



# Heritage Statement

41 Russell Square

August 2018



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1.0

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Introduction

## 1.0 INTRODUCTION

1.1 Montagu Evans LLP has been instructed by the British Museum to produce this Heritage Statement in support of proposals for the refurbishment of 41 Russell Square, consistent with its continued use as office space (B1). These applications are being submitted alongside applications for Planning Permission and Listed Building Consent for the refurbishment of the properties at 42-43 Russell Square.

### Site description and background

1.2 41 Russell Square is a terraced house which forms part of the portfolio of perimeter buildings that the Museum owns on the Boundary of the complex. The site is located in the planning authority of the London Borough of Camden (LB Camden). The building was constructed under architect James Burton c. 1800-1803.

1.3 The property is grade II listed as part of the terrace at 38-43 Russell Square. It extends to four storeys plus basement level, oriented north east on to the Grade II Registered Park of Russell Square Gardens. The property is also located in the Bloomsbury Conservation Area, which is the subject of an Appraisal adopted by the London Borough of Camden in April 2011.

1.4 An aerial view of Russell Square is provided at **Figure 1.1**.

1.5 The building is in use as offices. This was confirmed through a Certificate of Lawfulness of Existing Use that was granted in 2011 (2011/2675/P).

1.6



Figure 1.1 Aerial View. Source: Google (base map)

### The Proposals

- 1.7 The proposals seek to refurbish the property internally, to facilitate its use as lettable B1 office space.
- 1.8 The proposed scope of the project comprises essential works required to bring the property into a commercially viable condition for a long term leasing period whilst preserving, and where, possible, enhancing the special interest of the listed building.
- 1.9 The proposed refurbishment works reflect the Museum's commitment to the estate and the desire to secure the building stock in long term uses.
- 1.10 The proposals have been subject to pre-application consultation with officers at LB Camden. Written advice was provided via an email in June 2018 which provided comments on the proposed layout, the external works to the building and the mechanical and electrical strategy.



**Figure 1.2** Photograph of the principal elevations of the properties to 41-43 Russell Square to the Square

- 1.11 The design team responded to the pre-application advice by way of a detailed design package. All of the information requested by officers has been provided in the final submission of the application and is commented in more detail at **Section 6.0** of this report.
- 1.12 In summary the proposals include:
- Creation of attractive office spaces that will improve the quality of the existing accommodation;
  - Replacement of the electrical and mechanical services;
  - The introduction of new risers in the rear room and a new heating and cooling system and associated VRF units;
  - Redecoration and, where necessary, making good of historic features, including cornices, skirtings and balusters;
  - Addition of a new service riser to the rear of the property at basement to third floor level;
  - General refurbishment of interiors for office use, including new WC facilities and kitchenettes;
  - Creation of some internal openings with retained nibs at the second and third floor level to create open plan office space;
  - Creation of attractive garden space to rear with a timber enclosure for external services;
  - Incorporation of the rear lightwell into the lower ground internal floor space and installation of a new skylight to illuminate basement office space.

### Purpose of the Report

- 1.13 By virtue of paragraph 128 of the NPPF, applicants for development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. This report fulfils this requirement by presenting a detailed historic and architectural appraisal of the property based upon documentary research and a site visit, as well as an assessment of the contribution made by the properties to the significance of the Bloomsbury Conservation Area. We then use this understanding to assess the impact of the proposals on that significance at **Section 4.0**.

- 1.14 The assessment is qualitative, describing the effects of the development within the context of planning policy and best practice guidance. Narrative text is necessary because such assessment is not a strict quantitative process and some considerations will depend on professional judgment.

### Structure of this report

- 1.15 This report is structured as follows:
- A summary of the legislative and planning policy context relevant to heritage considerations is set out at Section 2;
  - An overview of the historic development of the surrounding area is provided at Section 3;
  - A summary of the proposals and assessment of their impact on the historic building is provided at Section 4;
  - Our conclusions and an assessment against policy are provided at Section 5.
  - An architectural appraisal of the properties, presenting the findings of a site visit is set out at Section 6;
  - A statement of significance is set out at Section 7;
  - A summary of the proposals and pre-application discussions assessment of their impact on the historic building is provided at Section 8;
  - An assessment of the proposals in line with adopted national and local planning policy is set out in Section 9;
  - Our conclusions and an assessment against policy are provided at Section 10.





2.0

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Legislation and Planning Policy

## 2.0 LEGISLATION AND PLANNING POLICY

2.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance and other material considerations.

### Legislative Framework

2.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”);

### Development Plan

2.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the adopted Statutory Development Plan, unless material considerations indicate otherwise. The currently adopted Statutory Development Plan is formed from the following documents:

- The London Plan (July 2011 with alterations 2016);
- The Camden Local Plan (2017).

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

2.4 Sections 16(2) and 66(1) state that in considering whether to grant listed building consent (16(2)) or planning permission (66(1)) for any works the local planning authority or 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.

2.5 Section 72(1) states that with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] 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.

### London Plan (2011 with alterations 2016)

2.6 Policies 7.4 (Local Character) and 7.6 (Architecture) require development to make a positive contribution to the public realm, streetscape and wider cityscape, and to take references from the form, mass and orientation of the existing built environment.

2.7 Policy 7.8 (Heritage Assets and Archaeology) outlines policy requirements for development affecting heritage assets. Part C of the policy states that new development “should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.”

2.8 The supporting text in support of Policy 7.8 was subject to minor additions in the review of October 2013. It is stated that crucial to the preservation of London’s unique character is the careful protection and adaptive re-use of heritage buildings and their settings.

### Camden Local Plan (2017)

2.9 The relevant policies of Camden’s Local Plan are:

2.10 Policy D1 (Design), which requires 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;
- 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;

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.”

2.11 Policy D2 (Heritage) outlines the Council’s approach to designated and non-designated heritage assets and their settings. With regard to conservation areas, the policy states that 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 the 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.”

2.12 The following parts of the policy relate to Listed Buildings.

“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 the significance of a listed building through an effect on its setting.”

## Material Considerations

### National Planning Policy Framework (NPPF) 2018

#### Heritage

- 2.13 Chapter 16 of the NPPF sets out the Government's policies relating to the conservation and enhancement of the historic environment. In determining planning applications, Paragraph 189 specifies that:  
*"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."*
- 2.14 Paragraph 193 and 194 states that:  
*"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*
- 2.15 Harm to the significance of a designated heritage asset is considered in paragraphs 195 and 196. The level of harm is categorised between 'substantial harm' and 'less than substantial harm'. Substantial harm is found when there is a total loss of the ability to appreciate a heritage asset's significance. Paragraph 195 states:  
*"Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, 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:  
the nature of the heritage asset prevents all reasonable uses of the site; and  
no viable use of the heritage asset itself can be found in the*

*medium term through appropriate marketing that will enable its conservation; and  
conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and  
the harm or loss is outweighed by the benefit of bringing the site back into use."*

- 2.16 In terms of less than substantial harm, paragraph 196 states:  
*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*
- 2.17 Paragraph 197 relates to non-designated heritage assets and states:  
*"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*
- Paragraph 200 of the NPPF states that local planning authorities should look for opportunities for new development within conservation areas and 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 the asset should be treated favourably.
- 2.18 Additional Material Considerations include:
- Planning Practice Guidance (First Live 2014) ("PPG")
  - Historic Environment Good Practice Advice in Planning, Note 2, Managing Significance in Decision-Taking in the Historic Environment
  - Conservation Principles: English Heritage (2008)
  - Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

## Emerging Policy

### New London Plan

- 2.19 A consultation version of the New London Plan was issued in November 2017. Heritage policies are contained in Chapter 7 called "Heritage and Culture". Part C of Policy HC1 'Heritage Conservation and Growth' states that development proposals affecting heritage assets, and their settings, 'should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings."



3.0

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Historic Development

### 3.0 HISTORIC DEVELOPMENT

- 3.1 This section provides a description of the historic development of Russell Square, and specifically of nos. 41.
- 3.2 The section and **Section 4.0** has been informed by secondary sources, including:
- Cruickshank and Wyld, *London: the Art of Georgian Building* (1977);
  - Olsen, *Town Planning in London: The Eighteenth and Nineteenth Centuries* (1982);
  - Camden History Society, *Streets of Bloomsbury and Fitzrovia* (1986); and
  - Pevsner and Cherry, *London Volume 4: North* (1998).

#### *Historical Overview*

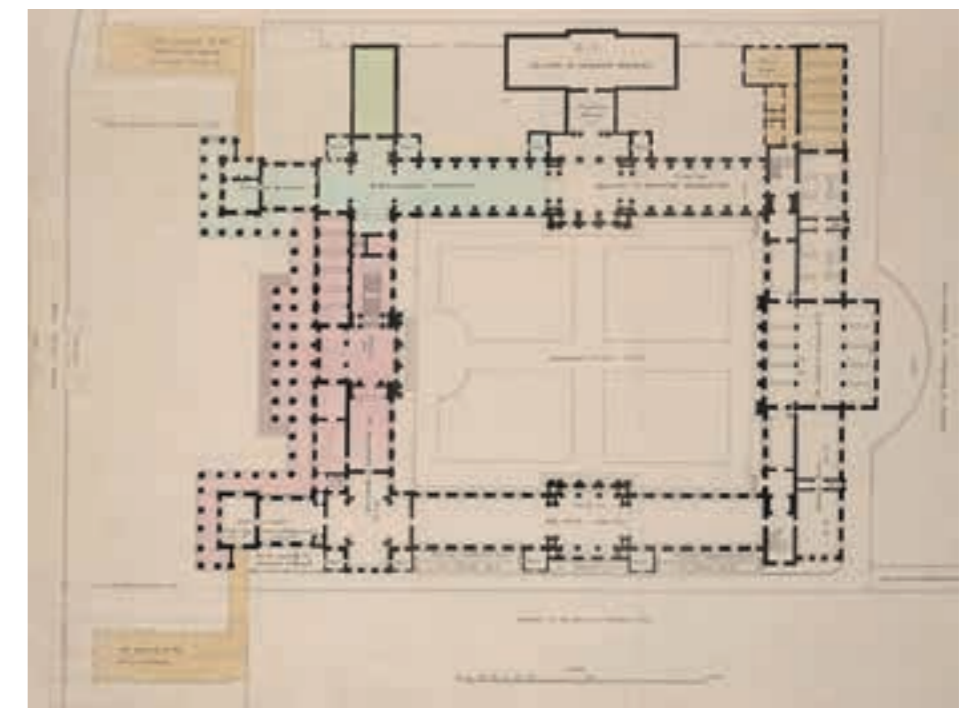
- 3.3 The development of Bloomsbury began in the mid-17th century, as part of the trend towards northwards expansion in London. It soon became a fashionable suburb.
- 3.4 Horwood's Map of 1797 (**Figure 3.1**) shows the early development in the area, which includes Montagu House and Southampton House to the north of Great Russell Street, with open fields beyond.
- 3.5 Much of the land in this part of London formed part of the Bedford Estate, with the Duke residing at Bedford House until the early 18th century.
- 3.6 The development of the area was planned to consist of large terraced houses arranged around a grid street pattern, with regular landscaped squares forming focal points within the composition, described as "wide streets and grand squares fit for the gentry" (Camden Historical Society, 1997).

- 3.7 The British Museum was established at Montagu House in 1759, and accumulated an increasingly large collection which ultimately required the expansion of the premises. In consequence, the museum underwent a series of extensions and alterations, before Montagu House was finally demolished in 1840 to make way for a new, purpose built structure.
- 3.8 Sir Robert Smirke (1780-1867) designed a large, neo-classical style building for the museum, which was constructed in stages to occupy a block to the south of Montagu Place.



