

HERITAGE AND  
CONSERVATION STATEMENT

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For 171 TOTTENHAM COURT RD,  
FITZROVIA, LONDON W1T 7D

jmarchitects

Client

Royal Bank of Scotland

1st Floor Younger Building

Edinburgh EH12 4NA

Architect

**jm**architects Ltd.

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First Floor

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171 TOTTENHAM COURT RD, FITZROVIA, LONDON W1T 7DL

**Scope: Removal of an Automatic Teller Machine and Signage**

JM Architects are appointed to prepare a heritage and conservation statement for the building at 171 Tottenham Court Rd, Fitzrovia, London W1T 7DL

This building is presently a branch of the Royal Bank of Scotland. The bank branch is to be closed.

The following sources were consulted in preparing this statement.

Bloomsbury Conservation Area Appraisal and Management Strategy, LB Camden 2011

Buildings and Conservation Areas) Act 1990

Planning Policy Guidance: conserving and enhancing the historic environment - National Planning Policy Framework

Conservation Principles Policies and Guidance, Historic England (2008)

Listing Selection Guides, Historic England: Commerce and Exchange Buildings (Banks and Offices)

Historic England's Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment Historic England's

Good Practice Advice Note 3: The Setting of Heritage Assets (2015)

Historic England's Advice Note 2: Making Changes to Heritage Assets (2016)

Local Records

Historic maps and photographs.

**Status: The bank is not a listed building.**

171 Tottenham Court Road is a six storey postwar block. That part of the ground floor that is occupied by the bank is faced in polished stone, the first, second, third and fourth floors face in brick with reconstituted stone window surrounds, and the fifth floor is set back a little and is, again, faced in brick. The bank occupies the northern moiety of the ground floor. The southern part is occupied by a pub, the Fitzrovia Belle. The pattern of the ground floor differs from the floors above.

The upper floors of the building represent the austerity and dignity of postwar commercial and public buildings. It is not the finest (see Kennington Police Station), but its discretion and regularity do a job of work on a busy street. The laced window boxes on the bay over the entrance are a delight.

## 171 TOTTENHAM COURT RD, FITZROVIA, LONDON W1T 7DL

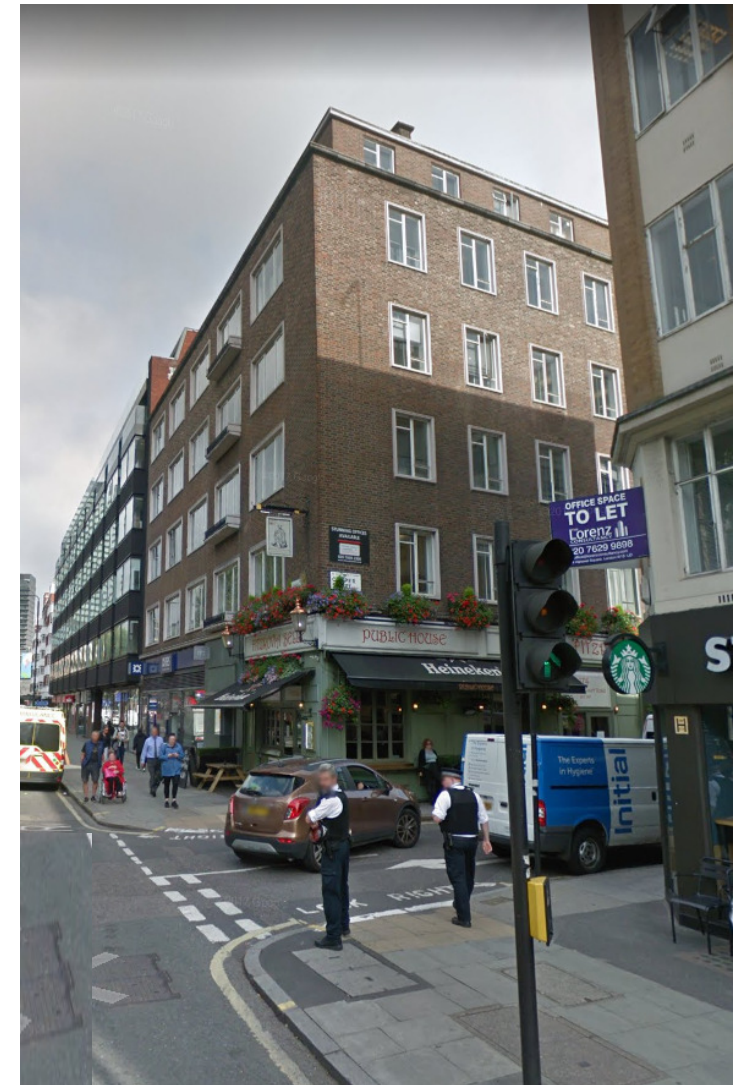
### The Setting; The building is in the Bloomsbury Conservation Area

*The historic character of a place is the group of qualities derived from its past uses that make it distinctive. This may include: its associations with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Character is a broad concept, often used in relation to entire historic areas and landscapes, to which heritage assets and their settings may contribute.* Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (2015)

*The Tottenham Court Road frontages between University Street and Torrington Place are more varied, with narrower and more varied plot widths containing buildings of up to six storeys dating from the 1930s to the 1980s.* Bloomsbury Conservation Area Appraisal and Management Strategy, LB Camden 2011

The application building, is, as the note above suggests, one of a number of commercial buildings of the same type. It is not as large as the later 170 Tottenham Court Road to the north, and it does have the advantage of a flat front that goes well with the buildings to the south, and it neatly turns the corner toward the Bartlett on Capper Street.

The ground floor is as any number of commercial frontages in the West End—overclad, probably more than once, and separated thematically from the upper floors. That said, the modest height of the ground floor allows the eye to forgive almost any shopfront or succession of shopfronts.



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### The Works

*The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest. NPPF*

The removal of the branded fascia and face-fixed sign above ground floor, together with a projecting branded sign. The repair of the stone behind.

The removal of the automatic teller and the re-glazing, with opaque backing, of the window in which the ATM sits. The removal of a branded sign to the right of the entrance and the repair of the stone behind.

The removal of the nightsafe from the polished stone panel to the left of the ATM and the infill of the masonry and polished stone facing behind.

The removal of a branded sign to the left of the entrance door and the repair of the polished stone behind.

### The Effect of the Works on the Building and the Setting

The proposed will have no deleterious effect on the building or the setting. The building will be afforded a more settled, harmonious appearance.





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