

**Doubletree by Hilton London – West End
Southampton Row
London WC1B 4BH**



HERITAGE STATEMENT

Prepared by:



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Doubletree by Hilton London – West End

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Contents

Introduction.....	4
The Heritage Assets	5
Designated Heritage Assets	5
Conservation Area.....	5
Non-Designated Heritage Assets	5
Significance of the Heritage Assets	6
Significance and Special Interest	6
Assessment.....	6
Bloomsbury Conservation Area.....	6
History and Development	6
Character and Appearance	7
43-47 Old Gloucester Street (Buildings of Townscape Merit).....	7
25 & 26 Old Gloucester Street (Buildings of Townscape Merit).....	8
Church of St. George the Martyr (Buildings of Townscape Merit)	9
24 Old Gloucester Street (Buildings of Townscape Merit)	9
Impact of Application Proposals.....	11
The Proposals	11
Demolition of existing 5 th Floor	12
Impact of Application Proposals	12
Consideration against Legislation and Policy	13
Local Planning Policy	13
Conclusion.....	14

1.0 Introduction

- 1.1 This Heritage Statement has been prepared by Morrison Design Ltd (MDL) on behalf of Crimson Hotels Ltd, in support of the proposed roof extension of the Doubletree by Hilton London West End, 92 Southampton Row and comprising:

The proposal is for the provision of an additional 11 hotel guestrooms formed at lower ground and ground floor level with light provided by internal lightwells. The proposed alterations will not be visible from Old Gloucester Street or Southampton Row and the existing overall six story building height will be maintained. The works form part of a wider refurbishment project which will improve the overall appearance of the flat roof to the north side elevation of the property, improve building services and remove these from external locations on the roof and reutilise redundant floorspace used previously for support services within the hotel to provide additional usable accommodation for guests

- 1.2 The application site does not benefit from any statutory heritage designation, but is within the Bloomsbury Conservation Area.

- 1.3 Paragraph 128 of the National Planning Policy Framework (NPPF) 2012 sets out the information requirements for determining applications and states that:

'In determining applications, 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.'

- 1.4 In response to the NPPF, section 2 of this report identifies the heritage assets which may be affected by the application proposals. Section 3 provides proportionate statements of significance for the heritage assets identified. These are relative to the scale, nature and effect of the proposals.

- 1.2 Section 4 provides an assessment of the application proposals on the significance of the identified heritage asset based on national, regional and local planning guidance. The Heritage Planning Policy context for the consideration of these proposals is set out in appendix 6. This includes the statutory duties (as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, regional and local planning policy.

2.0 The Heritage Assets

2.1 A heritage asset is defined by the NPPF as:

'A building, monument, site, place, area of landscape identified as having a degree of significance meriting consideration in the planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing'1).

Designated Heritage Assets

2.2 A Designated Heritage Asset is identified by the NPPF as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Conservation Area

2.3 The Bloomsbury Conservation Area was designated by the Camden Council in 1968 to protect elements of development from the Georgian and earlier area and covers some 160 hectares. The Council have adopted an Appraisal and Management Strategy which was adopted in 2011.

Non-Designated Heritage Assets

2.4 The NPPF identifies that heritage assets not only includes those which are designated (often with statutory protection) but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designations, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.

2.5 Camden Council maintains a list of properties which are listed, of which on Old Gloucester Street, there are a number of Grade II and Grade II* listed properties. 43-47 Old Gloucester Street adjoin the latter addition of the hotel built in approximately 2000, and involved the demolition of 40-42 Old Gloucester Street. The majority of the listed buildings to Old Gloucester Street are towards the Queen Square Park and Garden on Queens Square. This includes 25 & 26 both Grade II, and the Grade II* listed Church of St. George the Martyr on Queens Square, all of which front the same road. Adjacent the proposed development is 24, Old Gloucester Street, which was the former St. George the Martyr Girls and Infants School.

3.0 Significance of the Heritage Assets

Significance and Special Interest

3.1 The significance of a heritage asset is defined within the glossary to the NPPF 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.’

3.2 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for identification of those features that form the character and appearance.

3.3 Historic England has published ‘Conservation Principles, Policies and Guidance’ (2008) which identifies four types of heritage value that a heritage asset (whether it be designated or non-designated) may hold – aesthetic, communal, evidential or historic interest. Historic England has also published a Good Practice Advice Note on the ‘Setting of Heritage Assets’ (2015) which is used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset.

Assessment

3.3 The following statements of significance provide an overview of the identified designated and non-designated heritage assets set out in section 2 which may be affected by the application proposals. These are proportionate to the importance of the asset and also the likely impacts of the proposals.