**Figure 3.1** Horwood's Map (1797)

- 3.9 The building consisted of four wings, oriented around a central quadrangle, with projecting wings to the south west.
- 3.10 Smirke's 1838 Plan for the ground floor (**Figure 3.2**) shows the layout of the museum, including a proposed extension to the south east indicated as 'Site proposed for the Officers Apartments'. This is to the south of the boundary wall of the museum, in line with the gardens of the houses on Montague Street.



**Figure 3.2** Smirke's plan of the British Museum

3.11 The scale of the Museum can be seen in the 1875 OS Map at **Figure 3.3**, occupying the centre of an entire block, with residential terraces to the north, east and west arranged along the distinctive grid street layout with open landscaped squares.



Figure 3.3 1875 OS

**Russell Square**

3.12 Francis Russell, 5th Duke of Bedford (1765-1802) commissioned architect and developer James Burton (1761-1837) to create a residential development with its focal point at Russell Square, on land formerly known as Southampton Fields or Long Fields. The uniformity of design and execution of these early terraces was ensured through building agreements.

3.13 The Duke obtained two Acts of Parliament in 1800 obtained to facilitate the demolition of Bedford House, and Burton duly began with the construction of two rows of houses which would ultimately become the south side of Russell Square.

*James Burton*

3.14 James Burton has been noted as one of, if not the, most significant Georgian property developers. He was born the son of a Scottish builder, and began taking speculative projects sometime before 1785.

3.15 His works included large areas of Bloomsbury, parts of St John's Wood and Clapham Common. By 1823, he is believed to have been responsible for 2,366 houses in London.

3.16 In his later years, Burton contributed to the financing of John Nash's terraces at Regent's Park by taking the leases for the proposed buildings, and later for those along Regent Street.

3.17 Burton began his work in Bloomsbury to the north, on the Foundling Estate. A plan illustrating the extent of Burton's work in the area is provided at **Figure 3.4**.

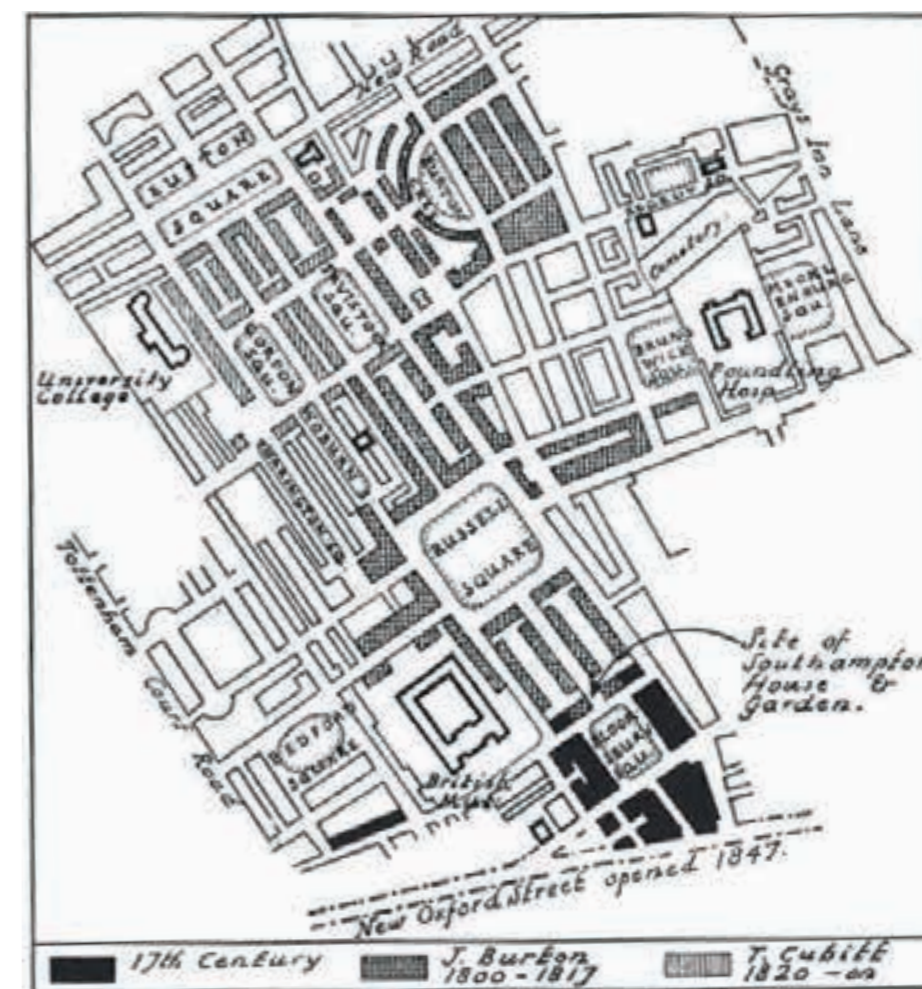


Figure 3.4 Plan showing the extent of Burton's involvement in the development of Bloomsbury (source: Summerson, 1988)

- 3.18 Summerson says of Burton's involvement with Russell Square that:  
*"The plan of the Russell Square area may be assumed to be the work of James Gubbins, the Duke of Bedford's surveyor; but the house facades were probably initiated by Burton. In Russell Square itself he treated the western block with thin Ionic pilasters and pediment, echoing Bedford Square, but a good deal more perfunctory in execution.  
 ...The details of Burton's houses cannot, of course, be assigned to any particular designer, least of all to Burton himself... most of the joinery and iron work was, to all intents and purposes, mass-produced and an individual Bloomsbury house would be a matter of assembly rather than design."*
- 3.19 The centrepiece of Burton's composition at Russell Square was the landscaped garden at the centre of the square. This was laid out by Humphry Repton (1752-1818). Repton designed a garden with a gravel perimeter walk encircled by a 6ft hedge, which screened the garden from the surrounding street.

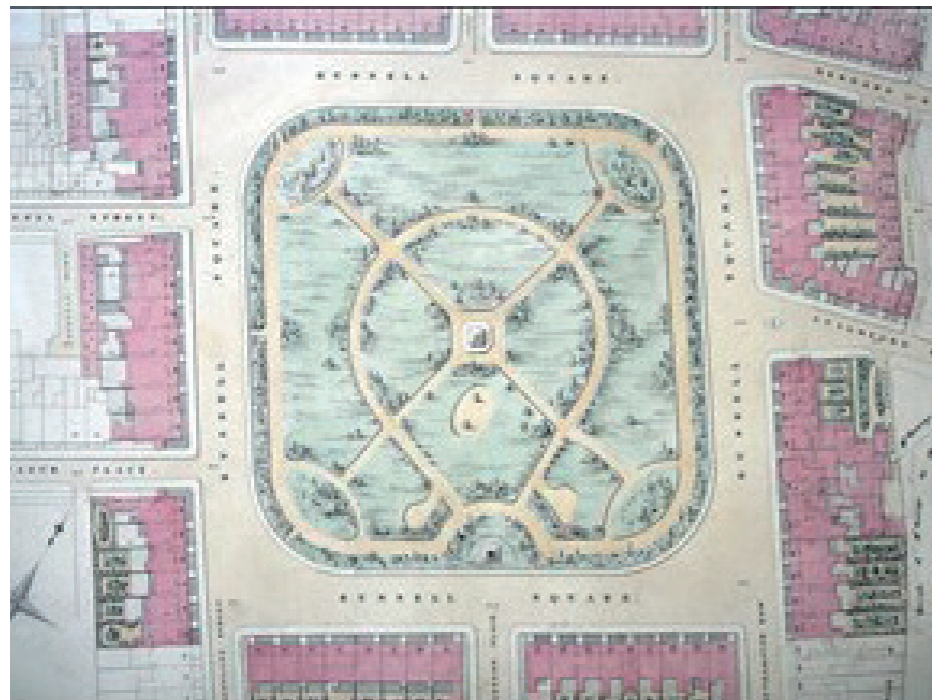


Figure 3.5 1866 plan of the Russell Square layout

- 3.20 An 1866 plan of the square is included at **Figure 3.5**.
- 3.21 The centrepiece of Repton's design was Sir Richard Westmacott's bronze statue of the 5th Duke of Bedford, depicted in Roman attire. The engraving at **Figure 3.6** shows the statue as the focal point of the landscaped square.
- 3.22 The square became a desirable residence, and was known as 'judge-land' for the great number of occupants who were engaged in the legal profession, who valued Russell Square for its proximity to Lincoln's Inn to the south.
- 3.23 A terrace was constructed to Burton's designs on the west side of the square between 1800 and 1803, comprised of houses extending to four storeys over basements.



Figure 3.6 Engraving of Russell Square with statue of the 5th Duke of Bedford (source: Collage)

- 3.24 Charles Booth's poverty map of 1899 (**Figure 3.7**) shows that the occupants of the square were predominantly 'upper middle classes and upper class: wealthy'. The notes accompanying the survey, taken from the notebook of George H Duckworth describe the area thus:  
*"Russell Square district passed out of the hands of fashion to the Jews, who in turn are making way for boarding houses. Turner mentioned a project which he believes the Duke of Bedford meant to enforce to turn the nameless mews which once belonged to the houses, into [?] and add them to the backs of the houses and so make them more desirable residences."*
- 3.25 However, historical records suggest that the property moved out of residential use soon after Booth's survey. No. 41 Russell Square was sold to the National Housing and Town Planning Council in 1913. (**Figure 3.9**). This shows that the office use of the properties dates back to the early 20th century.



Figure 3.7 Charles Booth's Poverty Map



Russell Sq. district passed out of the hands of fashion to the Jews, who in turn are making way for boarding houses.

Dinner mentioned a project which he believed the Duke of Bedford meant to enforce, to turn the numberless mews wh. once belonged to the houses, into gardens & add them to the backs of the houses & so make them more desirable residences.

Figure 3.8 Duckworth's Notebook (1899)

**PROPERTIES IN THE MARKET.**

—◆—

**HOUSES IN BLOOMSBURY.**

The Art Workers' Guild has purchased No. 6, Queen-square, Bloomsbury, a panelled and wainscotted house, held for 1,000 years from 1,714, at £12 a year, on a lease granted by Sir Nathaniel Curzon of Kedleston. Messrs. Grant, Taylor, and Atkinson also sold Nos. 24, Bloomsbury-square, 29, Woburn-square, 4, Gordon-street, 17a, Bloomsbury-square, and No. 41, Russell-square, the last-named to the National Housing and Town Planning Council. Messrs. Grant, Taylor, and Atkinson were also concerned with Messrs. Trollope in the sale of The Old House, Farnham Royal, a freehold residential property of 15 acres.

Figure 3.9 Newspaper clipping indicating use of 41 Russell Square

- 3.26 In the early 20th century, the north eastern corner of the square was redeveloped with the Hotel Russell, occupying the site of a terrace between Bernard Street and Guilford Street. Further hotels replaced terraces along the eastern side of the square, and some redevelopment took place on the northern side.
- 3.27 To the west, the terrace between Keppel Street and Montague Place was cleared following bomb damage sustained in the Second World War (Figures 3.10 and 3.11). These were replaced with Stewart House, which was sympathetically designed to reflect the character of surrounding development.
- 3.28 Number 41 remained largely unaltered, as shown in the 1957 photograph at **Figure 3.12**.
- 3.29 Repton's landscaped square underwent a number of changes before being restored in 2002.
- 3.30 The square today is described in Pevsner & Cherry (1998) thus:  
*"Bloomsbury's leafiest spot... The square is connected to the earlier developments of Bloomsbury Square and Great Russell Street by Bedford Street and Montague Street. These should be studied first, for they are characteristic and perfectly preserved examples of the style of the Duke of Bedford's new developments of this time by his builder James Burton; absolutely plain, decently proportioned, with stuccoed ground floors".*
- 3.31 The most recent building in the square is the Brunei Centre, which was completed in 1997. The building's construction is commemorated by a plaque recording the apology of the University of London for going ahead with the building *"without due consultation with the Russell family and their trustees and therefore without their approval of its design"*.



