

Holborn Links.

Sicilian and Vernon House, and
21 Southampton Row

HERITAGE ASSESSMENT | JUNE 2022

On behalf of Hogarth Properties



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Section 1

Introduction.

1 | Introduction

HOLBORN LINKS. LONDON BOROUGH OF CAMDEN

- 1.1 This Heritage Statement has been prepared to accompany a listed building consent application for Sicilian and Vernon house and 21 Southampton Row London, WC1A 2DB (henceforth 'the Site').
- 1.2 The buildings form part of the Holborn Links Estate and are Grade II listed buildings. They are also located within the Bloomsbury Conservation Area.
- 1.3 This report will:
 - Set out the relevant legislative and policy framework within which to understand the proposed redevelopment of the Site;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Describe the site and identify relevant designated heritage assets;
 - Appraise the heritage significance of the Site and identify its contribution to the Bloomsbury Conservation Area; and,
 - Provide a detailed assessment of impact for the proposals on the Site and its setting, and on the character and appearance of the Conservation Area.
- 1.4 The existing Site and surrounding area was appraised during site visits undertaken in 2021 and 2022, and a desk-based study was also undertaken which included review of the Bloomsbury Conservation Area Appraisal, and an Ordnance Survey map regression.
- 1.5 The report is produced by Icen Projects. Specifically, it is authored by Rebecca Mason BA (Hons) MSc MA IHBC, Associate – Built Heritage & Townscape with guidance and review by Laurie Handcock MA (Cantab) MSc IHBC, Director – Built Heritage & Townscape.

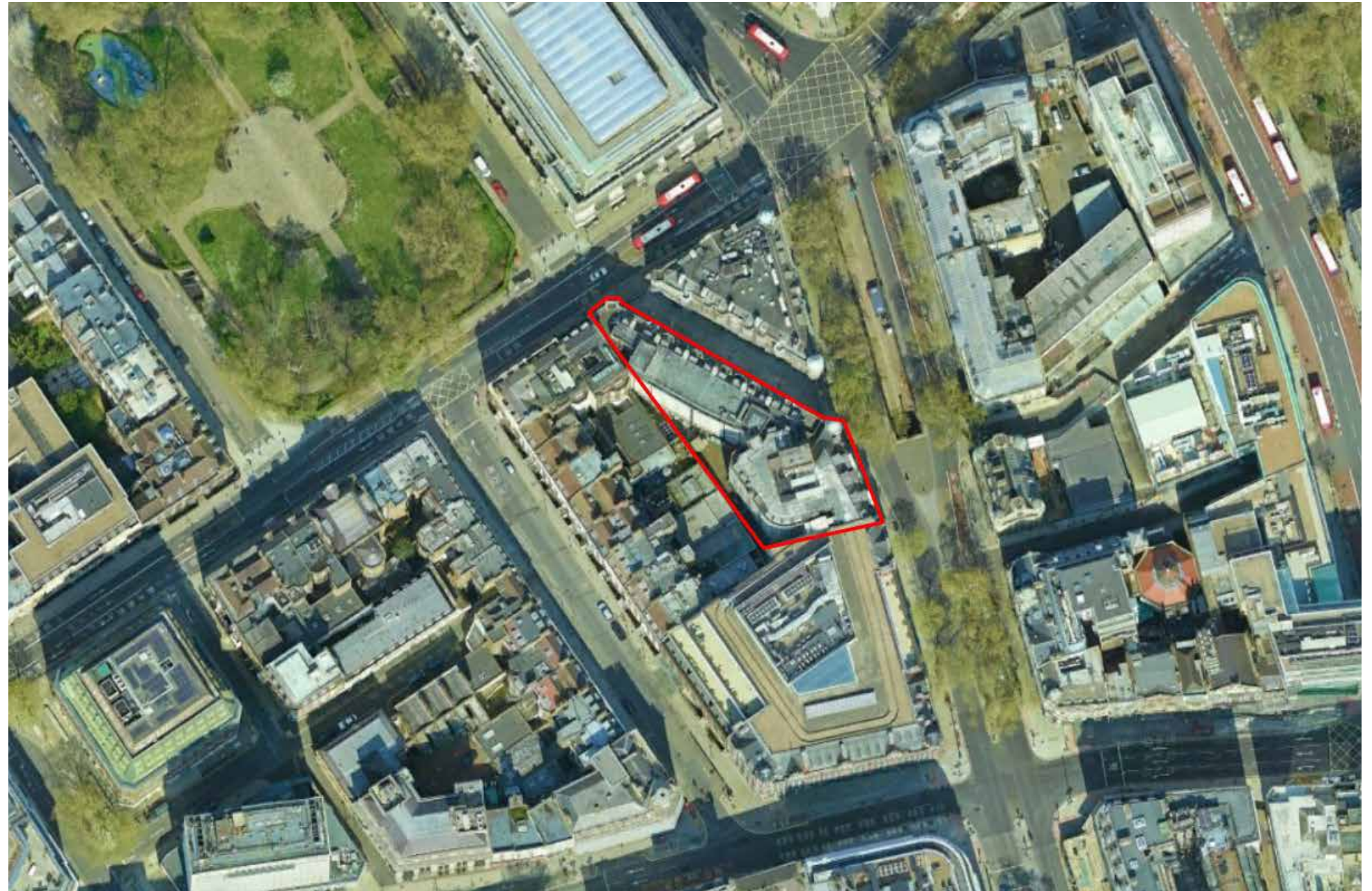


Figure 1.1 Site Location plan

Section 2

Planning, Legislation, Policy & Guidance.

Legislation		National Policy	
2.1	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.	National Planning Policy Framework (July 2021) (As amended)	
2.2	Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or 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 that it possesses.	2.4	In July 2018, the government published the updated National Planning Policy Framework ("NPPF"), which was again updated in February, June 2019 and July 2021. This maintains the focus on sustainable development that was established as the core of the previous, 2012, NPPF.
2.3	Section 72(1) of the Act, meanwhile, states that: <ul style="list-style-type: none">‘In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’	2.5	This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as ‘constructive conservation’: defined as ‘a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment’ (Constructive Conservation in Practice, Historic England, 2009).
		2.6	Section 12, ‘Achieving well-designed places’, reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 130, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
		2.7	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.
		2.8	Heritage Assets are defined in Annex 2 of the NPPF as: ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’ Listed buildings and Conservation Areas are both designated heritage assets.
		2.9	‘Significance’ is defined as ‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’
		2.10	The ‘Setting of a heritage asset’ is defined as ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’
		2.11	Paragraph 192 requires local authorities to maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment.
		2.12	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 190, 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.
		2.13	Paragraph 197 emphasises that local planning authorities should take account 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.
		2.14	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 notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
		2.15	Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
		2.16	Paragraphs 201 and 202 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 (as per Paragraph 201). Whereas, Paragraph 202 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.
		2.17	Paragraph 203 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
		2.18	Paragraph 206 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. It requires favourable treatment for proposals that preserve those elements of the setting that make a positive contribution to the asset or which better reveal its significance.
		2.19	Paragraph 207 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 201 and 202, as appropriate.

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

2.20 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.

2.21 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.

2.22 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.

2.23 Paragraph 018 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 200-202) 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.

2.24 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.

2.25 The PPG also provides clear guidance in paragraph 020 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 201 to 202 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.

Historic Environment Good Practice Advice in Planning

2.26 To support the national policies, three separate Good Practice Advice in Planning Notes (GPA’s) have been published by Historic England.

2.27 GPA 1: The Historic Environment in Local Plans [March 2015]

2.28 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, including the historic environment, as set out by the NPPF.

2.29 The document provides advice on how information about the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset (s) and make a positive contribution to local character and distinctiveness.

2.30 The document gives advice on how the heritage policies within Local Plans should identify areas that are inappropriate for development as well as defining specific Development Management Policies for the historic environment.

2.31 GPA 2: Managing Significance in Decision-Taking in the Historic Environment [March 2015]

2.32 This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information and is as follows:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.33 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking.

- | | | |
|---|---|---|
| <p>2.34 The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.</p> | <p>2.39 This note gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets. It suggests that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:</p> <p>2.40 indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or</p> <ul style="list-style-type: none"> • specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or • advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected. <p>2.41 Particularly for developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.</p> <p>2.42 This should be followed by an analysis to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated.</p> <p>2.43 The next stage is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).</p> | <p>2.44 At the proposal stage, ways to maximise enhancement and avoid or minimise harm should be considered. Enhancement (see NPPF, paragraph 137) may be achieved by actions including:</p> <ul style="list-style-type: none"> • removing or re-modelling an intrusive building or feature • replacement of a detrimental feature by a new and more harmonious one • restoring or revealing a lost historic feature or view • introducing a wholly new feature that adds to the public appreciation of the asset • introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or • improving public access to, or interpretation of, the asset including its setting. |
| <p>2.35 GPA 3: The Setting of Heritage Assets (2nd Edition) [December 2017]</p> | | |
| <p>2.36 This advice note focuses on the management of change within the setting of heritage assets. It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).</p> | | |
| <p>2.37 The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.</p> | | |
| <p>2.38 This note gives assistance concerning the assessment of the setting of heritage assets and the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings; and that settings can contribute to the significance of a heritage asset.</p> | | |

Regional Policy

The London Plan

- 2.45
- Regional policy for the London area is defined by the London Plan. The New London Plan has now been adopted (March 2021) and deals with heritage issues in Chapter 7 Heritage and Culture, covering policies HC1 – HC7, London’s Living Spaces and Places – Historic environment and landscapes.
- 2.46
- Policy HC1 Heritage Conservation and Growth requires boroughs to develop evidence that demonstrates a clear understanding of London’s historic environment. It further requires Boroughs to use this knowledge to inform the effective integration of London’s heritage in regenerative change by:
- 2.47
- 1.setting out a clear vision that recognises and embeds the role of heritage in place-making;
- 2.48
- 2.utilising the heritage significance of a site or area in the planning and design process;
- 2.49
- 3.integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place; and,
- 2.50
- 4.delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- 2.51
- Part C - E of Policy HC 1 state that:
- 2.52
- C “Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process”.

- 2.53
- D “Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets”.
- 2.54
- E “Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse”.

Local Development Plan

London Borough of Camden Local Plan, 2017

- 2.55
- The London Borough of Camden’s Local Plan was adopted by the Council on 3 July 2017. Along with the Local Plan, Supplementary Planning Documents (SPDs) also form a key part of LB Camden’s Local Development Framework. Relevant heritage policies contained within Local Development Plan documents are as follows:
- Policy D1 Design part (q)

• Policy D2 Heritage.
- Policy D1 ‘Design’ requires high quality design that, relevant to this assessment:
- ‘respects local context and character’;

• ‘preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage’;

• ‘comprises details and materials that are of high quality and complement the local character’;

• ‘preserves strategic and local views’.
- Policy D2 Heritage states that ‘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 monuments and historic parks and gardens and locally listed heritage assets’. Regarding Conservation Areas, the Council will:
- ‘require that development within Conservation Areas preserves or, where possible, enhances the character or appearance of the area;

• resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area;

• resist development outside of a Conservation Area that causes harm to the character or appearance of that Conservation Area; and

• 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.’

