

**London School of Hygiene & Tropical Medicine
Keppel Street Building
Heritage Statement**

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Appendices:

A - Historic England Listing

Separately issued application information:

- Planning application drawings
- Design & Access Statement

The Site:

London School of Hygiene & Tropical Medicine (LSHTM)
Keppel Street
London
WC1E 7HT

The Client and Applicant:

London School of Hygiene & Tropical Medicine
Keppel Street
London
WC1E 7HT

This statement has been prepared on behalf of the client by:

Rivington Street Studio - Architects

with advice from

Montagu Evans - Planning consultants

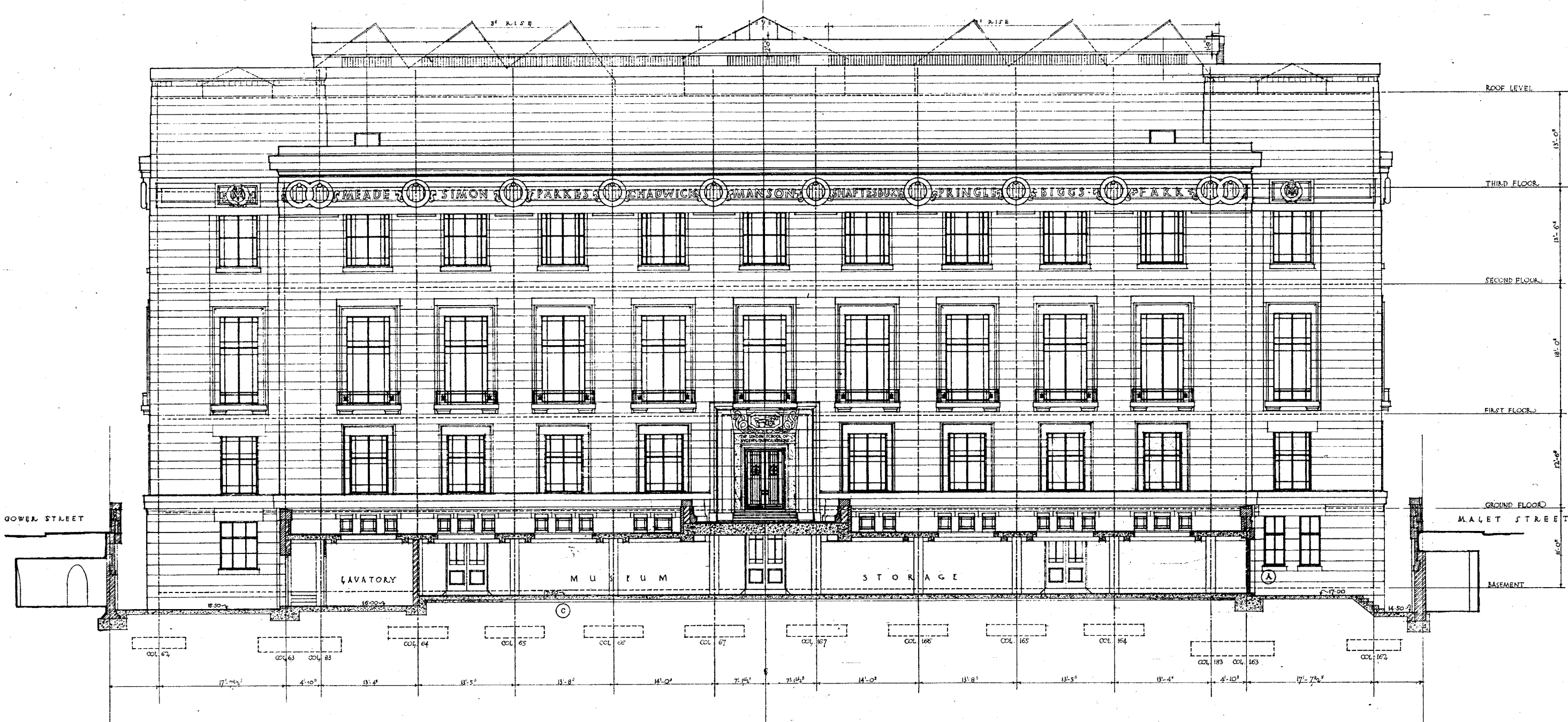
Document Ref:
LSHTM Keppel St Building Heritage Statement

Rev	Date	Suitability	Status	Initials
DO1	19.03.21	S4	Issued for Planning	DH+WM
DO2	24.03.21	S4	Issued for Planning	DH+WM

This document has been prepared to be printed and read @ A3.