**Figure 3.10** Bomb damage map showing western side of Russell Square



**Figure 3.11** 1952-53 OS showing results of bomb damage and rebuilding

**Typical Townhouse plan form**

- 3.32 It has not been possible to find plans showing the original layout of the property at 41 Russell Square. We have therefore looked at the layouts of comparable properties of similar date, and from other planned squares in central London. The arrangement of townhouses of this period and type typically shared a number of common features, with a recognisable hierarchy of spaces. Plans showing the ground and first floors of 15 Bedford Square, a comparable property, are included at **Figure 3.14**.
- 3.33 Of lowest importance were the 'below stairs' spaces, designed for use by servants. These included the basement, which would have housed the kitchens, pantries and other storage, and in many cases the upper floor of the house, which would have been servants' bedrooms. These would have been comparatively plain, with little or no ornamentation.
- 3.34 The principal spaces within a townhouse were those likely to be seen by guests to the property, including the hallway, staircase, and reception rooms.
- 3.35 The ground floor of a townhouse would include the hallway, through which visitors to the property were received, and led to the principal staircase. This may also have included part of the suite of reception rooms, such as a drawing room. The proximity to the kitchens also meant that the dining room would usually be accommodated at ground floor level, to ensure that food was hot when served.
- 3.36 The highest status rooms would have been situated on the first floor, or piano noble, and the status of these spaces would be communicated through the decorative detailing, high ceilings and generously proportioned windows to the front of the property. The main reception room would be accommodated to the front of the property, and bedrooms for the family may have been situated to the rear.

- 3.37 The second floor may have included guest or children's bedrooms, and decoration would typically be less ornate at this level, including plainer balustrading to the main stair, and less elaborate cornices.
- 3.38 The third floor would typically have accommodated servants' bedrooms, which would have been modest and undecorated. The ceiling heights at third floor level may be correspondingly lower, and window openings smaller.
- 3.39 The composition of the property at 41 Russell Square was arranged according to this hierarchy. In the absence of original plans, an understanding of the typical plan form of a townhouse of the same period gives an understanding of the original layout of the property, and the use and status of the spaces within.
- 3.40 The property retains the proportions of its door and window openings on the principal elevation to Russell Square, forming part of an attractive, unified composition.
- 3.41 In the following section, we set out an overview of the development of 41 Russell Square, and comment on alterations to the original plan form.

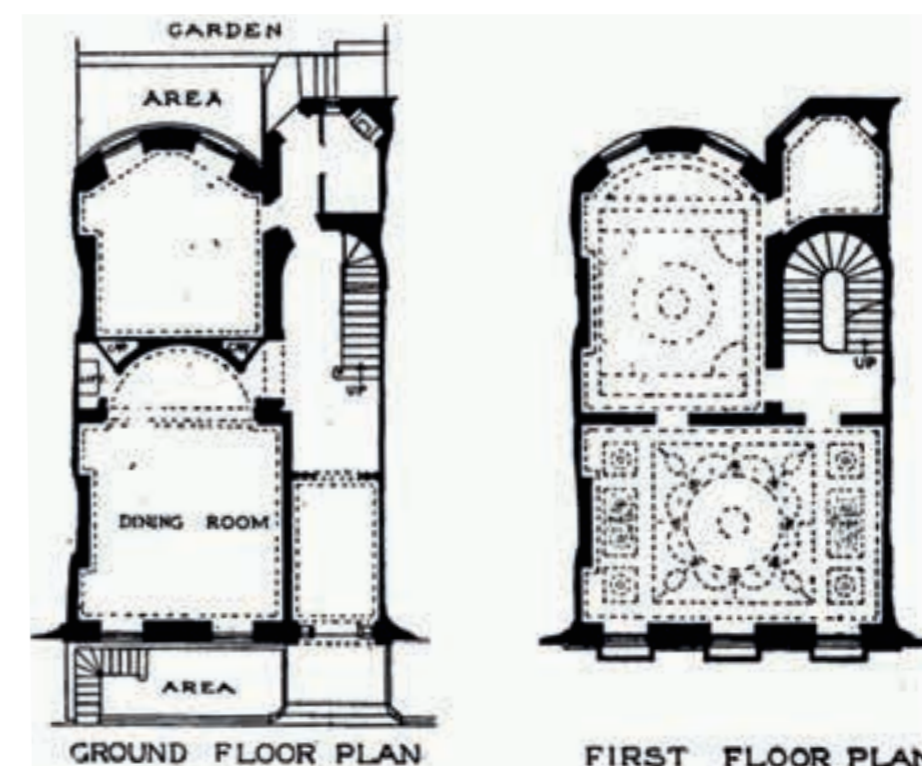


Figure 3.12 Plan showing the ground and first floors of 15 Bedford Square



Figure 3.13 1957 photograph of 41-43 Russell Square (source: Collage)



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Assessment of Heritage Assets' Significance

4.0 ASSESSMENT OF HERITAGE ASSETS' SIGNIFICANCE

- 4.1 This section provides an analysis of the plan form and alterations at 41 Russell Square, providing a comparison between the existing layout and the evidence we have from the earliest historic plans, which show the layout of the property in 1926.
- 4.2 41 Russell Square was constructed as part of the terrace at 38-43 Russell Square between 1800 and 1803, by developer James Burton.
- 4.3 Originally, the building was a single family townhouse, and would have been in residential use.
- 4.4 From 1913, historic records tell us that 41 Russell Square was in use as an office for the National Housing and Town Planning Council.
- 4.5 Drawings by R Hardy Syms Architects in 1926 show the internal plan form and the use of some of the rooms at this time, including a Council Room, offices and bathroom facilities (Figure 4.1 – Figure 4.3).

Basement

- 4.6 As discussed in Section 3.0, the basement spaces would originally have been low-status service areas used by staff to support the running of the house.
- 4.7 This is shown in the earliest basement plan of the property, dating to 1926 (Figure 4.1). It shows the layout of the kitchen, larder, wine and beer cellars, and the coal store in the vaults at the front of the property. Annotations further reveal the floor materials, including stone in the kitchen, and a boarded floor in the central room.
- 4.8 A comparison with the plan at Figure 4.2 shows that the plan form and internal proportions of the rooms remain intact, with the exception of WC facilities at the rear of the property.
- 4.9 Converting the service areas of a domestic townhouse to a functional office space has required the removal of the hot plates from the central room and kitchen, removal of dressers, and re-use of the former beer cellar as a cupboard. The staircase remains in its original position.
- 4.10 A comparison with the existing basement plan shows that this plan form remains intact to the present day, with the exception of some reconfiguring of bathroom facilities to the rear of the property, and that the staircase remains in the same position, which is likely to be its original location (Figure 4.3).

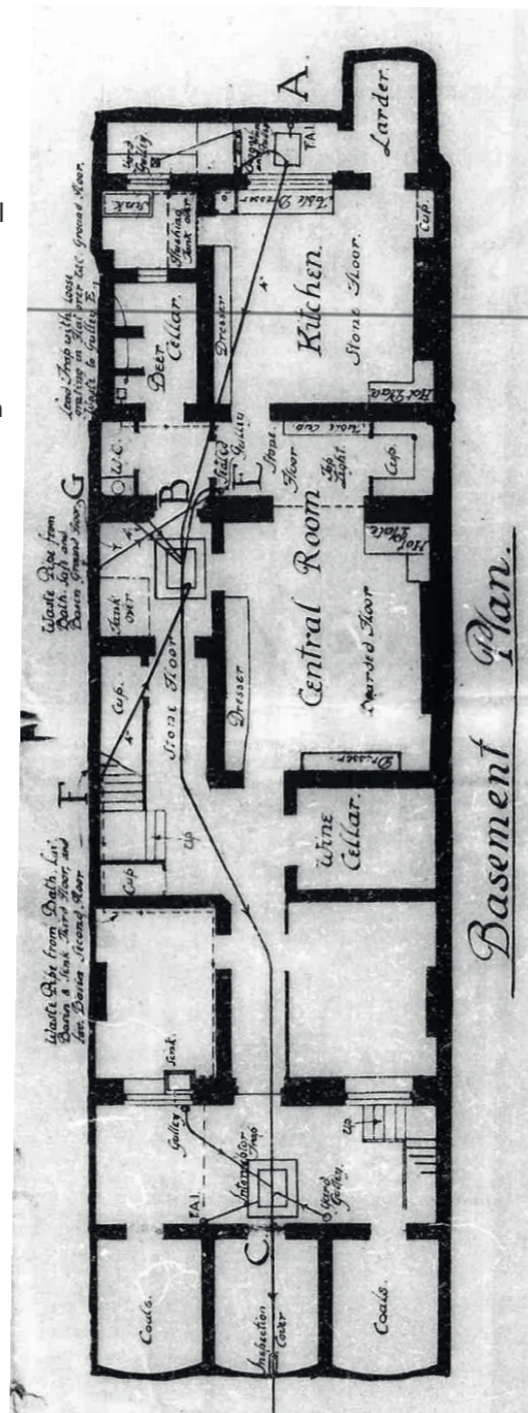


Figure 4.1 1926 basement plan existing

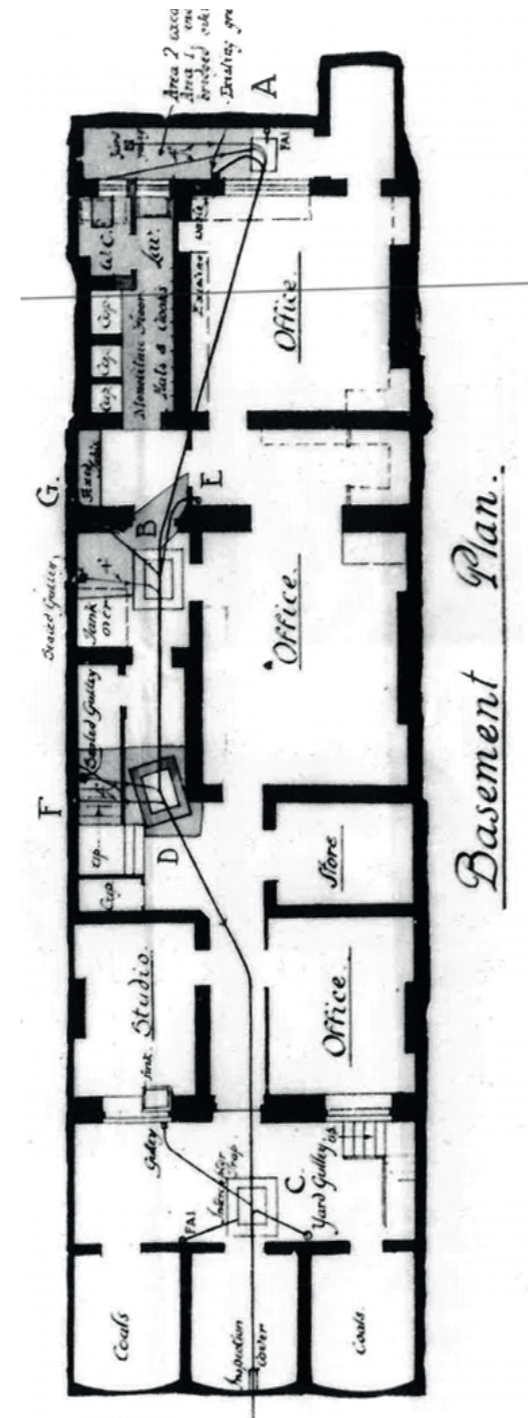


Figure 4.2 1926 basement plan proposed (office use)

