



193 – 197 High Holborn (AC Scheme)

Built Heritage Statement

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- A. Map of Bloomsbury Conservation Area
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Contents

1. Introduction

- 1.1. This Built Heritage Statement has been prepared by Waterman Infrastructure & Environment Ltd (Waterman IE) on behalf of Western Heritable Ltd, to accompany the submission of a planning application for the installation of air conditioning at fourth and fifth floor levels of Number 193 – 197 High Holborn, in the London Borough of Camden (hereafter referred to as the 'Site'). The location and extent of the Site is outlined in **Figure 1**.
- 1.2. This report provides a baseline assessment of the Site and its significance, as well as any other relevant heritage assets, the significance of which could potentially be affected by the proposed development. The understanding of significance will be used to assess the potential impact of the proposals on the heritage significance of the identified heritage assets. The assessment is based on information derived from documentary research and analysis of the Site and its immediate surroundings. The concluding section of the report will consider any impact against the requirements of relevant local and national heritage planning policy.
- 1.3. This assessment follows best practice procedures produced by the Chartered Institute for Archaeologists¹ and is intended to meet the information requirements of national heritage planning policy contained in Paragraph 128 of the National Planning Policy Framework (NPPF), *Conserving and Enhancing the Historic Environment*².

Site Description

- 1.4. The Site (**Figure 1**) is centred on grid reference TQ 30365 81461. The Site comprises the former Holborn Town Hall and Library, which is a grade II listed building (List UID: 1378893). The Site is bounded by High Holborn on the north and retail/restaurant/office buildings on the south, east and west sides. The Site is located within the Bloomsbury Conservation Area.

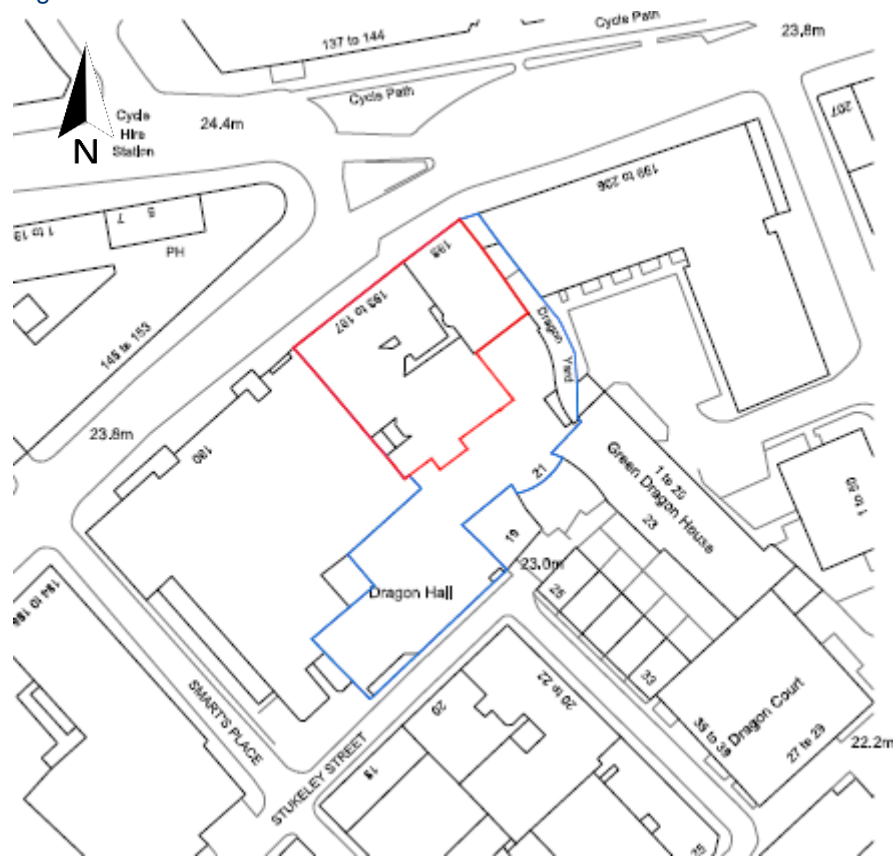
Proposed Development

- 1.5. The proposed development comprises the installation of air conditioning units in an existing plant area, which is located on the east terrace; a BC box located under the existing roof pitch within office 5B; and floor standing units encased in joinery at fourth and fifth floor levels of the building, as well as associated pipework.

¹ Chartered Institute for Archaeologists, November 2012. *Standard and Guidance: Desk Based Assessments*

² Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

Figure 1: Site Plan



Source: Map by Garnett and Partners

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2. Scope, Aims and Methodology

Scope and Aims

- 2.1. This assessment has included the following:
- Identification of any designated or non-designated built heritage assets potentially affected by the proposed development;
 - Desk-top research. Online resources and relevant archives were consulted. For this assessment, the Camden Local Studies and Archives Centre and the London Metropolitan Archives were visited in order to obtain information from early maps, documents and secondary sources. Historic maps and images are reproduced where appropriate in this report;
 - A walk-over survey of the Site and immediate area;
 - Assessment of the Site's heritage significance;
 - Assessment of the impact the proposals (as known) will have on the significance of the heritage asset(s); and
 - Consultation of local and national planning policy and guidance pertaining to heritage.
- 2.2. The Site was visited in June 2018. The aim of the visit was to identify and gain an understanding of any heritage assets within the Site or its surroundings that may be affected by the proposals. Some of the resultant images from this inspection are reproduced in this report.

Report Structure

- 2.3. Section 3 identifies any heritage assets potentially affected by the proposals, and provides an overview of the historical development of the Site and its surroundings. This section also provides an overview Site analysis, based on the Site inspection.
- 2.4. Section 4 provides an assessment of significance of the heritage assets potentially affected by the proposed development.
- 2.5. Section 5 provides an assessment of the impact of the proposed development on the significance of the identified heritage assets.
- 2.6. Section 6 concludes with a summary of the assessment.

3. Heritage Baseline

Designated Heritage Assets

- 3.1. The Site contains a grade II listed building: Holborn Town Hall and Library (List UID: 1378893). The listing description for the building is included at **Appendix B**.
- 3.2. The Site is located within Bloomsbury Conservation Area, which was first designated by the London Borough of Camden in 1968. A map of the conservation area boundary is included at **Appendix A**.
- 3.3. Within a radius of 100m of the Site there are 12 listed buildings. 11 of these are grade II listed and 2 are grade II* listed (Numbers 14-22 And Attached Railings List UID: 1378773) and (Princess Louise Public House List UID: 1378884). The listing descriptions for these buildings are provided in **Appendix B**.
- 3.4. Listed buildings situated in close proximity to the Site are located immediately to the east: the grade II listed 199, 200 and 201, High Holborn (List UID: 1378880) and to the south, the grade II listed St Giles Almshouses and Walls and Railings (List UID: 1113093), 23 Macklin Street List (UID; 1113094), and 24 and 25 Macklin Street List (UID: 1113097).
- 3.5. Given the nature and extent of the proposed development and the disposition of the Site relative to these listed buildings, it is considered that the proposals will not affect the significance of these listed buildings through impact on their setting. Accordingly, they are not considered further in this report.

Non-Designated Heritage Assets

- 3.6. The London Borough of Camden maintains a 'Local List' of buildings of local architectural or historic interest, however there are no buildings identified on the Local List which are located in close proximity to the Site.