Section 3

Historic Development of the Site and Surroundings.

3 | Historic Development of the Site and Surroundings

Methodology

3.1 The following historic development of the site and its surroundings is based upon map regression and the secondary sources listed in Appendix 2.

Early History of the Surrounding Area

3.2 The Site lies adjacent to a major Roman route running along High Holborn / Oxford Street. The Roman road remained in use through the Saxon period and lay close to the predictable resources of the River Thames and the River Fleet.

3.3 By the 10th century a settlement had developed in the area and took its name from the Holebourne stream (a tributary of the Fleet River) and it is first recorded as land granted to Westminster Abbey by King Edgar.

3.4 The route remained an important trade route and has supplied the city with goods such as wool, corn, and timber since the thirteenth century.

3.5 Holborn remained relatively rural, but a small suburb developed from the Middle Ages and several grand suburban houses were constructed. A few of these were later established as lawyers' colleges. If the colleges in the area, two now survive in Lincoln's Inn (1422) and Gray's Inn (established 1569).

17th Century Onwards

3.6 The Site sits within the wider area of Bloomsbury which takes its name from the Blemond family, whose manor stood in the now Bloomsbury Square. The construction of Southampton House and Bloomsbury Square was instructed by Lord Southampton in 1657 after the Civil War.

3.7 A period of expansion began following the Plague of 1665 and the Great Fire of London in 1666, and a series of the medieval manor houses and their associated agricultural land were demolished and replaced by housing, commercial premises, and churches.

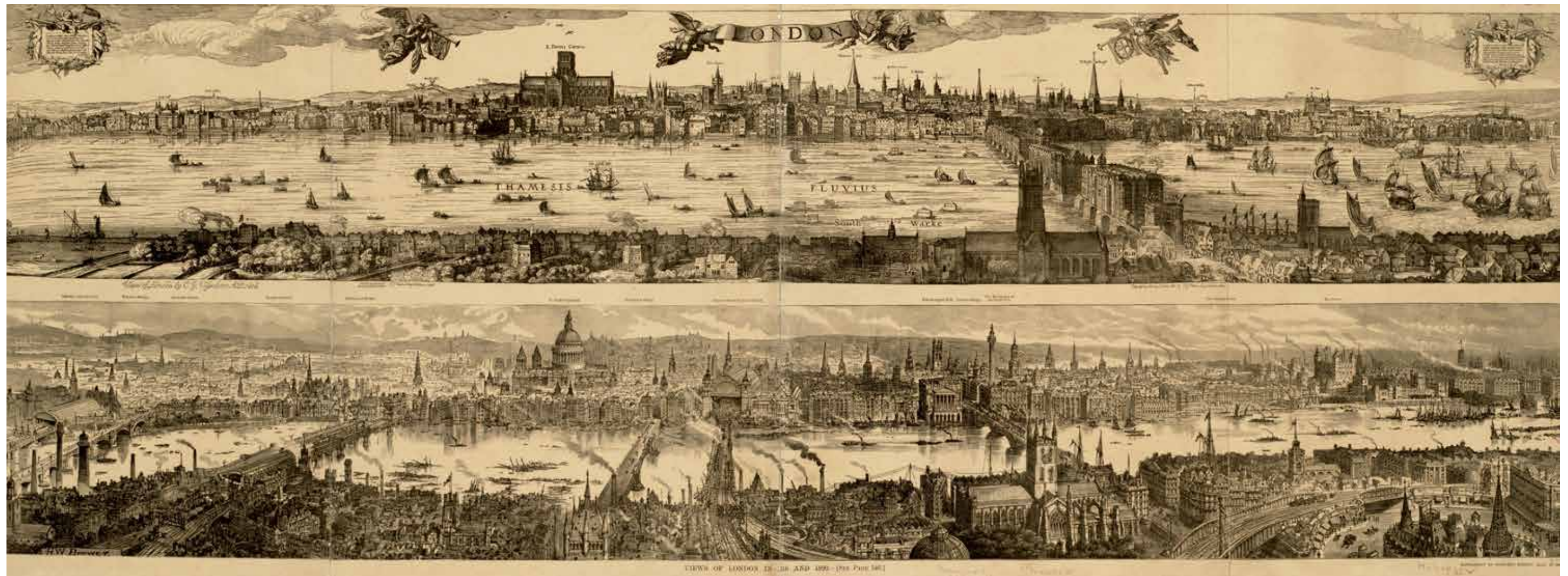


Figure 3.1 Comparative views of London in 1616 and 1890 showing large scale development
Source: map reproduction courtesy of the Norman B. Leventhal Map & Education Center at the Boston Public Library

3 | Historic Development of the Site and Surroundings

Historic Development of Bloomsbury

- 3.8 The 18th century saw the growth of the fashionable Bloomsbury, characterised by new squares and linking streets. Development also continued to the west, and it became an increasingly desirable area to live. This process of expansion continued for many years until roughly 1840, yet a consistency in style and building type was adhered to.
- 3.9 The Victorian Era saw an increase of industrial uses on the eastern fringes of Bloomsbury and the establishment of University College, Great Ormond Street Hospital, and the British Museum. A number of slums had appeared in the older areas of Bloomsbury such as St Giles High Street, these were demolished and replaced by the construction of New Oxford Street and expanded commercial areas.
- 3.10 During the 20th century, expansion of academic and cultural uses proceeded, with buildings such as the hospital experiencing numerous additions and alterations.
- 3.11 Bloomsbury suffered significant bomb damage during World War Two and areas to the east of the Site were significantly affected, this led to the replacement of some older housing with new larger scale developments (figure 3.6).



Figure 3.2 'Agas Map' originally printed 1581 and reproduced in 1633 (Site location circled)
Source: <https://www.layersoflondon.org/>



Figure 3.3 Mapping by William Morgan 1682 showing the expansion northwards (Site location circled)
Source: <https://www.layersoflondon.org/>



Figure 3.4 Mapping produced by William Gough 1746
Source: <https://www.oldmapsonline.org/>

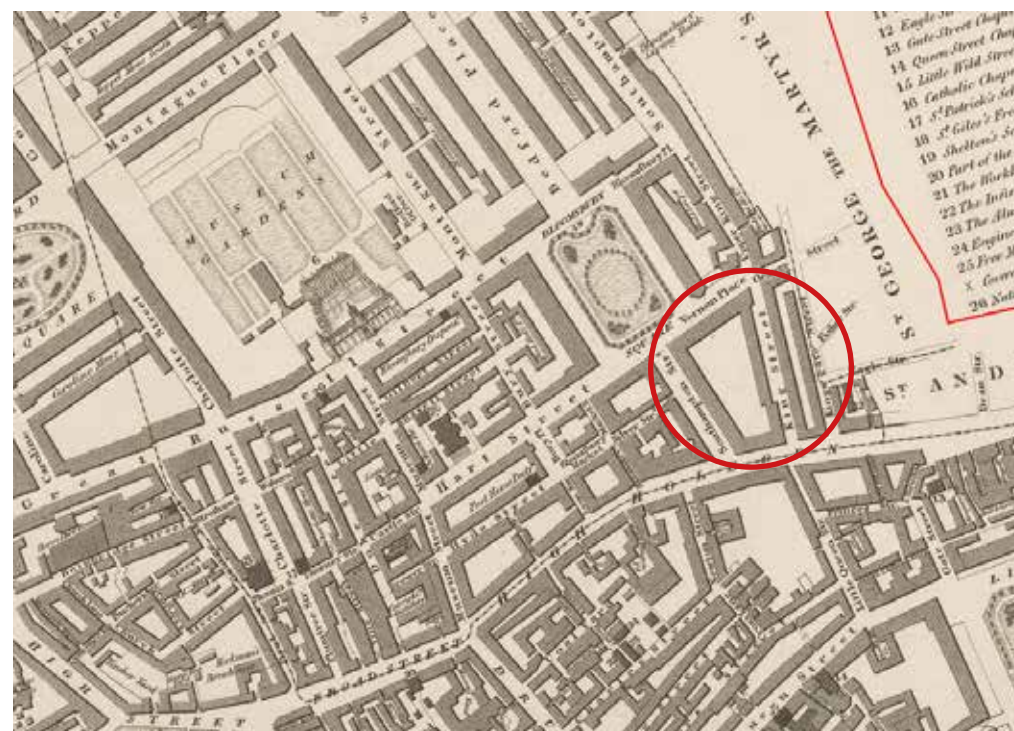


Figure 3.5 Mapping produced for the Duke of Bedford 1824 (Site location circled)
Source: <https://www.oldmapsonline.org/>



Figure 3.6 Mapping produced for the Duke of Bedford 1824 (Site location circled)
Source: <https://www.oldmapsonline.org/>

3 | Historic Development of the Site and Surroundings

Historical Development of the Site

- 3.12 21 Southampton Row, Sicilian Avenue and Vernon and Sicilian Houses are all contemporaneous and were constructed between 1906 and 1910 to the designs of R J Worley for the Bedford Estate, the ground landlord.
- 3.13 R J Worley was born in 1850 and died in 1930. It is thought that he might be related, possibly a brother, to Charles Worley and the property at 41 Harley Street is jointly attributed to them by Kenneth Allison (2008): *The Architects and Architecture of London*.
- 3.14 R J Worley's principal buildings in addition to Sicilian Avenue were:
- 3.15 • The London Pavilion (now the Trocadero Centre) with James Ebenezer Saunders: 1885
- 3.16 • Albert Court: adjacent to the Albert Mansions, Kensington Gore: 1894-1900
- 3.17 • 1-5 and 7 Harley Street: a substantial terracotta building
- 3.18 • 34-35 Kensington Court: a substantial block of terracotta faced flats: 1896
- 3.19 Worley was a successful commercial architect who is probably best known for his blocks of flats and his combination of brick and terracotta that he used on his buildings that can be seen on Sicilian Avenue and also in some of his other properties in the West End, such as 23 Albemarle Street, 27 New Bond St and 31-35 Bury Street. His architecture can be best described as "eclectic with a historical twist" and for its date of 1906-1910 is decidedly old fashioned. It demonstrates no interest in the "Free style" classical architecture of other buildings being built in the immediate vicinity by avantgarde architects, such as Charles Holden, Beresford Pite, Edwin Lutyens, John Belcher and others.
- 3.20 The use of terracotta that was popularised by Alfred Waterhouse initially in Manchester and subsequently in London in the Natural History Museum (1881) and later on the Prudential Assurance Building (1900) was being replaced by the use of Portland Stone as a means of providing 'gravitas' and became the typical material that features in what is rather pompously known as "Edwardian Baroque" architecture.
- 3.21 Despite the criticism raised of Sicilian Avenue for being old fashioned the buildings are nevertheless a 'tour de force' in the combined use of terracotta and brickwork architecturally and is also an extremely interesting piece of urban planning linking the two streets, Southampton Row and High Holborn with a pedestrianised shopping street of individual small retail units.
- 3.22 The upper floors were originally designed as residential flats as mentioned above, but that use has long since been abandoned and the upper floors have now all been converted into office use. This has had a significant impact on the plan form of the building as will be described below in that it has removed all the chimney stacks and fireplaces. Their removal has resulted in the consequential loss of most cornices and other original architectural features of the building.



