

# **Heritage Statement**

32 Torrington Square, London. WC1E 7JL

July 2017

# Contents

---

1.	Introduction	1
2.	The Heritage Assets	3
3.	Significance of the Heritage Assets	6
4.	Assessment of Impact	60
5.	Summary and Conclusions	84
Appendix 1: Designated Heritage Assets		86
Appendix 2: Bloomsbury Conservation Area map		98
Appendix 3: Heritage Legislation, Policy and Guidance		101

---

**Client**

Birkbeck University of London

**Date**

July 2017

# 1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Birkbeck University of London to accompany planning and listed building consent applications in relation to No. 32 Torrington Square, London. WC1E 7JL and an adjoining vacant cleared site to the north (formerly known as No. 33 Torrington Square). Together these are referred to in this report as the 'Site'. The Sites lies in the London Borough of Camden.
- 1.2 The proposals for the building comprise the refurbishment, reconfiguration and repair of 32 Torrington Square to provide an improved Centre for Brain & Cognitive Development and associated new development to the vacant cleared site to the north and connection through to the Warburg Institute further north. No. 32 Torrington Square is a former terraced townhouse (Grade II listed) that forms part of a larger terraced group (Nos. 27-32), and also falls within the surrounding Bloomsbury Conservation Area. It is no longer in residential use but was most recently in use by Birkberk University of London as testing and teaching space. The Historic England list entry for Nos. 27-32 Torrington Square portico is included at Appendix 1, and a map of the conservation area boundary is included at Appendix 2.
- 1.3 The scheme proposals comprise the internal reconfiguration, refurbishment, structural repair and redecoration of No. 32 (Grade II listed), a small number of external enhancement measures to the exterior and the construction of a new building to its north at No. 33 Torrington Square.
- 1.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development or works that affect a listed building to 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. The LPA has a duty with regard to development within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 1.5 The National Planning Policy Framework (NPPF) 2012 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"<sup>1</sup>.*
- 1.6 Paragraph 129 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

---

<sup>1</sup> DCLG, National Planning Policy Framework (NPPF) 2012 – para. 128

- 1.7 In accordance with these duties and national policy, Section 2 of this report firstly identifies the relevant heritage assets within the site and its vicinity that would be affected by these proposals.
- 1.8 Section 3 then assesses the significance of each of the identified heritage assets, including the contribution made by setting (and the Site as an element of setting if relevant) to that significance. In this section, a description of the historic development and architectural and historic special interest of 32 Torrington Square (Grade II listed), are provided, including the contribution of its setting to its overall significance. This section also includes an assessment of the heritage significance of Bloomsbury Conservation Area including its historic development and character and appearance. Our assessment has been undertaken on the basis of on-site visual survey, archival research and existing published information, and is proportionate to the importance of the identified heritage assets.
- 1.9 Section 4 sets out a review of the application proposals, and outlines the likely heritage impacts of these changes on the heritage significance of the identified heritage assets. Heritage impacts are considered in light of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2012 and supported by NPPG 2014, and local planning policy and guidance for the historic environment.
- 1.10 The findings of this report are summarised at Section 5.
- 1.11 The relevant heritage legislative, policy and guidance context for the consideration of these proposals are set out at Appendix 3. This includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2012 and supported by the NPPG 2014, and relevant regional and local planning policy (Greater London / London Borough of Camden) for the historic environment.

## 2. The Heritage Assets

### Introduction

- 2.1 The National Planning Policy Framework (NPPF) 2012 defines a heritage asset as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”<sup>2</sup>*

### Designated Heritage Assets

- 2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them. The NPPF defines a designated heritage asset as:

*“...A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.”*

### Listed Buildings: 27-32 Torrington Square (Grade II listed)

- 2.3 The former terrace of 19<sup>th</sup> century townhouses at Nos. 27-32 (consecutive) Torrington Square was included on the statutory list of buildings of special architectural or historic interest at grade II and for group value on 14 May 1969, including attached railings. The List Entry is included in full at Appendix 1<sup>3</sup> to this report and is summarised below for ease of reference:

*“Terrace of 6 houses. 1821-25. Built by James Sim, in partnership with James Sim Jnr and Robert Sim. Yellow stock brick with stucco ground floor and plain 1st floor sill band. 4 storeys and basements. 2 windows each. Nos 31 and 32 slightly projecting. Round-arched doorways with pilaster-jambes and cornice-heads, fanlights (Nos 28 & 29 radial patterned) and panelled doors. Gauged brick flat arches to recessed sash windows with original glazing bars; to the 1st floor, continuous cast-iron balconies. Plain stucco 3rd floor sill band. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn finials to areas. HISTORICAL NOTE: No.30 was the home of Christina Georgina Rossetti. (Hobhouse H: Thomas Cubitt; Master Builder: London: - 1971: 85; Summerson J: Georgian London: London: -1945: 182-83).”*

### Other Listed Buildings

- 2.4 A small number of listed buildings lie in the vicinity of the Site. These include:
- Quaker International Centre and Attached railings, Byng Place (Grade II listed);
  - Church of Christ the King and Attached Railings and Walls, Gordon Square (Grade I listed);

<sup>2</sup> DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

<sup>3</sup> The National Heritage List for England (Historic England)

- Numbers 24-28 Woburn Square and attached railings including the Institute of Education, London University (nos. 24-27) (Grade II listed); and
- K2 telephone kiosk (1) outside the Church of Christ the King, Byng Place (Grade II listed) x 3.

2.5 The list entries for these buildings are included at Appendix 1. A high level map showing the surrounding listed buildings and Registered Park and Garden is shown below.



**Figure 2.1: Heritage Plot Plan with the approximate location of the site marked in red<sup>4</sup>.**

### **Conservation Area: Bloomsbury**

2.6 The Site is located within the Bloomsbury Conservation Area, which was first designated in 1968 by the London Borough of Camden with the aim of preserving elements of the Georgian townscape. Subsequent boundary alterations have sought to incorporate the Victorian, Edwardian and 20th century architecture also present in the conservation area. A map of the current boundary of the conservation area can be found at Appendix 2<sup>5</sup>.

2.7 The Bloomsbury Conservation Area Appraisal and Management Strategy was adopted as supplementary planning guidance on 18 April 2011. This was prepared to define the special interest of the conservation area in order that its key attributes are understood

<sup>4</sup> Historic England website.

<sup>5</sup> London Borough of Camden Bloomsbury Conservation Area Appraisal and Management Strategy 2011

and can be protected, and that measures are put in place to ensure appropriate enhancement. It replaces a Conservation Area Statement adopted in 1998.

### **Non-Designated Heritage Assets**

- 2.8 The NPPF<sup>6</sup> identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). The Warburg Institute is categorised as making a positive contribution to the Bloomsbury Conservation Area in the Bloomsbury Conservation Area Statement (2011) and therefore is likely to be considered to be a non-designated heritage asset.

### **Local List**

- 2.9 The London Borough of Camden does not maintain a register of unlisted building of local architectural or historic interest or "local list".

### **Scoped out Heritage Assets**

- 2.10 Outside the Site's boundary and within the identified setting of the Site are numerous heritage assets of varying importance. It is considered that although a number of heritage assets are located within the vicinity of the Site, these have been assessed as being sufficiently well concealed by existing built form and vegetation in term of visual, traffic, emissions and noise impacts to ensure that they are unlikely to experience any significant effects as a result of the development of the Site. Accordingly they will not be discussed in the remainder of this report. These include:

- Philips Building, School of Oriental and African Studies, Thornhaugh Street, Camden (Grade II\* listed);
- 33 & 35 Torrington Place (Grade II listed);
- Numbers 10-18 and attached railings and lampholder, Woburn Square (Grade II listed);
- Numbers 55 - 59 and attached railings, Gordon Square (Grade II listed);
- Numbers 47 - 53 Tavistock Square and attached railings to areas and wall to number 45 Tavistock Square and 47 - 53 Gordon Square and screen wall linking number 53 Gordon Square to 45 Gordon Square (Grade II listed); and
- The Cloisters, Nos. 1-5 Gordon Square and attached stone wall (Grade II listed).

---

<sup>6</sup> DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

## 3. Significance of the Heritage Assets

### Significance and Special Interest

- 3.1 The NPPF 2012 defines the significance of a heritage asset as:

*“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>7</sup>*

### Listed Buildings

- 3.2 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest.
- 3.3 The principles of selection for listed buildings are published by the Department of Culture Media and Sport<sup>8</sup> and supported by Historic England (formerly English Heritage)’s Listing Selection Guides for each building type<sup>9</sup>.

### Conservation Areas

- 3.4 Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.
- 3.5 Historic England (formerly English Heritage) has published guidance in respect of conservation areas<sup>10</sup> and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

### Significance and Setting

- 3.6 The Framework defines the setting of a heritage asset as:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”<sup>11</sup>*

- 3.7 Historic England has published a good practice advice note<sup>12</sup> in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. Together, this guidance provides a framework for assessing the significance of designated or non-designated heritage assets.

---

<sup>7</sup> DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary

<sup>8</sup> DCMS Principles of Selection for Listing Buildings, 2010

<sup>9</sup> Historic England, Listing Selection Guide: Domestic Buildings 2: Townhouses, 2011

<sup>10</sup> Historic England, Understanding Place: Conservation Area Designation, Appraisal and Management, 2011

<sup>11</sup> DCLG, NPPF, 2012 – Annex 2: Glossary.

<sup>12</sup> Historic England Good Practice Advice note 3 – The Setting of Heritage Assets, 2015.



## **Assessment**

- 3.8 The following statements of heritage significance are proportionate to the importance of each of the designated heritage assets, and also provide a sufficient level of description to understand the potential impact of the envisaged scheme proposals, given their nature and extent. Assessment is based on published information, archival research and on-site visual survey.

## 32 Torrington Square (Grade II listed)

### Historic Development

- 3.9 Numbers 27-32 Torrington Square comprise a terraced group of six former early 19<sup>th</sup> century townhouses, which originally formed part of the larger townscape composition of terraces enclosing the square, and as part of a wider planned layout of streets and square in Bloomsbury.
- 3.10 As found today, these units have been variously altered both externally and internally to accommodate new uses for the University. Nos. 27-32 is the only remaining part of the original pair of terraces on both sides of Torrington Square. Originally the north-eastern section of the square continued to the north in the form of Nos. 33-34 (since demolished).
- 3.11 From the 1795 map at Figure 3.1 we can see that the Site and immediate surrounding area had not been developed at this time. We can see the construction of the British Museum, Bedford Square, Bloomsbury Square to the south, New Road (now called Euston Road) to the north and the Foundling Hospital to the east.



**Figure 3.1: 1795 map with the approximate Site location marked in red<sup>13</sup>.**

<sup>13</sup> Cary's plan of London, Westminster and Southwark 1795. Accessed at: <http://mapco.net>

- 3.12 By Figure 3.2 (1817) we can see that the broad arrangement of Torrington Square and the surrounding streets had laid out although Nos. 27-32 Torrington Square themselves had not been constructed by this time. We can also see that Russell Square and Tavistock Square had been laid out since Figure 3.1.
- 3.13 The area bordered by the northern side of Russell Square, Woburn Place, Euston Road and Gower Street is conspicuous in this map for having not been fully developed in comparison to the surrounding streets. The Site lay within the undeveloped area at this time.
- 3.14 The Bedford Estate 1830 estate plan is shown at Figure 3.3. shows the original, formal arrangement of terraces along the western and eastern sides of Torrington Square. Note the key to the base of the plan showing that a small number of the buildings shown are intended rather than completed.



Figure 3.2: 1817 plan with the approximate Site location marked in red<sup>14</sup>.

<sup>14</sup> Darton's New Plan Of The Cities Of London & Westminster, & Borough Of Southwark, 1817. Accessed at: <http://mapco.net/darton1817/darton07.htm>

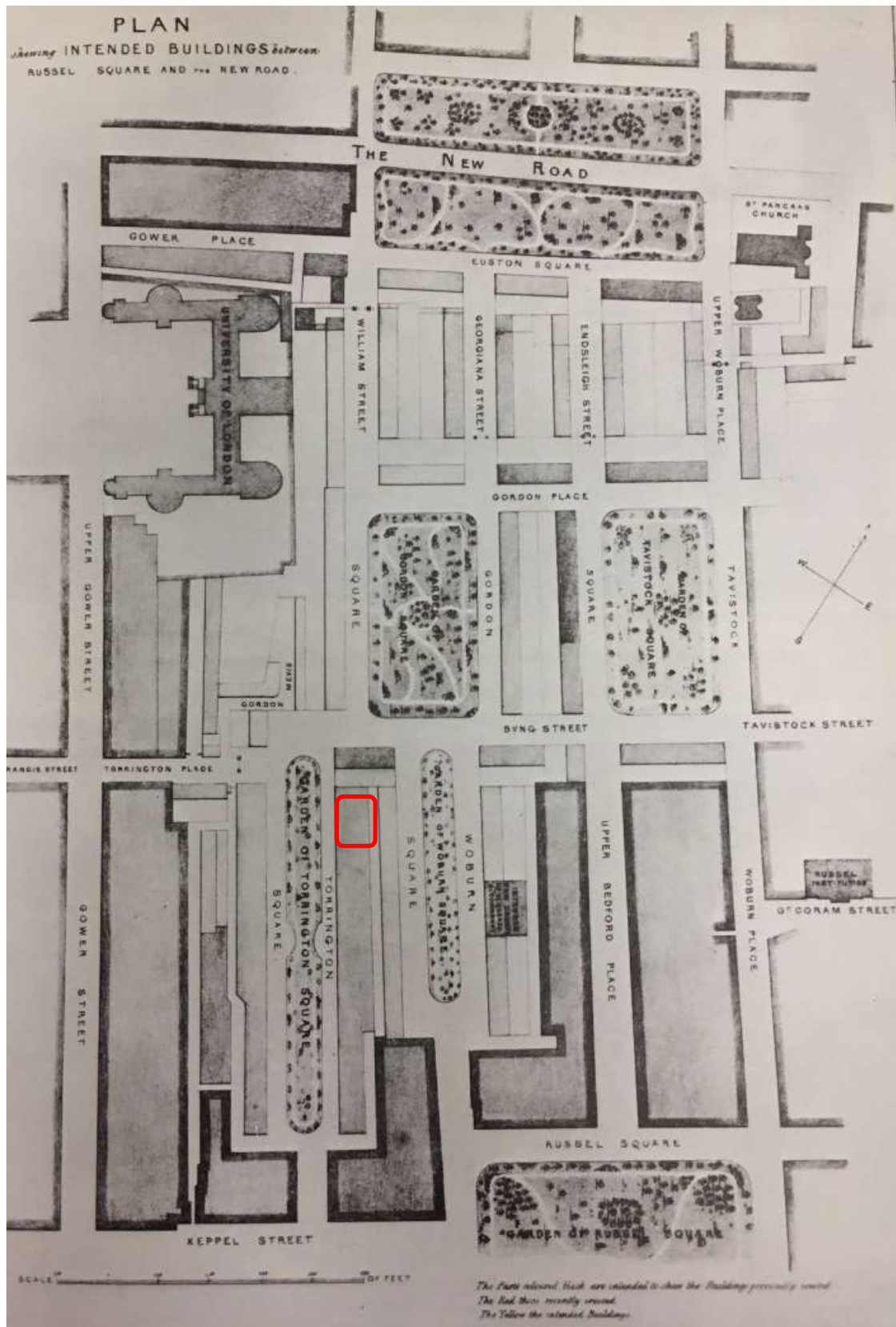


Figure 3.3: Bedford Estate plan from 1830<sup>15</sup>.

<sup>15</sup> Camden local archive.

- 3.15 The 1875 OS map (Figure 3.4) shows the completion of the development of the surrounding Bedford Estate. We can see the Catholic Apostolic Church on Byng Place (Grade I listed and today known as the Church of Christ the King), the formal gardens in the centre of Torrington Square, both sides of Torrington Square laid out including the No. 32 and Gordon Square to the north.
- 3.16 Please note that the northern of the two properties highlighted in red on Figure 3.4 is the current cleared site with the southern building being 32 Torrington Square. To the rear of both we can see a closet wing on the southern side.
- 3.17 This map also shows the completion of the surrounding streetscene in a regimented terraced format, the surrounding formal squares such as Gordon Square, Woburn Square, Torrington Square, and so on. The formal gardens at the centre of each is also evident.



**Figure 3.4: 1875 OS map with the Site marked in red.**

- 3.18 The Site is shown bordered red on an oblique aerial photograph dating from 1932 (see Figure 3.5). No. 32 is the top of the marked red square with the since demolished No. 33 to the bottom of the red box. The church of Christ the King can be seen to the bottom of the photograph on Byng Place.



**Figure 3.5: 1932 Aerial View of Torrington Square with the Site marked in red.<sup>16</sup>**

3.19 Figures 3.6 and 3.7 show the former expansive terrace on the south-western corner of Torrington Square in approximately 1932.



**Figure 3.6: 1932 View of the western side of Torrington Square<sup>17</sup>.**

<sup>16</sup> Britain from Above (N.D.). Accessed at: <http://www.britainfromabove.org.uk/image/epw039568?search=bloomsbury&ref=19>

<sup>17</sup> Camden local archives.



**Figure 3.7: 1932 View of the south-western corner of Torrington Square<sup>18</sup>.**

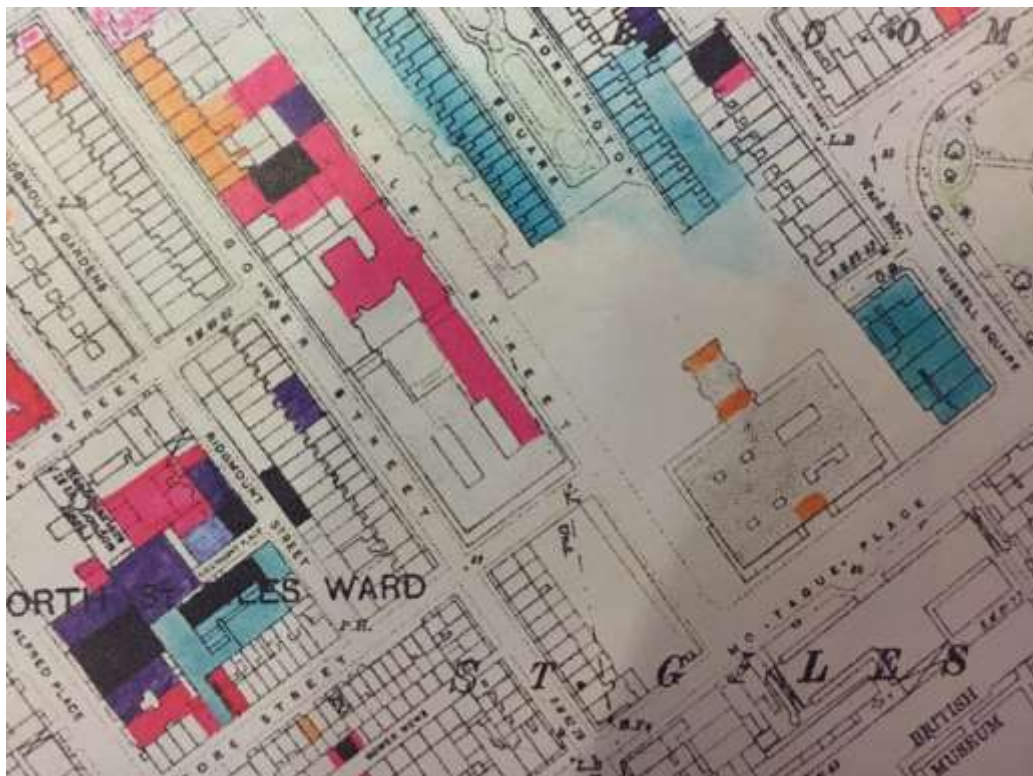
- 3.20 The 1916-34 map (Figure 3.8) shows little discernible change to the surrounding area since the 1875 OS map (see Figure 3.4) save to Malet Street and Gower Street where a number of terraced houses have been lost in favour of institutional development (e.g. College Hall for the University of London, Malet Street).



**Figure 3.8: 1914-34 OS map with the Site marked in red.**

<sup>18</sup> Camden local archives

- 3.21 The London County Council Bomb Damage Maps 1939-45 (see Figures 3.9 and 3.10) show that No. 32 was unaffected by the WWII bombing. However, the south western side of Gordon Square can be seen to have suffered damage categorised as blast damage rising to 'serious damage – repairable at a cost'. There is also blast damage and total destruction on the western side of Woburn Square and to the eastern side of Torrington Square to Nos. 22-26 Torrington Square. No. 27 suffered blast damage. The western side of Torrington Square is also marked for clearance (light blue) as the University of London's plans from the 1930s to redevelop large parts of Torrington Square.
- 3.22 The Quaker International Centre, Byng Place (Grade II listed); the Church of Christ the King, Gordon Square (Grade I listed); and 33 & 35 Torrington Place (Grade II listed) are also marked as having suffered to 'serious damage – repairable at a cost'.
- 3.23 Importantly No. 33 Torrington Square is not shown as bomb damaged in these maps and should not be considered therefore a cleared WWII bomb damage site. It appears the house was unaffected by the WWII bombing and was likely demolished as part of the construction of the Warburg Institute to the north in the 1950s. It does illustrate however, that the present cleared site was historically covered with a largely identical townhouse as seen as No. 32 and therefore should be seen as a brownfield site. The previous townhouse remained in situ from 1825 until the mid-1950s (see Figure 3.11).



**Figure 3.9: London County Council Bomb Damage map<sup>19</sup>.**

<sup>19</sup> London County Council London Bomb Damage maps 1939-45.





**Figure 3.10: London County Council Bomb Damage map with the Site marked in red<sup>20</sup>.**



**Figure 3.11: Historic photograph showing No. 33 as having been demolished and the construction of the Warburg Institute by 1958<sup>21</sup>.**

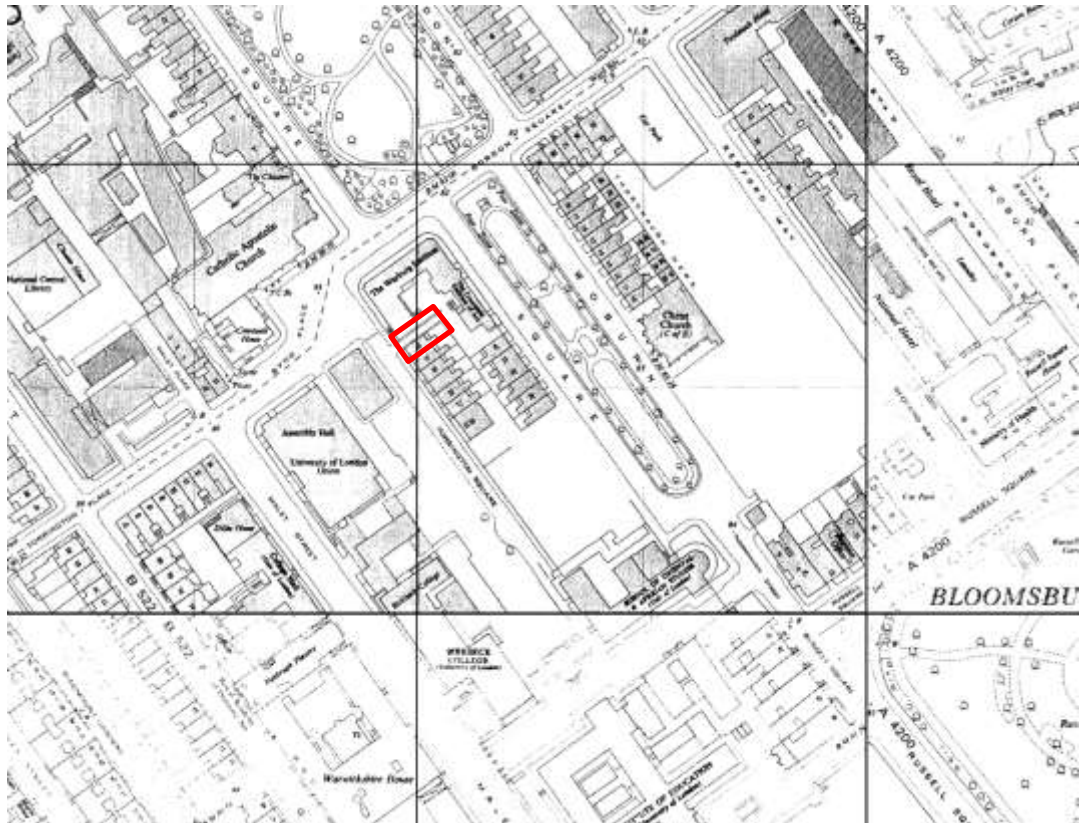
<sup>20</sup> London County Council London Bomb Damage maps 1939-45.

