

UNIVERSITY COLLEGE LONDON

John Adams Hall

Design, Access and Heritage Statement

20/03/2017



FAITHFUL+GOULD



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1.0 Introduction and Background

This heritage statement has been prepared to accompany a Listed Building Application, completed 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 documents as part of this application.

This statement is prepared in accordance with the requirements of the National Planning Policy Framework (NPPF), Planning (Listed Buildings and Conservation Area) Act 1990, hereafter referred to as 'the Act' and also considers the effect on setting and context of the proposed development as detailed in Section 66 and Section 72 of the Act. This statement also uses Historic England (formerly English Heritage) Guidance 'Conservation Principles, Policies and Guidance' (2008) to assess the significance of the University College London (UCL) John Adams Hall.

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 to the application and proposed works.

The John Adams Hall of Residence is currently providing residential accommodation for the students of the University College London. The proposed works included within this submission involve general redecorations, refurbishment of bedrooms, corridors, bathrooms and kitchens. The installation of a new staff kitchenette associated Mechanical and Electrical works and external paving repairs.

Principle information and sources:

- English Heritage (2008) Conservation Principles, Policies and Guidance
- Planning (Listed Buildings and Conservation Area) Act 1990
- National Planning Policy Framework
- Historic England (1999) Numbers 13 - 23 and attached railings. John Adams Hall of Residence (Numbers 15 - 23) – List Entry Summary
- Bloomsbury Conservation Area Appraisal and Strategy 2011



2.0 Building Description and Historical Summary

2.1 Building Location and Status

- Location: 15 - 23 Endsleigh Street, London, WC1H 0DP
- Heritage Asset: John Adams Hall of Residence
- Listing Name: Numbers 13 - 23 and attached railings. John Adams Hall of Residence (Numbers 15 - 23)
- Ownership: University College London
- Architect: Thomas Cubitt (c.1825)
- Date of Listing: 28th March 1969
- List Entry Number: 1078299
- National Grid Reference: TQ 29752 82429
- Status: Listed Building (Grade II) / Bloomsbury Conservation Area

Location of the John Adams Hall building

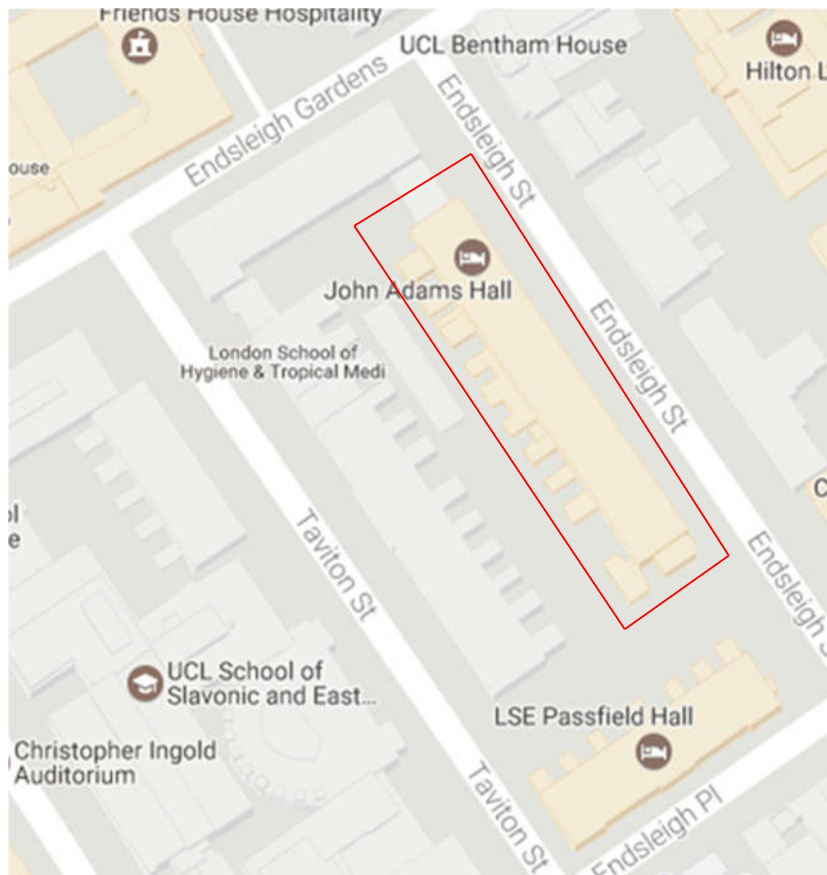


Fig 1: Plan highlighted in 'red' shows the location of John Adams Hall located on Endsleigh Street.



