



HERITAGE STATEMENT
4 & 5 Bernard Street

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Introduction

1.0

- 1.1 The Heritage Advisory has been commissioned by Franco Manca to undertake this Heritage Statement, addressing proposals for 4 & 5 Bernard Street, Camden (**Figures 1 & 2**). The statement first considers the regulatory framework specific to the area, before going on to consider the historical evolution of the site and locale. It then goes on to consider the property itself in terms of the significance of this from an architectural perspective – including the contribution made by this to its context - before outlining proposals for its minor alteration, and assessing subsequent impacts upon that significance.



Figure 1: The Application Site



Figure 2: 4 & 5 Bernard Street

- 1.2 4-5 Bernard Street is situated within an intensively historic environment. Whilst not specifically subject to heritage designations itself, the terrace nevertheless adjoins Grade II* Listed Russell Hotel to the west and Grade II Listed Russell Square Underground Station to the east. A further designated terrace also extends to the east of the station. Nos. 11-28

Bernard Street are Grade II Listed and are particularly pertinent to the evaluation of proposals where these represent the consistently uniform character of original terraced townhouses within the area. More generally, the site is situated within the Bloomsbury Conservation Area (**Figure 3**).

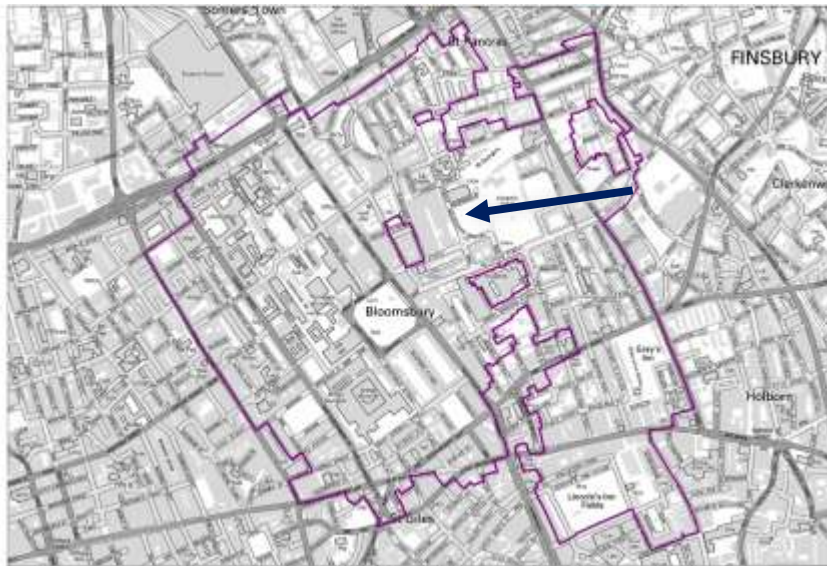


Figure 3: Bloomsbury Conservation Area Boundary



Figure 4: Conservation Area Boundary Extract

- 1.3 Bloomsbury represents a period of early northward expansion for London. This was focused on providing grander residential districts for wealthy families, with a number of builders following consistent forms of terraced townhouses, constructed on a formal grid pattern of streets and landscaped squares. The eastern end of Bernard Street comprises a terrace of 18 houses, built between 1799 and 1803. Constructed by James Burton these rise to 4 storeys over basements, with 2 windows above ground floor level. Above ground floor, similarities can be found between these and the application site, however ground floor

itself has been converted for commercial use and is made both physically and visually separate from the remainder of terraces along Bernard Street by the distinctive break in the streetscape represented by Russell Square Underground Station.

- 1.4 In accordance with Paragraph 128 of the *National Planning Policy Framework* (March 2012), this statement describes the significance of the heritage assets with potential to be affected (Listed Building & Conservation Area) in a manner proportionate to both the assets' importance, and an understanding of the potential impact of proposals upon that significance.

Regulatory Framework

2.0

Legislation

- 2.1 Legislation relating to the historic environment is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the Act). Of particular relevance are sections 16, 66 and 72, summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Concerning conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

- 2.2 The *National Planning Policy Framework* (NPPF, March 2012) emphasises a '*presumption in favour*' of sustainable development defined by the document as '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'.
- 2.3 This '*presumption in favour*' has been implemented to speed up decision making and encourage more development. As regards heritage assets, it is emphasised that their conservation under such circumstances is to be achieved '*in a manner appropriate to their significance*'. Key paragraphs from the document are summarised below.
- 2.4 Paragraph 131 states that in determining planning applications local authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses

- consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

- 2.5 Paragraph 132 states that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 2.6 Paragraph 137 sets out that local planning authorities should look for opportunities for new development within conservation areas and within the settings of heritage assets to enhance or better reveal their significance.

Local Policy

- 2.5 **Camden Council Core Strategy (2010)**
Camden's Core Strategy (adopted November 2013) sets out the key elements of the vision for the borough and is a central aspect of the Local Development Framework. Policies within the *Core Strategy* pertinent to the site are discussed below.
- 2.6 The Council outlines that they aim to manage growth ensuring the delivery of sustainable development, whilst continuing to conserve and enhance Camden's existing environment. As such *Policy CS5 – Managing the Impact of Growth and Development* states that:
- 'The council will manage the impact of growth and development in Camden...with particular consideration given to:*
- *providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;*
 - *providing sustainable buildings and spaces of the highest quality; and*
 - *protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.'*

2.7 Within the *Core Strategy*, it is outlined that the Council's approach to the historic environment is to conserve and enhance local heritage and valued places by '*ensuring that development is of the highest possible standard and reflects, where possible improves, its local area*'. As such, *Policy CS14 – Promoting High Quality Places and Conserving our Heritage* states that:

'The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- *requiring development of the highest standard of design that respects local context and character;*
- *preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- *promoting high quality landscaping and works to streets and public spaces;*
- *seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- *protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views'.*

2.8 **Camden Council's Development Policies (2010)**

The *Development Policies* set out detailed planning criteria that are used to determine applications for planning permission throughout the borough. Those policies relevant to the site are outlined below.

