



Heritage Statement

42 and 43 Russell
Square

August 2018



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01: LIST DESCRIPTION

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 42- 43 Russell Square, consistent with its continued use as offices (B1). These applications are being submitted alongside applications for Planning Permission and Listed Building Consent for the refurbishment of the property at 41 Russell Square.

Site description and background

1.2 The properties at 42-3 Russell Square comprise two terraced houses which form 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 buildings were constructed under architect James Burton c. 1800-1803.

1.3 It should be noted that whilst the properties are referred to under their separate numbers, they are joined at the first and third floor levels.

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

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

1.6 The buildings are currently in office use (B1). This was confirmed through a Certificate of Lawfulness that was granted in 2011 (2011/2675/P).

1.7 A heritage assessment has been carried out in accordance with the requirements of paragraph 189 of the NPPF. This assessment considered the history of the buildings as part of the Grade II listed terrace, informed by a site visit and with reference to the planning history and the archival evidence available.

1.8 The findings of this assessment were that the significance of these buildings lies primarily in their character and appearance as nineteenth century terraced houses built as part of the planned development of Russell Square. With regards to the interiors, the historic plan form of the property remains legible to an extent in each building.

1.9 The quality of the interiors and the historic architectural features in numbers 42 and 43 have been, in parts, severely compromised by the addition of recent historic partitions and the removal of internal

features as a result of the conversion and refurbishment of the properties for office use. Some historic cornices, fire surrounds and ceiling roses survive at the ground and first floor levels.



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

Pre-application discussions

- 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.
- 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 8.0** of this report.

The Proposals and pre-application discussions

- 1.12 The proposals seek to refurbish the properties internally, to facilitate their use as lettable B1 office space.
- 1.13 The Museum seeks to make better use of the space in their historic estate. The proposed refurbishment works reflect the Museum's commitment to the estate and the desire to secure the building stock in long term uses. The proposals sit as part of the wider estate strategy to upgrade and invest in the perimeter properties in order to generate income revenue streams through letting them to third parties. The proposed scope of the project comprises essential works required to bring the properties into a commercially viable condition for a long term leasing period whilst preserving, and where, possible, enhancing the special interest of the listed buildings.
- 1.14 In summary the proposals include:
- Creation of attractive, open plan offices;
 - Redecoration and, where necessary, making good of historic features, including cornices, skirtings and balusters;
 - General refurbishment and rearrangement of interiors for office use, including new WC facilities and kitchenettes;
 - Overhaul and upgrade of the mechanical and electrical services, including the replacement of existing and insertion of new service risers;
 - New openings in party wall at lower ground, ground and second floor.
 - Creation of attractive garden space to rear and timber enclosure for external services;
 - Installation of a new skylight to illuminate basement office space.

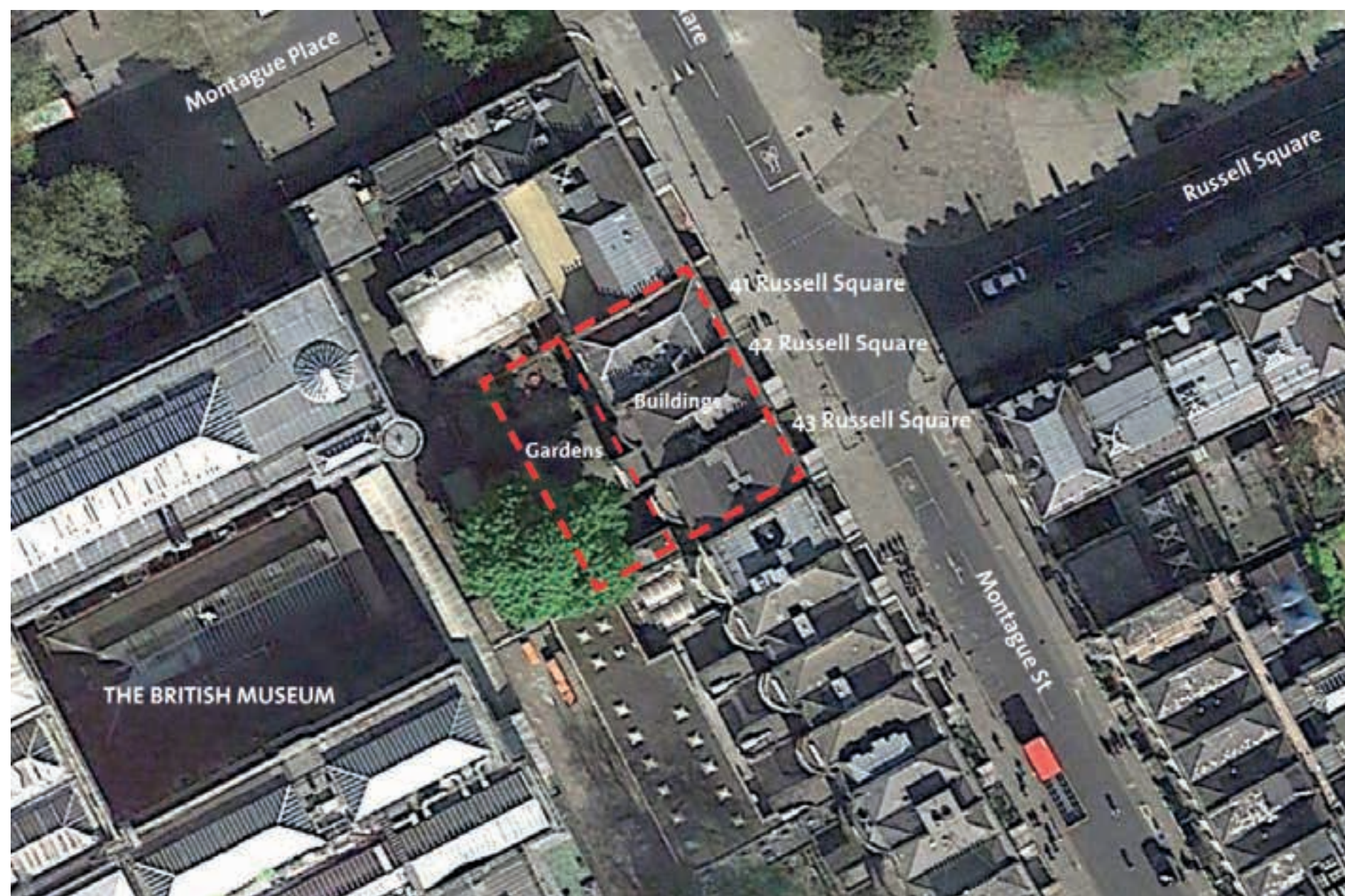


Figure 1.2 Site boundary – courtesy of Pringle Richards Sharratt



Figure 1.3 Photograph of the principal elevations of the properties to 42-43 Russell Square to the Square

Purpose of the Report

- 1.15 By virtue of paragraph 189 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 9.0**.

Structure of this report

- 1.16 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 historic appraisal of the properties is set out at Section 4 and 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 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.”
- 2.18 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.
- 2.19 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**
- 2.20 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.”

// 42 AND 43 RUSSELL SQUARE



Historic Development of Russell Square

3.0 HISTORIC DEVELOPMENT OF RUSSELL SQUARE

- 3.1 This section provides a description of the historic development of Russell Square, and specifically of nos. 42-43.
- 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 Montague 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.

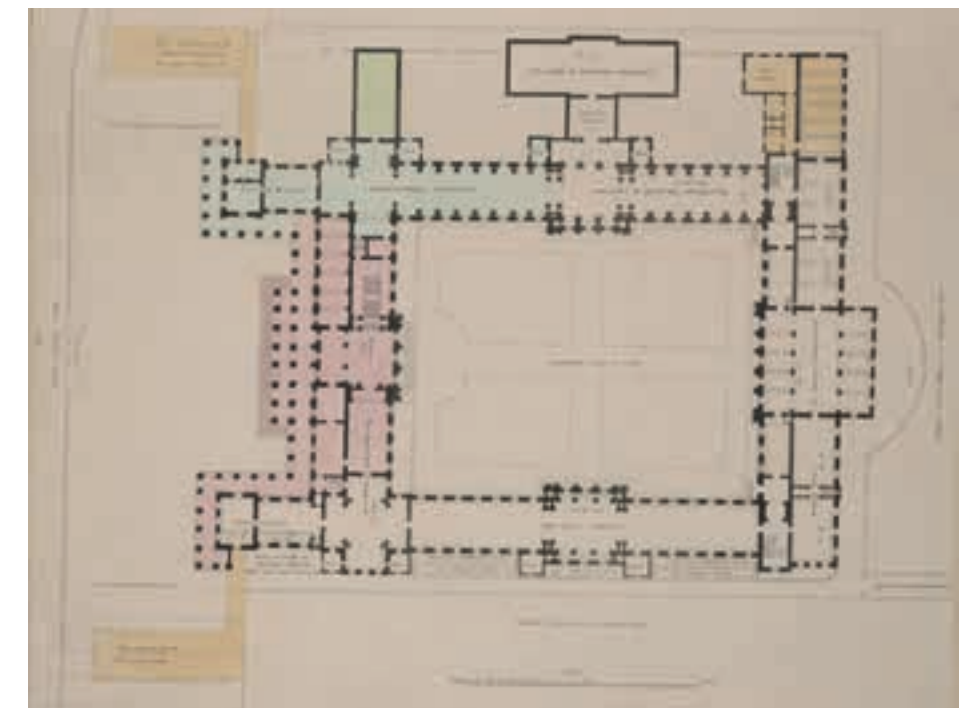


Figure 3.2 Smirke's plan of the British Museum

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**.

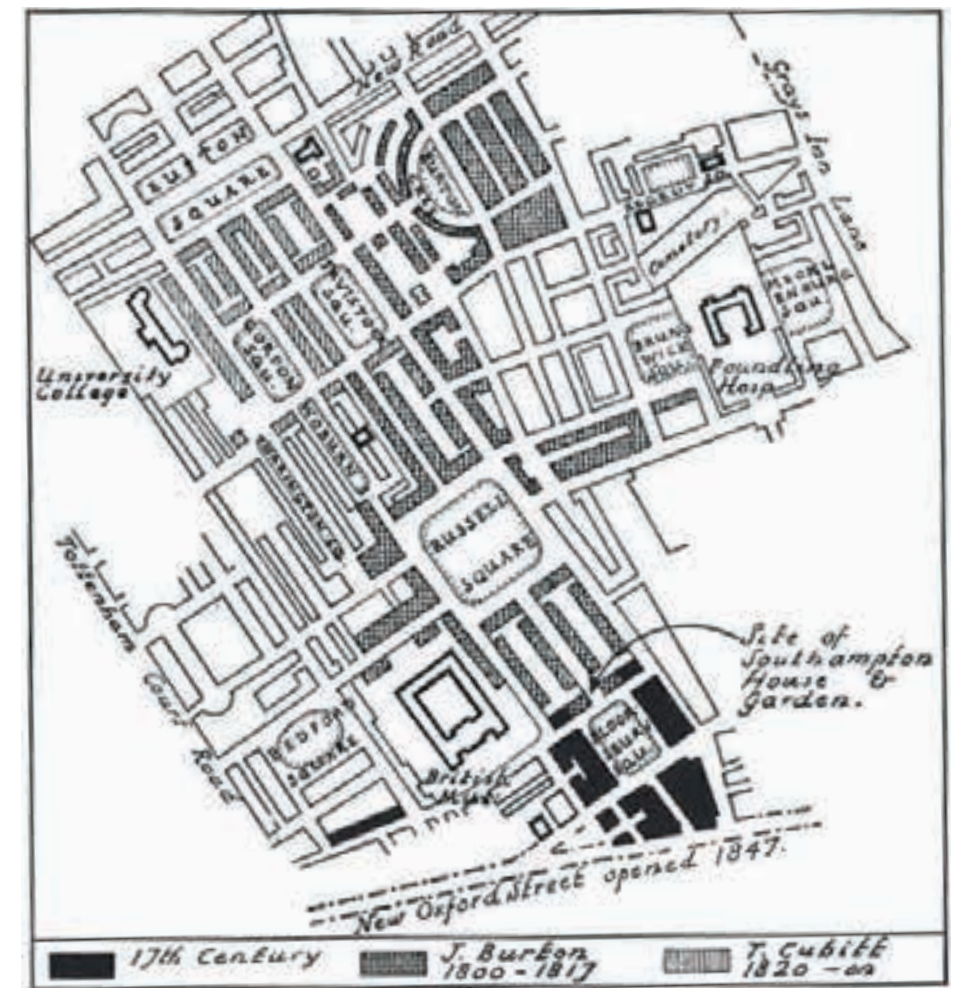


Figure 3.4 Plan showing the extent of Burton's involvement in the development of Bloomsbury (source: Summerson, 1988)

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.

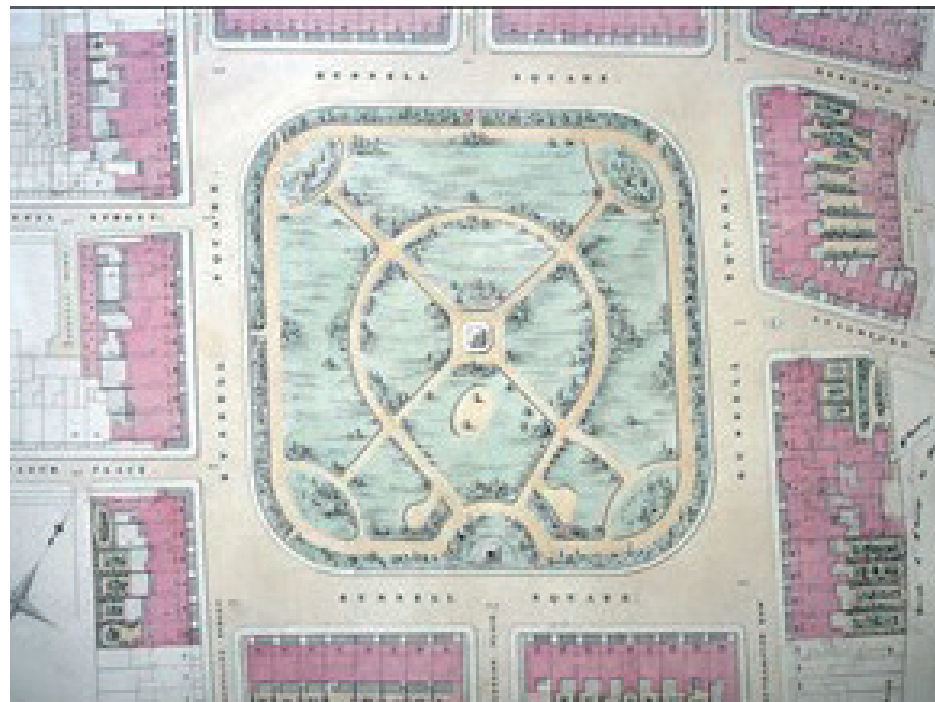


Figure 3.5 1866 plan of the Russell Square layout

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 properties moved out of residential use soon after Booth's survey. From 1910-1929 no. 42 was used as the offices of the Football Association, and in 1932, no. 43 was the address of the London Regional Federation League of Nations Union (Figures 3.9 - 3.11). These show 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.
 James mentioned a project which he believed the Duke of Bedford meant to enforce, to turn the numberless messes 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 42 Russell Square

HIGH COURT OF JUSTICE.
KING'S BENCH DIVISION.
SIR HENRY NORRIS'S LIBEL ACTION.
NORRIS v. FOOTBALL ASSOCIATION,
LIMITED.

(Before the LORD CHIEF JUSTICE and a Special Jury.)

His LORDSHIP held that the occasion was privileged, and that there was no evidence of malice, and withdrew from the jury the action in which Sir Henry George Norris, of Queen's-gate, S.W., claimed from the Football Association, Limited, of 43, Russell-square, W.C., damages for an alleged libel contained in a report of a commission appointed by the association in August, 1927, to inquire into the affairs and management of The Arsenal Football Club. Judgment was accordingly entered for the defendants with costs.

Figure 3.10 Newspaper clipping indicating use of 43 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 Numbers 42 and 43 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.



Figure 3.11 Bomb damage map showing western side of Russell Square

- 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"*.

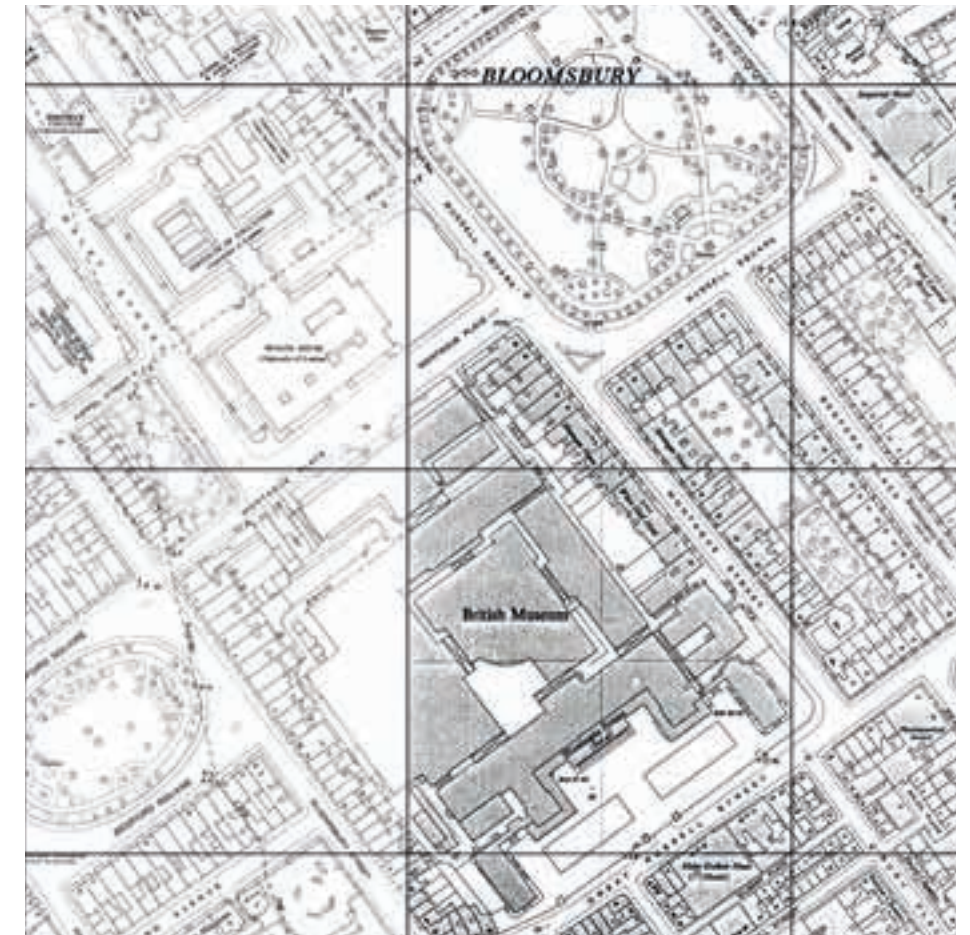


Figure 3.12 1952-53 OS showing results of bomb damage and rebuilding

Typical Townhouse plan form

- 3.32 It has not been possible to find plans showing the original layout of the properties at 42-3 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 original compositions of the properties at 42-43 Russell Square were 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 42-43 Russell Square, and comment on alterations to the original plan form.