2.0 Building Description and Historical Summary (Continued)

2.1 Building Location and Status (Continued)



Fig 2: Photograph: 2017 - Front Façade of John Adams Hall, Endsleigh Street: F+G

2.2 History of Building

John Adams Hall was designed and built by 'Master Builder' Thomas Cubitt (1788-1855), who was a renowned architect / builder of early 19th century, as detailed by Hobhouse (1995). Cubitt set up a partnership (designing and building - mainly housing) with his two brothers in London and was active 'in almost every ... expanding metropolitan district' (White: 2007), including Bloomsbury and Belgravia.

Cubitt was responsible for the design and build of many properties in London and surrounding areas, including Eaton Square, Bloomsbury Square, Belgrave Square and the new East Front of Buckingham Palace. Thomas Cubitt also took a number of landleases with the Bedford Estate (of which Cubitt was instrumental in the achievements of the overall development) as detailed by Hobhouse (1995). With these leases Cubitt built a number of terraced houses, buildings and squares, some of which are now used by the University College London, including Endsleigh Street (now known [in part] as John Adams Hall of Residence) and properties on Gower Street and Campbell House; both of these buildings have a similar style and appearance to John Adams Hall.

John Adams Hall building was constructed circa 1825 and was originally individual dwelling houses (although fully connected terraces). The terrace was built with multi-coloured stock brick front façade with stucco ground detailing. The terrace is symmetrical with House no's 13, 15, 21 and 23 projecting with 'tetrastyle pilaster treatment' between first and second floors (Historic England: 1999). Internally a number of original features remain in situ, including decorative cornicing, sash windows and fire places. In the early 20th Century however, houses 20 - 23 were converted into a hotel, adding a two storey annex onto the back of the building, which involved internal alterations (Historic England: 1999). Later the houses in the row numbered 15 - 23 were converted for University College London as student residences. The buildings are located to the west end of Endsleigh Street and the Halls of Residence occupies 9 terrace houses (15 - 23), out of a run of 11 terrace houses (13 - 23). The houses each comprise six floors (including a basement level). In 2007 a major refurbishment was carried out which involved extensive internal works and some external changes, however the external elevations are largely unchanged from the original concept design.

The halls of residence were named after the first Principal of the Institute of Education (1902 - 1922), Sir John Adams. The building is now known as the John Adams Hall of Residence. The building is located within the Bloomsbury Conservation Area, sub area 2.



3.0 Design & Access Statement

3.1 Building Access

Access to the building is currently via the main entrance, reached by either a small number of steps, or level access provision (adjacent ramp), with the remaining original door access (to the terrace), being used as emergency exit stepped routes only.

A lift has been installed (internally) as part of the earlier renovation works, next to the main reception. The lift provides level access to basement, first and second floor levels (from the ground floor). The terraced houses have all been connected (with new adjoining doorways) at every floor, to allow free flow access across the entire building internally.

It is not proposed to change the access routes externally or internally within this building.

Access to the garden is currently via an internal ramp in the basement area, giving a level access route to the garden. An earlier listed building consent (LBC) application (Ref: 2016/2266/L) was granted permission (subject to conditions) for the improvement of external access at the rear of the property, between the houses on Endsleigh Street (John Adams Hall) and Campbell Houses - East. These works will be carried out during the same phase as this current proposal and will improve external access for the University Students and Staff between the two properties, providing a level access route between the two University properties.

3.2 Building Use

Houses 15 - 23 all now form the John Adams Hall of residence, and are formally one building. This building is use today by University College London as student halls of residence.

University College London is dedicated to the on-going maintenance of their property portfolio to ensure good quality residential accommodation for their student population, and appropriate services for staff members who work on site. By completing the works detailed in this LBC submission the university are ensuring the continued quality, maintenance of the building fabric, the building remaining fit for purpose and developing the building in line with future requirements.

Therefore, the building use will not change, but maintenance and small adaption of the site are proposed to ensure that the halls of residence can be used to its full potential.