2.9 *Policy DP24 – Securing High Quality Design* draws on information within *Policy CS14 of the Core Strategy* and states: '*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building, where alterations and extensions are proposed;*
- *the quality of materials to be used;*

- *the provision of visually interesting frontages at street level;*
- *the appropriate location for building services equipment;*
- *existing natural features, such as topography and trees;*
- *the provision of appropriate hard and soft landscaping including boundary treatments;*
- *the provision of appropriate amenity space; and*
- *accessibility'.*

2.10 The *Development Policies* document also highlights the Council believes it has 'a responsibility to preserve and, where possible, enhance' conservation areas and listed buildings. As a result, *Policy DP25 – Conserving Camden's Heritage* states:

'Conservation Areas

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

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

Listed buildings

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

- *prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- *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.'*

2.11 The *Development Policies* document also outlines that the Council recognises the contribution shop fronts can make to the character of areas and their distinctiveness. The resulting policy, *Policy DP30 – Shopfronts* – states:

'The Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features. When considering proposals for shopfront development we will consider:

- *the design of the shopfront or feature;*
- *the existing character, architectural and historic merit and design of the building and its shopfront;*
- *the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell;*
- *the general characteristics of shopfronts in the area; and*
- *community safety and the contribution made by shopfronts to natural surveillance*

We will resist the removal of shop windows without a suitable replacement and will ensure that in appropriate cases where shop, service, food, drink and entertainment uses are lost, a shop window and visual display is maintained.

Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should complement their quality and character.'

2.12 **The London Plan**

The *London Plan 2011* also contains policy pertinent to the site. Summarised, this would include the following extract:

'Historic environment and landscapes (Policy 7.8)

- *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.*
- *Development should identify, value, conserve, restore, re-use, 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.*
- *New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.'*

Other Relevant Guidance

- 2.15 Of equal relevance is English Heritage's (now Historic England) 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008*. At paragraph 140, p.59, it states "The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change".

Historic Background

3.0

- 3.1 The site is located within Bloomsbury, a district lying on the north side of Holborn. Cassell, Petter & Galpin (London, 1878) believe the area *'was originally called Lomsbury, or Lomesbury, and the manor and village are said to have occupied that site of Bloomsbury Square and the surrounding streets. At the time when Lomesbury was a retired village, the royal mews, an establishment for horses and also for hawks, stood here.'*
- 3.2 The southern peripheries of Bloomsbury fell within suburban areas situated outside the walls of Londinium, the Roman City of London. By the middle ages the land was predominantly in agricultural and/or pastoral use, largely being owned by a series of Manors. The earliest record of what was to become known as Bloomsbury is in the Domesday Book, 1086. This records that the area had vineyards and *"wood for 100 pigs"*. The name Bloomsbury is first noted in 1201 when the Norman landowner William de Blemond acquired the land. The name Bloomsbury is an adaptation of Blemondisberi – the bury or manor of Blemond.
- 3.3 By the end of the fourteenth century Belmond Manor was acquired by Edward III who passed it to the Carthusian monks of the London Charterhouse. During this period the land remained predominantly rural. However, following the Dissolution of the Monastries, Henry VIII seized this land, taking back possession and granting it to Thomas Wriothesley, Lord Chancellor of Henry VIII and first Earl of Southampton. The land was then developed by the fourth Earl, who obtained a royal license to build his residence – Southampton House - in 1640.
- 3.4 Following the Restoration – i.e. Restoration of the monarchy in 1660 marking the return of Charles II as King following Cromwell's Commonwealth – widespread development was begun in the area. Taking inspiration from areas such as Covent Garden, landowners saw the potential to develop new suburbs. This area of London expanded rapidly northwards over 1660-1840 with the impetus for initial development arising from events such as the Great Plague (1665) and Great Fire of London

(1666), both of which wrought devastation across the City.

- 3.5 In 1661, the fourth Earl of Southampton was also granted a building license to construct Bloomsbury Square to the south of Southampton House. Although Bloomsbury was not the first area of London to contain a formal square, Bloomsbury Square was the first to be named as such. Development continued when the estate passed to the Russell family (the Dukes of Bedford) after the fourth Earl's daughter married William Russell in 1669. The fields of the Duke of Bedford's estate were to give rise to modern-day Bloomsbury and Fitzrovia.
- 3.6 The later Georgian and Regency period saw rapid expansion north from Great Russell Street and Great Ormond Street and towards Euston Road, as landowners capitalised on demand from an expanding wealthy class. By the turn of the 18th century an estate plan was conceived which proposed the development of a succession of streets and squares across previously undeveloped land.
- 3.7 The Bedford Estate contained a series of public gardens, all of which assume the form of squares. Building agreements with regards to these squares ensured prescribed architectural compositions, with a continuous frontage making terraces appear as large country houses. Russell Square Gardens were laid out by architect Humphrey Repton in 1810.
- 3.8 As a result of the Napoleonic Wars, the pace of building slowed. Consequently, the area between Euston Square and Russell Square remained undeveloped until the 1820's. Following this period of stagnation, Thomas Cubitt took over as principal builder for the Bedford Estate, which included Tavistock Square, Woburn Place, part of Gordon Square and some neighbouring streets.
- 3.9 The completion of Gordon Square in 1860 marked the substantial completion of Bloomsbury, the underlying pattern of which – comprising streets and squares - remains largely intact today (**Figures 5 & 6**). However, in the latter parts of the 19th century

and early 20th century, fashionable villa developments to the north and west of the area – including Belsize Park and St. John's Wood - led to a decline in the desirability of Bloomsbury as a residential area.