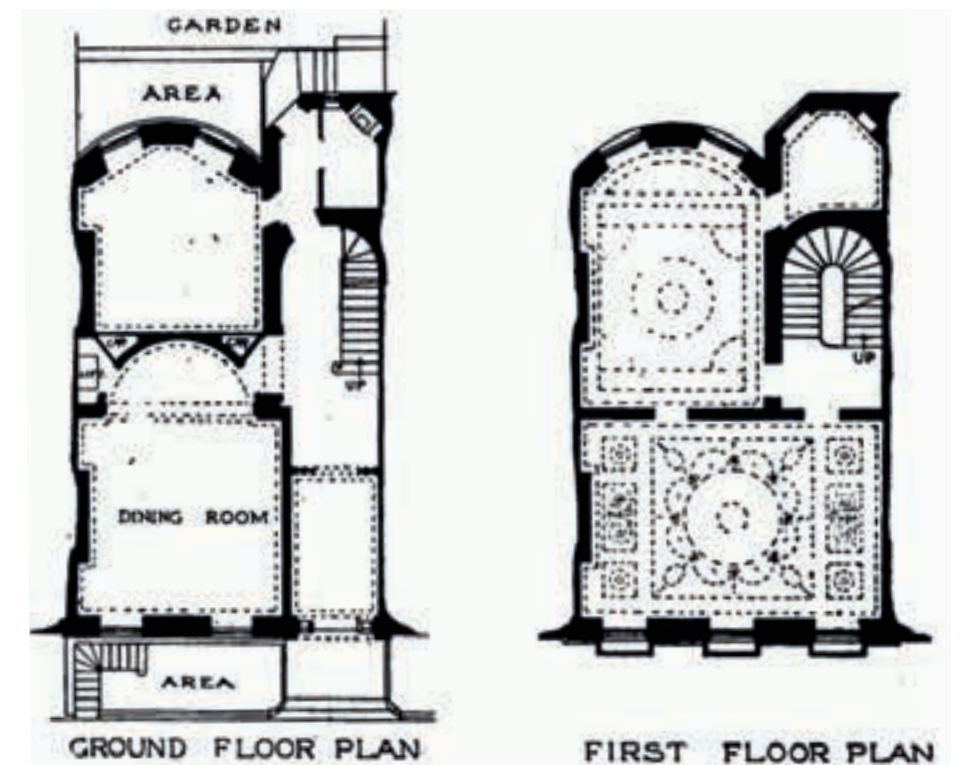


Figure 3.13 Plan showing the ground and first floors of 15 Bedford Square



Figure 3.14 1957 photograph of 42-43 Russell Square (source: Collage)

4.0

// 42 AND 43 RUSSELL SQUARE



Heritage Appraisal: 42 Russell Square

4.0 HERITAGE APPRAISAL: 42 RUSSELL SQUARE

- 4.1 42 Russell Square forms part of the same terrace as 43, located towards the south of the western side of Russell Square.
- 4.2 This section provides analysis of the development of the building and changes to its plan form, using historic plans dating from 1955 and 1970.
- 4.3 The earliest known drainage plans of 42 Russell Square date to 1910, though these are not useful for the purposes of this exercise.
- 4.4 The 1970s plans indicate that at basement level, some rooms were in office use, whilst others were used for storage (Figure 4.1). It is not possible to understand the historic, domestic layout of the service space from the plan, and any historic internal features, such as dressers or hot plates, had been stripped by this point.
- 4.5 Access to the ground floor is provided by a secondary staircase, shown adjacent to the party wall. On the existing plan (Figure 4.2), this appears to have been moved towards the centre of the floor, and internal partitions in some of the rooms have been reconfigured.

Basement

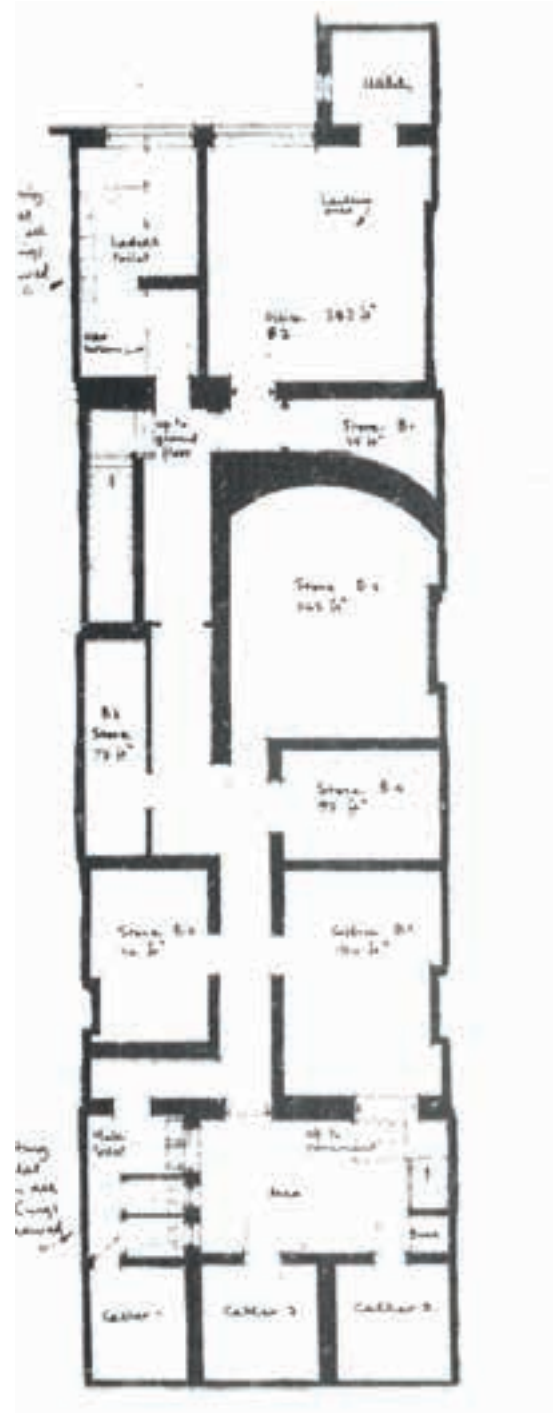


Figure 4.1 1970 basement plan of 42 Russell Square



Figure 4.2 Existing basement plan of 42 Russell Square

Ground Floor

- 4.6 At ground floor level, we have historic plans dating from 1955 and 1970.
- 4.7 The 1955 plans show the main staircase located to the rear of the building, with access to two principal reception rooms from a hallway running along the party wall (Figure 4.3).
- 4.8 The principal ground floor room, to the front of the property, has been subdivided with partitions, creating an L-shaped room with a smaller, rectangular space within, which has altered the original proportions of the space and eroded the legibility of the hierarchy of the internal rooms. The annotations indicate that these were to be partially reconfigured as part of the proposals, and 'new glazed swing doors' were to be introduced to the hallway.
- 4.9 By 1970, these internal partitions had been removed, restoring the original proportions of the space (Figure 4.4). The curved detail of the rear wall to both rooms is an attractive feature which is likely to be part of the original arrangement.
- 4.10 The present day plans indicate that the door openings and principal staircase remain in their original locations (Figure 4.5).

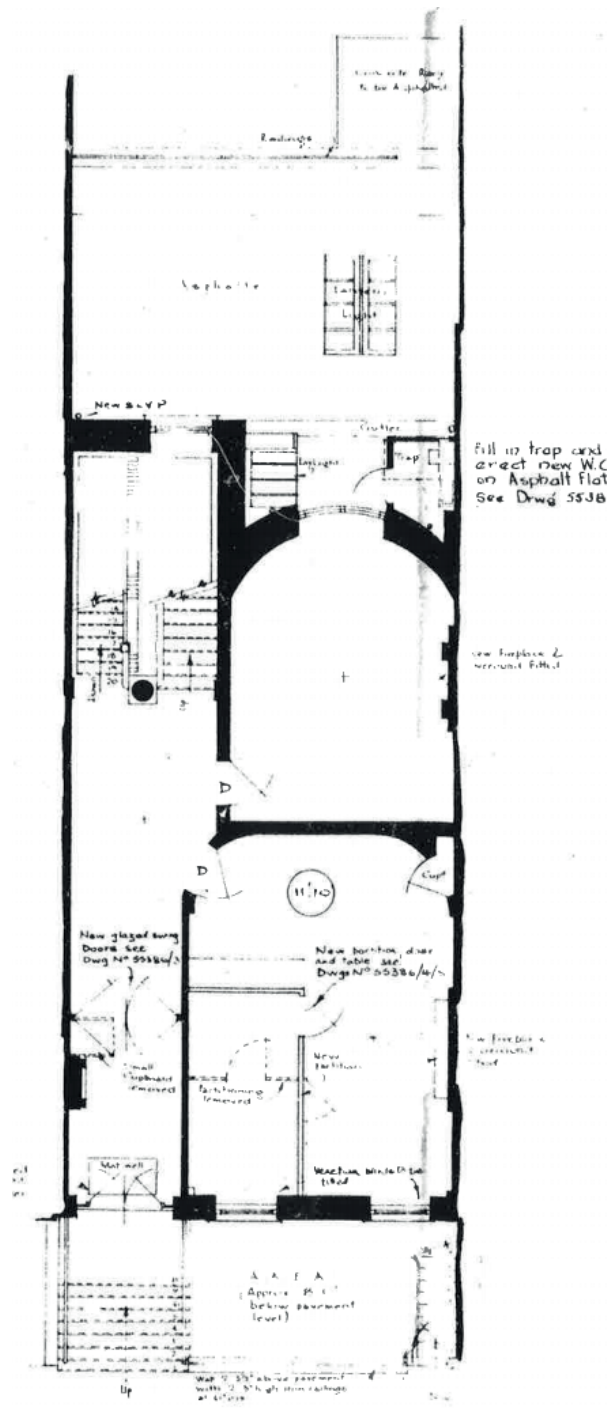


Figure 4.3 Ground floor plan of 42 Russell Square in 1955

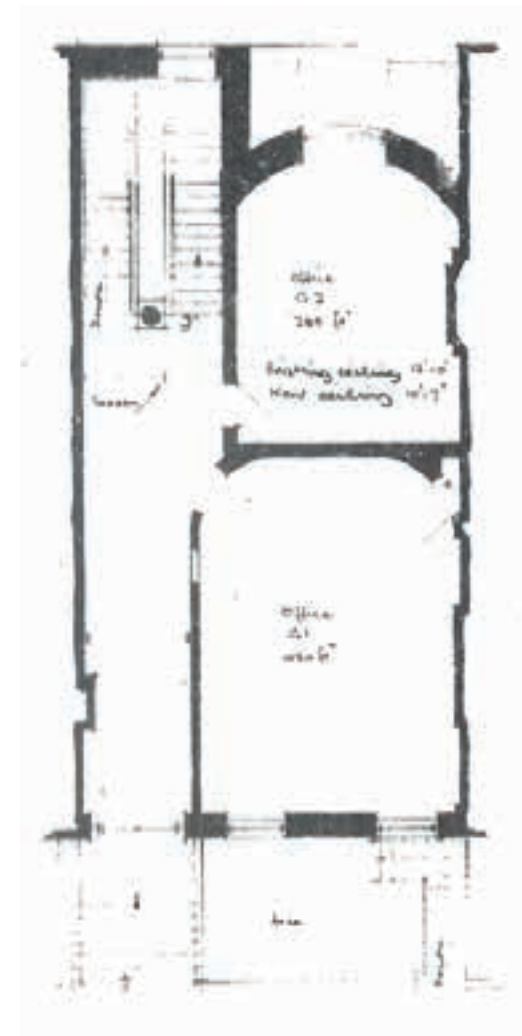


Figure 4.4 1970 ground floor plan of 42 Russell Square

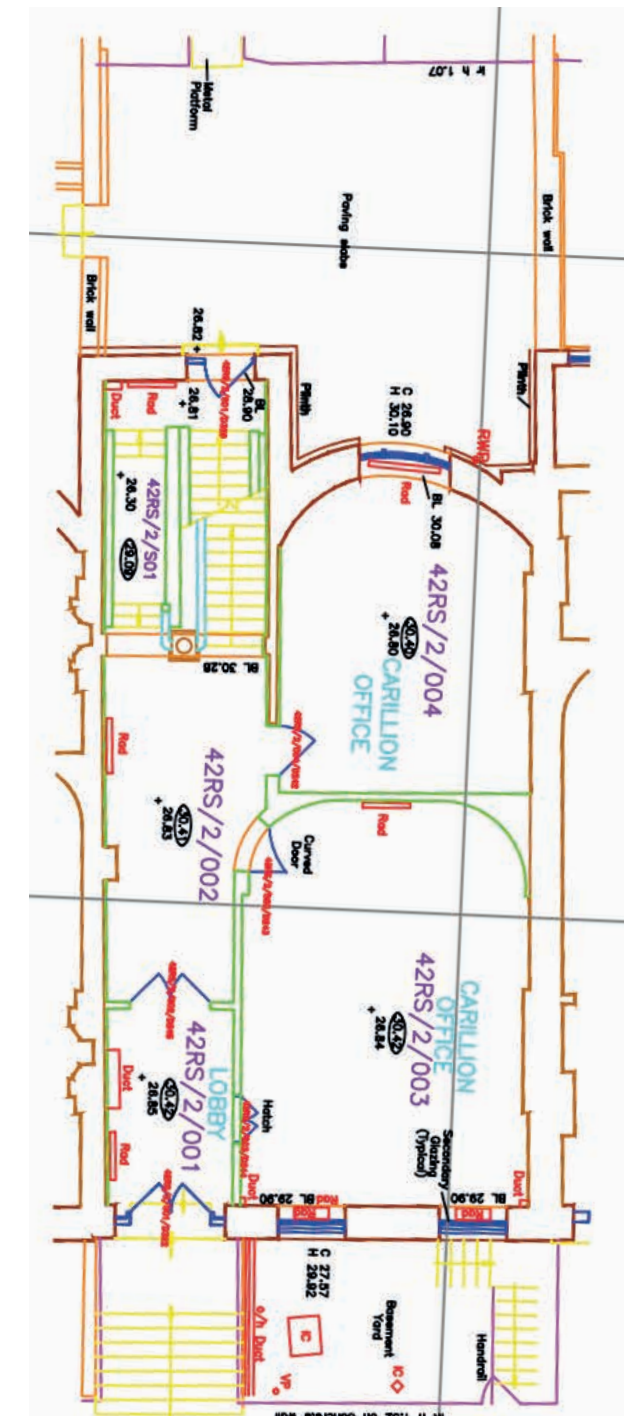


Figure 4.5 Existing ground floor plan of 42 Russell Square

First Floor

- 4.11 At first floor level, the 1955 plans show that the plan form has been considerably altered to accommodate a series of smaller, subdivided offices (Figure 4.6).
- 4.12 At the rear of the property, the annotations indicate a “small office formed with slabs to full height of room. All mouldings repeated on both sides”. The new partitions are indicated to be 7.0 inch timber. These alterations have resulted in the loss of the historic proportions of the space, which would originally have been an important part of the overall composition.
- 4.13 The interior spaces have since been reconfigured, with the removal of the partitions dividing the front and rear rooms, and the creation of a lobby and photocopier space adjacent to the staircase (Figure 4.7).

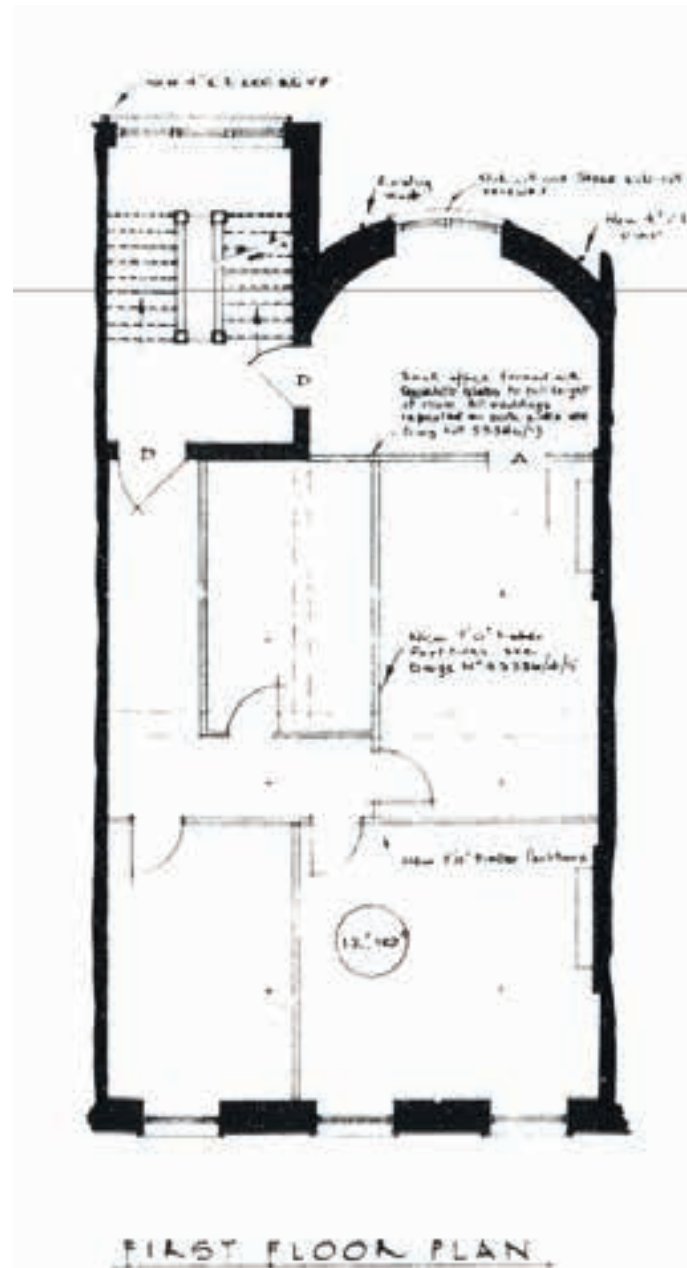


Figure 4.6 1955 plan of the first floor

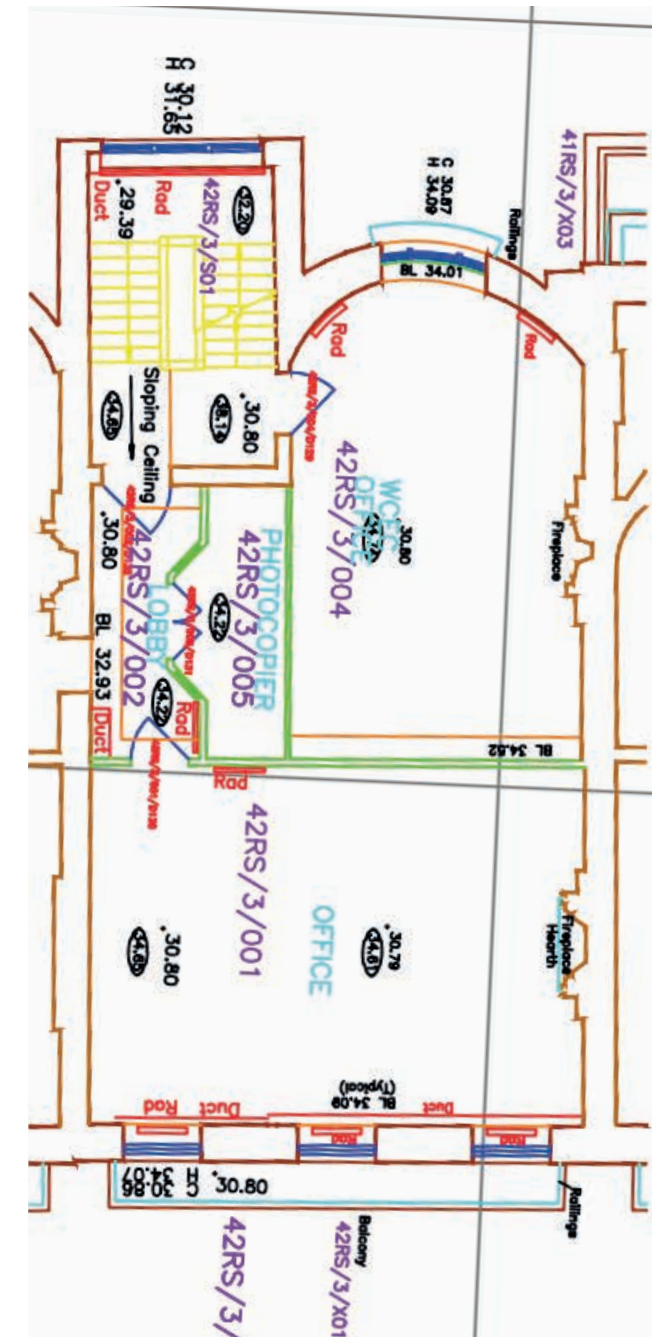


Figure 4.7 Existing first floor plan

Second and Third Floors

- 4.14 Historic plans do not show the internal layout of the property at second and third floor levels, however, the existing plans suggest that the original stair remains in its original position at the rear of the property, as does the secondary stair between second and third floor levels (Figure 4.8 and Figure 4.9). These floors are of lesser importance in the internal hierarchy of a townhouse, and it is probable that the original features were less ornate, and the ceilings lower than at ground and first floor levels.
- 4.15 The table below summarises the planning history of 42 Russell Square.
- 4.16 The 1989 consent appears to relate to the rearrangement of the earlier partitions, as indicated on the historic plans.