4.0 Proposed Works

4.1 Current Issue

John Adams Hall is a terrace of converted Grade II listed Georgian houses, providing accommodation for 185 students in either single or twins rooms sharing bathroom and kitchen facilities. The building is situated on a busy road in the heart of the London Campus in an area where there are residential properties, lecture facilities and businesses within the immediate locality. The building was upgraded in 2007, however additional works are now required to keep the facility suitable for current use and to maintain the building.

4.2 Proposed Works - Detail Summary

The works to the John Adams Building have been identified mainly to student residential areas, communal internal and external areas. This includes decorations, replacement kitchens and bathrooms and general repair proposals. This current package of works also includes the works previously granted approval in Planning Approval and Listed Building Consent - (Ref: 2016/2266/L & 2016/1775/P), which included replacement of Crittal Windows and External Boundary Treatment.

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 is detailed in Section 5.0.



4.0 Proposed Works (continued)

4.2 Proposed Works - Detail Summary (continued)

List of Proposed Works	
Bedrooms - Houses 15 - 23 (inclusive) (105 No. Rooms)	Flooring replacement; redecoration; replacement light fittings; replacement of taps and wastes to basins. Replacement furniture.
Corridors	Replacement light fittings (including new ceiling access panel).
En-suite Bathrooms	Redecoration; removal of tiled floors / replace with vinyl; removal of wall tiles and installation of white rock within shower cubicles; replacement of shower valves and light fittings (including new ceiling access panel); new access panels below basins.
Communal Bathrooms	Upgrade to LED lighting; re-grouting to tiles; redecoration of ceilings; creation of access panels in ceilings for services.
Kitchens (15 no)	Full refurbishments including strip out of existing kitchens and services (drainage, sinks, ovens and hobs in existing locations); with installation of new hobs and cookers, new wall and base units, plinths, splashbacks, worktops, flooring and redecoration. Creation of new service void behind units to run new services and boxing around existing services.
Prep Kitchen (B34)	Installation of new worktop; oven / hob with extract; new suspended ceiling; fire stopping; boxing existing pipework; new wall unit to house consumer unit; drainage and electrical alterations.
Staff Welfare Room (G32)	Creation of new staff welfare facilities to one wall including worktop, splashbacks, sink, dishwasher, microwave and fridge; new flooring; service penetration through floor (corner) for new services; new stud wall to be built in front of units to prevent damage to panelling; window manifestations, new blinds and curtain fixings.
Garden Works (In addition to works already approved to boundary)	Relay, repair and replacement (damaged) York Stone pavements, and relay / repair modern paving connecting pathway.
Fire Stopping	Throughout as required
Fire Escape Staircase	Replacement of damaged metal staircase treads where required
Rooms 106 / 206	New riser cupboard access panels (corridor side), currently accessed through bedrooms
Internal Window Works	Allowance for timber repair to windows; internal redecoration and new blinds / curtain fixings
Door Upgrades	Removal of door mechanism to 61.02 and make good
Mechanical, Electrical and Drainage Upgrade	In conjunction with above alterations
Plaster Repairs	In conjunction with above alterations



4.0 Proposed Works (continued)

4.2 Proposed Works - Detail (continued)

The images below highlight a number of the proposed works areas:



Fig 3: Photograph: 2017 - Typical bedroom layout - F+G



Fig 4: Photograph: 2017 - Typical shower room finishes - F+G



4.0 Proposed Works (continued)

4.2 Proposed Works - Detail (continued)



Fig 5: Photograph: 2017 - Typical shower room finishes - F+G



Fig 6: Photograph: 2017 - Typical student kitchen layout / finishes - F+G



4.0 Proposed Works (continued)

4.2 Proposed Works - Detail (continued)



Fig 7: Photograph: 2017 - Typical student kitchen layout / finishes - F+G



Fig 8: Photograph: 2017 - Prep Kitchen (B34) - F+G



4.0 Proposed Works (continued)

4.2 Proposed Works - Detail (continued)



Fig 9: Photograph: 2017 - Prep Kitchen (B34) - F+G



4.0 Proposed Works (continued)

4.2 Proposed Works - Detail (continued)



Fig 10: Photograph: 2017 - Staff Welfare Room (G32) - F+G



Fig 11: Photograph: 2017 - Staff Welfare Room (G32) - F+G



4.0 Proposed Works (continued)

4.2 Proposed Works - Detail (continued)



Fig 12: Photograph: 2017 - External Rear Paviours - (Probably Original) - F+G



Fig 13: Photograph: 2017 - External Rear Connecting Pathway - (Modern) - F+G



4.0 Proposed Works (continued)

4.2 Proposed Works - Detail (continued)



Fig 14: Photograph: 2017 - Corridor access to riser cupboard (Example) - F+G



Fig 15: Photograph: 2017 - Room 106 - Location of proposed new riser cupboard access doors - F+G



