

# Senate House, University of London Entrance Cloister

London Borough of Camden

**HERITAGE STATEMENT | AUGUST 2022**

On behalf of University of London

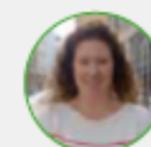


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Section 1

**Introduction.**

# 1 | Introduction

1.1 This Heritage Statement has been prepared by Icen Projects on behalf of the University of London, the applicant, for a proposed alterations at Senate House, University of London, Malet St, London WC1E 7HU (the Application Site).

## The Site

1.2 Senate House is listed at Grade II\* and was constructed between 1932 and 1937. The building served as the first phase and a composite part of a wider civic masterplanning scheme designed by Charles Holden in a distinctly Art Deco style.

1.3 The building sits in the centre of the University of London's Bloomsbury estate. It is a semi-open space, with doors to south leading to Senate House and to north to Institute of Historical Research and School of Slavonic Studies.

## Proposed Scheme

1.4 The current proposals relate to internal works to improve accessibility, legibility and security within Senate House, through alterations within the cloisters.

1.5 These works are temporary and reversible and designed to allow for greater accessibility to Senate House. A detailed description of the proposed works is set out within the design and access statement provided by BDP. The changes are summarised below

1.6 It is proposed to introduce a temporary installation within the existing entrance hall at the base of Senate House library.

1.7 The project seeks minor change to the space which is respectful of the heritage sensitivities of the Grade II\* building. To create an enhanced centre of the University with an improved experience for prospective and existing students and visitors to the building.

1.8 Importantly works will have a minimal impact the existing fabric of the space, with the temporary refurbishment projected to have a life-span of 3-5 years, that can be demounted and is entirely reversible.

1.9 Works can be summarised as:

- Existing doors, any damage touched up.
- Raised timber floor with perimeter shadow gap detail (no interfacing of the existing wall or fixing to the floor)

- Glazed screen with slender steel framework in anodised dark bronze finish to match existing wall lights located on four access doorways.
- Glazed screen with double doors. Slender steel framework in anodised dark bronze finish to match existing wall lights located on four access doorways.
- Access ramps to main internal access doors with Timber balustrades featuring exhibition display.
- a movable reception desk
- Subdivision to create stairway access to service doors
- Modular seating booths
- Existing ceilings re-painted and any damage repaired.

## Purpose of the Report

1.10 This report has been developed based on a full survey of the Site and its surroundings (July 2022), desk based research and informed by the relevant conservation Legislation, Planning Policy and Guidance. The initial analysis and baseline material has been collated to aid and inform the design development.

1.11 In accordance with Paragraph 189 of the National Planning Policy Framework (revised July 2021), this report presents London Borough of Camden (the decision maker) with a description of the significance on the heritage assets potentially affected by the works applied for, together with an assessment of the impacts and effects of the works upon that significance. In doing so it supports the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings.

1.12 Specifically this report considers:

- An overview of local and regional policy framework relating to heritage and their implications;
- Assessment of architectural, and heritage interest in accordance with Historic England's guidance;
- The likely effects of the proposed works upon the significance the listed building, and how alterations, and refurbishment may affect its form, fabric and character.



Figure 1.1 - Historic England Map, Site Marked in red



Figure 1.2 - Cloister Lobby Site Visit July 2020

Section 2

**Planning Legislation, Policy &  
Guidance.**

### Planning (Listed Buildings and Conservation Areas) Act 1990

- 1.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 1.2 Primary legislation under Section 66 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State, as relevant, 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.

### National Planning Policy Framework

#### National Planning Policy Framework (July 2021)

- 1.3 The Government's planning policies for England are set out within the National Planning Policy Framework (revised 2021). It is a material consideration noting that applications are to be determined.
- 1.4 The guidance contained within Section 16, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 1.5 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority. Listed buildings and Conservation Areas are both designated heritage assets.
- 1.6 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. This interest may be architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'
- 1.7 Paragraph 194 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 189, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 1.8 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and that clear and convincing justification will be required for loss and harm to heritage assets.

- 1.9 Paragraphs 200 and 201 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (per Paragraph 195). Whereas, Paragraph 196 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.

### Planning Practice Guidance ("PPG") (Department for Communities and Local Government, last updated July 2019)

- 1.10 The guidance on Conserving and enhancing the historic environment in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 1.11 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows:
  - *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
  - *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*
- 1.12 The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.
  - 1.13 Paragraph 18 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.
  - 1.14 Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
  - 1.15 The PPG also provides clear guidance in paragraph 020 on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 193 to 196 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible

or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

- 1.16 The PPG provides a definition of non-designated heritage assets in paragraph 39:
- Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.*

*A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.*

### Strategic Policy

#### The London Plan

- 1.17 Regional policy for the London area is defined by the London Plan (2021), which has now been adopted. The new London Plan deals with heritage issues in Chapter 7 Heritage and Culture, covering policies HC1 – HC7. The policies therein contained therein are of some, although minor, weight. London Plan Consolidated with Amendments. Heritage and Historic Environment policies in this plan are within Chapter 7, London’s Living Spaces and Places – Historic environment and landscapes.
- 1.18 London Plan Policy 7.4 requires development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. The design of buildings, streets and open spaces should provide a high-quality design response enhancing the character and function of an area.
- 1.19 London Plan Policy 7.6 notes that the architecture should “make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context”.
- 1.20 London Plan Policy 7.7 Location and design of tall and large buildings, states that tall and large buildings should be part of a plan-led approach to

changing or developing an area by the identification of appropriate, sensitive and inappropriate locations; and that tall and large buildings should not have an unacceptably harmful impact on their surroundings.

- 1.21 In planning decisions, applications should include urban design justification, to demonstrate that the below criteria are met: a generally be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport
- 1.22 only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of
- tall or large building;
  - relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level;
  - individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London;
  - incorporate the highest standards of architecture and materials, including sustainable design and construction practices;
  - have ground floor activities that provide a positive relationship to the surrounding streets;
  - contribute to improving the permeability of the site and wider area, where possible;
  - incorporate publicly accessible areas on the upper floors, where appropriate;
  - incorporate publicly accessible areas on the upper floors, where appropriate;
  - make a significant contribution to local regeneration.
- 1.23 London Plan Policy 7.8 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 1.24 London Plan Policy 7.8 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

- 1.25 Policy 7.8 ‘Heritage assets and archaeology’ establishes the following clauses regarding heritage assets in London:
- 1.26 Strategic: London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- 1.27 Planning Decisions: Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- 1.28 Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. London Borough of Hounslow Planning Policy

### Local Policy

#### Camden Local Plan (adopted July 2017)

- 1.29 The following policies are of relevance to an assessment of the heritage opportunities and constraints to the potential redevelopment of the Site.

#### Policy D1 Design

- 1.30 The Council will seek to secure high quality design in development. The Council will require that development:
- respects local context and character;
  - preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
  - is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
  - is of sustainable and durable construction and adaptable to different activities and land uses;
  - comprises details and materials that are of high quality and complement the local character;

- integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- is inclusive and accessible for all;
- promotes health;
- is secure and designed to minimise crime and antisocial behaviour;
- responds to natural features and preserves gardens and other open space;
- incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- incorporates outdoor amenity space;
- preserves strategic and local views;
- for housing, provides a high standard of accommodation; and
- carefully integrates building services equipment, contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

- 1.31 The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

#### Excellence in design

- 1.32 The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.

