

UNIVERSITY COLLEGE LONDON

# 119 – 125 Gower Street

**PLANNING APPLICATION SUBMISSION**  
**Design, Access and Heritage Statement**

31/03/2017



FAITHFUL  
GOULD



Document Status					
Revision	Date	Status or comment	Prepared by	Checked by	Authorised by
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## 1.0 Introduction and Background

This heritage statement has been prepared to accompany a Planning 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) 119 – 125 Gower Street (also known as Arthur Tattersall House).

Please note Arthur Tattersall House covers buildings 119 - 131 Gower Street - but for the purposes of this application the proposed works will only cover 119 - 125 Gower Street.

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.

Arthur Tattersall House is currently providing residential accommodation for the students of the University College London, and also some staff accommodation. The proposed works included within this submission are upgrades required to 2no. External vaults (under the pavement at basement level). This is to provide Mechanical & Electrical services upgrade for 119 – 125 Gower Street, to facilitate internal refurbishment works.

The external works to the vaults and the internal refurbishment of 119 – 125 Gower Street are also subject to a Listed Building Consent Application issued concurrently with this Planning Application submission.

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) Medical and Dental Students Residence and attached railings – List Entry Summary
- Bloomsbury Conservation Area Appraisal and Strategy 2011



## 2.0 Building Description and Historical Summary

### 2.1 Building Location and Status

- Location: 119 – 125 Gower Street (Also known as Arthur Tattersall House)
- Heritage Asset: 119 – 131 Gower Street
- Listing Name: Medical and Dental Students Residence and attached railings
- Ownership: University College London
- Date of Listing: 28th March 1969
- Date of Build: c 1811 - 19
- List Entry Number: 1113054
- National Grid Reference: TQ 29551 82153
- Status: Listed Building (Grade II) / Bloomsbury Conservation Area

Location of the 119 – 125 Gower Street

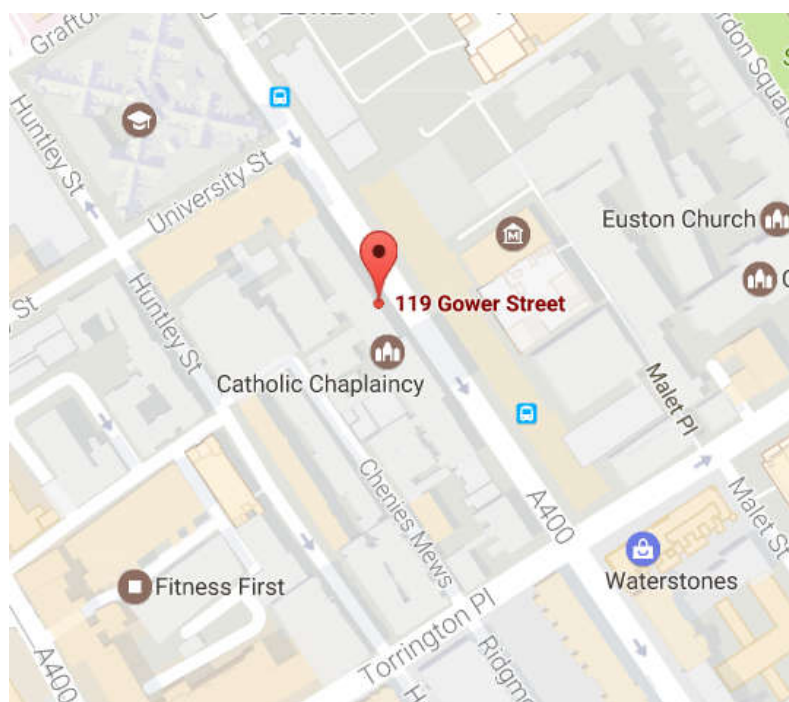


Fig 1: Plan shows the location of 119 – 125 Gower Street



## 2.0 Building Description and Historical Summary (Continued)

### 2.1 Building Location and Status (Continued)



Fig 2: Photograph: 2017 - Front Façade of 119 – 125 Gower Street: F+G



Fig 3: Photograph: 1949 - Plate 30: ... 119-21, Gower Street: Survey of London: Volume 21



## 2.0 Building Description and Historical Summary (Continued)

### 2.2 History of Building

This application details proposed works to the buildings 119 – 125 Gower Street (part of Arthur Tattersall House), a UCL property used as a halls of residence. The terrace was built circa 1811-19 and later altered in the 20<sup>th</sup> Century (Historic England: 1999), with a more recent refurbishment being carried out around 2006 / 2007, including new M&E services, refurbishment of bathrooms and bedrooms (including full redecorations).