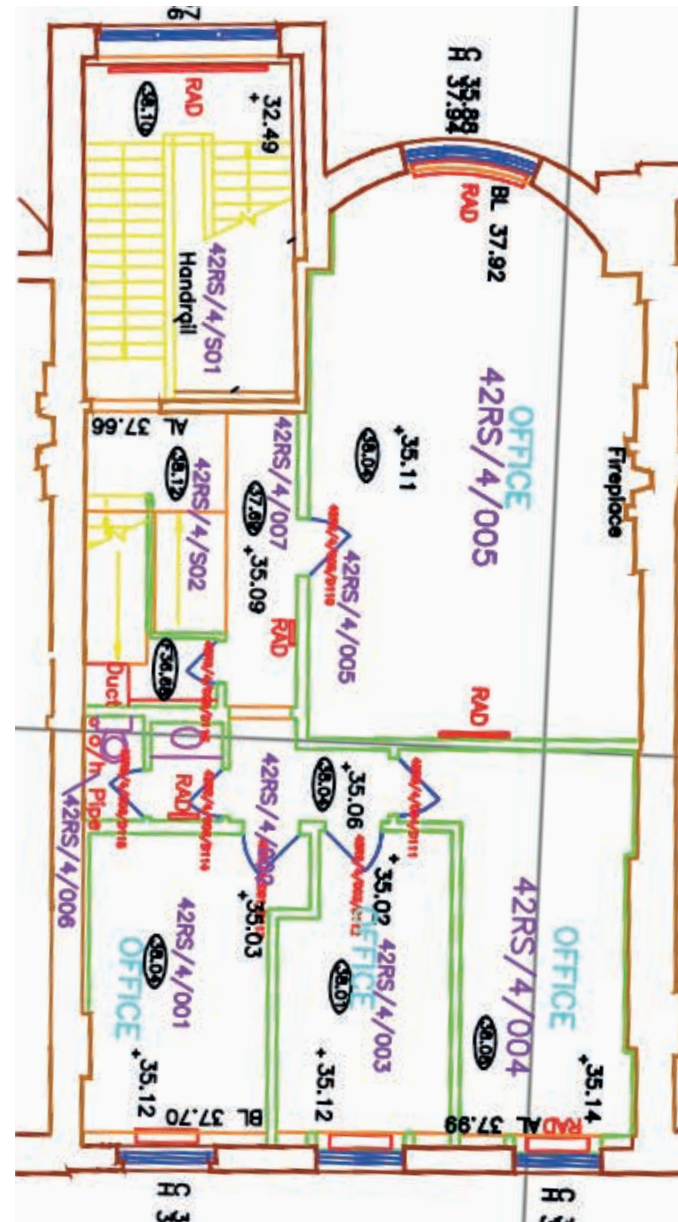


Figure 4.8 Existing second floor plan

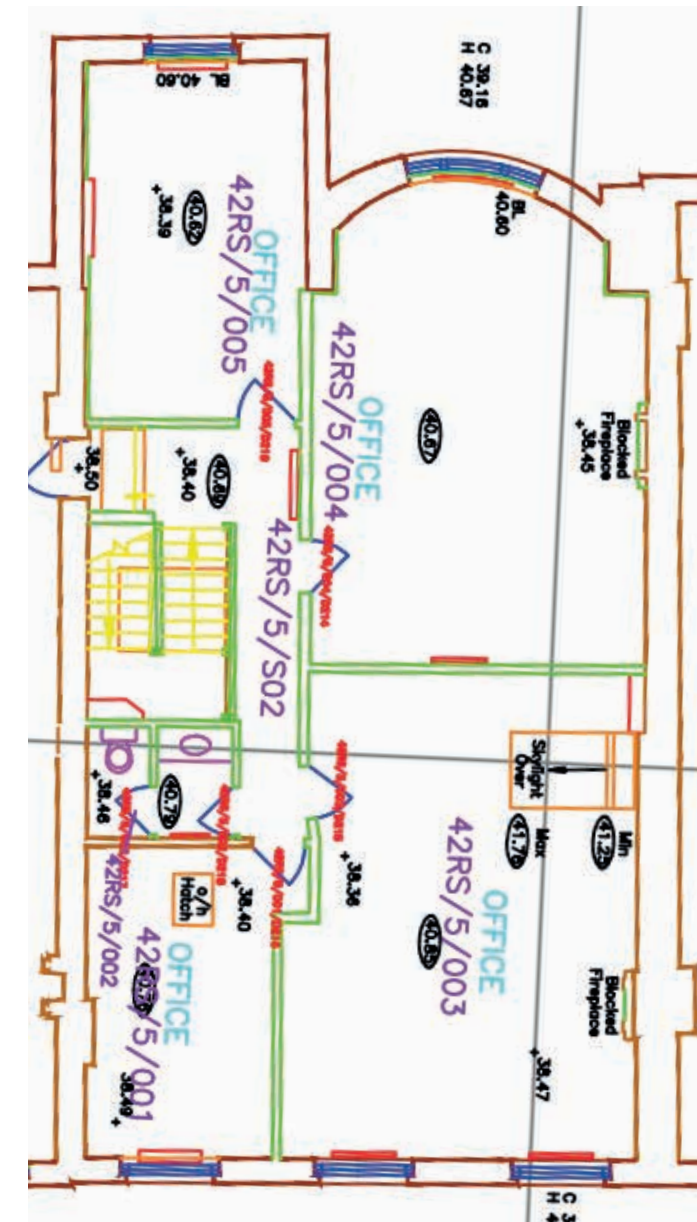


Figure 4.9 Existing third floor plan

Date	Reference No	Description of Development	Decision
20/01/1976	HB1336	Works of internal alteration to comply with fire regulations	Conditional
20/07/1977	HB1722 LBC	The removal of sanitary fittings at second floor level and the provision of new partitions and doors at third floor level	Permission
22/12/1977	HB1824	Installation of aluminium double hung sash windows in east room of 2nd floor and glazed with security glass. Also formation of enquiry hatch between front door and lobby doors	Conditional
04/10/1989	8970154	Alterations and repairs including changes to the staircase between ground and first floor rearrangement of partitioning on upper floors provision of new fire exists rearrangement of the basement and construction of a new rear exit at ground floor level as shown on drawings numbered 0.1 0.2 0.3 0.4 0.5 1.1 1.3 1.4 1.5 2.1 2.2 amended by revised basement second and third floor plans dated 12/89 and drawings 07 and 18 and 3 un-numbered and revised by letter dated 23rd January 1990	Granted
19/6/1998	LS9804573	Relocation of an internal doorway to form a fire related internal glazed screen within internal lobby area (as shown on drawing number GA-01)	Granted
05/03/1999	LS9904185	Removal of additional condition 02 attached to listed building consent dated 12th August 1998 (Reg. no.LS9805473) as shown on drawing numbers GA.01(A)2-99, GA-02 and GA-03	Granted
18/05/2011	2011/2151/P	Use of property as offices (Class B1)	Granted

Table 4.1 Planning History

5.0

// 42 AND 43 RUSSELL SQUARE



Heritage Appraisal: 43 Russell Square

5.0 HERITAGE APPRAISAL: 43 RUSSELL SQUARE

5.1 This section provides an analysis of the internal plan form and development of no. 43, Russell Square. The earliest plans of no. 43 Russell Square date to 1907. These are useful for the understanding of the use of the property in the early 20th century and provide our earliest indication of the plan form.

5.2 The next set of plans for the property date to 1961. Finally, the plans associated with the 2011 application for the use of the property as B1 office space illustrate the internal layout as existing. These plans are labelled as levels 1-5, with 1 corresponding to basement level, and 5 to the third floor.

Basement

5.3 The 1907 plans of the basement show that the layout comprised a main room, smaller room to the rear with a curved wall to the external void, and a number of smaller spaces lining the party wall, including a wine cellar noted in the annotations (Figure 5.1). To the rear of the property is a curved wing, which may be original or an early addition to the property.

5.4 By 1961, a partition structure had been added to the rear room, subdividing the space, and a corridor provided access between the front lightwell and the rear room. The position of the stair is the same on these plans as previously, and the partitions of the historic wine cellar remained. (Figure 5.2).

5.5 These subdivisions have since been removed, and the space is in use as a store (Figure 5.3). The corridor through the property has been removed, and the partition walling removed to create a large, open plan space, which is indicated as a studio. The proportions and character of the basement rooms appear to have been considerably altered since the space was in use as service quarters in a domestic house.

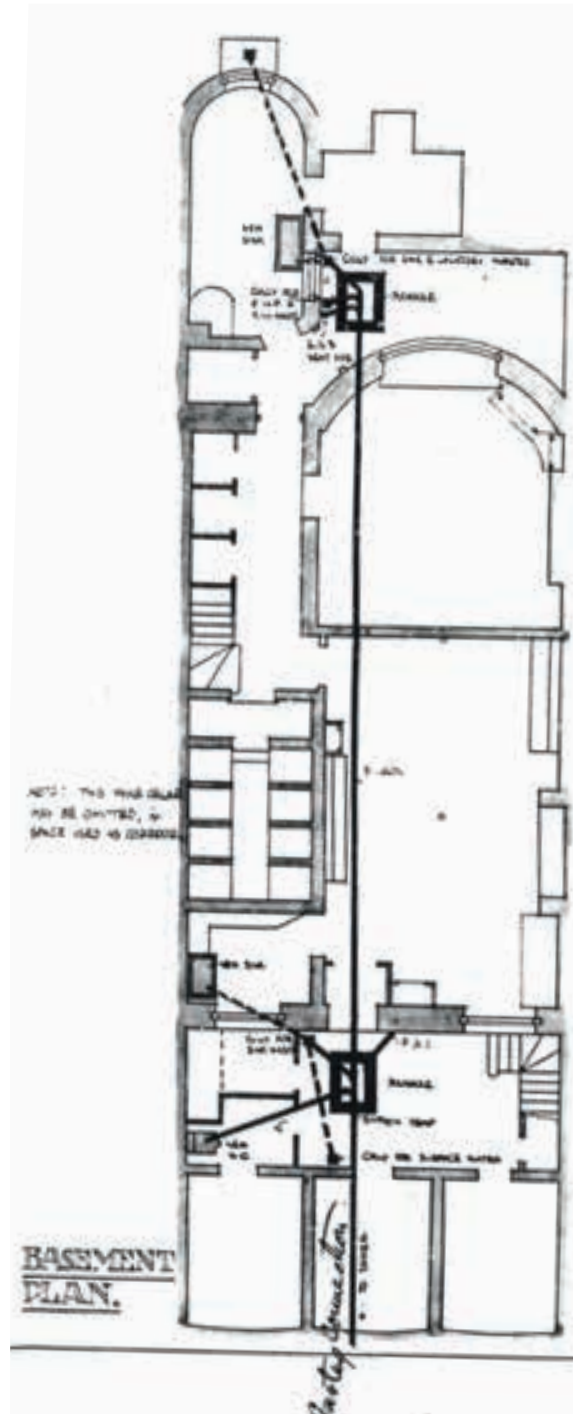


Figure 5.1 1907 basement plan

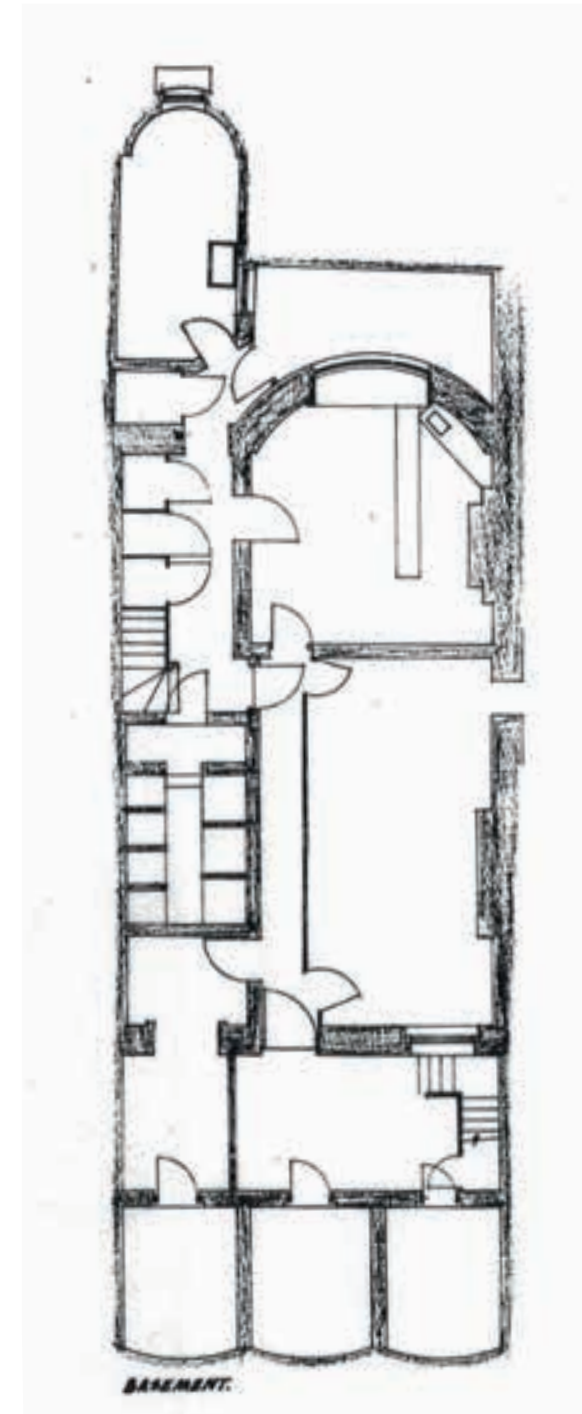


Figure 5.2 1961 basement plan



Figure 5.3 Existing basement plan

Ground Floor

- 5.6 The 1907 plan of the ground floor shows the two principal reception rooms linked by the hallway, with the main staircase to the end of the corridor and secondary stair to the basement below. The curved rear wing of the property is shown in use as a WC and laundry, which may indicate that the property was still in domestic use at this time (Figure 6.4). It is probable that this shows the original plan form of the property, as it conforms to the typical layout for houses of this type and period.
- 5.7 A comparison with the 1961 plans shows that partition walls had been constructed within the front reception room at ground floor level to create a small enclosed room with a window, which would possibly have been an office (Figure 6.5). Otherwise, the rooms at ground floor level retained their historic configuration and proportions.
- 5.8 The existing ground floor plans show that the rear wing has been adapted for use as a kitchen with WC facilities (Figure 5.6). The two principal reception rooms are indicated in use as a meeting room and an office. Their proportions and arrangement appear unaltered, and the hierarchy of the internal spaces within the historic townhouse are therefore legible.