#### Policy D2 Heritage

- 1.33 The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient

## 2 | Planning Legislation, Policy & Guidance

monuments and historic parks and gardens and locally listed heritage assets.

### Designated heritage assets

1.34 Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

1.35 The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

### Conservation areas

1.36 Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

1.37 The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

### Listed Buildings

1.38 Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

### Archaeology

1.39 The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

### Camden Planning Guidance: Design (January 2021)

#### Heritage

1.40 THE COUNCIL - will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset/s affected. We will take account of:

- The desirability of sustaining and enhancing the
- significance of any heritage asset/s and putting them to viable uses consistent with their conservation;
- The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality and health and wellbeing;

- The desirability of new development that affects heritage assets to preserve and enhance local character and distinctiveness.

1.41 APPLICANTS - will need to show how the significance of a heritage asset, including any contribution made by their setting, has been taken into consideration in the design of the proposed works. The level of detail required will be proportionate to the asset/s importance and no more than is sufficient to understand the potential impact of the proposal on the significance of the asset/s affected.

#### Alterations to Listed Buildings

1.42 In assessing applications for listed building consent the Council has a statutory duty to 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. We will consider

1.43 the impact of proposals on the historic significance of the building, including its features, such as:

- original and historic materials and architectural features;
- original layout of rooms;
- structural integrity; and
- character and appearance.

1.44 We will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.

1.45 Applications for listed building consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary. In addition to listed building consent, some proposals may also require planning permission. These applications should be submitted together and will be assessed concurrently.

#### Preventing Harm to Heritage Assets

1.46 In accordance with Camden Local Plan policy H2 and the National Planning Policy Framework (NPPF) the Council will not permit the loss of or substantial

harm to a designated heritage asset unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or particular circumstances apply.

1.47 The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal outweigh that harm.

#### Consideration of Cumulative Impact

1.48 In assessing applications that affect heritage assets, the Council will, in addition to considering proposals on an individual basis, also consider whether changes could cumulatively cause harm to the overall heritage value and/or integrity of the relevant Conservation Area, Listed building or heritage asset

#### Camden Planning Guidance: Access for All 2019

##### Listed buildings and heritage assets

1.49 For listed buildings and other heritage assets, the Council will balance the requirement to provide access with the interests of conservation and preservation. Sensitive design solutions that achieve access for all, to and within listed buildings, should be sought. Local Plan Policy D2 Heritage sets out the Council's detailed approach to development affecting listed buildings and other heritage assets.

1.50 Measures to facilitate dignified and easy access to and within listed buildings can often be sensitively incorporated without damage to the buildings special architectural or historic interest. However, the Equality Act 2010 does not override other legislation such as listed building or planning legislation.

1.51 Listed Building Consent will be required in the vast majority of cases for works to improve access and in formulating proposals. Design and Access Statements are required for a listed building consent. Where a planning application is submitted in parallel with an application for listed building consent a single combined statement can be submitted which should address the requirements for both applications.

1.52 Historic England has produced two documents, entitled Easy Access to Historic Buildings and Easy Access to Historic Landscapes, which provide further guidance on listed buildings and other heritage assets.

Section 3

# **Site Description and Context .**

### 3 | Site Description & Historic Context

#### Site Location

3.1 Senate House is located within the London Borough of Camden, within the Bloomsbury Conservation Area. Sepcifally Sub Area 3 (see map below). The area is described in the Conservation Area Appraisal as:

*'dominated by large-scale institutional buildings. To the north of the area is the University of London precinct and its associated colleges and faculties. To the south is the British Museum which occupies almost an entire street block north of Great Russell Street and south of Montague Place.'*

3.2 Senate House is a landmark Art Deco building constructed between 1932-38. An 18 storey tower rising out of the Bloomsbury setting to a height of 210 feet (64 m), it is visible from the surrounding streets and serves as a visual marker in the wider Bloomsbury area and beyond. The Conservation Area appraisal notes its visibility in a variety of long views including the vista looking east along Store Street, looking south from Torrington Place across Torrington Square, and looking west from Russell Square.

3.3 Built in recessed stages with broad central buttresses on the east and west sides, it is a monolithic, loadbearing masonry structure faced with grey Cornish Granite up to the first floor, with Portland stone to the upper levels above. It formed part of a larger masterplan which was never totally realised.

3.4 Designed by the architect Charles Holden, an architect best known for designing numerous London Underground Stations during the 1920s and 30s, as well as the headquarters building for the Underground Electric Railways of London (UERL - later to become London Underground) at 55 Broadway. His initial design was for a single structure covering the whole site, stretching from Montague Place to Torrington Street, comprising a central spine linking a series of wings and courtyards - one for each member institution. Only a portion of this original plan was realised.

3.5 The floors are formed from steel girders, clear-spanning between the outside walls, allowing for future reconfiguration of the spaces without the need for structural change. The structural choice was also a result of the architect not wanting 'any doubt as to

the permanence of the structure' and chose materials for their 'known permanence and stability in the construction of weight-bearing walls and piers'.

#### The Cloisters

3.6 The Cloisters of Senate House, at ground floor level under the main tower consists of the main route through the building between Malet Street and Russell Square. The four gated openings on the east and west long walls enclose a semi-indoor/outdoor space and form a permeable route through the site.

#### Present Condition of the Cloisters

3.7 The cloister has the original travertine floor, and walls of Portland stone, with broad fluted pilasters resting on a travertine plinth. A trabeated ceiling, divided into coffered bays has a muted two-tone paint scheme. Original bronze brazier style uprighters are mounted in each bay, and each ingress/egress point to the long (E/W) sides are accessed via three steps up to match the external paving level.

3.8 Decorative iron gates and over-panels are housed in each opening to the east and west (four to each side). The gates currently have a temporary arrangement of Perspex fitted over them in an attempt to render the space less susceptible to the elements.

