

Design, Access & Heritage Statement

CONNAUGHT HALL

36-45 Tavistock Square, London, WC1H 9EX

University of London



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1. Introduction

- 1.1. Connaught Hall, University of London, includes numbers 36-45 of a Grade II* listed terrace of 17 houses, 29-45 Tavistock Square, dating from 1825. 36-45 Tavistock Square are located within the Camden Bloomsbury Conservation Area. The terrace of houses was designed by Lewis Vulliamy in a neo-classical style and built by G Anstey and JA Frampton. Since built 36-45 Tavistock Square has been re-modelled substantially, internally, to the rear elevation and extended at roof level and at ground level.
- 1.2. 36-45 Tavistock Square was established as an intercollegiate hall of residence for the University of London in 1961 when Connaught Hall moved out of Torrington Square to its present location. Connaught Hall provides University of London student's fully catered accommodation for 230 students' in predominantly single rooms with shared bathrooms.
- 1.3. The works proposed to be undertaken are necessary to facilitate the present use of the building and to comply with current regulations for commercial kitchen extract ventilation.
- 1.4. This Heritage Statement was prepared by YMD Boon Architects to inform the proposals for the building. It examines the history of Connaught Hall, identifying and interpreting available documents on the development of the listed building and the site.
- 1.5. It is hoped that the document informs the proposals to alter the building. This document is designed to be used as a basis for the strategic development of a building of historical significance.

2. History

- 2.1. Tavistock Square was built shortly after 1806 by the property developer James Burton and the master builder Thomas Cubitt for Francis Russell, 5th Duke of Bedford, and formed part of the Bedford Estate in London, owned by the Dukes of Bedford. The square takes its name from *Marquess of Tavistock*, a courtesy title given to the eldest sons of the Dukes of Bedford.
- 2.2. Up until the early 20th Century Tavistock Square was surrounded, on all four sides, by the terraces of houses originally built, since then significant development of the properties on the square's perimeter has been undertaken. Only the terrace of housing on the western side of the square, 29-45 Tavistock Square, remains of the housing originally built around the square.
- 2.3. Connaught Hall, 36-45 Tavistock Square, were converted and extended in the 1950s, when the 10 individual houses were linked internally and comprehensively re-planned, around a new central service core, to form an inter-collegiate hall of residence for the University of London. The original rear extensions were removed and the roofline over the main building raised to incorporate additional accommodation at 4th floor level within a mansard roof. A new single storey extension was added at the rear of 39-44 Tavistock Square, to accommodate the refectory and bar,

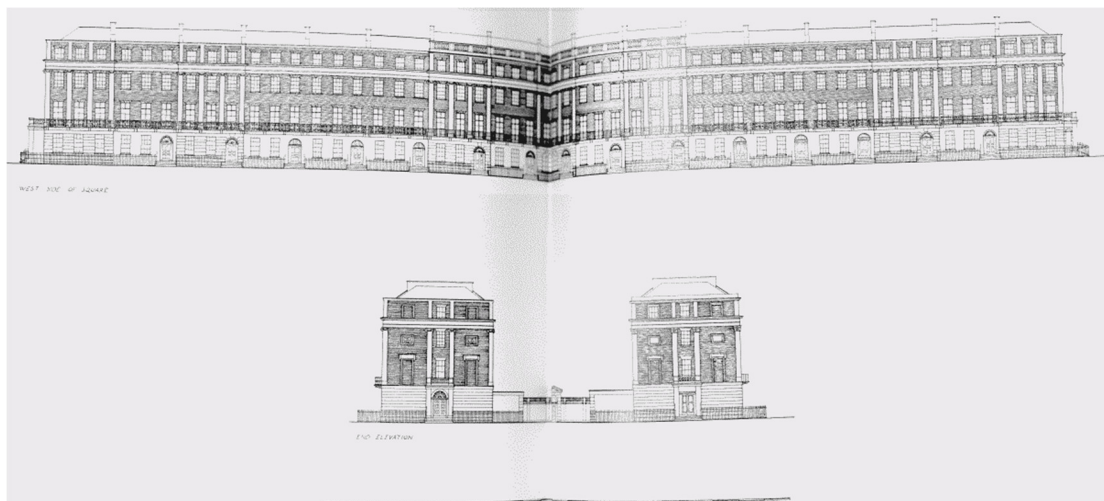
and an enlarged sub-basement was excavated beneath 40-42 to accommodate centralised heating plant.

2.4. In 1954 36-45 Tavistock Square was listed.

2.5. In 2010 further, internal alterations were undertaken to Connaught Hall, to rationalise the accommodation and to convert a number of redundant rooms on all floors to provide additional accommodation for students. The conversion work provided new accommodation for 30 students in 28 rooms, 15 with full ensuite toilet facilities.