Figure 5: 1856 OS Map



Figure 6: 1922 Pocket Atlas

- 3.10 This led to an increase in non-residential uses throughout the area, with many former dwellings being converted to office space. Inevitably, the appearance of many of these squares and spaces altered dramatically. For example, many 17th century, terraced, domestic properties were either rebuilt or refaced over the mid-19th century. Shops were also inserted into existing domestic terraces.
- 3.11 During the first half of the 20th century, continuing development was largely associated with the expansion of the University

of London into that area between Gower Street and Russell Square (**Figure 7**). The further development of hospitals also occurred to the east of the area, along with more offices, hotels and shops occurring along arterial routes.



Figure 7: Russell Square Circa 1900

- 3.12 The latter part of the 20th century - and into the 21st century - saw the continuation of university development. This replaced the older fabric of Bloomsbury, in addition to extensive reconstruction following wartime bomb damage. The worst affected areas underwent major redevelopment, with social housing being emphasised in some locations, and offices in others.
- 3.13 A number of large hotel buildings were also constructed in the post-war period, particularly in the vicinity of Russell Square. These were to subsequently encourage greater tourist and therefore economic activity in Bloomsbury. However, such

development raised doubts concerning the loss of historic buildings and spaces, resulting in the listing review of the London Borough of Camden in 1974, which prevented similar large-scale development removing earlier phases of historic expansion.

- 3.14 Pressure to redevelop the area has continued to the present day, resulting in a series of more modern interventions, principally developed to provide housing. In more recent years there has also been a trend towards the conversion and reversion of townhouses - currently in office use - back to residential use.

The Heritage Asset(s)

4.0

- 4.1 4-5 Bernard Street is situated within a patently historic environment. Whilst not listed itself, the property is located between Grade II Listed Russell Square Underground Station, to the east, (**Appendix 2**) and Grade II* Listed Russell Hotel to the west (**Appendix 3**). The wider environment comprises a number of other listed buildings – including numbers 11 to 28 Bernard Street - and parks and gardens (**Figure 8**), all of which lie within the wider Bloomsbury Conservation Area.

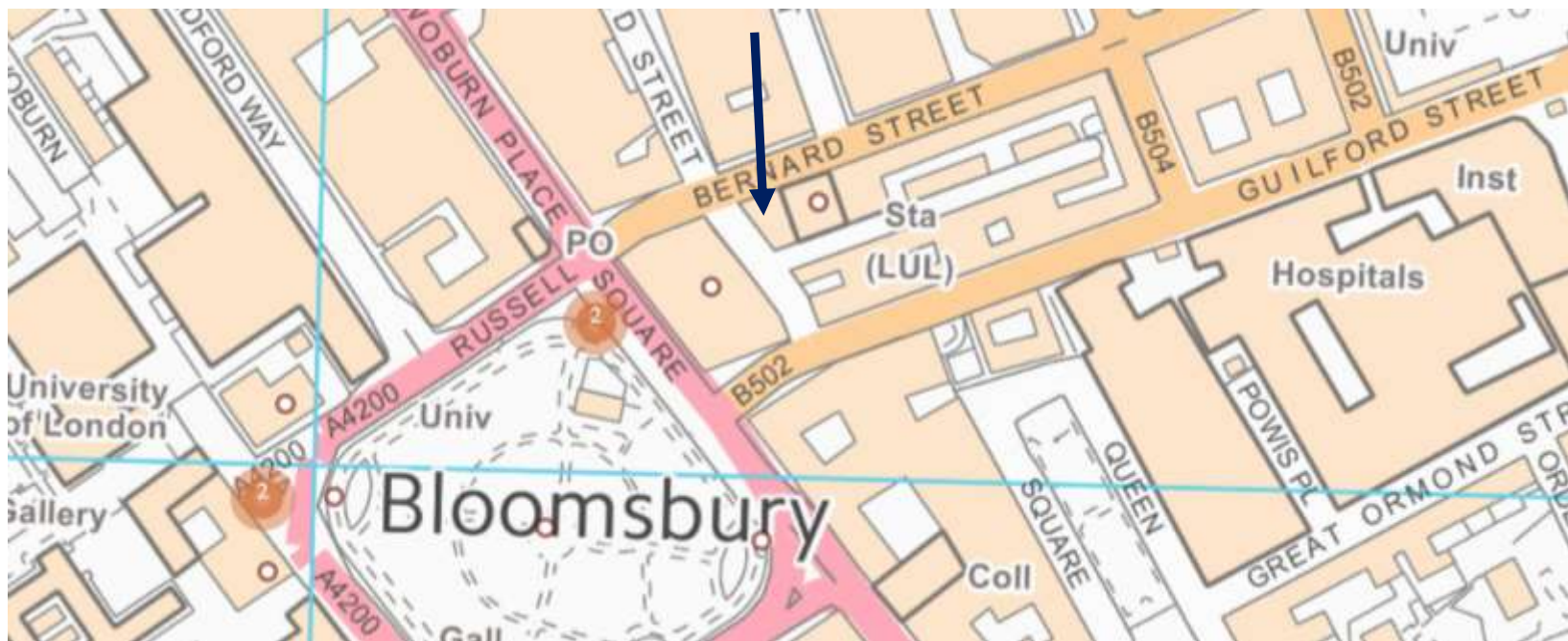


Figure 8: Distribution of Listed Buildings Surrounding the Site

- 4.2 The list description for Russell Square Underground Station (**Figure 9**) - Grade II listed in 2011 and situated to the east of the application site - may be summarised as follows:

'Russell Square Underground Station is designated at Grade II for the following principal reasons:

** Architectural interest: a good example of a station designed by Leslie Green to serve the GNP & BR, later the Piccadilly Line, retaining original tiled lettering * Interior: while altered, features of interest survive at lower levels including tiling and directional signage * Historic interest: the Yerkes group of stations designed by Leslie Green illustrate a remarkable phase in the development of the capital's transport system, with the pioneering use of a strong and consistent corporate image; the characteristic ox-blood faience façades are instantly recognisable and count among the most iconic of London building types * Group value: with listed buildings in Bernard Street, including the Hotel Russell (Grade II*).'*

- 4.3 Further, the list description for Grade II* Listed Russell Hotel (**Figure 10**), listed 1970, may also be summarised as follows:

'Hotel. 1892-98. By Charles Fitzroy Doll, surveyor of the Bedford Estate. Red brick with terracotta dressings. Roofs and turrets with green fishscale tiles. Tall slab chimney-stacks with horizontal brick and terracotta bands. Originally with central copper dome and lantern, now with tile mansard roof. STYLE: flamboyant French Renaissance style derived from engravings of the Chateau de Madrid, with elaborate decorations. EXTERIOR: 8 storeys, attics and basements. Symmetrical facade of 7 gabled bays with octagonal corner turrets. Return to Bernard Street, 12 windows; return to Guilford Street, 8 windows and attached rectangular tower at the right-hand angle. Facade articulated vertically by octagonal turrets with ogee roofs at angles, penultimate gabled bays with canted bay windows rising from ground to 6th floor terminating in half ogee roofs with 2-light windows, and a 3-bay central, projecting porch with round-arched entrance flanked by single window bays rising to 4th floor level with recessed bay windows forming the central bay above the entrance.'



Figure 9: Russell Square Station



Figure 10: Russell Hotel

- 4.4 Also of relevance, is a Grade II listed terrace comprising numbers 11-28 Bernard Street (**Figure 11**), which adjoins the station to the east. The list description for this terrace may be summarised as follows:

'Terrace of 18 houses. 1799-1803, some altered. By James Burton. Darkened yellow stock brick with later patching. Nos 11, 13-16, 19 & 22 with stucco ground floors. Nos 14-18 and 25-28 slightly projecting. 4 storeys and basements. 2 windows each. Round-arched doorways mostly with reeded pilaster-jamb, cornice-heads, some radial fanlights, and panelled doors



Figure 11: 11-28 Bernard Street

4.5 Turning to Bloomsbury Conservation Area, the *Bloomsbury Conservation Area Appraisal* outlines that:

'The quintessential character of the Conservation Area derives from the grid of streets enclosed by mainly three and four-storey development which has a distinctly urban character of broad streets interspersed by formal squares which provide landscape

dominated focal points... There is a notable character created by the consistent use of cast iron railings along frontages to separate the pavement from the basement lightwell'.

- 4.6 Due to the size and complexity of the Conservation Area, the character assessment sub-divides it into a series of character sub-areas that nevertheless share common characteristics. The application site itself is situated within *Sub Area 6: Bloomsbury Square/Russell Square/Tavistock Square*, but also lies in close proximity to *Sub Area 11: Queen Square/Red Lion Square*. As such, the key characteristics of both are discussed below.
- 4.7 *Sub Area 6* is predominantly made up of three and four storey, late 18th and 19th century terraces, with a basement below street level, and linked by a series of formal squares. The conservation area appraisal sets out that *'there is a strong consistency in the architectural vocabulary of the original terraced development, albeit here it is some decades newer'*. The terraces within this sub area are also identified as having iron railings to the frontage, small dormer windows set back in mansard roofs, standard plot widths of three-bays, and window openings with brick heads and window frames recessed behind deep reveals. The assessment also states that *'the architectural and historical importance of these terraces is reflected in their listing, mostly at Grade II.'*
- 4.8 *Sub Area 11* is predominantly characterised by a mix of land uses. Its streets - including Bernard Street - are relatively narrow with continuous building frontages. This provides a good sense of enclosure, which *'subsequently are of a noticeably urban character. They comprise a large number of 18th and early 19th century brick townhouses, three to four storeys in height, often with shops at ground-floor level.'*

4-5 Bernard Street

- 4.9 Within the locale of the site, historic and architectural elements that make a contribution to the wider character of the conservation area continue to be prevalent. To the west, along Bernard Street, the *'strong consistency in the architectural vocabulary of the original terraced development'* prevails. Nos. 11–28 Bernard Street engender a uniform and cohesive character, defined by a consistency in fenestration, enclosing railings, and a common palette of materials. **Figures 12 and 13**

show that nos. 3 to 5 Bernard Street once formed the western end of this terrace, however by 1916 had been replaced by the underground station.