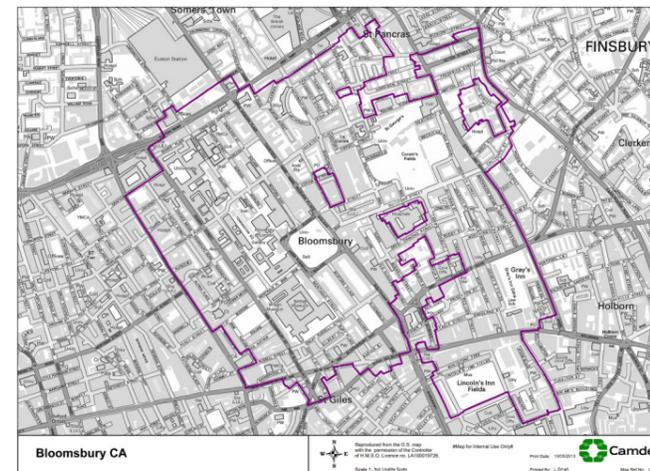


Figure 3.1 - Bloomsbury Conservation Area Map

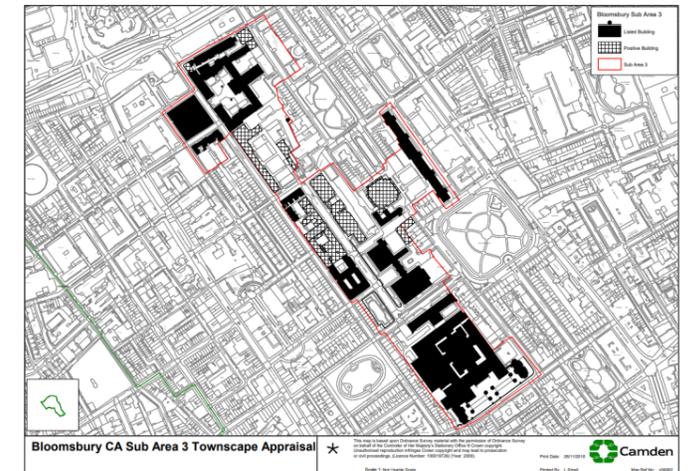


Figure 3.2 - Bloomsbury Conservation Area Map - Sub Area 3



Figure 2.1 - Cloisters looking south

### 3 | Site Description & Historic Context



Figure 3.3 - Entrance Door featuring iron gate and perspex screen



Figure 3.9 Ceiling details, showing signs of deterioration

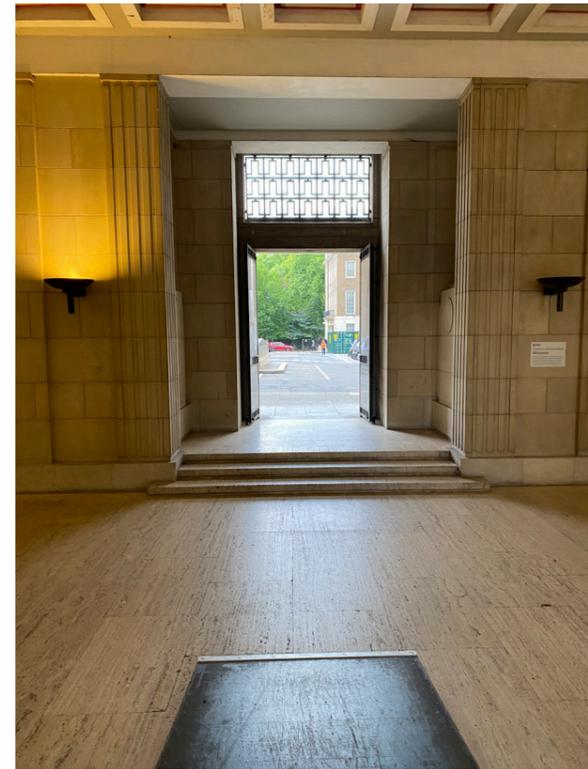


Figure 3.4 - Entrance Door featuring temporary ramp

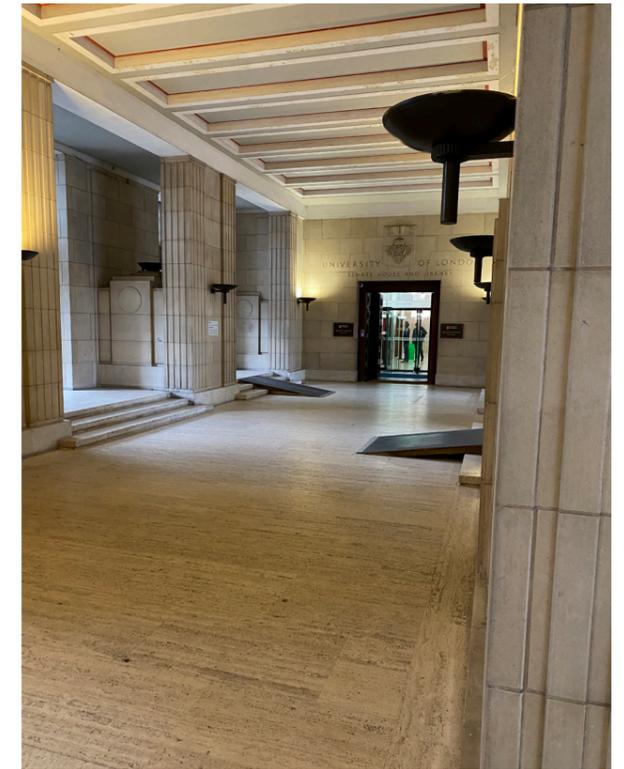


Figure 3.5 - Cloister lobby



Figure 3.6 - Travertine Floor and temporary ramp example



Figure 3.10 Wall lamp detail

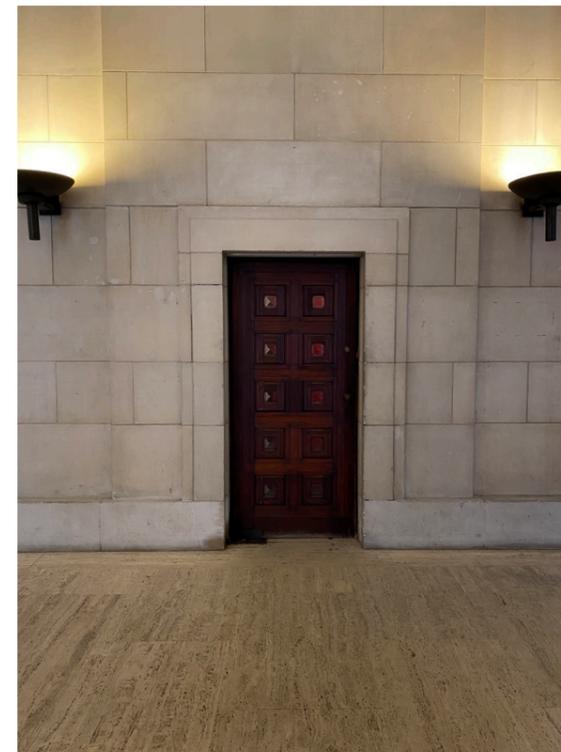


Figure 3.7 - Service Door

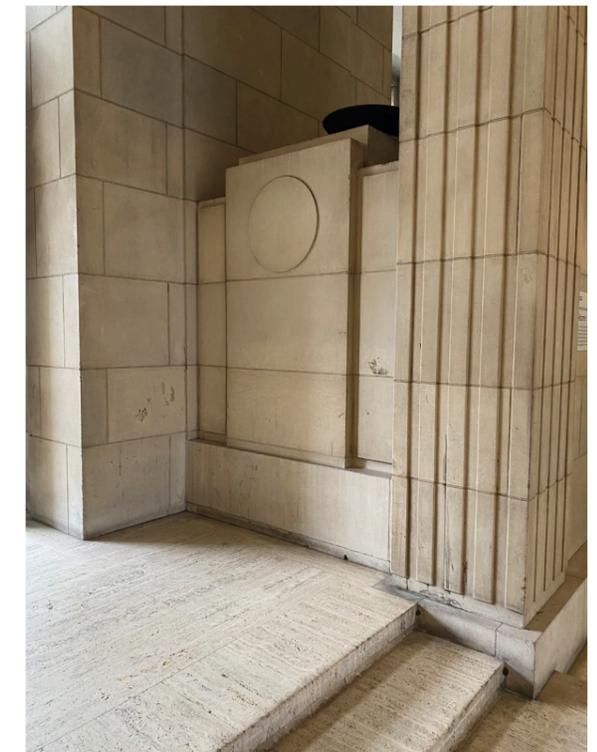


Figure 3.8 - Portland stone detailing to subdivision

Section 4  
**Significance.**

## 4 | Significance of Site

### Bloomsbury Conservation Area

3.9 The Bloomsbury Conservation Area is predominately of significance for its architectural and historic interest. These combined result in an area of distinct character and appearance which remains important in the development of London.