Figure 3.9 Sicilian Avenue, Holborn. c.1910 London Picture Archive

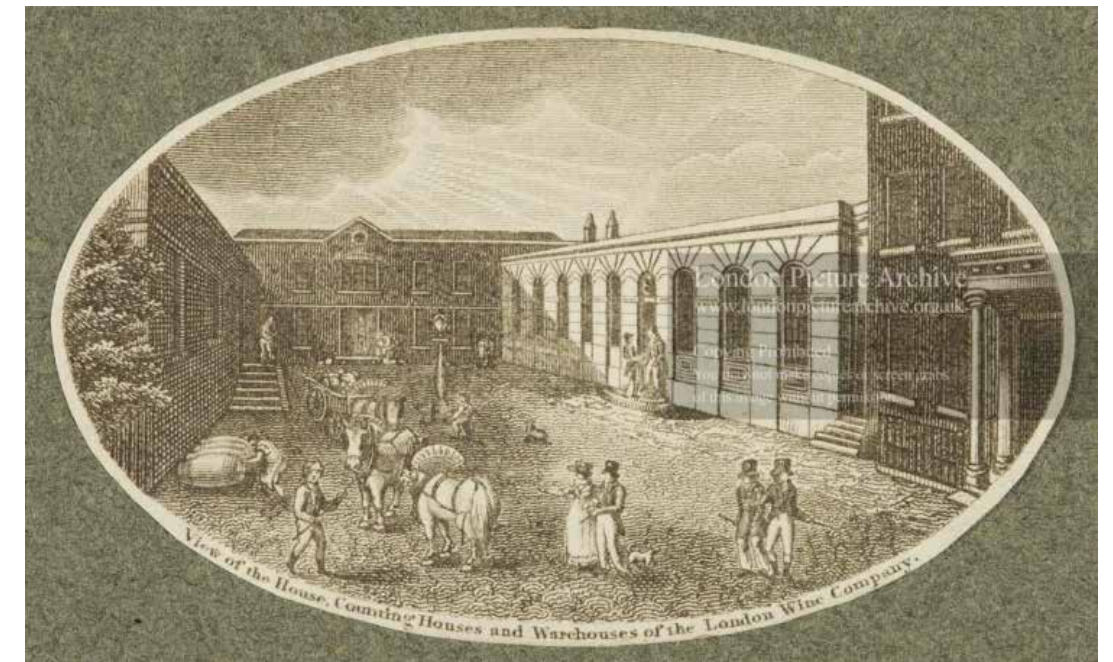


Figure 3.7 View of the house, counting houses and warehouses of the London Wine Company; showing figures, drayhorses and barrels in the courtyard. London Picture Archive dated c1820. Catalogue No. p5440672

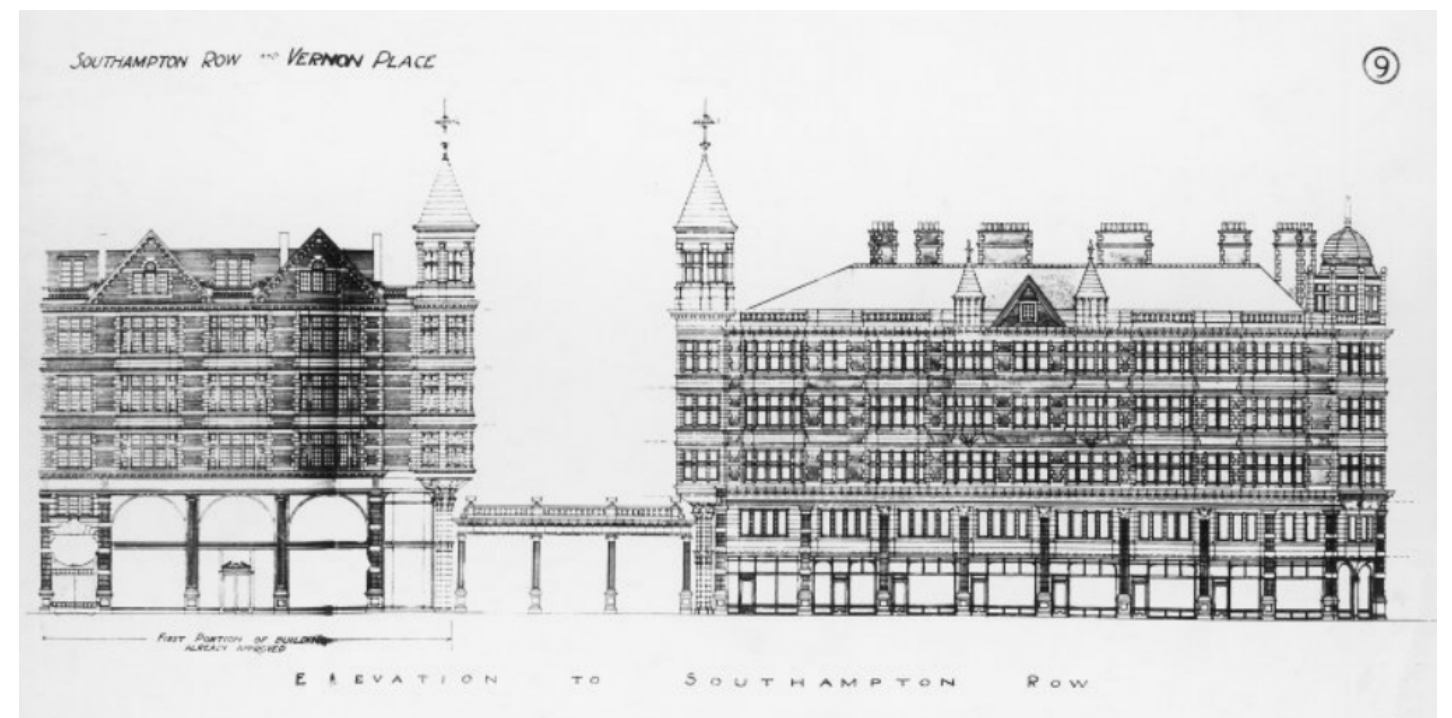


Figure 3.8 Engraving of Southampton Row, Holborn, c. 1820 (London Picture Archive).

3 | Historic Development of the Site and Surroundings

Current Building Condition



Figure 3.10 Basement of 21 Southampton Place

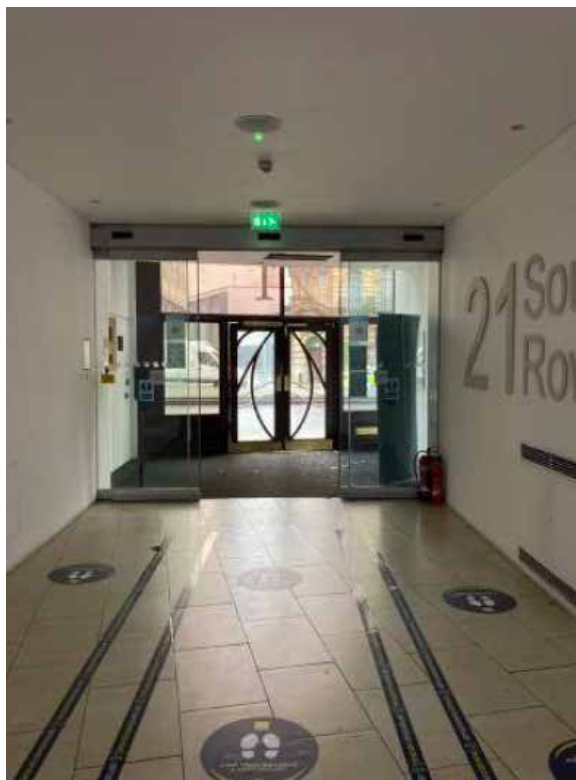


Figure 3.11 Entrance of 21 Southampton Place



Figure 3.12 First Floor Office - 21 Southampton Place



Figure 3.13 Third Floor Office Space - 21 Southampton Place



Figure 3.14 Fifth Floor Office Space - 21 Southampton Place



Figure 3.15 Vernon House Entrance



Figure 3.16 Second Floor Windows - Vernon and Sicilian House



Figure 3.17 Windows in Vernon house



Figure 3.18 Office space in Vernon and Sicilian House

3 | Historic Development of the Site and Surroundings

Original Building Plans

- 3.23 The building was originally designed to accommodate retail on the lower floor levels, a use has continued through out the building's history.
- 3.24 As can be seen from the original floor plans, the upper levels were originally designed and constructed as private residential flats, rather than offices, however a permission dating from 1976, shows the conversion of the upper floors solely to office use.
- 3.25 The plans opposite are relevant excerpts, with a complete and large scale set of plans included with Appendix 3.