FIGURE 1 TAVISTOCK SQUARE, WEST SIDE, IN SURVEY OF LONDON: VOLUME 21, THE PARISH OF ST PANCRAS PART 3: TOTTENHAM COURT ROAD AND NEIGHBOURHOOD, ED. J R HOWARD ROBERTS AND WALTHER H GODFREY (LONDON, 1949) P50.



3. Description

- 3.1. 29-45 Tavistock Square, a terrace of 17 Georgian Houses, forms the west side of Tavistock Square. The buildings are of four storeys with attics and basements, 3 windows wide with stucco ground and basement facades and brickwork above. The façade of the terrace is symmetrical with engaged ionic columns and pilasters. Connaught Hall is formed from ten of these houses No.s 36-45.
- 3.2. Exterior
 - 3.2.1. The main façade, East elevation, overlooking Tavistock Square and the North and South ends of the terrace were built in the Neo-Classical style, common at the time of building in this area as the Bedford Estate was developed.
 - 3.2.2. The main façade has evolved to accommodate a number of alterations, the 20th century changes to Connaught Hall notably include original West facing main entrances to each property being removed with only a single entrance retained to No.41 to form the main entrance to the halls of residence. The attic storey added last century with slated mansard is an evident addition to Connaught Hall. Attic storeys have also been developed at 29-35, undertaken in a less coherent manner than the Connaught Hall 4th floor extension.
 - 3.2.3. However it is clear more substantial alterations have been undertaken to the original buildings at their rear, on the West elevation of the listed terrace. Connaught Hall has been substantially altered at the rear, with the exception of No 45 at the southern end of the terrace, with almost all the original rear elevation remodelled, first to accommodate the central core added in the 1950's and the change to the window opening arrangement and fitting of modern windows, plus substantial ground floor extensions to 39-45. In addition substantial modern extensions have been added to 29-31 at ground floor level.
- 3.3. Internal planning
 - 3.3.1. Substantial alterations have been undertaken to Connaught Hall in the 1950's and more recently. The ten original houses converted to a student hall of residence are now linked by a central spine corridor on each floor. Other than the windows and doors within the original façade overlooking Tavistock Square to the East and Gordon Square to the South essentially all internal original features within Connaught Hall appear to have been removed.

4. Location

- 4.1 Connaught Hall is located within the Bloomsbury Conservation Area and overlooks Tavistock Square to its East. The remainder of the properties of the terrace, No.'s 29-35 Tavistock Square are nearly all affiliated to the University of London, 29-31, 34 & 35 occupied by UCL (University College London) and 32 occupied by Birbeck College, the one exception is 33 Tavistock Square which appears to be converted to flats. Similarly, 36-53 Gordon Square, a terrace of 18 buildings, which backs onto 29-45 Tavistock is also of historical importance. 36-46 Gordon Square is listed Grade II and 47-53 listed Grade II as well, the majority of properties also occupied by colleges affiliated to the University of London, the one exception 52 Gordon Square which still appears to be a single dwelling.