3.10 Senate House is located in Sub Area 3:

3.11 Paragraph 5.35 describes the building within the southern university area of Sub Area 3 as;

*Senate House forms a prominent focal point within the surrounding streets. Its tall, stepped tower is a visible landmark in the wider Bloomsbury area and beyond; it can be seen in a variety of long views including the vista looking east along Store Street, looking south from Torrington Place across Torrington Square, and looking west from Russell Square. Faced in Portland stone, it was constructed in 1932-38 in a stripped-down Art Deco style to the designs of Charles Holden. Essentially the façades are quite plain, featuring vertically proportioned window openings with recessed steel frames.*

*The Art Deco influences can be seen in the modelling of the building, in particular the bold, stepped form of the central tower, and in the detailed design of secondary elements such as doors and metalwork. The predominantly four-storey frontage is set back from Malet Street behind tall boundary railings and a line of mature trees, which are significant elements in the streetscape. It should be noted that the north-east wing of Senate House was never built due to WWII, and this portion of the site remains undeveloped to this day, with the rear of the building taking on an asymmetrical plan form. Senate House is seen as part of a group of buildings providing a strong sense of enclosure on the east side of Malet Street and the north side of Keppel Street,*

*Senate House is an ionic mid 20th century architecture that, by virtue of its scale, striking art deco design, facing materials and prominence dominates its surrounding urban context as key focal point and landmark feature. In its context and contributes to the overall character and appearance of the conservation area.*

### Senate House

3.12 The building was first listed in March 1969 at Grade II\* and is officially described as; SENATE HOUSE AND INSTITUTE OF EDUCATION (UNIVERSITY OF LONDON) AND ATTACHED RAILINGS

*CAMDEN MALET STREET (East side) Senate House and Institute of Education (University of London) and attached railings 28/03/69 GV II\* Senate House and Institute of Education. 1932-1938. By Charles Holden, built with funding from the Rockefeller Foundation. Brick load-bearing construction with Portland stone facing.*

*Symmetrical design, not completed, comprising central tower flanked by two courtyard ranges to either side. The southern, completed half, houses the ceremonial and administrative functions of the University of London. The northern half houses the Institute of Historical Research and School of Slavonic Studies in more functional surrounding; north-east wing not completed. The initial concept of a single, spinal building extending the length of Torrington Square was abandoned as building began, but survives in model form displayed on the first floor balcony of Senate House.*

*EXTERIOR: central, higher fourth floor is the University library, with above it offices and bookstack housed in the formal 18-storey tower built in recessed stages with broad central buttresses on the east and west sides. Six windows at first floor level. Four and five storey wings with ten-window forward return and 14 windows width each. Under enriched, flat canopies, two square-headed entrances each side of the central buttress, all with two-leaf glass doors with vertically patterned metal grills. Above the canopies small rectangular windows with patterned grills and keystones. Square-headed, recessed windows with metal frames, those at first floor level on the tower being elongated with enriched spandrel panels and flanked by medium sized windows at the angles, with balconies, culminating in lunettes at sixth floor level. From the second floor to the 18th, small vertically set windows, in groups of three until the penultimate stage when they are continuous. Flanking wings with metal balconies to windows at angles. Flat roofs with plain bands at parapet levels. East facade similar. Inner courtyards similarly treated, with hopper heads dated 1936.*

*INTERIOR: imposing Egyptianate entrance hall at base of tower with travertine floor and walls with broad fluted pilasters a semi-open space giving through*

*access, with doors to south leading to Senate House and to north to Institute of Historical Research and School of Slavonic Studies.*

*Senate House. Principal spaces all with travertine cladding to walls and floors, ceilings of moulded plaster with flat panel patterns and embellishments based on a London plane tree motif. Staircases floored in travertine, with bronzed balustrades treated as stylised Ionic columns. Principal entrance hall on two levels with first floor balcony having elaborate bronzed balustrade: Holden's original model exhibited here.*

*On ground floor there is to east the MacMillan Hall, named after Lord MacMillan first Chairman of the University Court, with square panelled ceiling, travertine walls decorated as fluted pilasters at end and to sides set with acoustic panels to Holden's design and coloured glass, teak floor, and original light fittings. Memorials to HRH Queen Mother, Chancellor 1955-80, and to Princess Royal, Chancellor 1981-. William Beveridge Hall, named after the University's Vice Chancellor 1926-8, retains dado panelling set with brass filets in Greek key pattern under acoustic quilting, with semi-permanent seating and stage.*

*On first floor processional stair leads to Chancellor's Hall, with square panelled timber to window recesses, travertine cladding, and square panelled plaster ceilings. Inlay pattern floors, original doors and fittings. To east a suite of rooms set round courtyard includes Court Room and Senate Room. Senate Room and ante rooms fully panelled in English walnut, the former of double height with trabeated ceilings, original fixed seating in stepped rows arranged like a council chamber with dias. Bronze uplighters. Ante rooms with heraldic glass by E Bossanyi dated 1937. On north side committee room and processional suite of corridors with dado panelling and moulded cornices, original furnishings and fittings. On south side the Vice Chancellor's offices not inspected.*

*Second floor staff common rooms and third floor common rooms and refectories originally with painted mural ceilings. Those in refectory not seen under later acoustic tiles; war memorial tablet in corridor. Fourth floor libraries of double height. Two general reading rooms, the Middlesex Libraries, finished in oak with original bookshelves and fittings of English walnut. Goldsmith's Library to south with glazed bookcases, and ceiling of cypress wood and stained glass by E Bossanyi dated 1937. On north side committee room and processional suite of corridors with dado panelling and moulded cornices, original furnishings and fittings. On south side the Vice Chancellor's offices not inspected.*

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*The Institute of Historical Research and School of Slavonic Studies with ground-floor entrance hall of single-storey height, travertine floors and finishings similar in style but simpler than those found in Senate House.*

*SUBSIDIARY FEATURES: attached cast-iron railings on stone sleeper wall and gates of radial pattern with central bosses containing coats of arms. Pillars with pilasters and geometric enrichment, those at the gates surmounted by rectangular down-lighter lamps with small defused panes and topped by stepped features.*

*HISTORICAL NOTE: built as a landmark, in 1937 this was the tallest building in London apart from St Paul's Cathedral.*

