



**Saunders
Boston
Architects**

14 ENDSLEIGH STREET



Design and Access Statement

University College London

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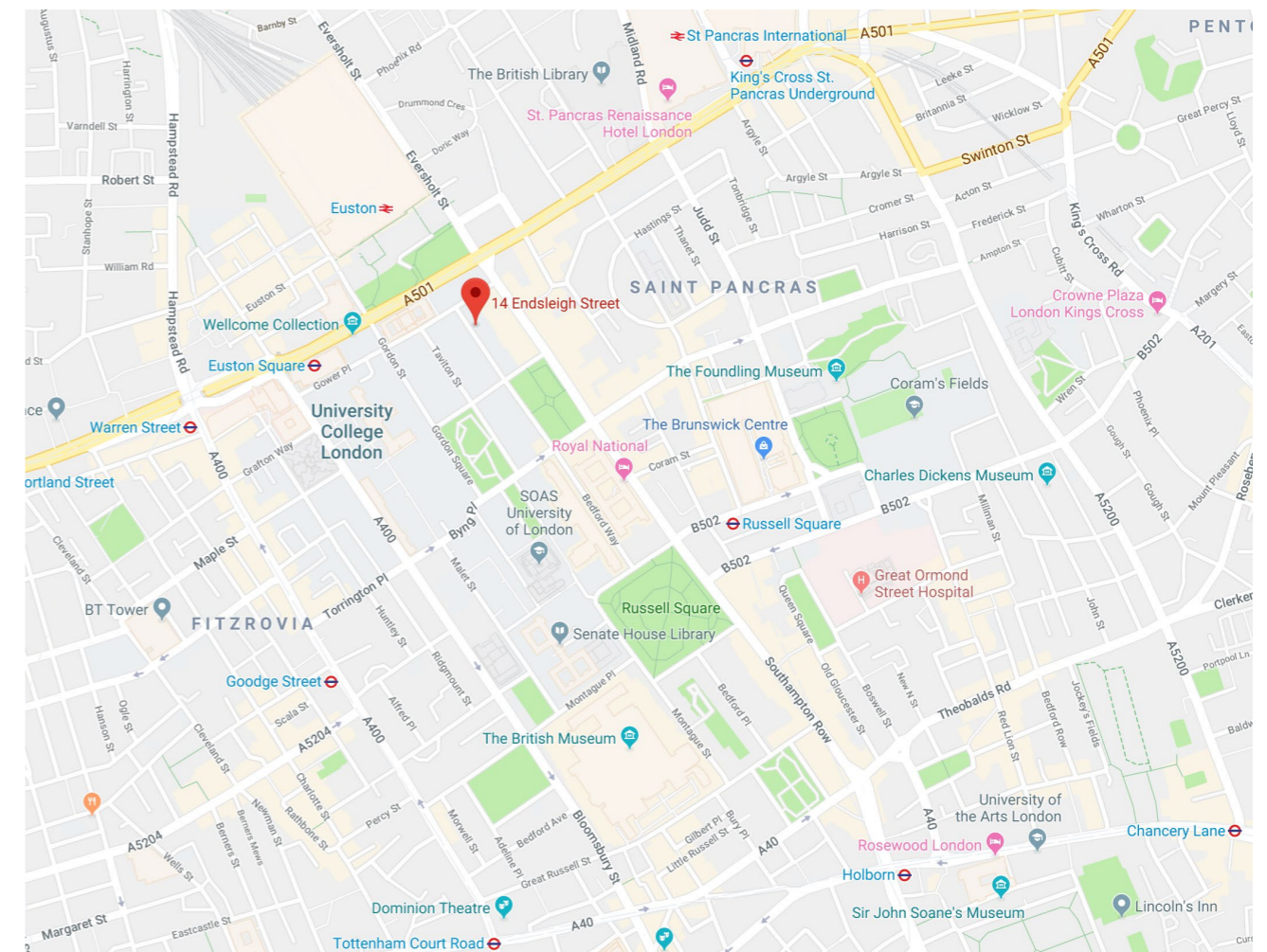
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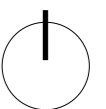
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1.0 INTRODUCTION

- 1.1 This statement is prepared by Saunders Boston Architects on behalf of University College London (UCL). It supports the application for planning and listed building consent for the proposed alterations of 14 Endsleigh Street.
- 1.2 14 Endsleigh Street is one of several properties forming a terrace of Grade II listed Georgian town houses located in the Bloomsbury area of central London. Bloomsbury is in the Borough of Camden and approximates to the area from Euston Road in the north to High Holborn in the south and from Tottenham Court Road in the west to Grays Inn Road in the east. Endsleigh Street forms one of the smaller runs from north to south, parallel to, and one block west, of the higher trafficked artery of Woburn Place. The area was developed by the Russell family (Dukes of Bedford) in the 17th and 18th centuries into a fashionable residential area, much of which remains today, and provides the character and attractive aesthetic that is still associated with the name worldwide. The development of the residential streets between Euston Road and Byng Place largely fell under Thomas Cubitt's tenure as principal builder for the Bedford Estate, as their largely coherent and consistent aesthetic bears testament to. Whilst contextually the area is now known more as the home to several universities, numerous health care institutions, commercial offices and institutional uses, Endsleigh Gardens and Endsleigh Street remain notable exceptions in retaining their residential origins in the form of hotels, hostels and halls of residence for students and to a lesser degree some private residential properties.
- 1.4 University College London, founded in 1826, is the leading university in London and with 42,000 students is one of the largest in the country. The university is centred in Bloomsbury, occupying many of the buildings in area, some purpose built, some converted from residential and other uses, some historic and some modern.
- 1.5 Following the merger of the Institute of Education (IoE), a constituent college of the University of London, with UCL in 2014, the leasehold for 14 Endsleigh Street passed into UCL Residence Team stewardship. Prior to 2014 it was the official residence of the Principal of IoE. After the merger it has been left vacant for a number of years.



Site Location



2.0 EXISTING SITE AND BUILDINGS

2.1 SITE AREA

2.1.1 14 Endsleigh Street is one of eleven properties forming a terrace of Georgian townhouses located in the Bloomsbury area of central London. The site is on the west side of Endsleigh Street and is typical of a Georgian residential plot. The long, narrow floor-plate runs from the front entrance on Endsleigh Street to an enclosed rear courtyard garden. The garden has no access other than through the property, and backs onto the rear gardens of the similar terrace properties of Taviston Street.

2.1.2 The building (property No. 174 on the UCL Estates Map) is well located within the University campus sitting in the same terrace that includes John Adams Hall, a student hall of residence, and only a few minutes' walk from the main Wilkins Building just 3 blocks to the west.