5.0 Heritage Values

5.1 Significance

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

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

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

'The value of a heritage asset to this and future generations because of its heritage interest' and as 'the sum of cultural and national 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 John Adams Hall building, in order to inform proposed works.

Faithful+Gould assesses significance using the 'value-based' approach that underpins the 2008 Conservation Principles.

Four primary categories of heritage value	
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.



5.0 Heritage Values (continued)

5.1 Significance (continued)

The significance of the John Adams Hall building has been assessed using a scale of significance ratings ranging:

Significance ratings	
Very High Significance	This represents the most valuable themes, features, fabric or characteristics of the UCL 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 UCL 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 UCL building and its constituent parts.
Neutral Significance	Elements of neutral significance typically do not possess any heritage values which are important to the UCL 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 UCL building and its constituent parts.

5.2 Evidential Value

The potential for the building and site location to yield significant evidence about past human activity has not been explored by way of a desk top assessment, as the proposed works are unlikely to impact any such potential, if present. If other works are proposed in the future that may impact archaeological deposits and evidence of past human activity, then a detailed assessment of the site must be undertaken to develop the assessment of significance made in this statement.

John Adams Hall was built in the 1820's, and externally has had little alterations, from initial design development, with the exception of the entranceway which was altered when the buildings were developed into a hotel, and the recent 2007 works where additional alterations were undertaken to create level access. A rear two storey extension was added when the buildings were converted into a hotel. The windows generally are timber framed glazed sash windows, with Crittal windows installed to the nearer rear extension. Much of the internal fittings and fixtures seem to be intact, with cornicing, plaster detailing, decorative bannisters and fire places in situ.



5.0 Heritage Values (continued)

5.2 Evidential Value (continued)

Some of the elements were altered during the 2007 renovation works, including elements of replacement wall panelling and sub-dividing areas to establish additional bedrooms and bathroom areas.

The existing bedroom and corridor layouts have in part been changed (2007), but some rooms do form part of the original layout including original (or early) cornicing, fireplaces, skirting, windows etc. Therefore, these areas are deemed to have **MEDIUM** significance. Bathrooms and en-suite bathrooms are mainly newly formed or significantly altered areas, with modern tiles, fittings, floorings etc. These areas are deemed to have **LOW** significance. We understand the student kitchens and Prep Kitchen (B34) were remodelled as part of the 2007 modernisation scheme, we consider these areas to be on **LOW** significance. The Staff Welfare Room (G32) has been used as a Staff Room since the 2007 works were completed. We understand the room has its original fireplace, shelving niches, wall panelling and cornice detail (although not complete). We consider this room to have **MEDIUM** significance.

The rear external areas highlight the original dwelling garden spaces (in part) by the positioning of likely original York Stone paved areas, which shows an interesting evidential value, highlighting how the building was used as individual dwellings. The remainder of the external paving (rear) is a more modern style York stone paving, which links the original paving areas. Therefore, these areas are deemed to be of **MEDIUM** significance.

The relative evidential value of the building is related to the aesthetic and historical values, which are considered further on this statement.

The overall evidential value of John Adams Hall is considered to have **MEDIUM** significance.

5.3 Historic Value

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

John Adams Hall has a **HIGH** associative value because of the connection with Thomas Cubitt, and his many works including Belgrave Square, Eaton Square and the east front of Buckingham Palace. Cubitt as a 'Master Builder' was immensely sort after during the early 1800's, and was heavily involved in the development of Bloomsbury, associated with the Duke of Bedford.

John Adams Hall, was designed as part of the Bedford Estate, and is within the Bloomsbury Conservation Area. Its importance in part is due to its significance is in terms of the historical development of the area, within the early 1800's and Thomas Cubitt's work as Master Builder in London '...[He] left more of a mark on living London than any single man...' (Snow: 1971 as cited in Hobhouse: 1995).