<sup>21</sup> Collage. Accessed at: <http://collage.cityoflondon.gov.uk/view-item?key=SXsiUCI6eyJ2YWx1ZSI6InRvcnJpbmd0b24qc3F1YXJlIiwib3BlcmF0b3liOjEslmZ1enp5UHJlZml4TGluZ3RojzLCJmdXp6eU1pbjNpbWlsYXJpdHkiOjAuNzUslm1heFN1Z2dlc3Rpb25zljzLCJhbHdheXNTdWdnZXN0IipudWxfX0&pg=3&WINID=1480348143070#W17H1YeNdqUAAAFYq6Al2w/77264>

- 3.24 The 1953 OS map (see Figure 3.12) shows the widespread development undertaken by the University of London since WWII. To the eastern side of Torrington Square and the western side of the square we can see sizeable redevelopment connected with the construction of Birkbeck College, University of London. At this time we can see that the north-western side of Torrington Square has been cleared but awaits redevelopment. We can also see that the houses on the south-western side of Gordon Square survive at this time and had not been demolished despite sizeable bomb damage.
- 3.25 The 1965-70 OS map (see Figure 3.13) shows Nos. 1-24 Torrington have been demolished with the most southerly house on the eastern side of Torrington Square from the original Sim terrace now being Nos. 25 and 26. To the north the terrace stops at No. 32. We can also see that the Warburg Institute has been built between Figure 3.12 (1953) and Figure 3.13 (1965) necessitating the demolition of Nos. 33-34 Torrington Square.
- 3.26 From the 1953 OS map and the 1958 photograph at Figure 3.11 we can confirm the Warburg Institute dates from between 1953-58. The dated downpipes on the western elevation of the Warburg Institute also confirm a date of 1957 for completion of the building.



**Figure 3.12: 1953 OS plan with the approximate Site boundary marked in red.**



**Figure 3.13: 1965-70 OS map with the approximate Site boundary marked in red.**

3.27 Figure 3.14 shows Nos. 27-32 Torrington Square in approximately 1978.



**Figure 3.14: Photograph from 1978 showing Nos 27-32 Torrington Square<sup>22</sup>.**

<sup>22</sup> Collage. Accessed at: [http://collage.cityoflondon.gov.uk/view-item?key=TXsiUCI6eyJib3VuZHMiOnsibmUiOnsibGF0ljo1MS41Mjl1NDUwNDUslmxuZyI6LTAuMTMwMDM5OTU1fSwi c3ciOnsibGF0ljo1MS41Mjl1ONTQ5NTUslmxuZyI6LTAuMTMwMTMwMDQ1fX19fQ&pg=6&WINID=1480435682819#WO D\\_ZYMLui4AAAFYsNfl9w/117639](http://collage.cityoflondon.gov.uk/view-item?key=TXsiUCI6eyJib3VuZHMiOnsibmUiOnsibGF0ljo1MS41Mjl1NDUwNDUslmxuZyI6LTAuMTMwMDM5OTU1fSwi c3ciOnsibGF0ljo1MS41Mjl1ONTQ5NTUslmxuZyI6LTAuMTMwMTMwMDQ1fX19fQ&pg=6&WINID=1480435682819#WO D_ZYMLui4AAAFYsNfl9w/117639)

### **Architectural Interest**

- 3.28 The listed buildings are of architectural interest as a terraced group of six London stock brick built former terraced townhouses, which were developed for the middle classes in the early 19<sup>th</sup> century in the expanding residential area of Bloomsbury. As part of the wider contemporary townscape of streets and squares, these former houses illustrate the large scale and formal approach in this period to the planning and design of a residential scheme.
- 3.29 The buildings are also of interest as an example of the then popular Neo-Classical architectural style, as displayed in the design and proportions of its principal street elevations and decorative features, applied to this building type.
- 3.30 As found today, the listed building is no longer in the use for which it was originally built; now accommodating administrative and research space for the University. The former townhouse has been little altered externally but variously altered internally over time. As found today, the principal frontages of the building retain much of their historic architectural character as seen from Torrington Square.

### **Exterior**

- 3.31 The List Entry description dating from 1969 describes the exterior of the terraced group as:

*"Terrace of 6 houses. 1821-25. Built by James Sim, in partnership with James Sim Jnr and Robert Sim. Yellow stock brick with stucco ground floor and plain 1st floor sill band. 4 storeys and basements. 2 windows each. Nos 31 and 32 slightly projecting. Round-arched doorways with pilaster-jambes and cornice-heads, fanlights (Nos 28 & 29 radial patterned) and panelled doors. Gauged brick flat arches to recessed sash windows with original glazing bars; to the 1st floor, continuous cast-iron balconies. Plain stucco 3rd floor sill band. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn finials to areas. HISTORICAL NOTE: No.30 was the home of Christina Georgina Rossetti. (Hobhouse H: Thomas Cubitt; Master Builder: London: -1971: 85; Summerson J: Georgian London: London: -1945: 182-83)."*

- 3.32 The principal street frontages of the terrace were designed and built as one architectural composition, within a larger townscape scheme of terraces enclosing Torrington Square. The contemporaneous and matching designed partner terrace to the west on the western side of the square was demolished following WWII to make way for the new University of London buildings.
- 3.33 Today the front elevation is covered by scaffoldings and tarpaulin. As instructed by Birkbeck we have therefore utilised in this report the Barton Engineers' Structural Report (2015) photographs as the most recently available photographs of the western elevation.

### Western Elevation

- 3.34 No. 32 is two bays in width and arranged over lower ground to third floors. It is built from buff London stock brick in Flemish bond and stucco rendered and painted (white) at lower and upper ground floor level. At lower ground level is a typical 'area' protected by original cast iron railings at pavement level (specifically detailed in the list description).

The fenestration comprises historic timber '6 over 6' sash windows. Adjoining is a late 20<sup>th</sup> century perforated steel staircase of no heritage value.

- 3.35 At ground floor level the elevation comprises two larger timber '6 over 6' sashes with large rectangular panes and an entrance door to the southern side. The entrance comprises a 10-panelled original timber door with brass door furniture and a semi-circular fanlight above with Diocletian derived plain glazing bars. This fanlight is not original unlike those seen at Nos. 27-30 and is likely to date to the mid-20<sup>th</sup> century. It is considered to marginally contribute towards the listed building's significance.



**Figure 3.15: Western elevation (main) overlooking Torrington Square<sup>23</sup>.**

- 3.36 At first floor, on the *piano nobile*, are the grandest windows on the elevation, again '6 over 6' timber sash windows with large rectangular panes set under a flat arched heads of buff bricks. Adjacent to these windows are ornate cast iron balconies supported on cantilevered stone slabs and cast iron corbels. The details of these were not visible on inspection but likely to match all other extant examples along the terrace which are identical (see Figure 3.16).

<sup>23</sup> Barton Engineers' Structural Report 2015.

- 3.37 At second floor level the windows are more modest following the traditional classical hierarchy of floors. The fenestration comprises square '6 over 6' sashes. Between second and third floors is a stucco cill band running across the elevation.
- 3.38 The third floor comprises more modest dimensions still, comprising '6 over 6' sashes once more. The roof is shielded by a brick parapet roof and is not visible from the street but from google aerial maps appears to be a shallow pitched gabled roof covered with traditional grey slates.



**Figure 3.16: Western elevation (main) overlooking Torrington Square<sup>24</sup>.**

- 3.39 As found today, the original architectural character of the principal street frontage of the building remains largely intact including entrance door and fenestration.
- 3.40 One other notable element on the front elevation is a mask attached at upper ground level close to the former party wall of No. 32 and 33 (see figure 3.17). The mask appears to resemble a death mask although its origins and exact meaning are uncertain. It is conjecture but it is possible the masks were affixed by part of the Bloomsbury Set that were active in the area in the early 20th century.

---

<sup>24</sup> Barton Engineers' Structural Report 2015.



**Figure 3.17: Death mask affixed to the front elevation.**

Northern Elevation

- 3.41 The elevation contains full elevational height stepped brick buttresses to provide lateral support to the former party wall between No. 33 (since demolished) and No. 32 Torrington Square. These buttresses date to between 1953-58 and were erected following demolition of Nos. 33-34 Torrington Square to allow for the construction of the Warburg Institute. The buttresses were constructed with traditional buff London stock brick and are a sympathetic, unobtrusive addition to the listed building but are not of sufficient merit to contribute towards the listed building's significance.



**Figure 3.18: Northern elevation of No. 32. Torrington Square.**

### Eastern Elevation

- 3.42 The northern bay, lower ground window is a timber '6 over 6' sash window set under flat arched buff London stock brick heads. The same is seen at ground floor although the windows are grander in scale.
- 3.43 At first floor the windows are identical to the ground floor but are adorned with an original cast iron balcony likely matching the front elevation's balcony detailing (and certainly those on the front elevation of Nos. 27-31), cantilevered stone platform and cast iron corbels as per the front elevation.
- 3.44 At second and third floors the windows are more modest in scale reflecting the typical hierarchy of classical revival buildings but again are traditional timber '6 over 6' sashes. The pointing to the lower ground floor to the northern extreme shows recent, low quality craftsmanship with the mortar standing proud of the brickwork and is poorly finished. This is considered to be detrimental to listed building's significance.
- 3.45 The southern bay of the house includes a closet wing to the lower ground to first floors. From an inspection of its elevations the lower and upper ground floors appear original to the main house. It has been substantially altered over its lifetime with a previous gabled porch opening seemingly being infilled to the eastern elevation. Alternatively this could have been minor war time blast damage. The repair work to this elevation, likely dates from the mid 20<sup>th</sup> century. Traditional buff London stock bricks have been used in a like-for-like manner although they lack the pollution build up discolouring the original brickwork and are therefore conspicuous. This alteration is considered to have a neutral impact on the listed building's significance.
- 3.46 At lower ground level are three low quality mid 20<sup>th</sup> century timber casements with plastic extractor fans set below a single, combined stone lintel (see Figure 3.24). These windows are considered to have a detrimental impact on the listed building's significance.



**Figure 3.19: Lower ground floor window and low grade brick pointing to northern bay of rear elevation.**



**Figure 3.20: Ground to second floor of rear elevation.**





**Figure 3.21: Northern elevation to closet wing. Note the mid 20<sup>th</sup> century first floor extension.**



**Figure 3.22: Upper ground and first floors to closet wing.**



**Figure 3.23: Rear elevation to No. 32.**



**Figure 3.24: Lower ground floor level of closet wing.**

- 3.47 At upper ground floor is a traditional '6 over 6' sash window. At first floor the closet wing was extended in approximately the mid-20<sup>th</sup> century. The relatively modern brickwork is conspicuous for identical reasons as above. Similarly the elevation includes three low grade timber casements with flat arched buff London stock heads. These windows are again considered to be detrimental to the listed building's significance. Lastly there are a plethora of downpipes serving the W.C.s located within the closet wing at lower ground-first floors. These unsettle the symmetrical qualities of the elevations, are unsightly and are considered detrimental to the listed building's significance.
- 3.48 The rear elevation also includes modern uPVC downpipes and an extractor vent to the upper ground floor sash (northern bay), both of which are detrimental to the listed building's significance. Modern stone steps lead between the upper ground floor to the garden with a modern steel balustrade. Both are reasonably unobtrusive but not of sufficient quality to contribute to the listed building's significance and are assessed as having no heritage value.
- 3.49 The main rear elevation of the terrace is marginally more modest in its design and use of materials relative to the principal street frontage. This reflects the traditional hierarchy between the public frontages and the less important rear elevations of such townhouses

at the time of its construction. There is a general rhythm to the rear elevation's fenestration pattern, however again various later alterations and additions, such as the modern replacement of windows, adaptation of openings and the closet wing at first level have undermined the former uniformity of appearance.

- 3.50 The current steps adjoining the boundary wall are limestone stone steps of good quality, but not original to the listed building, and considered to only marginally contribute towards the significance of the listed building. The metal balustrade surrounding it is modern and of no heritage value. Likewise the modern metal staircase adjoining the side elevation of the closet wing is considered of mediocre quality, of no heritage and considered not to contribute to the significance of the listed building.

### **Interior**

- 3.51 Internally there is evidence of various and successive later alterations, including the intervention of modern partitions, openings, services and redecoration throughout the building. However, as found today, the historic plan form of the building remains legible on all levels. A moderate-high number of elements of the original or historic fabric also remain in many of the rooms and spaces on each of the floor levels which will be discussed in detail below.
- 3.52 The original party wall separation between Nos. 31 and 32 Torrington Square remains intact. There are no openings on the northern elevation as this is now a flank wall after the demolition of No. 33 in the 1950s.
- 3.53 No opening up works have been undertaken to inspect below the current floor coverings, behind later stud partitions or above modern ceilings. It is conceivable that further historic fabric lies behind these modern coverings; for example below the linoleum and modern low grade carpeting throughout may be historic tiles/stone slabs at lower ground to upper ground floor level and historic floorboards on the floors above.
- 3.54 The original plan form would have conformed to that typical of the 19<sup>th</sup> century London townhouse. This layout has the principal staircase rising up from lower ground up to second floor level, positioned against the party wall and towards the rear elevation. There would have been a narrow entrance hall at upper ground floor level and landing areas on each of the floors above. On the principal upper ground and first floor levels there would have been one larger room to the front of the house and a smaller rear room.
- 3.55 Historically the upper ground and first floor levels would have been the principal or higher status levels within the former townhouse, relative to the lower status service lower ground floor and other more ancillary second-third floors. This traditional hierarchy of levels would have been originally expressed in the grander floor to ceiling heights and proportions of the rooms and spaces, and the extent and quality of the interior scheme on the principal floor levels relative to the others. Overall this legibility of the historic layout and plan form remains albeit compromised to some degree by the intervention of or replacement by various modern partitions or the stripping out of historic detailing in some areas. The extant historic plan form helps to confirm the former arrangement of the larger and grander spaces on the upper ground and first floor levels and a progressively simpler scheme for the rooms on the lower ground, second and third floors.

- 3.56 Original or historic decorative features that remain predominantly include joinery, panelled doors, architraves and shutter boxes to sliding sash windows and plasterwork to ceiling cornices. Isolated examples remain of the original or a very early decorative scheme of Neo-Classically inspired joinery and moulded cornice plasterwork elements remains to the rooms and spaces on each of the upper ground, first and second floor levels; again their relative detail reflecting the traditional hierarchy of these spaces and levels. Within the lower ground floor in particular this has been overlaid by mid-late 20<sup>th</sup> century scheme of refurbishment; removing much traditional detailing, installing in-built cupboards making the rooms more non-descript in places. Today there is very fragmentary historic detailing remaining on the lower ground level.
- 3.57 Given the second and third floor levels are lower status floors in relation to the upper ground and first floors traditionally there is typically a greater degree of subdivision between spaces. A high proportion of the original plan form of the former townhouse remains. The historic interior scheme largely remains on upper levels, although where it appears it reflects the traditional hierarchy design relative to the decoration of the higher status principal upper ground and first floor levels below.
- 3.58 The interior of the rear closet wing at this level is essentially modern in appearance as a result of later refurbishment and subdivision to provide new toilet facilities and services enclosure. The mid-20<sup>th</sup> century 1<sup>st</sup> floor closet wing extension is not of special interest and the interior is considered of no heritage value on lower ground-first floors.

#### Lower Ground Floor

- 3.59 The lower ground would have original formed the service rooms to the house with an area to adjoining the front elevation of the building allowing access to the sub pavement vaults. The area and the enclosing area railings remain to the terrace, although various alterations have occurred such as replacement modern steel external stairs, enclosure of the area under the entrance bridge and or infill of the original format of three separate vaults (only one doorway remains).
- 3.60 The rooms at this level would have comprised a front and rear kitchen. The original more modest stone stairs run between lower ground floor level and the upper ground floor with modest, wrought iron handrails (now over-clad). On the lower status lower ground floor level the historic character of these service spaces has been changed as a result of more modern conversion, although the former plan form remains clearly legible. The decorative treatment at this level is very simple or absent as reflects its historically lower status and the impact of later refurbishments.
- 3.61 The room configuration of the floor is largely original although no original or historic floor plans have been unearthed during our archival research. That said, we have obtained 1947 floor plans for No. 27 which originally formed an identical copy of the No. 32 as they were built at the same time by James Sim and sons as part of a single architectural composition.
- 3.62 The basement floor retains only limited internal historic detailing including:
- Modest original stone steps from upper ground to lower ground with wrought iron handrail and balusters (see Figure 3.25). This has been partially covered with modern panelling and additional supports, both additions of no heritage value;

- Original coal vaults are extant at sub pavement level although the original doors are absent and two doors have been infilled (see Figure 3.26);
- The western elevation includes two '6 over 6' timber sash windows (see Figure 3.27);
- The eastern elevation includes one '6 over 6' timber sash window with shutter boxes and moulded architraves; and
- An original door provides access to the garden which is panelled in the main with the upper two panels having been adapted to include glass panes.



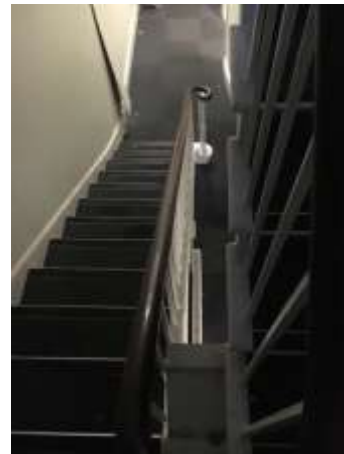
**Figure 3.25: Stone and wrought iron balusters and handrail leading between the lower ground to upper ground floor.**



**Figure 3.26: Sub pavement vaults.**



**Figure 3.27: Western elevation sash window at lower ground level.**



**Figure 3.28: Main staircase from first floor to upper ground.**

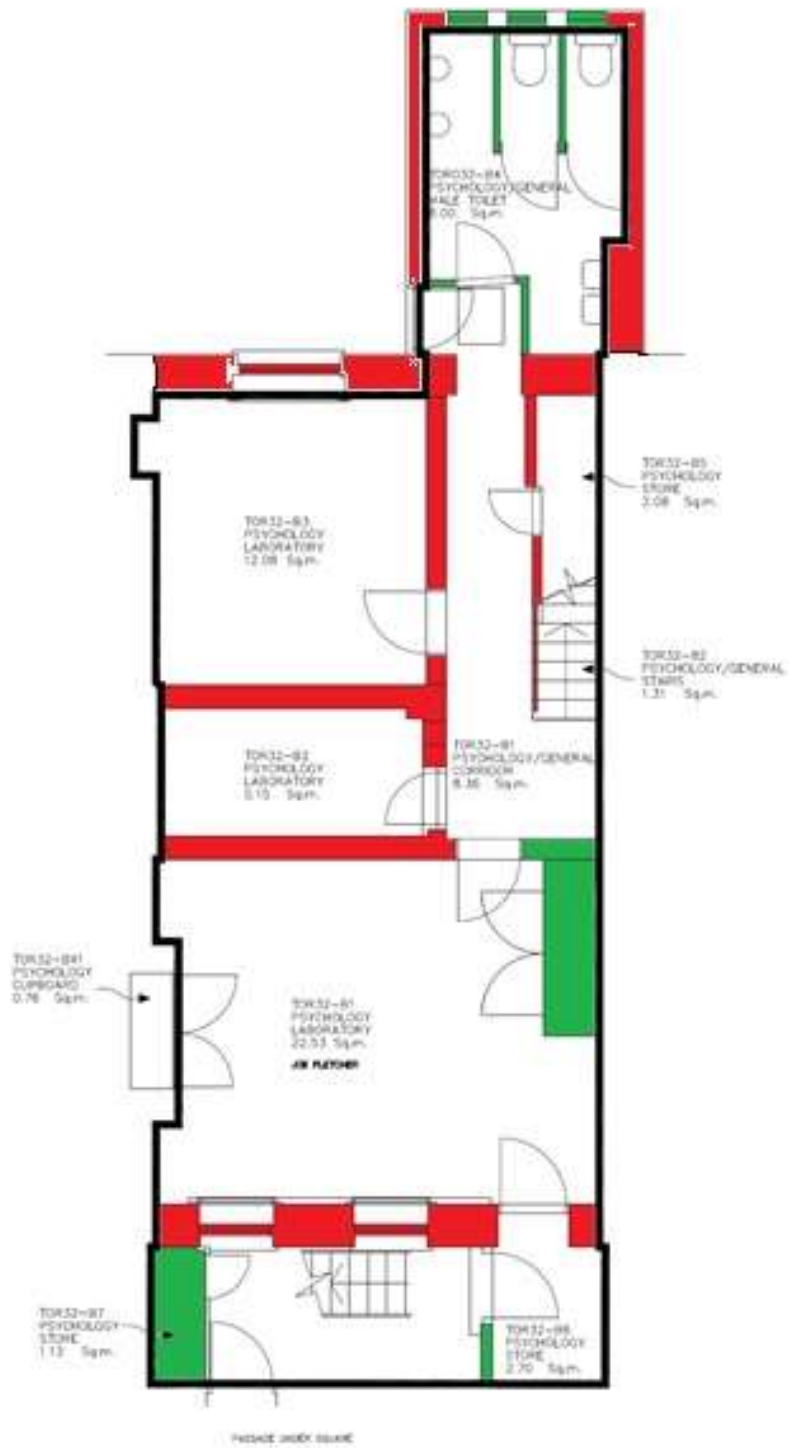
3.63 To assist in the understanding of the relative significance of the different elements and spaces of the listed building, an annotated plan has been prepared to illustrate this as an overview (see Figure 3.29). This can be compared with the historic 1947 plan for No. 27 as the closest means of comparison (see Figure 3.30).