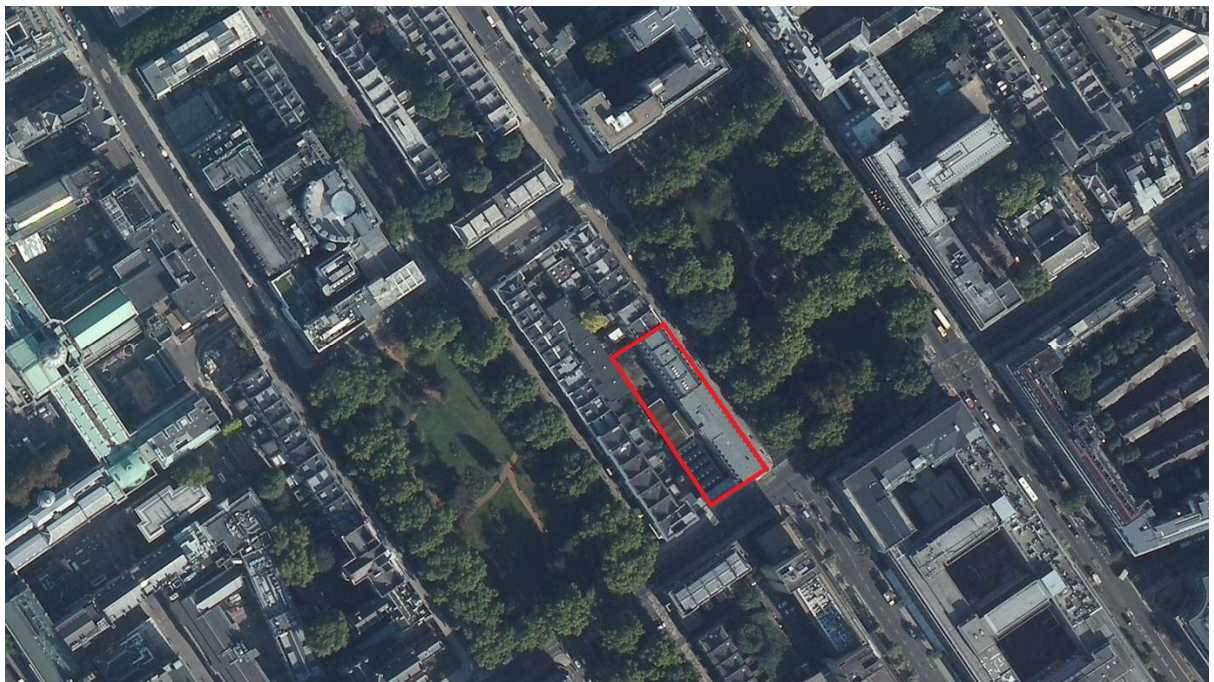


Figure 3; Aerial Photograph, Connaught Hall highlighted.

5. Photographic Record



Figure 4; Connaught Hall (42-45 Tavistock Square)



Figure 5; Connaught Hall (38-42 Tavistock Square)



Figure 6; Connaught Hall (36-39 Tavistock Square)



Figure 7; 34 & 35 Tavistock Square, Connaught Hall (36-37 Tavistock Square)



Figure 8; Connaught Hall (45 Tavistock Square), end of terrace.



Figure 9; Connaught Hall, view of rear from south.



Figure 10; Connaught Hall, view of rear elevation,



Figure 11; Connaught Hall, view of rear elevation.



Figure 12; Connaught Hall, view of rear elevation.



Figure 13; Connaught Hall, view of existing 'Bar' window, pergola and courtyard.

6. Proposed Works

6.1. Exterior Works

- 6.1.1. At basement level to the main façade, on the east elevation, ventilation grilles are proposed to be removed from two existing windows at high level, the existing windows proposed to be renovated or replaced to match the existing after the grills removed.
- 6.1.2. The existing basement kitchen which serves the residents refectory is proposed to be remodelled and refurbished, including replacing and upgrading the commercial kitchen ventilation system. Two existing rooflights within the existing restaurant extension are proposed to be adapted so the rooflight openings are used to provide new air intake and extract points for the proposed new kitchen ventilation system. The proposed ventilation air extract point is required to be ducted a minimum of 1.5m above roof level of the existing building to comply with present ventilation guidelines.
- 6.1.3. At basement level the existing glazed screen, windows and doors from the existing bar overlooking the rear courtyard is proposed to be replaced, the existing pergola in front of the glazed screen is to be temporarily removed to allow the work to be completed then it will be reinstated.

6.2. Interior Works

- 6.2.1. Basement Level; The commercial kitchen and servery is proposed to be remodelled and refurbished to meet modern catering requirements, including installation of a new ventilation system. An existing redundant flat is proposed to be converted into three student bedrooms. Minor alterations are proposed to the Restaurant, Bar, Laundrette, Music Room, Bamforth Room, Toilets, Plant Room, Comms Room and the Library/Study.
- 6.2.2. Ground Floor; The 'Torrington Room' is proposed to be converted from a dormitory room to three individual student rooms.
- 6.2.3. First Floor; Room 128 is proposed to be converted to three individual student rooms. The existing Store Room is proposed to be converted to a new student Pantry/Kitchenette and a new Housekeeping room is proposed to be provided by converting the existing Pantry. The bathroom suite adjacent the North stair is proposed to be refurbished and new access provided so the room can be used by all residents.
- 6.2.4. Second Floor; A new Pantry/Kitchenette is proposed to be provided in the existing converted store room. The bathroom suite adjacent the north stair is proposed to be refurbished.
- 6.2.5. Third Floor; The existing wardens flat is proposed to be converted to provide four student bedrooms. The existing store room is proposed to be converted to a new student Pantry/Kitchenette and a new Housekeeping room is proposed to be provided by converting the existing Pantry. Four student rooms are proposed to be converted into a new replacement wardens flat.
- 6.2.6. Fourth Floor; The existing fan room is proposed to be converted to a new student Pantry/Kitchenette and a new Housekeeping room is

proposed to be provided by converting the existing Pantry. In addition, a new Wardens Store room is proposed to be provided.