John Adams Hall has kept its principal external façade (intact) and is an impressive part of the – Sub-Area 2 – Bloomsbury Conservation Area, an example highlighting the construction advancement of this area in the early 1800's as part of the Bedford Estate and Bloomsbury development. John Adams Hall is considered to have a **HIGH** associative value.



5.0 Heritage Values (continued)

5.4 Aesthetic Value

Aesthetic value comes from the way in which a person, or persons can draw sensory and intellectual stimulation from a place (English Heritage: 2008)

The group value of the collection of buildings in the area (including the John Adams Hall building) have significant architectural and historical importance, including the adjacent Woburn Square and Gordon Square, which all boast listed buildings and an importance of the development of London during the early 19th Century (Camden: 2011). Camden (2011) Bloomsbury Conservation Area Appraisal and Strategy details the area 'the streets and adjoining squares within this sub area are generally quieter than the squares to the south, and there is a distinct transition travelling along Endsleigh Place, Gordon Place and Endsleigh Street'. The terraces predominately built by Thomas Cubitt (amongst others) have kept the scale, character and visual form, although changed in use from private dwellings to mainly university (as similar) accommodation.

Externally the building is a classic example of architecture from the period, it highlights a specific period in the history of London, and the development of this specific style of building, high quality, terraced housing, set within regular street and squares to provide communal areas and improve quality of life detailed by Hobhouse (1995). The terraces were built as one entity, with frontage set back from the road with external railings. The detail to the façade in the design of the stonework detailing, columns and fenestrations gives the building an imposing and impressive appearance (Historic England: 1999) which appears to have assisted in maintaining the buildings importance throughout its lifespan to date.

The internal areas seem to be intact (to a degree), with fine examples of historical detail such as the preservation of cornices, fire places, decorative plasterwork and staircases. The 2007 redevelopment of the building, introduced additional rooms internally, including the installation of stud partition walls, services etc., however these works maintained historic finishes.

Due to the extent of important historical finishes (externally and internally), it is our view that the buildings aesthetic is **HIGH** and an important part of the buildings significance.

5.5 Communal Value

The identification of the communal value that can be attributed to the building is difficult without firstly identifying stakeholders, and their values.

John Adams Hall was partly used as a hotel in the early 20th Century, and due to its current use as student halls of residence has a communal value (it currently houses over 150 students).

The building was named after Sir John Adams who was the first Professor of Education (between 1857 – 1934) at the UCL.

The building is significant within the university estate, and represents both current and historical importance (individually as also as part of a group of the other UCL buildings, such as Campbell House – which is to be connected by the new opening in boundary wall). The building is part of the cultural significance to student life (of residents) and provides benefits for students being housed in an important historic environment.

The communal significance of the Garden areas is important to highlight, and should be recognised as valuable to the student population.

We consider John Adams Hall a having a **MEDIUM** communal value.



6.0 Historical Impact to Significance

The work items identified within the proposed work section of this statement are revisited and expanded 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, fabrics or characteristics of the UCL 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 UCL 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 UCL building and its constituent parts.
Neutral Significance	Elements of neutral significance typically do not possess any heritage values which are important to the UCL 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 a characteristic which detracts from the overall significance and character of the UCL building and its constituent parts.



6.0 Historical Impact to Significance (continued)

Impact Key:

HIGH IMPACT
SOME IMPACT
LOW IMPACT
NO IMPACT

6.1 Heritage Impact Assessment

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

Heritage Impact Assessment						
Item	Location	Proposed Work	Significance of Fabric Affected	Potential Impact of Work	Cobra Information	Mitigation Measures
01	Bedrooms - Houses 15 - 23 (inclusive) (105 No. Rooms)	Flooring replacement; redecoration; replacement light fittings; replacement of taps and wastes to basins. Replacement furniture.	Replacement of modern M&E light fittings, plumbing and modern flooring etc. Redecoration of previously painted surfaces. MEDIUM significance to historic building fabric affected.	LOW Impact as works confined to replacement of modern finishes and services.	See Specification	Works designed to use existing service runs and replace non-historic fittings and finishes.
02	Corridors	Replacement light fittings (including new ceiling access panel).	Replacement of modern light fittings. MEDIUM significance to historic building fabric affected.	LOW Impact as works confined to replacement of modern finishes and services, but allowance for new access panel in ceiling.	See Specification	Works designed to use existing service runs and replace non-historic fittings. M&E Services to use existing service runs.



