SOAS, University of London

Main Building Reception Alterations

Heritage, Design and Access Statement

22nd January 2018

FAITHFUL+GOULD

Member of the SNC-Lavalin Group

Document Status					
Revision	**Date**	**Status or comment**	**Prepared by**	**Checked by**	**Authorised by**
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1.0 Introduction

1.1 Purpose of The Statement

This Heritage Statement has been prepared to accompany a listed building consent application prepared and submitted by Faithful+Gould for the proposed works defined within this document. This supporting statement should be read and referenced in conjunction with other submitted planning issue drawings and work specifications as part of the aforementioned application (ref: PP-06684595.

This statement is prepared in accordance with the requirements of the National Planning Policy Framework (NPPF), Planning (Listed Buildings and Conservation Area) Act 1990, hereafter referred to as 'the Act' and uses Historic England (formerly English Heritage) Guidance 'Conservation Principles, Policies and Guidance' (2008) to assess the significance of the SOAS main (Holden) Building. A heritage impact assessment is included within this statement.

The purpose of this supporting statement is to:

- Identify, assess and provide evidence and justification on whether the proposed works will result in less than substantial harm to the significance of the building.
- Provide sufficient information and justification for the submitted information to be assessed and verified by London Borough of Camden Planners and Conservation Officers, Historic England and any other amenity societies or advisory bodies consulted in relation the application and proposed works.

1.2 Background

The building is currently providing university lecture and office accommodation for the staff and students of School of Oriental and African Studies (SOAS), University of London. Alterations to the existing reception area of the main building are proposed with the relocation of the reception desk and replacement of the existing internal glazed secondary entrance doors – providing a more streamlined entrance and exit route, modernised reception area and additional reception facilities for wheelchair building users.

1.3 Existing Information and Resources

The Principle information and sources are as follows:

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

2.0 Building Description & History

2.1 Building Overview

Building Address: SOAS, University of London, Thornhaugh Street, London, WC1H 0XG
Heritage Asset: Holden Building (also known as the Old Building or College Building)
Building Elements: Brown brick with Portland stone dressings, 5 storeys and basement
Ownership: SOAS, University of London
Architect: Charles Holden (c.1939-5)
Designation: Grade II
Date of listing: 28/03/1969
Use: University Office and Lecture Building

Fig. 01 – Present Day, SOAS College Building, Southern and Western Elevations, Author's own.

2.2 Building Location

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

Fig. 02 & 03 – Location map and aerial photograph of the Holden Building (Google Maps: 2015)

2.0 Building Description & History (continued)

2.1 Building Description

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

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

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

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

The buildings main inverted L-shape roof is of a flat construction and is covered with an asphalt finish and brick parapet around all areas. The circular bay towards the north east of the site is also flat, which was historically covered with a flat roof copper finish.

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

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

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

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

2.0 Building Description & History (continued)

2.4 History of The Building

2.4.1 History and Historical Development of the Site

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

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

2.4.2 Building Development

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

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

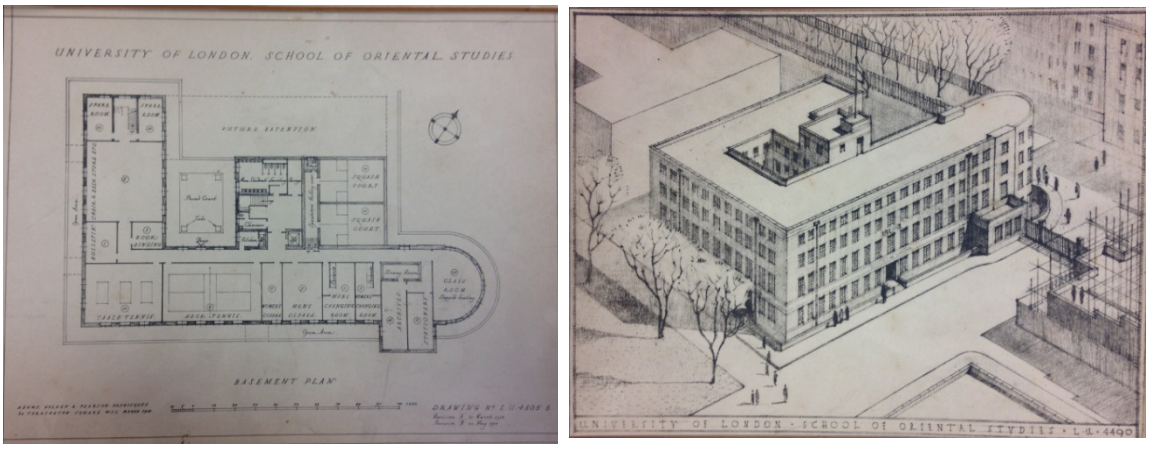


Fig. 04 & 05 - Adams, Holden & Pearson – Architects & Planning Consultants – Basement Plan & Proposed Exterior Elevation (Adams Holden & Pearson: 2015)

