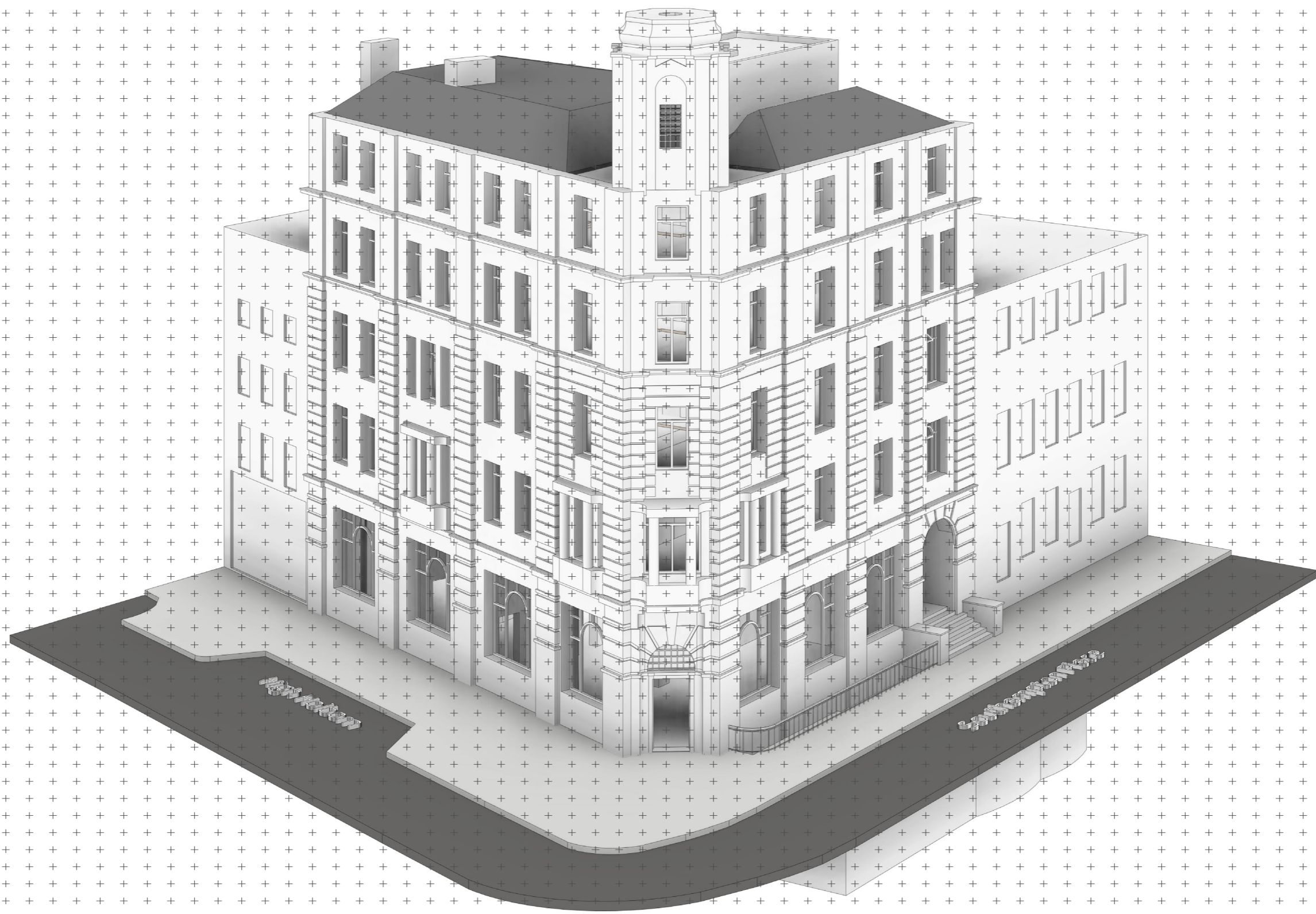


# 2554 - Norfolk House, 13 Southampton Place, Listed building Consent Report



## Contents

1. Introduction
2. The Site
3. Existing Structure
4. Investigations
5. Site Access
6. Proposed Structure
7. Temporary Works and Buildability
8. Health and Safety

## Appendices

- A. HTS Structural Investigations Sketches
- B. HTS Structural Drawings
- C. Historic Maps

**Status:** Listed Building Consent Report  
**Date:** 12 October 2021  
**Revision:** 00  
**Job no:** 2554  
**Prepared by:** Grace Waterman  
**Approved by:** David Wanley

## 1. Introduction

This report has been prepared by Heyne Tillett Steel on behalf of Hogarth Properties to present the proposed structural alterations to Norfolk House, 13 Southampton Place, London.