Figure 12: 1874 OS Map Extract



Figure 13: 1916 OS Map Extract

- 4.10 Nos. 11–28 rise to 4 storeys over a basement, whilst ground floor level frontage comprises two sash windows and an entrance door. Above, the fenestration is regular with two parallel sash windows rising through floors 1 to 3. Above ground floor level, nos. 4-5 Bernard Street also comprise regular frontages with the elevation - above ground floor - comprising three storeys with two parallel sash windows per floor. Above ground floor level the frontage of these buildings are of brick.

- 4.11 However, consistencies in form and style is limited to those features already outlined. The two areas of terraces are made visually and physically separate by the distinctive architecture of Grade II Russell Square Underground Station. This building comprises a marked transition between the more residential, coherent nature of nos. 11-28, and the more commercial, eclectic appearance of nos. 3-5, thus resulting in nos. 3-5's lack of similar designation.
- 4.12 Nos. 3-5 Bernard Street have commercial premises at ground floor level. No. 3 is a convenience shop, whilst 4 and 5 comprise restaurant and bar facilities (**Figure 14**). Though characteristic features remain at ground floor level - predominantly the use of railings separating the pavement from basement lightwells - these are modern replacements. The railings to the frontage of nos. 4-5 represent an unsympathetic reproduction of that found to the frontage of the listed terrace along Bernard Street. The iron railings to nos 11-28 exhibit styles and designs typical of their period of installation, with the decorative top of balusters projecting above the balustrade and decorative caps to end columns. Such detailing and ironwork is not present at nos. 4-5.



Figure 14: Commercial Premises; 3–5 Bernard Street

- 4.13 Additionally, incremental changes to the frontages over the properties' history alter their overall historic and architectural integrity; particularly when compared with Grade II listed nos. 11-28 Bernard Street. In short, the upper storeys of nos. 4 and 5 portray historic and architectural features, including *'darkened yellow stock brick...4 storeys and basements. 2 windows each'*, that enable the building to contribute to the character of the conservation area and wider historic setting, including the settings of nearby listed buildings. However, modern alterations and additions at ground floor/street level now have few historic or architectural references, and diminish the potentially positive contribution these frontages might make, toward

the wider streetscape. For example, modern, detrimental additions specific to the application site include awnings, signage, lighting and extractor fans, where these frontages once formed a consistent residential elevation along Bernard Street.

- 4.14 Nos. 4-5 Bernard Street are of an intrinsically mixed value, where the emphasis of significance rests with the exterior, and in particular, the upper levels, which is the only part to exhibit a degree of original fabric. Change of a much less appropriate nature has occurred at ground floor level however, where this appears as a frontage now in clear need of improvement and general enhancement.
- 4.15 Given that the opportunity for enhancement of the building has now arisen, this is not only important in terms of the setting of adjoining listed buildings, but also the wider conservation area designation, and any contribution made there by the property in question. Despite the history of nos. 4-5 and the contribution made by this toward wider Bernard Street, nos. 4-5 may presently be seen as being a less than positive contributor, and one in need of clear enhancement.

Assessment of Proposals

5.0

- 5.1 Proposals for nos. 4-5 Bernard Street have drawn on guidance contained within the *Management of Change* section of the relevant conservation area appraisal. Within this section it is explicitly stated that *'the distinctive character of the Conservation Area will not be preserved or enhanced by standardised or poor quality approaches to property maintenance or occupation'*.
- 5.2 A poor quality approach has previously been implemented at these properties, including the installation of modern enclosing railings, this limiting the potential for a positive contribution to be made by nos. 4-5 toward the wider conservation area.
- 5.3 On this point, the conservation area appraisal states that *'proposals which seek to redevelop those buildings and spaces which are considered to have a negative impact on the special character or appearance of the Conservation Area with appropriate new development will be encouraged'*.
- 5.4 As outlined extensively outlined, the current appearance of nos. 3-5 Bernard Street comprises a less than positive contributor at street level, thus compromising the overall integrity of the streetscape. As a result, proposals aim to remove unsympathetic, modern replacements and implement a more visually appropriate and therefore sympathetic scheme. As such, modern railings are to be removed and the lightwell infilled to facilitate the more practical use and functioning of the space.
- 5.5 As regards railings and basements to the majority of local or nearby frontages, the conservation area appraisal states that *'the council will resist the loss of original railings and infilling of basement lightwells where this forms part of the area's character'*.
- 5.6 However, a pragmatic approach is outlined with the appraisal going on to state that *'where the introduction of shops has resulted in the infilling of basements and the streetscape is characterised by the pavement extending to the building, the excavation of the basement would not normally be acceptable'*.

- 5.7 Nos. 3-5 Bernard Street has been subject to the introduction of shops and/or other commercial uses. The introduction of a shop use at no. 3 has resulted in the infilling of its basement with the pavement extending to the building.
- 5.8 Proposals for nos. 4 and 5 are not as extensive, aiming to implement high quality alterations that facilitate the practical functioning of the external space whilst highlighting and referencing historical and architectural features (**Figure 15**).