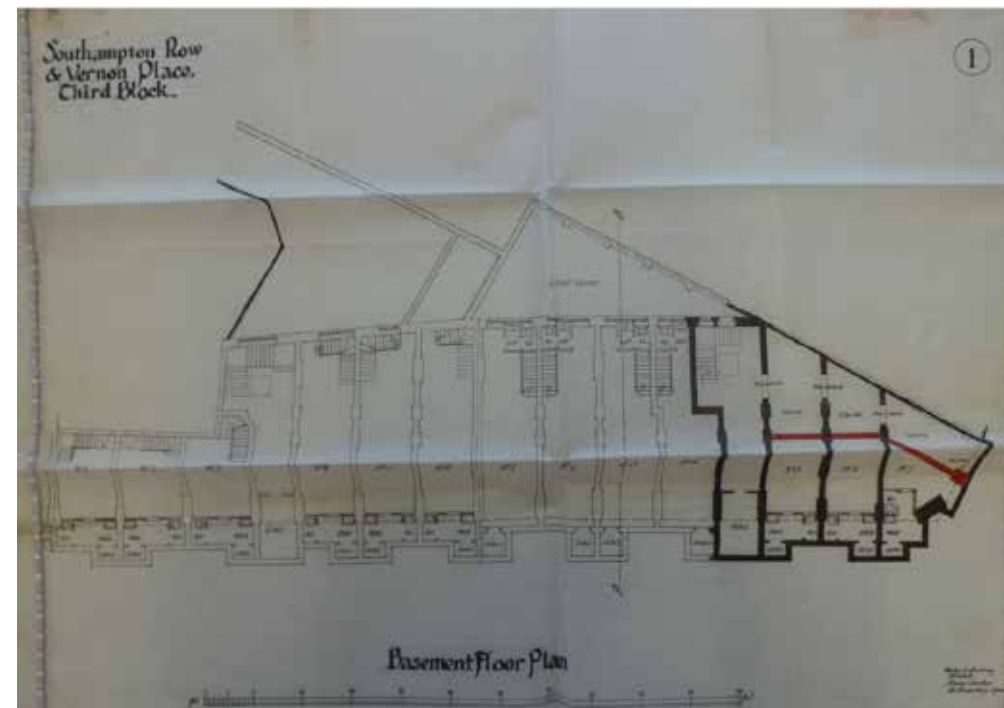


Figure 3.19 Basement Plan c. 1906-1910

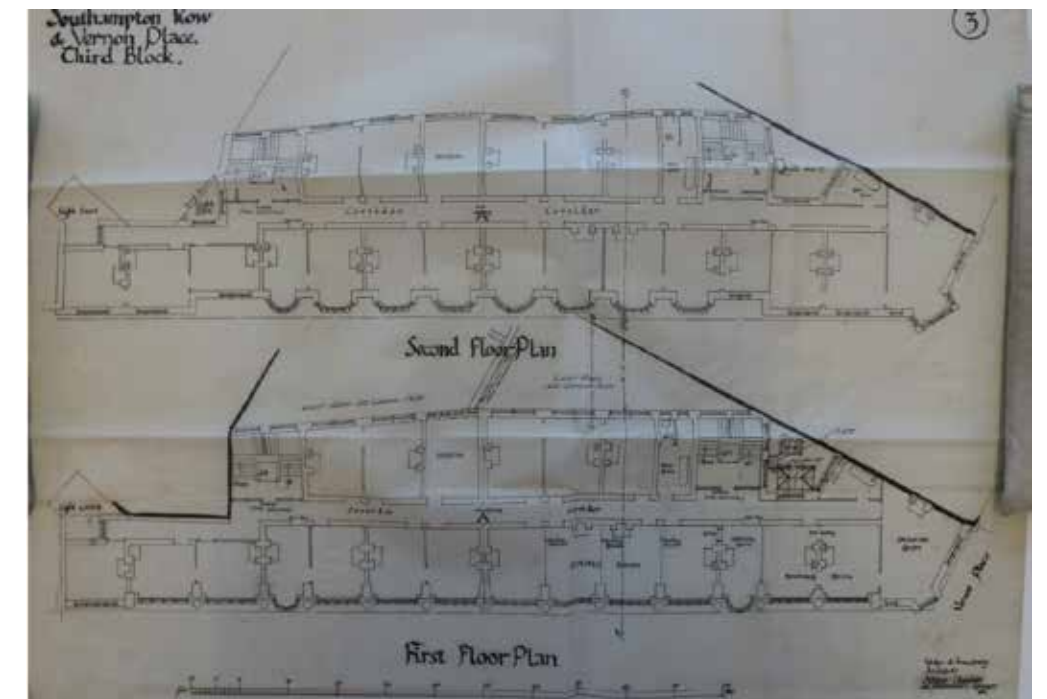


Figure 3.21 First and Second Floor Plan c. 1906-1910

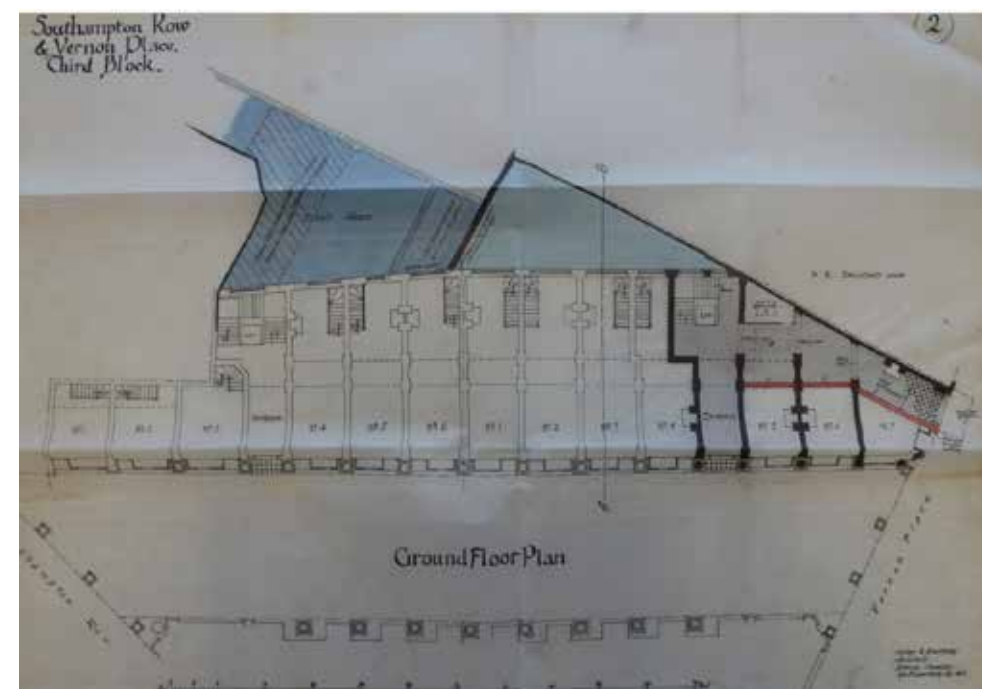


Figure 3.20 Ground Floor Plan c. 1906-1910

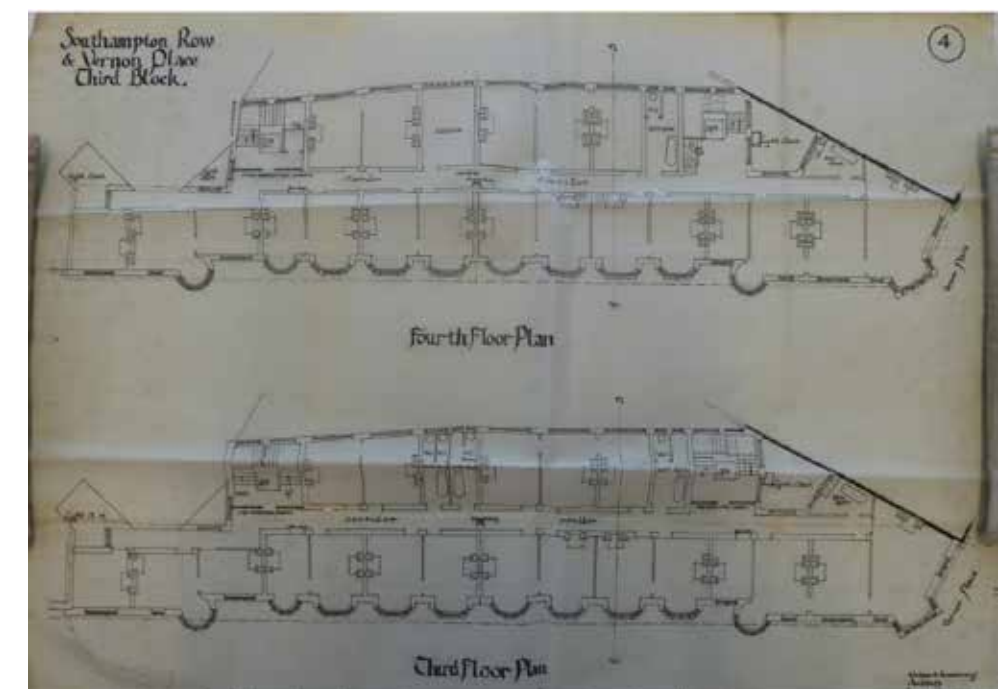


Figure 3.22 Third and Fourth Floor Plan c. 1906-1910

3 | Historic Development of the Site and Surroundings

Relevant Planning History

- 3.26 In April 1976 permission and consent were granted for the redevelopment of Sicilian House and Vernon House.
- 3.27 The description of development reads:
- Redevelopment behind the retained facade to provide basement and ground floor shops, shop storage and office entrance, first to fourth floors offices and a fifth floor extension to provide offices and four flats.*
- 3.28 The building was subsequently converted into office accommodation on the upper levels of the building, which resulted in the loss of much of the historic plan form and internal features of interest. This is shown on the approved drawings.
- 3.29 A full and complete set of a larger format of the drawings is provided in Appendix 4.