6.0 Historical Impact to Significance (continued)

6.1 Heritage Impact Assessment (continued)

03	En-suite Bathrooms	Redecoration; removal of tiled floors / replace with vinyl; removal of wall tiles and installation of white rock within shower cubicles; replacement of shower valves and light fittings (including ceiling access panel); new access panels below basins.	Replacement of modern M&E light fittings, plumbing and modern flooring etc. Redecoration of previously painted surfaces. Replacement of modern tiled surfaces. LOW significance to historic building fabric as en-suite mainly new as part of 2007 refurbishment.	LOW Impact as works confined to replacement of modern finishes and services, but allowance for new access panel in ceiling.	See Specification	Works designed to use existing service runs and replace non-historic fittings. M&E Services to use existing service runs.
04	Communal Bathrooms	Upgrade to LED lighting; re-grouting to tiles; redecoration of ceilings; creation of access panels in ceilings for services.	Replacement of modern M&E light fittings, plumbing and modern flooring etc. Redecoration of previously painted surfaces. Replacement of modern tiled surfaces. LOW significance to historic building fabric.	LOW Impact as works confined to replacement of modern finishes and services, but allowance for new access panel in ceiling.	See Specification	Works designed to use existing service runs and replace / adapt non-historic fittings and finishes. M&E Services to use existing service runs.
05	Kitchens (15 no)	Full refurbishments including strip out of existing kitchens and services (drainage, sinks, ovens and hobs in existing locations); with installation of new hobs and cookers, new wall and base units, plinths, splashbacks, worktops, flooring and redecoration. Creation of new service void behind units to run new services and boxing around existing services.	Removal of 'modern' kitchen fittings and services. New service voids to minimise impact on historic finishes behind units. LOW significance to historic building fabric.	LOW Impact as works confined to replacement of modern finishes and services.	See Specification and associated kitchen layout drawings.	Works designed to use existing service runs and replace / adapt non-historic fittings and finishes. Providing new service void to minimise impact on finishes. M&E Services to use existing service runs.



6.0 Historical Impact to Significance (continued)

6.1 Heritage Impact Assessment (continued)

06	Prep Kitchen (B34)	Installation of new worktop; oven / hob with extract; new suspended ceiling; fire stopping; boxing existing pipework; new wall unit to house consumer unit; drainage and electrical alterations.	Removal of 'modern' kitchen fittings and services. New service void to minimise impact on historic finishes behind units. LOW significance to affect to historic building fabric.	LOW Impact as works confined to replacement of modern finishes and services.	See Specification and associated B34 - kitchen layout drawings.	Works designed to use existing service runs and replace / adapt non-historic fittings and finishes. Providing new ceiling finish. M&E Services to use existing service runs.
07	Staff Welfare Room (G32)	Creation of new staff welfare facilities to one wall including worktop, splashbacks, sink, dishwasher, microwave and fridge; new flooring; service penetration through floor (corner) for new services; new stud wall to be built in front of units to prevent damage to panelling; window manifestations, new blinds and curtain fixings.	New facility in current staff room, change use of room, and incorporate 'kitchen' style units and function into room. MEDIUM Significance to building fabric.	SOME Impact as works will change visual effect of room and historical features such as wall panelling etc. New service penetration required for services in floor.	See Specification and associated G32 - kitchen layout drawings.	Works designed to mitigate impact of new services and kitchen units, including building a separate service void to protect panelling. New service run will be required, new penetration through floor to right side corner of room adjacent main window.