2.0 Building Description & History (continued)

2.4 History of The Building (continued)

2.4.2 Building Development (continued)

The drawing in Figure 6 below is a particularly useful resource when compared with Figure 4 and 5 in order to illustrate the changes which took place to the school, both internally and externally, between the 1940's – 1970's. Externally the original Holden plan shows only one main entrance door (compared to the three main doors visible today). Internally, during the 1940's, the ground floor was populated heavily by sports and recreational spaces (including squash courts, table tennis, deck tennis and associated changing room facilities) along with store / spare rooms to the west of the building. By the 1970's the internal west layout had been heavily reconfigured and larger spaces had been subdivided to provide additional research and teaching rooms. The sports facilities to the south east were removed and rooms were divided to make way for archives, kitchen stores and telephone equipment rooms.

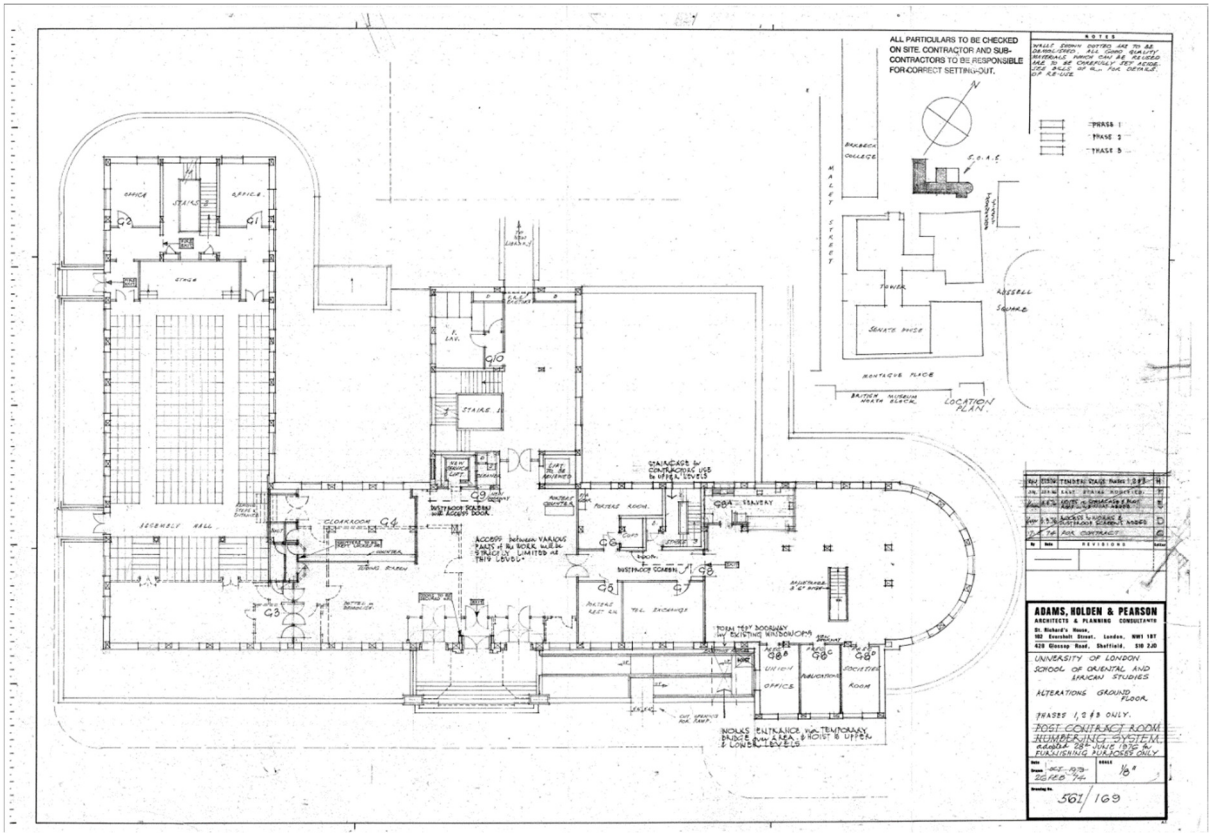


Fig. 06 – Adams, Holden & Pearson – Architects & Planning Consultants – Alterations Ground Floor (Adams Holden & Pearson: 1974)

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

3.0 Current and Proposed Use & Access

3.1 Building Access

Stair access to the building is currently via the 3 nr double main entrance doors and ramped entrance to the right hand side of the main entrance.

A glazed entrance lobby is set back by circa 2m from the main entrance and away from the original timber panelled entrance doors. The original entrance doors are fixed open during the day.