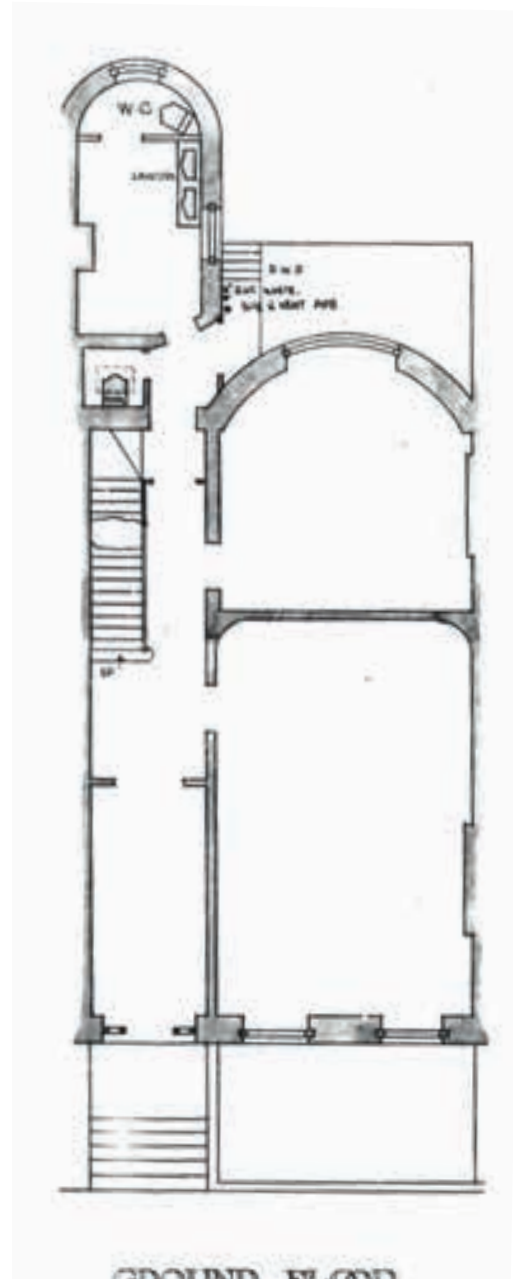


Figure 5.4 1907 ground floor plan

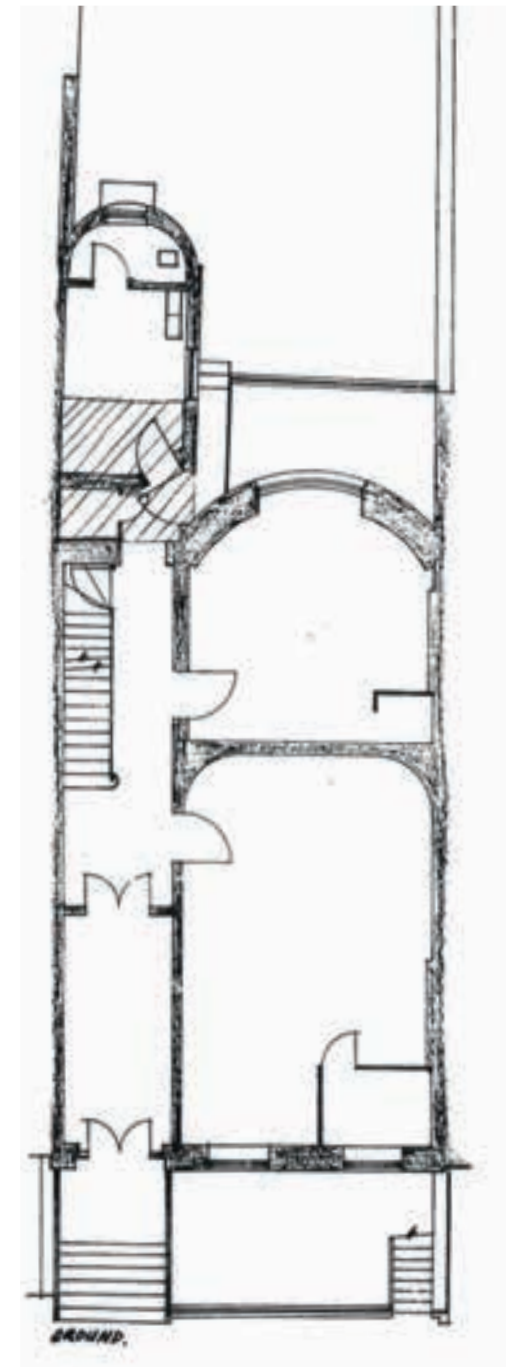


Figure 5.5 1961 ground floor plan

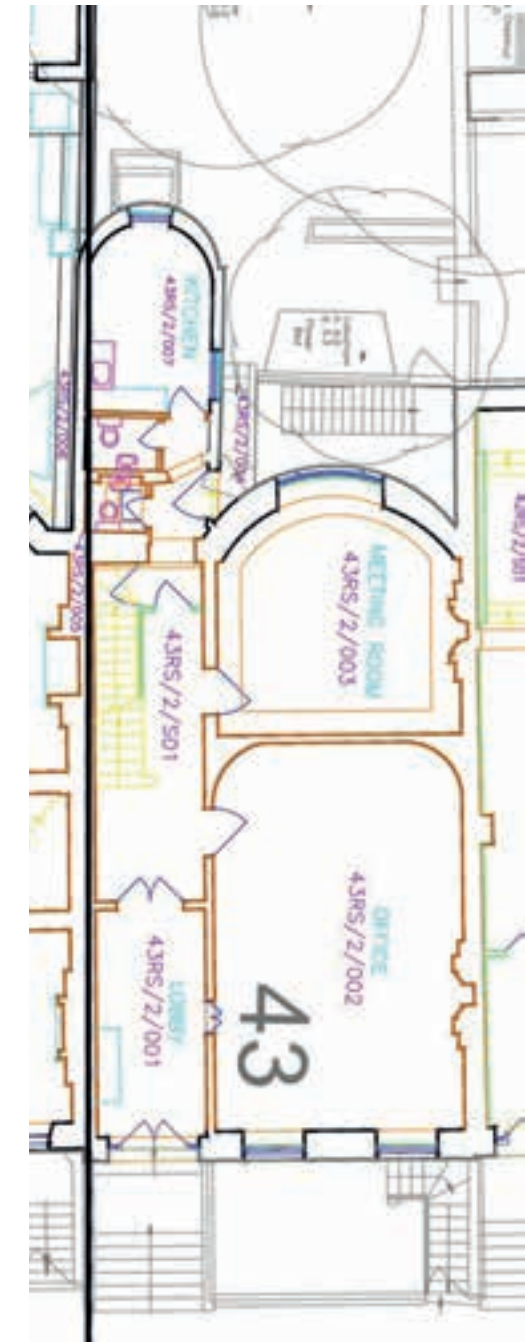


Figure 5.6 Existing ground floor plan

First Floor

- 5.9 The 1907 plans do not include the first floor, so the earliest record of the internal configuration dates to 1961 (Figure 5.7).
- 5.10 The layout of the original rooms at first floor level cannot be derived from the plan, but it is probable that the layout comprised two principal rooms at this level, linked by a corridor adjacent to the main stair, as with the property at no. 42.
- 5.11 The 1961 plan shows the staircase in its present, probably original, position. The principal rooms at this level have been subdivided to create five rectilinear office spaces, eroding the legibility of the proportions of the historic spaces and subdividing the rear bay window.
- 5.12 A comparison with the existing plans of the first floor show that some of the subdividing partitions were later removed, creating a layout comprised of three rooms, one to the rear which is indicated as a library, and two to the front of the building, which are linked laterally by a corridor across the middle of the building (Figure 5.8). This provides independent access to the rooms and the stair, and also links the property to the adjacent no. 42. The creation of access between the two properties is the most significant change indicated on the plans.

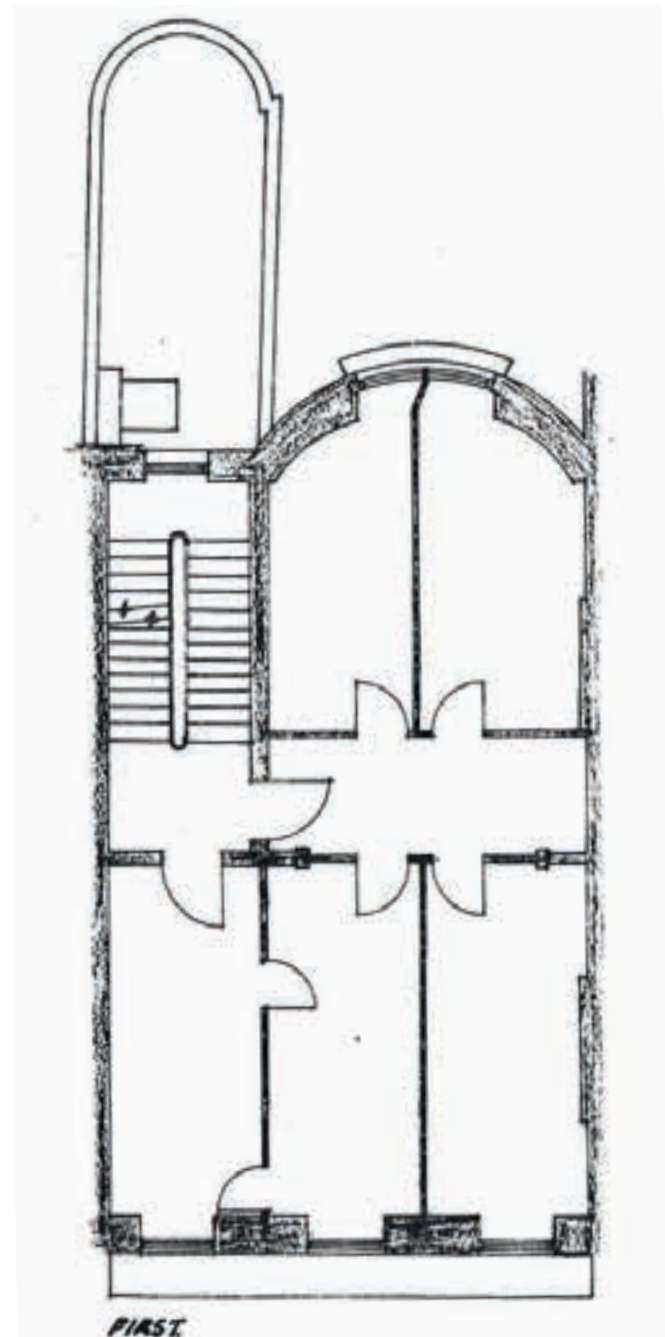


Figure 5.7 1961 first floor plan

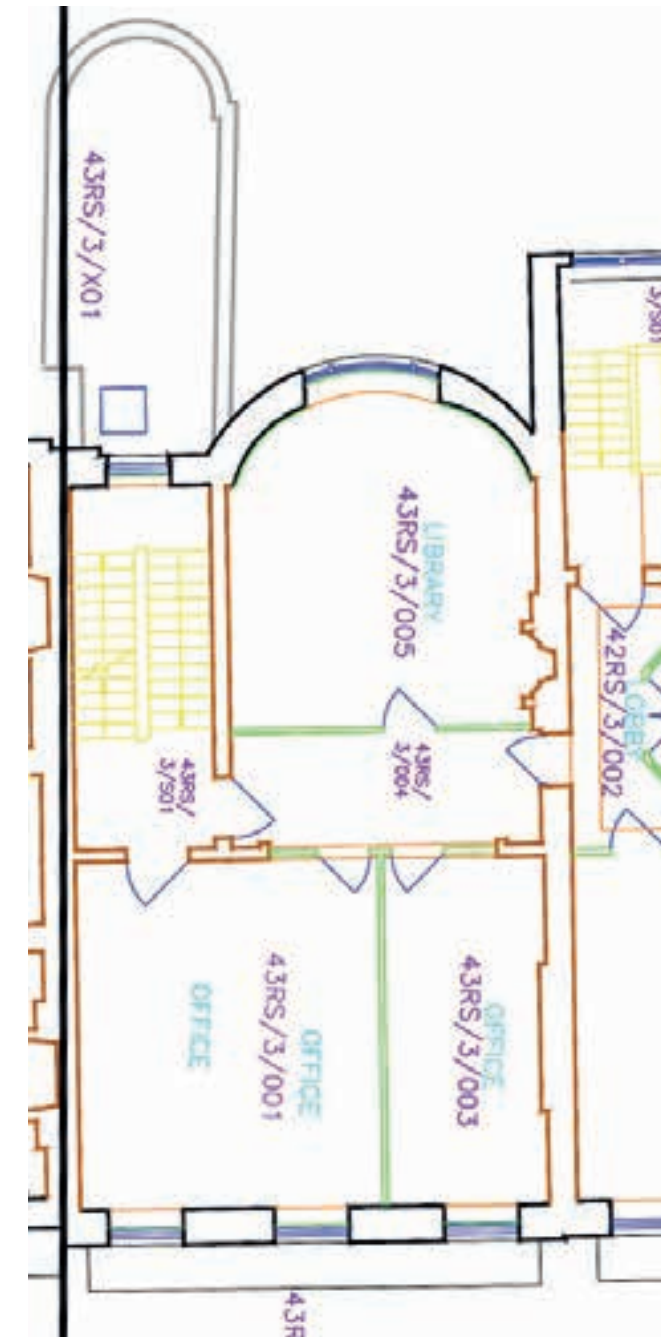


Figure 5.8 Existing first floor plan, showing link to adjacent property at no. 42

Second Floor

- 5.13 The 1907 plans of the second floor show the position of the secondary staircase between second and third floor (Figure 5.9). At this time, the floor comprised three principal rooms, linked by a central corridor space which also provided access between the principal and secondary stairs. To the rear of the property are WC facilities. These give an indication of the early plan form of the property, which possibly accommodated bedrooms at second floor level.
- 5.14 The 1961 plans of the second floor show that the internal plan form has been reconfigured and the proportions of the spaces altered, with the principal room to the front at second floor level subdivided to create a lobby space and smaller office (Figure 5.10). Hatching on the drawings, shown in the area of the staircase, indicate that works carried out here at this time, but the specifics of what these works may have entailed is unclear from the plans.
- 5.15 The plan form has not changed significantly between 1961 and the present day, with the exception of the removal of the lobby space to the small central office (Figure 5.11).

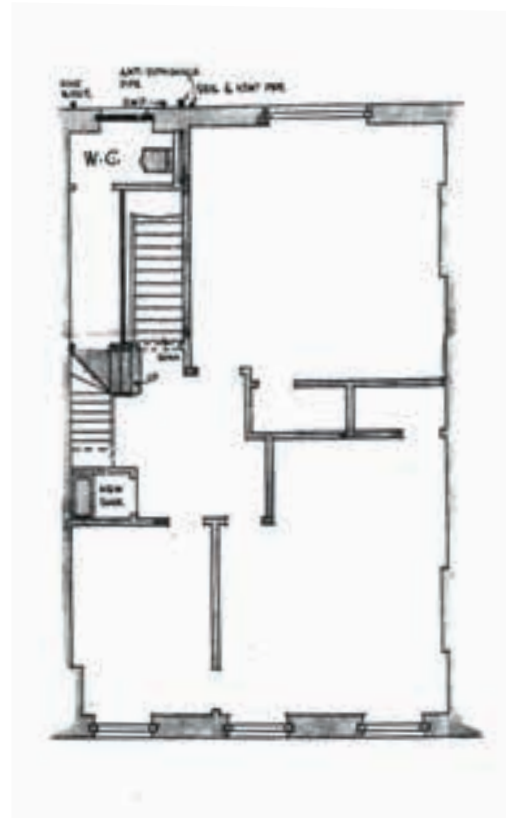


Figure 5.9 1907 second floor plan

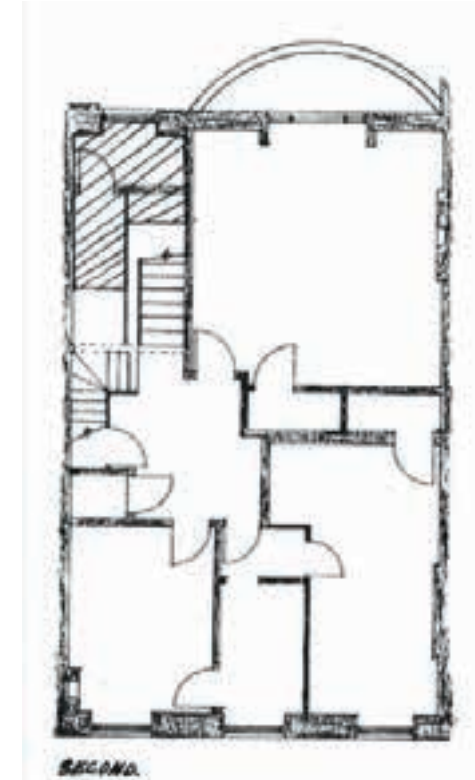


Figure 5.10 1961 second floor plan

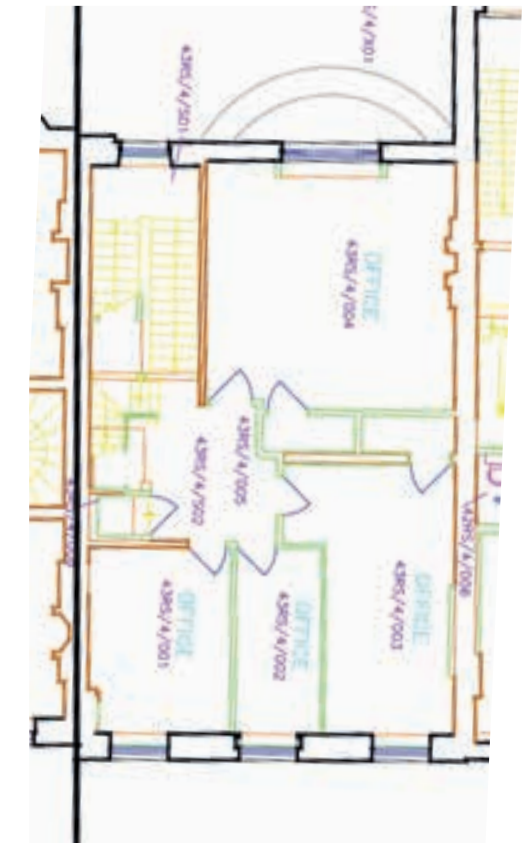


Figure 5.11 Existing second floor plan

Third Floor

- 5.16 The 1907 plans of the third floor show four main rooms, linked by an irregularly shaped corridor, and accessed via a secondary stair from the second floor (Figure 5.12). The lower status of this part of the property is likely to have been indicated by the proportions of window openings, ceiling heights and lack of decorative features.
- 5.17 The plan form at third floor level appears to persist in the 1961 plans (Figure 5.10).
- 5.18 The existing plans show that, as at first floor level, a corridor has been created through the rear room to provide access to no. 42 (Figure 5.13). The third floor of the property is of lower importance in the hierarchy of the townhouse, and consequently the alteration has a lesser impact on its legibility or heritage interest.

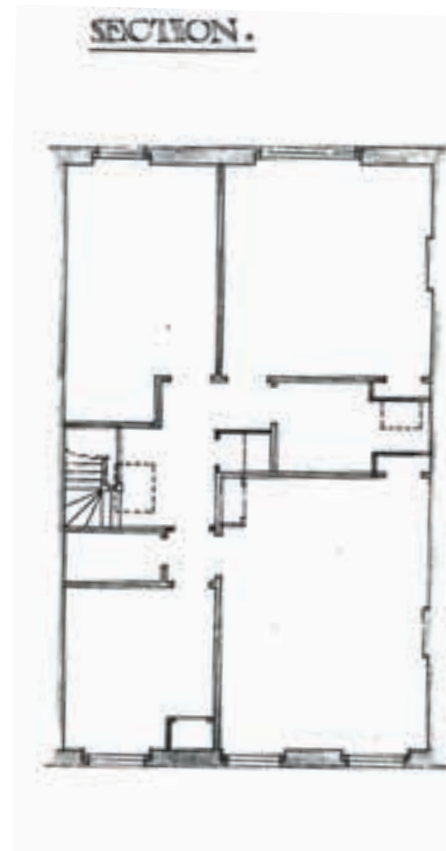


Figure 5.12 1907 third floor plan

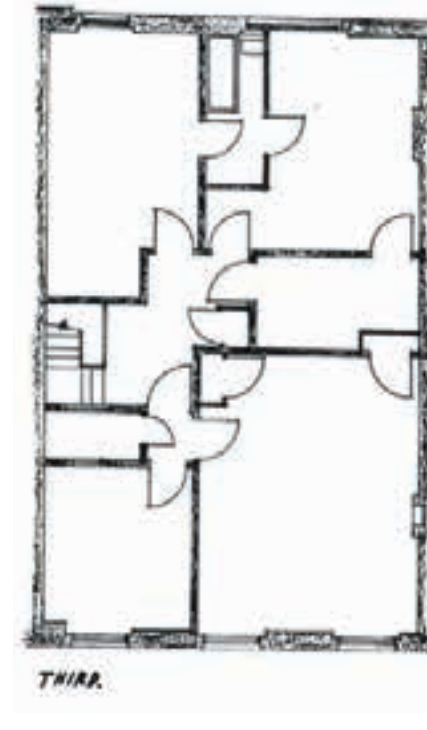


Figure 5.13 1961 third floor plan

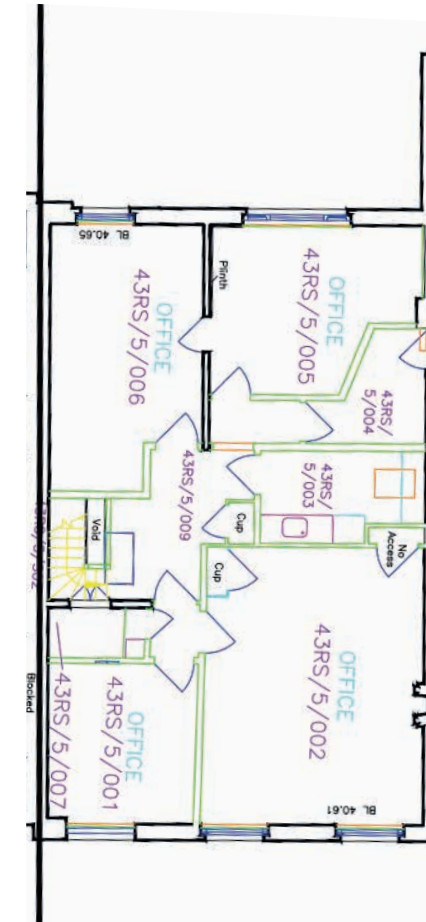


Figure 5.14 Existing third floor plan, showing link to adjacent property at no. 42

Planning History

- 5.19 The table below summarises the planning history of 43 Russell Square.
- 5.20 Significant changes were made to the layout and circulation between the two buildings following the grant of consent in 2006 (ref: 2006/1754/L) for 'Alterations to offices to form new openings involving the removal of existing walls and erection of new walls.'
- 5.21 *This consent provided for an opening to be made between the principal rooms at the ground floor level. This permission was partially implemented, with the exception of the formation of this opening. The principle and consent for this opening are already confirmed therefore.*
- 5.22 Consent was granted subsequently in 2008 for the 'Formation of opening to facilitate access between existing offices at second floor level.' This application permitted a lateral link at the 2nd floor level, in the same location that is proposed as part of this application.
- 5.23 Both of these consents are a material consideration in the assessment of the current proposal, as discussed in Section 9 of this report.