Arthur Tattersall House was constructed between 1811-19 and was originally designed and built as individual dwelling houses (although fully connected terraces). Gower Street was re-numbered by 1871, 'with odd numbers on the west side and even numbers on the east side; no house retained its original number' (UCL (2011), and was part of the significant Bedford Estate development in the 1800's, and is located within the Bloomsbury Conservation Area, sub area 5.

As detailed by Historic England (1999), the terrace was built with darkened stock brick front façade with rusticated stucco ground detailing. Each of the original 'former' houses have five storeys (including basement). Both houses 119 and 121 have round arched doorways and fluted Doric columns bearing the cornice, with glazed fanlights above the timber panelled exterior doors. No's 123 and 125 have round arched doorway featuring 'panelled pilaster jambs' with lion head detail to the cornice (Historic England: 1999).

The front elevation to the terrace has painted timber, single glazed sash windows, with the ground floor of 119 and 121 having segmental arched sash windows. No. 119 has 'red rubbed' flat brick arches above the upper floor windows, with fine gauged pointing detail. No's 123 and 125 have flat gauged arches to the upper windows in stock brick. There is a stucco cornice to the full terrace at 3<sup>rd</sup> floor (from No 121 onwards) and a roof level parapet detail (Historic England: 1999).

Some historic brickwork patch repairs are evident across the terrace. There is access to the basement and an under pavement vault (per original dwelling) from street level (via modern metal access staircases). A cast iron balcony runs at first floor level, from No 123 onwards, but historically No 119 has been shown to have a balcony, which must have been removed at a later date (as shown in Fig 3 - Survey of London: 1949).

Internally, many original features remain, including staircases (featuring original balustrading), ceramic tiled floor within the entrance hall (No. 119), corncicing, fireplaces, skirting detail etc.

The halls of residence are named after the Secretary of University College London (1964 - 1978), Arthur Tattersall. The building is now known as the Arthur Tattersall House. The halls of residence covers buildings 119 - 131; however, the works as proposed are to buildings 119 - 125 Gower Street.





## 3.0 Design & Access Statement

### 3.1 Building Access

Access to the building is currently via the main entrance, reached by a small number of steps to 119 Gower Street (which gives access to 121 and 123), or a stepped access to 125 Gower Street, with the remaining original door access (to the terrace), being used as emergency exit stepped routes only.

The terraced houses 119, 121 and 123 have all been connected (with new adjoining doorways) at every floor, to allow free flow access across these buildings internally. Access to 125 is either via its own main entrance door from Gower Street, or from the top floor of 123, which has been connected internally.

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

### 3.2 Building Use

Houses 119 - 125 all now form part of Arthur Tattersall House. This building is used 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 Planning Application, it will facilitate works internally to ensure the university are maintaining 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

Arthur Tattersall House is a terrace of converted Grade II listed Georgian houses, providing accommodation for students, including 49 single rooms and 40 twin rooms, sharing bathroom and kitchen facilities. The building also provides a small staff flat / accommodation. 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 2006 - 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 Arthur Tattersall House have been identified mainly to student residential areas, communal, internal and external areas. This application covers the works required to the external vaults (under pavement level), on the front.

The works to the vaults and the internal refurbishment of 119 – 125 Gower Street are also subject to a Listed Building Consent Application issued concurrently with this Planning Application submission.

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 and 6.0.



## 4.0

## Proposed Works (continued)

### 4.2

### Proposed Works - Detail Summary (continued)

List of Proposed Works	
<b>Arthur Tattersall House - 119 - 123</b>	
<b>External Works - 2no. Basement level vaults (under pavement)</b>	Tanking of 2no. vaults, to create serviceable M&E plant locations, installation of plant and associated connected pipework back into main building. Creating secure doorways to vaults and redecorations.