The existing entrance lobby system comprises a glazed curtain wall system with a centrally installed revolving door as the primary entry through the lobby. The central revolving door is flanked either side by a double door and single entrance door utilised for accessible entrance provision, deliveries and in a fire situation.

It is proposed that in order to improve accessibility into the main entrance, the secondary entrance revolving door and accessible door are replaced with 2nr double sliding glass doors. A new glazed curtain walling system is to be installed comprising of 2nr sliding doors forming a rectangular lobby. The glazing system will be installed full height from finished floor level up to a new MF ceiling section above. In addition, by removing the revolving door and simplifying the entrance area, the new lobby design compliments and reflects the original internal foyer configuration and footprint, visible in Fig. 06.

The original timber entrance doors remain fixed back and un-changed under this proposal, no change is proposed to the stairs or ramped access into the building.

3.2 Building Use

The Holden Building, adjoining and associated buildings remain in use as designed and built for the student university community. They remain an integral part of the university campus, for which all activities are based around at its heart. This building is the only entrance route to both the Holden Building and Philips Building library and teaching accommodation.

By undertaking the upgrade and refurbishment of the secondary entrance into the building, the building maintains its importance as the main entrance to the university as a key space and thoroughfare for all students accessing both buildings. The changes are requested to refresh the space and improve accessibility through the entrance area.

4.0 Proposed Works

4.1 List of Proposed Works

An impact assessment has been made of the proposed works to assess the significance of the area and identify potential impact upon that significance. Specification details can be found in within the Listed Building Application.

Proposed Works	
Removal of the existing glazed entrance lobby doors and frame. **Installation of new steel frame posts, glazed curtain walling and 2no. sliding doors, including power and data.**	The existing glazed entrance lobby and associated doors are to be carefully disassembled and removed. A new glazed curtain walling system is to be installed comprising of 2nr sliding doors forming a rectangular lobby. The glazing system will be installed full height from finished floor level up to a new MF ceiling section above. The glazing and curtain walling comprises aluminium powder coated channels and transoms. In order to install the new glazed curtain walling and associated doors 3nr supporting steel posts are to be mechanically fixed into position. These are to be fixed to the existing ground floor slab and affixed to the soffit of the structural ceiling above. At ceiling level, the fixing points will be above the suspended ceiling mechanically fixed to the underside of the exposed structural soffit. The sliding door opening mechanism driver is to be integral to the frame of the system. This sits at the head of the door system facing into the building receptions area, this is 180mm x 100mm. Power and data for powering and controlling the door are to be distributed through the suspended ceiling.
Replacement of the existing ceiling tiles, ceiling grid to be retained. **Existing MF ceiling to be removed and replaced at height to match existing.**	The existing suspended ceiling grid is to be retained, existing ceiling tiles are to be removed and replaced with white acoustic rated ceiling tiles. Existing surface mounted services such as CCTV, lights and ventilation grilles are to remain in existing locations and be fitted into replacement ceiling tiles. The MF ceiling section to the lobby area is to be carefully removed to enable the installation of the new glazed lobby door system. A replacement MF ceiling will then be installed to match the same height as existing. Where possible existing fixing points used to secure the MF ceiling will be re-used to mechanically fix to the structural ceiling. Existing perimeter margins and the new MF ceiling to the entrance glazing is to be decorated white as existing.
Redecoration of wall surfaces.	No alteration works to the external walls are intended. Following works, all areas are to be made good and painted throughout, neutral colours to be used.

4.0 Proposed Works (continued)

4.1 List of Proposed Works (continued)

Replacement of carpet and vinyl floor finishes, including adapting to the matwell.	The existing floor finishes are to be carefully removed. New floor finish to the main reception area is to be a Linoleum type product, Marmoleum Marbled effect sheet finish. Finish to be neutral colour. New matwell entrance matting will be installed to match existing, the existing matwell depth is to match existing and be adapted and made smaller to suit new entrance lobby size.
Re-staining of existing external doors to match existing.	No alteration works are proposed to the original doors. The existing finish it to be freshened, doors to be re-stained to match existing.
Installation of overhead door heaters	2nr electric overdoor heaters are to be installed above the new sliding doors. To be '*Windbox suspended ceiling air curtain*' or similar in appearance. These will be set flush within the MF ceiling above, coloured white to match the surrounding ceiling. To be 700mm wide and 2000mm in length. Power to this will be fed through the suspended ceiling.
Replacement of existing fluorescent spot lights for LED lighting.	New LED spot lighting is to be installed to be similar in style to the existing spot lighting. The lighting layout is to be altered to suit the new reception desk position and room configuration. Whitecroft Espirit LED lighting or similar, 198mm in diameter installed flush within ceiling. All cabling to be fed via existing suspended ceiling void. A lighting track system is to be installed as indicated on the proposed floor plans to be affixed to the suspended ceiling. Ceiling track system to be white with white spot lights mounted, to be a Flos system or equivalent.
Temporary relocation of existing ceiling mounted fittings.	Existing ceiling mounted fixtures and fittings are to be removed temporarily as part of replacing the existing suspended ceiling tiles. These will be re-installed in the same location within the new suspended ceiling tiles
Installation of a new double floor mounted plug socket with chasing for the cable run into the floor screed.	As shown on the proposed drawing a floor mounted double power socket is to be installed. Power to this is to be fed via the suspended ceiling void and the column. A small chase 500mm long x 50mm wide x 25mm will be cut within the floor screed for the cable run and socket.