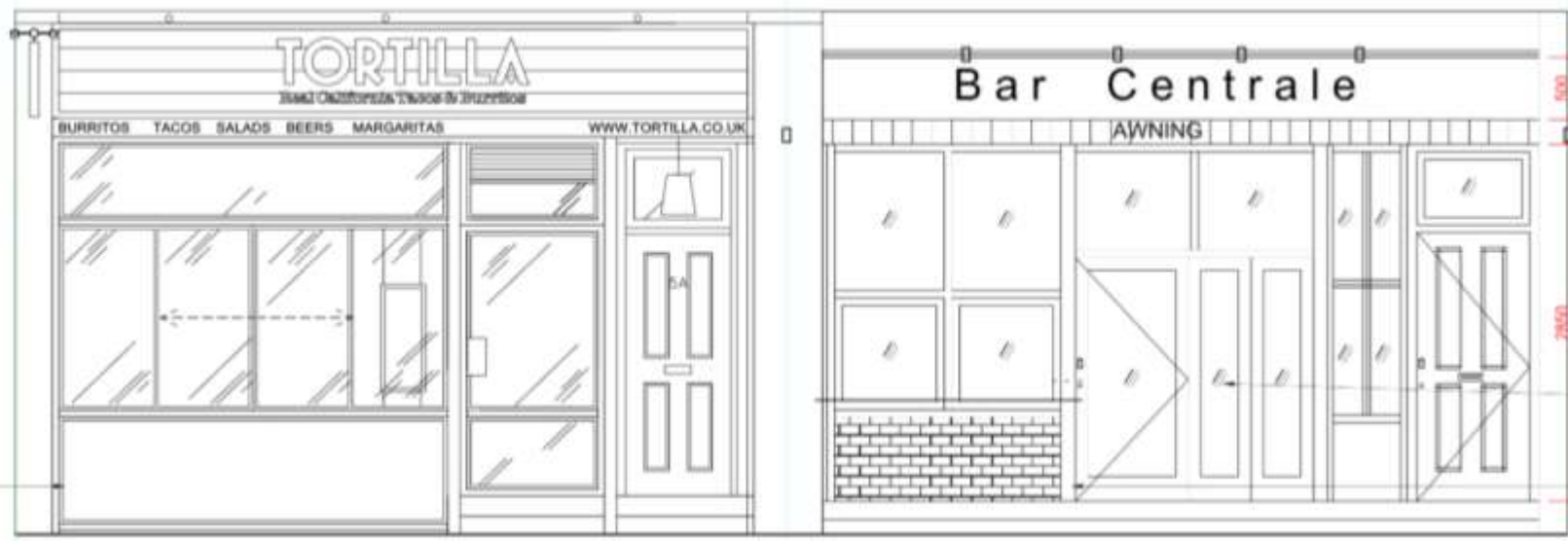


Figure 15: Proposed Façade without Railings

- 5.9 For example, whilst the basement is to be infilled, the materials proposed – glazing paving – will ensure that legible reference to the original plan, layout and/or configuration of the building continues to be retained.

- 5.10 Proposals are therefore beneficial to the site and locale on a number of fronts. Principally, proposals are modestly scaled and of a high quality design that are demonstrably appropriate in terms of the wider character and appearance of the area.
- 5.11 Proposals would not only retain this component part of the conservation area intact, but conceivably enable the ongoing use and therefore future maintenance and conservation of it. As per the relevant tests of the *NPPF*; a clear public benefit.
- 5.12 In sum, it is considered that in accordance with national guidance, '*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*' has been taken into account, as has the potential for new development to make a positive contribution to local character and distinctiveness (*NPPF, para. 131*).
- 5.13 It is further considered that substantive weight has been given to the '*assets' conservation*' (*NPPF, para. 132*) within the design proposal.
- 5.14 Proposals have succeeded in meeting the above aims and, as a matter of principle, the scheme has sought to improve the usable space of the building whilst reinforcing national and local government requirements to enhance heritage assets.

Summary

6.0

- 6.1 Bloomsbury represents a period of early northwards expansion for London. Dating from the Stuart period this development continued through the Georgian and Regency periods, replacing a series of medieval manors along with associated agricultural and pastoral land. Later expansion was focused on providing grander residential districts for wealthy families, with a number of builders following consistent forms of terraced townhouses constructed on a formal grid pattern of streets and landscaped squares. However, the Victorian era saw the urban area evolve with a movement of the wealthy to nearby areas to the north. As a result, previously residential terracing was commonly converted to office/commercial uses.
- 6.2 Such a conversion can be seen at nos. 4-5 Bernard Street, where the ground floor/street level façade currently comprises a restaurant/bar use with modern alterations that includes the wholesale replacement of characteristic cast iron enclosing railings. Modern alterations such as this can be seen to reduce the overriding significance of the historic fabric by some margin. It is therefore understood that the considered design of the scheme is beneficial in relation to the wider locale, including the character and appearance of the conservation area and settings of nearby listed buildings.
- 6.3 Proposals both preserve and enhance the character and appearance of these designations, whilst not adversely affecting the special interest of these. This would be achieved by referencing original architectural detailing whilst ensuring that proposals do not form a dominant and/or visually prominent feature in the context of relevant heritage assets and/or their wider environment. The design therefore preserves and enhances the character of both the settings of surrounding listed buildings and the wider context of these comprising the surrounding conservation area. Neither would it adversely affect the inherent interest of the site and the contribution this makes to the wider historic environment. It is evident that special regard has been had for nos. 4-5 Bernard Street, the setting of these and therefore the wider historic environment.
- 6.4 Proposals seek to perpetuate a positive contribution to the conservation area by preserving and enhancing the property and its value to the designation. They therefore respond to the *Act*, both preserving and enhancing the conservation area by enabling continued use of the building and effecting visual and physical improvements to the structure. Fundamentally, as

regards the key tests of the *Planning (Listed Buildings & Conservation Areas) Act 1990* (S.16, 66 & 72 etc.), it is considered that proposals have had *special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

- 6.5 This is because a component of the wider historic environment would be preserved and enhanced with inappropriate features replaced with a cohesive and complimentary design in relation to the wider network of heritage assets of which it forms part. With regards to the conservation area, special attention has also been had for the '*desirability of preserving or enhancing the character or appearance of that area*'.
- 6.6 Further to this it is considered that the relevant tests of the *NPPF* (*paragraphs 131-134, & 137*) would be more than amply met, and that, as regards the setting of the listed building(s), and character or appearance of the conservation area, these would be very clearly both preserved and enhanced.