The report is based on the following available information:

- + Desk Study information including historical maps
- + Architectural drawings issued by MICA dated 01/10/21
- + Visual inspection of the site

A visual inspection of the building has been undertaken by Heyne Tillett Steel and limited opening up work have been carried out during the strip out works.



IMAGE 1 - ARCHIVE IMAGE OF NORFOLK HOUSE

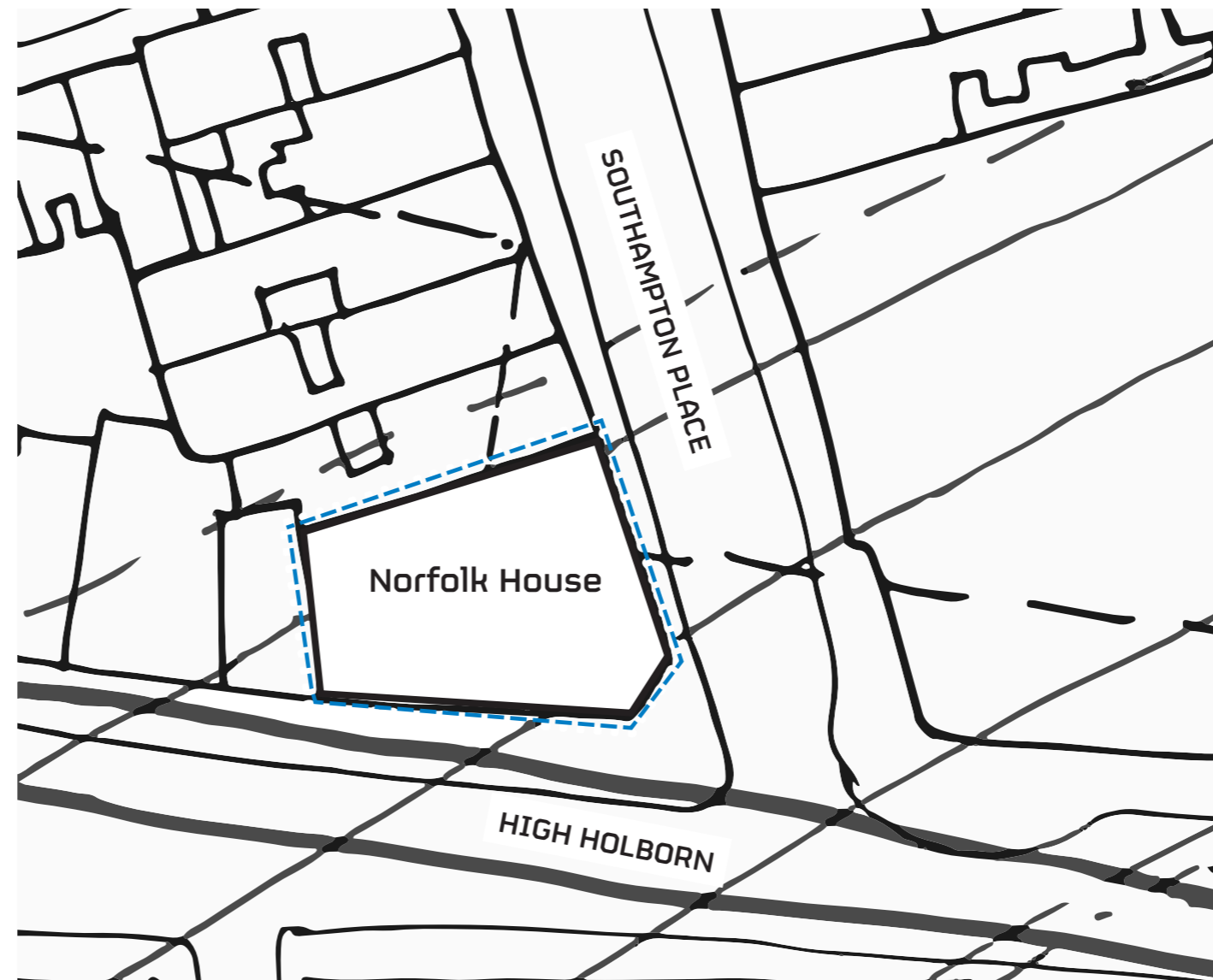


IMAGE 2 - SITE PLAN

## 2. The Site

The existing site is located in the London Borough of Camden in the Bloomsbury conservation area, on the corner of Southampton Place and High Holborn, close to Holborn underground station.

The existing buildings form part of a wider development of several of properties from the client portfolio in the area. This project considers Norfolk house, which cover the whole site footprint and measures approximately 20m x 24m on plan.

The building overlooks Southampton Place to the east and High Holborn to the south with adjacent building along the west and north boundaries. The existing building was constructed in 1904 and is grade II listed.