3.64 Figure 3.29 has been coloured according to the following general principles:

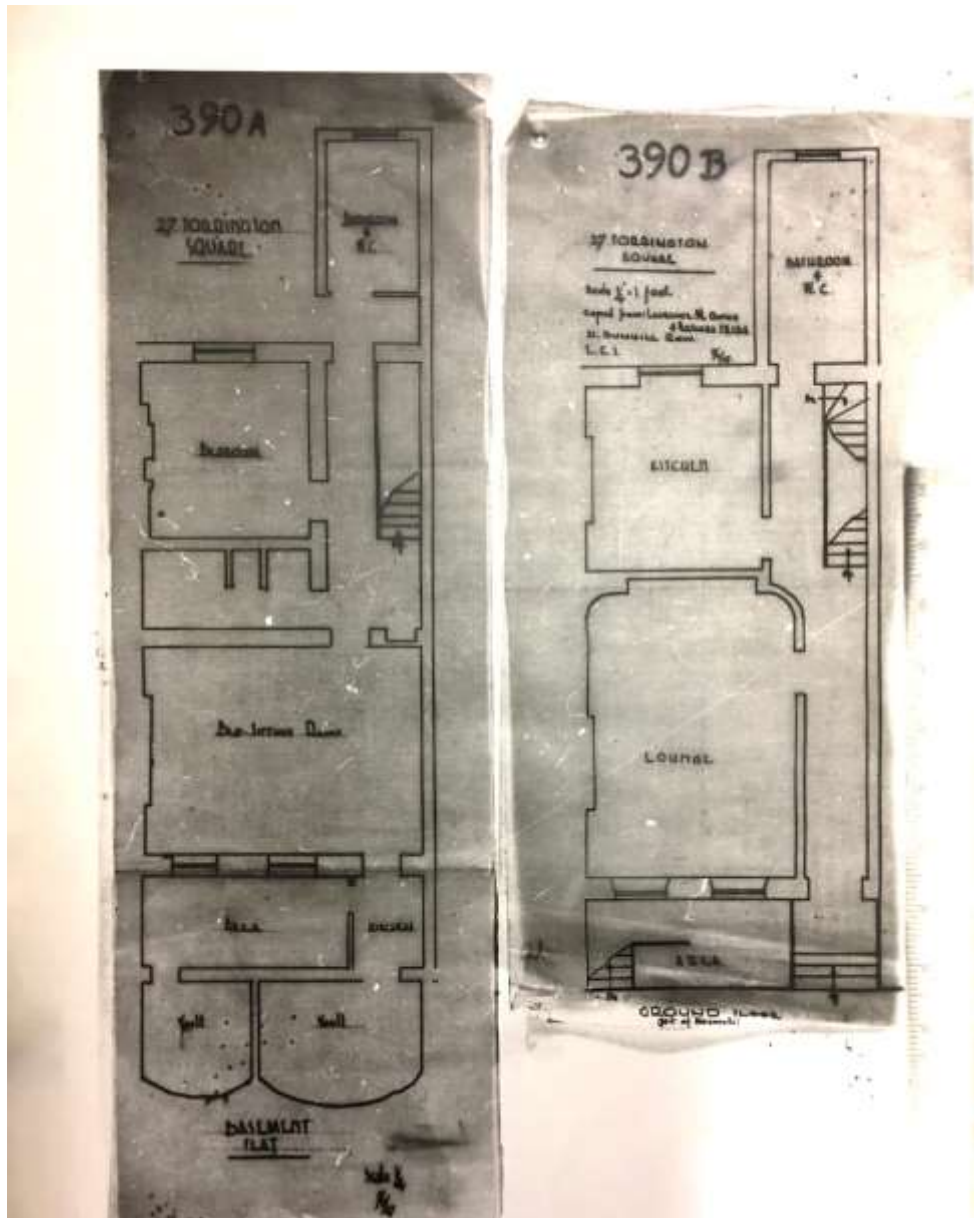
**Red** - indicate principal original exterior or interior features and spaces which are of high significance, in terms of their architectural quality and / or historic interest, and remain largely intact

**Amber** - are original or historic elements or spaces which that are of lesser significance, either because of their relatively lower status historically and accordingly lesser quality of architectural treatment but largely intact, or are principal original elements that have been compromised by unsympathetic later alteration

**Green** - are elements or spaces of least significance, which include later interventions and additions of limited or no architectural or historic interest, or original elements of low status that have been compromised by later change.



**Figure 3.29: Marked up existing plans showing the relevance significance of the extant walls.**



**Figure 3.30: Lower Ground ('Basement') and ground floor plans for No. 27 in 1947<sup>25</sup>.**

Upper Ground Floor

- 3.65 On the upper ground floor level the historic arrangement and proportions of the single larger front room and smaller rear room remains largely intact. The intervention of later partitions on this principal level is limited to the front room. The rear closet wing spaces are much more simply treated by comparison and also altered by intervention of modern partitions to create W.C.s and kitchen facilities.
- 3.66 The Upper ground floor retains some historic detailing internally although the range is limited. The visible extant historic fabric includes:

<sup>25</sup> Local history archive.

- Original, moulded ornate timber window architraves and shutterboxes to front room (see Figure 3.32);
- Pair of original timber shutter boxes and original timber '6 over 6' sashes to front room;
- Original timber shutter boxes and original timber '6 over 6' sash to rear room;
- Later, Victorian 4-panelled door to front room;
- Original staircase in entrance hall rising from upper ground to first floor. Hardwood handrail with 'pig tail' termination to newel post and slender timber balusters to staircase (see Figure 3.28). Original treads also visible and risers also likely to remain under modern carpet covering (TBC);
- Modern, traditional 4-panelled door to rear room entranced off central corridor;
- Early 20<sup>th</sup> century, non-original but historic part glazed, part panelled access door from modern fire escape stairs providing access between the upper ground and the rear garden (see Figure 3.34);
- Original moulded skirting boards to the upper ground floor entrance hallway, front room and rear room (see Figure 3.31);
- Moulded architrave to doorway from entrance hall into front room on both sides of doorway;
- Picture rail to anti room leading to ground floor front room.

3.67 The floor also retains the vast majority of its original walls and includes a small number of additional modern stud partitions are depicted on Figure 3.35. Please see Figure 3.30 for comparison with the 1947 plans for No. 27.



**Figure 3.31: Skirting to upper ground floor front room.**



**Figure 3.32: Ornate window architraves to upper ground floor front room.**

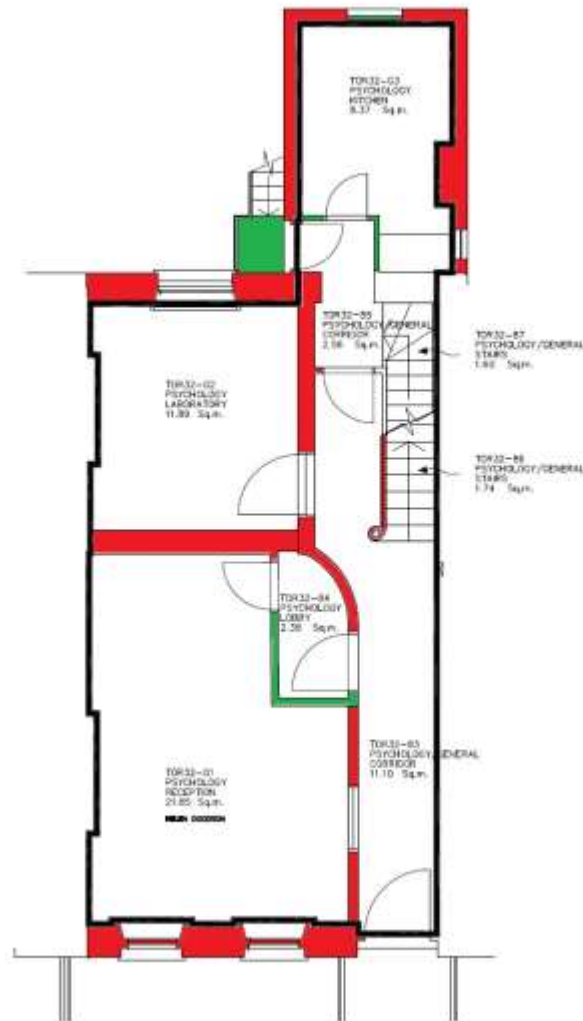




**Figure 3.33: Sash window to rear of upper ground floor (northern bay).**



**Figure 3.34: 4-panelled door to upper ground floor rear room (centre) and part glazed, part panelled door to garden fire escape (left).**



**Figure 3.35: Upper ground floor existing plan marked to show relative significance of extant walls.**

### First Floor

- 3.68 On the first floor the original arrangement of rooms at this level remains legible, where the historic layout of one large front room and a smaller rear room to the rear remains intact. Originally the front and rear rooms were connected by way of a set of double doors allowing the room to be used as a single space when desired. This double width doorway has been infilled and a modern single door now partially fills this space with the remainder being filled by stud partitioning (see Figure 3.37).
- 3.69 The first floor retains some limited historic detailing internally including:
- Two large, rectangular paned '6 over 6' sash windows to western elevation front room (see Figure 3.36). Original timber shutter boxes and timber architrave survive.
  - One large, rectangular paned '6 over 6' sash windows to eastern (rear) elevation. Original timber shutter boxes and timber architrave surrounding.
  - Elaborate decorative cornice to ceiling of front and rear rooms (see Figure 3.38 and Figure 3.41).
  - Later Victorian, 4-panelled door to doorway from staircase to front room with ornate, moulded architrave. Same to rear room.
  - Original skirting boards to front room.
  - Original staircase in entrance hall rising from first to second floor. Hardwood handrail with 'pig tail' curled termination to newel post with slender timber balusters. Original treads also visible and likely risers also original under modern carpet covering.
  - Original moulded plasterwork ceiling to staircase leading from 1<sup>st</sup> to 2<sup>nd</sup> floors (See Figure 3.40).



**Figure 3.36: Original sash windows to first floor front.**



**Figure 3.37: Partition wall between the first floor front and rear room (non-original).**



**Figure 3.38: Ornate ceiling cornice to front and rear rooms.**



**Figure 3.39: Stairlight between first and second floors.**

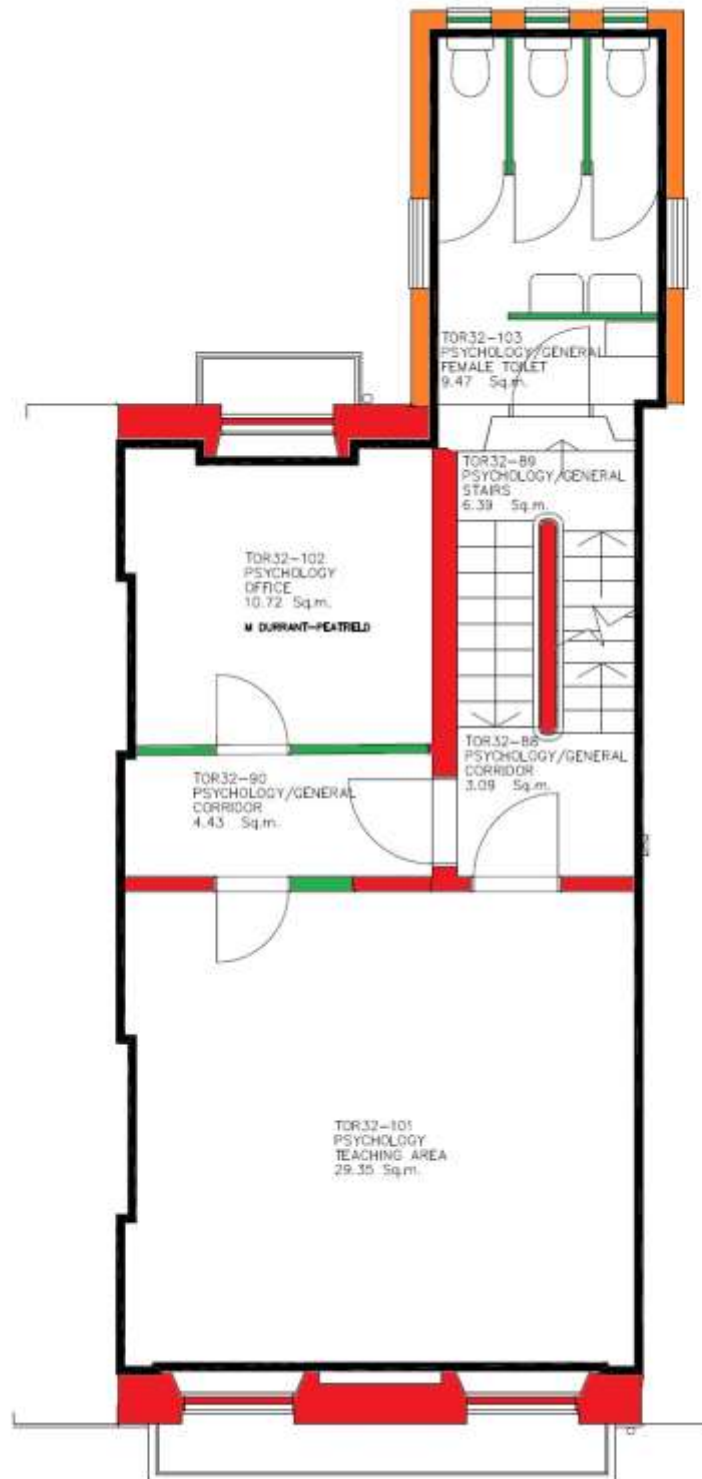


**Figure 3.40: Modillioned ceiling to stairwell.**

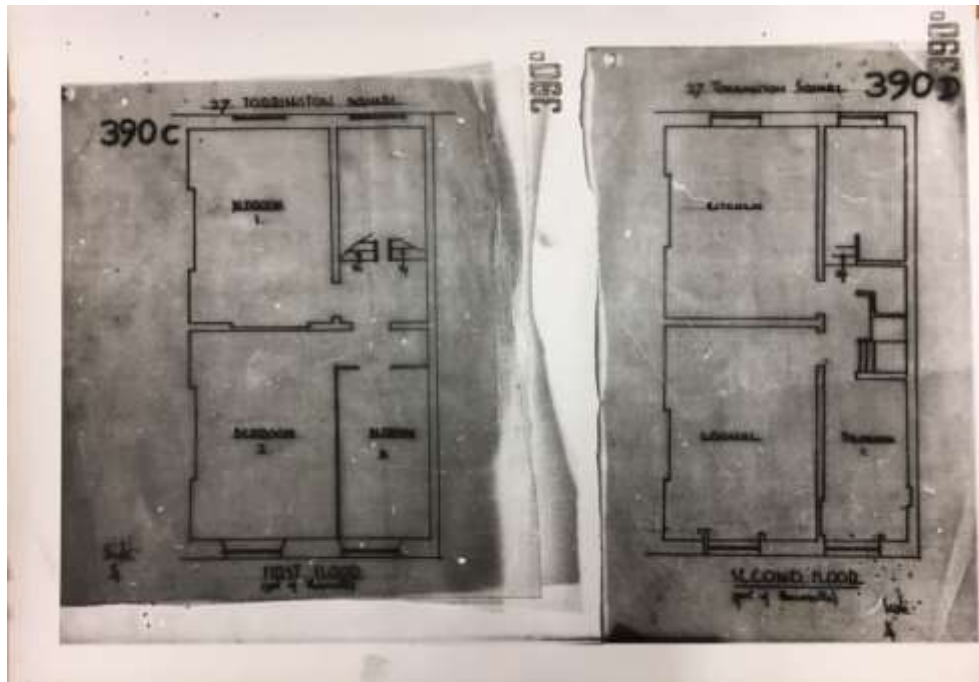


**Figure 3.41: Ornate decorative cornicing, sash window and ornate architrave to rear room.**

3.70 The floor also retains the vast majority of its original walls and includes a small number of additional modern stud partitions as depicted on Figure 3.42. For comparison for have provided the floor plan for No. 27 in 1947 as the closest comparison available from our archival research (see Figure 3.43).



**Figure 3.42: First floor existing plan marked to show relative significance of extant walls.**



**Figure 3.43: First and Second floor plans for No. 27 Torrington Square from 1947.**

#### Second Floor

3.71 The second floor retains some limited historic including:

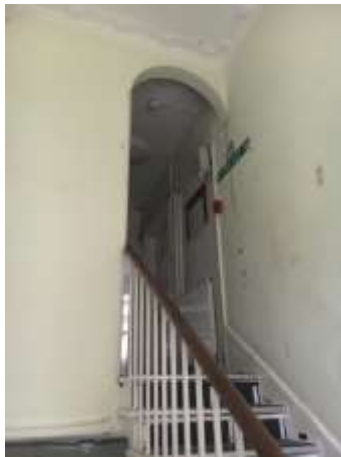
- Two original timber '6 over 6' sashes remain to the front room. The front room south retains its shutter boxes.
- Stepped skirting boards to stairwell leading from 1<sup>st</sup> to 2<sup>nd</sup> floors (see Figure 3.47)
- Later, historic moulded cornice plasterwork to rear room (see Figure 3.45).
- Two original timber '6 over 6' sash to the rear elevation with ornate architrave, one being a stairlight (see Figure 3.39). Original timber shutter boxes and timber architrave surrounding.
- Ornate architraves to stairwell entrance to southern front room. Doorway off stairwell to centre of floorplan to central anti-room non original. Original doorway to rear room visible from within rear room but currently blocked (see Figure 3.48).
- Later, Victorian 4-panelled doors to southern front room and rear room.
- Ornate decorative modillioned cornice to stairwell at second floor level (see Figure 3.49). Original staircase in entrance hall rising from first to second floor. Hardwood handrail with 'pig tail' curled termination to newel post with slender timber balusters. Original treads also visible and likely risers also original under modern carpet covering (see Figure 3.46).



**Figure 3.44: Stabilising works to second floor front and showing extant sash.**



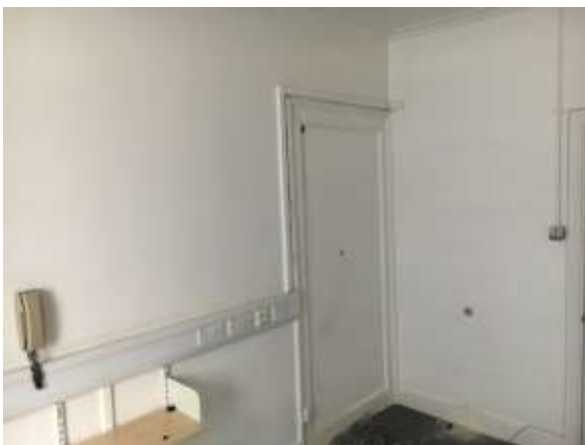
**Figure 3.45: Modest later cornicing to rear room.**



**Figure 3.46: Staircase leading from first to second floors.**



**Figure 3.47: Stepped original architrave in stairwell leading from first to second floors.**



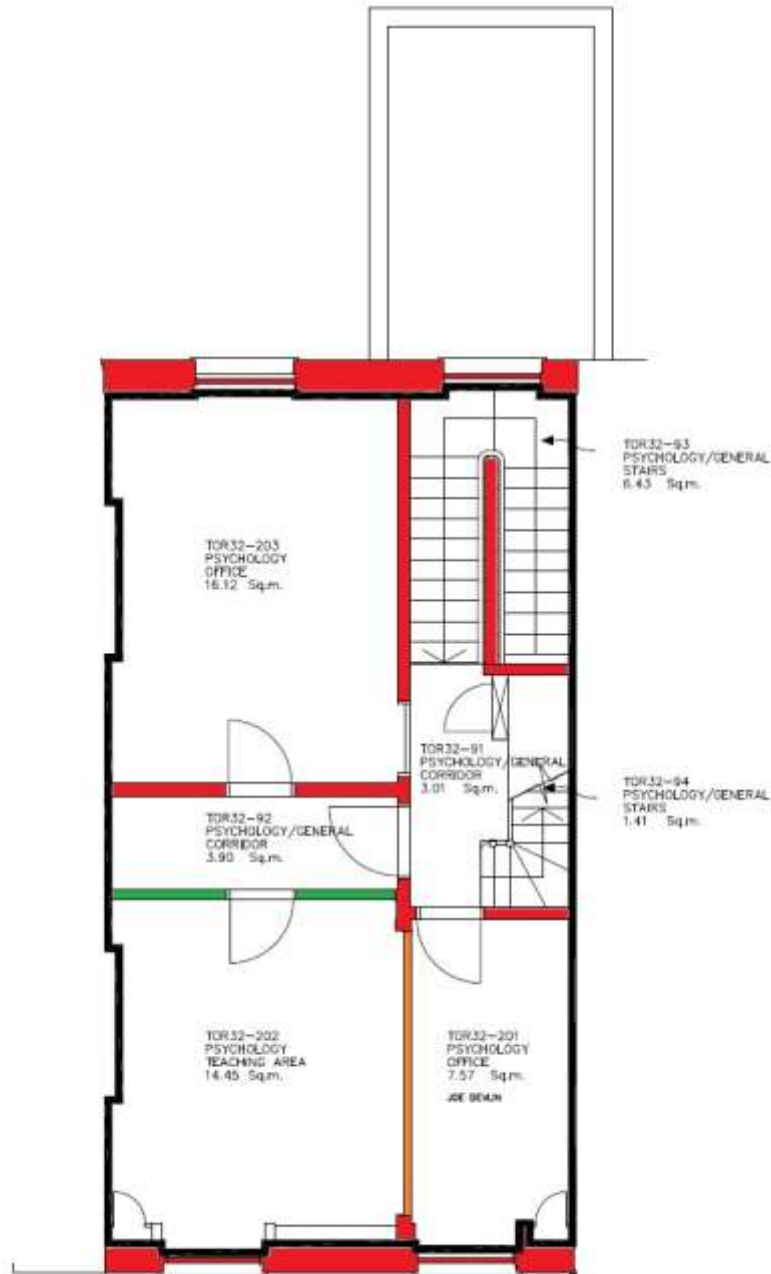
**Figure 3.48: Original doorway leading to rear room currently blocked.**



**Figure 3.49: Ornate ceiling to staircase leading from first to second floors.**

3.72 The dividing wall between the northern and southern rooms to the front has been historically removed and later reinserted with modern stud partitioning (see Figure 3.50). This later wall is of no heritage value although the nibs from the original walls do contribute towards significance.

3.73 The floor also retains the vast majority of its original walls and includes one additional modern stud partitions are depicted on Figure 3.50. For comparison for have provided the floor plan for No. 27 in 1947 as the closest comparison available from our archival research (see Figure 3.43).



**Figure 3.50: Second floor existing plan marked to show relative significance of extant walls.**

Third Floor

3.74 A more central secondary timber built staircase links the second to third floor levels and winds much more tightly to a simpler design. Its position largely determines the

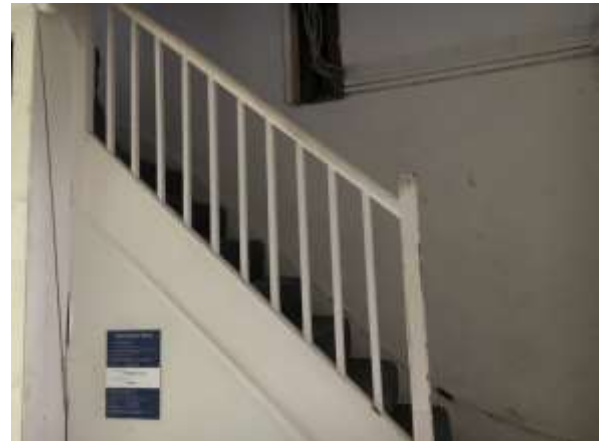
prevailing arrangement of a central landing leading to four different sized rooms at the topmost level. There would have been, and remains, a greater degree of room division to the historically less important upper floor levels relative to those below. The decorative scheme, where fragmentary elements still remain, again indicates the lower status of this topmost level through a greater simplicity of design and detail.

3.75 The third floor retains some limited historic detailing including:

- Modest timber staircase with pine balusters and handrail leading from second to third floors (see Figure 3.52).
- Pair of modern '6 over 6' sash window to the northern and southern front rooms.
- Original timber '6 over 6' sash windows to the southern rear rooms.
- All doorways off entrance hall include original door architraves and Victorian 4-panelled doors to all rooms.