Appendix 1: Sources of Information

National Planning Policy Framework, 2012

Planning (Listed Buildings and Conservation Areas) Act, 1990

Cassell, Petter & Galphin, 1878, *Old and New London*: Volume 4. London

CAMDEN COUNCIL, *Core Strategy (2010)*, London

CAMDEN COUNCIL, *Development Policies (2010)*, London

The London Plan, 2011

Appendix 2: List Summary, Russell Square Underground Station

Russell Square Underground Station

List Entry Summary

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

Name: Russell Square Underground Station

List entry Number: 1401730

Location

Russell Square Underground Station, BERNARD STREET

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Jul-2011

Date of most recent amendment: Not applicable to this List entry.

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

One of the most impressive surviving Leslie Green underground stations, including a largely intact faience facade retaining original tiled lettering

Reasons for Designation

Russell Square Underground Station is designated at Grade II for the following principal reasons:

* Architectural interest: a good example of a station designed by Leslie Green to serve the GNP & BR, later the Piccadilly Line, retaining original tiled lettering, features of interest survive at lower levels including tiling and directional signage * Historic interest: the Yerkes group of stations designed a remarkable phase in the development of the capital's transport system, with the pioneering use of a strong and consistent corporate image; the central façades are instantly recognisable and count among the most iconic of London building types * Group value: with listed buildings in Bernard Street (Grade II*)

History

Russell Square Station was originally part of the Great Northern Piccadilly & Brompton Railway (GNP&BR), one of three tube lines opened 1906-7 by the Underground Railways Co of London Ltd (UERL). The City & South London Railway - the world's first deep tube line - had opened in 1890 from the City to Stockwell. Proposals for further routes ensued, further progress was hampered by lack of capital until the Central London Railway (later the Central Line) opened in 1900. The American transport entrepreneur, Charles Tyson Yerkes, acquired four dormant companies: the Charing Cross, Euston & Hampstead Railway, the Metropolitan Railway, the Great Northern & Strand Railway, which were merged as the GNP&BR, and the Baker Street & Waterloo Railway; the three were merged as the UERL in 1902. Yerkes died in 1905 before the tube lines were completed. The GNP&BR, or 'Piccadilly Railway' or 'Tube', opened on 15 December 1906. The Northern & City Line terminus at Finsbury Park to the District Railway station at Hammersmith, with 16 intermediate stations, increased to 19 in 1907. The Aldwych (Aldwych) was also added. In 1910 the three combined UERL tubes were formally merged as the London Electric Railway (LER) and the GNP&BR

Leslie Green (1875-1908) was appointed Architect to the UERL in 1903 and designed 40 stations for the company in a distinctive Edwardian Baroque style. A number of stations, such as Regent's Park, had no surface building. The stations were two storeys high, of steel-frame construction clad in brick and faience produced by the Leeds Fireclay Co Ltd, with flat roofs to enable commercial development above. The elevations varied in their detailed treatment but all comprised a series of large arcaded bays, frequently incorporating shop units, with Diocletian windows to the upper storey, surmounted by a moulded cornice. The stations followed a standardised plan adapted to the particular site, comprising a ground-floor ticket hall with lifts and a spiral stair down to corridors, and platforms, which were usually parallel. The upper storey housed lift machinery. Ticket halls featured deep-green tiling with a stylised acanthus leaf

ticket windows in aedicular surrounds. Stairs, corridors and platforms were faced in glazed tiles with directional signage, produced by various tile with its unique colour scheme. Green suffered ill health and his contract with UERL terminated at the end of 1907. He died the following year at th

Details

MATERIALS: Steel frame clad in brick, faced in ox-blood red faience produced by the Leeds Fireclay Co Ltd.

EXTERIOR: 2 storeys high. Symmetrical elevation comprising 4 main pilastered bays arranged 1-2-1 with alternating half-bays and terminating in entrance was originally in the left-hand paired bay and the exit (now blocked) in the westernmost bay; the ticket hall now occupies the entire gro bays have original gilded raised lettering denoting the station name; the blue tile Underground sign is a modern reproduction, as are the lanterns Diocletian windows in keyed semi-circular arches with egg-and-dart decoration and cartouches between the springers of the paired bays, and mc has a deeply-hooded oeil-de-boeuf.

INTERIOR: Ticket hall remodelled in the 1990s and retains no visible original features. A small area of original green tiling remains in the straight s Original tiling in turquoise, black and cream survives in the spiral stair and in lower passageways, including directional signage. Platform tiling wa from the soffit banding.