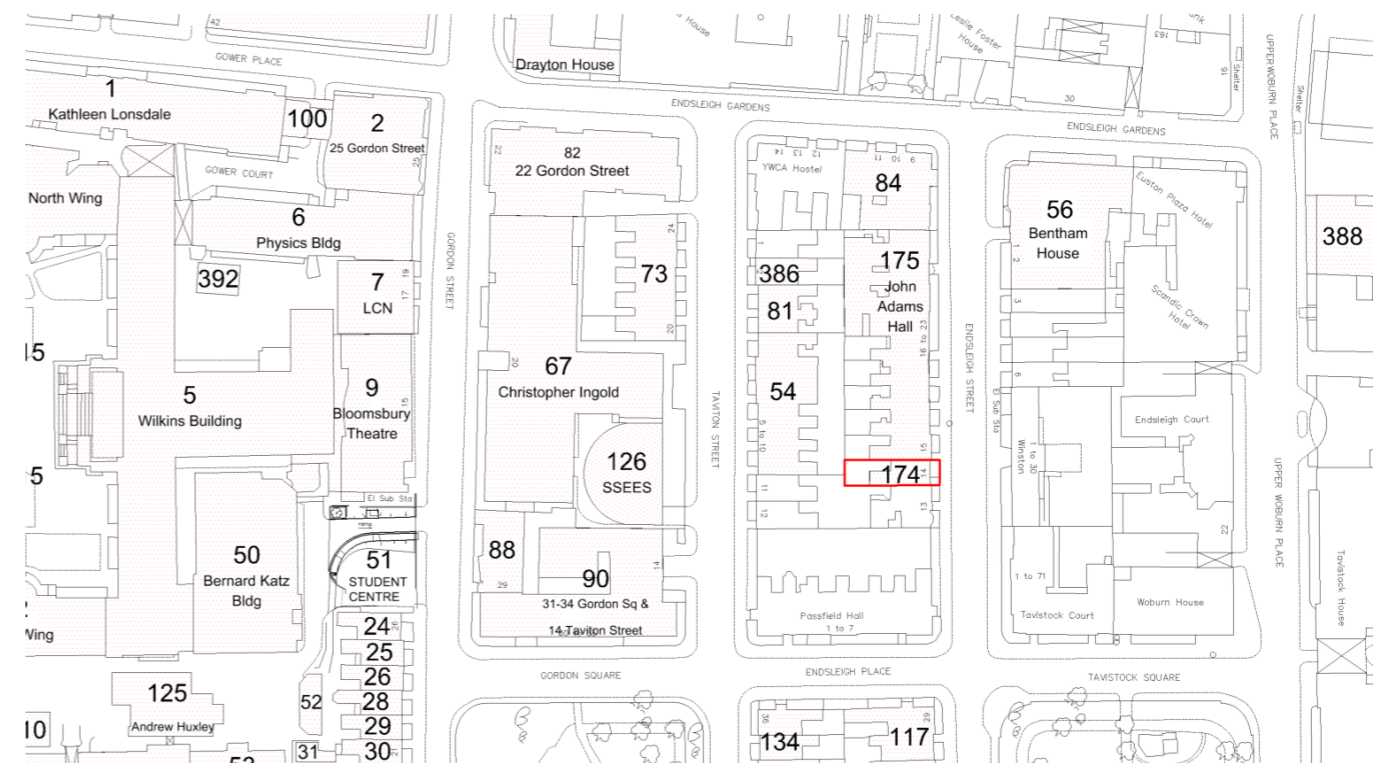


Fig 2.1
Contextual Site Plan

2.2 SITE CONTEXT

2.2.1 Endsleigh Gardens

After escaping the noise of Euston Road, the first street parallel east-west off Upper Woburn Place is Endsleigh Gardens. The street sets the tone for the grid of residential terraces and formal squares that form the urban grain heading south to Russell Square, where the development of the British Museum interrupts it.

Since its 1820's inception under Cubitt, the northern side of the street has been subjected to greater intervention, with an attractive, yet un-listed 4 storey red brick building wrapping the entrance from Upper Woburn Place. Portland stone is used to face the ground floor, in window details and banding to contrast against the red brick above. This mimics the style of rusticated stucco against yellow stock brick used by Cubitt on neighbouring terraces. Beyond its plainer, more industrial red brick neighbour lies a 20th century replacement in the Leslie Forster House, which maintains the red brick of this side of the street and effectively matches scale and aperture sizes with its older neighbours.

To the south side the original long block of 9 houses has endured; more recently the Grade II listed Cubitt terrace has been converted into the Hilton London Euston Hotel. Built in his hallmark yellow stock brick, this 4 story massing with basements is set back behind light-wells with frontage railings. Using rusticated stucco and projecting sections accentuated by Corinthian pilasters, it typifies many of the terraces he completed whilst principal builder to the Bedford Estate (including Endsleigh Street, Tavistock and Gordon Squares).

Beyond the hotel is Bentham House, built in 1954-58 to designs by H and H Martin Lidbetter, as the headquarters of the National Union of General and Municipal Workers, currently houses the UCL School of Law. It follows similar massing in Portland stone to its brick neighbour but with Neo-Georgian and Art Deco influences. Its chamfered corner entrance gives a focal point to the junction with Endsleigh Street, further punctuated by end-stop projecting towers at either end of the building on both streets.

After the junction with Endsleigh Street, sits yet another Cubitt terrace (no. 9-14 consec.), this time slighter grander, as the former frontage to the original Euston Square, which has become an attractive pedestrian link via the formal gardens east of Friends House in contemporary times. This importance is apparent through its larger scale, projecting porticos at ground floor level, bold stucco banding, corner quoins, moulded parapets and window surrounds. This building currently serves UCL as the Institute of Education departments of Marketing, Finance, Research and Consultancy Services.

The heights of buildings on both sides, and the rigour of repeated details, create a uniform and linear character along Endsleigh Gardens, which is then carried on as you progress through the nearby area.



North side of Endsleigh Gardens towards Upper Woburn Place



The Hilton London Euston Hotel – a Grade II listed terrace by Thomas Cubitt on the south side of where Endsleigh Gardens meets Upper Woburn Place



Edge of Leslie Forster House – Bentham House – corner of no. 9-14 Endsleigh Gardens

2.2.2 Endsleigh Street

Running parallel to Woburn Place, Endsleigh Street is a north-south side street that begins the transition to the slightly busier epicentres around Tavistock and Gordon Squares. In terms of building function the proximity of UCL's Bloomsbury campus begins to show, with not only Bentham house and its opposing number serving departmental use, the string of terraces to the west of the street (15-23 Endsleigh Street) has been converted to be a student hall of residence known as John Adams Hall. Our site, no. 14, forms part of a cohesive whole with this terrace, along with no. 13.

Built and designed by Cubitt in circa. 1825, the terrace of 11 houses has been retained largely unaltered externally, aside from a small 2 storey bay fronted addition to the side of no. 13, plus minor subtle alterations to 21-23 to form the entrance to the student accommodation halls. The main terrace is 4-storeys of mixed stock brick, plus light-wells to the basements and attics; all except 13 have a single dormer window from the attic space onto Endsleigh Street, though no. 13 has 3 separate dormers. The hierarchy of the window apertures conforms to the principle of the first floor being the "*Piano Nobile*", therefore has the tallest windows, accentuated by the continuous cast iron balcony to all first floor casements, with the windows above decreasing progressively in size up to the third floor. The overall scale, whilst achieving the same number of storeys, is more diminutive when compared with the flanking elevation of no. 9-14 Endsleigh Gardens, though highly comparable to the end of the terrace along Endsleigh Place at the opposing end of the street. Each former house has 3 windows apiece, with stucco present at ground floor along the entire terrace, plus square-headed, recessed doorways with patterned rectangular fanlights over panelled and studded doors. No. 13 and 15, then 21 and 23 all project slightly and are picked out with the use of rusticated stucco, as well as tetrastyle pilaster treatment through 1st and 2nd floors. These serve to symmetrically bookend the terrace as a singular entity. No. 14's balcony also features cast-iron trellis supporting a tented canopy. No. 22, which forms the main entrance to the John Adams student accommodation, has smaller tetrastyle pilasters at ground floor level and a central 20th century glazed door and overlight. In addition they all have a continuous entablature at 3rd floor level, with a cornice and blocking course above the attic storey.