## Significance

- 4.1 The Site's significance is mainly found in the building's townscape and architectural interest. In the broader, urban context, Senate House is a prominent feature in the local area and forms a visible landmark.
- 4.2 The asset's architectural interest as a significant large-scale Art Deco building reflects the aesthetic of the time when it was built by a prominent architect of the day. The exterior is largely unaltered from the original design and internally, the architect-designed finishes, fixtures and fittings are also still present giving a complete picture of the design intent. The above is all reflected in the II\* Listed status of the building.
- 4.3 Architectural Interest: Architectural interest is principally derived from the quality and appearance of the elevations. The building form, height and appearance was extraordinary for the period of the building development and its uncommon composition makes a significant contribution to the townscape and its interest overall. This is further supplemented by the quality of its detailing and materiality. Architectural interest extends to the internal form and decorative order of the building which remains indicative of its civic use, with a sense of grandeur and scale.
- 4.4 Historic Interest: An associative historic interest is understood through the building's connection to known and reputable architect Charles Holden and the status of the building as the centrepiece of an early 20th Century urban plan for the area. Historic Interest is further derived through the buildings reputation as an institute for learning and education and the number of notable literary works and figures which the building has facilitated.
- 4.5 More specifically, the significance of the cloisters is predominantly derived from their contribution to the architectural interest in the building. As the primary entrance they offer a permeable through-route to the site and is a space of some grandeur, proportionate with the status of the building. The cloister lobby is broadly in its original configuration with original fixtures and fittings including: entrance gates, brazier style lighting, travertine flooring, and structural and decorative use of Portland stone and Cornish granite. The cloister lobby has suffered from deterioration due to inappropriate use because of its public access but overall remains well preserved with the original design intent remaining legible.

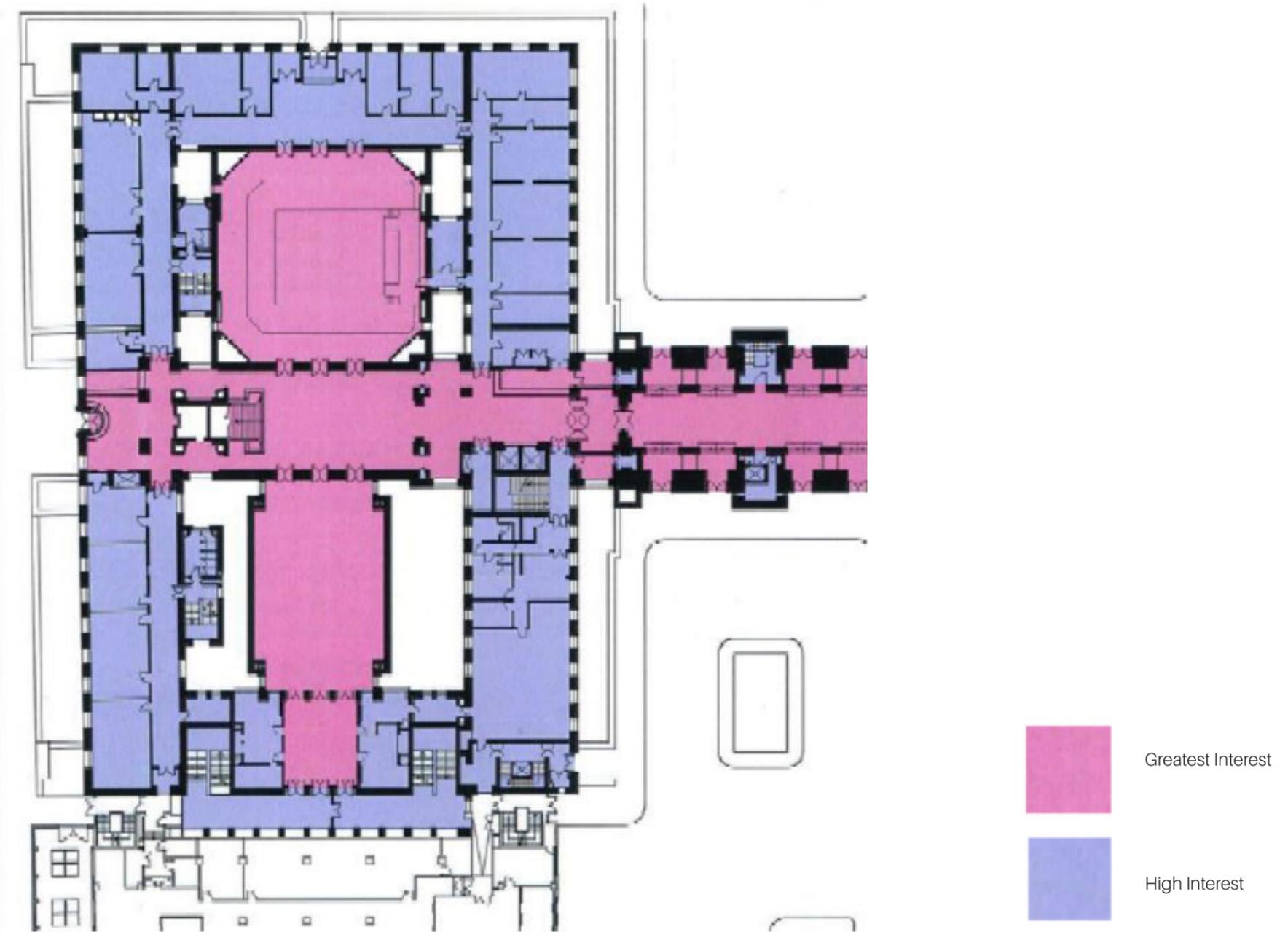


Figure 4.1 Significance Plan of the ground floor level including the Cloisters.

Section 5

**Impact Assessment.**

## 5 | Impact Assessment

- 5.1 This chapter appraises the likely impacts of the proposed development on the heritage sensitivities identified within the report. It supports the Local Planning Authority in their decision-making process as to the suitability of the scheme at this stage of the proposals.
- 5.2 The proposed scheme is shown in more detail in the Design and Access Statement which forms part of the pre application suite of documents and should be consulted before reading the following section.

### Experience of the Cloisters

- 5.3 As noted, the Cloisters is the primary entrance into Senate House, acting as the link to the two wings either side. Whilst the space maintains its historic form and function, it does not act as intended. The Cloisters are not clearly identifiable as the entrance to the building, with people visiting the building unclear where the primary entrance is; instead they are treated as a through route principally by people not visiting the building.
- 5.4 Additionally once in the space there is no legibility to the wings either side. The space does not offer legibility of Senate House or aid in way-finding through the building. Consequently the space is quite uninviting and result in no activity.
- 5.5 The lack of activity also results in there being an unclear appreciation of the space as to whether it is in private or public use. The public use the place as a short cut as it is unclear the space forms part of Senate House and is its primary entrance. This has also resulted in bicycles using the space as a route through, impacting the historic floor finish.
- 5.6 Owing to the lack of purpose of the space, accessibility solutions have also been secondary to date, with the use of temporary ramps across two staircases being the only option.
- 5.7 The space also does not benefit from natural surveillance and as a result there is limited passive security. Both wings have entrance lobbies retrofitted into them which demark the entrances into each building and therefore separating the Cloisters off. This results in the space being not visible from the reception and security areas within each wing.
- 5.8 Consequently, whilst the space maintains its historic integrity, there is an opportunity to enhance the appreciation of the space alongside improving its accessibility, legibility and security.