**Figure 3.51: Moulded architrave to doorways off stairwell.**



**Figure 3.52: Original modest balustrade to stairs leading from second to third floor.**



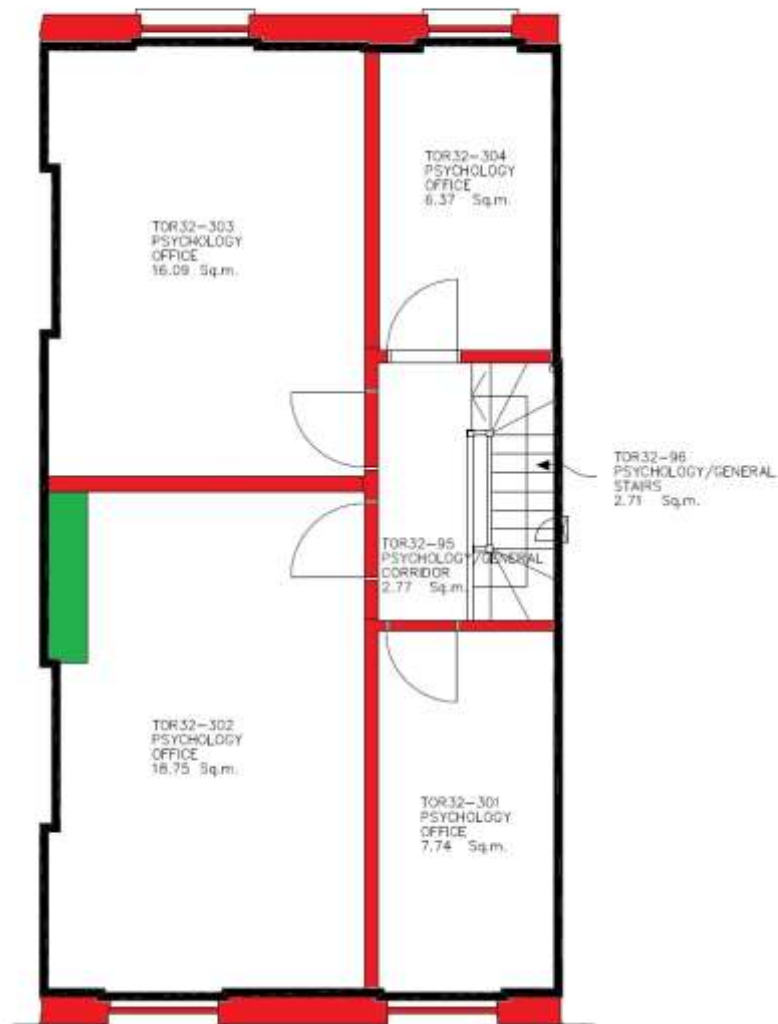
**Figure 3.53: Original modest balustrade to stairs leading from second to third floor.**



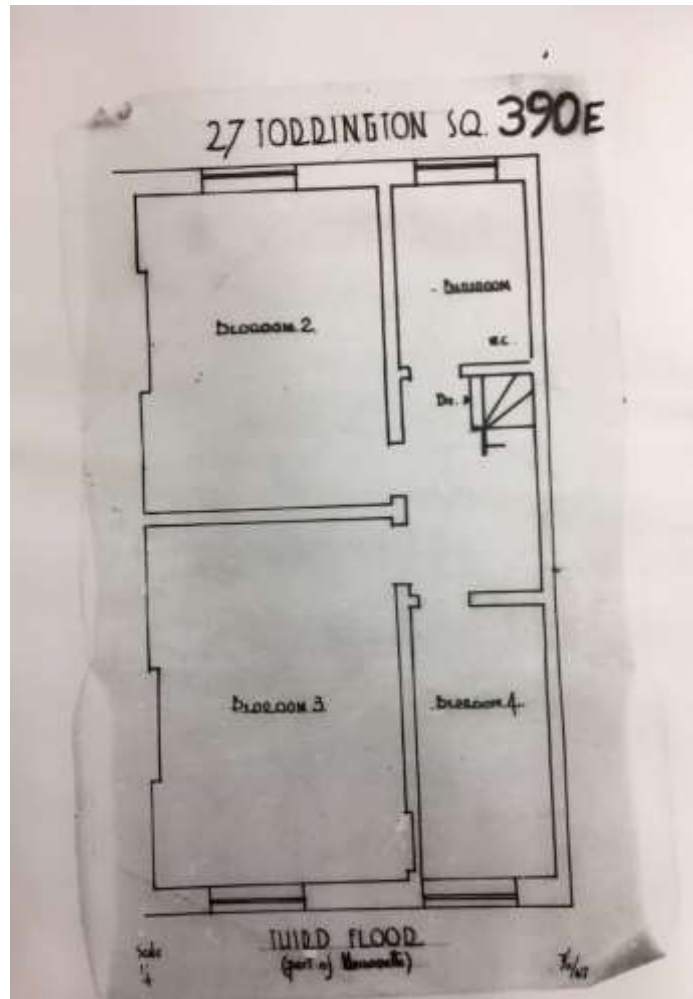
**Figure 3.54: Showing the dividing wall between the front rooms at third floor.**



3.76 The floor also retains the vast majority of its original walls. For comparison for have provided the floor plan for No. 27 in 1947 as the closest comparison available from our archival research (see Figure 3.56).



**Figure 3.55: Third floor existing plan marked to show relative significance of extant walls.**



**Figure 3.56: Third floor plan for No. 27 Torrington Square from 1947.**

### Historic Interest

- 3.77 The listed building and the larger terraced group of former townhouses (Nos. 27-32), as part of the wider contemporary townscape of residential streets and squares, are of historic interest in illustrating the increasing prosperity of London in the early 19<sup>th</sup> century and the associated expansion and population growth within this Bloomsbury in this period. This development also records the work of their designers and builders for the Bedford Estate, and the aspirations of the rapidly growing middle or professional class, for whom they were originally intended.
- 3.78 The elements of the original or historic plan form and interior scheme can also still provide some historical evidence of the domestic use of the building and how it might have functioned in the 19<sup>th</sup> century.
- 3.79 The List Entry identifies that the terrace was built between 1821-25 by James Sim, James Sim junior and Robert Sim. Summerson in *Georgian London*<sup>26</sup> identifies that the contemporary terraces at Gordon Street, Endsleigh Street and Endsleigh Place were all the work of Thomas Cubitt. It also states that another builder made a substantial contribution to the development of 19<sup>th</sup> century Bloomsbury, namely James Sim, in

<sup>26</sup> Summerson, J. *Georgian London*, 1978

partnership with James junior and Robert Sim, built Torrington Square between 1821-5 and had completed Woburn Square by 1829 on the Bedford Estate.



**Figure 3.57: Extract of Ordnance Survey map 1895**

- 3.80 The listed building appears on the 1895 OS map (see Figure 3.57) as part of a larger townscape composition of terraces along the east and west sides of Torrington Square, framing the central gardens. The square is also seen as part of the wider and near contemporary development of residential streets and squares lined or enclosed by terraces within the surrounding area of Bloomsbury.

### **Group Value**

- 3.81 The listed building group at 27-32 Torrington Square was included on the statutory list for its special architectural and historic interest, and for its group value as a terrace. It forms part of a larger townscape scheme of 19<sup>th</sup> century terraces enclosing the square, within the wider Bedford Estate in Bloomsbury. However, as found today, the original integrity of the group of terraces enclosing Torrington Square has been severely compromised by the demolition of the former of the majority of the original square by a combination of bomb damage and insensitive macro development in the 1940s onwards.
- 3.82 The group value of the remaining fragments of original terraces is principally expressed in their stock brick Neo-Classical principal frontages, which retain a strong sense of their original architectural character to the street. There is a close relationship between this terrace and the surviving parts of the contemporary and similarly designed terraces on Woburn Square which was also built by the Sims.

### **Contribution of Setting to Significance**

- 3.83 To the south of No. 32 are Nos. 27-31 Torrington Square built at the same time by the same architect as a single architectural composition as has been described. They lie in visual, experiential and aesthetic setting of the listed building. They also form part of the original and historic setting of the listed building as well as having a strong contextual link due to their shared architect and forming part of the same architectural composition. These buildings are therefore considered to contribute towards the listed building's significance.
- 3.84 To the immediate north is a vacant plot between the northern flank wall of No. 32 and the Warburg Institute created when No. 33 Torrington Square was demolished to make way for the Warburg Institute in the 1950s. This plot leaves the unsightly flank wall of No. 32 open to views from the north-west. The vacant plot is unsightly and allows views through to the rear elevations of those properties on the western side of Woburn Square. The vacant plot is considered to be detrimental to the listed building's setting.
- 3.85 The Church of Christ the King (Grade I listed) lies approximately 50m to the north-west of the listed building. This church lies in the experiential, visual and aesthetic setting of the listed building. It also dates to the mid-19<sup>th</sup> century, therefore forming part of the historic setting of the listed building. Further, since 1963 the church has been used by the University of London and so the two buildings have a shared ownership and a contextual link to the surrounding University of London. The church is considered to contribute towards the setting of the listed building.
- 3.86 To the east are Nos. 24-28 Woburn Square, which as with 27-32 Torrington Square, were built at a similar time by the same architect as a single composition. They lie in the visual, experiential and aesthetic setting of the listed building, albeit only visible from the rear elevation of No. 32. They also form part of the original and historic setting of the listed building as well as having a strong contextual link due to their shared architect and forming part of the original laying out of the area by the Bedford Estate. These buildings are therefore considered to contribute towards the listed building's significance.
- 3.87 The Quaker International Centre, Byng Place (Grade II listed) lies approximately 75m to the north-west of No. 32 Torrington Square and lies in its experiential, aesthetic and visual setting. It also lies in the historic setting of the listed building. It forms a prominent former town house built by Thomas Cubitt in 1832 and forms part of the formal northern termination of Torrington Square as planned by the Bedford Estate. It is considered to contribute to the listed building's setting.

### **Summary of Heritage Significance**

#### **Architectural Interest**

- No. 32 is one of a large number of examples of a stock brick terraced townhouse, built as a terrace, which was developed for the middle or professional classes in London in the early 19th century. The building is no longer in its original domestic use but has been adapted by the University.
- Part of an originally larger townscape scheme of 19th century terraces enclosing Torrington Square, now compromised by substantial demolition of terraces within

the square and redevelopment in the post-war period to create the new Birkbeck College buildings.

- An example of the Neo-Classical style applied to domestic architecture, and a well-established model of elevational design, plan form and some interior features of a building of this type, status and period.

### **Historical Interest**

- As part of a larger townscape scheme, illustrating the increasing prosperity and growth of London in the early 19th century, and the work of its designers and builders for Bedford Estate in Bloomsbury.
- Also some remaining elements broadly illustrate the aspirations and domestic lives of the former townhouses' 19th century occupiers.

### **Group Value**

- Part of a wider early 19th century residential townscape scheme in Bloomsbury, including the contemporary and similarly designed section of terrace Nos. 27-31 Torrington Square and on the opposing western side of Woburn Square (24-28), albeit the original composition of both squares has been compromised by substantial demolition.

### **Overview**

- As found today, the significance of the listed building at No. 32 is primarily invested in its principal street frontage to the square, and its contribution to the group value of the other remaining elements of this townscape composition and wider 19th century scheme at Bloomsbury. The principal elevation retains a strong sense of its original architectural character to the street with few alterations.
- The secondary rear elevation is also largely original. The closet wing was originally two storeys in height but extended to a third floor at first floor level in approximately the mid-20th century. The closet wings elevations and fenestrations have also been subject to considerable change and make a considerably lesser contribution to the overall significance of the listed building relative to the principal street frontages. The first floor of the closet wing and its interior are of no heritage value.
- Internally the historic plan form of the former townhouse remains legible on all floors with only a small number of non-substantial modern stud partitions walls added during the late 20th century to increase the room divisions.
- A moderate-high number of elements of the original or an historic interior scheme remain, including main staircases, joinery, doors, fenestration and decorative plasterwork. The interiors are far from complete however with notable absences being historic chimneypieces, ceiling roses, floor surfaces (TBC), and so on. Overall the internal elements make a contribution to the overall significance of the listed building, but to a lesser degree relative to the principal street frontages.

## **27-31 Torrington Square (Grade II listed)**

- 3.88 The remainder of the terrace was completed at exactly the same period of construction between 1821-5 by James Sim and sons in the same style and were built as a single composition. Identical analysis is made of the architectural interest, historic interest and group value as set out in detail for No. 32 Torrington Square. These will not be repeated herein for concision but the analysis in paragraphs 3.28-3.86 is equally pertinent.

## **Nos. 24-28 Woburn Square (Grade II listed)**

### **Architectural Interest**

- 3.89 Nos. 24-28 Woburn Square comprise a terraced group of five former early 19<sup>th</sup> century townhouses, which originally formed part of the larger townscape composition of terraces enclosing the square, and as part of a wider planned layout of streets and square in Bloomsbury. As found today, these units have been variously altered externally to include French doors at first floor and '1 over 1' sashes at upper ground floor level. Otherwise, they remain largely original externally. This building group is the only remaining part of the western side of Woburn Square.
- 3.90 The listed building is of architectural interest as a terraced group of six London stock brick built former terraced townhouses, which were developed for the middle classes in the early 19<sup>th</sup> century in the expanding residential area of Bloomsbury. This group was originally built as part of a wider scheme of terraces enclosing the square on both sides, of which only fragments now remain. As part of the wider contemporary townscape of streets and squares, these former houses illustrate the large scale and formal approach in this period to the planning and design of a residential scheme.
- 3.91 The building is also of interest as an example of the then popular Neo-Classical architectural style, as displayed in the design and proportions of its principal street elevations. These were designed and built as one architectural composition, within a larger townscape scheme of terraces enclosing Woburn Square. The contemporary and matching designed partner terrace to the south on this side of the square was demolished in the 1960s, followed by the clearing away of the former centrepiece Christ Church facing the gardens a decade later.
- 3.92 As found today, the original architectural character of the principal street frontage of the terraced group remains largely intact; however it has been variously altered over time. Later and largely unsympathetic alterations to the principal street frontage of the terrace include the loss of the original uniform fenestration pattern through various replacements of windows at all floor levels.

### **Historic Interest**

- 3.93 The listed building and the larger terraced group of former townhouses, as part of the wider contemporary townscape of residential streets and squares, are of historic interest in illustrating the increasing prosperity of London in the early 19<sup>th</sup> century and the associated expansion and population growth within this Bloomsbury in this period. This development also records the work of their designers and builders for the Bedford Estate, and the aspirations of the rapidly growing middle or professional class, for whom they were originally intended.



**Figure 3.58: 24-28 Woburn Square.**

- 3.94 The List Entry identifies that the terrace was built in approximately 1829 by James Sim, James Sim junior and Robert Sim. Summerson in *Georgian London* identifies that the contemporary terraces at Gordon Street, Endsleigh Street and Endsleigh Place were all the work of Thomas Cubitt. Also he commented that another builder made a substantial contribution to the development of 19th century Bloomsbury; namely James Sim, in partnership with James junior and Robert Sim who built Torrington Square in 1821-5 and then Woburn Square in 1829 on the Bedford Estate. Summerson describes these terraces as:

*“... two pleasantly proportioned works which, however, lack that extra finish and character which the Cubitts achieved. Sim was just a competent builder working to elevations provided by the estate.”*

- 3.95 The listed building appears on Bedford Estate plan of 1830 as part of a larger townscape composition of terraces along the east and west sides of Woburn Square, framing the central gardens. The square is also seen as part of the wider and near contemporary development of residential streets and squares lined or enclosed by terraces within the surrounding area of Bloomsbury.

### **Group Value**

- 3.96 The listed building group at 24-28 Woburn Square was included on the statutory for its special architectural and historic interest, and for its group value as a terrace. It forms part of a larger townscape scheme of 19th century terraces enclosing the square, within the wider Bedford Estate in Bloomsbury. However, as found today, the original integrity of the group of terraces enclosing Woburn Square has been severely compromised by

the demolition of the former centrepiece Christ Church and partner terrace on the east side and the majority of the former terraced townhouses on the east side.

- 3.97 The group value of the remaining fragments of terraces and former townhouses is principally expressed in their stock brick Neo-Classical principal frontages, which retain a strong sense of their original architectural character to the street. There is a close relationship between this terrace at 24-28 and the surviving parts of the contemporary and similarly designed terrace on part of the west side (1-18), which was also built by the Sims.

### **Contribution of Setting to Significance**

- 3.98 Woburn Square includes a number of historic 19<sup>th</sup> century townhouses on both sides of the square which date from the same period and as discussed possess group value. These form part of one another's historic and original setting and are considered to contribute towards each other's significance by way of setting.
- 3.99 To the west is a vacant plot between the northern flank wall of No. 32 and the Warburg Institute created when No. 33 Torrington Square was demolished to make way for the Warburg Institute in the 1950s. This plot leaves the unsightly flank wall of No. 32 open to views from the north-west. The vacant plot is unsightly and forms an unsatisfactory termination to Nos. 27-32 Torrington Square and is considered to detract from the setting of the listed buildings.
- 3.100 Nos. 27-32 Torrington Square also forms part of the historic 19<sup>th</sup> century townhouse building stock of the area. They form part of the aesthetic, visual and experiential setting to an extent although the visibility is limited being from the rear (western) elevations of 24-28 Woburn Square to the rear (eastern) elevations of Nos. 27-32 Torrington Square. They also form part of the original and historic setting of the listed buildings and are considered to contribute to the significance of the listed buildings by way of setting.



## **Church of Christ the King and Attached Railings and Walls, Gordon Square (Grade I listed)**

### **Architectural Interest**

- 3.101 A former Catholic church built to design by JR Brandon between 1851-54, today used as a Church of England chaplaincy to the University of London (see Figure 3.59). A bold Early English Gothic design, built in Bath stone ashlar on a cruciform plan with central tower. The church is arranged as a 5 bay nave with full triforium and clerestory, a 3 bay sanctuary and a 3 bay lady chapel. Detailing includes, amongst much rich ornamentation, Bath stone hood moulds, lancet windows, finials, angle buttresses, a lantern window, corbelled parapets, blind arcading to tower and a Lady Chapel rose window.

### **Historic Interest**

- 3.102 The church was built in the mid-19th century as a catholic church. Following the increase in religious freedom in England in the 1830s onwards non-conformist religions such as Catholicism chose increasingly visible locations for their new churches. Previously their locations had been more discreet, some hidden, due to fears of persecution. The church continued as a Catholic Church until the last Catholic Apostolic priest died in 1963 when the church became part of the Anglican University Chaplaincy, becoming the sole place of worship at the University of London in 1968.
- 3.103 The church can therefore be seen as a focal building to local Catholic community for over a century from the mid-19th – mid 20th century and has since 1963 has served the University of London. In both instances the church formed a highly visible focal point to the local community and is considered to have cultural and social historic interest.



***Figure 3.59: Church of Christ the King to the centre and the Quaker International Centre to the left.***

### **Group Value**

- 3.104 The church forms a collection of mid-19th century buildings along with the Quaker International Centre (Grade II listed) and 33 & 35 Torrington Place (Grade II listed) at the northern end of Torrington Square on Torrington Place and Byng Place. These buildings form the formal northern termination of Torrington Square and form the best preserved building group in the square. These buildings are considered to have a high degree of group value.

### **Contribution of Setting to Significance**

- 3.105 To the south-west is the Quaker International Centre which lies in the immediate, aesthetic, visual and experiential setting of the listed building. It also lies in the original and historic setting of the listed building as it marginally pre-dates the building of the church. There is no contextual link between the two but they form part of the original estate planning of the Bedford Estate as set out in the 19<sup>th</sup> century. It is assessed to contribute marginally to the significance of the church.
- 3.106 To the north-east is Gordon Square and to the south-east are Nos. 27-32 Torrington Square which also lie in the experiential, visual and aesthetic setting of the listed building. The squares are approximately contemporaneous with the church and form part of the original laying out of the area by the Bedford Estate. They form part of the original and historic setting of the listed building and are considered to contribute to the listed building's significance.
- 3.107 The vacant site to the immediate north of No. 32 Torrington Square was created when No. 33 Torrington Square was demolished to make way for the Warburg Institute in the 1950s. This plot leaves the unsightly flank wall of No. 32 open to views from the north-west. The vacant plot is unsightly and allows views through to the rear elevations of those properties on the western side of Woburn Square. The vacant plot is considered to be detrimental to the listed building's setting.

## **Quaker International Centre and Attached railings, Byng Place (Grade II listed)**

### **Architectural Interest**

- 3.108 A brick built, nine bay house built over lower ground – second floors with an attic third floor. Built by Thomas Cubitt in 1832 in a late Regency style including bold stucco render (painted cream). Please see Figure 3.59.
- 3.109 The eastern (main) elevation comprises the following. The lower ground and upper ground floors include banded rustication, with smooth painted stucco render to the upper floors. The central three bays are slightly indented including Giant Order pilasters to either side of each of the central three bays. Above the 3-bay centrepiece is an unadorned pediment. Between second and third floors is a prominent stucco cornice. ‘6 over 6’ sashes to all floors except the third floor which includes ‘3 over 3’ sashes. The southern return comprises three windows (one blind). The main entrance is located on the southern facade comprising a projecting, balustraded porch; square-headed doorway with panelled jambs, cornice head, overlight and panelled door.

### **Historic Interest**

- 3.110 The building was originally built as a grand townhouse partly terminating views looking west from Gordon Square. It was later converted into three units but at the time of last listing description revision in 1999 was in single occupancy as the Quaker International Centre. Its use in this context is understood to have served as a place of lodging, resource centre with modest rooms to practice their faith. In this sense the building is considered to have low social and cultural historic interest.

### **Group Value**

- 3.111 The group value is identical to the Christ the King church as set out in paragraph 3.100.

### **Contribution of setting to significance**

- 3.112 The setting is identical to the Christ the King church as set out in paragraph 3.101 – 3.103.

## **Group Assessment: Bloomsbury Conservation Area and K2 telephone kiosk outside the Church of Christ the King, Byng Place (Grade II listed) x 3.**

### **Introduction**

- 3.113 The Bloomsbury Conservation Area comprises a large area of townscape that extends from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east.
- 3.114 This description of the historical development and character and appearance of the conservation area, which surrounds the site and its terraced group, focusses primarily on that part of the area affected by these proposals.

