

University of London
International Hall
Nos. 1 - 5 Lansdowne Terrace
Nos. 6 - 9 Guilford Street
London, WC1N 1AS

Application of Listed Building Consent
Heritage Statement

First issue: 3rd September 2021
Rev A: 6th September 2021
Rev B: 26th July 2022



1.0 INTRODUCTION

1.1 This Statement supports a planning application for listed building consent relating to Nos. 1 - 4 Lansdown Terrace (Google street view image above), and Nos. 5 – 8 Guilford Street . Owned by the University of London (UCL) it forms part of the International Hall of Residence. The Terrace was built in 1794 to designs by James Burton. Grade II listed, Lansdowne Terrace is a tree-lined street overlooking Coran's Fields between Guilford Street and Brunswick Square. Guilford Street connects

Russell Square with Doughty Street, with Great Ormand Street Hospital for Children located to the south. The British Museum is to the south-west.

- 1.2 Proposals comprise an upgrade to student accommodation, to include rectifying structural defects, upgrading services, internal re-planning by adding and demolishing internal walls, the replacement of windows, the details which are set out in Section 2.
- 1.3 National and local planning policy requires that applicants and Local Planning Authorities consider the potential harm to the significance of heritage assets and their setting as part of any development proposal. In this instance, consideration must be given to the potential harm to the significance of the designated heritage assets, namely the Bloomsbury Conservation Area, and to the non-designated heritage assets, which includes the adjacent University International Halls. The significance and potential harm to these assets is fully considered in Section 3 of this document.

2.0 APPLICATION PROPOSALS

2.1 External works proposed comprise;

- Replace damaged or failing roof slates with new to match existing.
- Overhaul windows to good working order or the replacement of windows to match existing. At the rear of the Terrace later windows will be replaced with traditional timber windows to match the existing. At street elevation the security grilles at lower ground floor level will be removed and later paint removed, to be refinished before careful reinstatement.
- Damaged bricks will be replaced with new to match existing, carefully inserted using a lime-based mortar. Where works only require repointing, this will be carried out using a lime-based mortar or cement-based mortar depending on the location. On Lansdowne Terrace street facing façade a discreet crack stitching will be used to stabilise the bricks.

2.2 Internal works proposed comprise;

- Improper alterations to timber walls at Lansdowne Terrace have resulted in severe and unsafe floor deflections arising from an over-span of floor joists. This will be rectified by the careful insertion of steel beams secured to masonry walls using carefully installed padstones. Existing floor boards and skirting profiles are to be removed and where practical reinstated following works. Or new boards and skirting profiles to match existing. Where necessary, doors and architraves will be altered to suit new the rectified floor level.
- Loss of original lath and plaster walls has led to a loss of structural stability to the loadbearing studwork, especially around the staircases at Lansdowne Terrace. A restoration of lateral stability will be regained by the installation of ply sheathing on the room side, thereby minimising impact to the staircase.
- New fire rated doors to each flat, to achieve the minimum requirements will be installed.
- Upgrade of lighting, small power, electrical switches and sockets, plumbing and mechanical & engineering throughout. This will entail careful strip out of existing services and fixings complete, the careful removal of affected architectural mouldings including cornice and skirting profiles, to be reinstated following works. Or new to match existing. Impact on original lath & plaster walls will be kept to an absolute minimum, and made good following works
- Internal re-planning by adding and demolishing internal walls.
- New Bathroom and Kitchens throughout.

3.0 ASSESSMENT OF PROPOSALS

3.1 The relevant considerations are proposed to retain the appearance of the existing building, and on the character and appearance of the Bloomsbury Conservation Area.

3.2 The proposals to the external fabric of the Terrace indicate the proposed overhaul or replacement of the windows, and repair of the roof would not represent a significant visual change over the existing.

3.3 The proposals to the internal fabric of the Terrace indicate the proposed structural works would rectify the structural defects, preserve architectural features or replace with new to match existing, and upgrade fire protection to each flat from communal areas. New Bathrooms and Kitchens will provide improvements for the flat's occupants. An upgrade in services will be in line with current Building Regulations.

3.4 To minimise the use of new materials, where practically achievable existing materials will be reused, and floor boards, cornice, architrave, and skirting profiles will be carefully removed and reincorporated. The upgrade to lighting and services will utilise energy efficient systems.

3.4 The proposals would cause no harm to the designated heritage assets.

3.5 No issues arise in relation to the impact of the proposal on the living conditions of neighbouring occupiers in terms of light, the sense of enclosure, noise or privacy as the proposals is not for additional bulk or increased fenestration which allows for overlooking.