### Wider Masterplan

- 5.9 It should be noted that a masterplan is being developed for Senate House. As such the proposals for the Cloisters are temporary and will feed into the detailed design brought forward as part of the masterplan.
- 5.10 The University of London has recognised that there is an opportunity to try a solution to accessibility, legibility and security within the Cloisters, including identifying how this section of the building could function and serve the building as a whole.
- 5.11 The university recognises the heritage sensitivity of the building so this approach is considered to be the most appropriate before installing a more permanent solution. A long term holistic view accords with good conservation principles and as such the need to find an appropriate solution through a temporary installation accord with the overarching approach.

### Proposed Development

- 5.12 The proposed scheme has been designed to be sympathetic to the heritage sensitivities of the host building and the original design intent. The most prominent heritage issues will concern the effect of the proposed scheme on the appearance and experience of the cloister lobby with the resultant impact upon the significance of the listed buildings. The proposed scheme will comprise the following:
- Restoration of internal features
  - Raised timber floor
  - Glazed screens to entrance doors
  - Movable furniture
  - Lighting re-lamped to LED
  - Restoration of internal features
- 5.13 The proposals include a scheme of works to restore a number of original fixtures and fittings within the cloister lobby, this includes damage to internal service doors. Doors will be sensitively restored to appear as original which will sustain their active use and improve their aesthetic appeal. The resultant effect will preserve heritage significance and enhance the appearance of the space.

- 5.14 Existing ceilings will be re-painted and any damage to the decorative plasterwork repaired. The ceiling is not in its original paint scheme and shows evidence of water ingress and deterioration. The proposed scheme of works will sensitively restore the ceiling and enact a painting scheme which is sensitive to the appearance of the space and more closely aligned to the original design intent.

### Accessibility

- 5.15 Historic England Guidance Easy Access to Historic Buildings (2015) recognises that everyone should be able to enjoy easy and inclusive access to the historic environment. At present Senate House and the Cloisters is accessible through the use of temporary ramps owing to the sunken nature of the floor level and the stairs around the edge.
- 5.16 Sensitive alteration will need to have due regard for what it is that makes a particular building special or significant and this report aims to identify the significance of the asset to inform the design proposals.
- 5.17 In seeking to create access for all the The Equality Act outlines four options for overcoming a barrier caused by a physical feature. These are:
- removal of the feature
  - alterations to the feature
  - providing a reasonable means of avoiding it
  - providing the service by a reasonable alternative method if none of the preceding options is viable.
- 5.18 The removal or alteration of the stairs is considered to be harmful to the special interest of the listed building and as the Cloisters are the primary entrance to the building, avoiding the space would render its intended use obsolete. As such it is considered that the most sensitive way to provide access for all is to avoid the use of the stairs through the installation of a temporary and reversible floor structure.

### Raised Flooring

- 5.19 It is proposed to install a temporary raised floor covering, to meet the top stair which descends into the cloister lobby. This will conceal the perimeter steps and includes a fixed items to the raised flooring to facilitate access and the functional use of the space. Timber balustrades with exhibition display will border ramps which will descend into the ground floor lobbies of Senate House Library and The Institute of Historical Research and School of Slavonic Studies.
- 5.20 The raised floor has been carefully considered to remain consistent with the current aesthetic of the space while providing a solution which will remove the need for temporary ramps, improving accessibility
- 5.21 The existing travertine floor will be preserved in-situ and will remain uncovered in select locations. The original floor covering would remain materially unaffected by the proposed new floor and would be preserved. The portions of the exposed original travertine floor will allow the original design intent to remain legible and would serve as an appreciable, integrated and aesthetic part of the design.
- 5.22 The design has utilised a continuous perimeter shadow gap and brass trim which will provide a visual separation between the existing stone wall and the new floor and allow an appreciation of the original form, dimensions and proportions of the space to remain legible.
- 5.23 The new proposed floor covering will be a light coloured oak with an oversized parquet pattern. This material, colouration and pattern has been informed by design research conducted across the building and has a precedent in other parts of Senate House. The solution offers a hard-wearing and practicable solution which is lighter and less oppressive in appearance than the existing. The resultant effect will create a more welcoming lobby area with high aesthetic appeal which is referential to the prevailing design across the building and complementary to the existing appearance of the space.
- 5.24 Overall, while the change to raise the flooring will change the proportions of the cloister lobby and appearance of the space, the change is considered commensurate to ensure a secure working environment for staff and the ongoing and functional use of the building. The new flooring will preserve the existing flooring and perimeter stairs from ongoing damage.

### Glazed Screening and Access

- 5.25 At present, the access with the cloister lobby is a publicly accessible through route which offers a short cut between Malet Street and Russell Square. For accessibility, a number of moveable ramps are placed over the stairs sets which descend into the cloisters. Because of this access, the cloisters provides a route for cyclists which has resulted in consistent and permanent damage to the stone stairs and walls and creates present and future safety issue for users of the building.
- 5.26 The proposals include changes to the eight entrance ways which cover both the east and west sides of the cloister lobby. The central two entrances of each elevation will feature glazed screens with double doors. These will be framed with slender steel framework in anodised dark bronze finish which has been selected to match the appearance of the existing brazier style wall lights.
- 5.27 On the outside edge entrance doors on both elevations, glazed screens of similar design with slender steel framework in anodised dark bronze finish, again to match the appearance of the existing brazier style wall lights are proposed. These glass screens will allow for views into the lobby area which are currently restricted by semi transparent Perspex attached to the ironwork gates.
- 5.28 Fixing the ironwork gates into a 'locked' position on the outside edge doorways will allow for an appreciation of these architectural features of the building which are not currently apparent and are obscured by the Perspex screens. This will improve the outward appearance of the building when viewed from east and west approaches.
- 5.29 The installation of the screens and glazed screen doors will require no fixing to face of stone walls or original floors and will cause only minimal intervention into historic fabric. The connection will be achieved via grout lines or thorough the use of soffits. This will allow this feature of the proposed scheme to be entirely reversible.
- 5.30 The alterations to the cloisters to create the new reception area will mean the glazing screen and revolving doors on the ground floor, consented as part of the 2006 scheme of works will become obsolete. These elements disrupt an appreciation of the entrance lobby and historic patterns of circulation and have therefore negatively impacted the significance of the building. Although not included in the current set of proposals, the change will allow for the removal of these features which will bring about a resultant heritage benefit.

- 5.31 Overall, the proposed scheme would result in an improved access and usability of the cloister lobby. The change would actively preserve historic fabric by preventing further damage and result in no intervention into historic fabric to achieve the overall design, the scheme would be entirely removable. While the change will cause some disruption to historic routes of access and circulation, the routes through doorways will remain clearly apparent and will result in an improvement to their appearance overall.
- 5.32 The external change to these doorways would improve their outward appearance and preserve the significance of senate house as well as its contribution to the Bloomsbury Conservation Area. The proposed change would have a minimal to negligible effect on the setting of nearby listed buildings and their significance would be unaffected.