### **Historical Development**

- 3.115 The historical development of the area is described in detail in section 4 of the Bloomsbury Conservation Area Appraisal 2011. The Conservation Area Appraisal Appendix includes a selection of historic maps at appendix 1 illustrating the evolution of the area. Paragraph 4.1 sets out in overview that:

*"The Bloomsbury Conservation Area covers an area of London that expanded rapidly northwards during the period 1660-1840. Impetus for the initial development came from events such as the plague of the Black Death (1665) and the Great Fire of London, which had devastated the City. The building of Covent Garden, nearby to the southwest, however, was a key architectural development which strongly influenced the form of Bloomsbury. In 1630 the developer, the Duke of Bedford, and his architect, Inigo Jones, introduced Palladian architecture to England in the form of a public square, addressed by a church and arcaded terraces of houses, and surrounded by grids of streets. This was a key departure from the prevailing pattern of development, based on narrow medieval streets, alleys and courtyards, and set the scene for the next three centuries."*

- 3.116 Prior to the late-17<sup>th</sup> century, the area of Bloomsbury comprised agricultural and pastoral land associated with a series of medieval manors on the periphery of London. The first phase of development in the late-17<sup>th</sup> century consisted of a mix of uses, including houses and a market along with commercial buildings, hospitals and churches. Morgan's Map of the Whole of London, dated 1682, shows that by this time, the development spreading north of High Holborn included Southampton House (the London home of the Earl of Southampton, built 1657); Montagu House (owned by the Duke of Montagu, built 1675-9 and from 1759 used as the British Museum); Bloomsbury Square (1661); and Great Russell Street (c.1670). As well as these key landmarks and infrastructure, there was a hinterland of smaller streets and houses, along with a market.
- 3.117 Cary's 1795 plan of London, Westminster and Southwark shows that the development of Bloomsbury progressed only slowly over the 18<sup>th</sup> century. Bedford Square had been laid out as a unified architectural composition in 1775-6, and its construction marked the beginning of the more systematic development of the land to the north. Gower Street, a key north-south route, was developed immediately after Bedford Square, along with other streets like Bedford Avenue, Store Street and Chenies Street. These were lined with narrow fronted terraces which enabled the developers to maximise the number of dwellings that could be built in each street. Other notable additions to the early development of Bloomsbury include the distinctive parish church of St George - built

between 1716-1731 by Hawksmoor under the Fifty Churches Act following the Great Fire – and the Foundling Hospital - founded in 1742 by Captain Thomas Coram to address the state of London's poorest children.

3.118 Occupying land previously used as a series of Medieval Manors on the periphery of London and their associated agricultural and pastoral land, the first phase of development consisted of a mix of uses with houses, a market, commercial, cultural uses (the British Museum), hospitals and churches. Later expansion of the northern part of the conservation area in the 19<sup>th</sup> century was focussed on providing grander residential districts for wealthy families. This was often carried out speculatively by a number of builders, on leases from major landowners, and followed a consistent form with terraced townhouses constructed on a formal grid pattern of streets and landscaped squares.

3.119 The listed former terraced townhouses addressing or enclosing Woburn Square and Gordon Square form part of this phase in the historical development of the conservation area. The Bloomsbury Conservation Area Appraisal 2011 describes that:

*“The pace of building had slowed significantly as a result of the Napoleonic Wars prompting a rise in the cost of building materials and a scarcity of credit. The area between Euston Square and the Russell Square consequently remained undeveloped until the 1820s when the period of stagnation came to an end. Thomas Cubitt (famed for the development of Pimlico), took over as the principal builder on the Bedford Estate completing Tavistock Square, Woburn Place, part of Gordon Square and some of the neighbouring streets. Also active in the area was James Sim, who in partnership with his two sons also developed in the area around Gordon Street, Endsleigh Street and Endsleigh Place, Torrington Place (1821-25) and Woburn Square (1829).” (Paragraph 4.17)*

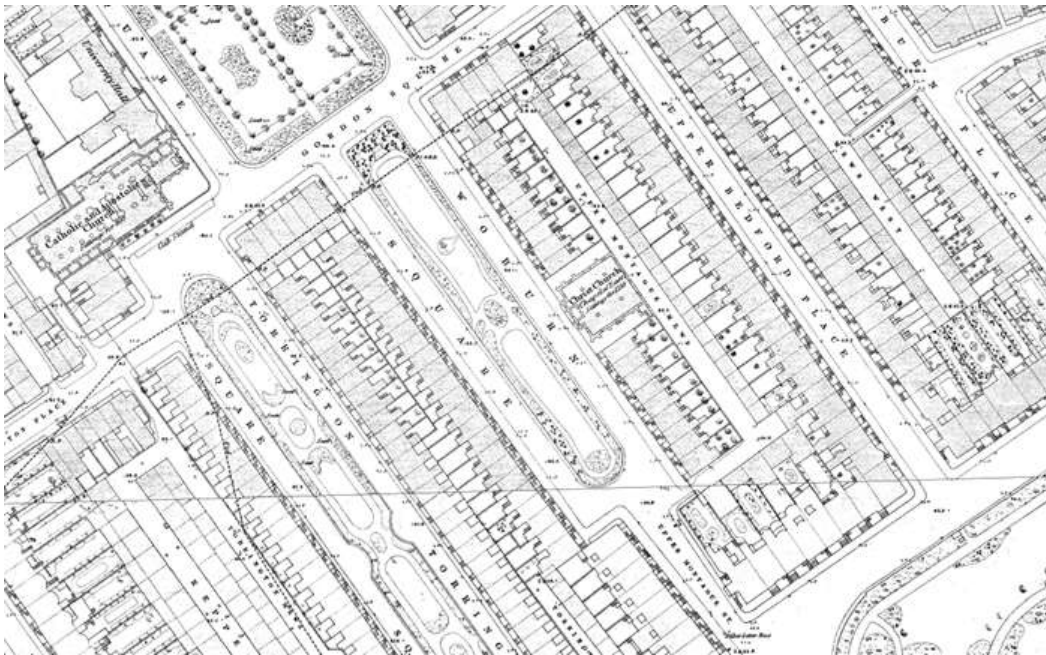
3.120 The area between Euston Square and the Russell Square remained undeveloped until the 1820s, when Thomas Cubitt was engaged as principal builder on the Bedford Estate, and completed Tavistock Square, Woburn Place, part of Gordon Square and some of the neighbouring streets. Also active was James Sim, who in partnership with his two sons also developed in the area. His work included Torrington Square, which was laid out between 1821-25.

3.121 More rapid expansion of the northern part of the conservation area occurred during the 19<sup>th</sup> century, catalysed by the conception of plans for the development of the Duke of Bedford's estate. New development was focussed on providing grander residential districts for wealthy families, whilst more widely, new uses emerged and existing ones expanded. Building agreements for Russell Square were granted in 1801 and the building work, designed by James Burton with a garden square by Humphrey Repton, was largely completed by 1804. Montague Place and Keppel Street were developed from 1800-1810 by builders including Hendry and Thomas Lewis. At the same time, Alfred Place was laid out as an area of high-status, large town houses by George Dance the Younger, surveyor for the City of London Corporation. Euston Square on the Southampton Estate was also laid out during the first years of the 19<sup>th</sup> century.

3.122 The later 19<sup>th</sup> century saw many of Bloomsbury's wealthy residents move to attractive suburbs further to the north and the area came to attract new uses and expand upon

existing ones. These included industrial development in the Fleet valley as well as growing educational establishments, hospitals around Queen Square and the expansion of the British Museum. New shopping and commercial facilities were also introduced in areas such as New Oxford Street to the south.

- 3.123 During the 20<sup>th</sup> and 21<sup>st</sup> centuries, the expansion of hospital, academic and cultural uses continued, particularly around the University of London and hospitals. Bloomsbury has also been marked by more widespread change as the area has sought to accommodate new uses and modes of transport into the city centre, such as the large scale infrastructure of the Euston Road to the north.



**Figure 3.60: Extract of Ordnance Survey Map 1874-5 (Woburn Square)**

- 3.124 The development of a new modern building for University of London at 17, 20 and 26 Bedford Way, which has now been included on the statutory list, forms part of this later phase in the development or redevelopment of parts of the conservation area to serve expanding educational and cultural uses. This building replaced a number of former terraces of 19<sup>th</sup> century townhouses. The Bloomsbury Conservation Area Appraisal 2011 describes that:

*“The University extended further south-eastwards with the development of the Institute of Law and Education on Bedford Way a sculptural, somewhat monolithic modern building designed by Denys Lasdun which replaced Christ Church. This was originally planned in 1965 although only part of the original scheme was built (completed 1976). At a similar time, the Brunswick Centre by Patrick Hodgkinson with Sir Leslie Martin was developed as a mixed residential and retail scheme, replacing earlier Georgian terraces. The architecture of the centre was based on ideas of separating pedestrians from vehicles (1967-72, but not completed to its original design). A number of large footprint hotel buildings were also constructed in the post-war period, particularly in the vicinity of Russell Square, Woburn Place and Southampton Row, which brought more tourist and economic activity to Bloomsbury and to central London. However, these developments*

*led to serious concern about loss of valuable historic buildings and spaces. The listing review of the London Borough of Camden in 1974 prevented similar large scale losses of earlier phases of development.” (Paragraph 4.35)*

### **Character and Appearance**

- 3.125 The area is characterised primarily by a sequence of planned residential streets and leafy squares laid out speculatively by various developers from the 17<sup>th</sup> century onwards. 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.



**Figure 3.61: Woburn Square**

- 3.126 There is also a distinct hierarchy of scales across the conservation area with major arterial routes having larger scale buildings, addressing broader, busier streets. This contrasts with the smaller scale, finer grained streets in other part of the conservation area where there are a larger number of narrower streets and alleyways which are intimate spaces with a particular charm and sense of history. The Bloomsbury Conservation Area Appraisal 2011 states that:

*“Overall, the area’s hierarchy of main arterial routes, grids of streets, rear mews spaces and narrow lanes creates a noticeable transition in the sense of enclosure moving around the Conservation Area. This dynamic spatial character emphasises the difference in the scale of the component streets and spaces, making each component element and the difference between them notable.” (Paragraph 3.13)*

3.127 A range of building types is evident across the conservation area, although the predominant type is the terraced townhouse. Shops and public houses are a feature of parts of Bloomsbury, generally forming part of or having been inserted into the earlier terraces, reflecting the growth in commercial activity in the area. Also interspersed across the area are several set piece or landmark buildings, including churches and cultural buildings. The many later university, hospital and other institutional buildings have introduced a larger scale to the earlier established street pattern of terraces, and also the megastructure of the Brunswick Centre which introduced a new giant scale and modern concept of pedestrian and vehicular segregation to the townscape.

3.128 Brick is the predominant building material within the area, which is often complemented by different colours of brickwork, terracotta, stone and stucco render to dress the many 18<sup>th</sup> and 19<sup>th</sup> century buildings. More modern buildings have also introduced new materials such as concrete and steel and glass to the diverse palette of materials across the area. The gradual development and redevelopment of the area over the centuries has contributed to the varied architectural styles of buildings that can now be found across the area, from the dominant Classically inspired terraced townhouses of the 18<sup>th</sup> and 19<sup>th</sup> century to the Modernist and Brutalism of buildings for the University of London.



**Figure 3.62: Senate House on University of London campus, Malet Street.**



**Figure 3.63: Central Hall, University of London, Malet Street.**



**Figure 3.64: Contrast of 19<sup>th</sup> century terraces and modern university buildings**



**Figure 3.65: Torrington Square.**

3.129 The Bloomsbury Conservation Area Appraisal 2011 sets out that owing to the size and complexity of the conservation area, it has been sub-divided into a series of character



areas that generally share common characteristics to assist in defining those features that contribute to the area's special interest overall. These sub areas are described in section 5. The Bloomsbury Conservation Area Appraisal 2011 describes Sub Area 3 as follows:

*"This area is dominated by large-scale institutional buildings. To the north of the area is the University of London precinct and its associated colleges and faculties. To the south is the British Museum which occupies almost an entire street block north of Great Russell Street and south of Montague Place. As well as some exemplary 18<sup>th</sup> and 19<sup>th</sup> century buildings, there are several examples of 20<sup>th</sup> century architecture of international repute. The original street pattern is retained in most part, but 20<sup>th</sup> century development has involved the loss of some earlier, small-scale domestic terraces. In most cases, later buildings maintain and define street frontages, despite their larger scale and increased bulk and mass. There are a series of pedestrianised spaces and courtyards of varying scales between the buildings giving a quieter but nonetheless active campus atmosphere contrasting with the busy streets." (Paragraph 5.27)*

- 3.130 It is described that the library extension to the School of African and Oriental Studies (Philips Building) and 17, 20 and 26 Bedford Way are seen as a group in views from Torrington Square, Woburn Square and Thornhaugh Street. The Philips Building is also listed at grade II\*. These buildings are:

*"Both by Denys Lasdun, they share a common vocabulary derived from the post-war British Brutalist architecture: stark concrete, strongly modelled structures with horizontal glazing, and distinct sculptural forms including vertical circulation towers. While radical interventions in the Bloomsbury townscape, the Lasdun buildings are now part of the established character of the conservation area. The open spaces to the rear of the building provide a green link between Woburn Square and Thornhaugh Street." (Paragraph 5.42)*

- 3.131 The terraces at 27-32 Torrington Square, 10-18 and 24-28 Woburn Square, 55-59 Gordon Square and 15-23 Endsleigh Street (Institute of Education) is located within Sub Area 2 (Gordon Square / Woburn Square / Byng Place). This character area is largely defined by the planned layout of early 19<sup>th</sup> century terraces of former townhouses addressing streets and enclosing garden square which have been retained, albeit adapted to new uses for the University of London, other institutions and office use. The Bloomsbury Conservation Area Appraisal 2011 describes that:

*"Many of the Georgian and early Victorian Bloomsbury terraces of Bloomsbury, including those developed by Cubitt, were built as an entity. The terraces tend to adhere to a pattern of four storeys with basements set back from the pavement edge behind lightwells with railings to the frontage. They have vertically-proportioned windows with the tallest at first-floor level emphasising the piano nobile (or principal floor), and diminishing in size on successive upper floors. Window openings are characterised by box sashes subdivided into small panes by slender glazing bars. The architectural hierarchy and articulation of facades is characterised by uniformity and repetition. They are built in majority in yellow stock brick with a rusticated stucco base, a moulded stucco parapet and decorative iron balconies at first-floor level, the detailed design of which varies from street to street ..." (Paragraph 5.12)*



**Figure 3.66: Woburn Square (East Side)**

3.132 The Conservation Area Appraisal describes Torrington Square as follows (paragraph 5.26):

*“To the south of the Warburg Institute, facing Torrington Square is a terrace of grade II listed townhouses by James Sim and Sons. They are of an identical design to the terrace fronting Woburn Square, except that the ground floor has been painted white. The terrace is terminated at its southern end by the Clore Management Centre, which was developed by Birkbeck College in the 1990s. Designed by Stanton Williams Architects, it is a sensitive, contextual building constructed in a warm brown brick. Torrington Square is an open, windswept space, predominantly grassed, and has potential for enhancement in contrast with the neighbouring Woburn Square.”*

3.133 The Conservation Area Appraisal Appendix 3: Built Heritage Audit (by sub area) lists the following as positive contributors to Sub Area 2 of the Conservation Area:

- *“Endsleigh Gardens Bentham House, Thorne House, 9-14;*
- *Gordon Square [assumed to mean Torrington Square/Woburn Square] Warburg Institute (see Figure 3.67), garden kiosk;*
- *Taviton Street School of Slavonic Studies;*
- *Torrington Square 25-26 Clore Management Centre; and*
- *Woburn Square Garden pavilion.”*



**Figure 3.67: Warburg Institute, Torrington Square with the infill site and No. 32 to the right hand side.**

3.134 The Conservation Area Appraisal sets out key views important to significance as follows (paragraphs 3.14-3.16):

*“Although the area is strongly influenced by a formal pattern of streets and spaces it was not planned to create distinctive formal vistas to architectural set pieces such as churches, other than the view to the Foundling Hospital (demolished 1926). The relatively flat topography also means that views are not created by changing levels. The visual characteristics of the Conservation Area therefore derive from the experience of moving between streets, squares and other spaces, and the contrast created between enclosure and open spaces. Owing to the role of trees within the Conservation Area within streets and squares, there is a notable difference in the visual characteristics in summer and winter. Also of importance in appreciating the character of the area are the views of the plainer backs of terraces where these remain intact, creating an interesting contrast with the polite and formal frontages. Where there are set piece buildings (such as The British Museum and St George’s Church in Bloomsbury Way) these generally become evident as landmarks in the streetscape.*

*There are a few notable views to landmarks within and outside the Conservation Area that assist orientation and navigation, the main ones being:*

- *View west along High Holborn to Commonwealth House;*
- *Views east and west along Euston Road to St Pancras Church;*
- *View north along Judd Street to St Pancras Station and the British Library;*

- *Views of Senate House from Russell Square in the east and Store Street/Tottenham;*
- *Court Road in the west; and*
- *Views north along Coptic Street, Museum Street and Bury Place, and east and west along Great Russell Street of the British Museum.*

*Historically, it was the undeveloped views northwards to the hills of Highgate and Hampstead that were prized by the area's residents and developers, prior to the development of areas such as Camden Town and before the construction of the railway termini on Euston Road. These views had an influence on the pattern and nature of development. One example of this is the northern side of Gray's Inn, which was deliberately left open."*

3.135 The Conservation Area Appraisal Appendix 3: Built Heritage Audit (by sub area) lists important views within Sub Area 2 are being:

- View to BMA building from north side Gordon Square;
- View of Courtauld House along Tavistock Place; and
- View north to University Church from Torrington Square.

#### **Contribution of Site to character and appearance of the Conservation Area**

3.136 No. 32 forms part of the original building stock laid out by the Bedford Estate at the start of the 19<sup>th</sup> century and therefore forms an important part of the historic townscape. It is therefore considered to contribute towards the significance of the conservation area.

3.137 Conversely the existing cleared site to the north, formerly No. 33 Torrington Square, has the effect that the northern flank wall of No. 32 is left open to long range views from the north-west and west. It also allow long range views of the rear elevations of those properties on the western side of Woburn Square and partial views of the rear fire escape staircase on the rear elevation of the Warburg Institute. Overall therefore the cleared site is considered to be detrimental to the character and appearance of the conservation area.

#### **Summary of Heritage Significance**

3.138 The significance of the Bloomsbury Conservation Area is as a large area comprising a series of planned elements of formal townscape as the city of London expanded northwards during the 17<sup>th</sup> and 18<sup>th</sup> centuries, and later redevelopments of the 19<sup>th</sup> to 21<sup>st</sup> centuries.

3.139 It is principally characterised by a sequence of planned residential streets and garden squares enclosed by terraced buildings laid out in a hierarchal fashion extending out of the main arterial routes. Bloomsbury has also continually adapted to accommodate different uses over time, and also includes a number of larger scale townscape elements primarily associated with major educational or cultural institutions such as the British Museum and University of London. In relation to sub area 2 the key areas of significance are the Thomas Cubitt and James Sim and sons.

3.140 The conservation area has historical interest in illustrating the expansion, population growth and prosperity of this part of London from the 17<sup>th</sup> century, and also how its use and character has continued evolved up to the present day. It also has architectural interest in illustrating past approaches to planning, architectural design, style and use of materials across this period, which has resulted in a rich and diverse townscape of buildings and space with a distinctive sense of place.

## 4. Assessment of Impact

### Introduction

- 4.1 In accordance with the requirements of the Framework, the significance has been described at Section 3, including the contribution made by setting to the significance of the identified heritage asset.
- 4.2 The relevant heritage legislation, policy and guidance context for consideration of the proposed development is set out in full in Appendix 3. This includes national policy set out in the NPPF, local policy for the historic environment and other relevant guidance. This includes: the statutory duty of the Planning (Listed Buildings & Conservation Areas) Act 1990, national policy set out in the NPPF 2012; and local policy for the historic environment and other relevant material considerations.
- 4.3 Together these sections and appendices of this report provide the appropriate context for consideration by the local planning authority of the likely heritage impacts by the application proposals.
- 4.4 The Framework sets out that local planning authorities should identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the effect of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.5 Importantly, account should be taken 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.
- 4.6 The Framework also highlights that when considering the impact of proposals on the significance of designated heritage assets, great weight should be given to their conservation, and the more important the asset the greater the weight should be.
- 4.7 The NPPF also highlights that when considering the impact of proposals on the significance of designated heritage assets, great weight should be given to their conservation, and the more important the asset the greater the weight should be.
- 4.8 Local planning authorities are also encouraged to look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

### Proposed Scheme

- 4.9 The scheme proposals comprise the internal reconfiguration, refurbishment, structural repair and redecoration of No. 32 (Grade II listed), a small number of external enhancement measures to the exterior and the construction of a new building to its north at No. 33 Torrington Square.

- 4.10 Reference is made to the full application submission package of drawings, visualisations and accompanying Design and Access Statement, prepared by the scheme architects. This information should be read in conjunction with the findings of this Heritage Statement.
- 4.11 Please note that there are a small number of scheme items that remain to be finalised and therefore assumptions have been made within this heritage statement as to a satisfactory specification being agreed between the design team and the LPA on these items. Those items that require finalising have been highlighted in blue text.

## **Assessment of Heritage Impacts**

### **32 Torrington Square**

#### **Exterior – Front (western) Elevation**

##### **Rebuilding of Part of Front Elevation**

- 4.12 The front elevation is due to be rebuilt at part first and part second floors due to elevational delamination. Repairs for this item has already been consented as part of LBC permission 2015/5575/L and comprise the rebuilding of the affected parts of the elevation using like-for-like materials of reclaimed brickwork of the same age, size and colour and lime mortar. This item therefore does not strictly speaking form part of the scheme proposals for the current application but is included for context.

##### **Relocation of Modern Faux Death Mask from Flank Elevation**

- 4.13 At present an early 20<sup>th</sup> century death mask is affixed to the side elevation of the listed building. It is not known when this mask originates from, who it portrays or who affixed it to the building. Nonetheless it is an intriguing modern addition to the building and it was agreed at pre-application meeting 1 to relocate this mask as part of the scheme proposals.
- 4.14 Accordingly it is proposed to relocate this to the front elevation of the listed building, to its ground floor elevation, left hand side. The fixing screws would be located within mortar courses and not to historic brickwork to avoid damage to historic fabric. This element of the proposals is considered to have a neutral impact on the significance of the listed building.

#### **Exterior – Side (Northern) Elevation**

##### **Dismantling of Side Buttresses to Flank Elevation**

- 4.15 The scheme also proposes removing the sizeable stepped brick buttresses on the side elevation of the building. These were installed in the mid-1950s when No. 33 was demolished to make way for the then proposed Warburg Institute and lateral support provided by new buttresses to prevent the collapse of No. 32. These buttresses have the appearance of a temporary measure and it is unlikely they were originally intended to survive unaltered for as long as they have. In any event they do not form part of the original fabric and are not considered to contribute to the significance of the listed building.
- 4.16 To safeguard against any lateral movement during the dismantling of the buttresses the construction of No. 33 has been designed so that the structure of the latter will be largely complete, and only then will the buttresses be dismantled. This element of the proposals is considered to have a neutral impact on the significance of the listed building.

## **Exterior – Rear (Eastern) Elevation**

### **Removal of Rear Fire Escape Stairs to Garden Level**

- 4.17 The proposals include the removal of the modern steel fire escape staircase adjoining the rear elevation of the main building and side elevation to the closet wing. This staircase is considered of no heritage value. A new cast iron staircase (painted black) is proposed as a replacement. Assuming that the fixing of the new staircase is minimally invasive (details to be confirmed) and does not affect any historic brickwork, this part of the proposals is considered to have a neutral impact on the significance of the listed building.

### **Rebuilding of Part of Rear Elevation**

- 4.18 The rear elevation is proposed to be rebuilt at part second and third floors due to elevational delamination. Repairs would comprise rebuilding the affected parts of the elevation using like-for-like materials of reclaimed brickwork of the same age, size and colour and lime mortar. This part of the proposals is considered a sympathetic repair using like-for-like traditional materials and is considered to have a neutral impact on the significance of the listed building.

### **Removal of Modern uPVC Downpipes to Rear Elevation**

- 4.19 The proposals also include the removal of the uPVC soilpipes and exhaust pipe serving them on the rear elevation of the closet wing and one on the rear elevation of the main building. These items are formed from low grade uPVC and are unsightly and considered detrimental to the significance of the listed building.