1. Keppel Street Building Design

The London School of Hygiene and Tropical Medicine's Keppel Street building was completed in 1929 as a purpose-built educational and research facility. It was designed by P Morely Horder and V Rees and sits as a neighbour to Senate House forming good examples of inter-war stone-faced modernity in the Art Deco style. Pevsner describes it as having "stripped classical fronts in meticulously cut Portland stone... austere detailed with large wreaths and names of medical scientists in relief."



01. Keppel Street elevation 1926

2. Legislation and Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative duties of the decision maker in this case.

The relevant provisions to this application extended from Sections 16(2), 66(1) and 72 (1) of the Planning (LBCA) Act 1990. These sections of the Act state respectively:

'In considering whether to grant listed building consent for any works the local planning authority or the 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.'

'In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

The statutory tests flow into the policies of the statutory development plan and the policies of the National Planning Policy Framework (NPPF, 2019) discussed below.

Development Plan

The Statutory Development Plan for the LBC consists of the following:

- The London Plan (2021);
- The Camden Local Plan (2017); and
- Site Allocation Plan (2013).

The policies in the London Plan (2021) pertinent to the assessment of the impact of development proposals on heritage assets are contained in Chapter 3 (Design) and Chapter 7 (Heritage and Culture).

London Plan Policy D1 (London's Form, Character and Capacity for Growth) states that development design should respond to the local context and heritage assets that contribute to the quality and character of the townscape.

London Plan Policy HC1 (Heritage Conservation and Growth) states that the 'proposals affecting heritage assets and their setting should conserve their significance, by being sympathetic to the assets' significance and appreciation of their surroundings'. The cumulative impacts of incremental change from development on heritage assets and in their settings should also be actively managed.

Material Considerations

Chapter 16 of the National Planning Policy Framework (2019) sets out the Government's policies relating to the conservation and enhancement of the historic environment in determining planning applications.

Paragraph 189 of the NPPF states that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The paragraph goes on to state that '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'.

Paragraph 193 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more significant the asset is, the greater the weight that should be given to its conservation. This means that decision makers must attribute 'great weight' to any harm identified to heritage assets through a proposal when making planning decisions. The ramifications of paragraph 193 extend to encompass any beneficial works and this is confirmed by the High Court in Rottingdean. Taking into account the considerable planning weight that attaches to any harm to a designated heritage asset, it follows that equal weight should be accorded to beneficial works.

The site is located within the Bloomsbury Conservation Area, and is therefore subject to the Bloomsbury Conservation Area Appraisal and Management Strategy, adopted by LBC in 2011. We discuss this in greater detail below.

¹ *Safe Rottingdean Ltd v Brighton and Hove City Council [2019] EWHC 2632 (Admin).*

3. Heritage Context

The Keppel Street building is included on The Statutory List of Buildings of Special Architectural or Historic Interest at Grade II. A copy of the listing is included in appendix A.

The listing – dated 1982 – mentions the windows as follows: “*Metal framed, square-headed casement windows, those on the ground and 1st floor architraved*”. Based on some original windows remaining in the inner courtyards, it is thought that the windows were originally Crittalls style W20 section single glazed.

Historical interest is derived in the preservation of the original intended use of the listed building, designed between 1926 and 1928 as the School of Medicine. The Classical proportions, structural hierarchy, plan form, materiality and articulation of the external envelope – including details such as vestigial pilaster capitals with laurel wreaths – are of considerable architectural value and are incorporated subtly into the building’s facades. References to the building’s use and identity are also reflected in the detail of the architecture, in friezes inscribed with the names of medical scientists, gilded tropical insects and in a carving of entwined serpents beneath a panel with Aesculapius, the Roman god of medicine.

The building’s setting, which generally comprises buildings of a similar institutional character and architectural style, contributes positively to an appreciation of its special interest. Most of the buildings in the immediate setting of the subject building are listed, reflecting the quality and significance of the townscape. The attractive and mature Malet Street Gardens provide urban greening in the listed building’s setting, and contribute to the quality of views towards the building from the surrounding streets. The building’s setting facilitates an appreciation of its architectural detail and proportions.