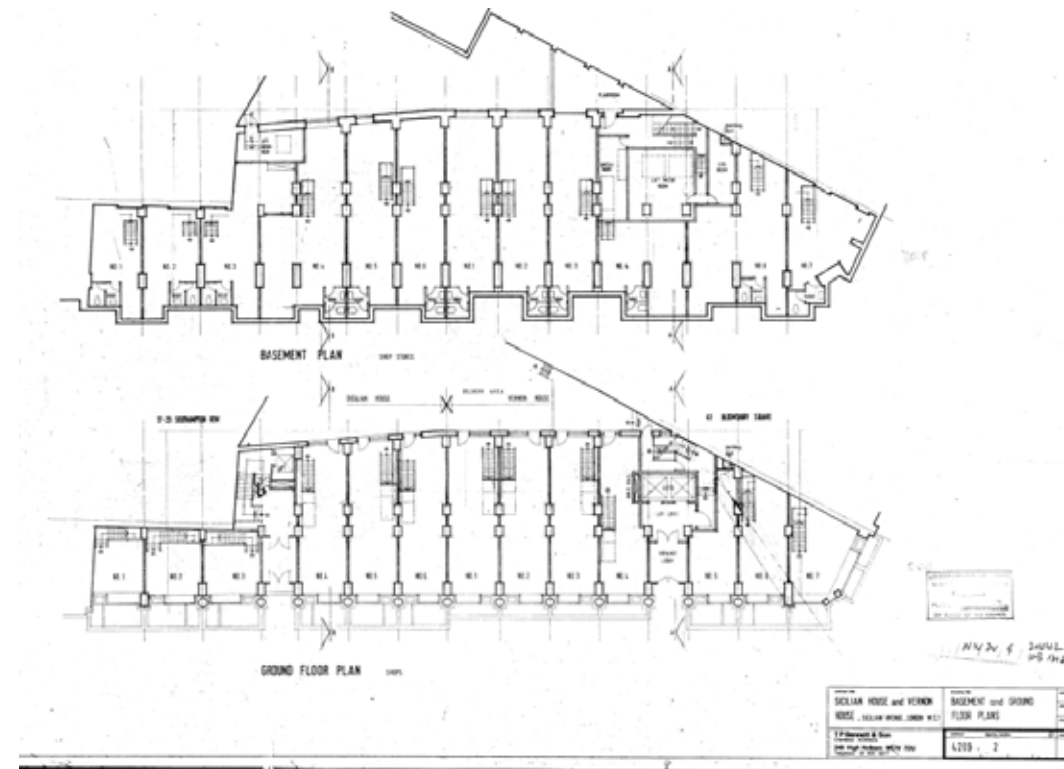


Figure 3.23 Approved basement and ground floor plan

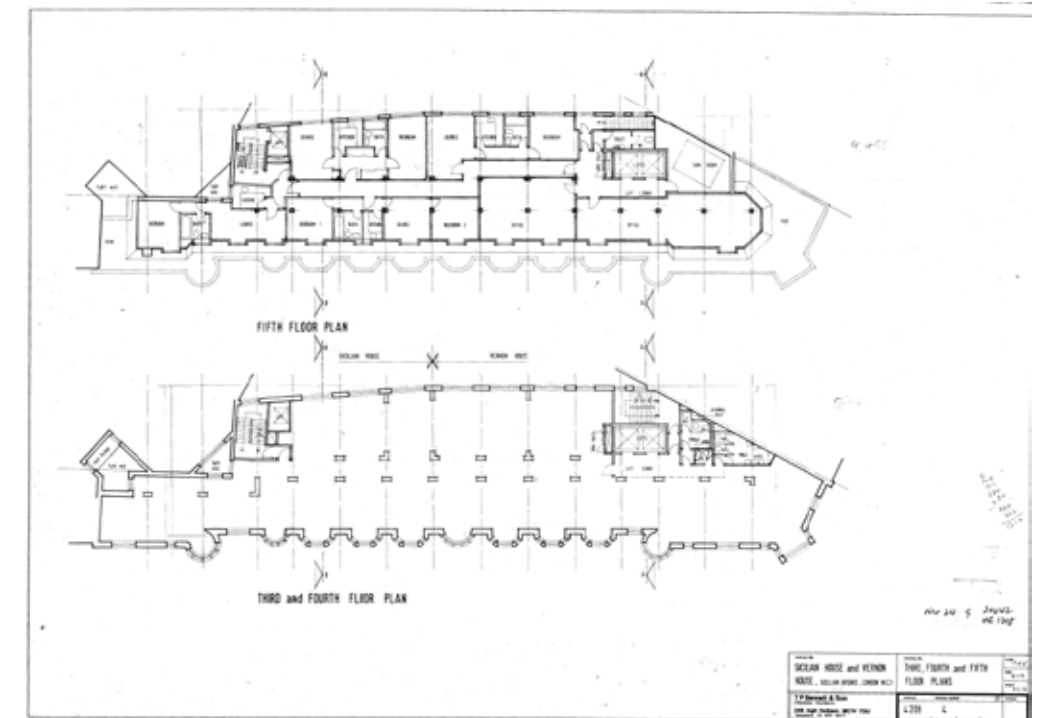


Figure 3.25 Approved third and fourth floor plans

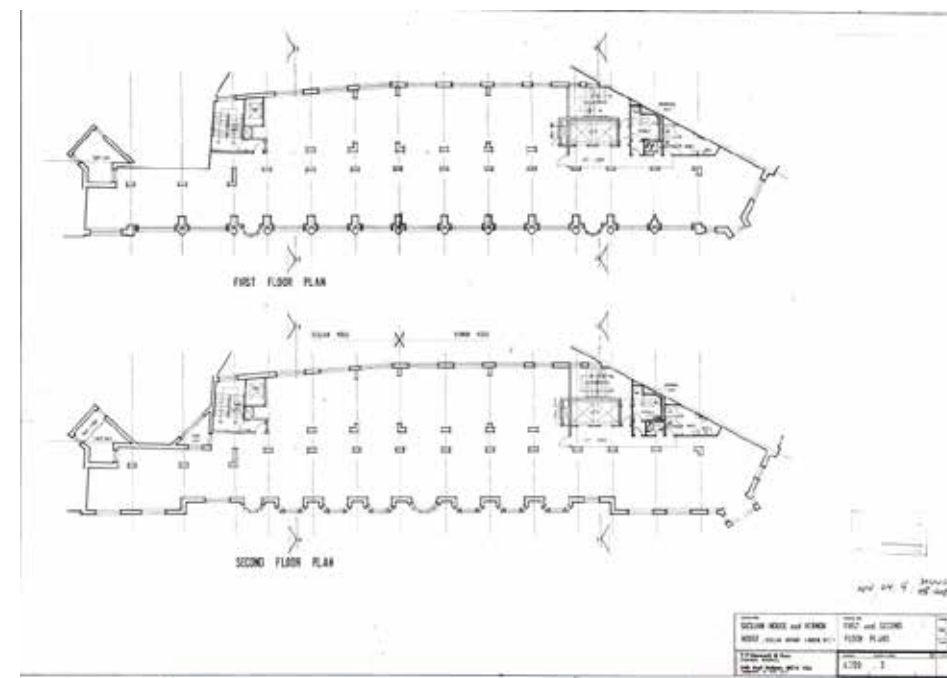


Figure 3.24 Approved first and second floor plan

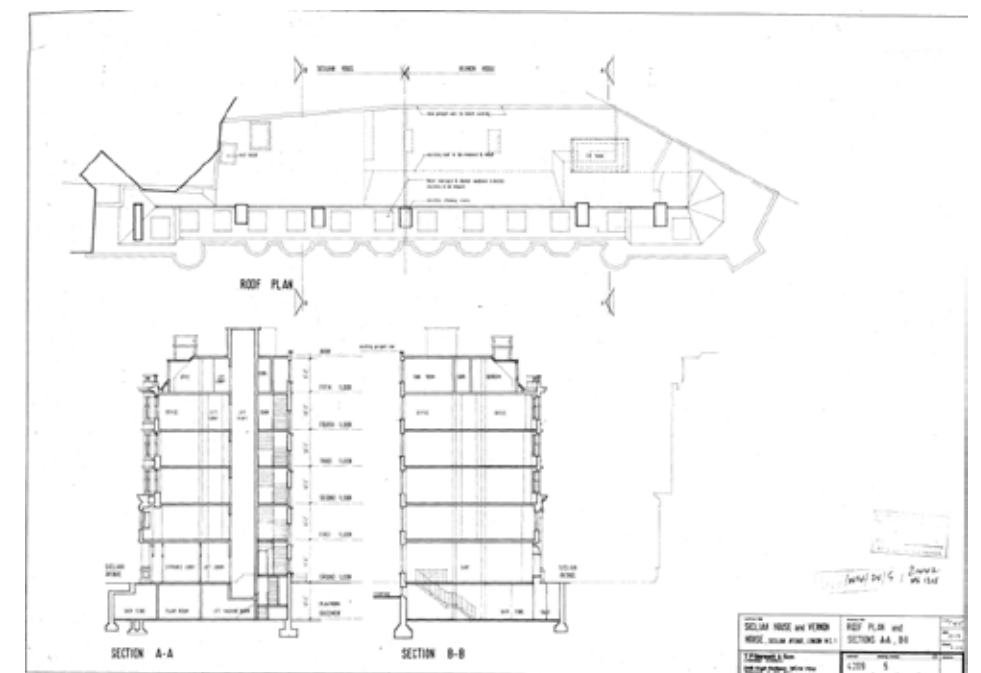


Figure 3.26 Approved sections and roof plan

Section 4

Site Description and Identification of Assets.

4 | Site Description and Identification of Assets

Site Description

- 4.1 Sicilian Avenue is a shop lined pedestrian thoroughfare that links Southampton Row and Vernon Place. It consists of two large blocks of Edwardian buildings that line each side of Sicilian Avenue and then the southern block returns southwards along 15-23 Southampton Row and includes Vernon House.
- 4.2 The group of buildings, which is the subject of this study, is known as 21 Southampton Row incorporating Vernon and Sicilian House.
- 4.3 The building has been subdivided into retail units on the ground and basement floors and the upper floors have been fitted out for office use. The subdivision between office and retail dates from the original construction of the building as can be seen from the historic drawings. However, the upper-level offices were originally designed and constructed as private residential flats rather than offices.
- 4.4 21 Southampton Row is 6 storeys tall with basement plant and storage, ground floor reception and retail and then 6 upper floors as offices.
- 4.5 Vernon and Sicilian House are 5 storeys tall with basement plant, ground floor reception, ground and basement retail and 5 upper floors.
- 4.6 To the rear of the properties is a private gated service yard with a vehicular access to the southern boundary of 21 Southampton Row.

Identification of Assets

- 4.7 The Site is located within the Bloomsbury Conservation Area. There are numerous heritage assets within the setting of the Site. The heritage assets which are located within the immediate setting of the site are identified below. The list descriptions for designated heritage assets are recorded in Appendix 2.