Historical Overview

- 3.7. The information below has been provided through consultation of the Greater London Historic Environment Record (GLHER), the Camden Local Studies and Archives Centre, published works and online databases.
- 3.8. The Site is located in the Holborn district, which takes its name from the Holebourne stream (tributary of the Fleet River), and is first recorded in the tenth century whereby land was granted to Westminster Abbey by King Edgar.³ The street Holborn (which becomes High Holborn west of Gray's Inn Road) has supplied the city with goods since the thirteenth century, when it was an important trade route for wool, hides, corn, cheese and timber. Holborn developed as a medieval suburb of the city, and from the Middle Ages grand suburban houses of London were built along Holborn. Several of these were later established as lawyers' colleges. Of the colleges in the area, two now survive in Gray's Inn (established 1569) and Lincoln's Inn (1422), with Staple Inn's frontage also remaining.⁴
- 3.9. The Site has undergone archaeological evaluation by the Museum of London Archaeology Service, August 1999; site code HHN99. During excavation, two fragments of late medieval or early post-medieval tile were uncovered (GLHER 2839138). A ditch also produced the rim of a cooking pot dated between 1140-1300 (GLHER 2839137). A pit containing seventeenth century pottery, animal

³ Panton K., *London: A Historical Companion* (Tempus 2001), p183

⁴ Pevsner N. and Cherry B., *The Buildings of England, London 4: North* p249

bones and seeds from fruits and wild plants lay to the north of a cellar wall, and a brick-lined cesspit was also recorded, probably cut in the eighteenth century and continued in use during the nineteenth century (GLHER 2839186). The earliest map consulted which shows the location of the Site in detail is the Londini Angliae Regni Metropolis c.1690 (**Figure 2**). This map depicts the Site as a row of densely terraced housing, with an open courtyard space created between these buildings and the backs of the houses in the parallel street to the south. The street frontage opposite follows the historic street pattern of Holborn, with small strips of housing located where New Oxford Street now exists.

Figure 2: Londini Angliae Regni Metropolis c.1690



- 3.10. The later eighteenth century saw the growth of the fashionable Bloomsbury, with new squares and streets developing to the north of Holborn. Development also continued to the west, where it became increasingly desirable to live, creating poorer, crowded conditions in the east. New roads were instated in the later nineteenth century to create better connection to the city and alleviate overcrowding, with New Oxford Street, which meets High Holborn opposite the Site, being the first to pave the way.⁵
- 3.11. John Roque's Plan of London 1766 (**Figure 3**), depicts the continued presence of buildings within the Site, however it does not provide detail of individual buildings.

Figure 3: Rocque's Plan of London 1766

⁵ Pevsner p252



3.12. The Plan of London from the United Kingdom Newspaper 1832 (**Figure 4**), depicts the street pattern in greater detail, highlighting the historic street names surrounding the area, with Newton Street and High Holborn named. The Site is shown in less detail, however it is still very clearly built up at this time and surrounded by buildings, with the development of fashionable squares to the north within the Bloomsbury Conservation area apparent. The Holborn Viaduct was opened in 1869, and since its opening Holborn has attracted greater business and seen the increased redevelopment of offices in the area.⁶

Figure 4: Plan of London from the UK Newspaper, 1832



3.13. The Ordnance Survey (OS) Map of 1878 depicts the Site as a row of burgage plots, with the courtyard behind named as Stone Yard. The addition of New Oxford Street provided a new setting to the row of buildings overlooking the intersection of High Holborn and New Oxford Street.

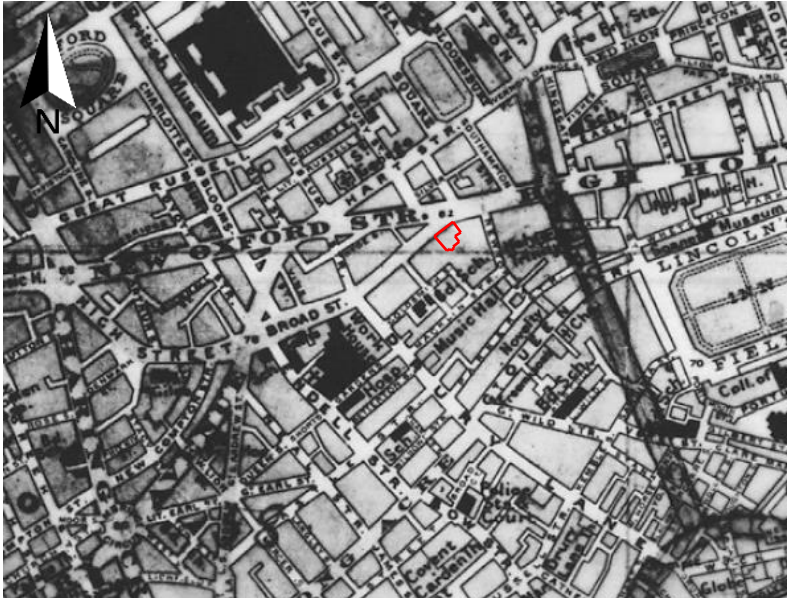
⁶ Willey R., London Gazetteer (Chambers 2006),p245

Figure 5: Ordnance Survey Map, 1878



3.14. Stanford's Map of London 1894 (**Figure 6**) highlights the changes that had occurred in the wider area surrounding the Site, and depicts the emergence of Kingsway, the modern A4200, to the east. The map depicts the area, however does not provide definition of individual buildings. The Library on the Site was built at this time, but is not evident on Stanford's map.

Figure 6: Stanford's Map of Country of London, 1894



- 3.15. The Site incorporates the former Library and Holborn Town Hall. The laying of the foundation stone for the new municipal building of Holborn Town Hall was met with enthusiasm in 1906, and the building was opened in 1908.⁷ The front elevation of the building is very early Renaissance in style, with large mullioned windows sympathetic to the adjoining former Library of 1894.
- 3.16. **Figure 7** shows the rear of the Site in the early twentieth century, taken from Stone Yard. It highlights the setting of the library building, closely surrounded by brick buildings which have historically been used as offices, as shown by the Goad Insurance Maps of 1888 and 1928 (**Figure 10**).

Figure 7: Rear view of Holborn Library and Town Hall



Source: Camden Local Studies and Archives LP2622

⁷ The London Argus, *Holborn's Municipal Buildings* November 3rd 1906 (CLSA LP631 A)

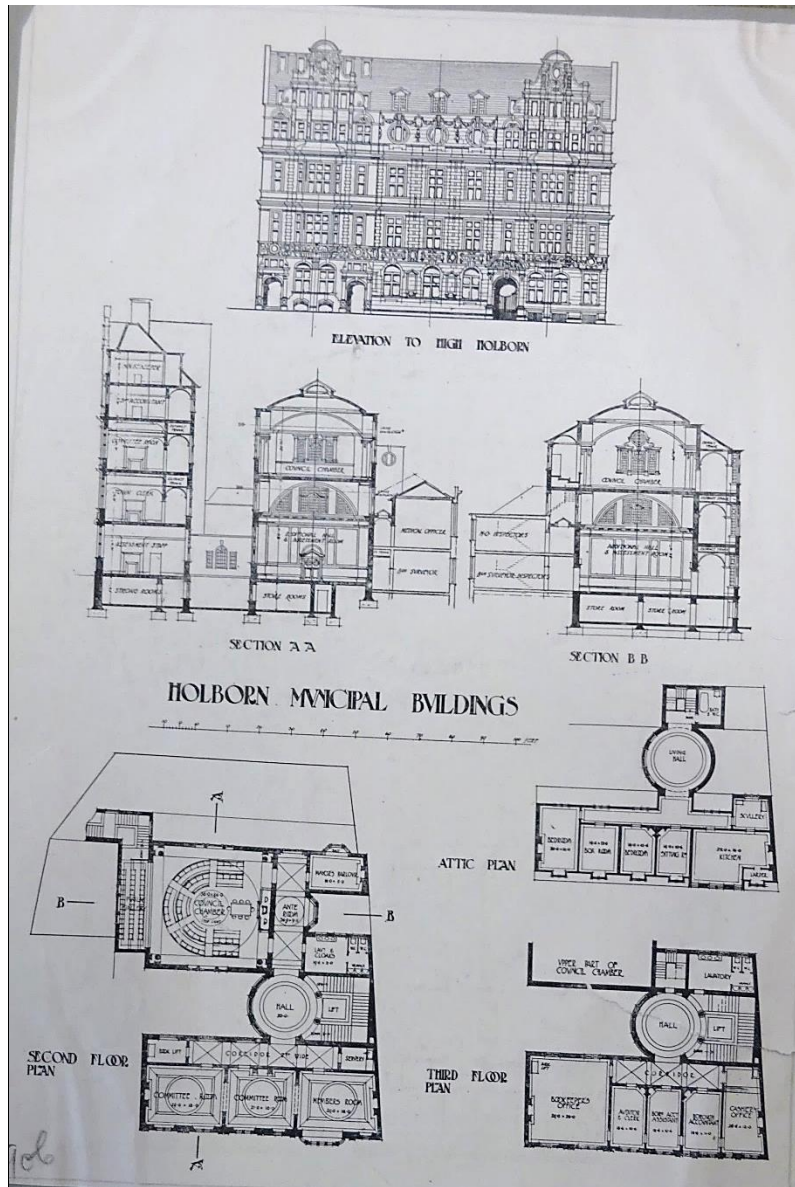
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Figure 8: Plan of Holborn Municipal Buildings, 1906