Date	Reference No	Description of Development	Decision
2006/1754/L	2006/1754/L	42-43 Russell Square Alterations to offices to form new openings involving the removal of existing walls and erection of new walls	Granted
16/11/2007	2007/5391/L	42-43 Russell Square Formation of opening to facilitate access between existing offices at second floor level	Granted
08/08/2008	2008/3834/T	Rear Garden: 1 x horse chestnut – Crown reduction by 30%	No objection to works to tree in CA
29/9/2010	2010/4968/P	42 & 43 Russell Square Use of the premises for B1 (office) purposes	Withdrawn
18/05/2011	2011/2149/P	Use of the property as offices (Class B1)	Granted
1/8/2017	2017/4368/T	Rear Garden: 1 x horse chestnut – fell to ground level/ create monolith beneath recent wound	No objection to emergency works
--	2017/3182/NEW	38-43 Russell Square GII- external and internal alterations including installation of new external light fittings including replacement skylight lanterns within the lightwell at fourth floor level at 39 Russell Square, installation of new servicing including dado trunking, service risers, data hubs and boiler flues, fire safety upgrades, installation of suspended ceilings and alterations to boxed in existing electric intake and distribution boards with cupboards at all floor levels	Withdrawn

// 42 AND 43 RUSSELL SQUARE



Architectural Appraisal

6.0 ARCHITECTURAL APPRAISAL

6.1 In this section we provide an architectural appraisal of the properties at 42-43 Russell Square, providing an assessment of the contribution to significance made by elements of the plan form, and by internal features.

6.2 We include plans for each floor which indicate areas of low (yellow), medium (orange) and high (red) significance. Areas not highlighted are deemed to be of neutral significance to the plan form of the properties.

Exterior

Principal Elevations

6.3 The principal elevations of the properties retain classical proportions and detailing which contribute to the uniform appearance of the historic terraced development in the area. There is some variation to the brickwork, although the causes of this are unknown, as the bomb damage map included at **Section 3.0** suggests that this part of the terrace did not suffer significant damage.

6.4 The fenestration arrangement, cast iron railings at ground level and balconies and at the upper floors are in keeping with the historic character of the terrace. Some of the windows are modern timber sash replacements, and secondary glazing can be seen behind some of the windows.

6.5 At the ground floor, the elevation is treated with channelled stucco and forms a unified composition with numbers 38, 39 and 40 as part of the same listed terrace.

Rear elevations

6.6 The rear of the properties do not have a regular appearance with the rest of the terrace, and have an inconsistent building line resulting from piecemeal alteration. No. 43 has a single storey rear extension which extends into the garden, and 42 has a closet wing which extends the full height of the building, and appears from its brickwork to be a 19th century addition. This is the location of the stair, which, as we shall see, creates an irregular internal arrangement.

6.7 The garden spaces to the rear of the properties are also irregular; No. 42 has a large basement level space which has created a raised, paved area in the garden on the roof of the basement, with steps down towards the rear boundary, which creates irregular levels across the three garden spaces. There is external access to the basement level at no. 43 via an external staircase.



Figure 6.1 Photograph showing the principal elevation of the terrace to Russell Square



Figure 6.2 Photograph of the rear elevation of number 42



Figure 6.4 Photograph of the rear elevation of number 43



Figure 6.5 Photograph of the raised garden space to the rear of 42



Figure 6.3 A second view showing the rear of the terrace



Figure 6.6 Rear access to the basement of no. 43

Interior

- 6.8 Archival research and secondary sources provide very limited evidence of the original construction or subsequent alteration of the properties at 42-43, aside from those plans presented in Sections 4-5 of this report.
- 6.9 The earliest available plans of no. 43 are from 1907, those of 42 date from 1910. These provide use with evidence of subsequent alterations undertaken to adapt the buildings for office use by the museum.
- 6.10 The properties retain some high quality decorative features in the principal rooms at the ground and first floor levels. These include fine decorative corncicing, ceiling roses and plasterwork, door architraves notable for their decoration, window shutters, balusters, and some dado panelling.
- 6.11 The principal rooms at the first, second and third floor levels have been the subject of more significant alteration and subdivisions which have compromised the integrity of the internal architectural features.
- 6.12 The most significant change to the plan form of the building has been at second and third floor levels, where internal partitions have been reconfigured to facilitate the use of the building as offices.
- 6.13 At No. 42 Russell Square, the ground floor rooms retain their original arrangement and proportions. The hallways in numbers 42 and 43 differ hallways include a second set of internal doors, creating a lobby space at the entrance. At first floor level, the interior has been extensively reconfigured, to subdivide the internal spaces for office use.

Plan form

- 6.14 The original plan form is broadly legible in in each building, although this has been more significantly compromised in number 42 as a result of the insertion of a new staircase at some point in the late nineteenth century. Below, we provide an appraisal of each floor of the buildings in their current form, with reference to the historic and the existing plans.

Basement

- 6.15 The earliest plans we have of basement level of no. 42 date from 1970, and shows that that the plan form has been little altered since this date. The interior here does not retain notable architectural features, and has been in use for document storage with a staff gym in the rear, larger room, which has a lightwell to the rear of the property. We do not know when this space was added, or when it was first used as a gym. The condition of the gym space is very poor; there is evidence of damp and the wall and floor surfaces are in need of repair. Where damaged, the materials of these appear to be modern.
- 6.16 At no. 43, a comparison between the 1907 basement plans and the existing drawings shows that the main room has been combined internally as part of the adaptation of the building for office use. The resulting space does not appear to retain any historic features, and services have been provided using narrow vertical risers in the middle of the room.
- 6.17 Across the three properties, services at basement level are sometimes exposed, with wires or pipes running horizontally along walls, as shown in **Figure 6.11**.

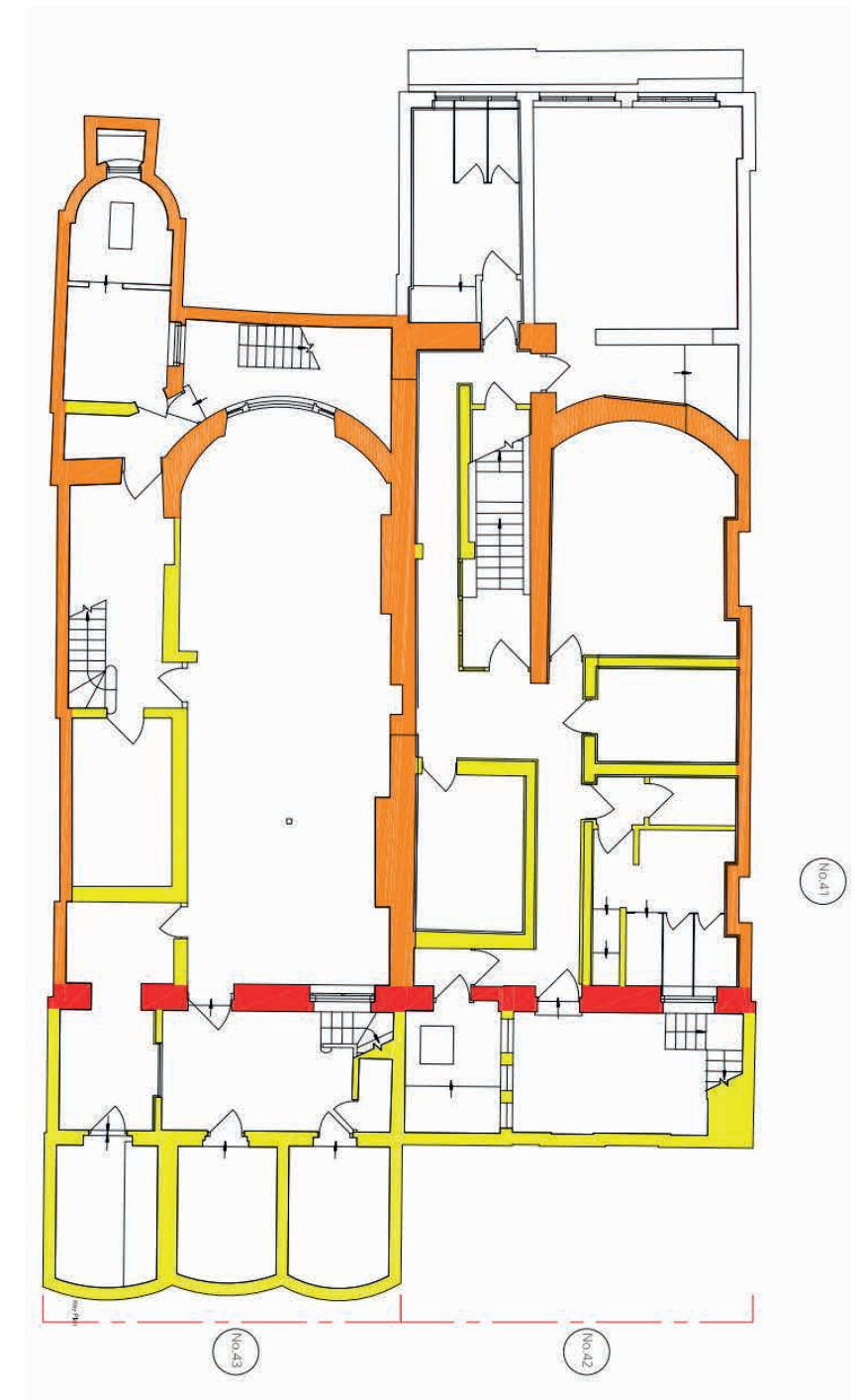


Figure 6.7 Significance plan of the basement floor of 42 Russell Square



Figure 6.8 Photograph of the gym to the rear at basement level in no. 42



Figure 6.9 Vertical risers providing power in the middle of the basement space at no. 43



Figure 6.10 Glass partition at basement in no. 42- believed to have been introduced for fire safety to separate off the staircase as part of office conversion works

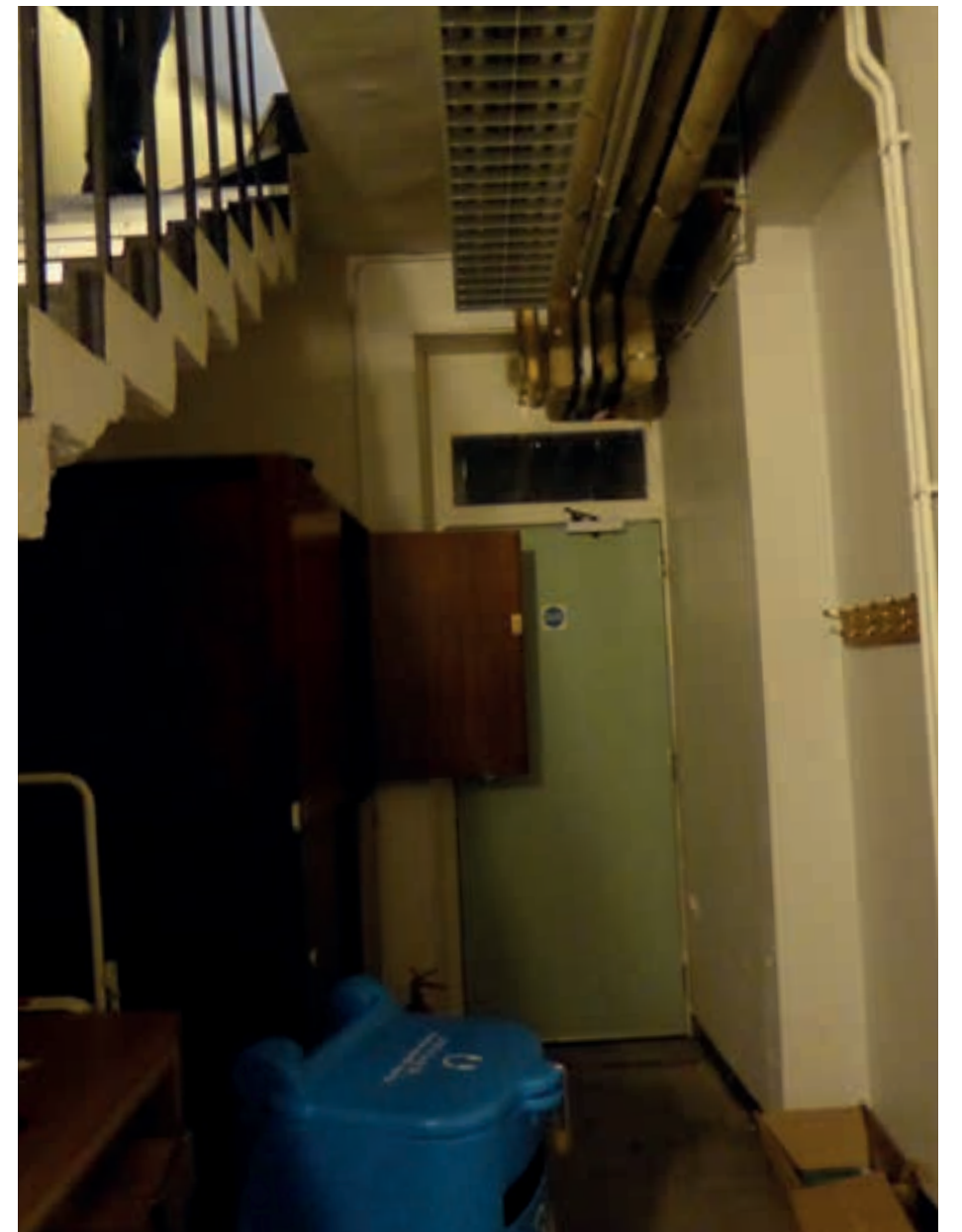


Figure 6.11 Below stairs space showing exposed services at basement level

Ground floor

- 6.18 The properties are accessed from Russell Square. Numbers 42 and 43 have a porch space subdividing the hall. 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. The hallway as a whole retains its historic character, including details such as skirtings, and historic corning (Figure 6.13). Plaster ceiling roses surround the light fixtures.
- 6.19 Nos. 42 and 43 likewise retain their historic plan form at ground floor level, and the proportions of the historic rooms, though we know from the historic plans that these have previously been subdivided. A modern hatch has been added in the partition wall between the hallway and front room at no.42 at some point after 1970, and detracts from the appearance of the space.
- 6.20 Other features include decorative corning to the principal rooms and hallway, although service runs are currently a prominent feature around the doors to the rear room, and the suspended ceiling and lighting arrangements are not sympathetic to the character or proportions of the room.

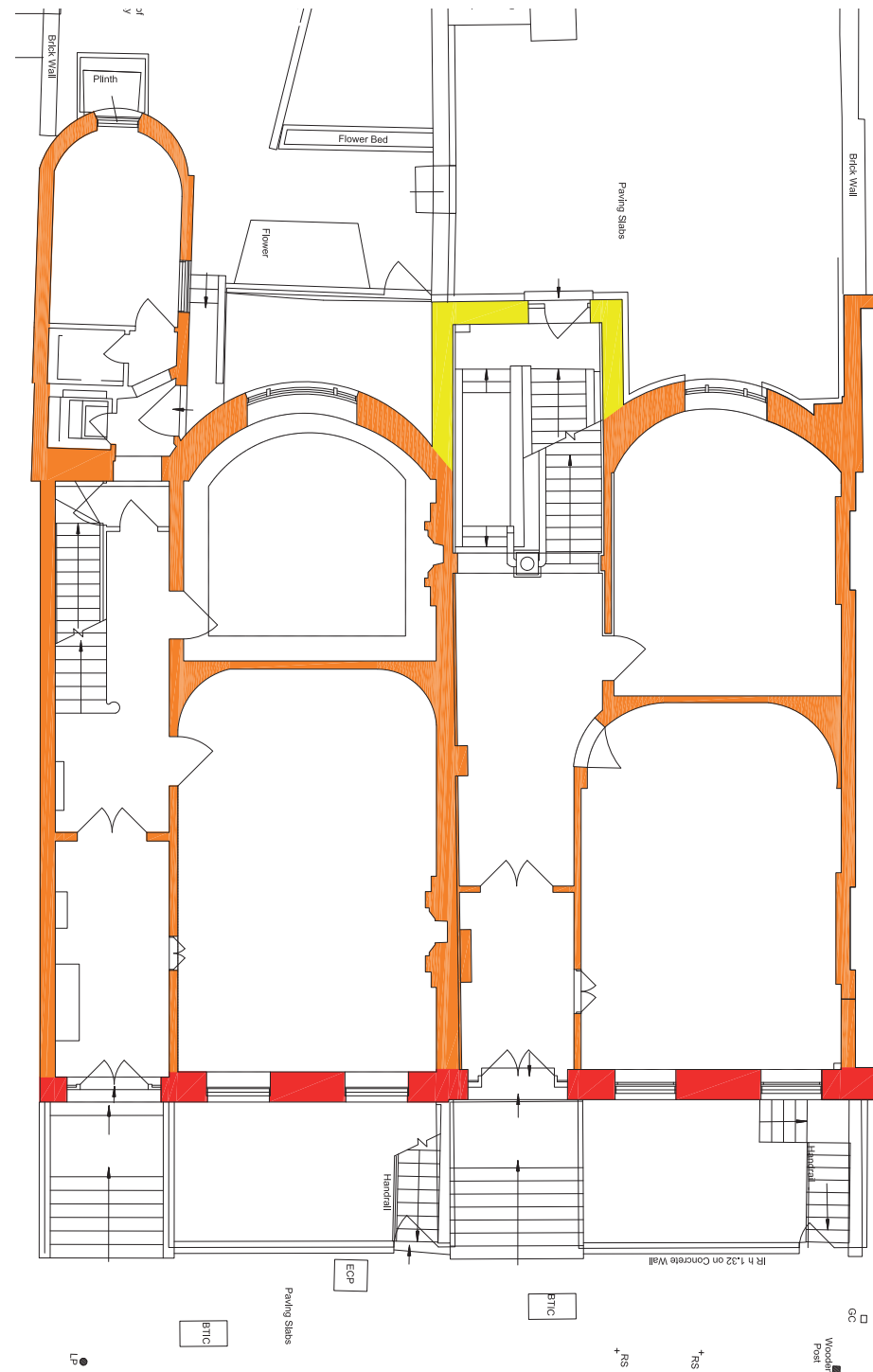


Figure 6.12 Significance plan of the ground floor of 42 Russell Square

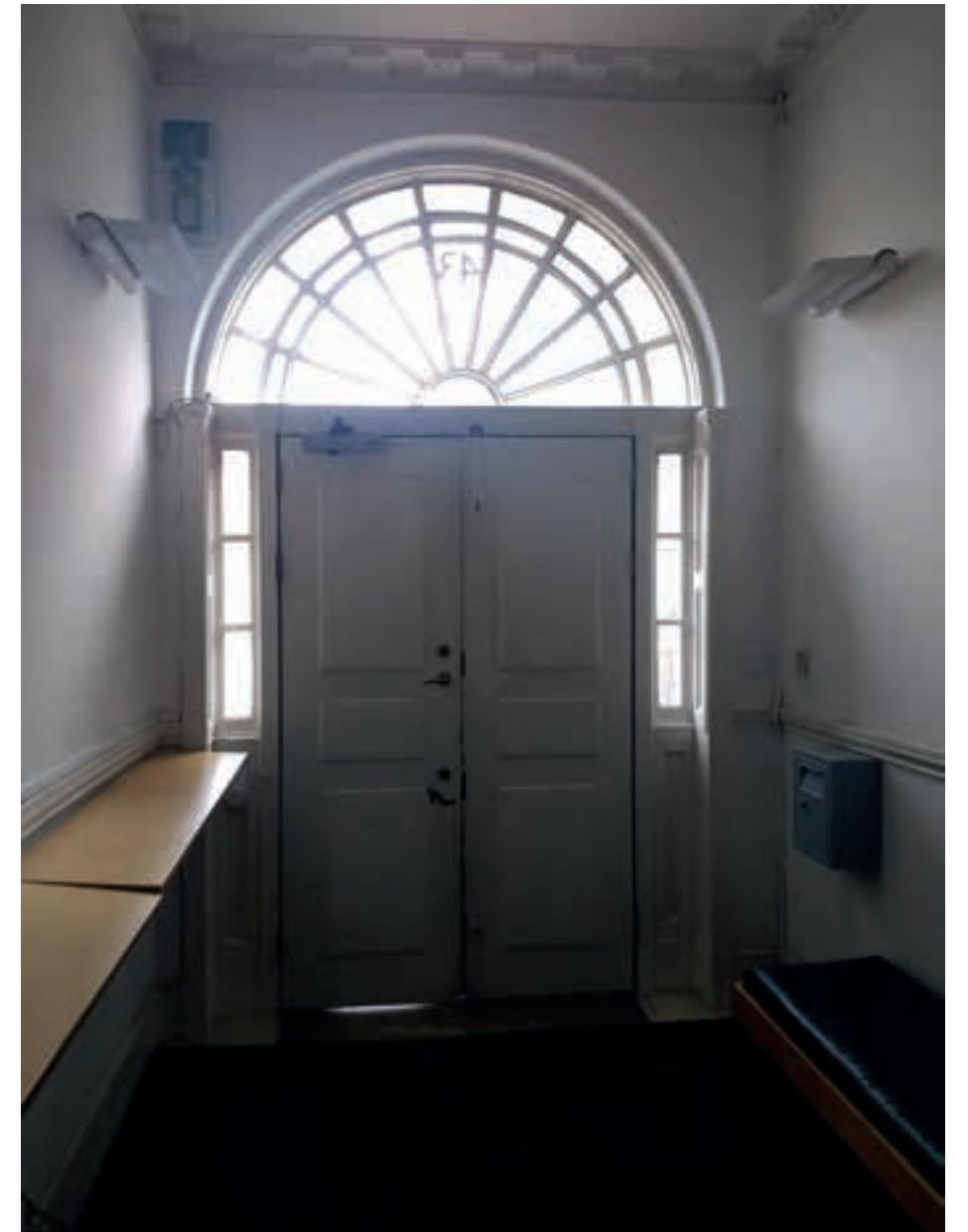


Figure 6.13 Hallway at no. 43 showing corning above door, and unattractive light fixtures to either side