### 2.1 Site History

The historic maps indicate that there have been buildings on the site since at least 1876, with five buildings previously on the footprint. The site was further developed before 1916 with the introduction of the bank on the corner of High Holborn and has existed in its current form since 1952.

The existing building on site avoided any bomb damage from World War II.

### 2.2 Ground Conditions

The BGS maps of the area indicate that the site is underlain by a small depth of made ground with terrace gravel deposits to a depth of approximately 6m. Beneath this the London Clay extends to depth.

No ground water was recorded in the nearby boreholes.



IMAGE 3 - HISTORIC MAP PUBLISHED 1896



IMAGE 4 - HISTORIC MAP PUBLISHED 1916



IMAGE 5 - HISTORIC MAP PUBLISHED 1952



IMAGE 6 - WORLD WAR II BOMB MAP

## 2.3 Existing site constraints

### 2.3.1 LUL

The central line runs along High Holborn and Norfolk house is within the zone of influence of the tunnels. TFL should be notified of the proposed alterations to the building.

### 2.3.2 Mail rail

The mail rail tunnel runs to the north of the site along Vernon Place at the opposite end of Southampton Place.

### 2.3.3 Crossrail

The Crossrail tunnels run directly beneath Norfolk House from west to east. Crossrail may need to be notified of the proposed alterations to the building during the next stage.