6.0 Historical Impact to Significance (continued)

6.1 Heritage Impact Assessment (continued)

08	Garden Works	Relay, repair and replacement (damaged) York Stone pavements	MEDIUM significance, works to original fabric (in part).	LOW Impact, as works will provide an improved area and repair.	Method Statement - Historic York Stone Pavers Specification - Modern Paving Slabs	Relay pavements to provide level area, repair stone where possible, replace where required. Please see Method Statement for installation, and marked up plan layout highlighting condition of current pavements
09	Fire Stopping	Throughout as required	LOW Significance, minimal impact on historic fabric	LOW Impact, as works will provide an improved area and repair.	See Specification	To be carried out if required, once opening up works completed.
10	Fire Escape Staircase	Replacement of damaged metal staircase treads where required	LOW Significance, minimal impact on historic fabric	LOW Impact, as works will provide an improved area and repair.	None	Works to be completed to repair existing metal fire escape stair
11	Rooms 106 / 206	New riser cupboard access panels (corridor side), currently accessed through bedrooms	LOW Significance, minimal impact on historic fabric	LOW Impact, as works carried out to all other bedrooms effected by internal risers	See Specification	Works to be completed, as previous adaptation completed in 2007.
12	Internal Window Works	Allowance for timber repair to windows; internal redecoration and new blinds / curtain fixings	MEDIUM significance, works to original fabric.	LOW Impact, not considering major repair works required to windows.	See Specification	Extent of window repair works unknown, minimal repairs allowed for to timber frame, including adjustment.



6.0 Historical Impact to Significance (continued)

6.1 Heritage Impact Assessment (continued)

13	Door Upgrades	Removal of door mechanism to 61.02 and make good	LOW significance to affect to historic building fabric.	LOW Impact	See Specification	Removal of locking mechanism and make good.
14	Mechanical, Electrical and Drainage Upgrade	In conjunction with above alterations	LOW significance to affect to historic building fabric.	LOW Impact as works confined to replacement of modern services.	See Specification and associated drawings	Works designed to use existing service runs and replace / adapt non-historic fittings.
15	Plaster Repairs	In conjunction with above alterations	LOW significance to affect to historic building fabric.	LOW Impact as works confined to small areas (to be identified during works)	None	It is expected to find a mixture of gypsum plaster and lime plaster, dependant on location of repair. Extent of repair and type of material to be assessed once strip out completed.
16	All works	All works (Internal and External)	LOW significance attributed to these proposed works.	Low Impact, as a number of mitigation measures are proposed	None	The full package of works proposed are intended to improve the building and fabric – prolonging the useful life of the building, whilst maintaining the overall condition.
17	As above	As above	The current proposal will not affect the views and setting to the adjacent group value of the surrounding listed buildings. NEUTRAL significance	Low impact	None	N/A



7.0 Conclusion

Faithful+Gould are of the opinion that the internal and external proposed works have limited impact upon the significance and architectural and historic importance of the John Adams Hall building, and no impact on the surrounding setting of the adjacent heritage assets.

It is our opinion that this impact (to John Adams Hall) should be regarded as having less than substantial harm upon the special architectural and historic importance of the building. The possible impact of this proposal can be weighed against the benefits of improving the building for its student residents and completing on-going maintenance programme for the building, improving its condition and utilisation.

It is our opinion that the imposing façade of John Adams Hall onto Endsleigh Street provides a fascinating view of the history of the building and is a large influencing factor to the building special and architectural interest, and must be given a HIGH level of recognition of significance and value. It is noted, that this proposal will not affect this elevation.

The significance of the John Adams Hall building has largely been retained externally, and to a more limited extent internally. Careful consideration has been given to the design options of this proposal and it is our opinion that the works would not adversely affect the special architectural and historical importance of the building.

We consider the proposed works within this planning application have an overall LOW impact on historical value, due to the age of the materials / features being replaced and the mitigation measures proposed.

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



8.0 References and Appendices

8.1 References

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- Communities and Local Government (2012) The National Planning Policy Framework [Online] available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- English Heritage (2008) Conservation Principles, Policies and Guidance
- Historic England (1999) Numbers 13-23 and attached railings. John Adams Hall of Residence (Numbers 15-23) [online] available at: <https://historicengland.org.uk/listing/the-list/list-entry/1078299> [Accessed 06/03/2017]
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- White J (2007) London in the Nineteenth Century: A Human Awful Wonder of God. Random House UK
- UCL (2011) UCL Bloomsbury Project [online] available at: https://www.ucl.ac.uk/bloomsbury-project/streets/bloomsbury_market.htm

8.2 Appendices

Appendix A - Historic England Listing Detail

Appendix A

Historic England Listing - 1999





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

10.0 List Entry Summary

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

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

List entry Number: 1078299

11.0 Location

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

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 28-Mar-1969

Date of most recent amendment: 11-Jan-1999

12.0 Legacy System Information

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

Legacy System: LBS



UID: 477192

13.0 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.