Conservation Area

1. Bloomsbury Conservation Area

Grade II* Listed Buildings

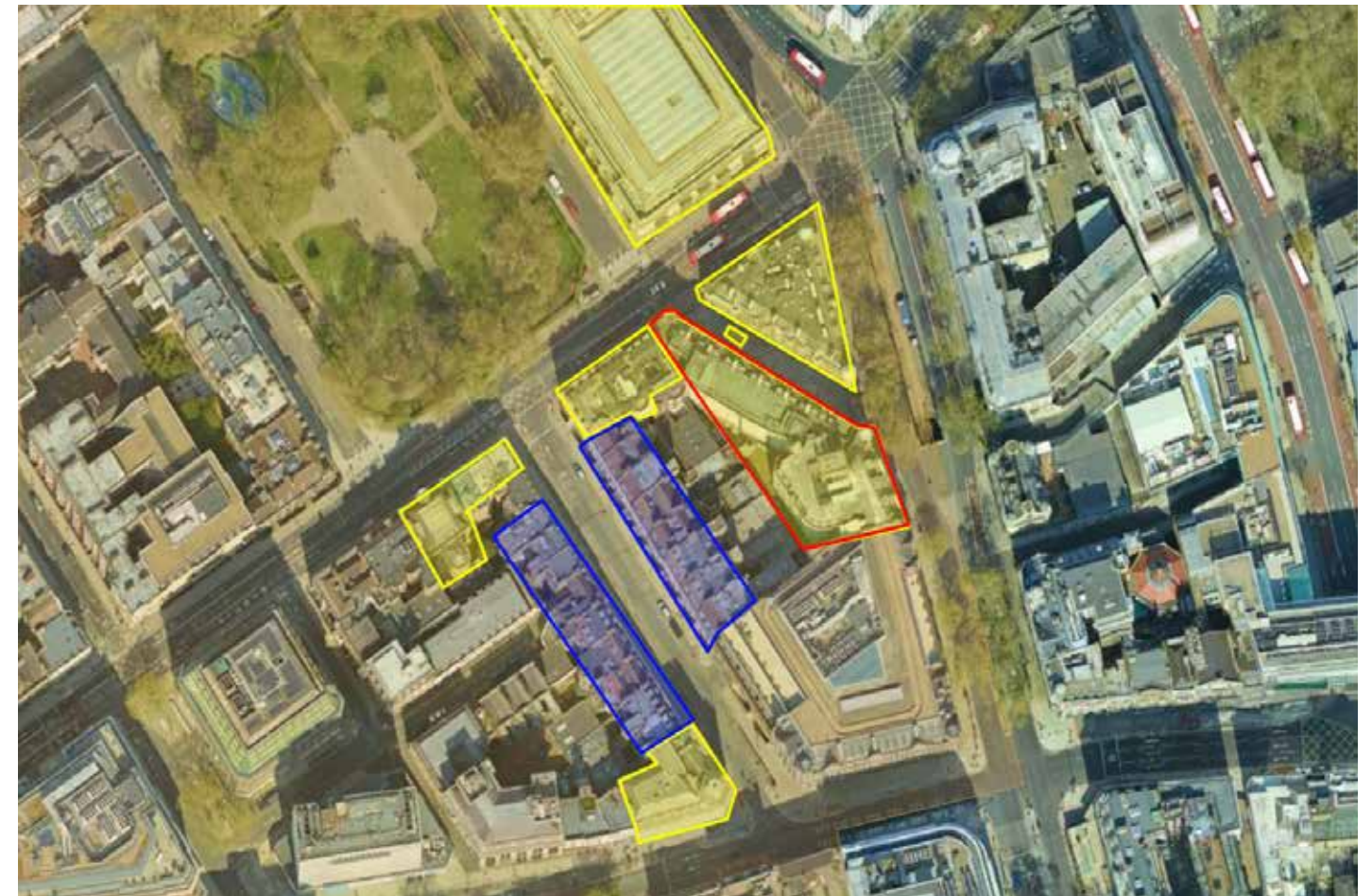
2. 1 - 8 Southampton Place and attached railings
3. 14 -22 Southampton Place and attached railings





Grade II Listed Buildings

4. 6-20 Sicilian Avenue
5. 127 and 129 High Holborn
6. Victoria House and Attached railings
7. 43, 44, 45 Bloomsbury Square
8. Three lampposts, Sicilian Avenue
9. Aenue Chambers, 1-6 Vernon Place
10. 25-35 and 35A Sicilian Avenue

- 4.8 Owing to the nature of the proposals, the designated heritage assets outside of the site boundary have been scoped out of the assessment.

Heritage Asset Plan



-  Site Location
-  Grade II* Listed Buildings
-  Grade II Listed Buildings
-  Bloomsbury Conservation Area

Section 5

Assessment of Significance.

5 Assessment of Significance

Assessment of Significance

Methodology

4.9 The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is as set out in Annex 2 of the National Planning Policy Framework. This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic – in assessing what makes a place and its wider context special. The definitions for these interests are included in the online Planning Practice Guidance:

- 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.

Vernon and Scilian House, 21 Southampton Row

- 5.1 Vernon House, Sicilian House and 21 Southampton Row are part of a shopping parade that runs along, in part, Sicilian Avenue. Built in the early-20th century and designed by RJ Worley, the exteriors are of a high historical significance. The ground floor shop fronts are lined with Corinthian columns on low plinths, and the impressive terracotta work throughout is a very good example of its type, as well as being highly decorative, despite several unfortunate and unsympathetic cement repairs. The facade also hosts a number of bay and oriel windows, as well as a turreted oriel windows. These are all fitted with leaded light windows. Each building has a basement level which is hidden at street level. The facades of these buildings are of very high significance.
- 5.2 These buildings have seen significant reconstruction over their life-span, with 21 Southampton Row having two additional floors (including the Mansard) added, and an additional floor (via the a new Mansard) onto both Vernon and Sicilian House. These large-scale reconstructions have followed through to the interiors of the buildings where refurbishment for office usage throughout the last century has seen much of the internal historical significance removed. Despite this, architecturally the plan form does remain in part, including the original locations for stair and lift access in all 3 buildings. In Vernon and Sicilian House, although one spine wall of the original plan has been replaced with columns to create an open plan working area, one side remains, along with its cellular offices. This is of some significance.
- 5.3 Internally, most of the historical features have been removed or covered up. 21 Southampton Row retains a fragment of a cornice to its basement stair, along with several of its historic windows. These however have been severely overhauled and at present have stainless steel ironmongery.
- 5.4 Cast iron columns supporting the original floors are also present here.

5.5 Similarly, in Vernon and Sicilian House it is the windows that survive mostly intact, on the 1st -3rd floor (some even with ironmongery), as does part of the cornice to these areas, though it is heavily damaged. This however is still of significance. Many of these historic elements disappear from the 4th floor, as invasive works were carried out here to support the new floor above.

5.6 It is important to note that whilst the internal significance of these buildings has been audited, this level of examination has not yet been applied to the building's exterior envelope.

5.7 The exterior has unfortunately been poorly restored with repairs to the terracotta being carried out in cement rather than purpose made terracotta replacements.



Figure 5.3 Sicilian Avenue, Holborn, Looking east c.1975. London Picture Archive



Figure 5.2 The facade of Vernon and Sicilian House, lined with Corinthian columns



Figure 5.1 The rear of 21 Southampton Row

5 Assessment of Significance

Bloomsbury Conservation Area



Figure 5.4 Bloomsbury Conservation Area Boundary. Source: Camden Council

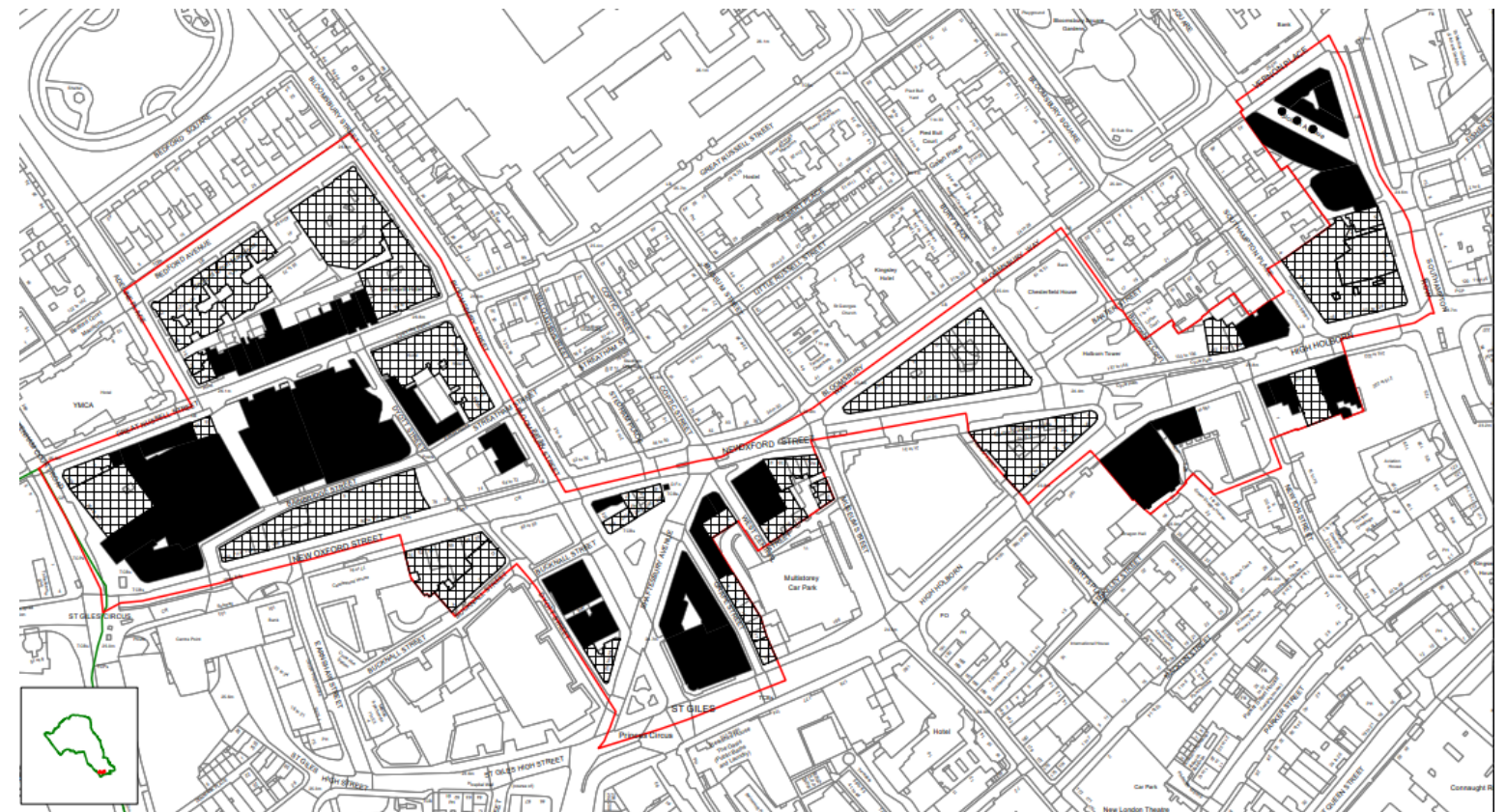


Figure 5.5 Sub Area 8 Conservation Area Map. Source: Camden Council

- 4.10 The Bloomsbury Conservation Area extends approximately 160 hectares from Euston Road to High Holborn and was designated on 1st December 1968, only a year after Conservation Areas were legislated in 1967.
- 4.11 Initially the Conservation Area only covered a small number of Georgian Bloomsbury but amendments and expansions in 1973, 1974, 1982, 1984, 1991, 1992, 1999, and finally 2011 resulted in a large Conservation Area that has been divided into 14 sub areas. The Site is located within sub area 6: Bloomsbury Square / Russell Square / Tavistock Square.

- 4.12 Bloomsbury is predominantly noted for its spacial arrangement of public / residential squares. The character of the Conservation Area is defined by the squares and grid of streets enclosed by mostly three and four storey buildings. Regardless of construction date, the buildings are typically of a classical style and a consistent material palette consisting of brick with elements of stucco and stone detailing.
- 4.13 Sub area 6 is largely made up of three and four storey Georgian terraces surrounding a series of formal squares such as Bloomsbury Square and Russell Square. Throughout this sub area, there is a strong consistency of architectural style with terraces of three / four storeys with a basement level and mansard roofs. Southampton Place is a fine example of the typical character within Bloomsbury and connects Bloomsbury Square to High Holborn.