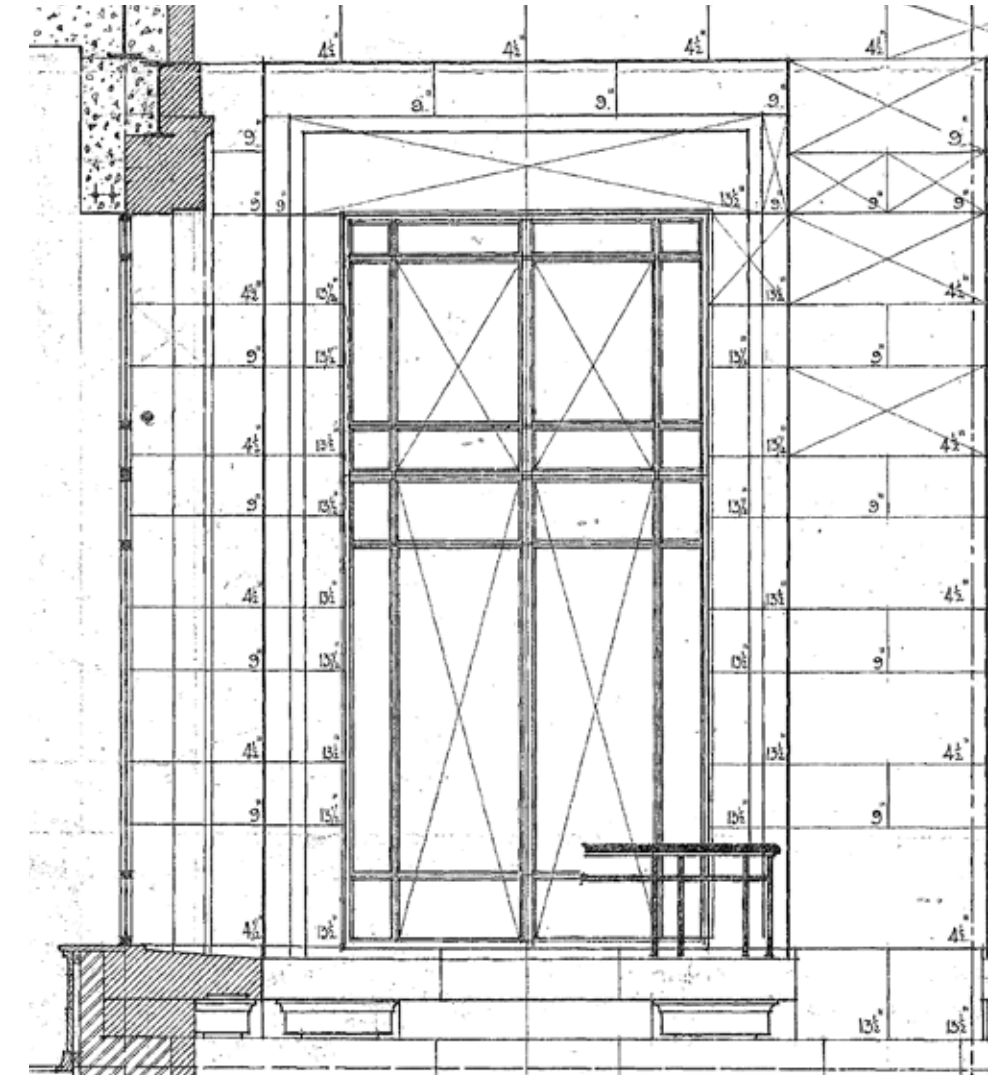
The Keppel Street building sits within Sub-area 3 of the Bloomsbury Conservation Area, which was designated in 1968 and is subject to an Appraisal and Management Strategy which was adopted by the Council in 2011. The conservation area is of architectural and historical value as an internationally significant example of town planning, employing the concept of formal landscaped squares and an interrelated grid of streets. This street pattern is relatively well preserved and provides the townscape with a distinctive, formal character. Further interest is derived in the continuation of uses which have historically characterised this area, including hospitals, university and academic uses, cultural institutions and legal uses amongst others. The Keppel Street building contributes to this rich institutional character.

The Appraisal and Management Strategy highlights the subject building at paragraph 5.36: “*The stone four storey street frontage adheres to a stripped neo-classical style, with vertical proportions. The front façade is adorned with some unusual details including gilded insects on balconies.*”

The conservation area is large, covering an area of 160 hectares. Thus, the area’s setting makes a mixed contribution to an appreciation of its special architectural and historical value; larger buildings that meet the boundary of the conservation area are of a scale and design that is not complementary to its form and character.