The east side of the street varies more in quality and appearance. Directly adjacent to Bentham House, are 2 houses which represent a modern interpretation of the terrace house using concrete panels, before 4 Grade II listed houses of Cubitt's original 1825 terraces, almost identical to the west side of the street, bar circular recessed doors. These connect to the rather less refined Winston House, which is a 4-storey mid-20th century housing block, which attempts to blend in, by matching the eaves height of its neighbours and the material palette of mixed stock brick. It is considered to be of neutral contribution to the conservation area. This is sited opposite to no. 14. It is softened by the trees in front of it, which continue to Tavistock Square. The street is completed by the returning elevation of Tavistock Court. At 8-storeys with basement and mansard attic roof and made from red brick and white painted render, with steel windows. This Art-Deco inspired interwar flat block is of a

distinctly differing language associated with the 20th century building facing Tavistock Square. The junction between the 2 styles is bridged by a 3-storey white rendered link building, which does little to reduce the abrupt contrast.



End Elevation of 9-14 Endsleigh Gardens to 17-23 Endsleigh St.
West side



No. 13-23 Endsleigh Street – original 1825 Cubitt terrace

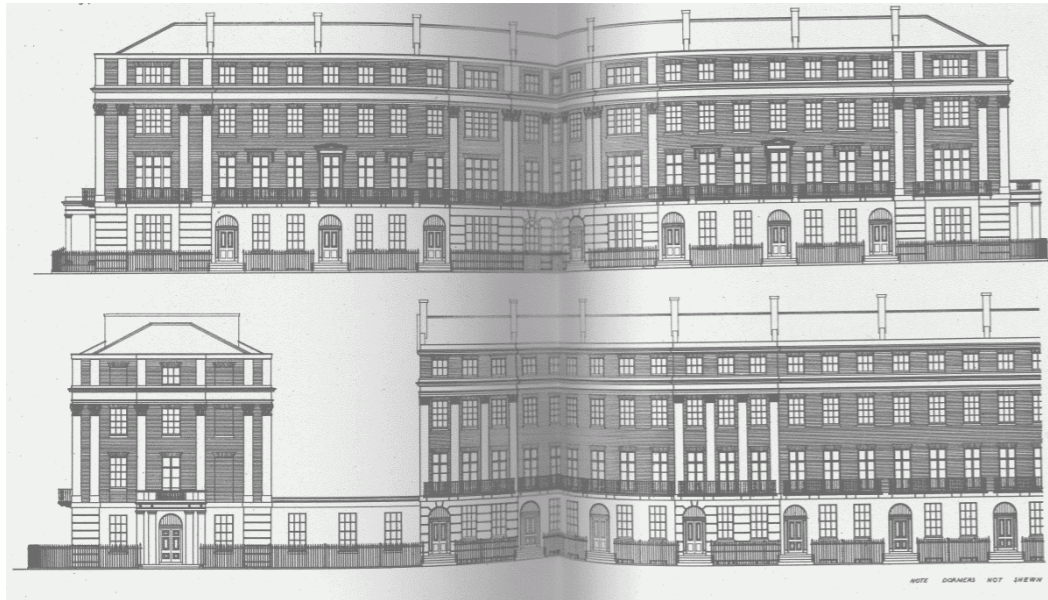


No. 13-15 Endsleigh Street, showing 2 storey addition



End elevation of Endsleigh Place terrace looking towards Tavistock Square

2.2.3 Endsleigh Place / Tavistock Square



Endsleigh Place is a short street at the southern end of Endsleigh Street, which connects the northern boundaries of Gordon Square to the West, and Tavistock Square to the East, which is bound by Upper Woburn Place on its eastern edge. Its southern side is dominated by the impressive Grade II listed Passfield Hall, another Cubitt terrace, which has also been converted into student accommodation. The alterations to this, whilst subtly done, are numerous and remove much of the original emphasis and finer grain detail of the original design. Nonetheless it is clearly of the same hand as the terrace on Endsleigh Street and the other two Cubitt Terraces that sit opposite, running perpendicular down the sides of Tavistock and Gordon Squares. The pair of flank walls to the south side of Endsleigh Place are a particularly fine example of the care and articulation Cubitt gave to these “secondary” elevations as a matching pair. Each terrace is terminated by entrance porticos onto Endsleigh Place. Each elevation features its own tetrastyle pilaster treatment through 1st and 2nd floors, with one at each corner, plus 2 aligned with the ground floor porticos. A pair of first floor window blanks are picked out with their own frame and entablature, with the main entablature at third floor level wrapping round the flank elevation and one window bay back around the rear elevation facing the back-to-back gardens. At street level these gardens sit behind a stuccoed screen wall topped by a balustrade with a central entrance door with a supported portico on banded stucco pilasters. Passfield house has similar treatment to its East flank elevation that addresses Endsleigh Street.



Cubitt's Grade II listed Passfield Hall's south elevation to the north side of Endsleigh Place



The 2 flanking elevations of the terraces of Tavistock Square (far left) & Gordon Square as they face Endsleigh Place

2.3 CONSERVATION AREA

2.3.1 The site is located within Sub-Area 2 of the Bloomsbury Conservation Area, which covers approximately 160 hectares of Camden. Bloomsbury was designated as a conservation area in 1968 in order to protect developments constructed during and preceding the Georgian era.

The Bloomsbury Conservation Area Appraisal highlights Endsleigh Street and the surrounding streets from Euston Road to as far as Byng Place (Sub Area 2), as containing “Fine four-storey early 19th century terraces predominate the sub-area.

2.3.2 Proposals for development within this area will need to ensure they are in line with national and local planning policy. The relevant planning policies for development within the conservation area are as follows:

- With respect to development in the conservation area, the Planning (Listed Building and Conservation Areas) Act 1990, Section 72, requires “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
- National Planning and Policy Framework (NPPF) July 2018, Section 16 highlights the importance of protecting historical assets, which make a positive contribution to the historic environment.
- Camden Local Plan (2017) Policy D2 requires that proposals in involving Designated heritage assets hoping to receive consent from the Council must “preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage asset”.
- Bloomsbury Conservation Area Appraisal and Management Strategy 2011 provides detailed information on the special interest of the conservation area, to facilitate the preservation and enhancement of its key attributes.

2.4 LISTED BUILDING STATUS

2.4.1 14 Endsleigh Street is Grade II ‘listed’ (list entry Number: 1078299) as part of a ‘Group’ comprising ‘numbers 13-23 and attached railings’. The description (see opposite) lists the important features.