Source: Camden Local Studies and Archives LP1923

- 3.17. The drawings of Holborn Municipal Buildings, 1906 (**Figure 8**), highlight the addition of the Town Hall to the Library building. The façade was designed to bring symmetry to the building and reflect the architecture of the library. The drawings also highlight the intended floor plans for the second, third and attic floors, along with sections through the building. The central hall and lift connects all floors, with the Council Chamber on the second floor. The domed roof of the Council Chamber is visible on the side elevation (Section AA in **Figure 8**).

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Figure 9: Ordnance Survey Map, 1911



Source: Camden Local Studies and Archives

- 3.18. By 1911, the Public Library was depicted on the OS map (**Figure 9**), and the Site consisted clearly of the Library building to the north east, with three separate buildings to the south and west. Stone Yard was still present to the rear of the Site, however buildings had been erected within the courtyard, enclosing the open space.

Figure 10: Goad Insurance Map 1928



Source: Camden Local Studies and Archives

- 3.19. The 1928 Goad Insurance Map (**Figure 10**) highlights the Site's use as offices, with the addition of garages and store rooms in Stone Yard.

Figure 11: OS 1938



Source: Camden Local Studies and Archives

- 3.20. The 1938 OS map (**Figure 11**) illustrates the arrival of the Town Hall to the Site. The adjacent and opposite buildings on the junction with New Oxford Street had lost their narrow strip plan form and had been consolidated into one building.
- 3.21. The Bomb Damage Map (**Figure 12**) shows that Holborn was heavily bombed in the area to the north east of the Site, however there was no damage to the Site during the Second World War, or to any buildings adjacent or opposite.

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Figure 12: London County Council Bomb Damage Map (Holborn, Bloomsbury - West)



Source: *The London County Council Bomb Damage Maps*, L. Ward (Thames and Hudson 2015)

- 3.22. The 1962 OS Map (**Figure 13**) highlights Holborn Town Hall with the removal of building boundaries on the Site. The open courtyard within the Site has been infilled with the development of the Town Hall's canteen.⁸ This map also highlights the Site's enclosure by surrounding buildings, with substantial development to the east, west and south, separating the building from the listed buildings to the south. Dragon's Yard passageway continues to separate the Site from the listed building adjacent, and provides access from High Holborn to the historic Stone Yard, shown as the Council Depot in this map.

⁸ Goad Insurance Plan, Camden Local Studies and Archives (1952)

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Figure 13: OS 1962



Source: Camden Local Studies and Archives

- 3.23. The Town Hall and Library was converted into offices and a restaurant in the year 2000, including the five storey rear extension to the building.

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Site Assessment

- 3.24. The Site was visited in June 2018. The aim of the visit was to identify and gain an understanding of any features of heritage interest within the Site, and its environs, that may be affected by the proposals.
- 3.25. The Site comprises the former Holborn Town Hall and Library, which is grade II listed (**Figure 14**). The Site is bounded by High Holborn on the north and retail/restaurant/office buildings on the south, east and west sides. The Site is located within the Bloomsbury Conservation Area.

Figure 14: View of Holborn Town Hall from junction opposite



- 3.26. The Bloomsbury Conservation Area Appraisal describes the listed building as:
- The grade II listed, five storey former Holborn Town Hall [which] has a decorative stone façade with Baroque-style details, and was built to the designs of Hall and Warwick in 1906-08. The eastern wing is earlier, dating from 1894, and designed in a French Renaissance style by W Rushworth; it was formerly the St Giles' Library at the western end of High Holborn, on a triangular site formed by the junction of New Oxford Street and High Holborn.⁹*
- 3.27. The listed building is four storeys tall, with basements and attic levels, faced in Ancaster and Portland stone. Its roof is steeply pitched and slated with pedimented dormers and pilastered Dutch gables, which terminate in segmental pediments to end bays. The eastern building (left), the former Library, is mirrored in the detail of the Town Hall; creating a symmetrical façade of nine windows.
- 3.28. The windows comprise a central 3-light oriel through the 1st and 2nd floors. The 3rd floor windows are round-arched, and the central bays also have round-arched windows at ground floor level. The 1st floor windows open onto a wrought-iron balcony by the Bromsgrove Guild, with central emblem. Detailing on the 3rd floor includes three oculi linked by festoons.

⁹ The London Borough of Camden, April 2011. *Bloomsbury Conservation Area Appraisal and Management Strategy*

- 3.29. To the rear of the building on the western side is an existing five storey wing. This is set lower than the mansard roof to the principal frontage of the building, excluding the lift overrun which extends higher than the mansard roof. However, as the lift overrun is set back from the mansard it is not visible from street level.

Figure 15: View west along High Holborn



- 3.30. The façade of the listed building addresses High Holborn, which forms its immediate setting. It is a busy street, flanked by tall buildings on each side with narrow streets feeding into it. Looking west along the street (**Figure 15**), the grade II listed 199, 200 and 201, High Holborn (List UID: 1378880) can be seen, with the former library and town hall behind. The curve in the road reduces visibility of the Site from this angle.

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Figure 16: View north from Stukeley Street



- 3.31. The corner of Macklin Street and Stukeley Street contains the grade II listed 24 and 25, Macklin Street (List UID: 1113097). **Figure 16** shows the view looking north towards the Site from this listed building, and highlights that the development to the south of the Site shields it from views from the surrounding streets to the rear.

Figure 17: View north from remains of Stone Yard, now Dragon Court complex



- 3.32. The modern development to the south of the Site is located in the historic courtyard Stone Yard, creating a limited view of the Town Hall building from ground level. A glass connecting walkway

provides a glimpse through the modern buildings towards the Council Chamber's southern façade and windows, as **Figure 17** highlights.

Figure 18: View north from roof of site



3.33. **Figure 18** shows the rear elevation of the top floors of the listed building on the Site, as well as the surrounding buildings to the north and the domed roof of the Council Chambers below. The phases of the listed building can be seen on the eastern wing, with the change in brickwork marking a former roofline, as illustrated in the early twentieth century photograph of the building (**Figure 7**).

Figure 19: View east from roof of site



3.34. **Figure 19** shows the eastern surroundings to the Site, notably highlighting that the adjacent listed building does not overlook the area, and is also surrounded by modern high rise buildings. The roofs of the buildings to the south of the Site can be seen at varying heights, consisting of flat roofs with associated plant equipment and service chutes.