- 4.14 Currently, the Site positively contributes to the character of the Conservation Area and his highly consistent with the architectural style, material palette, and landscape form of Bloomsbury.
- 4.15 21 Southampton Row, Sicilian Avenue and Vernon and Sicilian Houses are all contemporaneous and were constructed between 1906 and 1910 to the designs of R J Worley for the Bedford Estate, the ground landlord. Worley was a successful commercial architect who is probably best known for his blocks of flats and his combination of brick and terracotta further increasing the coherent contribution to the Site to the wider Conservation Area.

Section 6

Description of Proposals.

6 | Description of Proposals

Description of the Proposals

- 6.1 The proposal is for the refurbishment of Vernon & Sicilian House and 21 Southampton Row, Holborn, London, as part of a wider regeneration of the Holborn Links Estate.
- 6.2 The buildings historically had retail units on the ground and lower ground floor level, with the upper floors most recently been used for office/commercial space.
- 6.3 Permission and consent are sought to upgrade both the retail and commercial floor space, securing the sustainable long term future of the site through the delivery of a high-quality building. Specifically the proposals include:
- Removal of masonry walls
 - New internal steel columns
 - Removal of modern partitions, fixtures and fittings
 - Replacement and introduction of staircases
 - Replacement of lifts
 - Alterations to fenestrations, with the majority of windows being repaired and refurbished
 - New services, including new ducting
 - Rationalisation of roof level plant, with the addition of PV panels.
 - Reconfiguration of the shop fronts
 - Replacement flat roof to Vernon and Sicilian House.
- 6.4 A full schedule of works is provided alongside the Design and Access Statement produced by Hale Brown Architects.



Figure 6.1 Proposed Sicilian Avenue - Southampton Row Retail Corner. Hale Brown Architects



Figure 6.2 Proposed Basement Layout. Hale Brown Architects



Figure 6.3 Proposed Service Yard enhancements. Hale Brown Architects



Figure 6.4 Typical Office Arrangement. Hale Brown Architects

Section 7

Assessment of Impact.

7 | Assessment of Impact

Assessment of Impact

Activating the Ground Floor

- 7.1 To 21 Southampton Place, the alterations proposed seek to increase the activation of the ground floor level. The proposals include the insertion of curved sliding doors to the central entrance and the insertion of a canopy. The existing door in the left bay will be replaced with glazing and a stall riser in keeping with the wider shopfronts and replicated in the right hand bay. Additionally a timber panel is proposed at first floor level.
- 7.2 In designing the Site, Worley consciously kept the shopfronts plain allowing for the occupiers to install shopfronts appropriate for their business. Historic images show simple glazing, a central entrance door and the curved frame at first floor level. This has subsequently been adapted, with the existing arrangement retaining these key features.
- 7.3 The proposals also retain the key elements of Worley's shopfront design. The central doorway is being reinstated and the curved frame to the glazing is being enhanced. Whilst the curved entrance door will be a new internal addition, it aligns with the central doorway and therefore will not detract from the wider shopfront. Similarly the canopy references the curved projecting shopfronts on Sicilian Avenue, creating better visual synergy between the two areas.
- 7.4 Whilst the new panel at first floor level does increase the scale of the framing, the visual improvement of concealing the floor structure at first floor level is an enhancement. Furthermore it aligns with Worley's approach of adaptation for the occupier.
- 7.5 As such the proposals are considered to enhance the appearance of the ground floor level, resulting in increased activation.
- 7.6 To the entrances to Vernon and Sicilian House it is proposed to retain the existing entrance doors, which are of historic interest, and to insert secondary doors, set back within the entrance way. The secondary door will be glazed allowing the proportions of the entrance hall to be appreciated whilst improving the functionality of the entrances.

- 7.7 New brass signage will demark the entrances and help with legibility. These are minimally invasive introductions and align with the wider design approach for the Site. New lighting and associated upgrades will enhance the appreciation of the entrances to the building, improving activation and, again, aid in legibility.

Service Yard

- 7.8 The existing service yard does not positively contribute to the asset and presents an opportunity for enhancement. It is proposed to retain the existing entrance gates, which are of historic and architectural interest and activate the area so that users feel comfortable in the space, improving usability and therefore longevity.
- 7.9 The scale of the fenestration is proposed to be altered to allow more light into the lower level and to increase activation. All redundant services are to be removed and the elevation tidied up, with the paving replaced and upgraded.
- 7.10 The proposals will result in the alteration of historic fabric as a result of the enlarged fenestration. Given this is at the basement level, which is heavily screened by a high boundary wall, with the benefits of increased activation and use, the alteration is appropriate. This part of the building is not of high significance and through its upgrading will result in improved use and therefore long term maintenance.

Improving the Basement

- 7.11 As a subservient level, the basement has historically been subject to alterations and does not contain a large amount of fabric of historic or architectural interest. However circular columns of interest remain and these are proposed to be retained and better revealed.
- 7.12 The proposed use to house secondary services for the wider use of the building is appropriate and will ensure it is a well used and well maintained space. The removal of redundant plant is an enhancement, ensuring that the building is efficient and clear of clutter, compromising the architecture.
- 7.13 The alterations to the partitions will have little impact owing to the historic alterations that have occurred and the lack of a historic floor plan in this part of the building.



Figure 7.1 Rear elevation showing service routes



Figure 7.2 Service yard

Improving the internal arrangement

- 7.14 As identified the upper levels of Sicilian and Vernon House were originally designed as flats, but were converted into office use in the 1970s, resulting in the loss of much of the historic plan form. Specifically the north-eastern side of the building, fronting Sicilian Avenue, is open plan, having had the internal walls removed. The cellular plan still remains towards the rear elevation however it contains little to no features of historic or architectural interest.
- 7.15 It is proposed to remove the masonry and modern partitions within Sicilian and Vernon House, with the retention of the party wall at ground floor level and walls creating circulation cores. This will result in the loss of historic fabric and the erosion of the cellular plan form. However permission was granted for these works in the 1970s and the fabric being lost relates only to the masonry wall construction, with historic features having previously been removed.
- 7.16 The appreciation of the internal arrangement will be maintained through the use of nibs and downstands where appropriate, particularly on the lower floor levels, including within the retail units.
- 7.17 As such the impact on the special interest is considered to be limited. The historic use of the floor levels no longer remains and the historic alterations have resulted in residential accommodation no longer being possible. Fabric has historically been lost and the plan form eroded. Furthermore special interest is now found the architecture of the building as a whole, with the interior having a limited contribution. As such, whilst the proposals will result in the loss of historic fabric, the impact on significance is limited.
- 7.18 Similarly, the removal of internal partitions is proposed in 21 Southampton Place. This building has been subject to more extensive alteration historically, with the upper levels principally being open plan. As such the proposed removal of partitioning walls principally relates to modern additions, with one masonry wall being removed.
- 7.19 Given the nature of the works which have historically occurred in this building, the loss of one historic wall will not adversely impact the significance of the listed building.

7 Assessment of Impact



Figure 7.6 Open plan floor level within Vernon and Sicilian House



Figure 7.7 Open floor plan within 21 Southampton Row

- 7.20 At ground floor level floor voids are proposed to create access from ground floor level to the basements. This relates to the creation of internal access for the individual units occupying these levels, with the current, modern staircases being unsuitable for use and are proposed to be removed.
- 7.21 Given the historic alterations to the plan form, including the loss of historic staircases and their historic locations, the proposals are not consider to further harm to the internal arrangement. As such the works are not considered to negatively impact the significance of the building
- 7.22 Within Vernon and Sicilian house it is proposed to infill the lightwell, to create new bathroom facilities from the first floor up to fifth floor level. It is recognised that this is an historic feature which provided light for the building and through infilling it there will be the erosion of a feature of interest.
- 7.23 The plan form of the lightwell will be retained through the retention of the external form and the containment of new services within them. Therefore the form of the lightwell would remain legible, with windows replaced with access doors where possible. As such the infilling of the lightwell allows for the current floor level to remain open and not compromised by subdivision for services.
- 7.24 It is noted that the infilling of the lightwell was approved as part of the 1970s application, where new services were proposed within the form of the lightwell, as it proposed in this application.
- 7.25 The existing staircase within 21 Southampton Place is a later addition to the building. It is proposed to replace this, creating a circulation core combining a staircase and passenger lifts.
- 7.26 It is noted the stair needs to be moved adjacent to its current location in order for the placement of the lifts to utilise the existing masonry wall structure. Whilst this departs from the historic arrangement the appreciation of the historic location is still identifiable and allows the retention of the historic walls associated with the core through the placement of the lifts.



Figure 7.3 Leaded windows



Figure 7.4 Sash windows

- 7.27 The narrow staircases that remain at ground floor level within the retail units are proposed to be replaced with new staircase in a comparable location but of a greater scale to improve access and circulation. These staircases are not in the original location as shown by the historic plans and therefore the principle of replacement is not objectionable in heritage terms.
- 7.28 The existing terrazzo stair that run from basement level to fourth level within Vernon and Sicilian House is proposed to be retained and repaired, which is sympathetic to the fabric.

Windows

- 7.29 A detailed window survey has been carried out to inform the proposals to the windows. All retained windows are proposed to be refurbished and upgraded, including the replacement of ironmongery for more appropriate features.
- 7.30 Where leaded windows remain, these have been identified as being in good condition. Secondary glazing is proposed to these units, both in terms of improving performance, but also to ensure their longevity.
- 7.31 On the rear elevation the soft wood timber sash windows will require a greater level of intervention, however they are able to be repaired and refurbished.
- 7.32 The proposed works to the windows are sympathetic to the historic fabric and will ensure their longevity.