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



Fig 4, 5, 6 & 7: Photographs: 2017 – General Views of existing condition of vaults - F+G



## 4.0 Proposed Works (continued)

### 4.2 Proposed Works - Detail (continued)



Fig 8: Photograph: 2017 – Existing Vault – Previously tanked - 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 119 – 125 Gower Street 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 119 – 125 Gower Street, 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	
<b>Evidential Value</b>	The potential of a place to yield significant evidence, usually from physical remains about past human activity.
<b>Historical Value</b>	The way in which the present can be connected by a place to people, events and aspects of life in the past.
<b>Aesthetic Value</b>	The ability of a place to provide sensory and intellectual stimulation.
<b>Communal Value</b>	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 119 - 125 Gower Street has been assessed using a scale of significance ratings ranging:

Significance ratings	
<b>Very High Significance</b>	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.
<b>High Significance</b>	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.
<b>Medium Significance</b>	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.
<b>Low Significance</b>	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.
<b>Neutral Significance</b>	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.
<b>Intrusive</b>	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.

The front elevation basement vaults have had considerable works completed in the past, with some of the spaces being tanked, changes to the metal (cast iron) grilles to the doorways and a number of service installations and penetrations being installed. There are also services crossing the external basement ‘well’ area to connect to the basement of the Gower Street buildings. The external vault 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 119 - 125 Gower Street is considered to have **MEDIUM** significance.



## 5.0 Heritage Values (continued)

### 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)

The buildings which form part of this proposal have their principal external façades (intact) and are a part of the impressive – Sub-Area 5 – Bloomsbury Conservation Area, as detailed by Camden (2011). 'The uniformity of design of the elevations on Gower Street was a result of the contractual controls over issues such as dimensions, materials and surfacing imposed by the Bedford Estate' (Camden: 2011).

The Gower Street buildings are important in the understanding of the development of the immediate and wider area in this period and the significance of the Bedford Estate and Bloomsbury development. 119 - 125 Gower Street has a **MEDIUM** historic value because it was designed as part of the Bedford Estate, highlights building practice and design of the period, and is located within the Bloomsbury Conservation Area.

### 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 terraces were built as one entity and form part of an 'exemplary piece of late 18th century town planning, consisting of terraced housing' (Camden: 2011). The buildings are part of the historical record highlighting design development of high quality housing built in London during this period.

The group value of the collection of buildings in the area has significant architectural and historical importance, including Bedford Square, which in itself is one of the most 'significant and complete examples of a Georgian Square' (Camden: 2011). Also, within the adjacent sub-area 6, including Bloomsbury Square, Tavistock Square and Russell Square, architectural synergies with Gower Street (in sub-area 5) are observed and deemed significant within the Conservation Appraisal detailed by Camden (2011).

Due to the extent of important historical finishes (externally), 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.

Arthur Tattersall House has been used as a student residence for some time, the listing description details the building as the Medical and Dental Students Residence and is now a general student halls of residence for the UCL. Its communal value for a number of years has been its association with the University (it currently houses over 129 students).

The halls of residence were named after the Secretary of University College London (1964 - 1978), Arthur Tattersall.

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 on Gower Street including the UCL Main Campus. 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.

We consider Arthur Tattersall House to have 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	
<b>Very High Significance</b>	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.
<b>High Significance</b>	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.
<b>Medium Significance</b>	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.
<b>Low Significance</b>	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.
<b>Neutral Significance</b>	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.
<b>Intrusive</b>	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.





## 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
<b>Arthur Tattersall House - 119 - 123</b>						
01	External Works - 2no. Basement level vaults (under pavement)	Tanking of 2no. vaults, to create serviceable M&E plant locations, and associated and connected pipework back into main building. Creating secure doorways to vaults and redecorations. Installation of plant to service main buildings.	<b>MEDIUM</b> significance, works to original fabric.	<b>LOW</b> Impact, similar works completed previously to adjacent vaults, minimal additional pipework externally.	See Specification and associated drawings.	Minimised number of additional penetrations and pipework required. Tanking works will allow for Vaults to be utilised and area maintained in more structured way, due to requirements for servicing of installed plant.