4.0 Proposed Works (continued)

4.1 List of Proposed Works (continued)

Installation of 2no. AV screens, affixed to the wall, new power and data cables surface mounted.	The existing AV screen is to be replaced as shown no the proposed drawing, this is to be wall mounted. An additional AV screen is to be wall mounted and fixed in position as shown. New power and data is to be in surface mounted conduit.
Relocation and replacement of the existing reception desk.	A new 2-person reception desk is to be installed as shown on the proposed drawing. The reception desk is to have an accessible stepped down section compliant with current building regulations. The main structure will be veneered timber with a metal brass top. Services for power and data to the desk are to be distrusted via the suspended ceiling and cupboards to the rear of this area.
Replacement of cladding of structural columns.	The non-original cladding is to be removed. The columns are to be clad in fire rated plasterboard to maintain fire protection. This is then to be plaster skim finished and decorated to match surrounding walls.
Replacement of cladding to cupboards and internal doors.	The existing pine timber panelling to the doors is to be removed. This is to be replaced with through colour MDF Valchromat fibre board, the thickness and fenestration of the cladding is to match existing panelling.
Replacement of Venetion blinds to front facing windows	New blinds are to be installed in existing locations.
Installation of new donor plaque to the wall.	A donor plaque is to be installed wall mounted as shown on the existing drawing. This is to be screw fixed on hangars.

4.0 Proposed Works (continued)

4.2 Proposed Works Photographs & Location

The photographs below show the proposed areas of the front of house and main reception areas to be refurbished during the works.

Fig. 07 - Existing ceiling finishes and cladding to columns.

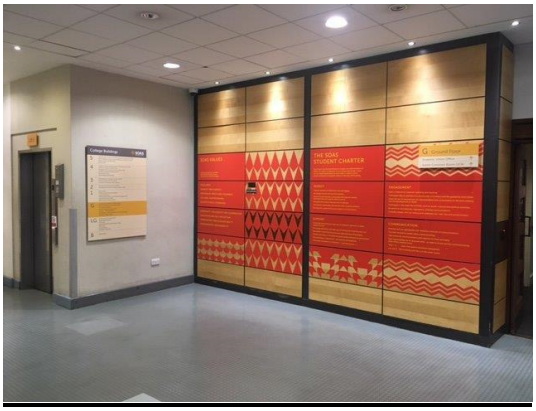


Fig. 08 - Existing cladding to cupboards.

Fig. 09 - Existing reception desk and floor finishes

Fig. 10 - Existing revolving door and accessible door.

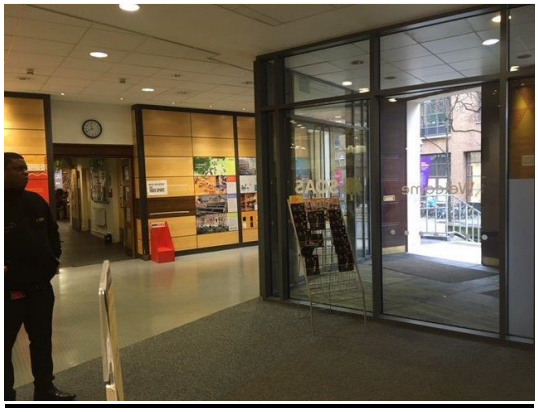


Fig. 11 - Existing glazed secondary entrance curtain walling system.

Fig. 12 - Existing concrete block and beam ceiling above suspended ceiling tiles.

4.0 Proposed Works (continued)

4.2 Proposed Works Photographs & Location (continued)

Fig. 13 - Existing barrier matting

Fig. 14 - Existing main timber entrance doors.

5.0 Significance

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

Principle 3.2 of English Heritage's (2008) Conservation Principles states:

"The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve".

Understanding the significance of the Holden Building within SOAS and the various values that contribute to it are crucial when considering change and how best to manage that change.

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

The sum of the various values that people place upon a given heritage asset equates its significance.

In heritage terms, significance has been defined as:

"The value of a heritage asset to this and future generations because of its heritage interest" and as "The sum of cultural and natural heritage values of a place".

