS Holden Building.

It is our opinion that the architecture, links to the famous architect Charles Holden and the adjoining building designed by Sir Denys Lasdun ensure its importance at the heart of the university community. These provide 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.

8.0 CONCLUSION (continued)

The significance of the Holden Building, internally is felt to have been compromised historically on the ground and lower ground floors through frequent internal refurbishment works. However, it is our opinion that the importance of the building lies marginally in the internal layout, but most importantly in the external architectural form and its overall presence and contribution to the surrounding university buildings. The Holden Building is a notable example of post-war architecture and a distinguished Architect Charles Holden.

We consider the surviving interiors and fabric, whilst having some significance, their presence does not make up the overriding reason the building is of special and architectural interest and as such must be given only a moderate level of recognition and value.

It is our opinion that the proposals do not adversely affect the special architectural and historic importance of the building.

9.0 REFERENCES AND APPENDICES

REFERENCES

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APPENDICES

Appendix A - Historic England Listing Detail

Appendix A
Historic England Listing Detail

Historic England

SCHOOL OF ORIENTAL AND AFRICAN STUDIES (UNIVERSITY OF LONDON)

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: SCHOOL OF ORIENTAL AND AFRICAN STUDIES (UNIVERSITY OF LONDON)

List entry Number: 1379007

Location

SCHOOL OF ORIENTAL AND AFRICAN STUDIES (UNIVERSITY OF LONDON), THORNHAUGH 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: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 478371

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 THORNHAUGH STREET 798-1/94/1631 (West side) 28/03/69 School of Oriental and African Studies (University of London)

II

University school. c1939-5. By Charles Holden. Brown brick with Portland

front with 17 windows and curved corner bay (5 windows) treatment at east end. Single storey, 2 window projection at east end. Central entrance with plain stone surround and plaque with name of school over. Flush frame metal windows with horizontally set panes. Stone band and sill string at 1st floor level, echoed by dressing to parapet above 3rd floor. Cartouche with coat of arms centrally at 2nd floor level. Lead rainwater heads and pipes, dated 1940. INTERIOR: not inspected.

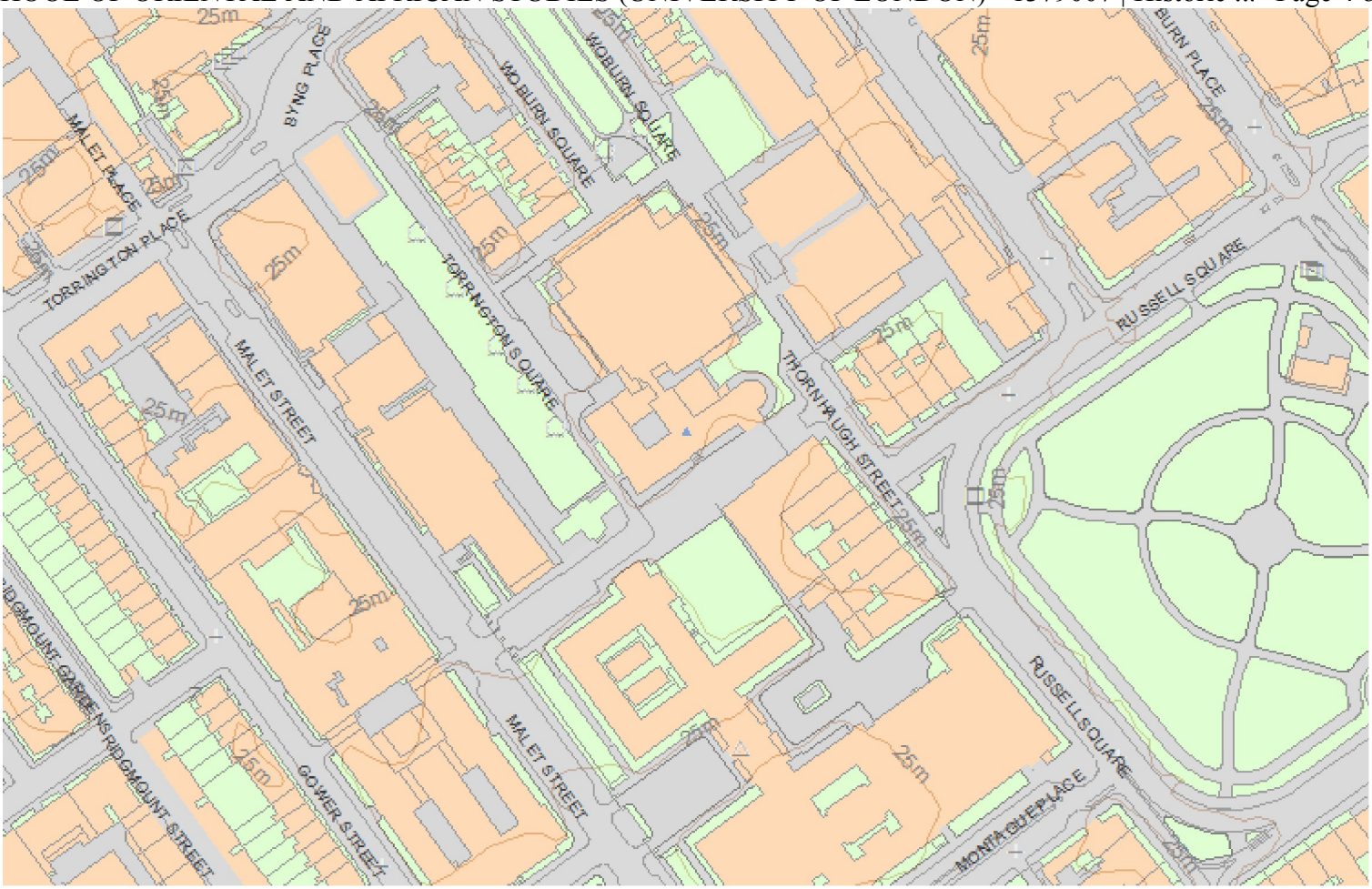
Listing NGR: TQ2990082009

Selected Sources

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

National Grid Reference: TQ 29900 82009

Map



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 - 1379007 .pdf (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/341978/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 25-Jul-2016 at 07:04:09.

End of official listing

SOAS, University of London
Zoroastrian Society, Main Building
Heritage, Design and Access Statement
10 August 2016

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