- 4.20 This part of the proposals is considered a heritage benefit and to marginally enhance the significance of the listed building.

### **Dismantling and Rebuilding of Part of Rear Boundary Wall**

- 4.21 The proposals include the dismantling of the northern side of the boundary wall. It was agreed on-site at the first pre-application meeting that this wall is not historic and was likely rebuilt at the time Nos. 33 & 34 were demolished. Also the brickwork is of relatively low grade compared to the rear elevation of the listed building.

- 4.22 This wall is proposed to be dismantled so that the new No. 33 can be constructed. The affected part of the wall would be dismantled carefully, retaining all intact brickwork. Once the construction work is completed for the new No. 33 the boundary wall would be rebuilt using the surviving original brickwork adding reclaimed historic brickwork where needed in a like-for-like manner, of the same age, colour and size as the existing wall. The brickwork would be laid in lime mortar. As part of the rebuilding a new powder coated aluminium framed glazed door would also be inserted to allow ease of access between the rear of No. 32 and No. 33.

- 4.23 Due to the limited contribution the existing wall makes to the significance of the listed building, and the sensitive way in which the designs have minimised any residual, long term harm, this part of the proposals is considered to have a neutral impact on the significance of the listed building.





**Figure 4.1: Showing the relatively low grade brickwork to the garden boundary wall**

**No. 32 Rear Elevation First Floor Balcony Bracket**

- 4.24 The metal brackets supporting the first floor rear balcony need replacing due to the level of corrosion identified by Webb Yates (structural engineers). These are not historic and likely comprise post WWII repairs. Modern replacement metal brackets have been proposed which would be identical to the extant brackets and painted black. This part of the proposals is considered a sympathetic repair, using minimal intervention and would have a neutral impact on the significance of the listed building.

**New External Steps to Rear Garden of No. 32 Adjoining Boundary Wall**

- 4.25 As discussed in Section 3, the current steps are limestone stone steps of good quality, but not original to the listed building, and considered to only marginally contribute towards the significance of the listed building. The metal balustrade surrounding it is modern and of no heritage value. Prior to the dismantling of the boundary wall, these steps would be carefully dismantled. Following the reconstruction of the boundary wall these elements would also be rebuilt using the same stone slabs from the existing steps with the addition of a cast iron balustrade painted black to match the existing balustrade. The existing steps only make a marginal contribution to the significance of the listed building and the repair has been sensitively specified to minimise any impact.
- 4.26 Overall, this part of the proposal is considered to have a neutral impact on the significance of the listed building.

### Miscellaneous External Repair Items

4.27 A number of miscellaneous repair items to the exterior:

- Repoint and repair damp brickwork to rear elevation of closet wing and use of lime mortar for pointing. Where brickwork is broken suitable reclaimed replacement bricks will be used matching the colour, age and size as the existing;
- All existing external sash windows to be refurbished: clean and paint to match original. New ironmongery to match original. Broken glass panes to be replaced. Care to be taken not to damage existing windows;
- Cast iron black stairs to be redecorated due to corrosion, new paint to match existing;
- Removal of extractor grilles from lower panes of closet wing rear elevation windows and replacement with clear glass;
- Removal of extractor grille from lower pane of the upper ground, rear elevation of No. 32 at ground floor level;
- Cast iron balustrade to be painted to match original;
- Historic entrance door at ground floor level to be refurbished using appropriate paint for the period of the house (e.g. oil paint). Historical door timber frames to be repaired with spliced in timber, repairs where needed and repainted. New brass traditional ironmongery would be fitted. Door knockers would be appropriate in style to the early-mid 19<sup>th</sup> century and the letter box mid 19<sup>th</sup> century onwards (noting letter boxes began to be introduced from 1840s onwards). The current door furniture is modern and formed of stainless steel of no heritage value;
- Balcony balustrade to first floor front to be refurbished. Cleaned and painted to match existing;
- Lintel above window on rear elevation of No. 32 on rear elevation to be replaced. Cracks have been observed repair work of masonry or replacement of lintel may be necessary. New lintels to match historic lintel; and
- Balcony balustrade to rear elevation at first floor level to be refurbished. Cleaned and painted to match existing.

### Overall Assessment of External Works

4.28 The proposed works to the exterior comprise a large number of heritage benefits that on balance when taking the external works as a whole greatly enhance the significance of the listed building.

## Interior

### General

- 4.29 The proposals include repairs to the original cornice details throughout the building where they survive (see Figure 4.2). A conservation solvent would be used to remove multiple layers of historic paint build up to better reveal the cornice reliefs and detailing. These would then be repainted. This is considered a heritage benefit and would enhance the significance of the listed building.
- 4.30 Historic doors in good condition to be refurbished to original state. Removal of MDF later panels to 4-panelled historic doors throughout the building. Historical door timber frames to be repaired with spliced in timber, repairs where needed and repainted. New ironmongery to match original. All historic doors to be retained.
- 4.31 The basement is currently heavily cluttered with dated, modern fit out from previous occupants which are highly unsightly. These include copious conduits, cabling, trunking, testing facilities/machines, carpet tiles, etc. All these items will be removed to reinstate the original dimensions of the rooms and visually declutter the rooms. The walls and ceilings would be lime plastered and repainted as needed. This part of the proposals is considered a heritage benefit and would enhance the significance of the listed building.



**Figure 4.2: Showing existing conduits and cables in the first floor hallway. Historic cornice also visible.**



**Figure 4.3: Showing existing conduits and cables in the basement hallway**

#### **Forming of new Openings in Flank Wall**

- 4.32 The proposals include the creation of a number of openings in the flank wall, including gable end, to create access from No. 32 into the new proposed building at No. 33. This strictly speaking is a former party wall with the former No. 33, and was never intended when the building was first built to remain visible.
- 4.33 These openings have been proposed to allow internal circulation between Nos. 32 and 33 without the need for a rear connection between the two. The areas proposed to be lost form historic brickwork and there would be loss of historic fabric and a minor degree of harm to the significance of the listed building. Any impact has been minimised to an extent by proposing locations to one side of the chimneybreast and therefore would not seek to remove a distinct focal element of the rooms affected.
- 4.34 We understand from pre-application discussions that Camden will wish to limit the use of these openings to the proposed planning use as a Toddler Acoustic Centre. The rationale being that should this use end that Camden would require these openings to be reinstated with London stock brick and lime mortar. These openings are hypothetically therefore partially reversible.

#### **New Floor Surfaces**

- 4.35 For floors identified as retaining historic floor surfaces, these will be covered and protected and a new a rubberised overlay (or similar) installed. By so doing the remainder of the historic floor surfaces would be protected from any damage. At basement level new vinyl flooring is proposed throughout which is considered appropriate given the original service, utilitarian character of the basement when the townhouse was originally built. Carpets would be fitted throughout at ground floor to the main building with vinyl again to the rear closet wing. The same would occur at first floor

level excepting that for the first floor front room the modern floor coverings of no heritage value would be removed, and the original floorboards refurbished and left visible. Second and third floors would be carpeted throughout.

- 4.36 This part of the proposals is considered to have a neutral impact on the significance of the listed building.

### **Basement Floor**

#### Suspended Ceiling in Basement

- 4.37 All existing suspended ceilings will be removed in the basement. In the basement front room the underside of the suspended ceiling drops below the sash window head above disrupting the proportions of the room.
- 4.38 New suspended ceilings are proposed in the majority of the basement except the hallway. These are required to place plant above as no timber floors exist in the basement to lift and place services beneath which is proposed on the upper floors. These rooms in the main already contain suspended ceilings and therefore there is likely to be no net harm by their replacements with modern replacements. In fact in the front room the suspended ceiling would be set above the window heads and so there is a marginal improvement on the status quo.
- 4.39 This part of the proposals is therefore considered to have a neutral impact on the significance of the listed building.



***Figure 4.4: Showing suspended ceilings in basement***

#### Removal of Stairs Cladding and Strengthening of the balusters and handrail

- 4.40 The current steps to the basement are original and include the original iron handrail and balusters. These are currently clad with modern panelling which shields this historic

fabric from view for the most part. The scheme proposes to remove the modern panelling to better reveal the historic fabric in this location.

- 4.41 Some additional strengthening measures have been suggested conceptually on the application documentation with no finalised details at present being available. Assuming that this can be sympathetically detailed and agreed with Camden, this part of the proposals overall is considered to be a heritage benefit and would enhance the significance of the listed building.



**Figure 4.5: Stairs from basement to ground showing original steps and balusters as well as modern cladding**

Creation of Channels into Slab for laying of new drains

- 4.42 The proposals include the creation of a channel in the basement slab to route new drainage pipes. At present it is not known if any historic floor coverings exist beneath the modern lino and carpet tiles. These would need to be removed to allow for resolution on this point. At this point it is not possible to be definitive on the level of harm here for the reasons above but even if historic floor coverings were identified at basement floor level, the channels are relatively narrow in width and a relatively small proportion of any historic floor coverings (if present) is likely to be affected. Once these further opening up works have been undertaken (already authorised by Camden) the relative location of the channels can be finalised. In so doing it may be possible to minimise any impact still further.

- 4.43 For the purpose of this report we will assume that historic floor coverings will be lost by the insertion of these channels, causing loss of a small area of historic fabric and a minor degree of harm to the significance of the listed building.

Removal of Outdated Fittings in W.C.

- 4.44 The existing fittings and partitions to the closet wing W.C. are modern, of heritage value and are proposed to be removed as part of the scheme proposals. This area would be reconfigured to produce a new circulation area, revised W.C. layout and location for the boiler. This part of the proposals is considered to have a neutral impact on the significance of the listed building.

Damp Proofing to Closet Wing Basement

- 4.45 The Webb Yates supporting documentation makes mention of damp proofing being installed at basement level due to ongoing damp disrepair considerations. The detail for this item remains to be finalised at present. Any solution should be specified to allow for traditional breathable nature of the elevational brickwork, mortar and internal plaster than is typical of buildings of this period. Assuming that an acceptable solution can be agreed upon with Camden that would prevent the building up moisture between the inner side of the perimeter wall and the damp proofing, this part of the proposals would be considered to have a neutral impact on the significance of the listed building.

Overall Assessment - Basement

- 4.46 Overall, at basement level, the plan form, which is the principal element of significance, is retained. The proposals also include the comprehensive refurbishment, decluttering and redecoration of the floor. These works are considered a notable heritage benefit and considered to enhance the significance of the listed building.

**Ground Floor**

Removal of Outdated Fittings in W.C.

- 4.47 The closet wing currently includes modern W.C. fittings which are of no heritage value and are not historic. These are proposed to be replaced with modern replacements in a small W.C. and a new cleaners' cupboard adjoining. This part of the proposals is considered to have a neutral impact on significance of the listed building.

Insertion of New M&E under existing Floorboards

- 4.48 The electrical wiring, water pipes and other services require upgrading. The redundant conduits, cables, trunking etc. will be removed as discussed. At pre application stage it was agreed that the new services would be located beneath the existing floorboards where possible. The existing historic floorboards would be carefully lifted, with the specific location of each board marked so it can be replaced in its identical location at a later stage. No boards would be cut and would be relaid using the original nails or reclaimed iron nails, not stainless steel nails, nor screwed down.

- 4.49 At this stage the M&E proposals remain to be finalised. Assuming for the sake of this report that these are appropriately specified so that no notches are cut from the existing floor joists or beams and that existing service runs are used as far as possible, this part of the proposals would have a neutral impact on the significance of the listed building.

Strengthening of Existing Floor Joists

- 4.50 The existing joists are currently weak and require strengthening. The design approach selected has been to retain the existing joists as these form historic fabric and to install

new steel joists in the existing gaps between the joists. No notches would be cut from the historic boards or joists. This is a minimally invasive, conservation approach and retains the maximum level of historic fabric. This part of the proposals is considered a heritage benefit that would enhance the significance of the listed building.

#### Demolition of Partition and Door

- 4.51 One partition and door to the rear of the entrance hall adjacent to the start of the staircase to the basement is proposed to be removed. This doorway likely once served as the separation door between the family side of the house (when first built) and the service quarters to the rear of the ground floor and at basement level. The door is also a reasonably sympathetic panelled door that complements the character of the listed building. There would be a minor degree of harm to the significance of the listed building by the loss of the part of the original plan form.

#### New doors and Architraves between Nos. 32 and 33

- 4.52 The new doorways would allow movement between No. 32 and No. 33 internally as discussed. The lintels and doorways have been specified to be contemporary to allow legibility between historic from the modern alterations. Details for both items have not been finalised at the time of this report but the assuming that a high quality modern design is advanced, that can be distinguished from the historic fabric, it is likely that this part of the proposals would have a neutral impact on the significance of the listed building.

#### Miscellaneous Repair Items

- 4.53 The works to the ground floor include a number of enhancement measures:
- The Georgian glass fire window in the partition wall between the ground floor front room and the hallway would be infilled with traditional lath and plaster and repainted.
  - As above all exposed modern, redundant cabling, plant etc. would be removed as discussed for the basement floor.
  - All modern floor coverings would be removed. It is not the intention to remove any historic floor covering found beneath. Instead a protective, rubberised overlay would be installed over the historic floor and new floor coverings installed on top.
  - The original plan form of the ground floor would be reinstated with the removal of the small modern partition and modern doorway within the ground floor front room. This would reinstate the original dimensions of this room. Surrounding walls to be made good with lath and plaster and repainted as needed following their removal.
- 4.54 The items above are considered notable heritage benefits and to enhance the significance of the listed building.



## **First Floor**

### Removal of Wall between Original Front and Original Rear Rooms

- 4.55 At present between the front and rear rooms at first floor level is a corridor, formed by a modern partition wall in line with the chimneybreast of the rear room. This later partition is not original and blurs the ability of the typical visitor/user of the building from interpreting the original dimensions of the floor as having a two room plan (not including closet wing). The existing partition also severed the cornice detail above and results in poor natural light.
- 4.56 The proposals for this element comprise the removal of the solid partition, reinstatement of the ceiling cornice and copying the extant, surviving cornice detail using traditional plasterwork. A new glazed, demountable partition is then proposed to subdivide this rear accommodation but allow the ability to interpret the original dimensions of the room, with the chimneybreast as the central, focal element of the room becoming more apparent as originally intended. This partition would be demountable and therefore reversible. In addition the junction of the glazed partition and the ceiling above has been specified so that a rubberised joint is used so not chasing into the historic ceilings or cornices is needed, and scribing into the cornices where applicable would take place.
- 4.57 The glazed partition is considered to have a neutral impact on the significance of the listed building. Where the modern wall is removed the cornice would be repaired so that a mould is taken in situ without damaging the existing cornice, and a replacement cornice section made off site using traditional materials.

### Reinstatement of Double Doors between Front and Rear Rooms

- 4.58 The proposals include the reinstatement of the original double doors between the first floor front room and rear room. We have shown in Section 3 that original a set of double doors lay in this location with the present southern infill element, being low grade stud partitioning. This part of the proposals therefore would not result in the loss of any historic fabric and seeks to reinstate part of the original room layout and is considered a heritage benefit.

### Removal of Outdated Fittings in W.C.

- 4.59 The existing fittings and partitions to the closet wing W.C. are modern, of heritage value and are proposed to be removed as part of the scheme proposals. This area would be reconfigured to produce a new circulation area, revised W.C. layout and storage cupboards. This part of the proposals is considered to have a neutral impact on the significance of the listed building.

### Miscellaneous Repair Items

- 4.60 The works to the ground floor include a number of enhancement measures:
- Reopening of the bricked in/covered historic fireplace to the first floor front room and lime plastered;
  - Application of conservation paint solvent as discussed to cornices throughout floor level;
  - Removal of acoustic wall cladding throughout the floor;

- Removal of wall mounting electrical dado level trunking;
- Timber floor identified as historic to be refurbished and retained as visible; and
- Original skirting boards to be refurbished, clean and painted.

## **Second & Third Floors**

### Installation of new staircase from second to third floor

- 4.61 The current staircase was damaged as part of minor fire in recent years. The scheme proposes its replacement with a replica staircase of high density pine copying the profile, mouldings, section of the existing staircase. High density pine has been chosen as a modern replacement to the typical density seen in the 19<sup>th</sup> century when Scandinavian pines were often utilised. This part of the proposals is considered a heritage benefit and to enhance the significance of the listed building.



**Figure 4.6: Showing existing staircase from second to third floors.**

### Partition within Front Room to be Removed

- 4.62 At present between the front and rear rooms at both floor levels is a corridor, formed by a modern partition wall close to the chimneybreast of the front room. This later partition is not original and blurs the ability of the typical visitor/user of the building from interpreting the original dimensions of the floor as having a two room plan. The existing partition also severed the cornice detail above and results in poor natural light.
- 4.63 The proposals for this element comprise the removal of the solid partition, reinstatement of the ceiling cornice and copying the extant, surviving cornice detail using traditional plasterwork.

- 4.64 A new partition is proposed to subdivide the rear room. This would blur the ability to interpret the original dimensions of the rear room, with the chimneybreast as the central, focal element being apparent. This would lead to a minor adverse impact to the plan form of the floor but is perhaps offset by the removal of a similar partition in the front room. Overall, weighing both these two items together they are considered together to have a neutral impact on the significance of the listed building.

#### **New Access to Attic Level**

- 4.65 Forming of one opening in existing attic floor to allow for an improved staircase for attic access. This would lead to the loss of a small area of historic fabric above the existing staircase at this level. This would result in a minor degree of harm to the significance of the listed building.

#### **Overall Internal Impact Assessment**

- 4.66 The proposed works to the interior include only one item of minor harm to the significance of the listed building; namely the creation of channels in the basement floor slab potentially disturbing historic floor coverings (TBC), loss of a small part plan form to the rear of the ground floor and the creation of a new stairwell from third floor to attic level. Otherwise the proposals comprise a large number of heritage benefits. On balance when taking the internal works as a whole, the proposals would greatly enhance the significance of the listed building.

#### **New Built Form at No. 33 Adjoining Listed Building**

- 4.67 In acknowledgement of the Site's sensitive heritage location with the on-site listed building, surrounding listed buildings, conservation area etc. the scheme has been through an extensive scheme evolution stage with heritage consultancy provided by Turley Heritage as well as undertaking two pre-application meetings.

- 4.68 No. 33 has been designed to sit comfortably in its setting in acknowledgement of the sensitive heritage context in which it sits. The building has been designed to be discernibly contemporary but has carefully picked up on the materiality of the surrounding listed buildings, non-designated heritage assets and conservation area to ensure it visually sits comfortably in its context. A modern buff brick has been selected which would visually complement the prevailing London stock brick of Nos. 27-32 Torrington and the wider conservation area.

- 4.69 To minimise the potential impact of the scheme on the listed building the following design measures have been undertaken:

- The restrained Classical Revival style of the principal building has been acknowledged in the scheme designs. The design for the new built form is informed by the classical revival style of its surrounding, deriving its horizontal and vertical symmetry from the host building. For example the first floor is shown as the *piano nobile* mimicking the historic floor hierarchy where this floor was the considered the most important.
- The width of the building plot at No. 33 has also been borne in mind with the design. The plot is marginally wider than that of Nos. 27-32 and therefore a three bay arrangement has been produced with reduced bay widths used in comparison with the adjoining listed terrace.

- At the same time it does not seek to create a pastiche, rather it is consciously contemporary. The scheme has picked up on the vernacular use of buff London stock brick on the on-site listed building at No. 32 Torrington Square. A buff brick has been proposed for the new massing showing its derivations from the surrounding buildings. Recessed relief patterns have been designed into part of the first floor to show contemporary design flourishes and allow the new building to be adequately discernible from the historic, listed buildings Nos. 27-32 Torrington Square. The additions therefore are informed by their historic context but do not form pastiche facsimiles and would visually complement the existing buildings;
- The scale of the buildings has been set so that the highest element of the new build third floor would directly correspond with No. 32 to its immediate south. All floor levels would match with the adjoining listed building as well.
- The new building also includes a recess between the northern extreme of No. 32 and its junction with No. 33. This again shows the break between the historic terrace and the start of the modern building.
- The windows have also been specified to be contemporary but informed by the detailing in the surrounding area. Grey powder coated steel framed Crittall windows have been proposed picking up on the use of Crittalls at the Warburg Institute to the immediate north. In this way the new building at No. 33 would in some ways visual resemble a transition building between the listed terrace at Nos. 27-32 Torrington Square and the Warburg Institute.



**Figure 4.7: CGI showing the proposed front elevation of No. 33.**

4.70 The rear elevation has been designed to have a more irregular, asymmetrical elevation as is typical for townhouses in a classical revival style from which the design draws much of its derivations. This is discernible in its bay window arrangements and size of window openings. At lower ground and ground floor levels is the rear elevation of the new access road into the rear of the Site as well as a projecting element extending from the majority of the rear elevation. The rear elevation of No. 33 is specified to be built from the same brick as the front elevation as is the lower ground/ground floor projection.



**Figure 4.8: Rear Elevation of No. 33.**

- 4.71 This rear projection is larger than a typical closet wing extension to a typical classical revival 18<sup>th</sup>-early 20<sup>th</sup> century townhouse. However, No. 33 is a modern building and whilst its surrounding context is important to draw upon for detailing, scale and bulk, it is not obligatory for any modern development to slavishly copy its surroundings. In addition the listed buildings at Nos. 27-32 have a highly eclectic arrangement of mixed height and width closet wing extensions (see Figures 4.9 and 4.10). In this context the proposed extension at only 1-1.5 storeys is modest and would sit comfortably against the three storey closet wing extension at No. 32 and the eclectic sizes of the other buildings in the historic terrace.



***Figure 4.9: Showing the eclectic closet wings to the rear of Nos. 27-32 Torrington Square. On the far right (close quarters) is the three storey closet wing of No. 32. A two storey closet wing can be seen to No. 31 adjoining.***

- 4.72 Through a well-considered design approach that responds to the history and detailing of the adjoining listed building at No. 32 as well as its surrounding context, the proposed new building at No. 33 is considered to complement the architectural character, style and scale of the listed building.
- 4.73 It is also important to recall that a building of near identical scale lay in this location until the mid-1950s and formed part of the historic terrace from No. 27-34 Torrington Square, with only Nos. 27-32 Torrington Square surviving. Therefore the vacant site to the side of No. 32, though existing from the 1950s, has remained for a far shorter time than the original No. 33 which lasted from the mid 1820s to the mid 1950s.



**Figure 4.10: Showing the eclectic closet wings to the rear of Nos. 27-32 Torrington Square (Bing Maps). No. 27 appears to include a 3.5 storey closet wing and No. 29's closet wing appears to extend to rear only at 1<sup>st</sup> floor level.**

- 4.74 Overall, the new scheme at No. 33 as enhancing the significance of the listed building by way of setting.

#### **Overall Scheme Assessment of Impact**

- 4.75 We have assessed that both the external and internal works when taken as a whole enhance the significance of the listed building. Overall therefore the proposals are considered to include a large number of positive items, with only a handful of items causing a minor adverse impact. Overall, the proposed scheme taken as a whole greatly enhance the significance of the listed building.
- 4.76 The building has also lain vacant for an extended period of time with further disrepair from under-use clearly desirable. The building is also in need of refurbishment and redecoration internally due to insensitive previous repairs and its long term vacant state. There is potential that the Property will deteriorate further and rapidly if an alternative use is not identified and implemented for the building resulting in further loss of historic fabric and associated harm to the listed building. The proposed use is sustainable long term use and capable of producing a viable scheme for the building. The proposals are considered a positive step towards facilitating a long term use for the listed building.