In essence, significance is an understanding of what makes a place special. What is important to note is why understanding significance is vital. The following assessment of significance is intended to form the foundation for understanding the heritage values of the Holden Building, in order to inform any proposed works.

Faithful+Gould assesses significance using the 'values-based' approach that underpins the 2008 Conservation Principles. Four primary categories of heritage value are defined in Conservation Principles.

5.0 Significance (continued)

EVIDENTIAL VALUE	The potential of a place to yield significant evidence, usually from physical remains, about past human activity
HISTORICAL VALUE	The way in which the present can be connected by a place to people, events and aspects of life in the past
AESTHETIC VALUE	The ability of a place to provide sensory and intellectual stimulation
COMMUNAL VALUE	The meanings of a place for people who relate to it – a collective experience or memory. A shared cultural frame of reference

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

VERY HIGH SIGNIFICANCE	This represents the most valuable themes, features, fabric or characteristics of the SOAS building. These elements are considered to be essential to the understanding and appreciation of the building and as being key contributors to its overall character as well as its local, regional and national importance.
HIGH SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of the SOAS building, while greatly contributing towards its character and appearance.
MEDIUM SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are often important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.
LOW SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has minor cultural value but which may, even to a small degree, contribute towards the character and appearance of the SOAS building and its constituent parts.
NEUTRAL SIGNIFICANCE	Elements of neutral significance typically do not possess any heritage values which are important to the SOAS building and its constituent parts. As such, they neither contribute to – nor detract from – its overall character and understanding.
INTRUSIVE	Elements that are Intrusive to heritage value have characteristics which detract from the overall significance and character of the SOAS building and its constituent parts.

5.0 Significance (continued)

5.1 Evidential Value

Evidential value is normally associated with older heritage assets but all buildings encapsulate unique information about their historical development. It is evident that the internal fabric has been subject to various phases of adaptation with the first occurring not long after the building's construction in the 1940's. It is relatively simple to identify the phases of alteration through the assessment of historic architectural plans and the change of materials and decorative finishes at the site.

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

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

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

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

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

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

5.2 Historical Value

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

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

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

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

5.0 Significance (continued)

5.3 Aesthetic Value

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

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

5.4 Communal Value

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

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

6.0 Historical Impact to Significance

The work items identified within the proposed work section of this statement are revisited to determine their potential for impact on the identified significance. The two keys below define the various levels of significance. It is hoped that this will provide an additional way of quickly identifying those fabric elements of highest value and significance and the resulting impact.

The level of impact upon significance is felt to be self-explanatory requiring no further explanation. The colours for each level of impact are identified in the key below. The elemental impact assessment is appended to this statement. The impact assessment refers to the acronym CoBRA, detailed as a Conservation Based Research Assessment, to gain further knowledge in making a decision on the impact, significance and mitigation of the works.

6.1 Significance of Fabric Affected

VERY HIGH SIGNIFICANCE	This represents the most valuable themes, features, fabric or characteristics of the building. These elements are considered to be essential to the understanding and appreciation of the building and as being key contributors to its overall character as well as its local, regional and national importance.
HIGH SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of the building, while greatly contributing towards its character and appearance.
MEDIUM SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are often important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.
LOW SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has minor cultural value and which may, even to a small degree, contribute towards the character and appearance of the building and its constituent parts.
NEUTRAL SIGNIFICANCE	Elements of neutral significance typically do not possess any heritage values which are important to the building and is constituent parts. As such, they neither contribute to – nor detract from – its overall character and understanding
INTRUSIVE	Elements that are intrusive to heritage value have characteristics which detract from the overall significance and character to the building