Figure 20: View south from roof of site (eastern wing)



3.35. The western side of the Site contains the former Holborn Town Hall, overlooked by the adjacent modern building, which rises above the listed building. To the north west side of the Council Chamber, on the north east elevation of the listed building, is a semi-circular bay window which extends the full height of the building (**Figure 20**).

Figure 21: Internal lift and stairs



3.36. Internal assessment of the listed building revealed that features of the former Town Hall have been largely preserved, with each floor retaining its large circular hall connecting the floors' staircases and lift access (**Figure 21**). The marble compass design (**Figure 22**) and Doric half columns support an entablature under a shallow dome at each floor, with oak double doors leading from the hall into the rooms beyond.

Figure 22: Marble compass design



Figure 23: Circular halls



- 3.37. Corridors stretching out from the circular halls are predominantly vaulted, with granolithic paving and oak doors. Of note is the 1st floor Council Chamber, located on the western wing of the Site. The Chamber is of square plan surmounted by a central dome with small cupola light (**Figure 24**).

Figure 24: Council Chamber



4. Assessment of Significance

Significance Criteria

- 4.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. The significance of an asset or place may reflect its age, aesthetic, architectural quality or fabric, as well as intangible qualities such as associations with historic people or events.
- 4.2. The significance of the identified heritage assets will be assessed using a number of significance ratings:
 - **High:** A feature, space or theme which is significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
 - **Medium:** A feature, space or theme which is significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
 - **Low:** A feature, space or theme which is of local or regional significance.
 - **Neutral:** A feature, space or theme which has no cultural significance but is also not considered intrusive to heritage value.
 - **Intrusive:** A feature, space or theme which detracts from heritage value.

Statement of Significance

Holborn Town Hall and Library (Grade II Listed Building)

- 4.3. The listed building is considered to be of medium heritage value. The significance of the heritage asset is derived from its principal façade, which is of historic and architectural interest and has retained features of its previous use as Holborn Town Hall and Library.
- 4.4. The Library and Town Hall were constructed in the late nineteenth and early twentieth centuries respectively, and are significant regionally to the London Borough of Camden, acting as a Town Hall throughout the majority of the twentieth century, and more widely as an example of an early twentieth-century municipal building within London. Key aspects of the building have been preserved, such as the entrances, connecting stairwells, the lift and Council Chambers and Court Room; these features provide noteworthy significance to the building.
- 4.5. The building's previous use as Holborn Town Hall informs much of its historical significance, as it has been strongly associated with municipal activities and provided a backdrop for events and key decision making for the district throughout the twentieth century. The interior has been subject to some alteration in the twenty first century through its conversion to office use, however key features of the former Town Hall have retained their original and early fittings, and are ornate in their design, adding to the buildings' interior aesthetic value.
- 4.6. The historic use of the building as a Library and Town Hall provides the Site with an important communal aspect to the building. The Site has historically facilitated high levels of public interaction, resulting in the building being of value to the local community. The building has retained features that highlight its history as a communal building, enhancing appreciation and understanding of the history and former use of the heritage asset.

Bloomsbury Conservation Area

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

“The Bloomsbury Conservation Area covers an area of London that expanded rapidly northwards during the period 1660-1840. Impetus for the initial development came from events such as the plague of the Black Death (1665) and the Great Fire of London, which had devastated the City. The building of Covent Garden, nearby to the southwest, however, was a key architectural development which strongly influenced the form of Bloomsbury. In 1630 the developer, the Duke of Bedford, and his architect, Inigo Jones, introduced Palladian architecture to England in the form of a public square, addressed by a church and arcaded terraces of houses, and surrounded by grids of streets. This was a key departure from the prevailing pattern of development, based on narrow medieval streets, alleys and courtyards, and set the scene for the next three centuries.”¹⁰

- 4.8. The area is characterised primarily by planned residential streets and green squares laid out from the seventeenth century onwards. The quintessential character of the conservation area derives from the grid of streets, which has a densely urban character of broad streets interspersed by formal squares which provide landscape dominated focal points.
- 4.9. The historical interest of the conservation area lies in its illustration of the expansion, population growth and prosperity of this part of London from the seventeenth century, and also how its use and character has continually evolved up to the present day. It also has architectural interest in illustrating past approaches to planning, architectural design, style and use of materials across this period, which has resulted in a rich and diverse townscape of buildings and spaces with a distinctive sense of place. Overall, the conservation area is considered to be of medium heritage significance.
- 4.10. No.193-197 High Holborn (the Site) is located within Sub Area 8 (New Oxford Street/High Holborn/Southampton Row), which is characterised by:
- “... areas of large-scale, late 19th and early 20th century blocks fronting busy thoroughfares. Development followed the construction of new routes combined with the widening of earlier streets, thereby cutting through the earlier 17th and 18th century street pattern. The narrow back streets in the sub area reflect the earlier layout. The predominant use is commercial, with a range of shops, banks, offices, hotels and theatres. Residential accommodation generally takes the form of mansion blocks.”¹¹*
- 4.11. The contribution of the Site to the significance of the Bloomsbury Conservation Area is principally invested in its late nineteenth and early twentieth century façade, which makes a positive contribution to the conservation area and the street scene of High Holborn relative to the surrounding building stock.
- 4.12. It is considered that No 193-197, High Holborn, makes a positive contribution to the significance of the conservation area, through highlighting the historical development of the area and enhancing the appearance of the conservation area. It is identified as such in the Bloomsbury Conservation Area Appraisal 2011 in paragraph 5.132, and noted for the architectural detail of the principal façade.

¹⁰ Camden Council. Bloomsbury Conservation Area Appraisal and Management Strategy. April 2011.

¹¹ Ibid

5. Impact of Proposals on Heritage Significance

- 5.1. This section assesses the potential impact of the proposed development upon the heritage significance of the identified heritage assets. This assessment is based on the scheme drawings dated 17.07.2018.
- 5.2. The potential impact of the proposed development is considered in relation to the direct impact on the significance of the grade II listed Holborn Town Hall and Library and the direct impact on the significance of Bloomsbury Conservation Area. As identified in Section 3 of this report, due to the nature and extent of the proposed development and the disposition of the Site relative to nearby heritage assets, it is considered that the proposals will not affect the significance of nearby heritage assets through impact on their setting. As such, there will be no indirect impacts as a result of the proposed development.
- 5.3. The proposals comprise the installation of a VRF air conditioning system. This is a standalone system designed to provide cooling to the fourth and fifth floor levels of the building. The air conditioning units are proposed to be located in an existing plant area on the east terrace, adjacent to an existing air conditioning unit which serves the ground floor restaurant. The central controller BC box will be located under the existing roof pitch within office 5B, with a pair of pipes connecting the BC box with each floor standing unit at fifth and fourth floor levels. The floor standing units at fifth and fourth floor levels will be encased in joinery, with skirting profiles to match the existing.

Holborn Town Hall and Library (Grade II Listed Building)

External Alterations

- 5.4. It is proposed to install an outdoor air conditioning unit located at the western end of the east terrace (Drawing No. (01) 617 – Rev E). At present, there is an existing air conditioning unit located at the eastern end of the terrace, which serves the ground floor restaurant (**Figure 25**). Although the proposed air conditioning unit will project higher above the brick boundary wall to the terrace than the existing air conditioning unit (Drawing No. (01) 700 – Rev C), it is considered that the proposed unit will not be a significantly visually intrusive feature and will not detract from the appreciation of the significance of the listed building. Importantly, the proposed air conditioning unit will be located at the rear of the listed building, which it is considered makes a lesser contribution to the significance of the listed building than the principal façade.
- 5.5. The central controller BC box is proposed to be located under the rafters within the boxed out area to office 5B (**Figure 26**), subject to opening up works. This will be connected to the outdoor air conditioning unit by a lead slate roof penetration detail, which will be made up on site to fit around the pipework. It is considered that these have been designed to minimise intrusion to historic fabric, and are sympathetic to the listed building; as such, they will have a minimal loss of historic fabric and minimal impact on the significance of the listed building.