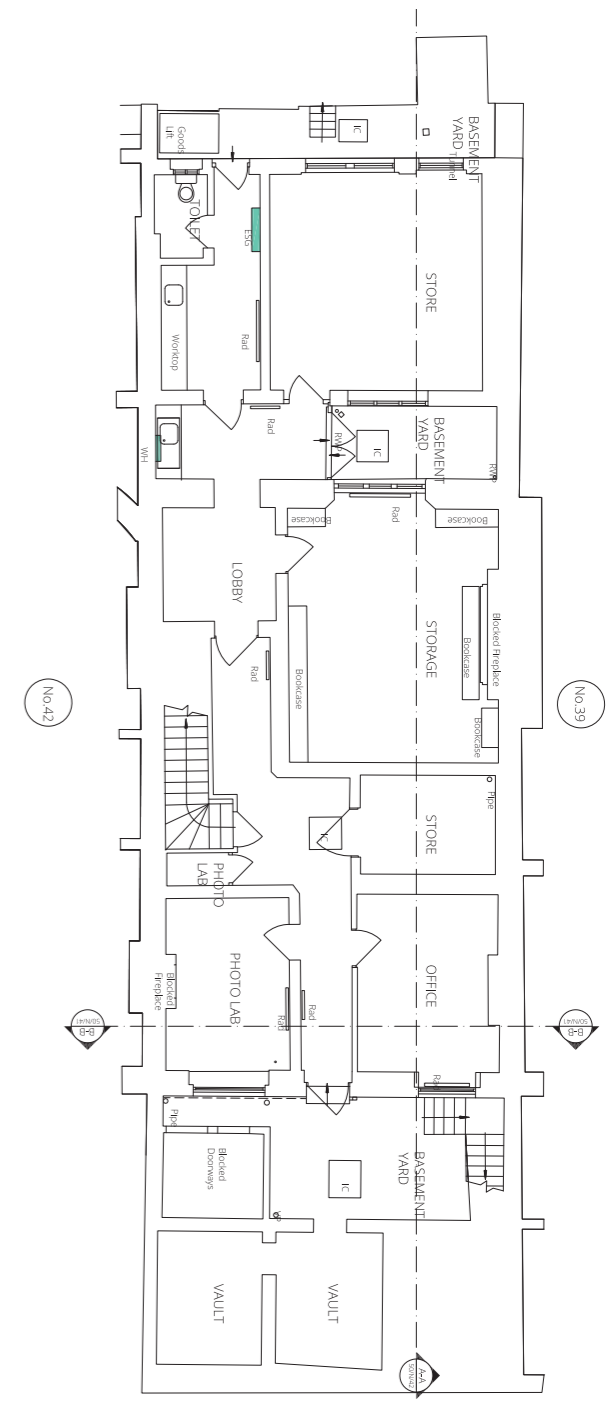


Figure 4.3 Existing basement plan

**Ground Floor**

- 4.11 The 1926 plan of the property shows the steps over the front lightwell providing access to the hallway, which in turn leads to the main stair and two ground floor reception rooms (Figure 4.4). This arrangement conforms to our understanding of typical townhouse layouts, and it is probable that the proportions and arrangement of these spaces are part of the original composition.
- 4.12 To the rear of the property, a cloak lobby is shown under the stairs, and WC facilities to the rear, which are consistent with the office of the property at this time. Decorative features, including the curved rear wall of the Council Room, which reflects that of the staircase, are likely to be original details.
- 4.13 A comparison with the existing plans of the ground floor (Figure 4.5) shows that the rooms retain their historic proportions and access routes. Door openings appear to be in the same position as in 1926, and the curved rear wall of the front room, previously indicated as the Council Room, includes the cupboard and hidden door to the room behind. As stated previously, it is probable that these elements of the composition are original features of the ground floor reception rooms, which held an elevated position in the hierarchy of internal spaces in the townhouse.

**First Floor**

- 4.14 First floor plans from the 1926 set do not survive, however, the existing plans show that the property has a principal room which spans the front elevation of the property, with three large windows at regular intervals, accessed via the main, curved stair (Figure 4.6).
- 4.15 Double doors provide access through to the rear room, with a smaller office to the rear. This layout is consistent with our understanding of the form of 18th century houses, with the highest status room located at the front of the property.
- 4.16 The layout of the rooms at first floor level is likely to be part of the original composition.

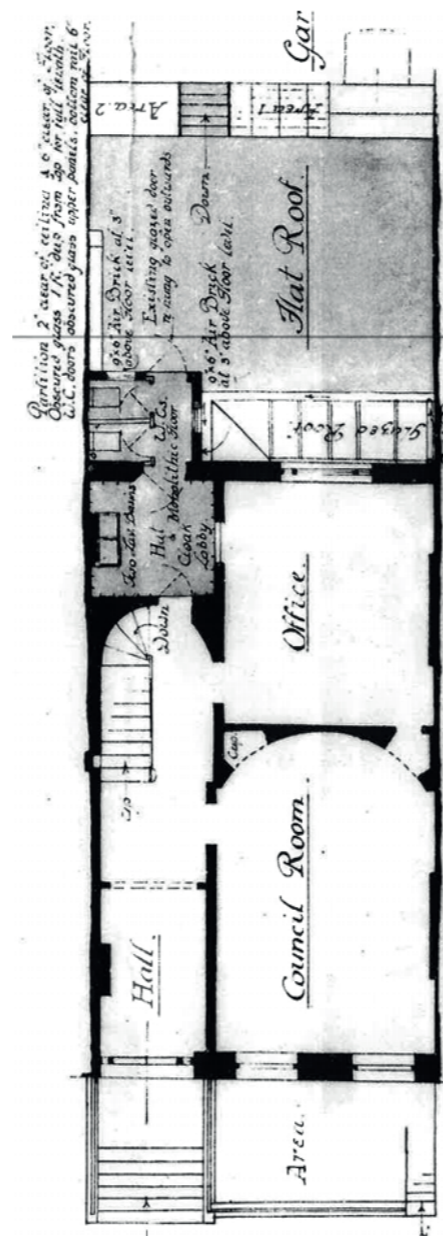


Figure 4.4 Existing First Floor Plan

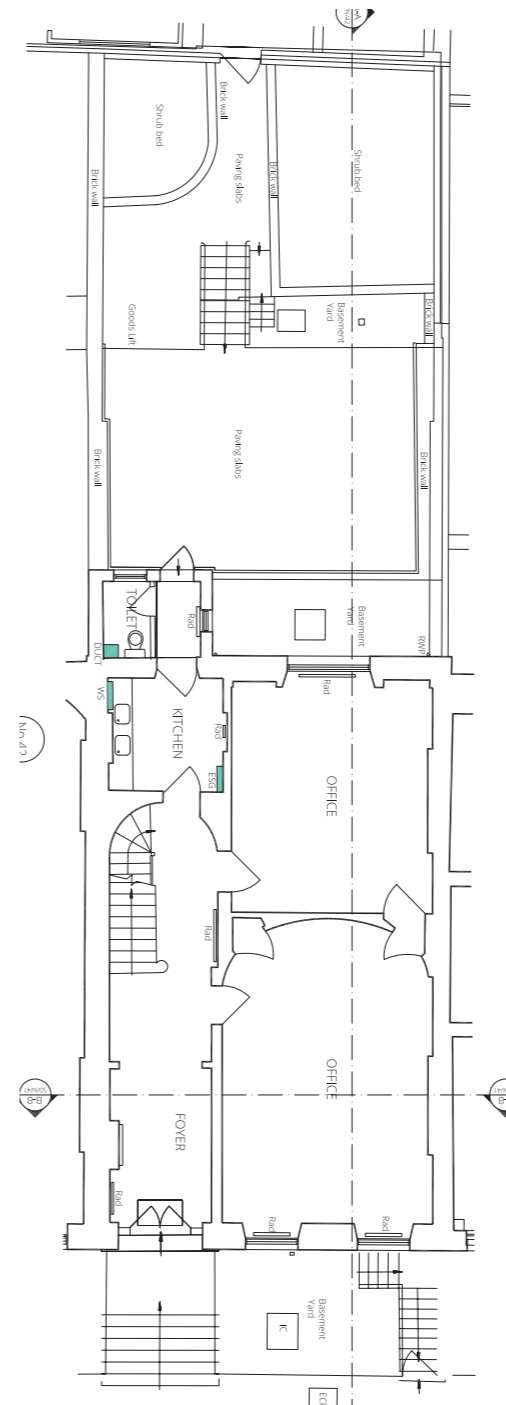


Figure 4.5 1926 ground floor plan

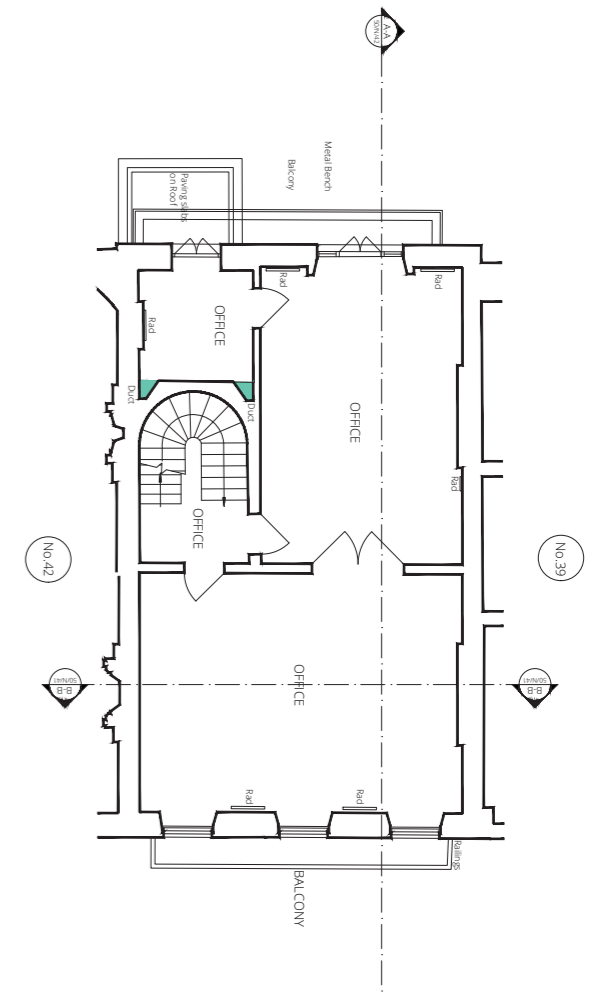


Figure 4.6 Existing Ground Floor Plan

**Second Floor**

4.17 A comparison of the 1926 plans and existing plans of the second floor show that the internal partitions have been rearranged to create WC space, and new openings created to facilitate movement between the rooms, which are marked as offices (Figures 4.7 and 4.8).

4.18 A secondary staircase provides access between the second and third floors, and appears likely to be in its original position. As befits the lower status space, this is likely to have simpler decoration than the main stair.