Impact Key

HIGH IMPACT
SOME IMPACT
LOW IMPACT
NO IMPACT

6.0 Historical Impact to Significance (continued)

6.2 Heritage Impact Assessment

ITEM	FLOOR	LOCATION	PROPOSED WORK	SIGNIFICANCE OF FABRIC AFFECTED	POTENTIAL IMPACT OF WORK	COBRA INFORMATON	POSSIBLE MITIGATION
1	Ground Floor	Reception / Front Entrance Area	Removal of the existing glazed entrance lobby doors and frame. Installation of new steel frame posts, glazed curtain walling and 2no. sliding doors, including power and data.	LOW SIGNIFICANCE. The existing secondary entrance doors and curtain walling were not part of the original building fabric and therefore hold no significance to the building fabric. A survey of the structural ceiling above suspended ceiling tiles has identified what appears to be a block and beam concrete ceiling, painted black. A survey of the floor has identified what appears to be a screed finish beneath current floor finishes. Both areas hold low significance to the building fabric.	SOME IMPACT The new curtain walling and secondary glazing will require the installation of a new steel frame, mechanically fixed to the floor and ceiling structure. Whilst the existing structural finishes appear to have minimal significance and impact, care should be taken to keep fixings to a minimum.	Refer to drawings and photographs included with the application.	Care should be taken for all fixings and penetrations to existing floor and ceiling areas to be kept to a minimum and only installed where necessary. Care should be taken when undertaking the works to monitor the fabric being drilled into, in case the screed found during surveys has been applied to more historic floor finishes.
2	Ground Floor	Reception / Front Entrance Area	Replacement of the existing ceiling tiles, ceiling grid to be retained. Existing MF ceiling to be removed and replaced at height to match existing.	NEUTRAL SIGNIFICANCE. Suspended ceiling finishes are not original and do not provide any significance to the building fabric.	NO IMPACT The adjacent corridor area has a modern suspended ceiling grid installed with florescent lighting, which could easily be replicated in each of the three rooms. The grid will allow for any services or conduits to be hidden from view. The grid can be removed at a later date and expose the existing ceiling above.	Refer to drawings and photographs included with the application.	N/A
3	Ground Floor	Reception / Front Entrance Area	Redecoration of wall surfaces.	NEUTRAL SIGNIFICANCE. Where finishes are currently decorated, simple decorations are in place and have no significance associated.	NO IMPACT Redecorations will freshen areas of existing decoration only and will have no impact on the significance of any fabric.	Refer to drawings and photographs included with the application.	N/A
4	Ground Floor	Reception / Front Entrance Area	Replacement of carpet and vinyl floor finishes, including adapting to the matwell.	NEUTRAL SIGNIFICANCE. The existing carpet and vinyl finishes have been renewed in recent years and are deemed to hold no significance to the fabric of the building.	NO IMPACT Replacement of carpet and vinyl flooring will freshen areas of existing flooring and will have no impact on the significance of any fabric. The existing matwell entrance area is due to be reduced to accommodate the location of the new curtain walling system and will therefore have no further impact on the area.	Refer to drawings and photographs included with the application.	N/A
5	Ground Floor	Reception / Front Entrance Area	Re-staining of existing external doors to match existing.	HIGH SIGNIFICANCE The existing timber wooden stained doors are the main entrance doors into the building and thought to be original, therefore holding a high significance within the building.	NO IMPACT Restaining of the doors will look the same as the existing and is deemed to have no impact on the appearance of the doors.	Refer to drawings and photographs included with the application.	Colour of the staining should be to match existing.

6.0 Historical Impact to Significance (continued)

6.2 Heritage Impact Assessment (Continued)

ITEM	FLOOR	LOCATION	PROPOSED WORK	SIGNIFICANCE OF FABRIC AFFECTED	POTENTIAL IMPACT OF WORK	COBRA INFORMATON	POSSIBLE MITIGATION
6	Ground Floor	Reception / Front Entrance Area	Installation of overhead door heaters	NEUTRAL SIGNIFICANCE. Suspended ceiling finishes are currently in place with no overhead door heaters installed.	LOW IMPACT Newly installed overhead door heaters will be installed within newly fitted replacement MF ceilings. All cabling/fixings will be affixed to the block/beam existing structural ceiling in place above the suspended ceiling finishes.	To be installed in line with manufacturers instructions.	Al fixings should be kept to a minimum to avoid unnecessary penetrations to the building fabric.
7	Ground Floor	Reception / Front Entrance Area	Replacement of existing fluorescent spot lights for LED lighting.	NEUTRAL SIGNIFICANCE. Existing lighting within the reception area is not original and is deemed to have neutral significance	NO IMPACT The new lighting will be installed within the newly fitted suspended ceiling areas and is deemed to have no impact upon the structure or fabric.	To be installed in line with manufacturers instructions.	N/A
8	Ground Floor	Reception / Front Entrance Area	Temporary relocation of existing ceiling mounted fittings.	NEUTRAL SIGNIFICANCE. Existing ceiling mounted fittings are not original, and are deemed to have neutral significance.	NO IMPACT Existing ceiling mounted fittings are not original, and can be carefully removed and reinstated to have no impact on the significance of the ceiling areas.	To be installed in line with manufacturers instructions.	All fixings should be carefully removed and reinstated where not affixed to suspended ceiling areas.
9	Ground Floor	Reception / Front Entrance Area	Installation of a new double floor mounted plug socket with chasing for the cable run into the floor screed.	LOW SIGNIFICANCE There is currently no floor socket in place in this location. Floor screed only to be chased for minor cable run.	LOW IMPACT A small amount of chasing will be required into the floor screed to create a cable run to the new floor socket.	Refer to drawings and photographs included with the application. Carry out watching brief during chasing works to identify whether any historic finishes survive in situ. Historic finishes not anticipated and this is an additional recommended precaution. If found stop works immediately and report to Conservation Surveyor.	Any chasing into finishes, should be kept to an absolute minimum to avoid unnecessary impact and damage to the fabric.
10	Ground Floor	Reception / Front Entrance Area	Installation of 2no. AV screens, affixed to the wall, new power and data cables surface mounted.	LOW SIGNIFICANCE 1nr AV screen is currently in place on existing wall finishes, 1nr further AV screen is proposed to existing plastered wall finishes.	LOW IMPACT New cable runs will be surface mounted to avoid unnecessary chasing to existing wall finishes.	Refer to drawings and photographs included with the application.	Cable runs should be surface mounted where possible to avoid unnecessary chasing and damage to existing walls.