7. Assessment

- 7.1.1. 29-45 Tavistock Square is of historical importance, being the only surviving terrace of houses originally built around the perimeter of Tavistock Square developed by the Duke of Bedford in the early 19th Century.
- 7.1.2. The listed terrace's scale and street facing elevations, which run the full length of the West side of Tavistock Square, contribute positively to the Bloomsbury Conservation area and set the architectural tone for the square.
- 7.1.3. We note that almost all of the properties within the terrace, originally designed as original homes, have new functions, in the majority of cases serving the estate of The University of London and its affiliated colleges.
- 7.1.4. Connaught Hall, the properties of 36-45 Tavistock Square are now combined as a single entity providing student accommodation for The University of London, having been developed to retain much of their original appearance when viewed from the surrounding streets. However, it must be noted that the 20th Century alterations to the rear of 36-45 Tavistock Square have been wholesale, the rear elevation alterations and additions clearly identifying 36-45 Tavistock Square's present single use.
- 7.1.5. Internally Connaught Halls' use is apparent and the extent of the alterations to the original built fabric substantial. 36-45 Tavistock Square now linked by central spine corridors from a modern core added in the 1950's. The only internal architectural features which appear to be original are the windows which overlook the surrounding streets, unlike the majority of windows which overlook the rear garden, canteen and bar which are clearly a modern alteration.

8. Impact

8.1. Exterior Works

- 8.1.1. The proposed work to Connaught Hall does not involve any alterations to the external appearance and original fabric of the facades adjacent the adjoining streets.
- 8.1.2. The addition of the proposed new extract duct to the rear elevation will be fixed to the modern core added in the 1950's, carefully routed to mitigate any potential visual impact from streets south of the terrace viewing the rear of Connaught Hall. The proposed required duct projecting no more than the existing roof height so it won't be visible from Tavistock Square.

8.2. Interior Works

- 8.2.1. The proposed internal alterations will follow, substantially, the planning principles set by the previous conversion, modified as necessary, to comply with current legislation and will use a similar palette of materials and finishes.

8.3. Justification

8.3.1. The sensitive addition of the new refurbished kitchen ventilation system will make minimal visual impact to the rear elevation of Connaught Hall whilst substantially improving the local air quality, as it will allow removal of the existing redundant kitchen ventilation system at basement level. The proposed internal alterations will be sympathetic to the existing conversion without impacting any of the existing windows in facades overlooking the adjacent streets.

List description

NUMBERS 29-45 AND ATTACHED RAILINGS INCLUDING CONNAUGHT HALL, UNIVERSITY OF LONDON (NUMBERS 36-45), 29-45, TAVISTOCK SQUARE.

Overview

Heritage Category: Listed Building

Grade: II*

List entry Number: 1378967

Date first listed: 10-Jun-1954

Statutory Address: NUMBERS 29-45 AND ATTACHED RAILINGS INCLUDING CONNAUGHT HALL, UNIVERSITY OF LONDON (NUMBERS 36-45), 29-45, TAVISTOCK SQUARE.

Details

CAMDEN

TQ2982SE TAVISTOCK SQUARE 798-1/94/1595 (West side) 10/06/54 Nos.29-45 (Consecutive) and attached railings. Connaught Hall, University of London (36-45)

GV II*

Terrace of 17 houses. c1825-6. Designed by Lewis Vulliamy; built by G Anstey and JA Frampton. Darkened stock brick with stucco ground floors, Nos 29, 32, 35, 39, 43 and 45 rusticated. Slated roof, Nos 34-45 with C20 felted mansard and dormers. EXTERIOR: 4 storeys, attics and basements. 3 windows each. Symmetrical facade, No.37 (centre house) slightly projecting with 4 engaged Ionic columns rising through 1st and 2nd floors; Nos 29, 31, 35, 39, 43 and 45 slightly project with Ionic pilasters through the 1st and 2nd floors. All to support the main entablature at 3rd floor level. Round-arched entrances with pilaster-jambs carrying cornice-heads; patterned fanlights and panelled doors. Doorways of Nos 36-40 and 42-44 converted for use as windows. Entrances to Nos 29 and 45 on the returns, No.45 with pilasters supporting a cornice, No.29 with portico surmounted by a balustrade with vases. Square-headed, recessed sashes to ground floors except No.37 with round-arched ground floor windows. 1st floor casements with cast-iron balconies. 2nd and 3rd floors with gauged brick flat arches to recessed sashes, most with glazing bars. Attic storey with pilaster strips above bays with pilasters. Cornice above attic storey except Nos 35-39 with balustraded parapets. The north return of No.29 continues the entablature and pilaster treatment and forms a balanced composition, linked by a low screen wall, with No.36 Gordon Square (qv). The south return of No.45 continues the entablature and pilaster treatment and is similarly linked by a screen wall with No.53 Gordon

Square (qv). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. No.36 was listed on 14/05/74. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 97-98).

Listing NGR: TQ2983282314

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