Figure 25: Existing air conditioning unit on the east terrace



Figure 26: Boxed out area to office 5B with slate roof



Fifth Floor Alterations

- 5.6. The alterations at fifth floor level comprise the insertion of a number of floor standing units within office 5A and mezzanine office 5C. These floor standing units will be encased in joinery, which will conceal the units, and will have skirting profiles to match the existing. This will allow the proposed units to be in keeping with the character of the listed building and to be minimally visually intrusive.

Impact of Proposals on Heritage Significance

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- 5.7. The pipework connecting the floor standing units with the BC box is proposed to be concealed within the floor build up, as well as through a masonry wall between office 5B and mezzanine office 5C (Drawing No. (01) 617 – Rev E). In order to accommodate the pipe runs within the floor build up, it is proposed for the timber joists to be notched, as shown on drawing no. (01) 910 – Rev D. The insulation for the pipes will be cut either side of the joists to minimise the notching required. The floor standing units will also have condensate pipes which will run either through the floor build up, or along the VRF pipe routes located at high level (Drawing No. (01) 910 – Rev D), in order to minimise impact on the fabric of the listed building. These proposals will result in a loss of historic fabric, however it is considered that this loss will be minimal. In addition, the proposed works will be largely concealed and it is considered that overall the appreciation of the significance will be preserved.
- 5.8. Within the large double height office at this level, the existing chimney breasts have been framed and lined with plasterboard (**Figure 27**). The pipe runs and condensate pipes within this office are proposed to be concealed overhead, with pipe drops, including a number to be located next to the assumed masonry within the fireplaces, to serve the floor standing units at fourth floor below. It is considered that overall these works have been designed to be sympathetic to the listed building and minimally intrusive to historic fabric and therefore will have a minimal impact on the special interest of the listed building.

Figure 27: Double height office at fifth floor level



Fourth Floor Alterations

- 5.9. At fourth floor level, it is also proposed to install floor standing units encased in joinery, which will be in keeping with the character of the listed building. These units will be located within all offices at this level and will be served by pipe drops from the fifth floor above, which minimises the opening up of floors and notching of floor joists.
- 5.10. Condensate routes are proposed to run through floor build up to connect back to existing drainage through the Offices 4A-4F on the fourth floor, and at high level within the Office Reception 4G (drawing no. (01)616 - Rev D). It is considered that their placement will minimise impact on historic fabric and reduce visual impact to maintain the character of the listed building.
- 5.11. Within the Office Reception 4G, it is proposed that lagged pipes are to be concealed in a cornice detail; this will ensure that the character of the listed building is preserved, reducing the impact of the lagged pipes. Boxing out to form an alcove on the north side of the Office Reception 4G will conceal the pipe drop from the floor above, allowing proposed changes to be sympathetic to listed building.
- 5.12. The existing chimney breasts on the fourth floor have also been framed and lined with plasterboard. As the proposed pipe drop is to be situated next to assumed masonry within the chimney breast, there is potential for it to have an impact on the historic fabric within; however, it is considered that the impact will be negligible due to the sympathetic design and minimal level of proposed intrusion.
- 5.13. Overall, works are considered to be minimally intrusive to the historic fabric, and therefore it is perceived that the proposed changes will not detract from the appreciation of the significance of the listed building.

Bloomsbury Conservation Area

- 5.14. The proposed works involve the installation of an outdoor air conditioning unit, located to the rear of the listed building, and associated internal works at fourth and fifth floor levels of the building. As identified within Section 4 of this report, it is the principal façade of the listed building which is considered to make the principal contribution to the character and appearance of the Bloomsbury Conservation Area. Due to the nature and location of the proposals, they will not affect the principal elevation of the listed building. As such, it is considered that the proposed development will not cause harm to the significance of the conservation area and accordingly, the character and appearance of the conservation area will be preserved.

6. Conclusions

- 6.1. This Built Heritage Statement has been prepared by Waterman Infrastructure & Environment Ltd (Waterman IE) on behalf of Western Heritable Ltd, to accompany the submission of a planning application for the installation of air conditioning at fourth and fifth floor levels of Number 193-197 High Holborn, in the London Borough of Camden.
- 6.2. This report provides a baseline assessment of significance of the Site, based on information derived from documentary research and analysis. The Site contains a grade II listed building: Holborn Town Hall and Library (List UID: 1378893) and is located within Bloomsbury Conservation Area.
- 6.3. Consultation of historic maps has revealed that the Site has been built up since 1832. Thereafter, the building has been in use as offices, the Holborn Public Library in the late nineteenth and twentieth centuries, Holborn Town Hall in the twentieth century and converted again into office space and restaurant in the 21st century. Many features of Holborn Town Hall have been retained, giving the Site its special interest. The Site has been assessed as being of medium heritage significance.
- 6.4. The proposed development comprises the installation of: air conditioning units on the east terrace; a BC box located under the existing roof pitch within office 5B; and floor standing units at fourth and fifth floor levels of the building, as well as associated pipework. The proposals will result in the loss of some historic fabric; however it is considered that this loss will be minimal and that overall, the proposed works will be sympathetic to the character of the listed building and that the appreciation of its significance will be preserved. As such, it is considered that overall the impact on the significance of Holborn Town Hall and Library will be negligible.
- 6.5. It is considered that the proposals will have no impact on the significance of Bloomsbury Conservation Area, due to the nature and location of the proposed works. The façade of the listed building, which makes the principal contribution to the special interest of the conservation area, will not be affected by the proposals and as such, it is considered that the character and appearance of the conservation area will be preserved.
- 6.6. All statements and recommendations made in this document are subject to consultation and approval of the local planning authority.