6.0 Historical Impact to Significance (continued)

6.2 Heritage Impact Assessment (Continued)

ITEM	FLOOR	LOCATION	PROPOSED WORK	SIGNIFICANCE OF FABRIC AFFECTED	POTENTIAL IMPACT OF WORK	COBRA INFORMATON	POSSIBLE MITIGATION
11	Ground Floor	Reception / Front Entrance Area	Relocation and replacement of the existing reception desk.	NEUTRAL SIGNIFICANCE. The reception desk is not original and deemed to have neutral significance to the fabric.	NO IMPACT The new reception desk and new location are not deemed to have any impact upon the significance of the building.	Refer to drawings and photographs included with the application.	N/A
12	Ground Floor	Reception / Front Entrance Area	Replacement of cladding of structural columns with fire rated plasterboard.	NEUTRAL SIGNIFICANCE. Existing cladding to columns is a modern addition, original features are unknown.	NO IMPACT The fire rated plasterboard will be installed to replace the existing, cladding. Care will be required to any original features behind.	Refer to drawings and photographs included with the application.	Care should be taken around original finishes at all times during the removal and replacement of cladding finishes.
13	Ground Floor	Reception / Front Entrance Area	Replacement of cladding to cupboards and internal doors.	NEUTRAL SIGNIFICANCE. Existing cladding to wall areas is a modern addition, on a timber frame protecting original wall finishes.	NO IMPACT The new cladding will be installed to replace the existing, on the existing timber frame system.	Refer to drawings and photographs included with the application.	Care should be taken around original finishes at all times during the removal and replacement of cladding finishes.
14	Ground Floor	Reception / Front Entrance Area	Replacement of Venetian blinds to front facing windows	NEUTRAL SIGNIFICANCE. The blinds within the reception area are a modern installation and have no significance value.	NO IMPACT The new blinds are to be installed within existing window openings and is deemed to have no impact upon the structure or fabric.	N/A	N/A
15	Ground Floor	Reception / Front Entrance Area	Installation of new donor plaque to the wall.	LOW SIGNIFICANCE. Walls upon which the donor plaque will be mounted are plain plastered and of low significance.	LOW IMPACT A new donor plaque is to be installed with minimal disturbance to existing finishes, screw fixed onto hangers.	N/A	N/A

7.0 Justification for The Proposed Works

Improved Building Accessibility

As part of the works the existing in-built reception desk is to be removed and replaced. The reception desk at present does not have an accessible low-level counter. The proposed changes provide an opportunity to integrate a more accessible low-level counter.

At present the existing entrance lobby comprises a centrally located revolving door, an accessible single door to the LHS of the revolving door and a double door to the RHS. During lecture change over times and peak periods, the entrance lobby and reception area becomes congested. The revolving door currently does not provide an acceptable level of access and egress into and out of the building. Students and users of the building have a tendency to use the accessible access door to the LHS of the revolving door rather than the central revolving door. In order to alleviate congestion, the intention is to install 2nr automated sliding doors. In addition, by removing the revolving door and simplifying the entrance area, the new lobby design compliments and reflects the original internal foyer configuration and footprint, visible in Fig. 06.

Enhanced energy efficiency

Existing dated ceiling mounted spot lighting is to be replaced with energy efficient LED lighting similar in style to the existing.

Maintaining use of a key area of the University Portfolio

As a prominent area to the University campus and to ensure that the University maintains its high standards and appearance, areas of the university require redecoration and refurbishment at regular intervals. All finishes are considered to be in keeping with the existing.

8.0 Conclusion

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

It is our opinion that the architecture, links to the famous architect Charles Holden and the adjoining building designed by Sir Denys Lasdun ensure its importance at the heart of the university community. These provide a large influencing factor to the building's special and architectural interest and as such must be given a HIGH level of recognition and value.

The proposed works are deemed to have minimal disturbance to the building structure and provide much benefit to the occupants by creating a more streamlined entrance route, with additional assistance for wheelchair visitors. Care has been taken to ensure that minimal impact is caused to existing finishes, with the re-use of existing timber frame structures for cladding and the existing suspended ceiling grid for the refurbished ceiling.