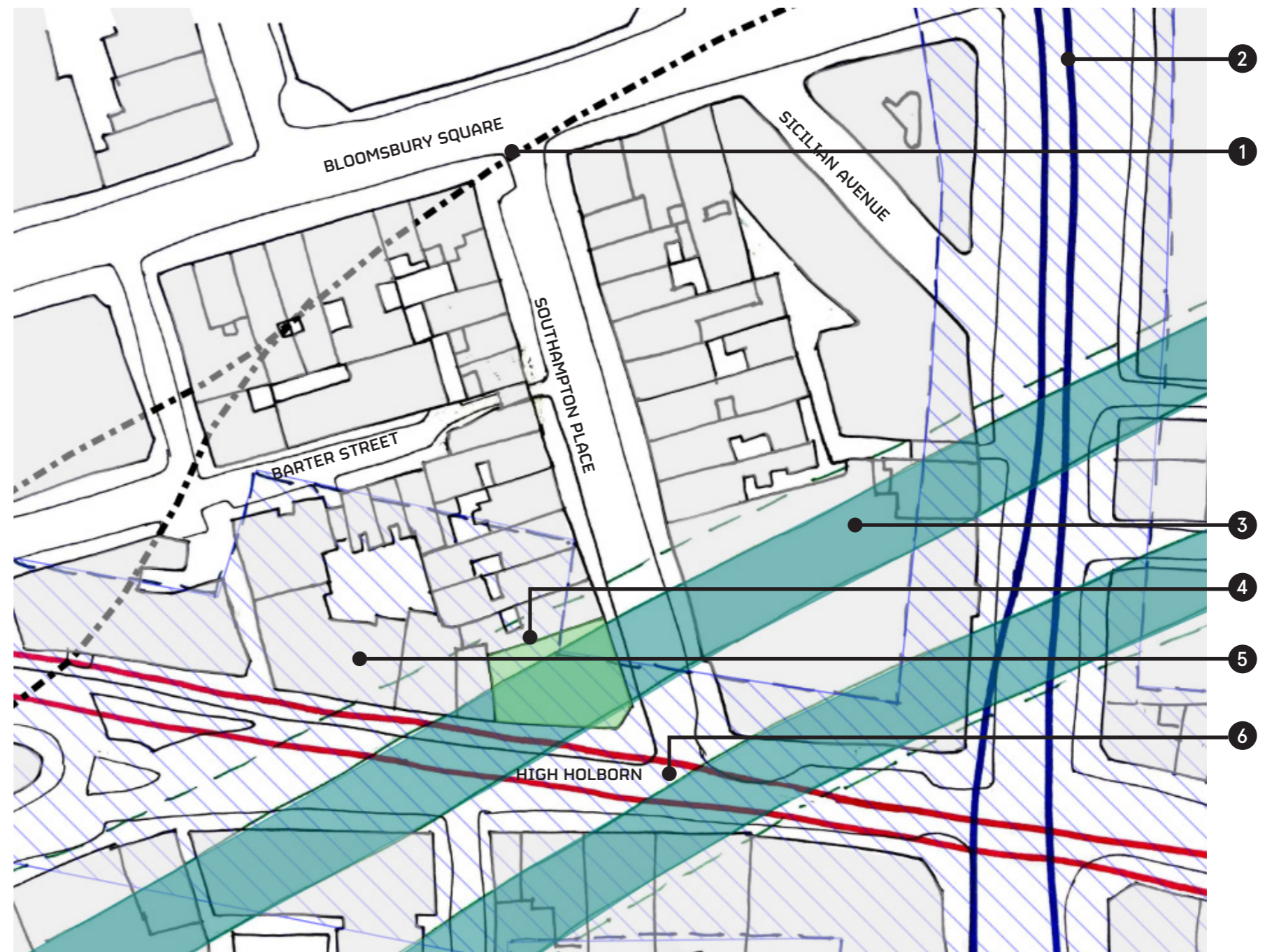


IMAGE 7 - SKETCH OF TUNNELS BENEATH SITE

- |                   |   |
|-------------------|---|
| 1 Mail Rail       | 4 Norfolk House   |
| 2 Piccadilly Line | 5 Location of previous British Museum Underground Station |
| 3 Crossrail       | 6 Central Line  |

### 2.3.4 Old British Museum Station

The disused 'British Museum Station' is located beneath the site with the old entrance to the station at 130 High Holborn. The station was constructed in 1900 and closed in 1933 following the construction of Holborn Station nearby. The station originally served the central line and was used as an air raid shelter during the second world war. The central line runs approximately 26m deep beneath High Holborn.

### 2.3.5 Thames Water Assets

The Thames Water asset maps show that combined sewers run beneath Southampton Place and High Holborn which measure approximately 1200mm x 800mm.

The distributions mains also run along both Southampton Place and High Holborn with a trunk main also along High Holborn.



IMAGE 8 - LONDON TRANSPORT MUSEUM SKETCH OF BRITISH MUSEUM STATION

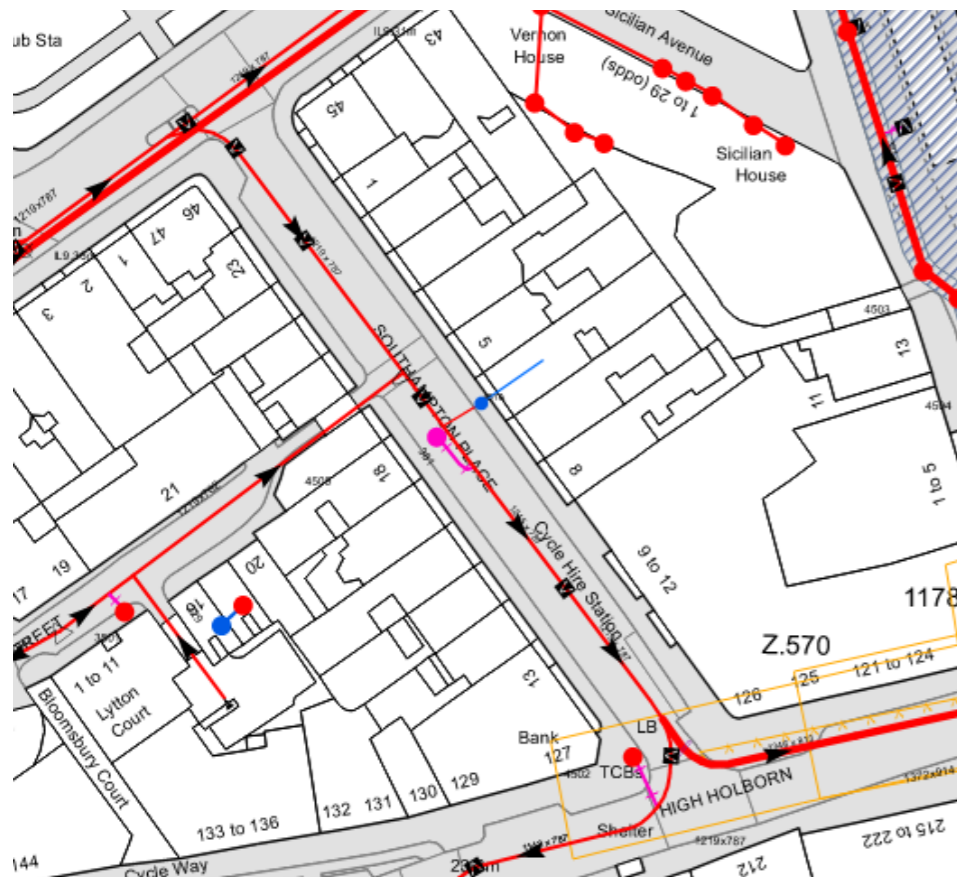


IMAGE 9 - THAMES WATER ASSET MAP - SEWERS



IMAGE 10 - THAMES WATER ASSET MAP



IMAGE 11 - BRITISH MUSEUM STOP ON 1921 TUBE MAP