Conclusions

References and Sources

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APPENDICES

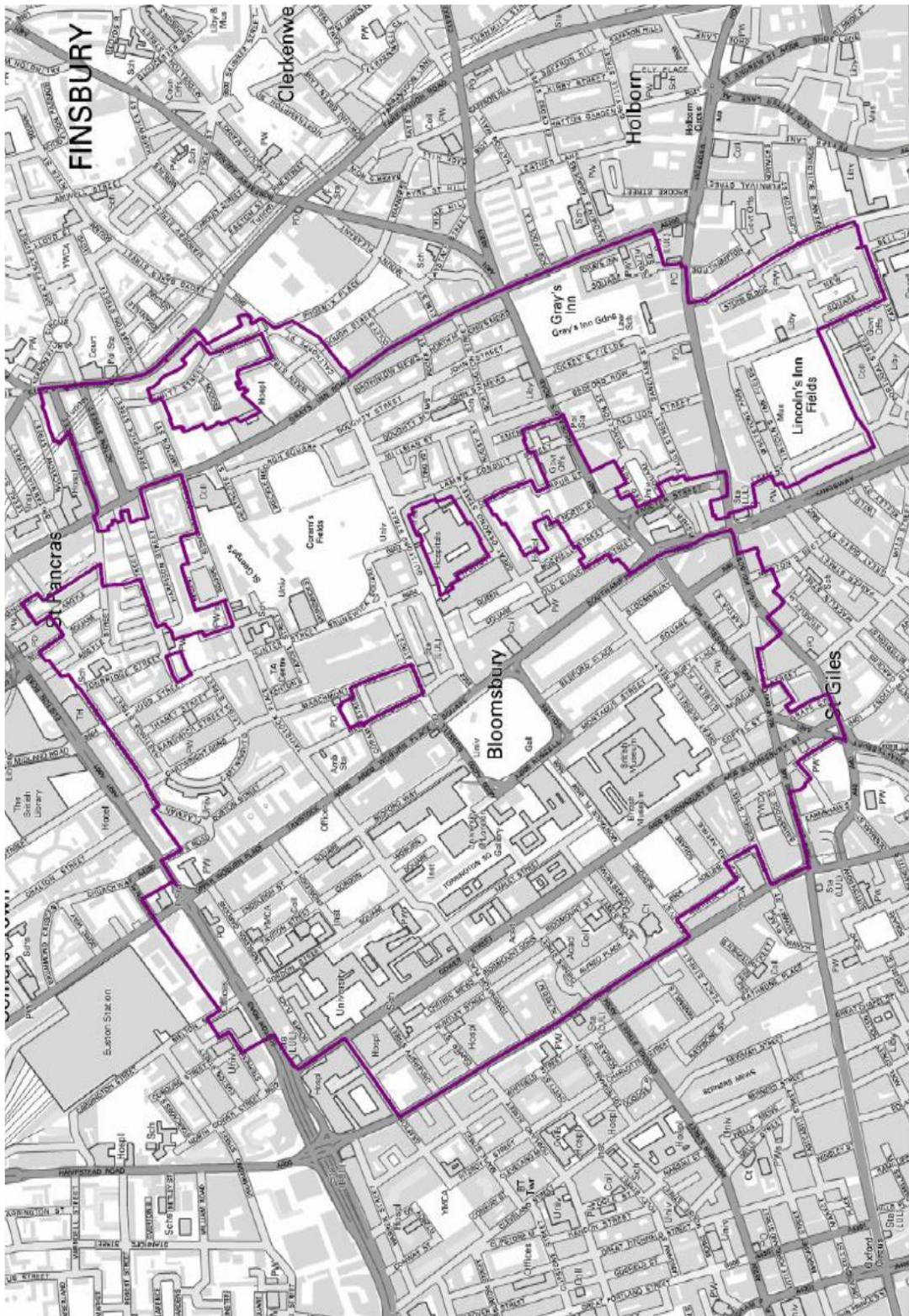
Appendices

193 – 197 High Holborn (AC Scheme)

Project Number: XXXX

Document Reference: XXXX

A. Map of Bloomsbury Conservation Area



Print Date: 10/05/2013
 Printed By: L. Street
 Map Ref No: 003820

#Map for Internal Use Only

Reproduced from the O.S. map
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 Scale 1: Not to Urban Scale



Bloomsbury CA

Appendices

193 – 197 High Holborn (AC Scheme)

Project Number: XXXX

Document Reference: XXXX

B. Listing Descriptions

Name: 199, 200 AND 201, HIGH HOLBORN

List entry Number: 1378880

Location

199, 200 AND 201, HIGH HOLBORN

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 15-Jan-1973

UID: 478241

List entry Description

Details

CAMDEN

TQ3081SW HIGH HOLBORN 798-1/105/831 (South side) 15/01/73 Nos.199, 200 AND 201

Factory and showroom, now an office block with later shop. c1870. By WJ Trehearne. For George Kent. Stucco. Italianate Renaissance block of 5 storeys. 1st and 2nd floor 12 windows, 3rd & 4th floor 18 windows. Ground floor with attached Corinthian columns carrying entablature carried up as open pediments over arched entrances to left and right. To far right goods entrance to Dragon Yard. C20 shopfront between columns. 1st and 2nd floor windows arched with pilasters carrying archivolts; 3rd floor with drip moulds articulated with lion-head masks. Secondary cornices at 2nd and 3rd floor levels. Projecting cornice. INTERIOR: not inspected.

Listing NGR: TQ3039681474

National Grid Reference: TQ 30383 81473

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193 – 197 High Holborn (AC Scheme)

Project Number: XXXX

Document Reference: XXXX

Name: 21, BARTER STREET

List entry Number: 1272266

Location

21, BARTER STREET

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 01-Mar-1973

UID: 476636

Details

CAMDEN

TQ3081NW BARTER STREET 798-1/100/59 (North side) 01/03/73 No.21

Warehouse, now a training centre. Mid C19. Stucco. Slate mansard roof with dormers. 2 storeys and attic. 10 bays plus 1 storey extension at east end. Italianate style. Arcaded treatment with rusticated pilasters rising through ground and 1st floor with architraves and keystones. Ground floor windows segmental-arched with keystones; 1st floor windows round-arched. Former goods entrances at east and west ends. West end now with 2-light windows, the 1st floor with a colonnette. A similar window on the 1st floor east end but the ground floor blind as is extension window. INTERIOR: not inspected.

Listing NGR: TQ3037381563

National Grid Reference: TQ 30373 81563

Name: 16,16A,18,18A,20 AND 20A, BARTER STREET

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193 – 197 High Holborn (AC Scheme)

Project Number: XXXX

Document Reference: XXXX

List entry Number: 1272264

Location

16,16A,18,18A,20 AND 20A, BARTER STREET

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 22-Dec-1970

UID: 476634

Details

CAMDEN

TQ3081NW BARTER STREET 798-1/100/58 (South side) 22/12/70 Nos.16, 18 AND 20 including 16A, 18A and 20A

Terrace of 3 shops with accommodation over. Early C19. Multi-coloured stock brick. Stucco 1st floor sill band, cornice and blocking course. 3 storeys and basements. 2 windows each. Wooden shopfronts, with pilasters carrying rudimentary entablature with bracketed cornice. House and shop doorways with fanlights and panelled doors. Upper floors have square-headed recessed sash windows with stucco architraves and cornices. INTERIORS: not inspected.

Listing NGR: TQ3038281543

National Grid Reference: TQ 30382 81543

Name: ST GILES ALMSHOUSES AND WALLS AND RAILINGS

List entry Number: 1113093

Location

ST GILES ALMSHOUSES AND WALLS AND RAILINGS, 17A, MACKLIN STREET

County: Greater London Authority

District: Camden

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193 – 197 High Holborn (AC Scheme)
Project Number: XXXX
Document Reference: XXXX

District Type: London Borough

Grade: II

Date first listed: 15-Jan-1973

Date of most recent amendment: 11-Jan-1999

UID: 477470

Details

CAMDEN

TQ3081SW MACKLIN STREET 798-1/105/1095 (North side) 15/01/73 No.17A St Giles's Almshouses and walls and railings (Formerly Listed as: MACKLIN STREET St Giles' Almshouses)

Quadrangle of 4 almshouses. Founded 1665, erected on this site 1790 and rebuilt 1885 by Edward Henry Burnell. Yellow stock brick with red brick bands, strings and stone dressings. Fishscale tile roofs with gables. Jacobean style. 2 ranges forming 2 sides of quadrangle, 2 double fronted cottages in each, all with 3 windows each. 2 storeys. Arched doorways with drip moulds with foliated labels, fanlights and ledged and braced doors in slightly projecting gabled entrance bays with oculus in the gable. Transom and mullion windows with C20 glazing. INTERIORS: simple. SUBSIDIARY FEATURES: attached boundary walls with stone coping surmounted by cast-iron railings. On wall at south end of quadrangle of almshouses an inscribed York Stone tablet, dated 1790, recording former almshouses on the site; also a tablet dated 1885 recording the rebuilding of the almshouses.