9.0 Appendices

Appendix A - Historic England Listing Detail

Appendix A

Historic England Listing Detail

Historic England

SCHOOL OF ORIENTAL AND AFRICAN STUDIES (UNIVERSITY OF LONDON)

List Entry Summary

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

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

List entry Number: 1379007

Location

SCHOOL OF ORIENTAL AND AFRICAN STUDIES (UNIVERSITY OF LONDON), THORNHAUGH STREET

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 28-Mar-1969

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

Legacy System Information

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

Legacy System: LBS

UID: 478371

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

CAMDEN

TQ2982SE THORNHAUGH STREET 798-1/94/1631 (West side) 28/03/69 School of Oriental and African Studies (University of London)

II

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

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

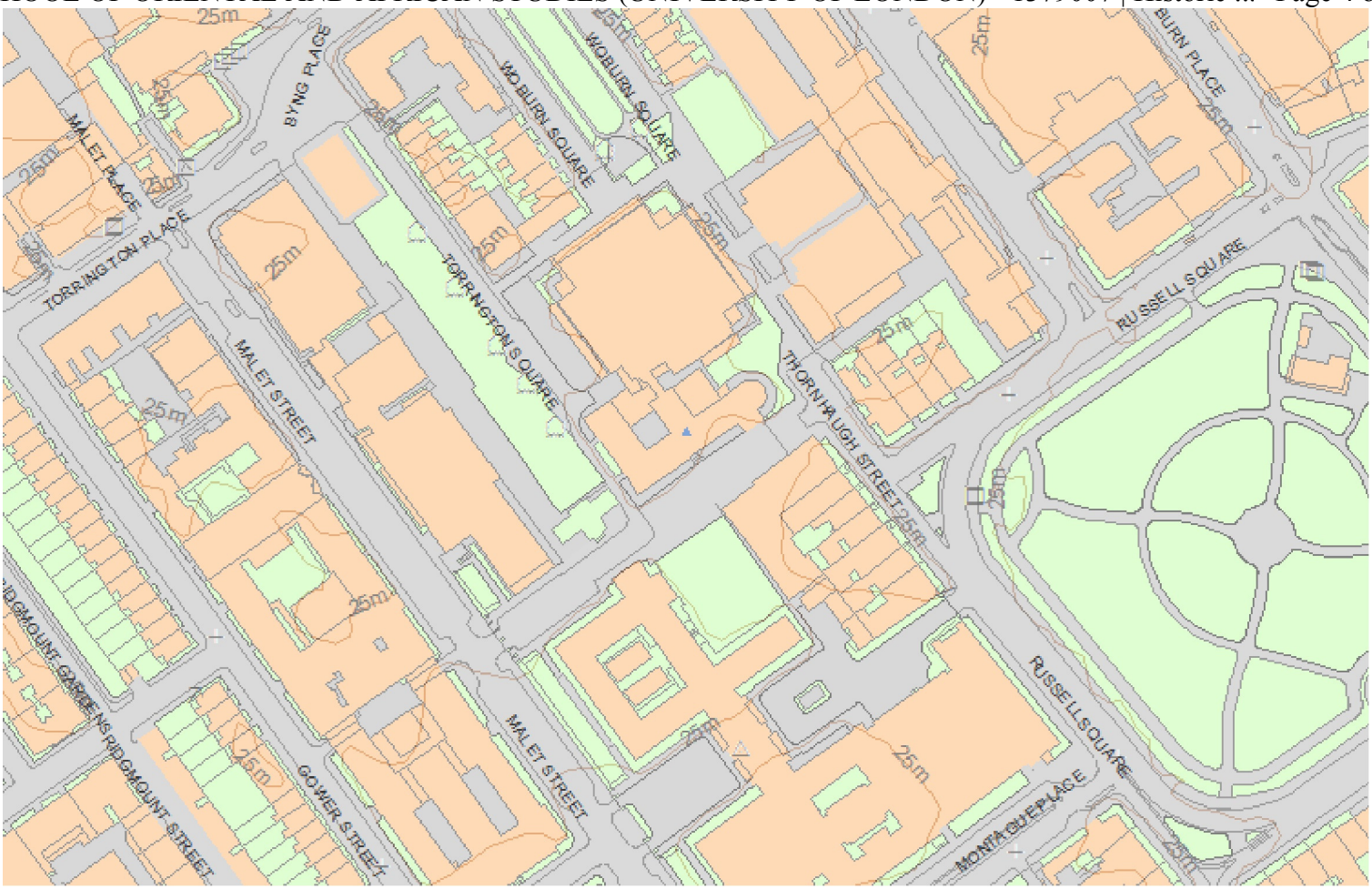
Listing NGR: TQ2990082009

Selected Sources

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

National Grid Reference: TQ 29900 82009

Map



The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1379007 .pdf (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/341978/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 25-Jul-2016 at 07:04:09.

End of official listing

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