Bloomsbury Conservation Area

3.4 The Council have adopted a Character Appraisal and Management Strategy which sets out an analysis of the character of the conservation area. This has been adopted and is a material consideration in the determination of planning applications. The following assessment is drawn from that Appraisal.

History and Development

3.5 The 4th Earl of Southampton was originally granted a building license for the construction of Bloomsbury Square in 1661, Queens Square was a later addition to the area built in the late 1680s. The later Georgian and Regency period saw a rapid pace of development.

Character and Appearance

- 3.6 The conservation area character appraisal notes that the key features of the character and appearance are:
- Sub-area 11 is split into two physically separate areas due to large scale 20th century interventions along Theobald's Road, which fall outside the conservation area.
 - Area is characterized by Queens Square in the north and Red Lion Square in the south.
 - The area is characterized by a mix of commercial and residential uses.
 - The area has a number of formally planned squares comprising landscaped gardens enclosed by cast-iron railings.
 - The townhouses which originally surrounded these have largely been redeveloped in the 19th and 20th centuries.
 - Old Gloucester Street is a busy arterial route which contrasts with the character of the rest of the sub area.
 - The historic buildings to Old Gloucester Street consists of terraces of townhouses.
 - Where later 19th and 20th century buildings have been developed on larger footprints they generally provide continuous frontages.
- 3.7 The area of proposal is not visible from Old Gloucester Street or Southampton Row as it is within an internal courtyard.

43-47 Old Gloucester Street (Buildings of Townscape Merit)

- 3.8 Nos. 43-47 Old Gloucester Street have Grade II listing as follows:

43 - Terraced house. Early C18 with later alterations and additions. Multi-coloured stock brick with stucco 1st floor band. Plain brick band to 2nd floor. 3 windows. 3 storeys, attic & basement. Entrance with plain bracketed hood, panelled door and overlight. Gauged brick flat arches to unhorned sashes; flush to upper floors. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to area.

44 - Terraced house. c1710, altered in C19. Multi-coloured stock brick painted red. 1st and 2nd floor plain brick bands. 4 storeys and basement. 3 windows. Original wooden architraved doorcase with sunk panel pilasters, carved console brackets flanking pulvinated frieze and carrying projecting cornice; rectangular fanlight and part-glazed door. Ground floor, casement windows in fluted, flush frames. 1st and 2nd floor, gauged brick flat arches to flush framed sashes with fluted surrounds to exposed boxing. 3rd floor, recessed 2-pane sashes. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings. HISTORICAL NOTE: this was the residence of Bishop Challoner, Vicar-apostolic of the London District (private plaque).

45 - Terraced house. Early C18 with later alterations and additions. Multi-coloured stock brick. Plain brick bands to 1st and 2nd floors. 4 storeys and basement. Round-arched

entrance with pilaster jambs, panelled door and fanlight. Flat arches to sashes, 1st and 2nd floors flush framed. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to area.

46 - Terraced house. Early C18, refronted early C19. Multi-colour stock brick. 3 storeys, attic and basement. 2 windows. Round-arched doorway with stucco impost bands; radial fanlight and panelled door. Gauged brick flat arch to ground floor sash set in shallow round-arched recess. Upper floors with gauged brick flat arches to sashes; 1st floor with stucco sill band. Coped parapet behind which a single hipped dormer window. INTERIOR: not inspected but noted to retain features and staircase mainly of the early C19. SUBSIDIARY FEATURES: attached cast-iron railings with pineapple finials to areas.

47 - Terraced house. Early C18, altered early C19 and restored c1985. Yellow stock brick with red brick dressings and bands at 1st and 2nd floor levels. 3 storeys, attic and basement. 3 windows. Round-arched entrance with fanlight and panelled door. Gauged brick flat arches to flush frame sashes with exposed boxing. Parapet. INTERIOR: not inspected but noted to retain much early C18 panelling with cornices and some fire surrounds. Staircase with closed tread ends and barley-sugar twist balusters. SUBSIDIARY FEATURES: attached cast-iron railings to area.

25 & 26 Old Gloucester Street (Buildings of Townscape Merit)

3.9 Nos. 25-26 Old Gloucester Street have Grade II listing as follows:

25 - St George the Martyr Boys School, now private residence. 1877-8. By J and S Flint Clarkson. Stock brick with yellow brick and some stone dressings, slate roofs. Early Gothic style comparable with No.24 (qv). 4 storeys, with main front to Old Gloucester Street and shallow north front exposed. Front mainly symmetrical with sash windows grouped mostly in pairs and segment-headed, some framed by high pointed arches over tympana. String course over ground storey. Triple gables over top storey, stepped at sides, the centre gable broader and higher; chimneys between gables. Entrances at north end of front and east end of return, both with pointed arches under hood moulds and with pointed fanlights over doors enclosing circular openings. On north-east angle, chamfered cornerstone with biblical quotation and date 1877. Later rear extension of no architectural interest. INTERIOR not inspected. Forms a group with St George the Martyr Church, Queen Square (qv) and No.24 (qv). (The Builder: 14 July 1877; The Builder: 23 February 1878).