Figure 6.14 Ground floor main room at 43 showing original curved wall between principal rooms

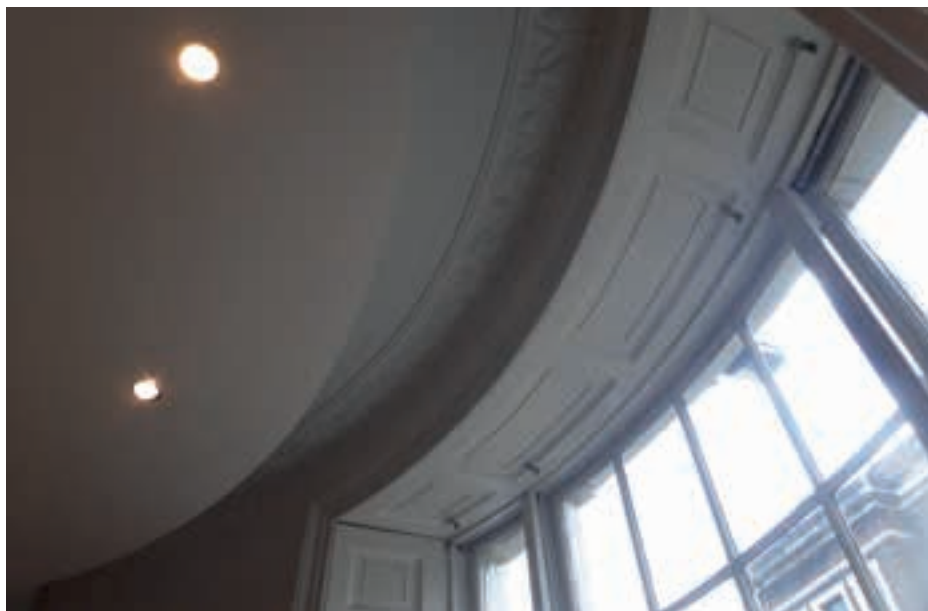


Figure 6.15 Suspended ceiling in rear room to ground floor of no. 43

First Floor

- 6.21 The internal architectural features of note at this floor level have been preserved more intact in number 42.
- 6.22 The staircase in number 42 is understood to have been rebuilt at some point in the 19th century, although historic plans and maps do not provide concrete evidence for this. From our site visit and inspection of the current arrangement, the staircase appears to have been moved to the rear of the property, thus having the effect of extending the stair lobby outside of the original footprint of the property.
- 6.23 The 1955 plans at Section 5 provide evidence of earlier alterations having been undertaken to the layout at the first floor of the property. The area between the stair and the front room is shown to have previously been sub-divided to create a central, windowless office space, and an original partition wall was removed.
- 6.24 The 1950s layout has since been reconfigured to create the current layout. The lobby space provides the entrance to the former principal front room at this level, which has been sub-divided by a modern partition to create a smaller office. The resulting arrangement is unusual, with a narrow corridor providing access to one of the most historically important spaces in the property.
- 6.25 The exact date or nature of the post-1950s alteration here is unclear, but it is obvious that the original arrangement has not been reinstated. The lobby or corridor between the stair and the front room currently accommodates a photocopier and storage.
- 6.26 This arrangement has a major impact on the character of the rooms. The original arrangement is no longer legible, and the proportions of the spaces have been altered.
- 6.27 At no. 43, the plan form has been significantly reconfigured at first floor level. Modern partitions have been added to the front and rear principal rooms to sub-divide the rooms into smaller offices. The 1961 plans show at Section 6 show the full extent of this, including the division of the rear bay window, though some of these partitions have since been removed. The internal arrangement comprises a filled-in arch space to the front room containing an older door architrave, and a modern roller shutter which was installed as a fire partition. These irregular features and arrangement mean that the historic proportions of the rooms are not legible, and internal decorative features are partially preserved.

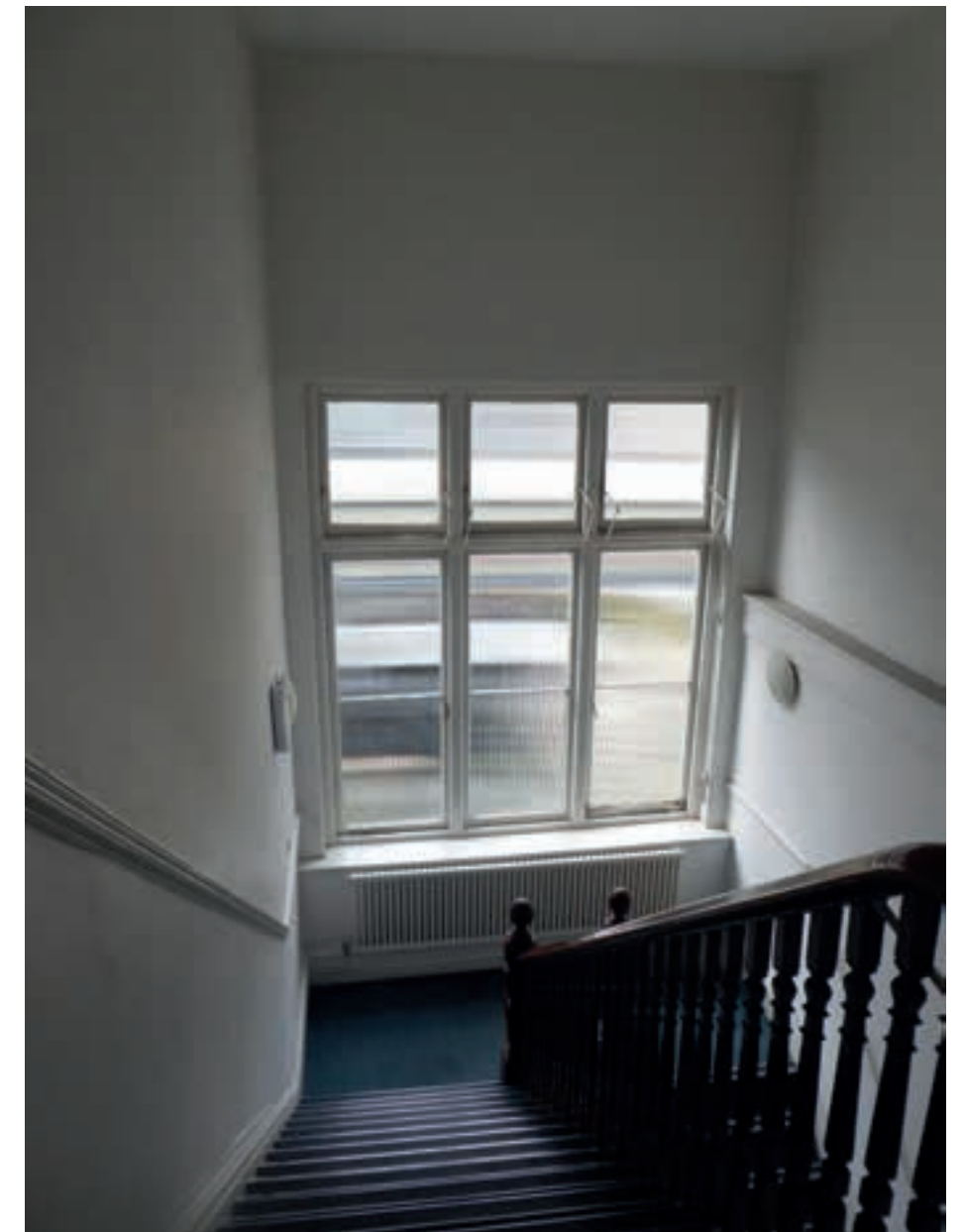


Figure 6.16 Stair and non-original window at no. 42

6.28 The front room has been shortened to create a linking corridor to the adjacent property at 42, and the rear room remains partially divided to create an office space.

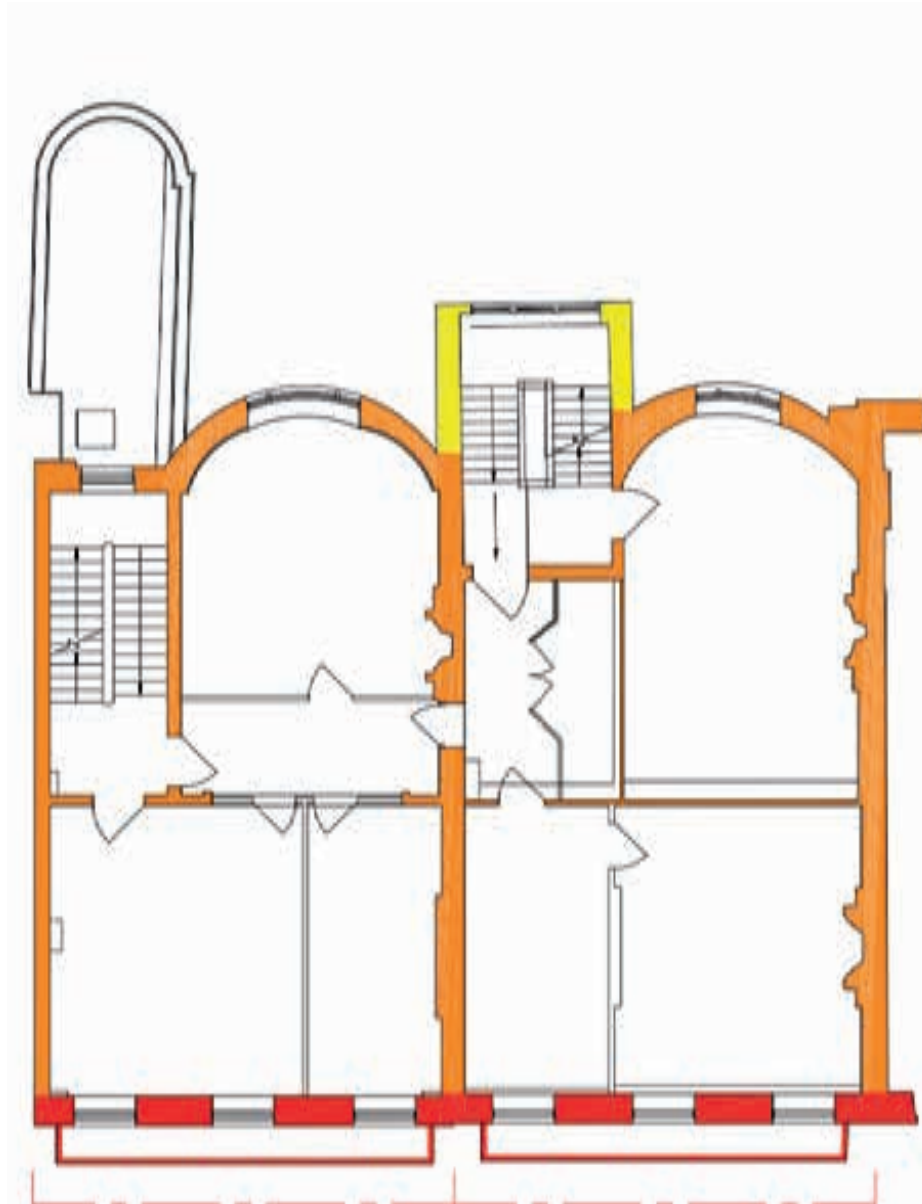


Figure 6.17 First floor significance plan at 42-43 Russell Square



Figure 6.18 Boxed in services below cornice in no. 43



Figure 6.20 Former fire partition roller shutter at no. 43

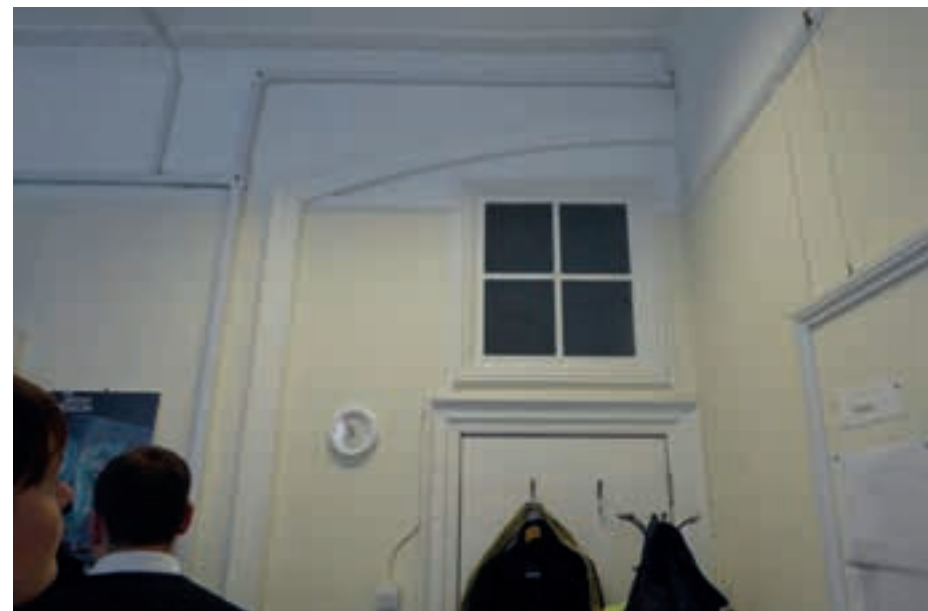


Figure 6.19 Arch in wall at first floor level of no. 43, and service runs. Note the interruption of the historic cornice at the partition wall

Second Floor

- 6.29 The second floor level in each property possesses less interest in terms of architectural features. Traditionally the internal features in 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.
- 6.30 The internal configuration at this floor level has been altered to accommodate WC facilities, and a series of offices.
- 6.31 In no. 42 the front room at the property has been subdivided into smaller spaces, including WC facilities. Detailing on the external wall has been obscured, and the historic proportions of the space cannot be appreciated. There are no remaining internal features of architectural note visible.
- 6.32 In number 43, the second floor level has a large central landing and circulation space which provides access to the rooms at this level. The proportions of the rear room appears to have been altered, given the position of the fire place part way along the boundary wall with no. 42.