### Moveable Furniture

- 5.33 Proposals include the installation of a reception desk and modular seating within the entrance alcoves. These elements of the proposals are temporary and movable and will not be fixed to existing fabric. As such, they are not subject to listed building consent but are detailed here for completeness.
- 5.34 These elements have been designed with reference to the original features apparent across the building and will be consistent with the overall style and appearance of the cloister lobby.

### Lighting

- 5.35 It is proposed to 're-lamp' the existing brazier style lighting within the entrance lobby to more energy efficient LED. The metal work braziers fittings will be entirely retained and preserved in situ. The change only effects the type of bulb and has been carefully considered with regard to lux and lumens, will largely appear as existing and will help ensure the sustainable use of the building.

### Ceiling

- 5.36 The ceiling is currently in a poor state of repair and therefore the proposals include repair and redecoration. The scheme of works will fully restore building fabric in a manner consistent and its long term conservation. The works will be sensitive to existing historic fabric, refresh the existing appearance and are entirely appropriate.
- 5.37 The ceiling will be repainted to match the existing scheme. This item of the proposed scheme represents a like-for-like change and is commensurate with the conservation, ongoing maintenance and continued use of the building. The works will maintain the high quality appearance of the cloisters offering a clear benefit to the aesthetics of the space.



Figure 5.1 - Ceiling Detail



Figure 5.3 - Internal perimeter stair showing damage to travertine



Figure 5.2 - Flooring within senate house library showing precedent for parquet wood flooring

### Impact Summary

- 5.38 The proposed new raised floor, joinery and screen elements will be independent from existing building fabric. They will not be fixed mechanically in any way to the existing wall and floor fabric. The installation of these elements will not cause any material damage to building fabric and will be entirely reversible.
- 5.39 The key historic features and details of the first floor would be retained and improved through restoration and preservation. The new floor covering would be sympathetic to the character of the building and of suitable materiality.
- 5.40 The changes will bring significant improvements to security which will resultantly allow for the future removal of glazed subdivisions within the main building lobbies, these include revolving doors and glass screens which currently disrupt an appreciation of the cloisters and grandness of the lobby areas.
- 5.41 Providing inclusive access to the building is a necessity for the university namely as the function requires inclusivity owing to its use as a modern university. While the change to access will have a low level of impact on the experience of the cloisters, disrupting the permeability of the space and the historic patterns of access and circulation, the proposals maintain the access through the central four entrance portals which preserves the key access to the building. Therefore whilst there will be a slight impact on the appreciation of the space, there is a significant impact for the occupants of the building.
- 5.42 The screening of the doors will no longer allow for mounted cyclists to short cut through the space to the benefit of security, building staff and visitors and historic fabric.
- 5.43 Overall, the proposed scheme would involve a localised effect to Senate House and Institute of Education (University Of London) cloister lobby. The assessment concludes that any adverse effect from the change in overall appearance and patterns of access would be largely offset by betterment of access and fire escape routes, security and general enhancements to the conservation and long term use of the building. All new elements are temporary installations and subsequently when removed, will leave no lasting damage to existing fabric. The change is therefore not considered to amount to Harm. The significance of the listed building would be preserved, with a number of beneficial enhancements.
- 5.44 The changes apparent externally will be limited to the 8 access doorways and the removal of the perspex coverings to the gates. This change will reinstate a degree of permeability and allow for views into the cloister lobby. While the change will be minimal, it will minorly enhance the building's contribution to the character and appearance of the Bloomsbury Conservation Area. As such the significance of the conservation area would at the very least be preserved, if not enhanced.

Section 6

**Conclusions.**

## 6 | Conclusions

### Policy Compliance

- 6.14 The proposals presented in this statement are minor in nature, and will result in a visual changes to the Senate House and Institute of Education (University Of London) cloister lobby. The proposals represent sympathetic and sensitive change that takes account of the special interests of the subject building, its historic context and sustainability.
- 6.15 The National Planning Policy Framework (revised 2021) constitutes policy for local planning authorities and decision-makers, and it is a material consideration in planning decisions. Applications for planning permission must be determined in accordance with the local development plan, unless material considerations indicate otherwise.
- 6.16 The statutory duty stated in the 1990 Planning Act to 'have special regard' is transposed into paragraph 194 of the NPPF, with paragraphs 200 and 202 subsequently outlining the balancing exercise to be undertaken by decision makers with regards to alterations involving designated heritage assets resulting in 'substantial harm' or 'less than substantial harm'. No harm has been identified to the listed building and the proposed works will therefore not engage paragraphs 200 and 202.
- 6.17 The proposals accord with the relevant policy set out within the London Plan 2021. There is no compromise of local character and the heritage assets affected are conserved. The proposed alterations will allow for continued and appropriate used of the building for its current use.
- 6.18 In respect of Camdens Local Policy XXX the proposals would not result in the loss of important historic fabric or be detrimental to the architectural or historic interests and integrity of No.5 or the terrace. In fact the proposals bring about alteration that reinstate elements of plan form and character whilst preserving and enhancing the overall character and appearance of the interiors.

### Conclusions

- 6.19 This heritage statement has undertaken an assessment of the significance of the application site. This has been followed by an appraisal of the effects of the proposals on the significance of the heritage asset with consideration given to local and national policy and guidance.
- 6.20 The proposed changes to the cloister lobby will reflect the established style and character of Senate House. The design of the proposed new installations has been carefully considered, so as to ensure that the new insert will sit comfortably in its context and read as a sympathetic element of the building.
- 6.21 Restoration of original features including doors, ceilings and fittings would enhance the heritage value of the building.
- 6.22 The changes apparent externally will be limited to the 8 access doorways the removal of the perspex coverings to the gates and installation of glass glazed screens behind the ironwork gates. This change will reinstate a degree of permeability and allow for views into the lobby area. This will enhance the building's contribution to the character and appearance of the Bloomsbury Conservation Area. As such the significance of all affected heritage assets would at the very least be preserved, if not enhanced.
- 6.23 The assessment concludes that overall the proposed scheme of works would have a beneficial effect on the significance of the listed building. The benefits are summarised here as:
- Betterment of internal features through sympathetic restoration
  - Preservation of original building fabric through amended public access
  - Preservation of original building fabric through stylistically appropriate floor covering
  - Removal of perspex screens on external gates revealling the original ironwork design.
  - improvements to accessibility for all building users
  - Enhancements to security
  - Enhancement to the functional use of the space, creating a welcoming and practicable entrance area.

# Appendix 1

## **References.**

## Appendix 1 | References

SENATE HOUSE, UNIVERSITY OF LONDON, ENTRANCE CLOISTER | LONDON BOROUGH OF CAMDEN

### Policy Documents

London Plan (2021)

Hillingdon Local Plan 2020

Historic Environment Good Practice Advice in Planning

Note 2: Managing Significance in Decision-Taking in the

Historic Environment (GPA2) (Historic England, March 2015)

National Planning Policy Framework, MHLCG, February 2019

'Historic Environment', Planning Practice Guidance,

MHLCG, July 2019

### Primary and Secondary Sources

A History of the County of Middlesex: Volume 4, Harmondsworth, Hayes, Norwood With Southall, Hillingdon With Uxbridge, Ickenham, Northolt, Perivale, Ruislip, Edgware, Harrow With Pinner. Originally published by Victoria County History, London, 1971.