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 13-23 AND ATTACHED RAILINGS. JOHN ADAMS HALL OF RESIDENCE (NUMBERS 15-23), 13-23, ENDSLEIGH STREET
List Entry Number	1078299
Location	County: Greater London Authority District: Camden District Type: London Borough
Grade	II
Date First Listed	28-Mar-1969
Date of most recent amendment	11-Jan-1999
Details	CAMDEN TQ2982SE ENDSLEIGH STREET 798-1/94/391 (West side) 28/03/69 Nos.13-23 (Consecutive) and attached railings. John Adams Hall of Residence (15-23) (Formerly Listed as: ENDSLEIGH STREET Nos.3-6, 13-18, 19-23 (consec)) GV II Terrace of 11 houses, partly converted to a hall of residence. c1825. Built by Thomas Cubitt. Multi-coloured stock brick with stucco ground floor, Nos 13, 15, 21 & 23 rusticated. 4 storeys and basements. 3 windows to each former house. No.13 with 2 storey 3 window addition. Symmetrical terrace with Nos 13, 15, 21 & 23 slightly projecting with tetrastyle pilaster treatment through 1st and 2nd floors. Square-headed, recessed doorways with patterned rectangular fanlights and panelled and studded doors. No.22, the main hall of residence entrance, with tetrastyle pilasters to ground floor and C20 glazed doors and overlight. Continuous cast-iron balconies to 1st floor casements, No.14 with cast-iron trellis and tented canopy. 2nd and 3rd floor with gauged brick flat arches to sash windows. Entablature at 3rd floor level. Cornice and blocking course above the attic storey. Addition to No.13 splayed with C20 sashes. Stucco coat of arms above the centre ground floor window and dentil cornice at 1st floor level. Cornice and blocking course above 1st floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

2.5 EXISTING BUILDING

2.5.1 In addition to this report a number of detailed surveys and investigations of the condition of the structure, building fabric or services, have been undertaken and included as separate documents supporting the application. Some of the following photographs were taken during an initial visual survey of the property. Since that visit occurred a 'soft' strip out of modern furnishings and fixtures (such as carpets curtains, kitchen units, wardrobes and sanitary ware) has occurred. During pre-application consultations, permission from the Conservation Officer was sought, and granted, for limited opening up works to confirm the existing structural arrangement and construction, including:

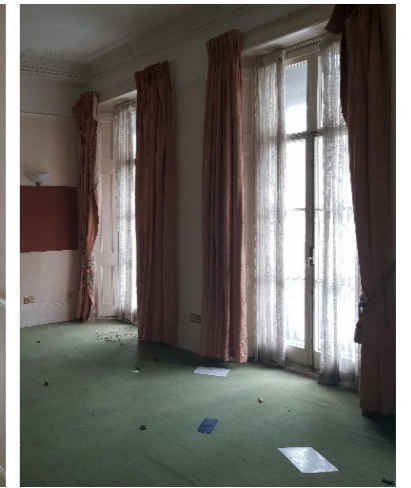
- Lifting of stone slabs to basement floor and floorboards to upper floors
- Limited enlargement of existing openings in walls to establish the extent of previous modern interventions to the original constructions
- Damp and decay survey
- Building condition survey
- Building Services condition and capacity survey, including drainage



Mains Services entry in basement



Main staircase



Drawing Room



Main Roof and parapet gutter



Front external courtyard



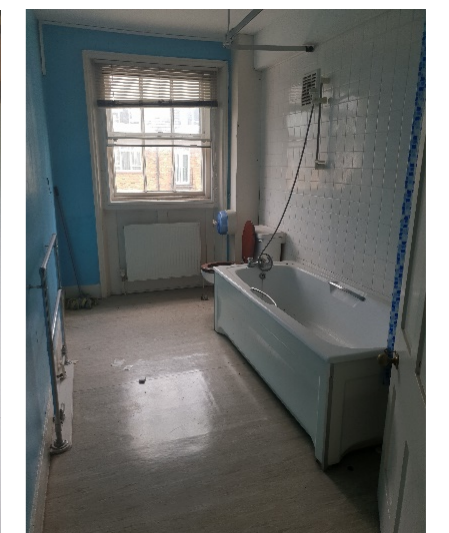
Street Scene looking north west along Endsleigh Street with No 14 the second house from the left



Endsleigh Street Elevation



Recent structural and waterproofing repairs to dormer roof



Second Floor Bathroom

2.6 PLANNING HISTORY

2.6.1 There have only been 4 application directly applicable to the individual house at no. 14, these are listed first, below. However there have also been numerous applications, which relate to the terrace when considered as a larger whole, i.e. no. 13 to the left, then nos. 15-23 to the right (known as John Adams Halls). These are included separately after the four that are property specific, as the structure was designed as a singular architectural entity, so any alteration should continue to consider any impact upon the reading of that whole.

Reference	Description	Date	Decision
9293405	Seeking permission to reduce crown of small Lime tree.	06-01-1993	Agree to pruning of Trees
28015	Erection of flue at rear.	21-11-1980	Granted
HB2118	Listed building consent: Erection of flue at rear.	01-05-1979	Listed Permission Granted
HB1921	Listed Building Consent: Minor internal alterations.	10-10-1978	Listed Permission Granted
15 John Adams Hall Endsleigh Street WC1H 0DP			
2017/1780/L	Details of curtilage landscaping required by Condition 4 of planning permission 2016/2266/L dated 02/09/2016 for replacement of 9 crittall windows and creation of an opening in the rear boundary wall for access.	12-06-2017	Granted
2017/1764/L	Internal alterations and renovations	25-05-2017	Granted
John Adams Hall of Residence 15-23 Endsleigh Street London WC1H 9AD			
2017/1402/L	Installation of 2 new small telecom cabinets and removal of 3rd one within front basement lightwell	05-04-2017	Granted
2017/0803/P	Installation of 2 new small telecom cabinets and removal of 3rd one within front basement lightwell	05-04-2017	Granted
2016/4398/L	Proposed telecommunications upgrades and associated works	23/11/2016	Granted

2016/3556/P	Proposed telecommunications upgrades and associated works	23/11/2016	Granted
2016/2266/L	Replacement of 9 crittall windows with new crittall windows on the ground floor rear extension.	02-09-2016	Granted
2016/1775/P	Replacement of 9 crittall windows with new crittall windows on the ground floor rear extension.	02-09-2016	Granted
2012/5072/L	Replacement of existing telecommunications equipment at basement and first floor levels to front elevation of student accommodation (Sui Generis).	20-12-012	Granted
2012/5070/P	Replacement of existing telecommunications equipment at basement and first floor levels to front elevation of student accommodation (Sui Generis).	20-12-2012	Granted
2008/4571/L	Works associated with the erection of a new enclosed footbridge at second floor to link 9-11 Endsleigh Gardens to 15-23 Endsleigh Street.	WITHDRAWN	Withdrawn
2008/4505/P	Works associated with the erection of a new enclosed footbridge at second floor to link 9-11 Endsleigh Gardens to 15-23 Endsleigh Street.	WITHDRAWN	Withdrawn
2007/2499/L	Amend the new rooflight design from lantern to monopitch as a revision to listed building consent granted 31/07/06 (ref no: 2006/2381/L) for amendments to approved scheme 2004/4198/L granted permission 23/11/2004 for alterations and refurbishment of the existing building to improve the existing student residential accommodation, including removal of part of front railing to provide a gate and a new access ramp and hand rail to the front of nos. 21 and 22].	13-07-2007	Granted
2007/2497/P	Amend the new rooflight design from lantern to monopitch as a revision to listed building consent granted 31/07/06 (ref no: 2006/2381/L) for amendments to approved scheme 2004/4198/L granted permission 23/11/2004 for alterations and refurbishment of the existing building to improve the existing student	13-07-2007	Granted