**Third Floor**

4.19 Similarly to the second floor, a comparison of the 1926 and present day plans of the property at third floor level show that a new opening has been created to facilitate movement through the office spaces to the front of the property, and the former bathroom has been subdivided to provide kitchen and WC facilities.

4.20 As discussed in Section 3.0, these spaces would be of lesser importance according to the internal hierarchy of spaces in a townhouse.

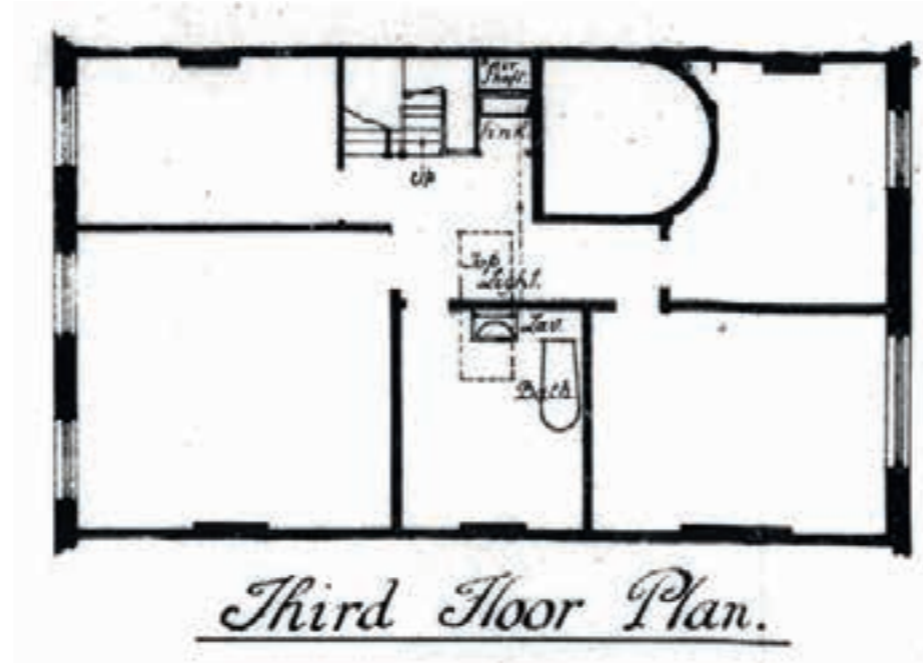
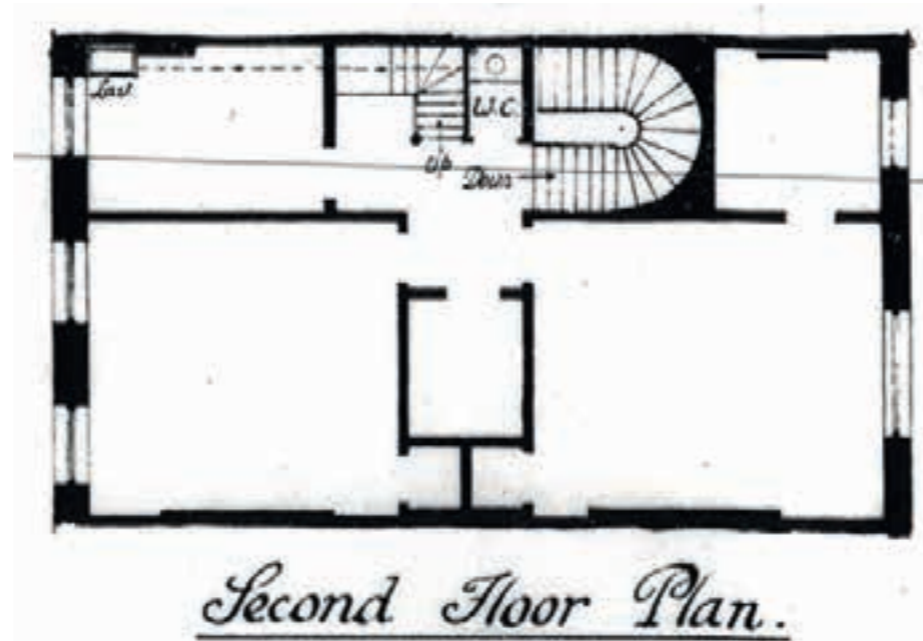


Figure 4.7 1926 second and third floor plan

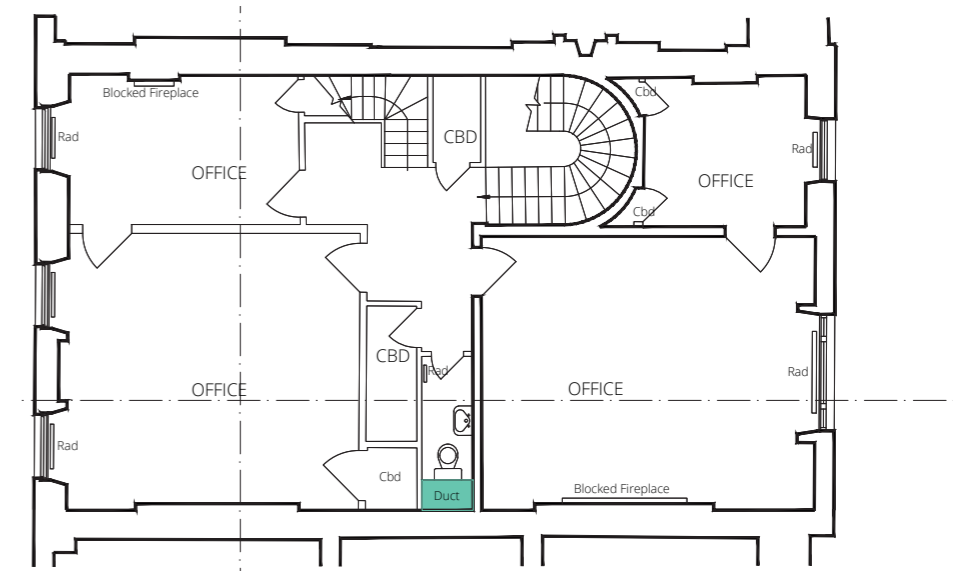


Figure 4.8 Second Floor as existing

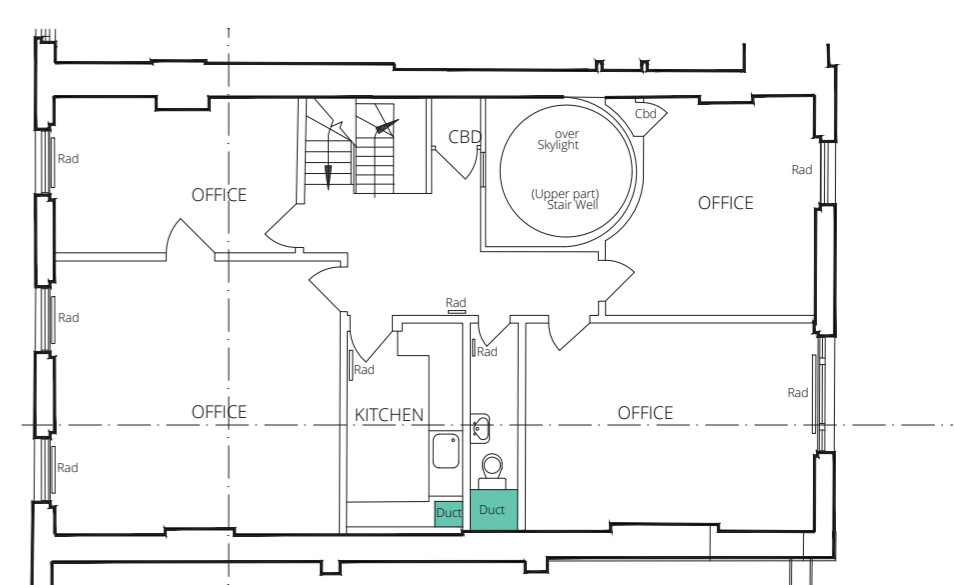


Figure 4.9 Third Floor as existing



### Overview of planning history

- 4.21 In 1985, permission was granted for alterations to no. 41, comprising 'works of conversion... for continued office use involving the provision of a boiler room under the front area steps/ platform and floor strengthening' (8570201). We do not have the drawings associated with this application.
- 4.22 The same year, permission was also given for the 'formation of a new pedestrian access from the British Museum through the rear garden... involving the provision of access steps and the installation of a hoist' (8501141).
- 4.23 The table below summarises the relevant planning history of 41 Russell Square.
- 4.24 The office use of the property was confirmed through a CLEUD in 2011 (2011/2675/P). We understand that these were used as office spaces for functions associated with the British Museum. To facilitate this, consent had been granted in 1985 for the formation of pedestrian access to the museum through the rear garden of the property.

Date	Reference No	Description of Development	Decision
23/9/1985	8501141	Formation of a new pedestrian access from the British Museum through the rear garden of 41 Russell Square WC1 involving the provision of access steps and the installation of a hoist. As shown on drawing nos. 552/8PAA & 9PA A revised	Granted
23/9/1985	8570201 (LBC)	Works of conversion to 41 Russell Square WC1 for continued office use involving the provision of a boiler room under the front area steps/platform and floor strengthening. As shown on drawing nos. 552/8PAA & 9PA A revised	Granted
14/06/1995	9570185	Alterations to the front entrance doors comprising the replacement of the door leaves and the erection of new doors in the front entrance lobby. As shown on drawing numbers AL1/1 SK9/6 /7 and /9.	Granted
29/09/2010	2010/4971/P	Use of the premises for B1 (office) purposes	Withdrawn
13/06/2011	2011/2675/P	Use of property as offices (Class B1)	Granted

Table 4.1 Planning History

### Architectural Appraisal

- 4.25 Below, we provide an architectural appraisal of 41 Russell Square, providing an assessment of the contribution to significance made by elements of the plan form, and by internal features.

#### Exterior

##### Front Elevation

- 4.26 The principal elevation of 41 Russell Square retains its classical proportions and detailing, which contribute to the uniform appearance of the historic terrace. The first and third levels of no. 41 are of noticeably different brickwork, though the bomb damage map included earlier in this section suggest that this part of the terrace was not damaged by enemy action and thus the cause is unclear.
- 4.27 The fenestration arrangement, cast iron railings at ground floor level and balconies to the upper floors are in keeping with the historic character of the terrace. Some of the windows are modern timber sash replacements.
- 4.28 At the ground floor, the elevation is treated with channelled stucco and forms a unified composition with 42 and 43, and nos. 39 and 40, which form part of the same listed terrace.

##### Rear elevation

- 4.29 The rear building line of the properties on the east side of Russell Square is inconsistent, resulting from piecemeal alteration. No. 41 has a single storey lobby extension to the rear, and a balcony at first floor level.

#### Interior

- 4.30 Archival research and secondary sources provide very limited evidence of the original construction or subsequent alteration of the property, saving the plans presented earlier in this section.
- 4.31 The earliest plans of no. 41 date from 1926, by which point the property was already in office use. These provide us with evidence of subsequent alterations undertaken to adapt the building for office use by the museum.
- 4.32 The comparison of the historic and existing plan form at the property shows that the proportions and arrangement of the internal spaces remains broadly the same as it existed in 1926. Additionally, the property retains some high quality decorative features in the principal rooms at ground and first floor level.
- 4.33 The most significant change to the plan form has been at second and third floor levels, where internal partitions have been reconfigured to facilitate the use of the building as offices. As part of these works, we understand that the floors have been strengthened following consent in 1985 (8570201LBC). This included the use of secondary timber beams strengthened with PFC, as detailed in the structural survey carried out by Alan Baxter associates. The strengthening works are likely to have involved the disturbance of historic timber joists, and the replacement or alteration of some floorboards.
- 4.34 In addition to its broadly legible historic plan form, the property retains its original cantilevered staircase, which contributes to its historic character.