Selected Sources

Books and journals

Croome, D, *The Piccadilly Line: An Illustrated History*, (1998)

Jackson, A A, Croome, D F, *Rails through the Clay*, (1993)

Lawrence, D, *Underground Architecture*, (1994)

Leboff, D, *The Underground Stations of Leslie Green*, (2002)

Meneer, L, *London Underground Stations: a social and architectural study*, (1983)

Rose, D, *Tiles of the Unexpected*, (2007)

Wolmar, C, *The Subterranean Railway*, (2004)

National Grid Reference: TQ3022682125

Map



Appendix 3: List Summary, Russell Hotel

RUSSELL HOTEL AND ATTACHED RAILINGS WITH PIERS AND LAMPS

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: RUSSELL HOTEL AND ATTACHED RAILINGS WITH PIERS AND LAMPS

List entry Number: 1246152

Location

RUSSELL HOTEL AND ATTACHED RAILINGS WITH PIERS AND LAMPS, RUSSELL SQUARE

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: 03-Dec-1970

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: 477923

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

TQ3082SW RUSSELL SQUARE 798-1/95/1423 (East side) 03/12/70 Russell Hotel and attached railings with piers and lamps

GV II*

Hotel. 1892-98. By Charles Fitzroy Doll, surveyor of the Bedford Estate. Red brick with terracotta dressings. Roofs and turrets with green fishscale

tiles. Tall slab chimney-stacks with horizontal brick and terracotta bands. Originally with central copper dome and lantern, now with tile mansard roof. STYLE: flamboyant French Renaissance style derived from engravings of the Chateau de Madrid, with elaborate decorations. EXTERIOR: 8 storeys, attics and basements. Symmetrical facade of 7 gabled bays with octagonal corner turrets. Return to Bernard Street, 12 windows; return to Guilford Street, 8 windows and attached rectangular tower at the right-hand angle. Facade articulated vertically by octagonal turrets with ogee roofs at angles, penultimate gabled bays with canted bay windows rising from ground to 6th floor terminating in half ogee roofs with 2-light windows, and a 3-bay central, projecting porch with round-arched entrance flanked by single window bays rising to 4th floor level with recessed bay windows forming the central bay above the entrance. Projecting modillion cornice at 5th floor level above which flanking bays become 3 storey semicircular turrets surmounted by conical tile roofs with gables and linked across the now flat, recessed central bay by a wide arch surmounted by a scrolled pediment with 2 round-arched, paired windows, an entablature with the date 1894, above which a rectangular gabled dormer. All with elaborate terracotta decoration. Round-arched ground floor windows in shallow, arcading with attached Ionic columns. Other windows square-headed, mostly mullion and transom casements. 1st floor with continuous projecting arcaded terracotta balconies with round-arched balustrade and coats of arms in the spandrels. At 1st floor level flanking the balcony over the entrance, figures wearing historical costume in corbelled niches. 2nd floor continuous balconies with terracotta round-arched balustrades. 3rd and 4th floor windows with cast-iron continuous balconies. Projecting modillion cornice at 5th floor level above an enriched frieze, following the contours of the bays. Shaped gables with horizontal brick and terracotta bands and small windows. Returns in similar style.

INTERIOR: entrance hall lined in pink and red marble divided into 3 by grey marble round-arched arcades on grey marble columns with gilding. Frieze and spandrels with sumptuous plaster moulded females of proto art-nouveau character. Marble staircase rises to right. Ceiling in Jacobean style. Chandeliers, and some stained glass. Woburn Suite beyond a large hall now with low partitions, with black and white marbled pilasters, heavy modillion cornice and coved ceiling with lavish swags under false ceiling. 'Victorian Carvery' with grey marble panelling to frieze height and grey marble clad hexagonal columns which culminate in alternating little Ionic columns and sculpted figures. Similar columns in frieze around walls. Projecting fireplace in matching marble. Chandeliers. King's Bar panelled to frieze height with some organic capitals to pilasters, doorcases (one now a bookcase) with giant Jacobean keystones under plaster friezes of chubby putti. Marble fireplace. Trabeated ceiling with a variety of mouldings. Virginia Woolf room with art nouveau plaster spandrels and plaster ceiling cornices. Bedford Suite with pilasters and plaster ceilings. SUBSIDIARY FEATURES: attached wrought-iron railings with terracotta piers and cast-iron lampstandards with figures at the bases on piers. HISTORICAL NOTE: Doll's flamboyant use of terracotta is a distinctive feature of the Bedford Estate; this is his finest remaining building and the

survivor of two extravagant 1890's hotels that imposed a fin-de-siecle character on Russell Square.

Listing NGR: TQ3017882085

Selected Sources

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

National Grid Reference: TQ 30178 82085

Map



Appendix 4: List Summary, Numbers 11 – 28 Bernard Street

NUMBERS 11-28 AND ATTACHED RAILINGS

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 11-28 AND ATTACHED RAILINGS

List entry Number: 1244497

Location

NUMBERS 11-28 AND ATTACHED RAILINGS, 11-28, BERNARD 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: 14-May-1974

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: 476717

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

TQ3082SW BERNARD STREET 798-1/95/90 (South side) 14/05/74 Nos.11-28 (Consecutive) and attached railings (Formerly Listed as: BERNARD STREET Nos.11-24 AND 27 (Consecutive) (incorporating former Nos.25-28))

GV II

Terrace of 18 houses. 1799-1803, some altered. By James Burton. Darkened yellow stock brick with later patching. Nos 11, 13-16, 19 & 22 with stucco ground floors. Nos 14-18 and 25-28 slightly projecting. 4 storeys and basements. 2 windows each. Round-arched doorways mostly with reeded pilaster-jamb, cornice-heads, some radial fanlights, and panelled doors. Doorways of Nos 13, 26 & 28 converted for use as windows; doorway of No.27 square-headed with stucco surround. 1st and 3rd floor stucco sill bands. Gauged brick flat arches (mostly reddened) to recessed sash windows some with glazing bars; 1st floor with cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 46).

Listing NGR: TQ3029282156

Selected Sources

Books and journals

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 46

National Grid Reference: TQ 30288 82157

Map



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