26 - Terraced house. C18 earlier, refaced C18 later. Yellow stock brick with red brick dressings. Ground floor, channelled cement. Plain, red brick bands at 1st and 2nd floor levels. 4 storeys and basement. 3 windows. Architraved doorcase with console-bracketed cornice, fanlight and panelled door. Gauged red brick arches to recessed sashes, most with original glazing bars. Parapet. INTERIOR: not inspected but noted to retain fine original

panelling to rooms, hall and stair. Open-string staircase with twisted balusters, column newels and carved brackets. *SUBSIDIARY FEATURES*: attached cast-iron railings to area.

Church of St. George the Martyr (Buildings of Townscape Merit)

3.10 Church of St. George the Martyr is a Grade II* listing as follows:

Church. c1706. Built by Arthur Tooley, repaired late C18. Recast 1867-9 by SS Teulon and restored 1952 and 1989. Stucco with rusticated lower portion. Single storey, rectangular plan with chancel to the south added by Teulon who almost entirely altered the exterior. EXTERIOR: Queen Square facade with Gothic porch to right of pedimented central projecting bay with 3 buttresses, the central buttress forming a column between two architraved, round-headed windows and an architraved oculus above. Buttresses surmounted by statues of praying angels. Beneath the windows 4 roundels containing carved reliefs of the symbols of the 4 Evangelists. To either side of this bay, 3 rounded-arched, traceried windows. Entablature and projecting cornice. Cosmo Place return pedimented with central round-arched entrance and 4 windows. Over west end, small square-plan tower with Gothic canopies (east face shielding a clock), and surmounted by zinc covered spirelet with louvred gables. INTERIOR: also remodelled, the present column and roof system being inserted by Teulon who took down all the galleries save that to the north which he retained and remodelled. Fittings: the fine original reredos was retained on the east wall when Teulon reordered the church with a new south chancel with full fittings including a reredos with mosaic inlay. Stalls, pulpit, lectern, parclose screen and altar rails also by Teulon; other fittings include font, organ and case. HISTORICAL NOTE: St George the Martyr was built as a chapel of ease for St Andrew's, Holborn, and became a parish church in 1723.

24 Old Gloucester Street (Buildings of Townscape Merit)

3.11 No 24 Old Gloucester Street have Grade II listing as follows:

Formerly known as: St George the Martyr Girls and Infants School OLD GLOUCESTER STREET. Girls' infants school, now private residence. 1863-4. By SS Teulon. Stock brick with yellow brick and stone dressings, slate roof. Early Gothic style. 3 storeys, front to Old Gloucester Street, return to Gage Street. Irregular composition adhering to street line. Ground storey with door at north end and lancet openings with forceful continuous stone mullions to windows. First-floor windows with pointed brick relieving arches. Top storey with tall arched windows, some with geometrical tracery. Gables and external chimneybreasts and chimneys, now slightly simplified. Entrance at north end with fanlight under pointed arch. INTERIOR altered, but with teaching spaces essentially surviving. On angle with biblical quotation and date 1863. Characteristic school building by Teulon, which forms a strong group with No.25 the boys school (qv) and St George the Martyr church, Queen Square (qv), the latter altered by Teulon. (The Builder: 29 October 1864).

4.0 Impact of Application Proposals

- 4.1 The heritage legal and planning policy relevant to the consideration of the application proposals is set out in appendix 1 of this Statement. This legal and policy context includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF as well as regional and local policy for the historic environment
- 4.2 The significance of the designated and non-designated heritage assets that may be affected by the application proposals has, as required by the NPPF, been set out in section 3 of this report.
- 4.3 The NPPF requires local planning authorities to identify and assess the particular significance of heritage assets that may be affected by proposals (paragraph 129). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.
- 4.4 Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 131)
- 4.5 When considering the impact of proposals on the significance of designated heritage assets, the NPPF requires (paragraph 132) that great weight should be given to their conservation and the more important the asset the greater the weight should be. This is consistent with recent high court judgements (Barnwell Manor, Forge Field) where great weight should be attached to the statutory duty.
- 4.6 Local planning authorities are also encouraged to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. According to paragraph 137, proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.
- 4.7 Paragraph 135 of the NPPF concerns the effect of an application on the significance of a non-designated heritage asset and should be taken into account when considering development proposals with a balanced judgement being required to have regard to the scale of any harm or loss against the significance of the asset.