#### Basement

- 4.35 The basement at no. 41 has retained, largely, a layout typical of an early 19th century townhouse. Comparing the existing layout to the 1926 plans we have from the planning history, the change from domestic to office use did not require significant changes at this level. The main space has been subdivided for office use, and has a suspended ceiling. The vaults are accessed via a door to the front of the property and through the lightwell in the traditional manner. There is also a former wine cellar space which retains its original vaulted ceiling, and is currently in use for storage. Otherwise, there are no features of interest at this floor level.
- 4.36 The services at basement level are sometimes exposed, with wires or pipes running horizontally across walls.

#### Ground floor

- 4.37 The ground floor at no. 41 retains its original plan form, including a door between the front and rear rooms set into a curved wall. The rooms themselves retain their historic proportions. The rear extension to 41 does not retain any features of note.
- 4.38 The hallway is open to the curved, cantilevered stair, which is illuminated by a lantern above (**Figure 4.10**). The stair itself appears to be original and is a key facet of the original townhouse composition. The balusters at ground floor level are decorative wrought iron (**Figure 4.12**). The hallway as a whole retains its historic character, including details such as cornicing and skirtings. Plaster ceiling roses surrounding the light fixtures (**Figure 4.13**).
- 4.39 Service runs are a prominent feature around the doors to the rear room (**Figure 4.11**). The cornice has been painted to emphasise the relief (**Figure 4.14**), and the suspended lighting is not sympathetic to the character or proportions of the room (**Figure 4.15**).
- 4.40 The rear extension does not contain any features of historic interest.



Figure 4.2 Main hallway and view of the cantilevered stair at no. 41

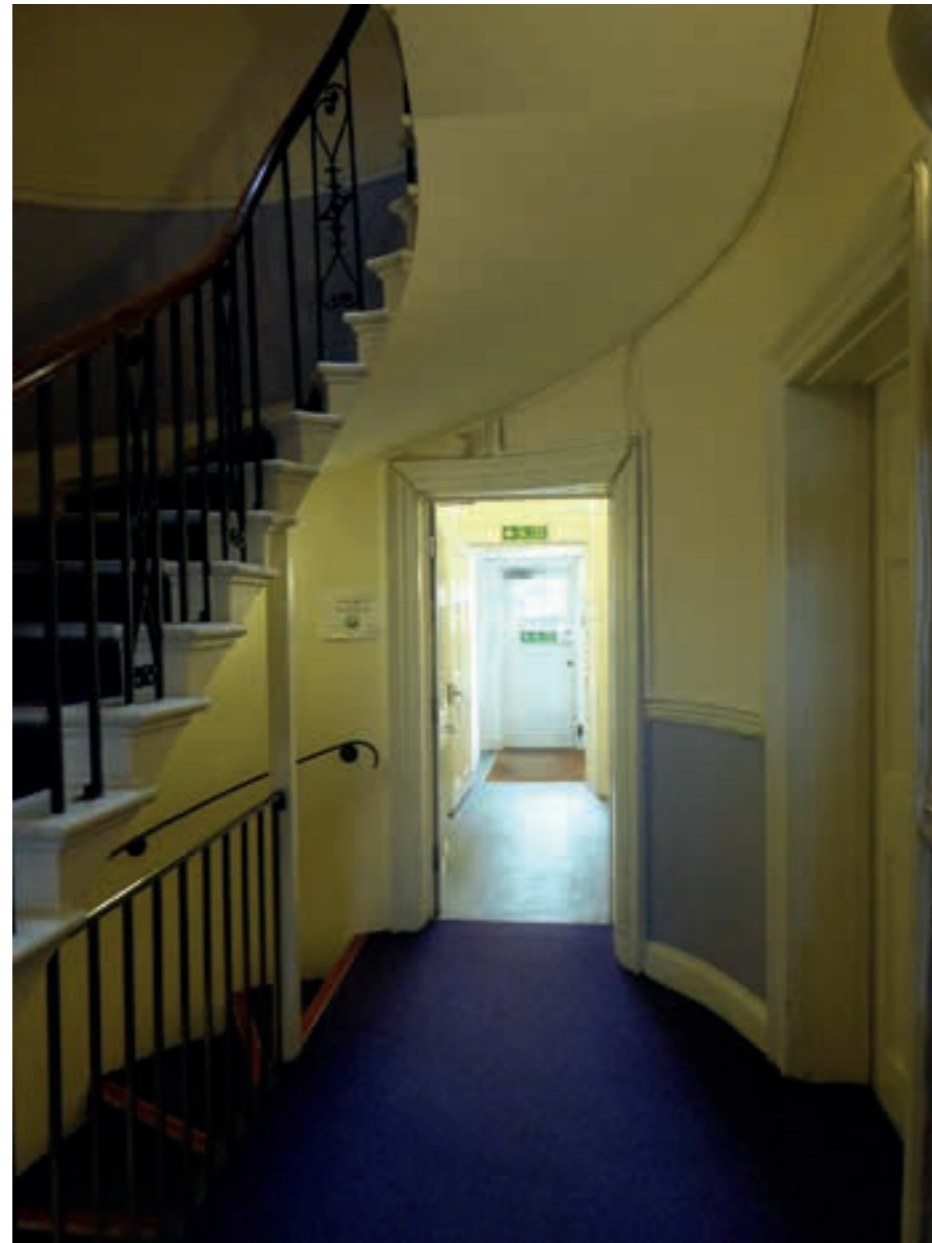


Figure 4.3 A second view of the stair at no. 41, and door towards the rear of the property and modern extension beyond



Figure 4.4 Detail of wrought iron balusters

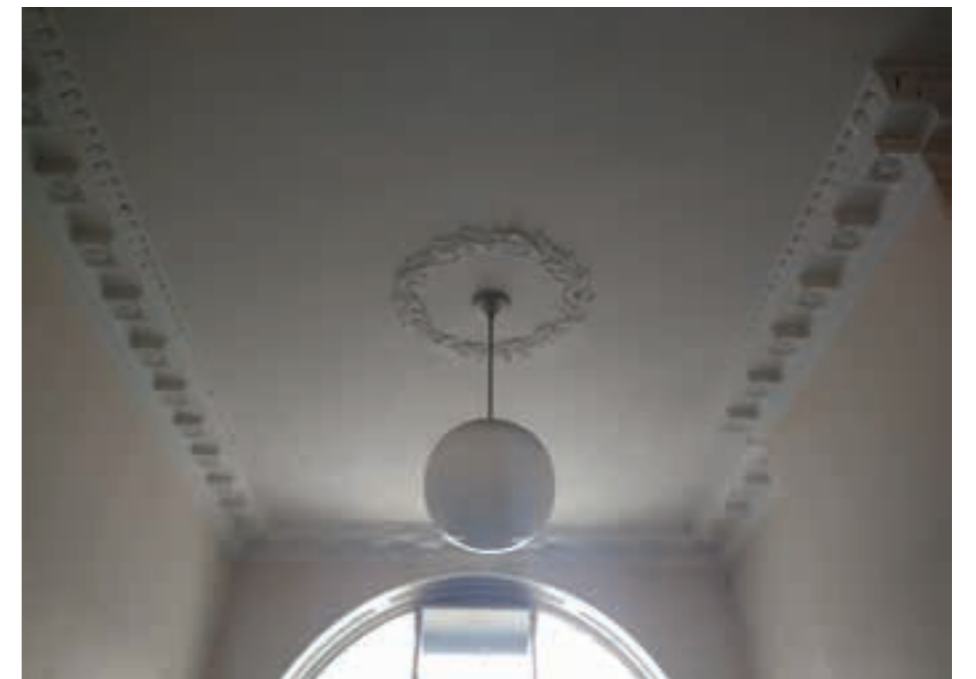


Figure 4.5 Ceiling in the hallway, showing cornice and ceiling rose



Figure 4.6 Rear ground floor room showing painted cornice and shuttered window

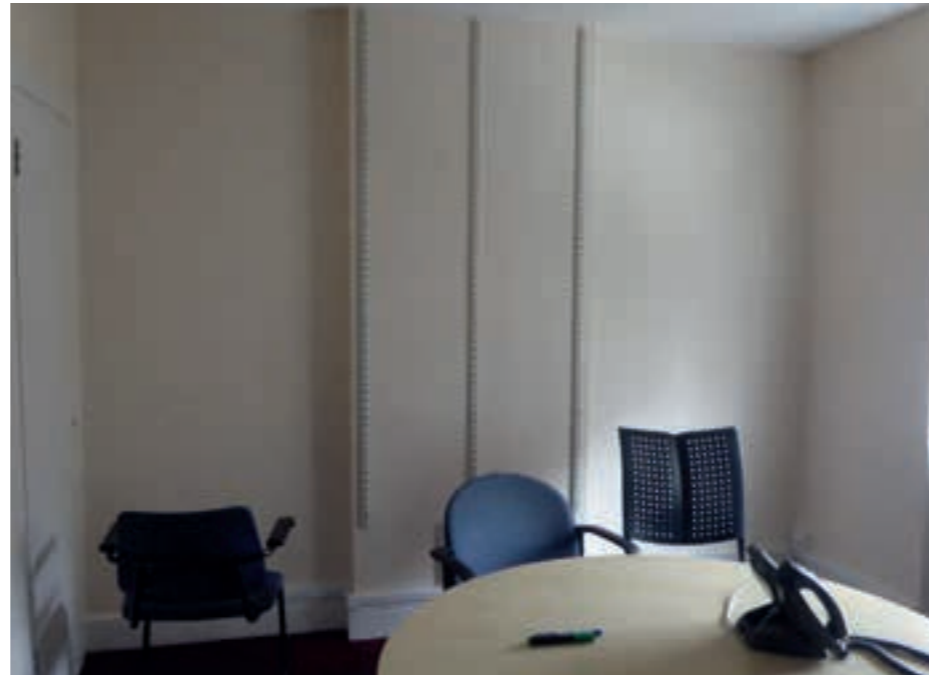


Figure 4.8 Third floor office at no. 41

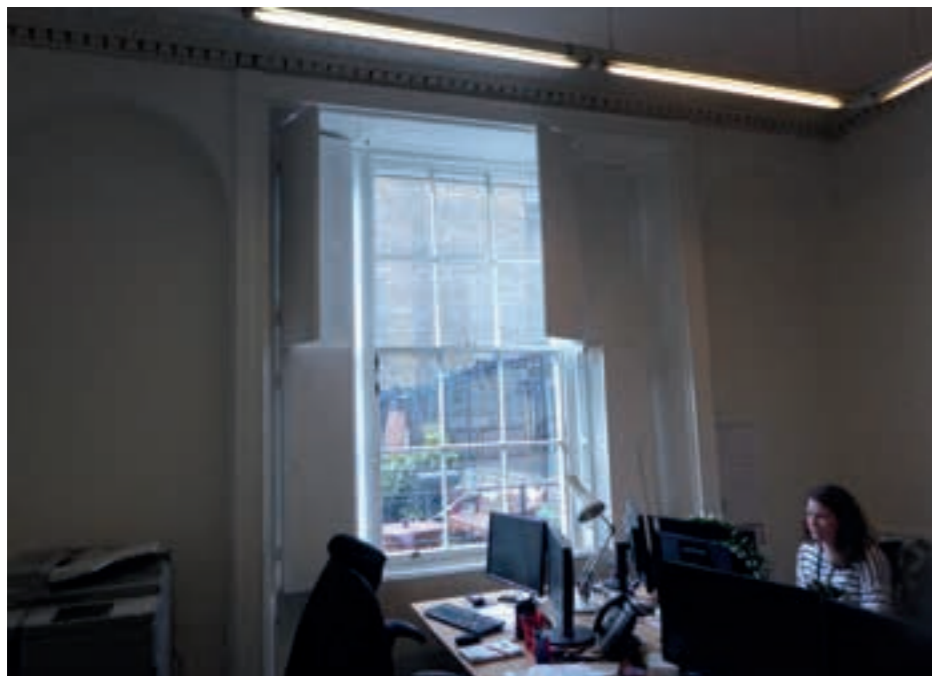


Figure 4.7 Hanging lighting fixtures are a detracting feature



Figure 4.9 The lantern at no. 41

*First Floor*

4.41 The internal architectural features of note, along with the plan form in the principal rooms, are largely preserved. A number of decorative historic cornices survive, which have been painted at some point in their history.