Figure 7.5 Modern ironmongery to be replaced

The Roof Line						
7.33	The roof has historically been used to house plant which serves the building. The proposals seek to improve the current performance of the building and aligned with this is the upgrading of the plant and introduction of PV panels. A new air handling unit is proposed above 21 Southampton Row, replacing the existing unit, and an additional unit is proposed above Vernon and Sicilian House. Air Source heat pumps are also proposed to provide efficient heating and cooling.	7.38	Photovoltaic panels are proposed on the flat roof of Vernon and Sicilian House and on the flat roof of 21 Southampton Row. Whilst sited towards the primary elevations, they have been consciously positioned to align with existing roof level features including the chimney stacks in order to reduce their visibility. Furthermore, their volume is contained within the proposed built envelop and as a result their introduction does not result in any additional appreciable mass.	7.44	The proposals seek to improve the functionality of the building and its performance, whilst being sympathetic to the historic building, recognising the special interest the asset has. As such a number of heritage benefits arise from the proposals. These include, but are not exclusive to the following:	
7.34	Having historically had roof level extensions, there is little impact on historic fabric as a result of the replacement and introduction of roof level plant to both Vernon and Sicilian House and 21 Southampton Row. The impact on the significance of the listed building and the conservation area will arise from the visibility and massing of the plant.	7.39	The PV panels have located so as to reduce their visibility in short and mid-range views. Owing to how the buildings are experienced in the streetscene they will not be visually prominent. They have consciously been located away from the north side of the building so as to not impact on views from Bloomsbury Square.	<ul style="list-style-type: none">• Providing spaces which will ensure the continued use of the building, aiding its long term viability and maintenance.• Repair and redecoration of existing windows as well as historic features of interest. This includes revealing features which have historically been concealed.• Removal of all redundant services both internally and externally, improving the appearance of the building• Replacement plant which improves the overall performance of the building.• Rationalisation of the roof level and visual enhancements through the completion of the mansard and redecorating of the chimney stacks	7.45	As demonstrated the building has been subject to major intervention historically and as a result the internal plan form and fabric of the building has been compromised. As such the special interest of the building derives from its external architecture and association with the architect.
7.35	The arrangement of the plant has been designed so as to be as minimally invasive as possible when seen from street level views. As such it is proposed to extend the form of the mansard roof, particularly on the corner of Sicilian Avenue and Bloomsbury Way to visually conceal the plant. This also enhances the appearance of the roof form as it completes the mansard, which currently stops behind the chimney stack.	7.40	As such the replacement of the plant and introduction of PV's is considered to have a limited impact on the special interest of the listed building, with the associated works including the completion of the mansard roof form being and enhance to the appearance of the building.		7.46	The proposals seek to enhance the special interest of the building through a heritage sensitive approach to the creation of functional and sustainable office floor space. The approach to the building seeks to address the unsympathetic alterations that have occurred, whilst ensuring the buildings longevity through its long term use.
7.36	Whilst in elevation the plant appears to have a greater mass than the existing arrangement, in reality the roof level will not be appreciated so expressly. As can be seen by the verified views, the extension of the mansard completes the composition of buildings and aids in screening the plant in the views from the north, within the conservation area. Where roof level addition protrude above the mansard, these are primarily existing arrangements.	7.41	The impact on the architectural interest of the conservation area is also limited, with the plant being screened in short and mid range views. Therefore the contribution the site has to the character and appearance of the conservation is preserved.		7.47	As outlined there are a variety of heritage benefits associated the project, however the overarching benefit of the proposal is bringing the retail units and upper floors back into continued and long terms use, supporting the long term viability of the heritage assets.
7.37	In views from the south the positioning of the roof level plant is such that it will not be visible above the and in wider views the tree coverage is so dense that this aids to screen the roof level.	7.42	Internal access to the roof level is proposed to be improved, with the existing core within Vernon House being extended to provide a safe staircase. This also results in the enclosure at roof level being enlarged. Given this occurs within the later addition to the building the impact on the internal hierarchy and fabric is limited. The enlarged roof enclosure does not impact views from the streetscene and therefore is not considered to harm the special interest of the building.			
		7.43	It is proposed to redecorate the 1970s GRP chimneys so that they better colour match the existing brickwork. This will enhance the appearance of these features and tie them into the overall appearance of the building more sympathetically.			

Section 8

Conclusion.

8 | Conclusion

- 8.1 This report has been prepared to accompany an application for internal and external alterations at Vernon and Sicilian House and 21 Southampton Row. It has been written with regard to Historic England Advice notes and relevant policy and guidance.
- 8.2 The assessment has considered the historic development of the Site and the surrounding area to demonstrate and inform an assessment of significance of the asset. Site visits have been undertaken, to identify the special interest of the listed buildings and an assessment of the proposals has been made.
- 8.3 The proposals have built upon heritage specific guidance to ensure the significance of the heritage assets is preserved.
- 8.4 As a result of the proposals it is considered that the special interest of the buildings will be preserved, with a number of works resulting in an enhancement. The intrinsic architectural and historic values associated within the building being maintained. Furthermore the buildings will continue to positively contribute to the character and appearance of the Bloomsbury Conservation Area.
- 8.5 Overall, therefore, the proposals are considered to be in alignment with the London Borough of Camden's policies on listed buildings and in alignment with the requirements of the NPPF Chapter 16.

Appendix 1

References.

Policy Documents

- London Plan (2021)
- Camden Local Plan 2017
- 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

- National Heritage List for England <https://historicengland.org.uk/listing/the-list/map-search>
 - Britain from Above <https://britainfromabove.org.uk/>
 - Survey of London, Volume XL
 - OS Historic Maps
 - British Library Maps
 - Camden Archives
 - The National Archives
 - Old Maps Online (historic maps) MAP of LONDON and its ENVIRONS 209 (oldmapsonline.org)
 - Romantic London (historic maps) Introducing Horwood’s Plan (1792-99) – Romantic London
- Panton, K., London: A Historical Companion (Tempus 2001), p.183.

Image Sources

- London Picture Archive
- London Metropolitan Archive
- National Archives
- Camden Local Archive

Appendix 2

Statutory List Entries.

Appendix 2 | Statutory List Entries

15 - 23 Southampton Row

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378786

Date first listed: 14-May-1974

Statutory Address 1: 15-23, SOUTHAMPTON ROW

Location

Statutory Address:n15-23, SOUTHAMPTON ROW

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

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 30468 81595

Details

CAMDEN

TQ3081NW SOUTHAMPTON ROW 798-1/100/1479 (West side) 14/05/74 Nos.15-23 (Odd)

GV II

Shopping parade with offices, formerly flats, over, forming the south-east return to Sicilian Avenue (qv). 1906-10. By RJ Worley. For the Bedford Estate, altered C20. Red brick with white terracotta dressings and slate roof. EXTERIOR: 4 storeys 4 1/2 window bays, plus a 4-storey tourelle, with 2-light transom and mullion windows, from 1st floor level on the right hand return to Sicilian Avenue. Ground floor with C20 plate glass windows now includes original 1st floor (see Nos 25-35 Southampton Row (qv) for original design). Corinthian columns on plinths support entablature with plain terracotta frieze at new 1st floor level. Goods entrance at left. 1st, 2nd and 3rd floors with, to left 3-light windows, then three 5-light canted bay windows, to the right single-light recessed windows. All windows with terracotta transoms and mullions. Terracotta modillion cornice. Above the penultimate bays, pedimented gables with small Venetian

windows. The 4th floor of the tourelle is above the cornice and topped with a conical roof. INTERIORS: not inspected. Nos 15-23 (odd) Southampton Row form a homogeneous development with Nos 1-29 (odd) and 6-20 (even) Sicilian Avenue (qqv), Nos 25-35 (odd) and 35A Southampton Row (qv) and Nos 1-6 (consec) Vernon Place (qv). (Harwood E and Saint A: Exploring England’s Heritage, London: -1991: 121-22).

Listing NGR: TQ3044681612

Legacy

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

Legacy System number: 478140

Legacy System: LBS

Numbers 1-29 and Attached Screen

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378665

Date first listed: 14-May-1974

Statutory Address 1: NUMBERS 1-29 AND ATTACHED SCREEN, 1-29, SICILIAN AVENUE

Location

Statutory Address: NUMBERS 1-29 AND ATTACHED SCREEN, 1-29, SICILIAN AVENUE

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

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 30440 81615

Details

CAMDEN

TQ3081NW SICILIAN AVENUE 798-1/100/1439 (South side) 14/05/74 Nos.1-29 (Odd) and attached screen

GV II

Shopping parade with offices (formerly flats) over. 1906-10. By RJ Worley. For the Bedford Estate. Red brick with white terracotta dressings and 1st floor. EXTERIOR: 5 storeys 14 1/2 window bays plus a projecting oriel on return to Bloomsbury Square with 2 bays. Ground floor with later C20 shopfronts separated by Corinthian columns on plinths carrying an entablature with plain terracotta frieze at 2nd floor level. Pilasters at either end. 1st floor with 4 and 2-light square-headed casement windows with mullions plus an oriel window on the 4th bay in from Southampton Row. 2nd, 3rd and 4th floors with canted transom and mullion bay windows, flanked by 2-light transom and mullion windows and bowed oriel windows rising from the 2nd floor. End bays with 2-light windows.

All windows with small leaded panes, some with shields. Projecting oriel of 7 lights, with transoms and mullions, from 2nd to 4th floor. Beneath, an arched entrance with 4 large brackets supporting a cornice over. Projecting modillion cornice surmounted by a balustrade. Tall slab chimneys. INTERIORS: not inspected. Attached to No.29 is a screen across the Avenue. 2 Ionic columns on plinths carrying an entablature with the words “Sicilian Avenue” on the frieze, surmounted by a balustrade with urns on the 2 central piers. Nos 1-29 (odd) Sicilian Avenue form a homogeneous development with Nos 6-20 (even) Sicilian Avenue (qv), Nos 15-23 (odd) Southampton Row (qv), Nos 25-35 (odd) and 35A Southampton Row (qv) and Nos 1-6 Vernon Place (qv). (Harwood E & Saint A: Exploring England’s Heritage, London: -1991: 211-12).

Listing NGR: TQ3044681612

Legacy

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

Legacy System number: 477999

Legacy System: LBS

Numbers 1 - 8 and Attached Railings

Official List Entry

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1378772

Date first listed: 24-Oct-1951

Statutory Address 1: NUMBERS 1-8 AND ATTACHED RAILINGS, 1-8, SOUTHAMPTON PLACE

carved consoles and cornices, No.8 pedimented. All entrances approached by steps over basement areas. INTERIORS: not inspected but noted to retain good staircases, fireplaces and panelling, those of Nos 4, 5, 6 and 8 being especially fine. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

Listing NGR: TQ3043181570

Legacy

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

Legacy System number: 478125

Legacy System: LBS

Location

Statutory Address: NUMBERS 1-8 AND ATTACHED RAILINGS, 1-8, SOUTHAMPTON PLACE

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

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 30420 81587

Details

CAMDEN

TQ3081NW SOUTHAMPTON PLACE 798-1/100/1471 (East side) 24/10/51 Nos.1-8 (Consecutive) and attached railings

GV II*

Terrace of 8 houses. c1785-63. Probably under the direction of Henry Flitcroft. Darkened multi-coloured stock brick with a stone band at 1st floor level. Tiled mansard roofs with dormers. 3 storeys, attics and basements. 3 windows each. Gauged brick flat arches to recessed sash windows. Bracketed cornices below parapets. No.1: wooden architraved doorcase with carved consoles and pedimented cornice. Nos 2 & 3: semicircular headed entrances with patterned fanlights and panelled doors. No.2 with margin lights. No.3 doorframe with fluted frieze and cornice and fluted pilasters at sides with foliated capitals. Nos 4, 5 and 7: wooden doorcases with engaged Doric columns carrying entablature and pediment; fanlights and panelled door. Nos 6 and 8: stone doorcases with

Appendix 3

Original Building Plans.



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

Birmingham: The Colmore Building | 20 Colmore Circus Queensway | Birmingham | B4 6AT

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