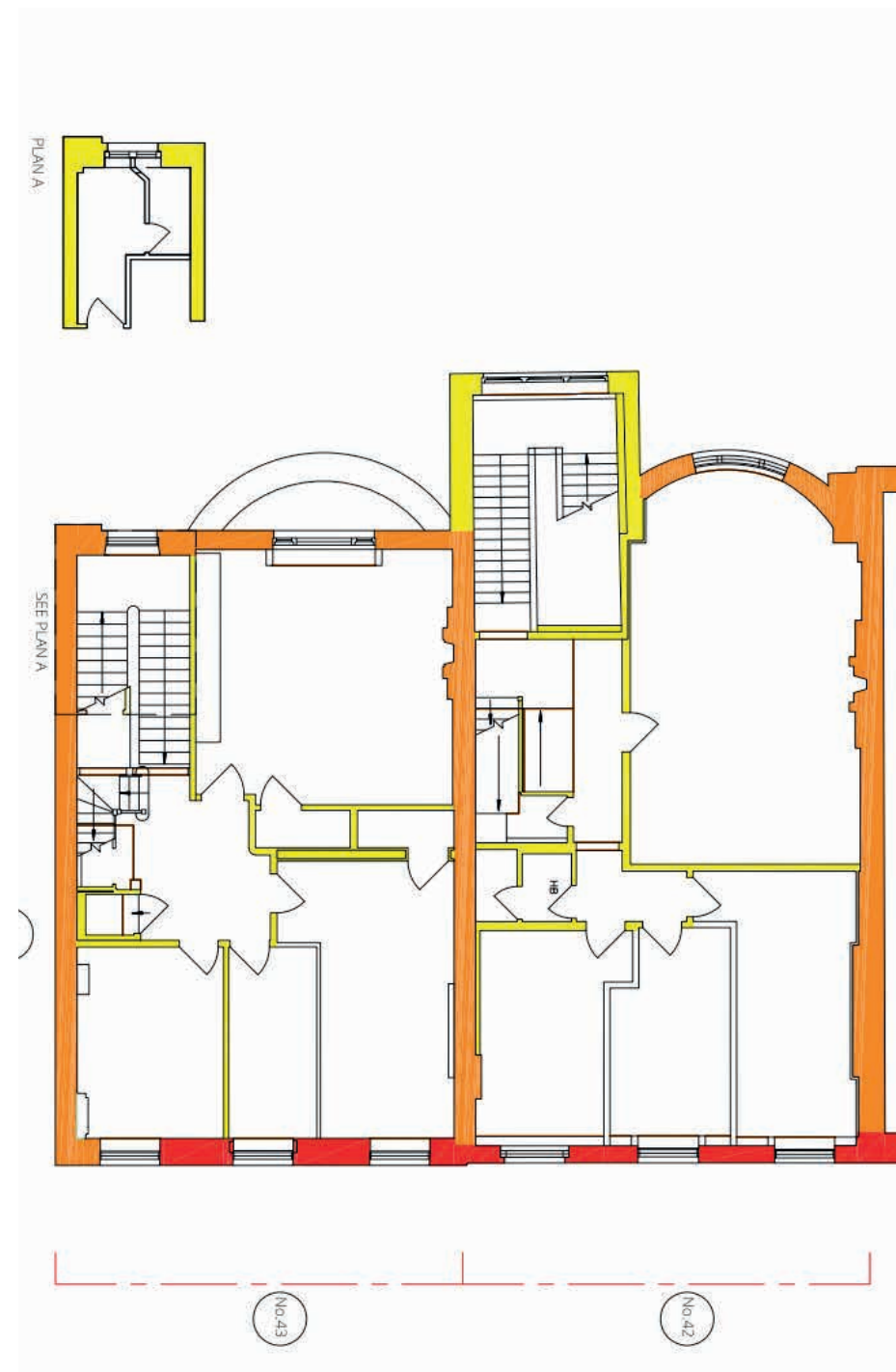


Figure 6.21 Second floor significance plan at 42-43 Russell Square

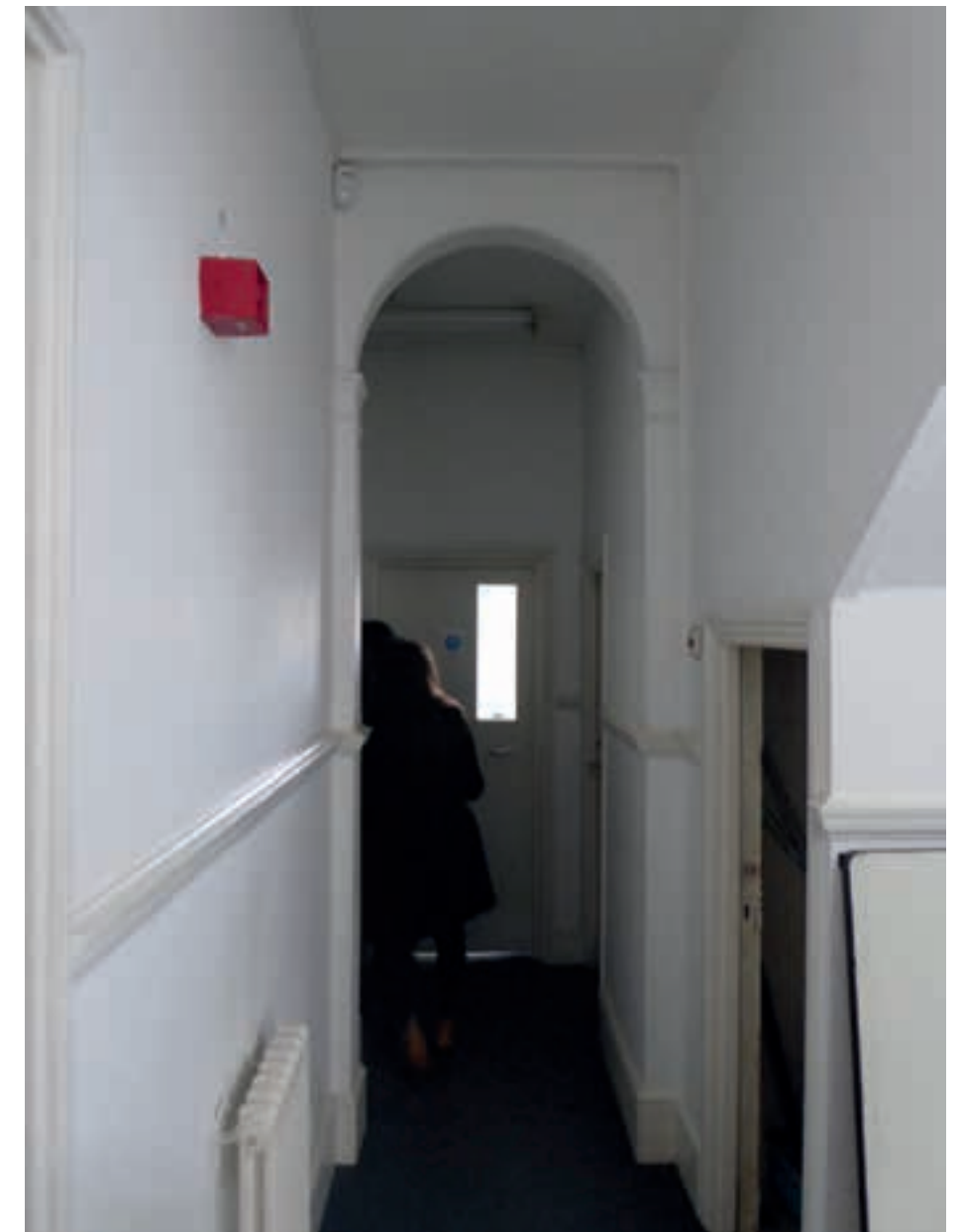


Figure 6.22 Linking corridor between nos. 42 and 43



Figure 6.23 Front main room at 43

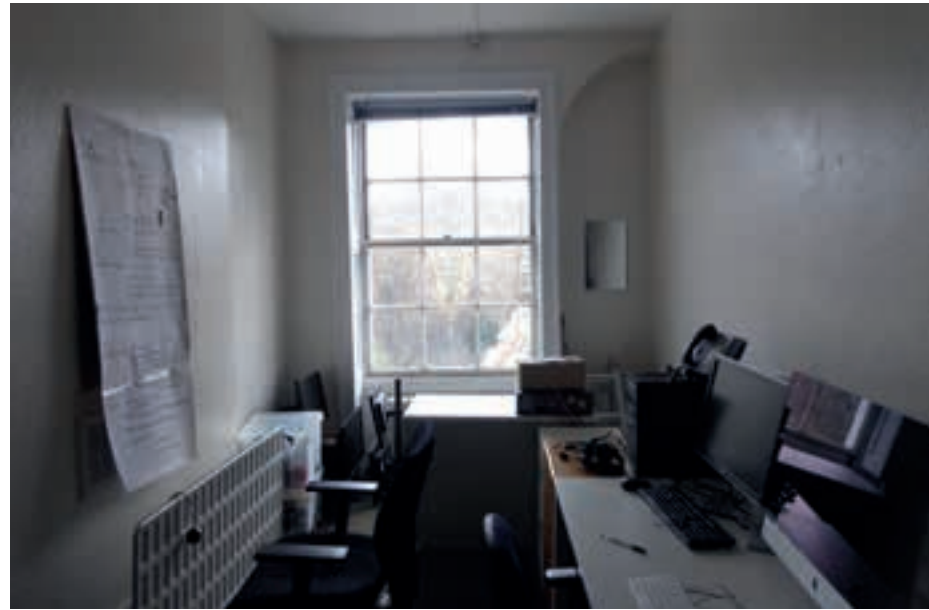


Figure 6.25 Office space in subdivided second floor room, showing arch to front wall

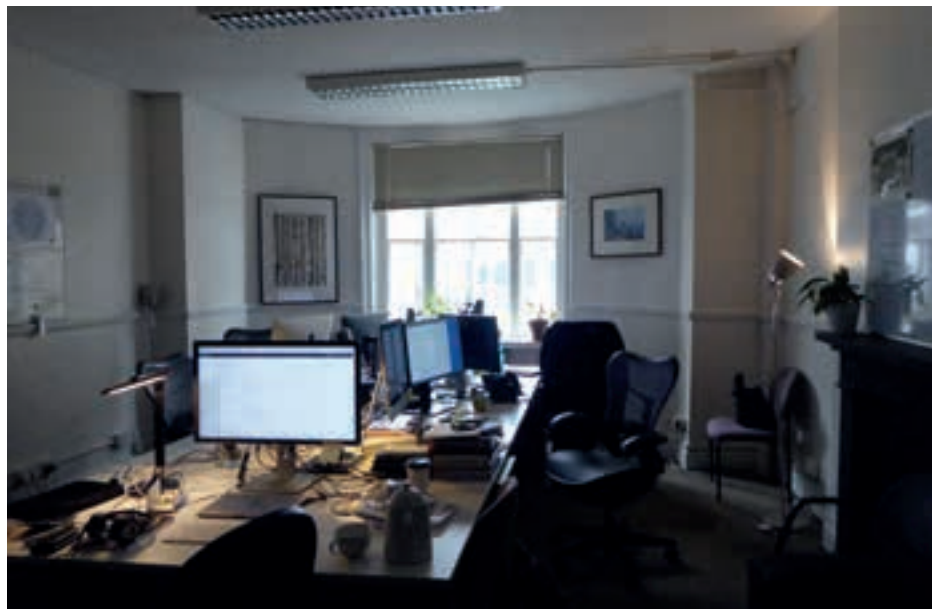


Figure 6.24 Typical internal room at second floor level of no. 42



Figure 6.26 Second floor office at no.43

Third Floor

- 6.33 Again at this floor level the property retains fewer internal architectural features of interest. Traditionally the internal features in 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.
- 6.34 No. 43 has been considerably reconfigured at third floor level, including the sub-division of the front room to create three smaller office spaces. These do not retain internal historic features. We do not have historic plans of the layout at 42, but the proportions of the rooms appear to have been reconfigured to create a suite of meeting rooms, and to provide access to no. 43, with WCs accommodated at the top of the staircase.
- 6.35 There is some evidence of the historic cornice at no. 42, which can be seen in the corridor space. There are few features of historic interest at this level across the three properties, but this is also reflective of the lesser significance of the space in the internal hierarchy of a town house.

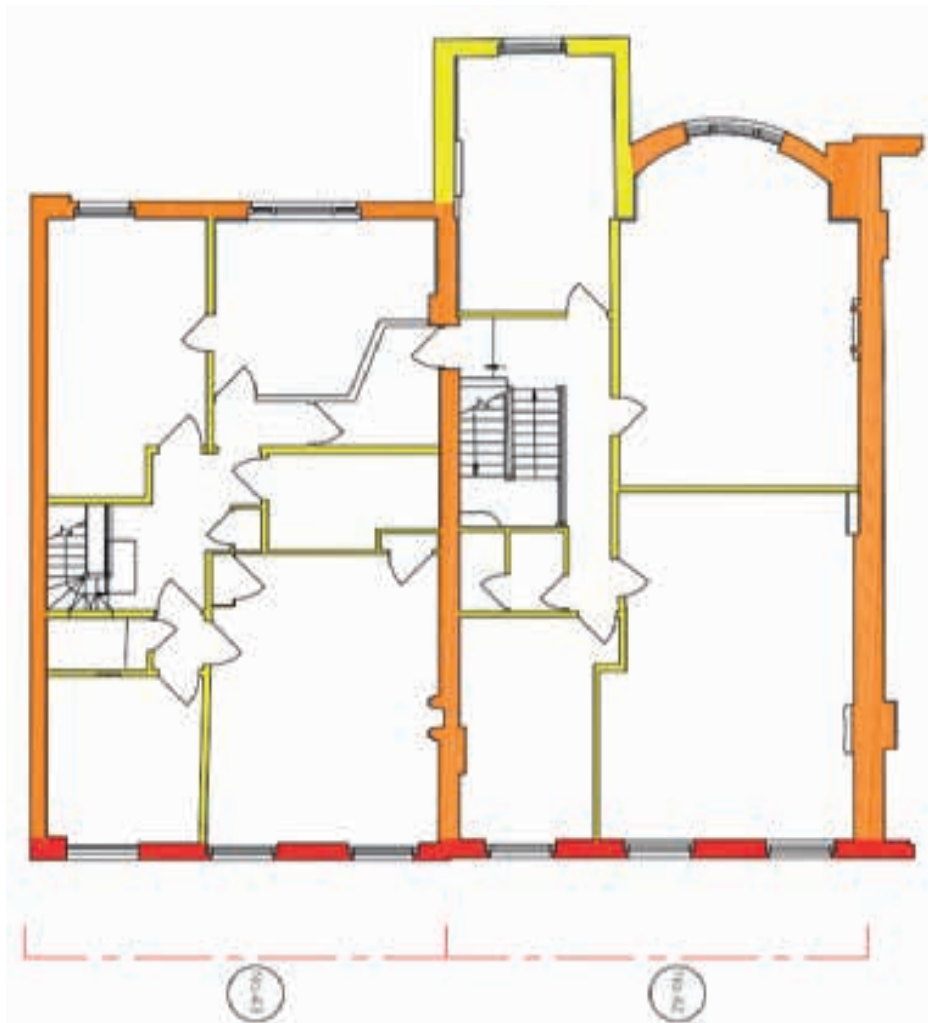


Figure 6.27 Third floor significance plan at 42-43 Russell Square

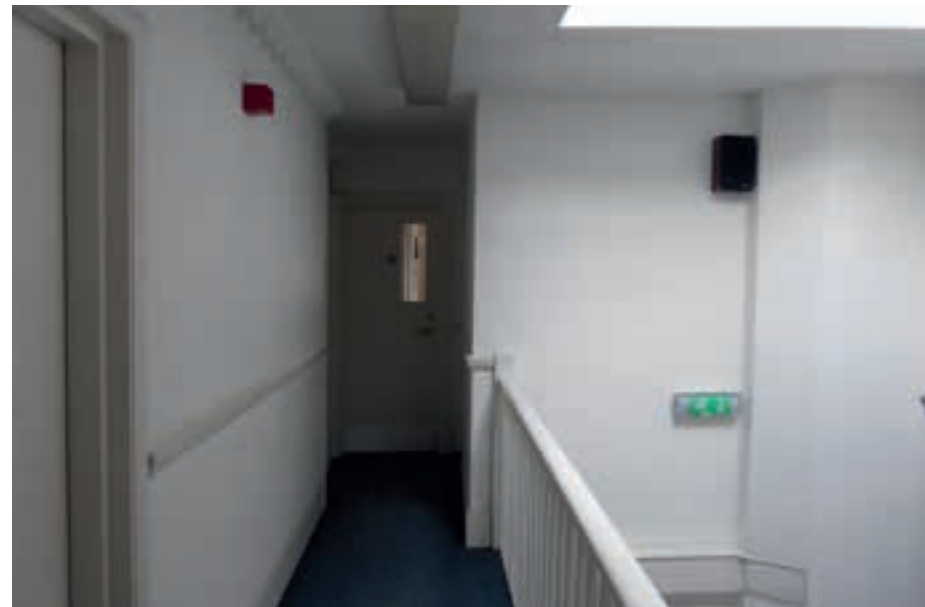


Figure 6.28 Corridor at third floor level in no. 43. Some cornicing is visible, but the space as a whole is heavily altered

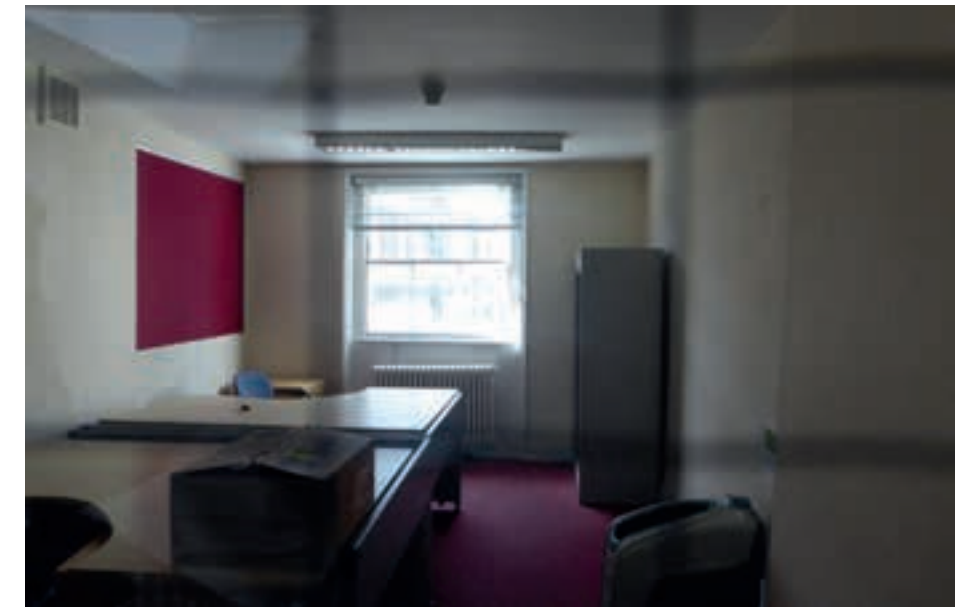


Figure 6.30 Typical third floor level office in 42

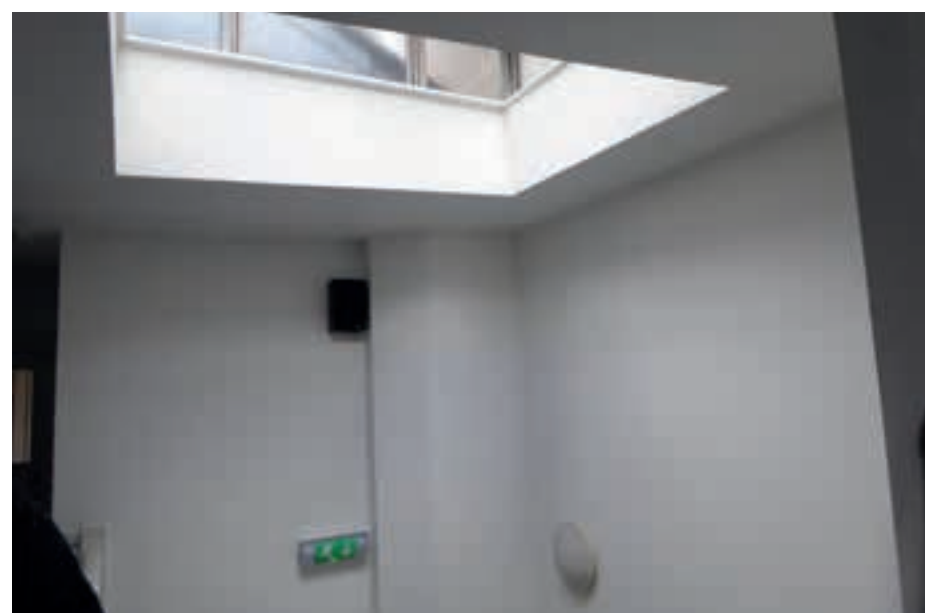


Figure 6.29 Modern lightwell at third floor level in 43

Summary

- 6.36 Overall, the extent of survival and the quality of the interiors and the historic architectural features is varied.
- 6.37 At upper floor levels, the historic spaces of the properties have been compromised by the addition of recent historic partitions and the removal of internal features as a result of the conversion and refurbishment of the property for office use. Whilst some detailing remains, features such as doors, skirtings and cornices have been replaced, contributing to an inconsistent appearance and arrangement.

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Assessment of Heritage Assets' Significance

7.0 ASSESSMENT OF HERITAGE ASSETS' SIGNIFICANCE

- 7.1 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.
- 7.2 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."
- 7.3 This section considers the significance of the properties to the values identified in the NPPF.
Archaeological Interest
- 7.4 Archaeological value is normally associated with archaeological remains and built fabric of significant age and rarity. The properties at 42-43 Russell Square date to the 19th century, as part of a wider phase of development in Bloomsbury. These are not, therefore, isolated examples of buildings of significant age, and correspondingly do not possess archaeological value.
Architectural and artistic interest
- 7.5 The principal elevation of the buildings possess 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.
- 7.6 The buildings retain some original architectural features, including the wrought iron balconettes at first floor level, which match some of those on the remainder of the listed terrace.
- 7.7 The historic plan form of the property remains legible to an extent in each building, although this has been severely compromised by alterations to Number 42 in particular following the removal and replacement of the original staircase in, we surmise, the late nineteenth century given its detailing. Number 43 retains a principal staircase in its original location.
- 7.8 Overall, the quality of the interiors and the historic architectural features of note in numbers 42 and 43 have been compromised by the addition of partitions and the removal of internal features as a result of the conversion and refurbishment of the properties for office use. Some historic cornices, fire surrounds and ceiling roses survive at the ground and first floor levels. The upper levels are more heavily altered.
Historical Interest
- 7.9 Numbers 42-43 Russell Square are of historic interest as early 19th century terraced buildings which were constructed as part of the main phase of speculative development in Bloomsbury. The buildings are 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.
- 7.10 The association with the British Museum makes some contribution to their historic interest, as an institution of international renown.
Setting
- 7.11 The settings of the listed buildings 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.
- 7.12 The front elevations of 42-43 Russell Square makes a positive contribution to the streetscape, and to the setting of the rest of the listed terrace.
- 7.13 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.
- 7.14 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 elevations of the properties, though are visible only in private views.
- 7.15 The wider British Museum building is an attractive feature in the townscape, and in the setting of the listed buildings.
Bloomsbury Conservation Area
- 7.16 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.
- 7.17 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.
- 7.18 The front elevation 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.

// 42 AND 43 RUSSELL SQUARE



The Proposals and Pre-Application Discussions

8.0 THE PROPOSALS AND PRE-APPLICATION DISCUSSIONS

8.1 This section of the report describes the development proposals and the process of pre-application consultation that has led to the final application submission.

8.2 The constraints of the site have been subject to a detailed assessment throughout the design development process. This process has benefitted from detailed discussion with the LB Camden. The proposals submitted for planning permission and listed building consent represent the culmination of this process.

8.3 The proposals drawn up by architects at Pringle Richards Sharratt are based on an understanding of the significance of the designated heritage assets pertaining to the site.