Listing NGR: TQ3036681361

National Grid Reference: TQ 30369 81360

Name: NATIONAL WESTMINSTER BANK

List entry Number: 1378886

Location

NATIONAL WESTMINSTER BANK, 212, HIGH HOLBORN

County: Greater London Authority

District: Camden

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193 – 197 High Holborn (AC Scheme)

Project Number: XXXX

Document Reference: XXXX

District Type: London Borough

Grade: II

Date first listed: 14-May-1974

UID: 478247

Details

CAMDEN

TQ3081SW HIGH HOLBORN 798-1/105/834 (South side) 14/05/74 No.212 National Westminster Bank

Bank. 1854. By Henry Baker. Portland stone. 4 storeys and basements. 5 bay symmetrical facade in Palladian style. Slightly projecting entrance bays at ends with rusticated quoins. 3 segmental-arched ground floor windows. Round arched doorways with vermiculated rusticated surrounds and coat of arms in cartouches on keystones; engaged columns (to left) and brackets (to east) with blind balustraded balconies at 1st floor level; doorways with fanlights and double panelled doors. Sill strings at floor levels. Architraved sash windows, 1st floor with bracketed pediments, 2nd with cornices. Console-bracketed cornice with Greek fret frieze below with paired lion-head stops. INTERIOR: not inspected.

Listing NGR: TQ3046281488

National Grid Reference: TQ 30458 81500

Name: NUMBERS 14-22 AND ATTACHED RAILINGS

List entry Number: 1378773

Location

NUMBERS 14-22 AND ATTACHED RAILINGS, 14-22, SOUTHAMPTON PLACE

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II*

Appendices

193 – 197 High Holborn (AC Scheme)

Project Number: XXXX

Document Reference: XXXX

Date first listed: 24-Oct-1951

UID: 478126

Details

CAMDEN

TQ3081NW SOUTHAMPTON PLACE 798-1/100/1472 (West side) 24/10/51 Nos.14-22
(Consecutive) and attached railings

Terrace of 9 houses. c1758-63. Probably under the direction of Henry Flitcroft. Nos 19, 20 & 21 altered mid C19. No.22 mid C18 with C19 alterations. Darkened multi-colour stock brick with a stone band at 1st floor level. Tiled mansard roofs with dormers. 3 storeys, attics and basements. 3 windows each. Gauged brick flat arches to recessed sash windows. Bracketed cornice below parapets. Nos 14-18: Nos 14, 15 and 16 with wooden doorcases with engaged Doric columns carrying entablature and pediment. No.15 with triglyphs and dentil open pediment. Nos 17 and 18 with round-arched doorways with patterned fanlights, sidelights and panelled doors. No.16 with original lead rainwater head, with lion mask, and pipe. INTERIORS: not inspected but noted to retain good staircases, fireplaces and panelling, those of Nos 14, 15 and 17 being especially fine. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas, No.17 with lamp-bracket overthrow. No.19: mid C19 stucco front with rusticated ground floor and archway to Barter Street. Facade flanked by rusticated Ionic pilasters rising through 1st and 2nd floors carrying entablature with bracketed cornice and balustraded parapet. Original wooden C18 doorcase with attached Doric columns carrying entablature with triglyphs, mutule pediment and panelled reveals. Architraved sash windows with keystones; 1st floor with pulvinated frieze and dentilled, pedimented cornice. Balustraded balconies. INTERIOR: not inspected but noted to retain staircase with turned balusters and twin column newels and good C18 fireplace. SUBSIDIARY FEATURES: attached C19 cast-iron railings to areas. Nos 20 & 21: altered in C19. Yellow stock brick with stucco ground floor. 4 storeys, attics and basements. 3 windows each. Round-arched ground and 1st floor openings with moulded impost bands and stucco archivolt to ground floor. Stone balcony with heavy corbels and cast-iron balcony at 1st floor level. Recessed sash windows. Stucco cornices at 3rd floor level. Parapet with moulded stucco coping. INTERIOR: not inspected but noted to retain a simple staircase with square balusters. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.

No.22: mid C18, altered in C19. Multi-coloured stock brick and stucco ground floor with band above. 4 storeys, attic and basement. 3 windows. Wooden doorcase with enriched pilasters carrying mutule cornice; panelled reveals, fanlight and panelled door. Gauged brick flat arches to recessed sash windows, the centre window of 1st floor in arched recess. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. HISTORICAL NOTE: No.17 was the home of Henry Addington (Prime Minister 1801) and Cardinal Newman (GLC plaque).

Listing NGR: TQ3038881578

National Grid Reference: TQ 30401 81560

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Project Number: XXXX
Document Reference: XXXX

Name: PRINCESS LOUISE PUBLIC HOUSE

List entry Number: 1378884

Location

PRINCESS LOUISE PUBLIC HOUSE, 208 AND 209, HIGH HOLBORN

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II*

Date first listed: 15-Jan-1973

UID: 478245

Details

CAMDEN

TQ3081SW HIGH HOLBORN 798-1/105/833 (South side) 15/01/73 Nos.208 AND 209 Princess Louise Public House

Public house. Mid C19. Interior 1891 by William B Simpson and Sons who contracted out the work. Yellow brick with stone and terracotta dressings. EXTERIOR: 4 storeys 4 windows. Double-fronted public house ground floor facade of red granite columns and pilasters (with masks on the capitals), carrying entablature flanked by modified consoles. Central bow window with arched and lozenge lights flanked by wide entrances. Recessed sash windows with moulded stone heads, enriched impost bands, bracketed sills with cast-iron window guards to 2nd and 3rd floors. Entablature with dentil cornice and rosettes in frieze. Parapet. INTERIOR: good interior with decorative, polychrome tile work, gold embossed glass by R Morris & Son, stained glass and original mahogany bar fittings by WH Lascelles and Co. In centre of bar, 4 cast-iron Corinthian columns carrying patterned ceiling with moulded cornice and polychrome tile frieze decorated with urns and swags. Staircase with elaborate wrought-iron balustrade between ground and 1st floor. 1st floor bar with good fittings and Art Nouveau dado. Interesting contemporary gents WC in basement with marble urinals and retaining some tiled walls and fittings. Included II* as a rich example of a Victorian public house interior.

Listing NGR: TQ3043681486

National Grid Reference: TQ 30433 81491

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193 – 197 High Holborn (AC Scheme)

Project Number: XXXX

Document Reference: XXXX

Name: 23, MACKLIN STREET

List entry Number: 1113094

Location

23, MACKLIN STREET

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 07-Jun-1982

UID: 477472

Details

CAMDEN

TQ3081SW MACKLIN STREET 798-1/105/1096 (West side) 07/06/82 No.23

Formerly known as: No.36 CHARLES STREET. Painting rooms for theatrical scenery. 1851-52. Large stucco-fronted building of rectangular plan. 3 storeys 3 bays, the openings in full height round arched recesses. Central loading doors on upper floors, flanked by sash windows with glazing bars. Ground floor openings altered at centre and left. Half glazed door and small window at right. INTERIOR: not inspected but the large interior space, with its paint frame, a large cast-iron frame designed to be winched up and down through a slot in the floor so that the artist painting a scenic backcloth can work comfortably at first-floor level, survives and is the earliest known survival of a separate scene-painting premises outside a theatre. HISTORICAL NOTE: of considerable historical interest as having been the workshop of Thomas Grieve and Son, scenic artists, from 1851 to 1879, who initiated the system of free-lance painters working on their own premises rather than within theatres.