*Second Floor*

4.42 The second floor level of the property possesses less interest in terms of architectural features. Traditionally, the internal features in this area would have been less ornate to reflect their secondary status within the hierarchy of the town house.

4.43 The internal configuration at this floor level has been altered to accommodate WC facilities. Any remaining historic or architectural features are not discernible above the suspended ceiling which has been added.

*Third Floor*

4.44 Again, at this floor level, the property retains fewer internal architectural features of interest. These areas would have been less ornate to reflect their secondary status as service rooms or back of house areas to support the functions of the town house.

4.45 The spaces have been modernised, including doors and wall surfaces, and the creation of WC and kitchen facilities (Figure 4.16). There is little evidence of the historic interior spaces, but the lantern above the stair retains its historic proportions and style (Figure 4.17).

*Summary*

4.46 Overall, the quality of the interiors and the historic and architectural interest of the features is varied. At first floor level, there is good survival of cornices and historic detailing, and the stair appears to retain its original handrail.

4.47 At upper floors, some details such as doors, skirtings and cornices have been replaced, contributing to an inconsistent appearance and arrangement.

5.0

// 41 RUSSELL SQUARE



Assessment of Heritage Assets' Significance

## 5.0 ASSESSMENT OF HERITAGE ASSETS' SIGNIFICANCE

5.1 The Glossary of the NPPF provides a definition of significance. Here, the 'heritage interest' of an asset may be archaeological, architectural, artistic or historic. Significance derives not only from the physical presence of the building, but also from its setting.

5.2 The NPPF (2012) defines significance 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."*

5.3 This section considers the significance of the listed building to the values identified in the NPPF.

### Archaeological Interest

5.4 Archaeological value is normally associated with archaeological remains and built fabric of significant age and rarity. The property at 41 Russell Square dates to the 19th century, as part of a wider phase of development in Bloomsbury. This is not, therefore, an isolated example of a building of significant age, and correspondingly does not possess archaeological value.

### Architectural and artistic interest

5.5 The principal elevation of the building possesses aesthetic value in its appearance as part of the range of early 19th century terraced properties at numbers 38-43 Russell Square on the west side of the Square. The building retains original external architectural features, including wrought iron balconettes at first floor level.

5.6 The historic plan form of the property remains legible and the property retains an impressive cantilevered staircase in its original location. The property retains historic interior details of importance, such as corning details and fireplaces. Whilst it is likely these features have been replaced following the strengthening of the second and third floors, these features contribute to the interest of the building.

### Historical Interest

5.7 Number 41 Russell Square is of historic interest as an early 19th century terraced building which was constructed as part of the main phase of speculative development in Bloomsbury.

5.8 The building is also associated with James Burton, a prolific Georgian architect known for his elegant terraces and squares, including Chester Terrace, Tavistock Square and York Terrace at Regent's Park. The contribution made to the formal arrangement of Russell Square, including the central open space landscaped by Humphry Repton, adds to this.

5.9 The association with the British Museum makes some contribution to the historic interest of the building, as an institution of international renown.

### Setting

5.10 The setting of the listed building comprises 19th century townhouses which face onto the Grade II Registered Park and Garden of Russell Square. Many of these properties retain their original railings, giving the area a strong historical character. These are all included on the statutory list at grade II, as part of the following designations:

- Numbers 38-43 and attached railings;
- Numbers 1-11 and attached railings including White Hall Hotel (Numbers 2-5) and Montague House (Numbers 811);
- Numbers 12-29 and attached railings including Montague Hotel (Numbers 12-20);
- Iron Gates between numbers 20 and 21 leading to rear garden; and
- Number 29a and attached wall, railings and lamps.

5.11 The front elevation makes a positive contribution to the streetscape, and to the setting of the rest of the listed terrace.

5.12 To the rear of the properties is the British Museum (Grade I), which is a later 19th century building of considerably larger scale than the townhouses.

5.13 The eastern elevation of the museum is primarily a service area with a 'back lot' feel, accommodating service runs and secondary access routes for the museum in an area which is not visible to the public. These detract from the appreciation of the rear elevation of the property, though are visible only in private views.

5.14 The wider British Museum building is an attractive feature in the townscape, and in the setting of the listed building.

### Bloomsbury Conservation Area

5.15 Bloomsbury Conservation Area is situated between Euston Road in the north, and Lincoln's Inn Fields in the south. Development in the area began in the second half of the 17th century, and the area retains some buildings from this early phase of development. Later built form is varied, consisting predominantly of 18th and 19th century townhouses and, most obviously, institutional and landmark buildings such as those associated with University College London and the British Museum. The historic presence of these establishments has contributed to the cultural interest of the area, which is further enhanced by its former occupants, who include the famous 'Bloomsbury Group' of early 20th century artists and intellectuals.

5.16 The Bloomsbury Conservation Area as a whole derives its special interest from its surviving early street pattern, which is laid out in a rectilinear pattern with straight streets leading to open squares, which are often landscaped. The dominant architectural form is the townhouse, with some earlier 17th and 18th century examples surviving alongside later 19th century properties, though a large proportion have been adapted during the 20th century for office or other uses.

5.17 The appearance of the front elevation, and its group value with the rest of the terrace at Russell Square makes a positive contribution to the character and appearance of the conservation area, and contribute to an understanding of the historic layout of Russell Square.

// 41 RUSSELL SQUARE



Assessment of the Proposals

## 6.0 ASSESSMENT OF THE PROPOSALS

6.1 The following section assesses the effect of the Proposed Development on the grade II listed building at 41 Russell Square and the Bloomsbury Conservation Area.

6.2 The application proposals comprise a package of works to refurbish the property fit for use as high quality office space, including refurbishment works to conserve features of historic interest within the property.

### Pre-application Consultation

6.3 The proposals have been through extensive pre-application consultation with officers at the LB Camden.

6.4 Officers provided written feedback on the proposals by way of an email in June 2018.

6.5 The design team have revised the refurbishment proposals in line with the advice provided and as now demonstrated by the submitted proposals. The main areas of the proposals that have been revisited since the receipt of the pre-application advice are discussed in the following.

### Services

6.6 The strategy for the insertion of new mechanical and electrical risers has been revisited since the receipt of pre-application advice.

6.7 The new riser in the ante room to the rear of the staircase is directed away from principal rooms in discreet locations of lesser significance, where the character of the room will not be affected or that have been heavily adapted in the past. The risers are all the minimum size necessary to accommodate the equipment. The locations of the new riser has been revised to ensure the existing features such as chimney breasts are not obscured. Opportunities are taken to remove as many redundant service risers as possible.

### Curtilage boundaries and gardens

6.8 The existing gardens to the rear of the properties will be retained. The new external plant work will be located against the rear boundary wall, screened with timber.

### Skylights

6.9 The design of the proposed skylight to the rear of number 41 has been revised so that this appears as a full width lightweight addition to the rear elevation that preserves the impression of the lightwell at the ground floor level. This will improve the levels of light reaching the basement level of the building where new office accommodation is to be provided.

### The Proposals

6.10 The Design and Access Statement by Pringle Richards Sharratt Architects sets out the design rationale and architectural approach. In summary, the scheme seeks to include the following:

- Creation of attractive office spaces that will improve the quality of the existing accommodation;
- Replacement of the electrical and mechanical services;
- The introduction of new risers in the rear room and a new heating and cooling system and associated VRF units;
- Redecoration and, where necessary, making good of historic features, including cornices, skirtings and balusters;
- Addition of a new service riser to the rear of the property at basement to third floor level;
- General refurbishment of interiors for office use, including new WC facilities and kitchenettes;
- Creation of some internal openings with retained nibs at the second and third floor level to create open plan office space;
- Creation of attractive garden space to rear with a timber enclosure for external services;
- Incorporation of the rear lightwell into the lower ground internal floor space and installation of a new skylight to illuminate basement office space.

6.11 The proposals have been developed with an understanding of the character and special interest of the property, and will preserve architectural elements which are of interest, whilst improving areas which are in poor condition.

### The Use

6.12 The proposed continuation of the office use in this listed building is appropriate and the proposals have been drawn up consistent with an understanding of its special interest. Having been in office use since the early twentieth century, these applications seek to retain that use and to improve the standard of the office accommodation so that the property, along with numbers 42 and 43, is attractive to tenants and presents a viable letting prospect for the Museum. The perpetuation of this use will support the Museum's strategic aim to ensure that the perimeter properties deliver the highest quality office accommodation, in a manner that protects the special character of the designated heritage assets.

6.13 The proposals perpetuate the commercial use and we conclude that there is no inherent conflict between the building's interest and the continuation of this use, which will secure its maintenance and upkeep in perpetuity.

### Plan form and circulation

6.14 The existing plan form in number 41 remains as originally intended at the lower ground to the first floor levels, with some alterations made to the layout at the second and third floor levels of the property.

6.15 The proposals will preserve the key elements of the historic planform where this remains, and the staircases will be retained and refurbished.

6.16 The historic plan form of the property at basement level remains legible, and will be retained. One wall is to be partially removed towards the rear of the property to create a more open plan office space. A nib wall will be retained, and with it the legibility of the space.

6.17 A small area of internal wall is to be removed towards the front of the property to create an open plan lobby space at the basement level. The basement level is of lesser significance within the townhouse hierarchy, and thus capable of accommodating such change without intrinsic loss of significance.