The Proposals

8.4 The Design and Access Statement prepared by Pringle Richards Sharratt sets out a detailed discussion on the design rationale and architectural approach behind the final proposals.

8.5 The proposals seek to comprehensively upgrade and refurbish the listed buildings to secure them in the current commercial use that contributes to the established character and functions of the Conservation Area and the surrounding townscape. The proposals have been drawn up in line with LB Camden planning policy requirements for the upgrade of listed buildings in providing high quality workspace for the established office use.

Pre-application Consultation

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

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

8.8 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 as follows.

Services

8.9 The strategy for the insertion of new mechanical and electrical risers has been revisited since the receipt of pre-application advice. Wherever possible, existing riser locations are to be reused, and enlarged where necessary. Some of these are to be removed or reduced in size.

8.10 Where new risers are necessary to deliver the services, these have been 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 new risers have been revised to ensure features such as chimney breasts, fan lights are not obscured, and opportunities are taken to remove as many redundant service risers as possible.

8.11 There are no radiators in front of windows, and the existing radiators in these locations will be removed). Other remaining features such as skirtings and cornices will be preserved in situ with risers scribed around these.

Curtilage boundaries and gardens

8.12 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

8.13 The design of the proposed skylight to the rear of number 42 has been revised to reduce its size. This replaces an area that is currently paved and will improve the levels of light reaching the basement level of the building.

New lateral links

8.14 The proposed links between the buildings at the ground and second floor levels are necessary to improve the circulation and efficient operation of the buildings for office use if one tenant were to take them on.

8.15 These openings have previously been consented in 2006 and 2008. The 2006 permission has been implemented and so the ground floor opening has consent, although is included with these proposals for completeness.

8.16 A full discussion of the proposals is included in the next Section of this report.

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Assessment of the Proposals

9.0 ASSESSMENT OF THE PROPOSALS

- 9.1 The following section sets out an overview of the main planning and heritage considerations of the application proposals.
- 9.2 Overall the intention is to refurbish the properties and make them fit for use as high grade office space. This will necessitate the upgrade of the mechanical and electrical services and general redecoration in each of the rooms.
- 9.3 Importantly, the proposals have been drawn up with an understanding of the character and special interest of the properties and seek to preserve architectural elements that contribute to this interest, whilst enhancing, or reinstating other elements that have been lost to later alteration.
- 9.4 The Pre- Application Design Statement prepared by Pringle Richards Sharratt sets out the design rationale and architectural approach behind the proposals. In summary, the scheme seeks to include the following:
- Creation of attractive, light filled office spaces that will improve the quality of the office accommodation;
 - Replacement of the electrical and mechanical services;
 - The introduction of new risers where required and a new heating and cooling system and associated VRF units;
 - Repair to historic features and refurbishment using like for like materials where needed;
 - Repair and refurbishment to external brickwork, render and fenestration;
 - Preservation of historic plan form where existing;
 - Removal of modern partitions to upper floors which don't contribute to the special interest of the building;
 - Creation of kitchen and tea point areas.
- 9.5 We provide an overview of the proposals in the following paragraphs. For the purposes of this assessment, the proposals have been grouped to reflect the key elements of the scheme throughout.

The Use

- 9.6 The proposed continuation of the office use in these listed buildings 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. 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.
- 9.7 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

- 9.8 We turn now to those works of alteration proposed to the listed buildings on the site which affect the planform and circulation patterns in the buildings. The approach to these buildings is restorative, and has been the subject of great care and consideration on the part of the design team. The proposed alterations have been informed by an understanding of their historic and architectural interest.
- 9.9 The proposals are inclusive of the removal of unsympathetic additions associated with the buildings' use. Notably, the proposals include the removal of harmful, more recent partitions at the first, second and third floor levels in numbers 42-43 to return the proportions of these rooms back to their original layouts. The intervention drawings prepared by PRS architects (Series RS_50_N) show the proposed works. Along with the removal of later harmful internal partitions, suspended ceilings are to be removed throughout the building.

- 9.10 The benefits of the proposals to remove these partitions are particularly evident at the first floor level in both properties where the layout has been severely compromised by the insertion of partitions that divide the spaces into smaller offices. These will be removed and the principal room proportions reinstated, along with historic features where these have been affected by the later additions. These changes are evident at the second and third floors also, although these levels of the building are less sensitive. The layout will be simplified and the rooms returned to proportions that more accurately reflect the historic layout.
- 9.11 The proposals will preserve the key elements of the historic planform where this remains, and the staircases will be retained and refurbished.
- 9.12 An important element of the proposals will be to introduce three new openings between the properties at 42-43 Russell Square at the lower ground, ground and second floor levels. These are proposed in order that the buildings function more efficiently, were one tenant to take them on.
- 9.13 The location and size of the openings between the properties have been carefully considered to minimise the impact on the character of spaces and the existing historic fabric. A simple timber panelled door, in the style of a jib door, will be placed within the opening which can be removed if the opening is to be reinstated at a later date. Any existing architectural details will be preserved on the jib door and made good if necessary so that the opening reads as part of the wall.
- 9.14 Whilst the proposed openings will result in the loss of some historic fabric in these specific, discrete locations, the opening up of this space is driven by the spatial requirements for letting the buildings as one unit. This connection between the two principal rooms at the ground floor level in particular is required to meet the functional standards necessary for the improvement of the office space.
- 9.15 The principle of these three openings between the two buildings has previously been found to be acceptable by officers at Camden, following their review and consent of applications for the same works in 2006 and 2008.

- 9.16 As stated at Section 5 of this report, consent was granted for the creation of an opening at the ground floor in the same location as it is now proposed. Officers commented on this proposed opening in the following way, recognising that the opening was proposed to:
“... improve the complicated circulation routes between the building, and to reduce visitor traffic at the upper levels”.
- 9.17 Officers continued to state that:
“the opening will be treated as a properly framed doorway, with 6-panel door and architrave. English Heritage advice on terraced houses advises that such openings be contained within areas of lesser interest; however, given the buildings’ use and need for circulation which does not compromise security, it is considered that an additional opening in this position can be accommodated. It was considered acceptable in listed building terms and are recommended for approval.”
- 9.18 Whilst the opening itself at the ground floor was not undertaken, the rest of the works were carried out implementing the consent, thus the opening at the ground floor has permission. The proposed opening is included in full in this submission to ensure the works are fully understood and the detail is agreed.
- 9.19 Further, with reference to the proposed opening at the second floor level, in 2008, a 2nd floor lateral opening was granted (ref: 2007/5391/L) in the same location that is now proposed. The Officers report states that the:
“original plan form has been heavily altered in the past to form smaller office and cupboard spaces. There is an existing opening in the spine wall in no. 43 which, along with existing cupboard spaces, will be utilised to form a corridor leading to a new door opening in the party wall. The link will be formed in an area of lesser significance in the traditional hierarchy of floors”.
- 9.20 It also confirmed that *“the link door is a simple fire door with small vision panel which is considered appropriate design; it is not a traditional position it should not purport to be a historic door type”.*
- 9.21 Whilst this permission was not implemented and has expired, it forms a material consideration in assessing the acceptability of the current proposals. In our view, the proposed links between the two buildings are an acceptable alteration to the listed buildings that are already joined at the first and third floor levels. As discussed above, and illustrated in the Design and Access Statement, these openings will be discreet, reversible interventions that preserve the overall impression of the original spaces.
- 9.22 Any harm identified arising from the proposed opening between the principal rooms at the second floor of numbers 42 and 43 as a result of the loss of fabric, must be balanced against the practical reasons behind why such a change is proposed, and the benefits arising from the refurbishment of the properties in this way. The benefits of the proposals are summarized at the end of this Section, and it is our view that these outweigh any limited harm identified from the proposed openings.
- Upgrade of Services**
- 9.23 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.
- 9.24 With the principal of office use having been confirmed with Camden through the granting of a CLEUD in 2011, the proposed cooling system is proposed as part of the overall package of works to improve the quality of the office space within these listed buildings and to upgrade the buildings sensitively whilst meeting current market requirements for offices. The introduction of a cooling system has been carefully conceived so as to have minimal impact upon existing fabric of interest and brings an overall benefit to the buildings in sustaining them in the current use.
- 9.25 The existing 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.
- 9.26 The final proposals presented in this document have been revised following earlier pre-application advice from officers at LB Camden, and all of the requisite detail is set out in the design statement. The main considerations for the assessment of the acceptability of upgrading the services comprise the physical impacts of inserting new risers and service runs, and the appearance of the fan coil units within the principal rooms.
- 9.27 The general principles adopted for the location and size of the risers are as follows:
- To reuse existing risers where these remain in the building;
 - To increase the size and the capacity of the existing risers where necessary to accommodate additional service runs. The exact sizes of the risers have been calculated according to the dimensions of the pipes to be incorporated within them;
 - Where new risers are required, these have been located in discreet parts of the building where the planform and sensitivity of the historic features are lower, or where alterations have already been made to the building thus minimising the impacts on the historic fabric of note;
 - The implications for the removal of historic fabric have also been considered. PRS have identified at each location the exact amount of floorboard timber to be removed as a result of the installation of the new pipework. This is necessarily kept to a minimum;
 - Any existing features of architectural interest will be preserved in situ where the new risers are to be introduced into the property. New risers will be scribed around skirtings, cornices, picture and dado mouldings. These changes can be reversed therefore.

- 9.28 The proposed drawings have been prepared in consultation with and on the advice of mechanical and electrical engineers at Frankhams. PRS have set out a detailed study of how the pipe runs will be laid out through the floors of each building. The detail of how the historic features will be scribed around the new risers has also been considered.
- 9.29 The proposed drawing series '42-43 RS_20_Y' shows the proposed routes of the pipework at the lower 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.
- 9.30 At the upper levels, the level of pipework significantly reduces. The pipework is to be run in specific places shown on plan series '42-43 RS_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.
- 9.31 Having fully considered all of the options for the location and function of the services and risers through both properties 42 and 43, the proposed arrangement for each riser on each floor level is set out in the Design Statement prepared by PRS. We comment here on some of the specific arrangements and the reasons for why the approach has been taken.

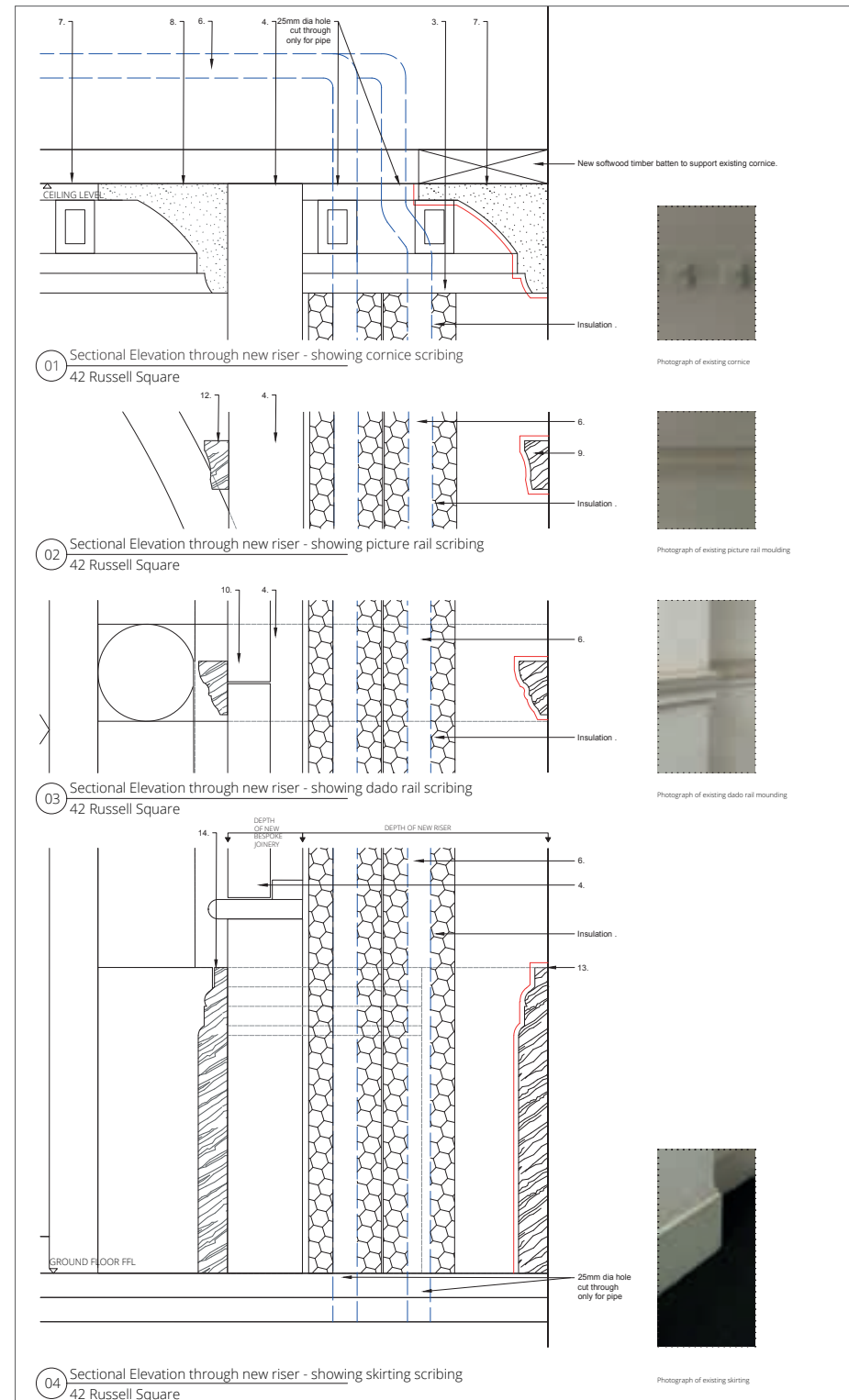


Figure 9.1 Example detail of proposed scribing around a cornice

Number 42

- 9.32 PRS Architects have considered in particular the impact of inserting new service risers in the principal rooms and the principal rooms where, in general, the more ornate decorative features survive.
- 9.33 At the ground floor level, the approach has been taken to reuse the existing riser and to build a new one adjacent the existing boxing. This has been identified as the most sensitive way to accommodate the additional services at this level. The proposed increase to the size of the riser will not affect the overall impression and composition of the hallway. The dividing partition and the fanlight will be retained in situ, refurbished, and the proportions of the hallway preserved. The new VRF units are to be placed centrally on the walls, incorporated into new joinery furniture items which accord with the overall aesthetic of the principal rooms.
- 9.34 Given the first floor level has been more significantly altered, PRS Architects have taken the opportunity to position the two new risers adjacent a new partition wall within the lobby area which is not an original feature. Again, the VRF unit covers are positioned centrally on the walls of the principal rooms and the boxing is to be scribed around the existing skirting.
- 9.35 At the second and third floor levels, the new risers are positioned next to new partitions so that the overall effects on the proportions of the rooms are not materially affected. Existing risers at these levels will be stripped out and the historic features revealed and made good where necessary.

Number 43

- 9.36 At the ground floor level, where there exists two risers, the approach has been taken to enlarge the size of the existing risers in the entrance hallway. The existing proportions and layout of the entrance hall and lobby will be preserved therefore.
- 9.37 The same arrangement is largely retained at the first floor level where two risers already exist in the front principal room and hall lobby. The existing riser is replaced with a new riser in the same location with larger capacity to incorporate the service runs identified as necessary by Frankhams.
- 9.38 At the second floor level, two new risers are proposed adjacent to new partitions. The risers are contained in cupboards so that they appear as part of the interior furniture. An existing riser, which protrudes into the room, will be stripped out. New VRF within joinery casing will contain the outlet. A similar arrangement is proposed at the third floor level; the risers to be contained in cupboards.

General services upgrade

- 9.39 More generally, lighting will be updated through the property, comprising decorative pendant and wall mounted luminaires which will be situated to avoid any decorative mouldings. The proposed lighting strategy is illustrated on the reflected ceiling plan drawings prepared by PRS.
- 9.40 The electrical distribution throughout the building is currently unplanned and unsympathetic to the existing historic features and elements of interest. There is a large amount of trunking and boxing which detracts from the overall impression of spaces.
- 9.41 The proposals seek to conceal electrical distribution in floors and walls using existing voids and routes. In the principal rooms the objective is to utilise floor box outlets to maximise flexibility whilst minimising the visual impact. Wall outlets will be chased into the existing plaster and made good using like for like materials. The lower ground floor will have exposed services, in keeping with the functional character of this space.

External works

- 9.42 External plantwork will be accommodated to the rear of the property, screened from view so that this does not affect the amenity value of the properties' external space. The plantwork comprises condenser systems within an acoustic enclosure.
- 9.43 A new skylight is proposed to the rear of number 42 where this is entirely covered in hard standing paved areas. The addition of this skylight will improve the condition of the office accommodation at the basement level, and does not have any effect on historic fabric of note.

Historic Fabric Refurbishment Works

- 9.44 Importantly, the proposed works include scope for the sensitive refurbishment and cleaning of internal detailing. Internal historic features, including cornices and joinery, will be made good and reinstated where they have been damaged by existing trunking or services.
- 9.45 The original features to the front elevation, including railings and other ironwork, are to be retained, with repair and redecoration where needed to improve the appearance of the building. The stucco to the ground floor is to be redecorated, and minor repairs undertaken where required. The fenestration and cills will be refurbished and restored. The existing stone and mosaic floor at ground level to all properties will be restored and made good.

Summary

- 9.46 Overall, the proposals will upgrade the offer of B1 accommodation at the properties and carry out a refurbishment of two historically and architecturally significant buildings within the conservation area.
- 9.47 Some alterations are necessary to improve the standard of office accommodation as well as to improve the features that contribute to the special interest of the buildings. Officers may identify some harm to the historic fabric arising from these changes to upgrade the building. A balanced approach must be taken in line with the principles of the NPPF, taking any harm identified as a result of the proposals and balancing this against the benefits brought to the heritage assets.
- 9.48 Recent case law has made it clear that the preservation of the significance of designated heritage assets is to be afforded great weight in planning decisions where development may have an effect on this significance. Accordingly, any opportunity to bring about enhancements to the significance of designated heritage assets in line with the framework is afforded great weight and importance.
- 9.49 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 buildings. The heritage benefits we have identified include:
- 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. Particularly at the first floor of numbers 42-43, where the proposals are to reinstate key elements of the planform at the first floor level of numbers 42 and 43;
 - 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.

10.0

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Conclusion

10.0 CONCLUSION

- 10.1 This Heritage Statement has been prepared in support of applications seeking Planning Permission and Listed Building Consent for the refurbishment and upgrade of the Grade II listed properties at 42-43 Russell Square.
- 10.2 In line with the requirements at paragraph 189 of the NPPF, this report has investigated and set out the special interest of the listed buildings and their contribution to the Bloomsbury Conservation Area within which they are located. This has been carried out in order to inform the development proposals and an assessment of the impact of the proposals on this significance.
- 10.3 The findings of this assessment are that the special interest of the listed buildings lie primarily in their external elevations and appearance to Russell Square. The interiors of the buildings have been more readily altered and their planforms disrupted following their amalgamation and conversion.
- 10.4 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.
- 10.5 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.
- 10.6 The proposed continuation of the office use in these listed buildings 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.
- 10.7 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.
- 10.8 New risers are to be introduced in locations that they are seen as discreet insertions, and utilise existing service runs insofar as this is achievable. The strategy has resulted from a full options study of heating and cooling systems to minimise the impact on the historic buildings, both in terms of rationalising service routes and choosing the most appropriate locations for new risers.
- 10.9 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.
- 10.10 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.
- 10.11 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. Particularly at the first floor of numbers 42-43, where the proposals are to reinstate key elements of the planform at the first floor level of numbers 42 and 43;
 - 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.
- 10.12 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.

// 42 AND 43 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)
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End of official listing