01. Corner of Keppel Street and Malet Street



02. Extract of Malet Street elevation 1926



03. Gilded insects on first floor balconies Malet Street

4. Current Condition

Since the listing was made, all of the external windows have been replaced – from the 1990s onwards, exact dates unknown. Some (most of the Malet Street façade) have been replaced with modern single glazed steel sections, others with double glazed aluminium sections. The aluminium window sections are generally unsympathetic to the original design intent although they broadly follow the original glazing bar sub-division. In some areas, slim pseudo glazing bars have been inserted within the double glazed panels creating a strange effect with reflections distorting their visual appearance. The Malet Street replacement steel windows are closer to the originals in appearance.

This piecemeal window replacement has caused some harm to the visual appearance of the façade, detracting from the quality of the building as a whole, which can be classed as ‘less than substantial harm’ as well as materially detracting from the character and appearance of the Bloomsbury Conservation Area.



01. Close up of slim glazing bars located within double-glazed non-thermally broken aluminium framed windows.



02. Typical double-glazed non-thermally broken aluminium windows with slim glazing bars located within glass units.



03. Typical double-glazed non-thermally broken aluminium windows with slim glazing bars located within glass units.



04. Typical single-glazed non-thermally broken steel (installed 1995-2000) found on Malet Street facade.

5. Proposals

3.3 Existing Window Types

The proposed scheme seeks to carefully replace the existing windows throughout the building with Janson Janisol Arte 2.0 windows, which is a high quality window system which will achieve significant environmental benefits.

As a steel system, the proposed window sections are relatively small at 40mm face width. This relates well to the original window elevations and matches that of the existing Malet Street steel windows and is also slimmer than the aluminium section windows.

By replacing all of the windows with the same system, the façade will regain its coherence and visual consistency.

The double-glazing is an essential part of the replacement programme and the steel sections are thermally broken. Both of these will inevitably create some additional depth to the windows within their reveals internally. The external reveal depths will remain as existing.

The proposed replacement windows draw directly from the original design of the 1920s, reintroducing the glazing pattern and more sensitively replicating the materiality and character of the original windows. By replacing all of the windows with the same system, the façade will regain its coherence and visual consistency which will be readily appreciable in views from the surrounding streets. The unusual reflection caused by the current glazing will also be remedied by the proposed development.

Overall, the proposals deliver heritage benefits which improve the architectural quality and integrity of the listed building, and also reinforce the contribution the building makes to the Bloomsbury Conservation Area, the character and appearance of which will be enhanced in this location. Furthermore, the replacement windows deliver significant environmental benefits to the listed building that should be weighed up in the planning balance.

It is our finding that the proposed development is consistent with all the legislation and policy provisions set out above.



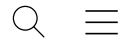
01. Example of Janson Janisol Arte 2.0 windows installed on Regent Street, London borough of Westminster.



04. Close up of Janson Janisol Arte 2.0 windows installed on Regent Street, London borough of Westminster.

APPENDIX A - Listing

16/03/2021 LONDON SCHOOL OF HYGIENE AND TROPICAL MEDICINE AND ATTACHED WALLS AND RAILINGS, Camden - 1113106 | Hi...