<https://www.som.com/>

<http://architectuul.com/>

<http://www.west-middlesex-fhs.org.uk/downloads/2006%20No%201%20March.pdf>

Appendix 2

**Statutory List Entries.**

Heinz Administrative Headquarters and Former Research Laboratories

Overview Heritage Category:

Listed Building

Grade: II\*

List Entry Number: 1242724

Date first listed: 24-Nov-1995

Date of most recent amendment: 26-Apr-2013

Statutory Address: Hayes Park, Hayes, UB4 8AL

Location Statutory Address: Hayes Park, Hayes, UB4 8AL

County: Greater London Authority

District: Hillingdon (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ0885182469, TQ0893282420

Summary

These two buildings were designed by Gordon Bunshaft of the American practice Skidmore, Owings and Merrill, and completed in 1965 as the administrative headquarters and research laboratories for Heinz UK. The non-structural interior fixtures, fittings and finishes are of later date and are not of special interest. The tunnel linking the two buildings is also not of special interest.

Reasons for Designation

The Heinz administrative headquarters and former research laboratories of 1965 by Gordon Bunshaft, are listed at Grade II\* for the following principal reasons: \* Architectural quality: the buildings are sophisticated and sculptural; an interplay of positive and negative space created through form, structure and a refined palette of materials applied with a quality of detail, and achieving a high-tech finish; \* Authorship: this is the only British example of the work of Gordon Bunshaft, the most influential American office designer of the 1950s and 1960s, and one of only two buildings by him in Western Europe; \* Historic interest: it is the most important early example in Britain of a headquarters complex on a greenfield site.

History

Heinz is a global food company dating from 1869. The administrative headquarters and research laboratories were designed in 1960-1 by Gordon Bunshaft and built in 1962-5. The two buildings are the only British works of Bunshaft (1909-90) who was the principal design partner of the massive and influential American office practice of Skidmore, Owings and Merrill.

In 1937 Bunshaft was taken on by Louis Skidmore to assist him with various designs for the New York World's Fair of 1939-40. It was through the World's Fair job that Skidmore and Bunshaft met H J Heinz II, with whom they formed a lasting friendship, and for whom Bunshaft designed a number of important buildings.

Heinz had had its UK headquarters and factory at Harlesden since the 1920s, but needed more room for their offices and laboratories. Heinz chose to build on the site of a run-down Victorian house in extensive grounds on the edge of the green belt in Hayes. Permission to build was granted on condition that only 10 acres of the 65-acre site were developed (with only 1.5 acres to be covered with buildings), and the parkland was restored. The three-storey buildings were sunk into the ground to overcome a two-storey height restriction imposed on the site, and the car park was hidden within the former walled

garden. The office planning of the administrative building was considered advanced by the Architects' Journal in 1966, with a combination of open-plan offices facing into the internal courtyard, and a line of small private offices looking out over the park.

The increase in car ownership by the late 1950s made it increasingly feasible for large companies to build new corporate headquarters on greenfield sites, comfortable that most of their workforce could readily drive to work. These sites offered several benefits; firstly lower building costs, and secondly a quality of setting, which if teamed with high quality architecture, could create an impressive corporate identity. This trend was strong in America, where it was combined with technical experimentation by architects who were striving to use modern construction methods in a more refined, highly-crafted, way. Bunshaft's work in this area was particularly influential; his headquarters for General Life Insurance in Connecticut, built 1952-7, was regularly visited by European architects. For progressive British companies seeking a sleek and sophisticated headquarters in the late 1950s and 1960s, America was leading the way, and for Heinz the choice of Bunshaft as architect would have been obvious.

In the 1990s Heinz sold the Hayes Park site. During this decade the car park in the walled garden was developed to provide a new office building, and this involved the demolition of approximately two-thirds of the garden wall, severing its relationship with Bunshaft's buildings. In 2000 Heinz leased back South Building (the administrative headquarters), and Fujitsu took a lease on North Building (the former research laboratories), which was converted to office use; at this time both buildings were completely re-fitted internally.

Details

**MATERIALS:** the buildings are formed of an externally-expressed reinforced-concrete frame. The external columns and slab edges are pre-cast and have a granite aggregate finish; the remainder of the frame is cast in-situ. Walls are fully glazed.

**PLAN:** the buildings have three storeys and flat roofs with the lowest storey sunk into the ground to clerestory height. They are both rectangular in plan, with South Building having a central open courtyard.

**EXTERIOR:** all elevations have roof and floor slabs projecting forward of the fully-glazed walls, linked by columns formed of two tapered sections which meet in an expansion joint. It is the sculptural rhythm of these vertical columns and horizontal floor slabs which give the buildings their defining aesthetic. Behind the columns is full-height continuous glazing in vertical sheets with blue opaque glass infill to the lower sections on the upper floors. The glass is held in a slender aluminium framework.

**NORTH BUILDING** (former research laboratories) This has 6 bays to the north and south elevations and 5 bays to the east and west elevations. To the north the main entrance (originally the service yard) approaches the building at grade (as does a new service yard which has been created to the west of the entrance). To the west the ground has been cut back around the lower ground-floor to create an outdoor seating area adjacent to the new canteen. To the south is a staff entrance where steps cut down to the entrance door.

**SOUTH BUILDING** (administrative headquarters) This has 6 bays to the north and south elevations and 9 bays to the east and west elevations. The elevations of the internal courtyard are treated to match the external elevations. Much of this courtyard is taken up by a shallow reflection pool with an off-centre island; these features remain but the pool is now in-filled with loose pebbles.

The main entrance to the building is to the east, where curved retaining walls expose the lower ground-floor of the building, which is at grade with the main approach road. A retaining wall originally stretched across the lower level of the building, screening the interior, and was broken only by the double door which provided the main entrance. The wall has now been pulled back, away from the building to reveal a glazed reception lobby. The sight-line through the building, from the entrance lobby through the courtyard and canteen to the landscape beyond, has been preserved. There are staff entrances to the north and south (where the ground is ramped down), and to the west the ground is cut away between curved retaining walls for five bays to provide outside seating for the canteen.

## Appendix 2 | Statutory List Entries

SENATE HOUSE, UNIVERSITY OF LONDON, ENTRANCE CLOISTER | LONDON BOROUGH OF CAMDEN

INTERIOR: the interior fixtures, fittings and finishes of the buildings have been renewed, and the layouts altered. Alterations to layout have been done with consideration given to their impact on sight-lines through these heavily-glazed buildings. The non-structural interior fixtures, fittings and finishes are not of special interest.

SUBSIDIARY FEATURES: the two buildings were linked at basement level by a subterranean corridor. This corridor remains but has now been blocked up. It is not of special interest.



Delivery | Design | Engagement | Heritage | Impact Management | Planning  
Sustainable Development | Townscape | Transport

**Edinburgh :** 11 Alva Street | Edinburgh | EH2 4PH

**Glasgow :** 177 West George Street | Glasgow | G2 2LB

**London :** Da Vinci House | 44 Saffron Hill | London | EC1N 8FH

**Manchester :** This is The Space | 68 Quay Street | Manchester | M3 3EJ

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