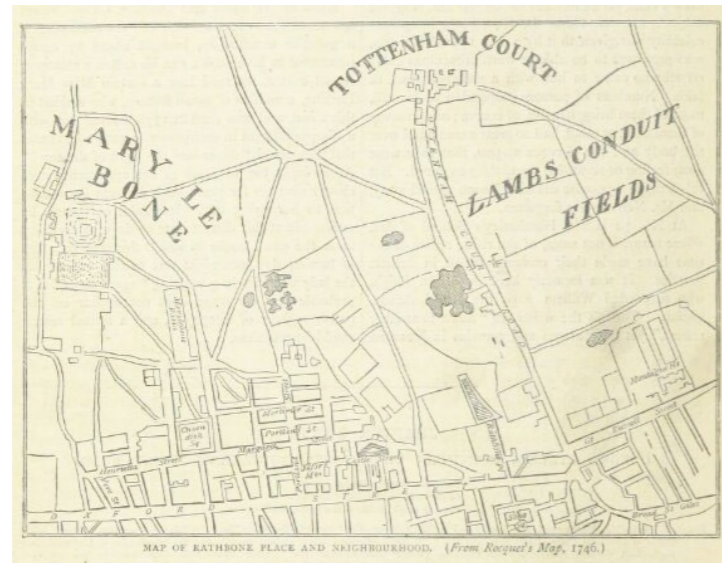
	residential accommodation, including removal of part of front railing to provide a gate and a new access ramp and hand rail to the front of nos. 21 and 22].		
2007/1527/P	Details of all new cast iron soil and rainwater pipes pursuant to condition 1(a) of planning permission dated 31st July 2006 (ref. 2006/2379/P) (for amendments to approved scheme 2004/4196/P granted permission 23/11/2004 for alterations and refurbishment of the existing building to improve the existing student residential accommodation.	17-10-2007	Granted
2007/0807/L	Works associated with the installation of CCTV cameras to front and rear facades of existing student hall of residence (C2).	13-04-2007	Granted
2007/0327/L	Removal of existing front door and installation of new front door to student halls of residence, including resurfacing works to existing bridge link and front steps.	13-04-2007	Granted
2007/0325/P	Removal of existing front door and installation of new front door to student halls of residence, including resurfacing works to existing bridge link and front steps.	13-07-2007	Granted
2007-0804-P	Installation of CCTV cameras to front and rear facades of existing student hall of residence (C2).	13-04-2007	Granted
2006/2381/L	Amendments to approved scheme 2004/4196/P granted permission 23/11/2004 for external and internal alterations and refurbishment of the existing buildings to improve the existing student residential accommodation, including removal of redundant flues, water tanks and metal staircases, and removal of part of front railing to provide a gate and a new access ramp to the front of nos. 21 and 22. Discharge of condition 4 (the removal and retention of section	31-07-2006	Granted

	of railing), and condition 5 (submission of full details of the access ramp) of previously approved listed building consent 2004/4198/L granted permission on 23/11/2004.		
2006/2379/P	Amendments to approved scheme 2004/4196/P granted permission 23/11/2004 for alterations and refurbishment of the existing building to improve the existing student residential accommodation, including removal of part of front railing to provide a gate and a new access ramp and hand rail to the front of nos. 21 and 22.	31-07-2006	Granted
2004/4198/L	Alterations and refurbishment of the existing building to improve existing student residential accommodation, including a new access ramp to the front of nos. 21 and 22, together with internal alterations associated with the provision of bedrooms and internal access for disabled persons.	23-11-2004	Granted
2004/4196/L	Alterations and refurbishment of the existing building to improve existing student residential accommodation, including a new access ramp to the front of nos. 21 and 22, together with internal alterations associated with the provision of bedrooms and internal access for disabled persons.	23-11-2004	Granted
2003/2845/L	Alterations and refurbishment of existing building to improve the existing student residential accommodation to include alterations to roof; removal of window openings to rear projection of no. 23; new access ramps to front and rear of nos. 22 and 21 and alterations to duct at rear of no. 23.	WITHDRAWN	Withdrawn
2003/2844/P	Alterations and refurbishment of existing building to improve the existing student residential accommodation to include alterations to roof; removal of window openings to rear projection of no. 23; new access ramps to front and rear of nos. 22 and 21 and alterations to duct at rear of no. 23.	WITHDRAWN	Withdrawn

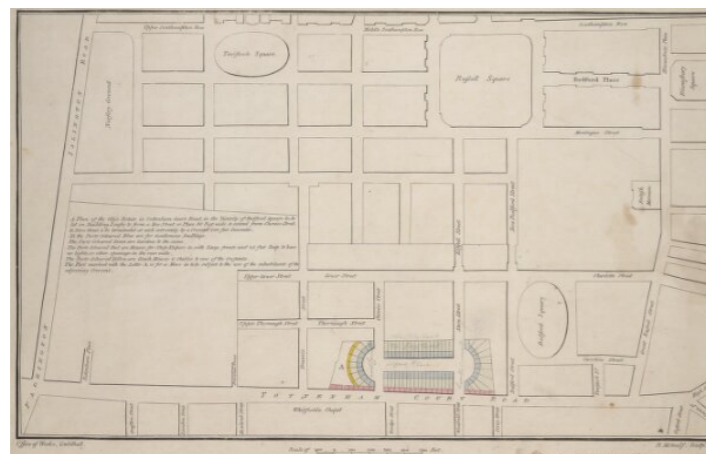
3.0 HISTORIC CONTEXT

3.1 BLOOMSBURY

3.1.1 Previously occupied by agricultural land, the area of Bloomsbury emerged as an urban development from circa 1660, as part of a period of rapid expansion which lasted several centuries. Restoration works following the Great Fire of London are believed to be the catalyst for this new wave of building, which developed into the construction of fashionable suburbs. The new townscape signified a departure from the medieval alleys and courtyards and instead drew influence from the Palladian architecture of Covent Garden (developed by the Duke of Bedford and Inigo Jones in 1630)