The Proposals

- 4.8 The application proposals comprise:

The proposal is for the provision of an additional 11 hotel guestrooms formed at lower ground and ground floor level with light provided by internal lightwells. The proposed alterations will not be visible from Old Gloucester Street or Southampton Row and the existing overall six story building height will be maintained. The works form part of a wider refurbishment project which will improve the overall appearance of the flat roof to the north side elevation of the property, improve building services and remove these from external locations on the roof and reutilise redundant floorspace used previously for support services within the hotel to provide additional usable accommodation for guests

Demolition / removal of roof and rooflights

- 4.10 The existing roof and roof lights within the existing roof area are not historic. These elements were installed as part of works to this part of the building in the mid-2000s. The removal of these elements will not affect the character and contribution of the building to the conservation area and will not represent harm, subject to the replacement proposals as detailed below.

Impact of Application Proposals

Conservation Areas

- 4.11 The application site, as existing, makes a positive contribution to the character and appearance of the conservation area as forming part of the surrounding urban area, and forming part of the continuous frontage to both Old Gloucester Street and Southampton Row. The application proposals are located behind the main elevations of Old Gloucester Street and Southampton Row, within the site and relate to a ground/lower ground element to the north of the building.
- 4.12 The application proposals will improve the built form and roof area and provide a form of higher architectural quality than the existing. The existing plant is to be removed and the proposed roof will colour match the existing, the view to the proposed roof will be vastly improved. The roof height will largely remain unchanged, with a slight increase where the existing plant is to be removed to provide for the additional accommodation. In this area the height will follow the existing height of the dividing wall, and will remain below the height of the existing parapet wall. Overall, the proposal will retain the form and scale of development, but will remove the external plant and provide additional accommodation, providing finishes in keeping with the existing building and providing an improvement on the existing situation and appearance of this element.
- 4.13 The design of the proposed development has been informed by a study of the materials within the local context ensuring that the proposed building will complement the surrounding area and reinforce the townscape of the surrounding area. A single ply membrane roof, colour mid-grey is proposed for the roof finish, to match existing finish to the hotel upper/ lower roofs, the render beyond the existing retained parapet wall is to match the existing render on the building. Overall the proposals will not result in harm to the significance of the Conservation Area and the character and importance of the heritage asset will be maintained.

Consideration against Legislation and Policy

Statutory Duties

- 4.15 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the decision maker in determining applications for planning permission to have special regard to the desirability of preserving the character and appearance of conservation areas
- 4.16 This statement has identified the significance of the designated and non-designated heritage assets which could be affected by the application proposals and concludes that the application site does not contribute to the significance of the Park Road Conservation Area or the locally designated nos. 1 to 7 Station Road.
- 4.17 In terms of heritage impact, the proposed development will preserve the significance of the identified designated heritage assets (i.e. the Park Road Conservation Area).

NPPF (2012)

- 4.18 The significance of the heritage assets (both designated and non-designated), as required by paragraph 128 of the NPPF, has been set out in section 3 of this Statement. In accordance with paragraph 131 of the NPPF, the application proposals will preserve the character and appearance of the Park Road Conservation Area. Furthermore, in accordance with paragraph 135, the significance of nos. 1 to 7 Station Road, buildings identified as being of 'Townscape Merit' will be enhanced as a result of the landscaped areas which will improve the local townscape.
- 4.19 The conservation of heritage assets has, in line with paragraph 132 of the NPPF, been given great weight and provides an opportunity for new development to better reveal the significance of the surrounding heritage assets (paragraph 137). Accordingly, the application proposals are in accordance with the NPPF.

London Plan (2015)

- 4.20 This statement demonstrates that the application proposals that could be affected have identified and their significance assessed. The proposals will ensure that the heritage values of the surrounding area are preserved and, in the case of the 'Buildings of Townscape Merit' will be enhanced through a carefully designed and high quality scheme. The proposals are therefore in accordance with paragraph 7.8 of the London Plan.

Local Planning Policy

- 4.21 The application proposals respond to the local planning policy context and in accordance with Policy CS8 of the Core Strategy ensures that the application proposals will preserve the 'local distinctiveness of the Borough in accordance with policy DM12.

5.0 Conclusion

- 5.1 In accordance with paragraph 128 of the NPPF, the significance of the designated and non-designated heritage assets which could be affected by the application proposals has been described and has informed the evolution of the proposals.
- 5.2 The proposals will preserve the character and appearance of the Conservation Area. This is in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and local and regional planning policy including the London Plan and the Camden Development Plan documents.