

**Heritage Statement**  
 London School of Economics (LSE) Passfield Halls  
 Listed Building Consent  
 LS028 June 2018

**Listing Description and Significance**

Name: Passfield Hall, 1-7 Endsleigh Pl, Kings Cross, London WC1H 0PW  
 List Entry Number: 1078297  
 Date first listed: 28-Mar-1969  
 Grade II

“Terrace of 7 houses, now a hall of residence. c1825. Built by Thomas Cubitt. Darkened brick with stucco ground floor, 3 bays at each end rusticated. 4 storeys and basements. Each former house with 3 windows, Nos 1 & 7 with single window returns to Taviton Street and Endsleigh Street respectively. Symmetrical facade with projecting central (No.4) and end bays (Nos 1 & 7). Round-arched entrances, Nos 2 & 5 with pilaster-jambes carrying cornice-heads; radial patterned fanlights and panelled doors; Nos 3, 4 & 6 doorways converted for use as windows. Nos 1 & 7 with entrance porches on returns. Reddened, gauged brick flat arches to recessed sashes, central bays with architraves and round-arched ground floor windows. Continuous cast-iron balcony at 1st floor level to casement windows. On end bays pilasters rise through 1st and 2nd floors to carry cornice at 3rd floor. Pilaster strips on attic storey. Cornice and blocking course. Returns with pilasters and ornamental panel between 1st and 3rd floor windows. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 103).”

Listing NGR: TQ2977382368

**General**

The LSE Passfield Hall is a grade II listed building that is located in the borough of Camden, Central London. The halls of residence accommodates around 226 students.

**Conservation Area**

The building is located within The Bloomsbury Conservation Area. “The initial designation of Bloomsbury as a conservation area in 1968 sought to protect elements of development from the Georgian and earlier eras, but excluded areas where there had been significant later redevelopment. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture”.

‘The CG3-Bloomsbury CA Appraisal and Strategy’ summarises the Characteristic Details of The Bloomsbury Conservation Area:

3.28 The predominant architectural styles of the Conservation Area are classically derived, regardless of period or building type.

3.29 The terraced townhouses have a number of characteristic details in their design including the repeated pattern of windows, reducing in height from the first floor upwards signifying their reducing significance, with properties generally being three windows across. Windows are mainly sliding sashes, which range from the earliest examples set close to the face of the building and with thicker glazing bars, as are found in houses in Great James Street, to the more delicate division and recessed sashes of the late Georgian and Regency periods of which there are numerous examples. Doorways may have arched openings, flat roof timber porches on brackets, pediments and occasionally porticos. Other common elevation details include segmented heads, rubbed brick arches, the use of stone banding, delicate cast iron balconies and intricate fanlights. At roof level the individual townhouses are terminated with chimney-stacks and pots, and in some terraces the party wall is expressed. Roofs are mainly covered in natural slate, but clay tiles can be found on earlier townhouses.

3.30 There is a notable character created by the consistent use of cast iron railings along frontages to separate the pavement from the basement lightwell. The details of the railings vary with an interesting variety of classically derived motifs (including urns, trefoils, spears) and Art Nouveau and Art Deco detailing on later buildings.

3.31 Later developments of the late 19th and early 20th centuries tend to be more eclectic and more intricately detailed with a greater use of ornamentation including Gothic, Italianate, neo-Tudor, Baroque and Arts and Crafts influences. Forms such as gables, turrets, oriels and bays were introduced to create interest in the elevations and at eaves level.

3.32 The buildings of the later 20th century have detailing more influenced by the Modern Movement, although some developments have adopted a more imitative, historicist approach.

Please refer to the Method Statement & Risk Assessment by Colt (Passfield Hall Colt SSRAMS) for full extent of proposals.

**Appendix**

LS028\_Passfield Halls\_Design and Access Statement\_LBC\_180619 Drawings  
 Passfield Hall Colt SSRAMS by Colt