Listing NGR: TQ3038681377

National Grid Reference: TQ 30391 81372

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193 – 197 High Holborn (AC Scheme)

Project Number: XXXX

Document Reference: XXXX

Name: NUMBERS 20 AND 21 AND ATTACHED RAILINGS

List entry Number: 1244464

Location

NUMBERS 20 AND 21 AND ATTACHED RAILINGS, 20 AND 21, BLOOMSBURY WAY

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 14-May-1974

UID: 476743

Details

TQ3081NW TQ3081NW 798-1/100/111

CAMDEN BLOOMSBURY WAY (South side) Nos.20 AND 21 and attached railings

2 terraced houses. c.1760, with later alterations. Darkened brick with stucco ground floor. Stone cornice at 3rd floor level. 4 storeys and basements. Between Nos 20 & 21 an original lead rainwater head and pipe. No.21: 3 windows. Wood doorcase with engaged Doric columns carrying entablature; panelled reveals and panelled door. Gauged brick flat arches to recessed sash windows, 1st floor with continuous cast-iron balcony. 2nd floor architraved. Restored parapet. INTERIOR: not inspected but noted to retain original staircase and other features. SUBSIDIARY FEATURES: attached C19 cast-iron railings to areas. No.22: 2 windows and 5-window return (2 blind) to Barter Street. Rusticated quoins. C20 reproduction early C19 shop window. Gauged brick flat arches to recessed sash windows, 1st floor with continuous cast-iron balcony. 3rd floor and parapet restored in multi-coloured stock bricks. Return to Barter Street with plain bands at 1st and 2nd floor. Gauged brick flat arches to recessed sash windows. Centre bay projection with round-headed 1st floor window and former entrance below with pilasters, flanked by rusticated strips, supporting console bracketed canopy (altered earlier C19 for use as window). C20 glazed entrance door to left. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Listing NGR: TQ3034981559

National Grid Reference: TQ 30336 81569

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Project Number: XXXX

Document Reference: XXXX

Name: HOLBORN TOWN HALL AND LIBRARY

List entry Number: 1378893

Location

HOLBORN TOWN HALL AND LIBRARY, HIGH HOLBORN

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 15-Jan-1973

UID: 478254

Details

CAMDEN

TQ3081SW HIGH HOLBORN 798-1/105/840 (South side) 15/01/73 Holborn Town Hall and Library

Town hall and library, now municipal offices. Library (formerly St Giles's Library), 1894 by W Rushworth (eastern wing); town hall, 1906-8 by Hall and Warwick (centre and western wing). Ancaster and Portland stone faced. Steeply pitched slated roof with pedimented dormers and pilastered Dutch gables terminating in segmental pediments to end bays. STYLE: the library with early French Renaissance detail, the town hall in similar style but Baroque details. EXTERIOR: 4 storeys, basements and attics. Both buildings form a symmetrical facade of 9 windows. End bays slightly projecting. Eastern wing with entrance to former library of elliptical arch flanked by Corinthian pilasters supporting an entablature; enriched double doors. Former vehicle entrance to left in similar style with wrought-iron gate by the Bromsgrove Guild of Applied Art. Central 3-light oriel through 1st and 2nd floors. At 1st floor level a band of Renaissance enrichment covering the oriel apron and having flanking oculi. Upper floors pilastered, the 1st and 2nd floors with bands, 3rd floor with diapers. Western wing has round-arched entrance to former town hall with moulded head and keystone flanked by attached columns supporting an open segmental pediment with carved coat of arms in tympanum with festoon and putti heads. Central 3-light oriel through 1st and 2nd floors. A band of similar enrichment at 1st floor level covering the oriel apron. 3rd floor windows round-arched with moulded heads and keystones. Central bays have round-arched windows at ground floor level; 1st and 2nd floor, square-headed separated by pilasters, the 1st floor with a wrought-iron balcony by the Bromsgrove Guild; 3rd floor, 3 oculi linked by festoons. Most windows transom and mullion. INTERIOR: former town hall has large circular hall running up through each floor and adjoining the main stair and lift. At ground floor level main hall with floor of marble in a compass design and arcade of Doric half columns supporting an entablature under a shallow

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dome; oak double doors, with oculi and brass plates incorporating a coat of arms, in Baroque frames; 3 stained glass First and Second World War memorial windows; original brass pendant light. Open well main stair of artificial stone and granolithic paving with marble dado. Original wrought-iron lift enclosure, in well of stair, by the

Bromsgrove Guild. Corridors mostly vaulted with granolithic paving and oak doors. Interiors of note are: the rear 1st floor Council Chamber of square plan surmounted by a central dome with small cupola light. Walls panelled in Austrian oak with Ionic pilasters and columns supporting an enriched cornice. Windows of small, patterned, leaded panes. Original brass pendant light. Beneath, on the ground floor, the former Court Room, panelled and enriched in Baroque style.

Listing NGR: TQ3036381452

National Grid Reference: TQ 30363 81452

Name: 127 AND 129, HIGH HOLBORN

List entry Number: 1378879

Location

127 AND 129, HIGH HOLBORN

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 14-May-1974

UID: 478240

Details

CAMDEN

TQ3081NW HIGH HOLBORN 798-1/100/830 (North side) 14/05/74 Nos.127 AND 129

Office block, now a bank. c1904. By H Percy Adams and Charles Holden. Portland stone with granite ground floor. 4 storeys and attic. 4 bays to High Holborn, splayed corner, 4 bay return to Southampton Place. Free Classical manner with rusticated pilasters between bays carrying sill

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string at 3rd floor level. Round-arched entrance on corner with bracketed stone balcony above. Architraved windows, those on 1st floor with broken cornices alternating with Venetian style. Bracketed cornice, above which attic. Corner surmounted by a turret. INTERIOR: not inspected.

Listing NGR: TQ3042481526

National Grid Reference: TQ 30420 81524

Name: 24 AND 25, MACKLIN STREET

List entry Number: 1113097

Location

24 AND 25, MACKLIN STREET

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 15-Jan-1973

Date of most recent amendment: 11-Jan-1999

UID: 477475

Details

CAMDEN

TQ3081SW MACKLIN STREET 798-1/105/1097 (North side) 15/01/73 Nos.24 AND 25 (Formerly Listed as: STUKELEY STREET No.24 (Mortuary))

Mortuary, now converted to offices. Main frontage to Stukeley Street. Mid C19. Red brick with stone dressings, cornice and strings. Tiled hipped roof with decorated ridge tiles. Gothic style. 2 storeys. Irregular double-fronted building with 5 ground floor windows and 2-window return (including 1-window splayed corner treatment). Gabled entrance feature with arched doorway having double hood-mould, fanlight and double doors. At each end of building, square-headed doorways with trefoil arches. Ground floor windows with pointed arches and tracery. 1st floor with paired lancets. INTERIOR: altered late C20.

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Listing NGR: TQ3039281387

National Grid Reference: TQ 30398 81380

Name: 207, HIGH HOLBORN

List entry Number: 1378882

Location

207, HIGH HOLBORN

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 15-Jan-1973

UID: 478243

Details

CAMDEN

TQ3081SW HIGH HOLBORN 798-1/105/832 (South side) 15/01/73 No.207

Terraced house and shop. C19 earlier. Yellow stock brick with stucco cornice and blocking course. Plain stucco 3rd floor sill band. 5 storeys 2 windows with 4-window right return, some blocked. Wooden shopfront with entablature with iron cresting flanked by consoles. Altered shop window, with large panes. House doorway at return with pilasters carrying entablature. Architraved sash windows with original glazing bars, the 2 above the shopfront having consoles carrying projecting cornices. INTERIOR: not inspected.

Listing NGR: TQ3044281484

National Grid Reference: TQ 30424 81488

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Document Reference: XXXX

C. Legislation Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Ancient Monuments and Archaeological Areas Act 1979	
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2018) DCLG	Section 16; Annex 2
Local Development Plan	Camden Planning Guidance Design CPG 1	3 Heritage
Guidance	National Planning Practice Guidance (2014) DCLG	
Guidance	Chartered Institute for Archaeologists (2017) Standard and Guidance for Historic Environment Desk-based Assessments	
Guidance	London's Living Spaces and Places	Policy 7.8 Heritage assets and archaeology
Guidance	English Heritage (2008) Conservation Principles, Policies and Guidance.	

Appendices

D. Glossary (National Planning Policy Framework)¹²

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	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.

¹² Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

Appendices

193 – 197 High Holborn (AC Scheme)

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UK and Ireland Office Locations