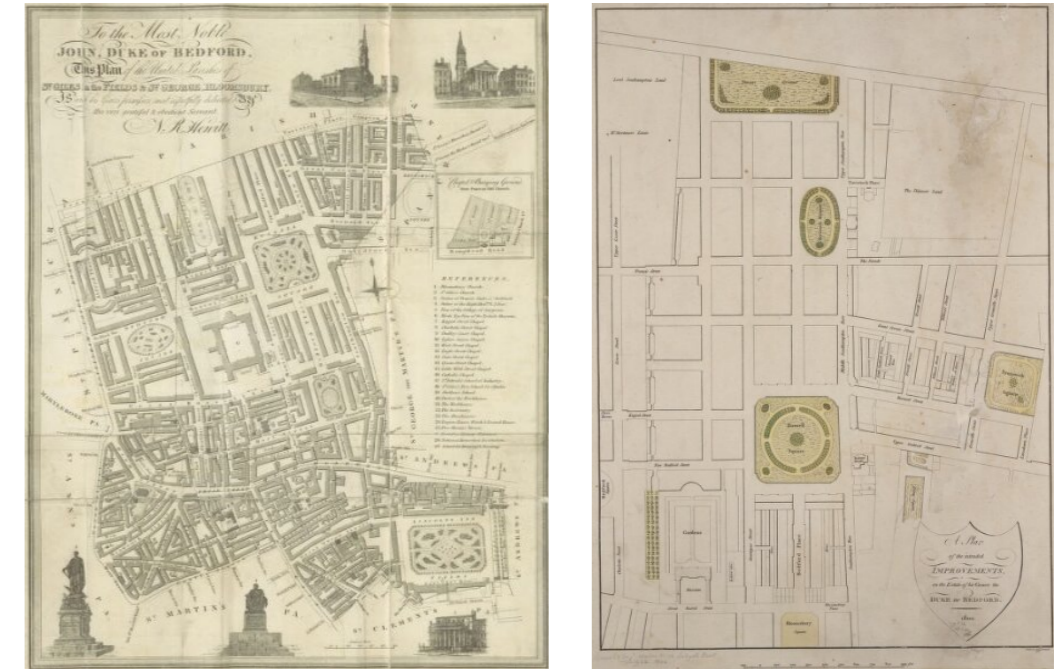


3.1.2 Between 1750 and 1830 landowners in and amongst Great Russell Street and Euston Road capitalised on the demand for fashionable residences. During the Georgian and Regency period a unified architectural design for developments, such as Bedford Square, was enforced by the Bedford Estate's design code, which restricted builders to specific materials, proportions and surfaces. Below (top of next column) is a map of the land owned by the City of London, which essentially sets out the road infrastructure of the area, published in 1802:



3.1.3 The respective Dukes of Bedford continued to revise plans for Bloomsbury as can be seen through the progressive introduction of additional green spaces as the development stretches further north, gaining further articulation with each principal builder appointed to the estate who refined the plans of their predecessor. The first shows no squares beyond Russell Square with long, likely speculative, terraces shown north of it. The next around 1800 shows Tavistock Square and what is initially called Nursery Gardens later to become Endsleigh Gardens.

3.1.4



During the 19th century, residential interest in Bloomsbury began to decline, with the construction of fashionable villas in Belsize Park and St John's Wood. As a result, other building uses were introduced and the area saw an increase in commercial uses.

3.1.5 London's first university opened in 1828 with the construction of the Wilkins Building in Gower Street. University College London subsequently expanded to occupy a large proportion of the surrounding area throughout the 19th and 20th century.

3.1.6 Today, Bloomsbury retains the formal order of wide streets, arranged in a grid pattern, punctuated with leafy squares.

4.0 DESIGN ASSESSMENT

- 4.1 This statement considers the effect of the proposed works upon the existing site of 14 Endsleigh Street and the impact on its neighbours within the Bloomsbury Conservation Area.
- 4.2 The primary importance of the site is its contribution to the unity of the streetscape. The significance of the terrace as a whole is explicit in its listing as a collection of eleven dwellings (Nos 13-23) and their common boundary railings.
- 4.3 The Bloomsbury Conservation Area Appraisal highlights Endsleigh Street and the surrounding streets from Euston Road to as far as Byng Place (Sub Area 2), as containing "Fine four-storey early 19th century terraces predominate the sub-area."¹
- 4.4 The consistency of Cubitt's detailing along the main street façades of multiple neighbouring streets is clearly evident and its importance is highlighted within the same document, when it later states "Looking north, the west side of Endsleigh Street continues this consistent frontage of Cubitt's development. ... The grade II listed terrace Nos 13-23 (consec), ... has similar detailing but is adorned with Corinthian capitals and a pitched roof with small dormer windows."² The latter part making direct reference to the terrace our site sits within.
- 4.5 As outlined earlier in this statement, whilst many of the surviving terraces in the area originated from the same hand, which provides a unifying language to the area, there was also a clear hierarchy to Cubitt's squares and streets, which is revealed through the detailing of each terrace. In their 'Survey of London: Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood', J R Roberts and Walter H Godfrey, provide the following description, whilst elaborating upon the Cubitt terrace block adjacent to Upper Woburn Place, on Endsleigh Gardens (now The Hilton London Euston Hotel) in comparison to our terrace on Endsleigh Street; "*The front to Endsleigh Gardens shows some further variations (Plate 54). The centre block with four Corinthian columns is flanked on each side by a section with two pilasters, and with three-light windows on all but the first floor which has a pair of french windows. This scheme is repeated at the extremities of the block where they are enclosed on the first and second floors by two pairs of pilasters. Between the centre and the wings, the middle window has a pediment on brackets and two others a cornice and brackets. The division into houses does not correspond with the architectural parts, a fact betrayed by unexpected gaps in the first-floor balconies. The rusticated stucco is restricted here, as before, to the sections furnished with columns or pilasters.*
- ... Much the same treatment continues along Endsleigh Street, except that there is a return to the single blocks of tetrastyle pilasters with rather smaller capitals.*"³

- 4.6 The basement-and-ground two-storey "extension" at the rear of 14 Endsleigh Street is consistent with most of the other houses in the terrace and seems to be either present from the building's inception or an early addition in the building's history appearing on historical maps from the late 19th century. It highlights the significant change in ground level, from street level at the front to the small garden at the rear, as the basement gives access out at garden ground level, compared with the light-well and front vaults being entirely below street level at the front.
- 4.7 The interior of the property has survived with a minimal level of alterations over the years. Most rooms retain their original proportions, without the addition of internal partitions. This is of great benefit to the retention of the attractive cornices, picture rails and dados abundant at ground and first floor levels. On these two more formal floors each main room has its own ceiling rose. The first floor main landing also features a frieze moulding above the entrance to the front room. This is reminiscent of the external moulding on the flanking wall of the adjacent Passfield Hall at the southern end of the street. Its floral nature also picks up on the metal balustrades that line the main staircase from ground to third floor that visualise climbing ivy or vine leaves. All evidential of the design coherence and attention to detail so strongly associated with Thomas Cubitt.