LONDON SCHOOL OF HYGIENE AND TROPICAL MEDICINE AND ATTACHED WALLS AND RAILINGS

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1113106

Date first listed:
09-Mar-1982

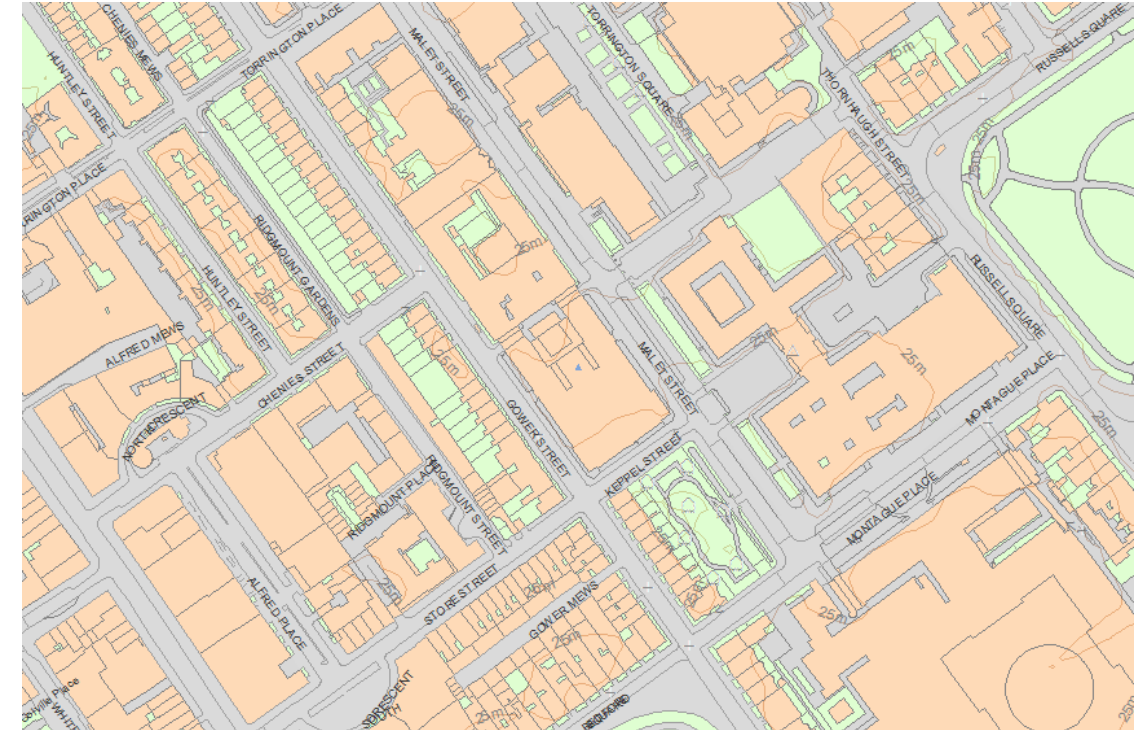
Statutory Address:
LONDON SCHOOL OF HYGIENE AND TROPICAL MEDICINE AND ATTACHED WALLS AND RAILINGS, MALET STREET

<https://historicengland.org.uk/listing/the-list/list-entry/1113106>

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16/03/2021 LONDON SCHOOL OF HYGIENE AND TROPICAL MEDICINE AND ATTACHED WALLS AND RAILINGS, Camden - 1113106 | Hi...

Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

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 - **1113106.pdf**

(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/109551/HLE_A4L_Grade|HLE_A3)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 16-Mar-2021 at 08:33:04.

Location

Statutory Address:
LONDON SCHOOL OF HYGIENE AND TROPICAL MEDICINE AND ATTACHED WALLS AND RAILINGS, MALET STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Greater London Authority

District:

<https://historicengland.org.uk/listing/the-list/list-entry/1113106>

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APPENDIX A - Listing

16/03/2021 LONDON SCHOOL OF HYGIENE AND TROPICAL MEDICINE AND ATTACHED WALLS AND RAILINGS, Camden - 1113106 | Hi...

Camden (London Borough)

National Grid Reference:
TQ 29810 81885

Details

CAMDEN

TQ29810NE MALET STREET 798-1/99/1100 (North side) 09/03/82 London School of Hygiene and Tropical Medicine and attached walls and railings

GV II

School of Medicine. 1926-8. By P Morley Horder and V Rees. Steel frame construction, faced with Portland stone. Stripped Classical style. Entrance block to Keppel Street, rest of building laid out to the north in an H-plan. EXTERIOR: 3 storeys and attic. Keppel Street facade 11 windows, the end bays recessed. Return to Malet Street 23 windows, the left hand 3 bays projecting; return to Gower Street 24 windows, the right hand 3 bays projecting. Main entrance square headed and architraved with a central carving of entwined serpents supporting a panel showing Aesculapius in his chariot. Metal framed, square-headed casement windows, those on ground and 1st floor architraved. Entrance block 1st floor windows with metal balconies decorated with gilded tropical insects. Frieze with names of eminent medical scientists set between vestigial pilaster capitals with laurel wreaths. Cornice and blind attic storey above (fenestrated on returns). At the right-hand angle of the entrance block a foundation stone laid by the Rt Hon Neville Chamberlain, 7 July 1926. INTERIOR not inspected. SUBSIDIARY FEATURES: attached stone walls, on returns with plain railings of horizontal bands.

Listing NGR: TQ2981081885

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
477484

Legacy System:
LBS

Legal

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

End of official listing

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<https://historicengland.org.uk/listing/the-list/list-entry/1113106>

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