**Group Assessment: Bloomsbury Conservation Area; K2 telephone kiosk outside the Church of Christ the King, Byng Place (Grade II listed) x 3; 27-31 Torrington Square (Grade II listed); Nos. 24-28 Woburn Square (Grade II listed); Church of Christ the King and Attached Railings and Walls, Gordon Square (Grade I listed) and Quaker International Centre and Attached railings, Byng Place (Grade II listed)**

- 4.77 The scheme proposals do not directly affect any focal buildings of the conservation area but do lie in views contributing to the significance of the conservation area along Torrington Square and looking south from Byng Place towards the Site. No. 32 has also been assessed in Section 3 as a building that contributes positively to the significance of the conservation area.

**New Build Scheme at No. 33**

- 4.78 First and foremost the existing cleared site to the north, formerly No. 33 Torrington Square, has the effect that the northern flank wall of No. 32 is left open to long range views from the north-west and west. It also allows long range views of the rear elevations of those properties on the western side of Woburn Square and partial views of the rear fire escape staircase on the rear elevation of the Warburg Institute. Therefore the cleared site is considered to be detrimental to the character and appearance of the conservation area. As aforementioned the cleared site was developed until the 1950s and therefore there appears to be an opportunity to enhance the character and appearance of the conservation and setting of surrounding heritage assets by an appropriately detailed scheme.
- 4.79 As discussed in the assessment of impact for No. 32, the proposed scheme for the replacement No. 33 is considered an appropriate design response to the history of the Site and the surrounding context of the conservation area. The form of the front elevation of the proposed building will also enhance the appearance of the streetscape in comparison with the unsightly existing cleared site, existing visible access ramp and existing views of miscellaneous untidy rear elevations to the rear of the Warburg Institute and 24-28 Woburn Square.
- 4.80 The same analysis regarding the external appearance of the new No. 33 would be raised here as discussed in the assessment of impact for No. 32. The measures taken to minimise the potential impact of the scheme will be summarised below:
- The restrained Classical Revival style of No. 32 has been acknowledged in the scheme designs. The design for the new built form is informed by the horizontal and vertical symmetry of No. 32.
  - The width of the building plot at No. 33 has also been borne in mind with the design. The plot is marginally wider than that of Nos. 27-32 and therefore a three bay arrangement has been produced with reduced bay widths used in comparison with the adjoining listed terrace.
  - Pastiche has been avoided, rather it is consciously contemporary. The scheme has picked up on the vernacular use of buff London stock brick on the on-site listed building at No. 32 Torrington Square. A buff brick has been proposed for



the new massing showing its derivations from the surrounding buildings. Recessed relief patterns have been designed into part of the first floor to show contemporary design flourishes and allow the new building to be adequately discernible from the historic, listed buildings Nos. 27-32 Torrington Square.

- The scale of the buildings has been set so that the highest element of the new build third floor would directly correspond with No. 32 to its immediate south. All floor levels would match with the adjoining listed building as well.
- The new building also includes a recess between the northern extreme of No. 32 and its junction with No. 33. This is again show the break between the historic terrace and the start of the modern building.
- Grey powder coated steel framed Crittall windows have been proposed picking up on the use of Crittall windows at the Warburg Institute to the immediate north. In this way the new building at No. 33 would in some ways visual resemble a transition building between the listed terrace at Nos. 27-32 Torrington Square and the Warburg Institute.
- The rear elevation has been designed to have a more irregular, asymmetrical elevation as it typical for townhouses in a classical revival style from which it is drawing much of its design derivations. At lower ground and ground floor levels is a projecting element extending from the majority of the rear elevation. This rear projection is larger than a typical closet wing extension to a typical classical revival 18<sup>th</sup>-early 20<sup>th</sup> century townhouse. However, No. 33 is a modern building and whilst its surrounding context is important to draw upon for detailing, scale and bulk, it is not obligatory for any modern development to slavishly copy its surroundings. In addition the listed buildings at Nos. 27-32 have a highly eclectic arrangement of mixed height and width closet wing extensions (see Figures 4.9 and 4.10). In this context the proposed extension at only 1-1.5 storeys is modest and would sit comfortably against the three storey closet wing extension at No. 32 and the eclectic sizes of the other buildings in the historic terrace.

- 4.81 The replacement building proposes a sympathetically detailed, contemporary building of appropriate massing and scale replacing a former building (demolished in the mid 1950s) and redeveloping a current cleared, unsightly site that detracts from the character and appearance of the conservation area. Overall, the new scheme is considered to enhance the character and appearance of the conservation area.

#### **External Works to No. 32**

- 4.82 The proposed external works to No. 32 include a large number of heritage benefits with no items likely to cause harm to the significance of the conservation area. These heritage benefits can be summarised as:
- Rebuilding of Part of Front Elevation of No. 32 to ensure long term survival of building due to elevational delamination and structural weakness (already been consented as part of LBC permission 2015/5575/L);

- Rebuilding of Part of Rear Elevation of No. 32 to ensure long term survival of building due to elevational delamination and structural weakness;
- Removal of Modern uPVC Downpipes to Rear Elevation;
- Removal of extractor grilles from lower panes of closet wing rear elevation windows and replacement with clear glass;
- Removal of extractor grille from lower pane of the upper ground sash window on the rear elevation of No. 32;
- Historic entrance door at ground floor level to be refurbished using appropriate paint for the period of the house (e.g. oil paint). Historical door timber frames to be repaired with spliced in timber, repairs where needed and repainted. New brass traditional ironmongery would be fitted. Door knockers would be appropriate in style to the early-mid 19<sup>th</sup> century and the letter box mid 19<sup>th</sup> century onwards. The current door furniture is modern and formed of stainless steel of no heritage value; and
- Balcony balustrade to first floor front to be refurbished. Cleaned and painted to match existing.

#### **Overall Scheme Assessment of Impact**

- 4.83 We have assessed that the new No. 33 scheme and all external works to No. 32 would enhance the character and appearance of the conservation area. Overall, therefore the scheme package as a whole is assessed as enhancing the character and appearance of the conservation area and would enhance the significance of those listed buildings in this group assessment by way of setting.
- 4.84 Having assessed the scheme details we consider the scheme to be sensitively detailed, picking up on design cues from the surrounding vernacular such as buff brick, scale, window regularity, building lines etc. The scheme has been amended to reflect all previous heritage concerns raised by the local planning authority at pre-application stages and we consider it an appropriate and positive response in its architectural approach, form and detailing to the Site constraints and the surrounding conservation area.
- 4.85 Overall, we consider the application scheme would enhance the significance, character and appearance of the conservation area. This is through delivery of new uses on Site that would contribute positively to the vitality and vibrancy of the area, and also introduction of new built form of a higher quality design that would make its own positive contribution to this part of the conservation area; tailored to the distinctive local characteristics of varied scale, form, styles and material of its architecture. This is a heritage, and public, benefit.

## **Review of Heritage Legislation and Policy**

### **Statutory Duty**

#### **The Planning (Listed Buildings and Conservation Areas) Act 1990**

- 4.86 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving the special interest of listed buildings and their settings, and also special attention to preserving or enhancing the character or appearance of conservation areas, in determining applications. The meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.
- 4.87 Taking the works as a whole, our assessment concluded the proposed scheme would enhance the significance of No. 32 Torrington Square (Grade II listed) as well as those in the surrounding context including K2 telephone kiosk outside the Church of Christ the King, Byng Place (Grade II listed) x 3; 27-31 Torrington Square (Grade II listed); Nos. 24-28 Woburn Square (Grade II listed); Church of Christ the King and Attached Railings and Walls, Gordon Square (Grade I listed) and Quaker International Centre and Attached railings, Byng Place (Grade II listed). The scheme therefore complies with the obligation to place considerable weight and importance on the desirability of the preservation of the special interest of the subject listed building and surrounding listed buildings and therefore complies with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.88 We have also assessed that the proposals would enhance the character and appearance of the Bloomsbury Conservation Area. The proposals are considered to be well informed by their context; of an appropriate scale and form, using sympathetic, contemporary materials that will blend successfully with the surrounding conservation area. The scheme therefore complies with the obligation to place considerable weight and importance on the desirability of the preservation of the special interest of the conservation areas. The proposals therefore comply with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **National Policy**

#### **NPPF 2012 and NPPG**

- 4.89 In accordance with the requirements of paragraph 128 of the NPPF 2012, the significance of the identified affected heritage asset has been described fully in this report. We have also undertaken a full assessment of the likely impacts of the proposed scheme on any potentially affected heritage assets during the scoping stage.
- 4.90 Our assessment concluded there would be enhance the significance of No. 32 Torrington Square (Grade II listed) as well as those in the surrounding context including K2 telephone kiosk outside the Church of Christ the King, Byng Place (Grade II listed) x 3; 27-31 Torrington Square (Grade II listed); Nos. 24-28 Woburn Square (Grade II listed); Church of Christ the King and Attached Railings and Walls, Gordon Square (Grade I listed) and Quaker International Centre and Attached railings, Byng Place (Grade II listed). The proposals therefore comply with paragraphs 131 and 132 of the NPPF (see Appendix 4).Our assessment concludes that the proposals would enhance the character and appearance of the conservation area through positive and improved

new use and new built form. The design process has taken account of the key heritage principles of paragraph 131, which encourages the desirability of sustaining and enhancing the significance of the affected heritage assets and putting them to viable uses consistent with their conservation; the contribution heritage assets can make to local economy and vitality and, the desirability of new development making a positive contribution to local character and distinctiveness.

- 4.91 No. 32 has also lain vacant for an extended period of time with further disrepair from under-use clearly desirable. The building is also in need of refurbishment and redecoration internally due to insensitive previous repairs and its long term vacant state. There is potential that the Property will deteriorate further and rapidly if an alternative use is not identified and implemented for the building resulting in further loss of historic fabric and associated harm to the listed building. The proposed use is sustainable long term use and capable of producing a viable scheme for the building. The proposals are considered a positive step towards facilitating a long term use for the listed building.
- 4.92 Also in accordance with paragraph 132 great weight has been given to the conservation of the affected designated heritage asset of the conservation area. Importantly, Annex 2 of the NPPF defines the term 'conservation' as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. It is not intended to be a process that should prevent change or stymie development, where proposals such as these, clearly demonstrate that they would avoid harm and also deliver enhancement.
- 4.93 The key enhancement, or heritage benefit, that would be delivered by this scheme is the delivery of new uses on the unsightly site of No. 33 and the bringing back into use of No. 32 that would contribute positively to the vitality and vibrancy of the area, and in tandem introduction of new built form of a higher quality contextual contemporary design that would make its own positive contribution to this part of the conservation area. In particular it has been identified that the proposed redevelopment of No. 33 would provide a stronger visual relationship with the surrounding properties, mediating the current irregular streetscene would also improve views of the street, and the removal of the cleared site/access ramp which has been previously established as visually poor and detracting from the streetscape.
- 4.94 Paragraph 132 also sets out that any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification. It is the findings of this report, however, that the scheme would not result in any harm to the significance of the conservation area, but instead enhancement. The tests set out in paragraphs 133 and 134 (and also 138) in relation to harm would not therefore apply.
- 4.95 Paragraph 137 encourages local planning authorities to look for opportunities for new development within conservation areas to enhance or better reveal their significance. This scheme would realise one such opportunity to improve the existing condition of the Site and its contribution to the area by delivering new uses and also replacement built form of a high quality and design that has responded appropriately and positively to the local character.

## **Local Policy**

### **London Plan 2016**

- 4.96 In accordance with Policy 7.8 of the revised London Plan 2016, this full report and full application material demonstrates that the proposed scheme has sought to appropriately value and conserve the affected heritage assets, and will also be sympathetic to the form, scale, materials and architectural detail of its local context.

### **Local Plan / SPD**

- 4.97 The proposals are also considered to comply with relevant local policies with regard to heritage assets of the Camden Local Plan (June 2017); namely Policy D1 Design and Policy D2 Heritage.

## 5. Summary and Conclusions

- 5.1 The designated heritage assets of the listed buildings and conservation area which would be affected by the proposals have been identified, and their significance described in Section 3. Section 4 of this Heritage Statement then undertakes a detailed review the application proposals, and evaluates the heritage impact of scheme on the significance of the listed building and other identified heritage assets.
- 5.2 Our assessment concluded the proposed external and internal works to No. 32 Torrington Square and new building on the site of No. 33 would enhance its significance of No. 32 Torrington Square (Grade II listed) directly and by way of setting through the development of No. 33.
- 5.3 No. 32 has also lain vacant for an extended period of time with further disrepair from under-use clearly desirable. The building is also in need of refurbishment and redecoration internally due to insensitive previous repairs and its long term vacant state. There is potential that the Property will deteriorate further and rapidly if an alternative use is not identified and implemented for the building resulting in further loss of historic fabric and associated harm to the listed building. The proposed use is sustainable long term use and capable of producing a viable scheme for the building. The proposals are considered a positive step towards facilitating a long term use for the listed building.
- 5.4 The scheme would also enhance the significance of those listed buildings in the surrounding context including K2 telephone kiosk outside the Church of Christ the King, Byng Place (Grade II listed) x 3; 27-31 Torrington Square (Grade II listed); Nos. 24-28 Woburn Square (Grade II listed); Church of Christ the King and Attached Railings and Walls, Gordon Square (Grade I listed) and Quaker International Centre and Attached railings, Byng Place (Grade II listed).
- 5.5 The proposals are also considered to enhance the character and appearance of the conservation area. The key enhancement, or heritage benefit, that would be delivered by this scheme is the delivery of new uses on the unsightly site of No. 33 and the bringing back into use of No. 32 that would contribute positively to the vitality and vibrancy of the area, and in tandem introduction of new built form of a higher quality contextual contemporary design that would make its own positive contribution to this part of the conservation area. In particular it has been identified that the proposed redevelopment of No. 33 would provide a stronger visual relationship with the surrounding properties, mediating the current irregular streetscene would also improve views of the street, and the removal of the cleared site/access ramp which has been previously established as visually poor and detracting from the streetscape.
- 5.6 This report concludes that overall, the application proposals will enhance the special interest of the listed building and neighbouring listed buildings as well as enhancing the character and appearance of the surrounding conservation area. This is in accordance with the principles set out in the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2012 (paragraphs 128, 131, 132 and 137) and supported by NPPG 2014, and other relevant local policy

and guidance (including the London Borough of Camden's Policy D1 Design and Policy D2 Heritage).

## Appendix 1: **Designated Heritage Assets**



## 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 27-32 AND ATTACHED RAILINGS

List entry Number: 1379012

## Location

NUMBERS 27-32 AND ATTACHED RAILINGS, 27-32, TORRINGTON 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: 28-Mar-1969

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

## Legacy System Information

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

Legacy System: LBS

UID: 478376

## 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 TORRINGTON SQUARE 798-1/94/1637 (East side) 28/03/69 Nos.27-32 (Consecutive) and attached railings

GV II

Terrace of 6 houses. 1821-25. Built by James Sim, in partnership with James Sim Jnr and Robert Sim. Yellow stock brick with stucco ground floor and plain 1st floor sill band. 4 storeys and basements. 2 windows each. Nos 31 and 32 slightly projecting. Round-arched doorways with pilaster-jambs and cornice-heads, fanlights (Nos 28 & 29 radial patterned) and panelled doors. Gauged brick flat arches to recessed sash windows with original glazing bars; to the 1st floor, continuous cast-iron balconies. Plain stucco 3rd floor sill band. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn finials to areas. HISTORICAL NOTE: No.30 was the home of Christina Georgina Rossetti. (Hobhouse H: Thomas Cubitt; Master Builder: London: -1971: 85; Summerson J: Georgian London: London: -1945: 182-83).

Listing NGR: TQ2981282105

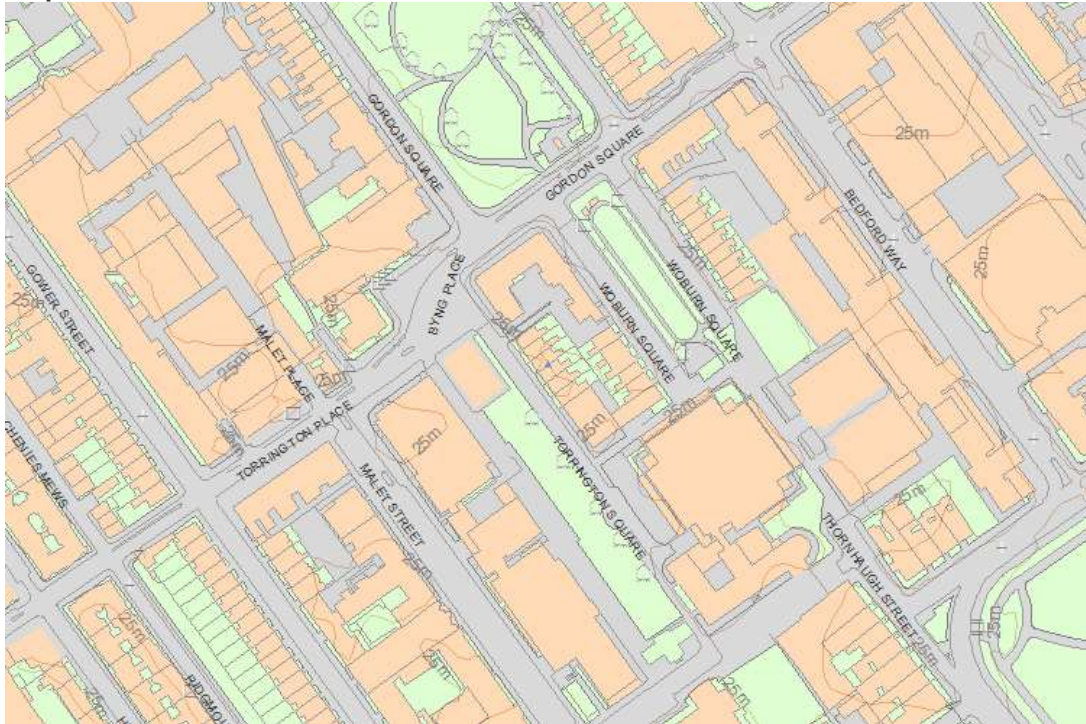
## Selected Sources

Books and journals

Hobhouse, H, Thomas Cubitt Master Builder, (1971), 85  
Summerson, J, Georgian London, (1945), 182,183

National Grid Reference: TQ 29809 82106

## Map



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2016. All rights reserved. Licence number 102006.006.

## **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: CHURCH OF CHRIST THE KING AND ATTACHED RAILINGS AND WALLS

List entry Number: 1113038

## **Location**

CHURCH OF CHRIST THE KING AND ATTACHED RAILINGS AND WALLS, GORDON 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: I

Date first listed: 10-Jun-1954

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**

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 GORDON SQUARE 798-1/94/597 (West side) 10/06/54 Church of Christ the King and attached railings and walls

GV I

Formerly known as: Catholic Apostolic Church GORDON SQUARE. Church, now the Church of England Chaplaincy to the University of London. c1851-4. By JR Brandon. Bath stone ashlar with tiled roofs. PLAN/STYLE: cruciform plan, with central tower, in Early English style on a cathedral scale. 5-bay aisled nave with full triforium and clerestory, 3-bay sanctuary with side aisles and 3-bay Lady Chapel. EXTERIOR: gabled entrance porch, at east end, with angle buttresses, moulded, pointed arch entrance above which a 2-light and oculus plate tracery window; linked to the Lady Chapel with octagonal turret and 2-light room. Entrance on the north side of the church approached by a cloister walk from the porch. East facade of Lady Chapel with arcaded lancet windows, above which a small rose window and gable. Gabled and pinnacled buttresses. Gabled east facade of nave with 3 large lancets, above which 5 smaller lancets. Octagonal corner turrets with gabled niches and terminating in spires with gablets. South facade with paired lancets to Lady Chapel separated by gabled buttresses; parapet, 2 roof dormers and lantern. 2-light, plate tracery aisle windows with quatrefoils. Paired pointed clerestory windows, those in the sanctuary being single. Pinnacled buttresses and corbelled parapets. Gabled transept with octagonal turrets at angles terminating with gablets and spires. Tripartite lancets at ground and 1st storey level with rose window above. Tower base with mostly blind arcading. West end unfinished in brick apart from entrance in stone. 3 lancets. INTERIOR: nave has timber hammer beam roof with angels and central bosses of snowflake design; double-arcaded triforium. Roll moulded crossing arches on clustered columns. C19 south transept rose window, by Archibald Nicholson, with dove in centre surrounded by musician angels and cherubim and seraphim. In the lancets below Christ in Majesty with ranks of saints, apostles and angels and earth below. Sanctuary roof rib-vaulted in stone with foliated bosses. Brass sanctuary lamp by Pugin. Screen behind high altar with open traceried window to Lady Chapel. The Lady Chapel, formerly the English Chapel, with richly painted timber roof and stone angel corbels. Deeply cut stone sedilia around the chapel. C20 glass. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials and brick and stone walls to areas. HISTORICAL NOTE: built as the headquarters of the Catholic Apostolic Church of the Irvingites, but only 5 of the 7 projected nave bays were completed; the west wall was a temporary one. The uncompleted crossing tower was designed to have a spire 300 feet high. When the last Catholic Apostolic priest died in 1963 the church became part of the Anglican University Chaplaincy, becoming the sole place of worship in 1968. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 92).

Listing NGR: TQ2972482163

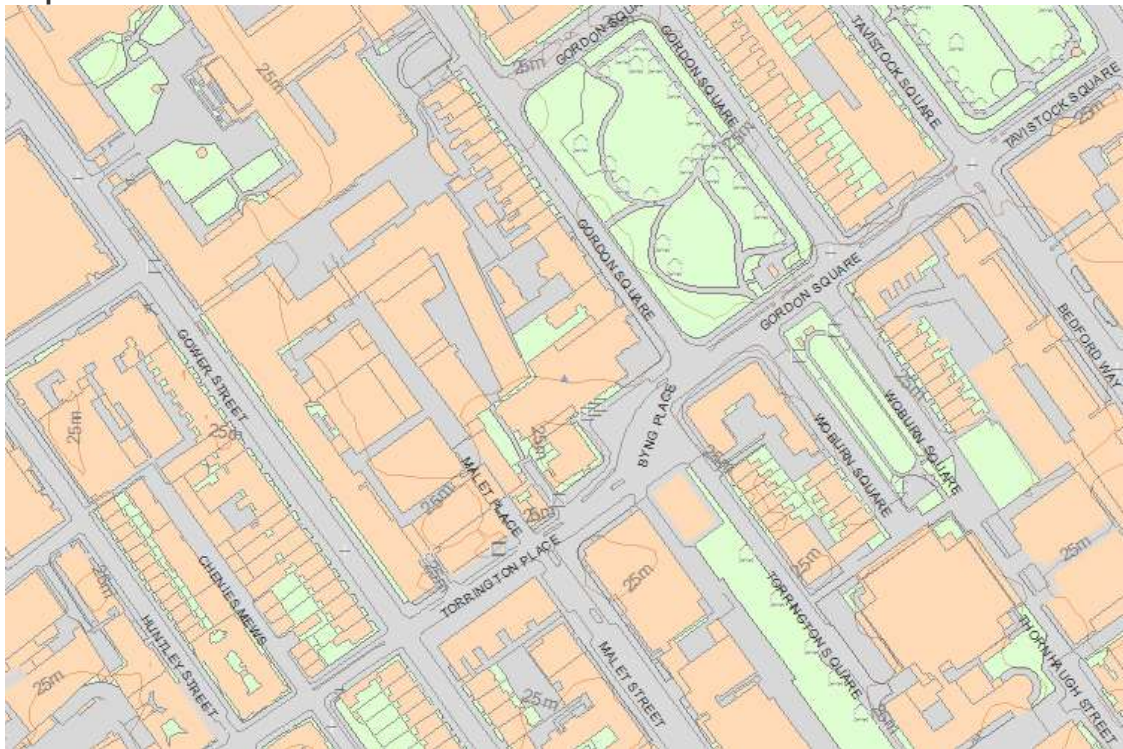
## Selected Sources

Books and journals

'Survey of London' in Survey of London - Tottenham Court Road and Neighbourhood St Pancras Part 3: Volume 21, (1949), 92

National Grid Reference: TQ 29721 82159

## Map



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100024900.