- 4.8 There are however some inferior additions, which detract from the quality of the fabric when considered in its original private residential function. Examples include all the WCs and bathrooms, the ground floor kitchen units, and high level ductwork associated with them, a servery hatch between the two ground floor rooms, some fixed benching and shelving used as an office in a ground floor rear room, plus a stray singular sink in the corner of what would have been a bedroom. Additionally secondary glazing has been added to almost every window internally, much of which is now out dated in terms of performance and of low aesthetic quality. Whilst

¹ Bloomsbury Conservation Area Appraisal and Management Strategy, adopted 2011, p22

² Bloomsbury Conservation Area Appraisal and Management Strategy, adopted 2011, p23

³ 'Upper Woburn Place, Endsleigh Gardens, Endsleigh Street, Endsleigh Place and Taviton Street', in Survey of London: Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood, ed. J R

Howard Roberts and Walter H Godfrey (London, 1949), pp. 103-104. British History Online <http://www.british-history.ac.uk/survey-london/vol21/pt3/pp103-104> [accessed 3 April 2020].

secondary glazing is perhaps a sound principle in terms of strategy for balancing environmental performance against detriment to historic fabric, these particular units are currently unsuitable and removal encouraged. The secondary glazing also deters access to, and operation of, the existing wooden shutters, which are in good condition and functioning. An alternative solution is considered to try and achieve the same goals, for the first floor glazed doors onto the street balcony, in order to restore some of the original experience of these features.

- 4.9 Much of the services that have been added into the building have been surface mounted and boxed in, presumably on the principle of being minimally invasive and easy to maintain without frequently tearing up more significant fabric to access them. Most is old and of poor quality and need replacing in order to achieve statutory compliance as well as to be fit-for-purpose. During this exercise, some rationalising could occur aiming to reduce the extent of boxing in and service routes required, whilst making best use of existing perforations in historic fabric. The hot water system features very low quality, as well as aging, contemporary radiators. These are undoubtedly detrimental in the internal aesthetics and it is proposed to replace these with more sympathetic 'column' radiators, re-using the floor runs that serve them as much as possible.
- 4.10 Fortunately, as there was no significant refurbishment of the property during the 1960's and 1970's, the building has escaped the usual liberal application of asbestos based products throughout. The few that were identified, along with tired, poor quality carpets and curtains and some detrimental contemporary fixed wardrobes have been removed as part of an initial soft strip out exercise. As part of this exercise boarded up fireplaces have been opened up too. Fortunately the boarding up was done in a sympathetic way, revealing a selection of well preserved fireplaces behind, which will not require huge amounts of restoration, as well the presence of original marble hearths flush with the timber floor boards.
- 4.11 Overall it would not be unreasonable to say the fabric of the building has been poorly maintained more recently and there are several points of localised water damage caused by internal leaks. Whilst no longer deteriorating further, repairs will be required, including to lath and plaster ceilings. There has also been a known roof leak, which has had recent remedial works. Each of the valleys of the dormer show signs of at least past water ingress. There is significant water damage to the rear ceiling of the back room at third floor level. The weather resistant integrity of the roof in its current state is definitely questionable, in the interests of preserving the fabric below it. These are minimal however, when compared with the evidence of water-damage that is acutely evident within the basement level.

5.0 DESIGN AND ACCESS

5.1 THE PROCESS

This document is submitted in support of a Planning Application and an associated Listed Building Consent application for the proposed works set out in this report.

After detailed research, assessment and evaluation of the building and site context, several design options were developed with University. The selected option has been further developed in consultation with Camden Council and has included two formal Pre-App meetings, one or both of which were attended by the council's Conservation Officer, case Planning Officer, Trees officer and Environmental Health officer. Correspondence with the council has also involved other members of the planning department as advice was sought about the design proposals and the scope of specialist survey and investigation reports required as part of the submission.

5.2 USE

The property is currently designated for residential purposes but this planning application is seeking to change that to a 'Sui Generis' category including both residential and Business Meeting uses.

5.3 AMOUNT

The application does not seek to enlarge or reduce the size of the property. The upper floors and the rear garden will be used for residential purposes with the basement and ground floor mainly used for Business Meeting purposes plus access (to the upper floors and rear garden) for the residential users.

5.4 LAYOUT

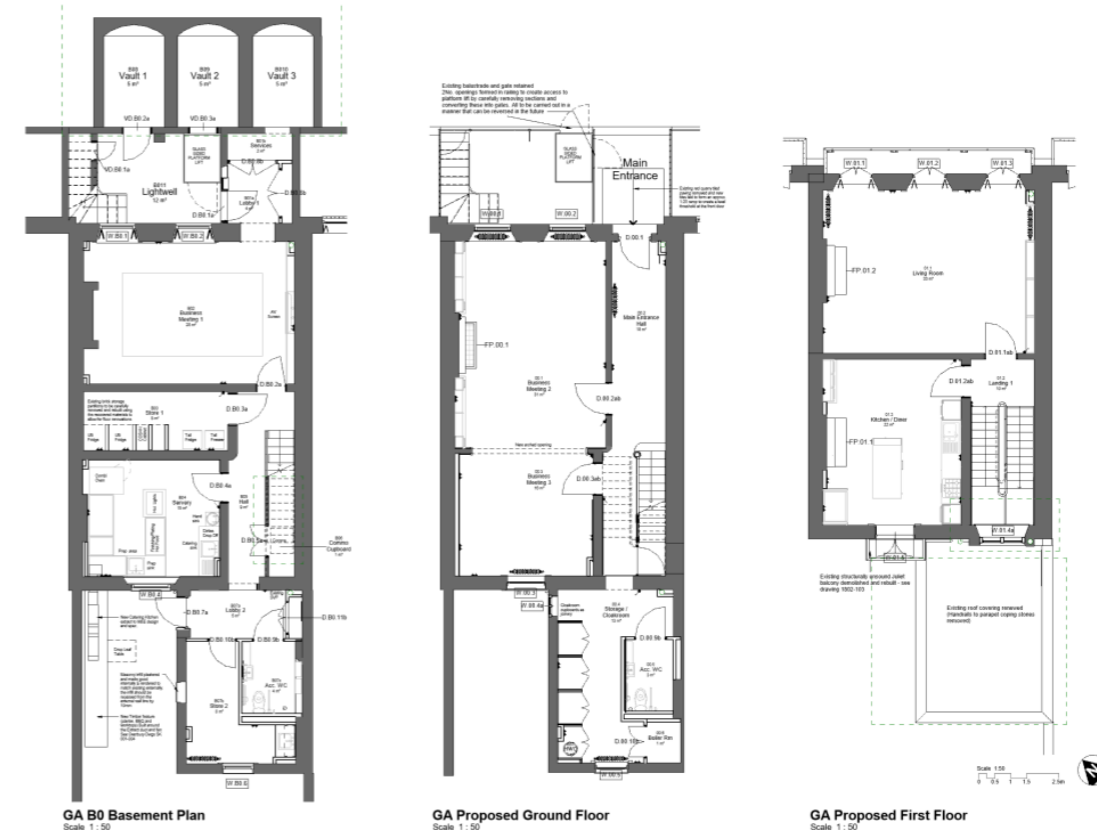
The existing layout is illustrated on drawings 1802-008 and 1802-009 and the proposed layout is illustrated on drawings 1802-008 and 1802-009, all as submitted with the application and the extracts included opposite. A brief comparison of the extracts confirms the minimal layout changes proposed on the Basement and Ground floors. The First and Fourth floor layouts have no changes proposed and only minor changes to bathroom layouts are proposed on the Second and Third floors.