## 6.0 Historical Impact to Significance (continued)

### 6.1 Heritage Impact Assessment (continued)

All Works						
02	All works	All works	<b>MEDIUM</b> significance, works to original fabric.	<b>LOW</b> 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. Specific attention needs to be given to the M&E works, including service penetrations, chasing (for cabling); Fabric works to the Vaults.
03	As above	As above	The current proposal will not affect the views and setting to the adjacent group value of the surrounding listed buildings. <b>NEUTRAL</b> significance	<b>LOW</b> impact	None	N/A



## 7.0 Conclusion

Faithful+Gould are of the opinion that the proposed works have limited impact upon the significance and architectural and historic importance of the buildings 119 - 125 Gower Street, and no impact on the surrounding setting of the adjacent heritage assets.

It is our opinion that this impact 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 façade of Arthur Tattersall House onto Gower 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 visually affect this elevation.

The significance of the Arthur Tattersall House 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.

The works to the vaults and the internal refurbishment of 119 – 125 Gower Street are also subject to a Listed Building Consent Application issued concurrently with this Planning Application submission.

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

- Allionson, K. (2008) Architects and Architecture of London. Architectural Press, Oxford.
- Camden (2011) Bloomsbury Conservation Area Appraisal and Strategy [online] available at: [www.camden.gov.uk/ccm/cms-service/download/asset?asset\\_id=2694014](http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2694014) [Accessed 06/03/17]
- Clark, K. (2001) Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation. English Heritage. London
- Communities and Local Government (2012) The National Planning Policy Framework [Online] available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/60777/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf)
- English Heritage (2008) Conservation Principles, Policies and Guidance
- Historic England (1999) Medical and Dental Students Residence and attached railings [online] available at: <https://historicengland.org.uk/listing/the-list/list-entry/1113054> [Accessed 06/03/2017]
- Roberts, H & Godfrey, W. (Ed) (1949) Survey of London - Volume XXI - Tottenham Court Road and Neighbourhood (The Parish of St. Pancras, Part III). London County Council. London.
- 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](https://www.ucl.ac.uk/bloomsbury-project/streets/bloomsbury_market.htm)

### 8.2 Appendices

Appendix A	-	Historic England Listing Detail
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# Appendix A

Historic England Listing - 1999





# MEDICAL AND DENTAL STUDENTS RESIDENCE 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: MEDICAL AND DENTAL STUDENTS RESIDENCE AND ATTACHED RAILINGS

List entry Number: 1113054

## Location

MEDICAL AND DENTAL STUDENTS RESIDENCE AND ATTACHED RAILINGS, 119-131,  
GOWER 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

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first listed: 28-Mar-1969

Date of most recent amendment: 11-Jan-1999

## Legacy System Information





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

Legacy System: LBS

UID: 477404

## Asset Groupings

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

## List entry Description

### Summary of Building

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

### Reasons for Designation

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

### History

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

### Details

CAMDEN

TQ2982SE GOWER STREET 798-1/94/611 (West side) 28/03/69 Nos.119-131 (Odd) Medical and Dental Students' Residence and attached railings (Formerly Listed as: GOWER STREET Nos.115 & 117, 119-131 (Odd) Medical and Dental Students Residence)

GV II

Terrace of, originally, 7 individual houses, now converted to students' residence. c1811-19, altered C20. Darkened stock brick with some later patching to upper floor. Rusticated stucco ground floor with plain 1st floor band. 4 storeys and basements. 2 windows to each former house. Nos 119 & 121 round-arched doorways with flanking, fluted Doric columns carrying cornice-heads; fanlights and panelled doors. Nos 123-131, round-arched doorways with panelled pilaster-jambs with lion mask over carrying cornice-head, fanlights (some patterned) and panelled doors. Nos 127 & 131, doorways converted for use as windows. Gauged brick flat arches to recessed sash windows; Nos 119 & 121 with segmental-arched ground floor windows. Continuous cast-iron balconies to 1st floor windows (except No.121). Nos 121-131, stucco cornice band at 3rd floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials



to areas. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 80).

Listing NGR: TQ2955182153

## Selected Sources

### Books and journals

'Survey of London' in Survey of London - Tottenham Court Road and Neighbourhood St Pancras Part 3: Volume 21, (1949), 80

National Grid Reference: TQ 29551 82153

## Map



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End of official listing





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