## 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.

List entry Number: 1379208

## Location

NUMBERS 24-28 AND ATTACHED RAILINGS INCLUDING INSTITUTE OF EDUCATION, LONDON UNIVERSITY (NUMBERS 24-27), 24-28, WOBURN 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: 14-May-1974

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: 478576

## 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 WOBURN SQUARE 798-1/94/1732 (East side) 14/05/74 Nos.24-28 (Consecutive) and attached railings. Institute of Education, London University (24-27)

GV II

Terrace of 5 houses. c1829. Built by James Sim, James Sim Jnr and Robert Sim. Yellow stock brick with stucco first floor band. 4 storeys and basements. 2 windows each. Nos 27 & 28 slightly projecting. Round-arched recessed doorways with radial patterned fanlights and double panelled doors. Gauged brick flat arches to recessed sash windows. Continuous cast-iron balconies to 1st floor sashes, No.27 with casements. Parapets, stucco cornice and blocking course. INTERIORS: not inspected.

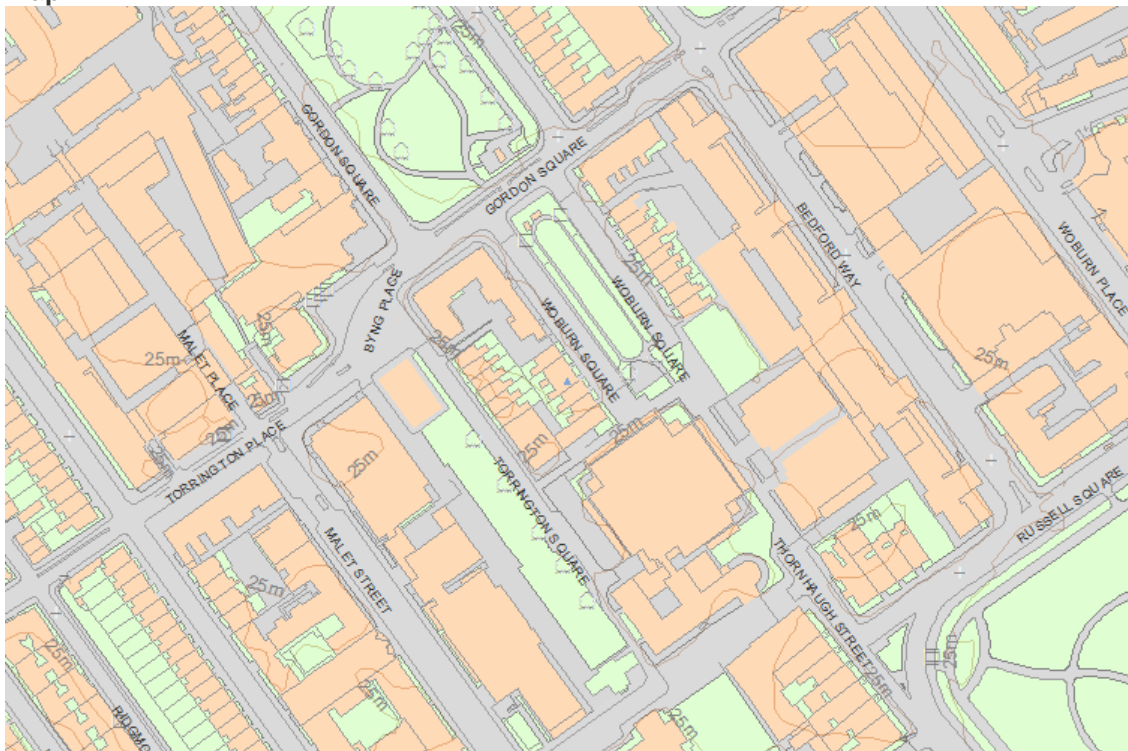
Listing NGR: TQ2984482101

## Selected Sources

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

National Grid Reference: TQ 29844 82107

## Map



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100024900.



## 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: QUAKER INTERNATIONAL CENTRE AND ATTACHED RAILINGS

List entry Number: 1272403

## Location

QUAKER INTERNATIONAL CENTRE AND ATTACHED RAILINGS, 1, BYNG PLACE

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: 476773

## 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 BYNG PLACE 798-1/94/131 (North side) 14/05/74 No.1 Quaker International Centre and attached railings (Formerly Listed as: BYNG PLACE Courtauld House)

GV II

House, later converted into 3 residences, currently in single occupation. c1832. Built by Thomas Cubitt. Painted stucco with rusticated ground floor. 4 storeys and basements. Symmetrical east facade with 9 windows and projecting centre bays. South return with 3 windows (1 blind) and 1 window, 2 storey extension to the west. Main entrance on south facade with projecting, balustraded porch; square-headed doorway with panelled jambs, cornice head, overlight and panelled door. East facade with similar but part glazed doorways. Projecting centre with 4 pilasters supporting simplified entablature and pediment above attic storey. Cornice and blocking course above attic storey. Prior to 1947, a continuous balustraded balcony to the 1st floor. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

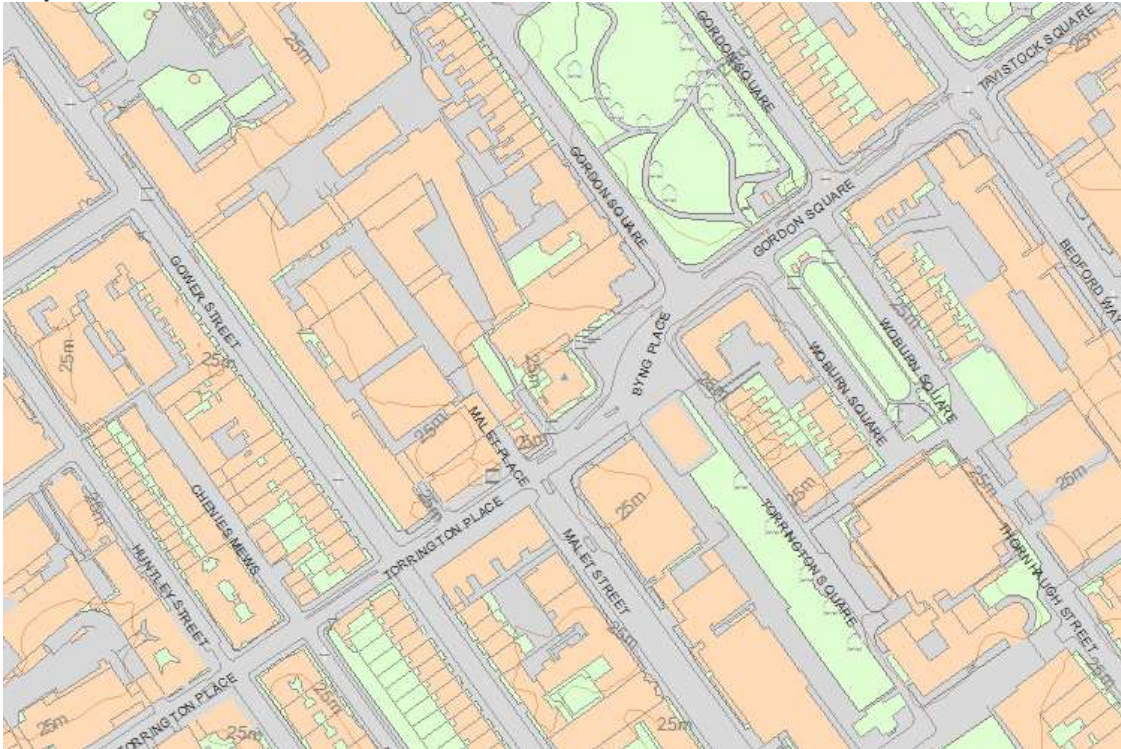
Listing NGR: TQ2972282130

## **Selected Sources**

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

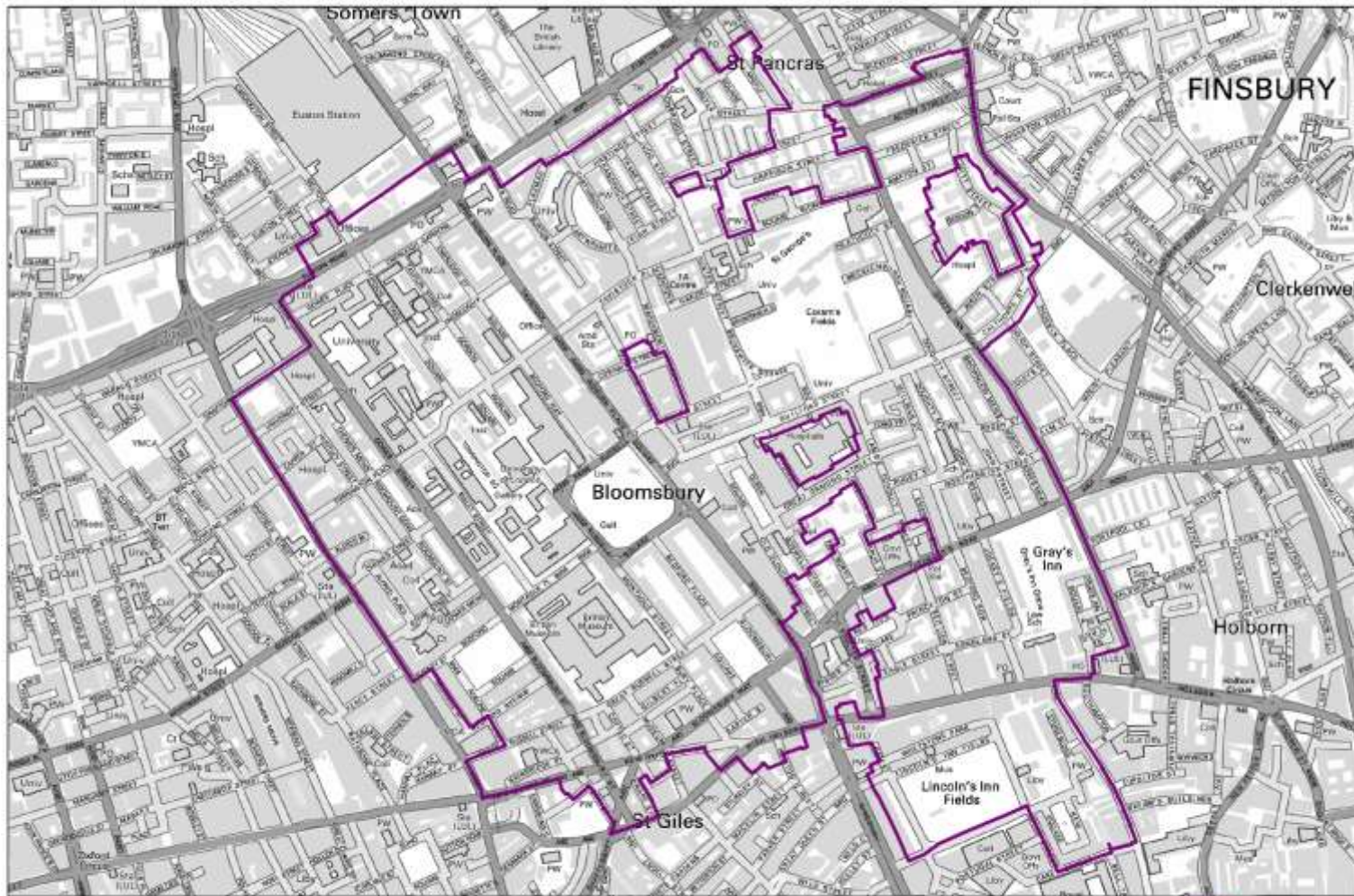
National Grid Reference: TQ 29724 82128

## Map



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100024900.

Appendix 2: **Bloomsbury Conservation Area  
map**



**Bloomsbury CA**



Reproduced from the O.S. map with the permission of the Controller of H.M.S.O. Licence no. LA-100019726.

Scale 1: Not Usable Scale

Map for Internal Use Only

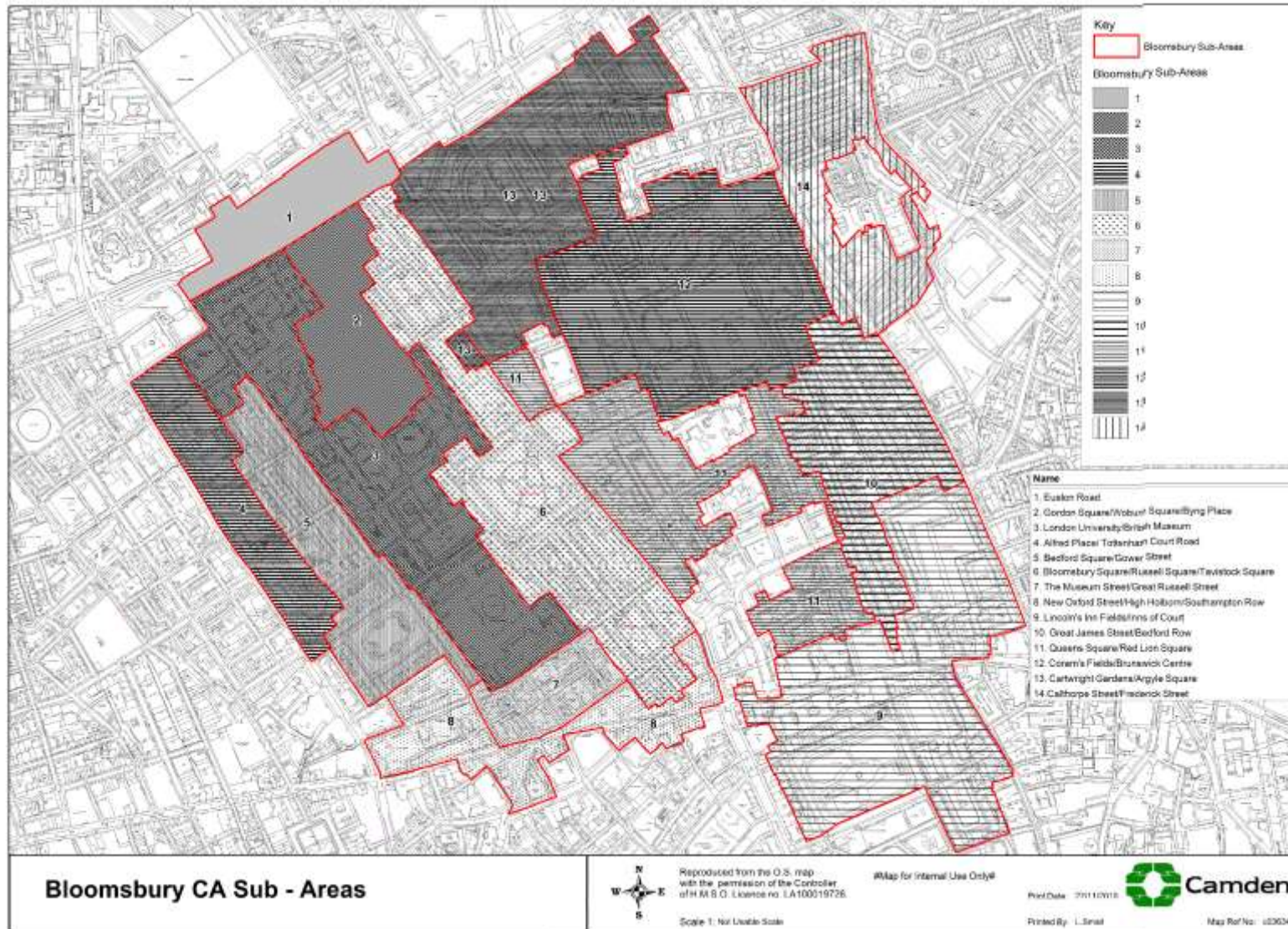
Print Date: 10/08/2013

Printed By: L.B.M.



**Camden**

Map Ref No: 403632



## Appendix 3: **Heritage Legislation, Policy and Guidance**

## Statutory Duties

### The Planning (Listed Buildings and Conservation Areas) Act 1990

1. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for;

*“(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...”*

2. In determining such applications the following duty is placed upon the decision maker:

*“s.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the 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.”*

3. With regard to applications for planning permission within conservation areas, it is set out that:

*“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

4. Importantly, the meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.

## National Policy

### National Planning Policy Framework (NPPF) 2012

5. The National Planning Policy Framework (NPPF) was introduced in 2012 as the full statement of Government planning policies covering all aspects of the planning process. One of the twelve core planning principles of the NPPF 2012 is that planning should:

- *“Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”*

6. The glossary of the NPPF (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

7. Chapter 12 of the NPPF outlines the Government's guidance regarding conserving and enhancing the historic environment in more detail.

8. Paragraph 128 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the



assets and sufficient to understand the potential impact of the proposals on their significance.

9. Paragraph 129 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
10. Paragraph 131 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into 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.
11. Paragraph 132 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset, such as the listed building and conservation area. The more important the heritage asset, the greater the weight should be.
12. It is also specified that any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification. Paragraph 133 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.
13. Paragraph 134 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.
14. Paragraph 137 encourages local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets, such as listed buildings, to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.
15. Paragraph 138 sets out that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building which makes a positive contribution to the significance of the conservation area should be treated as either substantial harm under paragraph 133 or less than substantial under paragraph 134, as appropriate taking into account the relative significance of the building affected and its contribution to the significance of the conservation area as a whole.

## National Guidance

### National Planning Practice Guidance (NPPG) 2014

16. National Planning Practice Guidance 2014 has been issued by the Government as a web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF 2012.
17. NPPG helps to define some of these key heritage terms used in the NPPF. With regard to substantial harm, it is outlined that in general terms this is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special interest. Optimum viable use is defined in the NPPG as the viable use likely to cause the least harm to the significance of the heritage asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. Public benefits are also defined in the NPPG as anything that delivers economic, social and environmental progress as described in the NPPF. Public benefits should flow from the proposed development, and they may include heritage benefits.

### Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2010

18. The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paras. 9 and 10, as below:

*“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

*Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

*10. When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.”*

19. In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been first published by English Heritage (now Historic England) from 2011. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered

significant and likely to make a building of special architectural or historic interest when assessing each building type. The relevant Listing Selection Guide for this property is Domestic 2: Town Houses.

## National Advice

### Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015

20. GPA Note 2 provides information to assist in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, and marketing.
21. With regard to design and local distinctiveness, advice sets out that both the NPPF (section 7) and NPPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:
  - *The history of the place*
  - *The relationship of the proposal to its specific site*
  - *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
  - *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*
  - *The size and density of the proposal related to that of the existing and neighbouring uses*
  - *Landmarks and other built or landscape features which are key to a sense of place*
  - *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
  - *The topography*
  - *Views into, through and from the site and its surroundings*
  - *Landscape design*
  - *The current and historic uses in the area and the urban grain*
  - *The quality of the materials*

### Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2015

22. GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets. This also provides a toolkit for assessing the implications of development proposals affecting setting. A series of stages are recommended for assessment, these are:
  - Step 1: identifying the heritage assets affected and their settings*
  - Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*
  - Step 3: assessing the effect of the proposed development*
  - Step 4: maximising enhancement and minimising harm*

□ *Step 5: making and documenting the decision and monitoring outcomes.*

**Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2016**

23. This advice document sets out a series of conservation principles and guidance regarding the management of conservation areas. It outlines the fundamentals of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an overarching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which don't. Having done this, it outlines an approach to assessments of special interest which uses desk and field-based inquiry.

**Historic England: Advice Note 2: Making Changes to Heritage Assets 2016**

24. This document provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It is intended to be useful to owners, developers, local planning authorities and others in considering works to all heritage assets.

**Local Policy and Guidance**

25. There is no statutory requirement to have regard to the provisions of the development plan in the consideration of applications for listed building consent. However, it is likely that the objectives of national policy and the development plan, with regard to the protection of heritage assets, will be closely aligned. Local authorities should also ensure that aspects of conservation policy that are relevant to development control decisions are included in the development plan.

**London Plan (FALP) 2015**

26. On 10 March 2015 the Mayor adopted the Further Alterations to the London Plan (FALP). From this date, the FALP are operative as formal alterations to the London Plan (the Mayor's spatial development strategy) and form part of the development plan for Greater London. The London Plan has been updated to incorporate the Further Alterations. It also incorporates the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013.

27. Policy 7.8 (Heritage Assets and Archaeology) which states that:

*“Strategic*

*A 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.*

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

*Planning decisions*

*C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

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

*E 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 ...”*

**Camden Local Plan (June 2017)**

28. Policy D1 Design states:

*“The Council will seek to secure high quality design in development. The Council will require that development:*

*a. respects local context and character;*

*b. preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 Heritage”;*

*c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*

*d. is of sustainable and durable construction and adaptable to different activities and land uses;*

*e. comprises details and materials that are of high quality and complement the local character;*

*f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*

*g. is inclusive and accessible for all;*

*h. promotes health;*

*i. is secure and designed to minimise crime and antisocial behaviour;*

*j. responds to natural features and preserves gardens and other open space;*

*k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*

*l. incorporates outdoor amenity space;*

*m. preserves strategic and local views;*

*n. for housing, provides a high standard of accommodation; and*

*o. carefully integrates building services equipment.*

*The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

#### *Tall buildings*

*All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:*

*p. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;*

*q. the historic context of the building's surroundings;*

*r. the relationship between the building and hills and views;*

*s. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and*

*t. the contribution a building makes to pedestrian permeability and improved public accessibility. In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.*

### *Public art*

*The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.*

### *Excellence in design*

*The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under "Policy G1 Delivery and location of growth" will be provided through high quality contextual design."*

## 29. Policy D2 Heritage states:

*"The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.*

### *Designated heritage assets*

*Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

### **Conservation areas**

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.*

*The Council will:*

*e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*

*f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*

*g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*

*h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

### **Listed Buildings**

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

*i. resist the total or substantial demolition of a listed building;*

*j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*

*k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

### **Archaeology**

*The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.*

### **Other heritage assets and non-designated heritage assets**

*The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.*

*The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset."*

### **Supplementary Planning Documents / Guidance Camden Planning Guidance Design (July 2015)**

- 5.7 This document sets out general principles on the historic built environment although is policy light.



***Camden Planning Guidance SPD 2011***

30. Camden's Planning Guidance provides further information on the application and implementation of policies contained within the Development Plan. The guidance contained within this document are broadly compliant with the relevant local policy framework and best practice outlined in this appendix and as such is noted here for the sake of completeness only.

***Bloomsbury Conservation Area Appraisal and Management Strategy SPD 2011***

31. The Bloomsbury Conservation Area Appraisal and Management Strategy was adopted as supplementary planning guidance on 18 April 2011. This appraisal has been prepared to define the special interest of the conservation area in order that its key attributes are understood and can be protected, and that measures are put in place to ensure appropriate enhancement. It replaces a Conservation Area Statement adopted in 1998.

**Turley**  
The Charlotte Building  
17 Gresse Street  
London  
W1T 1QL

T 020 7851 4010

**Turley**  
Heritage