14.0 List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

CAMDEN

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

GV II

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



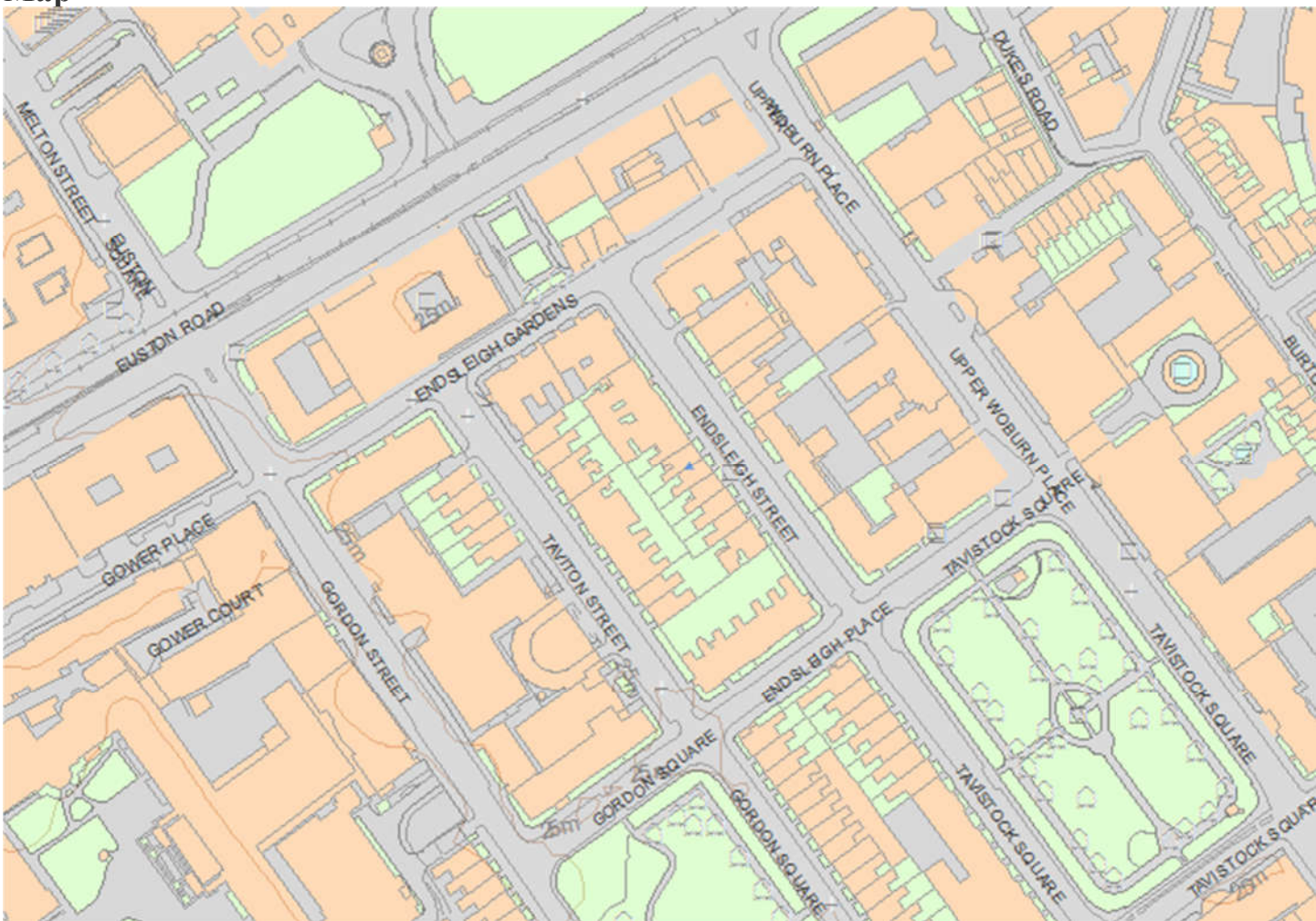
Listing NGR: TQ2976482407

Selected Sources

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

National Grid Reference: TQ 29752 82429

Map



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The 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 20-Mar-2017 at 10:19:15.

End of official listing





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