- 6.18 As discussed in previous sections 4 and 5, the plan form at ground floor level of no. 41 remains largely intact. The removal of the existing surface mounted services will enhance the appreciation of the proportions of the principal rooms.
- 6.19 The ground floor entrance hall to the property retains its original cantilevered 18th century stair, which is characteristic of the style and age of the property. This is to be retained and cleaned, and the balusters repainted.
- 6.20 The historic plan form at first floor level is largely intact, and will be retained.
- 6.21 Elsewhere at the second and third floor levels, the proposals seek to remove harmful partitions at the second and third floor levels and to rationalise the layout and restore a circulation pattern more like that of the original layout of the building.
- 6.22 At second floor level, the proposals involve the removal of an area of partition wall towards the front of the property to create an open plan office space. The WC facilities will be located within an existing WC and cupboard to the middle of the floor, which will also require some minor reconfiguration.
- 6.23 The second floor level of a townhouse is, as we have seen, a space of lesser significance within the internal hierarchy, and therefore is capable of sustaining some minor alterations to plan form without any loss of significance of the property as a whole. These small changes are necessary to create lettable office space. The legibility of the plan form will be preserved through the retention of nib walls.
- General refurbishment and repairs**
- 6.24 Throughout the property, internal architectural details such as cornices, ceilings and architraves, will be retained and restored/ made good where required. The intention for these is set out at page 19 of the Design and Access Statement and Appendix B of the same, as prepared by PRS.
- 6.25 The existing floorboards are to be retained and overlaid with plywood. Where their removal is necessitated by the proposed works, the floorboards will be carefully removed, stored, and reinstated in their original location. A Method Statement for the retention and overlay of the floorboards is included at Appendix B.
- 6.26 At ground floor level, the present floor covering to the hallway comprises square carpet tiles. These will be removed to reveal the stone floor beneath, which will be made good on a like-for-like basis where necessary. This will enhance the historic character of the hallway.
- Upgrade of Services**
- 6.27 Mechanical and electrical services throughout the property will be rationalised, and accommodated in a single riser location running through the property from basement to third floor level. This will streamline the present assembly of services, and situate the riser in an area of lesser significance towards the rear of the property. Currently, the services in the building comprise an ad hoc arrangement of exposed cables, trunking and risers which have been added piecemeal over the course of the use of the building as offices. The appearance of these services and ad hoc additions detract from the overall quality of the interiors of the listed building.
- 6.28 The ante room to the rear of the cantilevered staircase has been identified as an area that is secondary to the principal rooms in the listed building and one that can accommodate a new riser with the least intrusion to the planform or existing historic features of interest.
- 6.29 The dimensions of the new riser in these rooms have been designed so that it fits into the alcoves either side of the existing chimney breast.
- 6.30 This ante room is devoid of particular architectural features of interest at the ground floor level, and elsewhere, whilst the rooms at the first, second and third floor levels have decorative cornices, it is likely these are not original given the floors at the second and third floor levels were strengthened with steel beams in the 1980s following consent for those works. These features are likely to date from this refurbishment. Notwithstanding that, any architectural features of note will be retained and the new boxing for the riser scribed around them and finished in a scholarly manner so that the features are preserved in situ and can be revealed at a later date if necessary.
- 6.31 Details of the scribing, and the rationale for the riser proportions are provided at page 29 of the Design and Access Statement prepared by Pringle Richard Sharratt Architects.
- 6.32 At third floor level, the new riser is to be accommodated in joinery units either side of the central chimneybreast, preserving the symmetry of the space.
- 6.33 Throughout the property, new VRF units are to be accommodated within designed joinery enclosures, which will be finished in a manner consistent with the character of the property. The VRF enclosures will be situated opposite the existing chimneybreasts in the principal rooms, which will improve the accommodation with minimal intrusion, and preserve the symmetry of the spaces.
- 6.34 With mechanical and electrical engineers at Frankham, and with input from structural engineers at Alan Baxters, PRS have provided drawings which show the likely routes of the proposed pipe runs and impact on the existing joists. The proposed drawing series '41RS\_20\_Y' shows the proposed routes of the pipework at the lower ground, ground, first, second and third floor levels. The strategy is different at the lower ground and ground floor levels where the service runs are to be exposed and incorporated at high level beneath the ceiling level of the ground floor level to minimise the extent of intervention to the historic fabric.
- 6.35 At the upper levels, the level of pipework significantly reduces. The pipework is to be run in specific places shown on plan series '41RS\_20\_Y' between the risers and the VRF units. Wherever possible these runs pass through floor voids and gaps between the joists to avoid materially affecting the historic fabric. Drawings entitled 'Sectional Elevation' show the routes to be followed, subject to investigative works.
- 6.36 Elsewhere throughout the property, new showers and WC facilities are to be installed to upgrade the existing facilities. At the third floor level, the proposals seek to introduce a kitchenette within the central room at third floor level, which will support the office use, and make best use of an existing internal room with no windows.

### External works

#### Front Elevation

- 6.37 The original features of the front elevation, including the railings and other ironwork, are to be retained and refurbished.
- 6.38 The appearance of the front elevation will be improved through the refurbishment of the existing sash windows, railings and step. The timber window frames, iron railings and ground floor stucco will be repainted to restore their appearance.
- 6.39 A wheel track will be fitted to the steps into the front lightwell, which will facilitate the use of the basement level bike store. This will not be visible from street level, and will support the office use of the building.
- 6.40 Taken as a whole, the works to the exterior will enhance the appearance of the historic building, and preserve its contribution to the Conservation Area, consistent with part 'e' of Policy D2 of Camden's Local Plan.

#### Rear Elevation

- 6.41 The rear garden will be appropriately landscaped, creating a hard landscaped area with surrounding soft planting to create outdoor amenity space for office workers. This will improve the appearance of the space to the rear of the building, and maximise the opportunity for greening in accordance with part 'k' of Policy D2 of the local plan.
- 6.42 The rear garden space will accommodate external plant within a screened timber enclosure.
- 6.43 A new skylight within the rear garden will be added to the lower ground floor which will provide lighting to the new lower ground office space. This will be of high quality design, and is unobtrusively located between the rear of the building and the existing basement, and thus will improve the quality of the office accommodation.
- 6.44 The proposed design for the skylight at number 41 has been revised following the receipt of pre-application advice so that the lightwell is entirely glazed, almost flush with the existing floor level with a four degree pitch to allow for surface water runoff. The impression of the lightwell from the courtyard, will be retained, whilst creating useable space at the basement level.

- 6.45 The proposal will not harm an external impression of the original arrangement at the ground floor of the building. The overall composition at the rear of the building, and the relationship with the courtyard will not be harmed by the proposals.

### Summary

- 6.46 Overall, the proposals will upgrade the offer of B1 accommodation in the property and implement a refurbishment of a historically and architecturally significant building within the conservation area.
- 6.47 There are considerable heritage benefits to be delivered by the proposals which seek to upgrade and refurbish the existing office accommodation and to improve the lettable state of the listed building. The heritage benefits we have identified include:
- Refurbishment and improvement of office use to sustain and maintain the building in a viable use;
  - Removal of prominent services and casings that have accrued piecemeal over time, reinstating historic features where these have been affected by later insensitive works;
  - Removal of later, harmful partitions and subdivisions to return the planform to one that more accurately reflects the historic layout of the property;
  - Retention and reinstatement of historic features where these have been lost;
  - Cleaning, repointing and repair to the external elevations of the properties, repair to historic metalwork;
  - New landscaping scheme to the rear of the properties to improve the setting of the listed buildings.

7.0

// 41 RUSSELL SQUARE



Conclusion

## 7.0 SUMMARY AND CONCLUSION

- 7.1 This Heritage Statement has been prepared in support of the application for Planning Permission and Listed Building Consent for the refurbishment of 41, Russell Square, consistent with its use as lettable B1 office space.
- 7.2 The Site comprises a grade II listed 18th century townhouse, within the Bloomsbury Conservation Area. In line with the requirements set out at paragraph 189 of the NPPF, this report has investigated and set out the special interest of the listed building and its contribution to the Conservation Area. This has been carried out in order to inform the development proposals and so that an assessment of the impact of the proposals on this significance can be fully understood.
- 7.3 The findings of this assessment are that the special interest of the listed building lies in its principal elevation and appearance to Russell Square, as well as the original planform of the building which remains largely intact, and significant architectural features which survive such as the impressive cantilevered staircase and ornate cornicing details, fireplaces and fire surrounds.
- 7.4 The refurbishment proposals have been through extensive pre-application consultation with the London Borough of Camden, the feedback from which has informed the final scheme submitted with these applications.
- 7.5 The proposals seek to preserve the key elements that contribute to the significance of the listed buildings, and their contribution to the Bloomsbury Conservation Area. Furthermore, the proposals will improve the special interest of the properties where opportunities have been identified through the refurbishment of existing historic features of note, the reinstatement of these where they have been lost and the removal of later harmful works which have disrupted the planform.
- 7.6 The proposed continuation of the office use in this listed building is appropriate and the proposals have been drawn up consistent with an understanding of their special interest. Having been in office use since the early twentieth century, these applications seek to retain that use and to improve the standard of the office accommodation so that the properties are attractive to tenants and viable letting prospect for the Museum.
- 7.7 An important part of the scope of works is to upgrade the mechanical and electrical services in both buildings, to provide comfort cooling to each property. Particular thought has been given to this aspect of the proposals following detailed feedback from officers and the information requested as part of the full application submission.
- 7.8 A new service riser enclosure at basement to third floor level will be incorporated towards the rear of the property, which will rationalise the present service runs visible through the property. The enclosure will be constructed in a sympathetic scholarly manner which responds to the historic character of the internal spaces, and will be carefully scribed around historic features such as cornices and skirtings. Further details of this are provided in the Design & Access Statement by Pringle Richards Sharratt Architects.
- 7.9 VRF units are proposed to provide heating and cooling to office spaces. These will be enclosed within sympathetically designed bespoke furniture items to complement the internal architectural detailing.
- 7.10 New service routes will be concealed in floor, wall and ceiling voids where possible. All of the requisite detail is included in the submission materials prepared by PRS Architects and informed by engineering and services studies completed by Frankhams and Alan Baxter Associates.
- 7.11 Necessarily, in order to carry out the upgrade and refurbishment works, there will be some level of intervention required to the historic fabric, in particular to accommodate the two new openings at the ground and second floor levels. Whilst there will be some loss of historic fabric as a result of these interventions, overall, we consider the complete package of works to be beneficial to the significance of the listed buildings, taking into account the benefits to be delivered by the scheme. In our view these benefits can be summarised as follows:
- Refurbishment and improvement of office use to sustain and maintain the buildings in a viable use;
  - Removal of prominent services and casings that have accrued piecemeal over time, reinstating historic features where these have been affected by later insensitive works;
  - Removal of later, harmful partitions and subdivisions to return the planform to one that more accurately reflects the historic layout of the properties;
  - Retention and reinstatement of historic features where these have been lost;
  - Cleaning, repointing and repair to the external elevations of the properties, repair to historic metalwork;
  - New landscaping scheme to the rear of the properties to improve the setting of the listed buildings.
- 7.12 The proposals therefore accord with the relevant national and local planning policies with regards to heritage, and preserve the significance of the listed buildings and their contribution to the Conservation Area in line with the requirements set out at s16, s66 and s72 of the 1990 Act. We consider the statutory tests of these sections of the 1990 Act to be met.

// 41 RUSSELL SQUARE



APPENDIX 1: List Description



# NUMBERS 38-43 AND ATTACHED RAILINGS

## List Entry Summary

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

Name: NUMBERS 38-43 AND ATTACHED RAILINGS

List entry Number: 1246148

## Location

NUMBERS 38-43 AND ATTACHED RAILINGS, 38-43, RUSSELL 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: 477919

## 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

TQ3081NW RUSSELL SQUARE 798-1/100/1419 (West side) 28/03/69 Nos.38-43 (Consecutive) and attached railings

GV II

Terrace of 6 houses. c1800-03. By James Burton. Multi-coloured stock brick with rusticated stucco ground floors. 4 storeys and basements. 3 windows

each, No.38 with 5-window return, mostly blind, to Montague Place. Round-arched doorways with pilaster-jamb, cornice-heads, fanlights, sidelights and double panelled doors. No.38 has entrance on return with stuccoed Doric projecting porch. No.40 doorway converted to use as a window. Gauged brick flat arches to recessed sashes. Cast-iron balconies to 1st floor windows. Stucco cornice at 3rd floor level. Parapets above attic storey. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Listing NGR: TQ3005081863

## Selected Sources

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

National Grid Reference: TQ 30065 81846

## Map



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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 - [1246148 .pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/225773/HLE_A4L_Grade|HLE_A3L_Grade.pdf)  
([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/225773/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/225773/HLE_A4L_Grade|HLE_A3L_Grade.pdf))

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End of official listing