5.5 SCALE

As no changes are proposed to the size or volume of the property, the scale is unaffected.



Existing Floor Plans – Basement, Ground and First Floors



Proposed Floor Plans – Basement, Ground and First Floors

5.6 LANDSCAPING

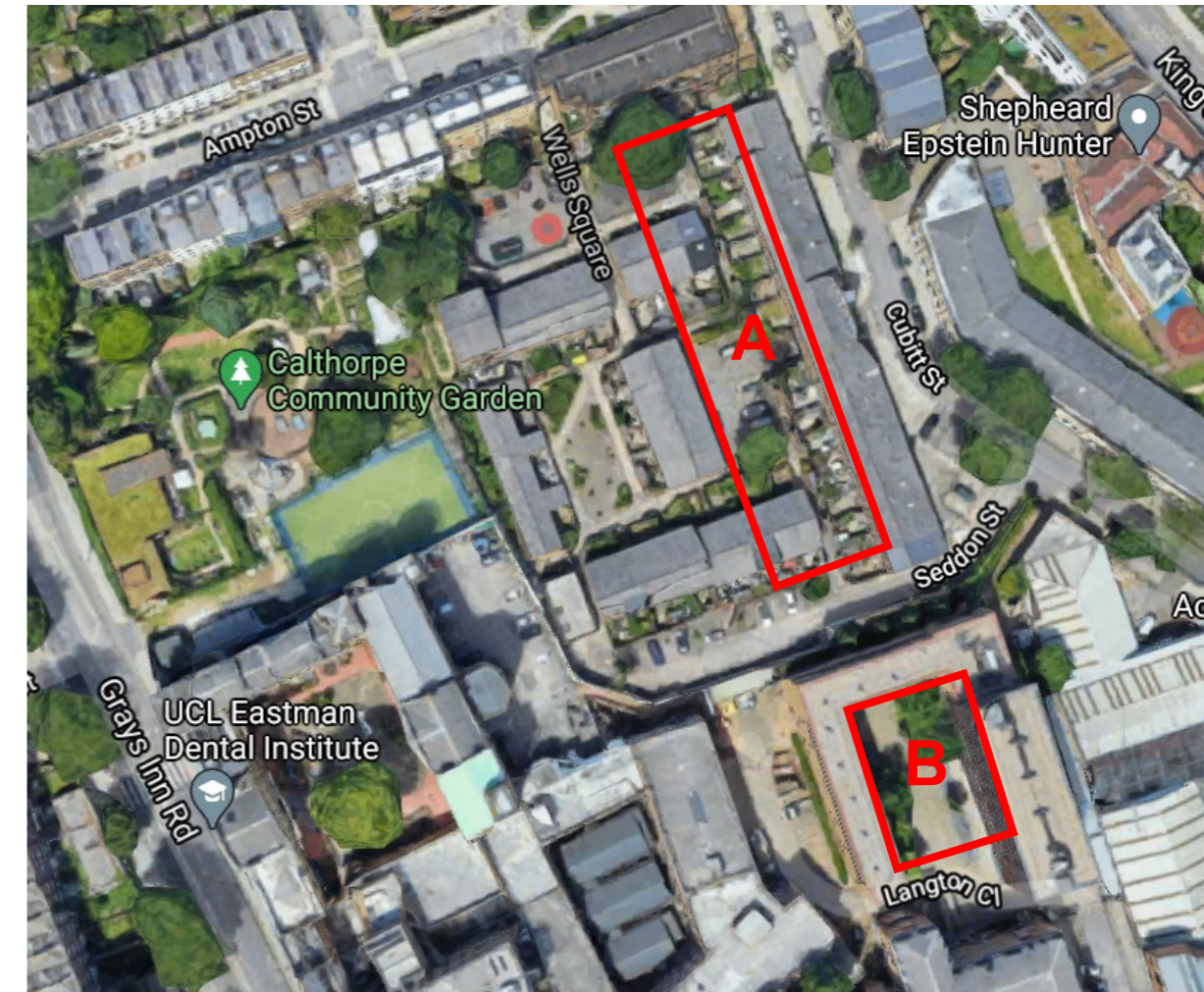
- 5.6.1 The basement courtyard to the front of the building will have new paving installed over the existing surface to improve the appearance and create a level access threshold at the entrance door to the basement. There are no other permanent soft or hard landscaping proposals to the front of the building.
- 5.6.2 Beyond the basement, the rear garden was in a state of natural untamed chaos. Pre-application consent was sought and granted to clear back vegetation to a controlled level to reveal what lay under and behind it and to enable a detailed Arboricultural survey to be undertaken. The survey and impact assessment report, included as part of the submission, identifies that the 7 No. existing trees are in poor condition and should be removed. This is to enable the garden to be returned to normal domestic purposes, ancillary to residential use of the property. The application includes a design proposal for installation of garden furniture/features enabling the garden to be restored to purposeful use. The existing hard surfacing will be lifted and re-laid as the lack of maintenance of the vegetation over many years has resulted in movement, making the surface uneven and unsafe.
- 5.6.3 UCL is proposing as part of the application, to mitigate the loss of the trees removed from the rear garden with 8 No. new trees planted off site. This will be a high-quality scheme of new tree planting and associated landscaping works on UCL land (outside of the Site boundary).

The replacement trees are offered to be planted to mitigate the loss of trees within the site boundary. The proposed locations of these trees are indicated in the images opposite and are:

Location A - Calthorpe Estate

Location B - Frances Gardner House

UCL has investigated sites located closer to 14 Endsleigh Street, namely IOE at 20 Bedford Way. This site was discounted due to an already high number of trees on the site, which are understood to be covered by an existing TPO.



5.7 APPEARANCE

The external appearance of the building will be unchanged other than 2 minor amendments to the rear elevation as follows:

- The removal of a modern air brick at low level to allow entry of an extract duct from the basement Servery out to a new extract fan sitting on the patio of the rear garden. More details of this are included in section 6.1
- Replacement of an existing Juliette balcony at first floor level. The existing balcony is in a poor and dangerous condition. More details of this are included in section 6.4.3

5.8 ACCESS

The property is in an excellent location for access to local, regional and national public transport, with 3 of three of the main London stations on National Rail network system within a few minutes' walk. Bus stops and taxi ranks are also very accessible in the area.

Moving in and around the site is safe and easy to negotiate with most of the public transport facilities listed above, and the surrounding roads and pavements, catering extremely well for inclusive access.

As UCL will use the property for both accommodation and Business Meeting purposes, in line with its commitment to making all University life accessible, the University wishes to improve accessibility to the meeting space and the building generally.

The main element of the proposed changes to improve accessibility to the building is the inclusion of a glass sided platform lift that will provide level wheelchair access from pavement level to both the main ground floor and basement entrance doors. Details of how the proposed changes to make this possible are included in the application and are described in section 6.1, overleaf but the images opposite of similar installations shows how the desire to provide inclusive access can be achieved with sensitivity to the historic building and its context. The controls settings will ensure that the lift car will return to basement level when not in use to minimise the visual impact on the external appearance of the building from the street.

