

43-47 Mecklenburgh Square,
London

GOODENOUGH COLLEGE

742-MICA-GC-ZZ-RP-A-78000

CONSERVATION TEAM
STAGE 01 | CONDITION SURVEY

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REV	DETAILS	BY	QA	DATE
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1.0 Executive Summary

The following pages form the RIBA Stage 01 Condition Survey undertaken by the MICA conservation team and reflects a desktop review of information supplied by College and site visits. At this point no opening-up work has taken place.

A separate Building report which includes a draft Conservation Statement, Statement of Significance and Heritage Statement is being prepared and some points are drawn from this research.

The findings of this report have informed the architectural scope.

The site visit took place on the 25th of April, followed by archive visits in May and June.

2.0 Introduction

The project includes five terraced buildings located to the North of Mecklenburgh Square and to the west of William Goodenough House.

The location is in the Bloomsbury conservation area, sub area 12.

Buildings 43, 44, 45, 46 are occupied by guardians, no. 47 is occupied by members or Goodenough College.

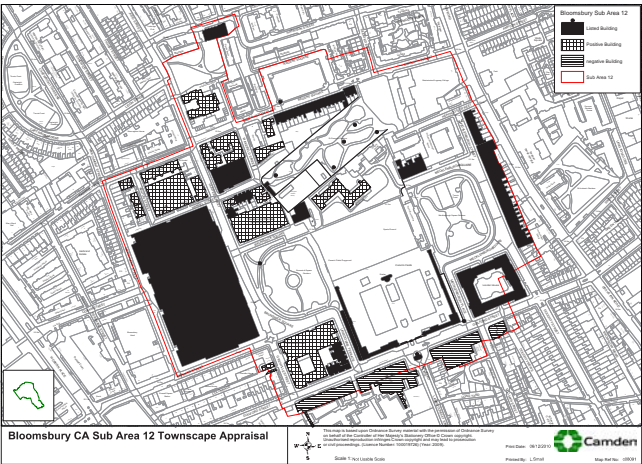


Photo Mecklenburgh Square no. 47 - 43 and William Goodenough house



Site plan

3.0 Elevations

A detailed review of the elevations has not taken place yet however the below represents a high level review which should be assessed in the next stage.

The next pages include a high level summary of the North elevations and South elevations of no. 43 - 47. No. 47 also includes a west elevation.

West elevation No. 47
There are reported damp issues with this elevation and reports have been sent from College to the team from 2014 highlighting the reported cracks and buldges. We understand none of the remedial works suggested were undertaken. eHRW will need to advise which of the highlighted works are required.



South elevation to Mecklenburgh Square



South elevation to Mecklenburgh Square

The five five storey high buildings have similar facade treatment, however the internal inspections and external appearance indicates that modifications were done in different ways.

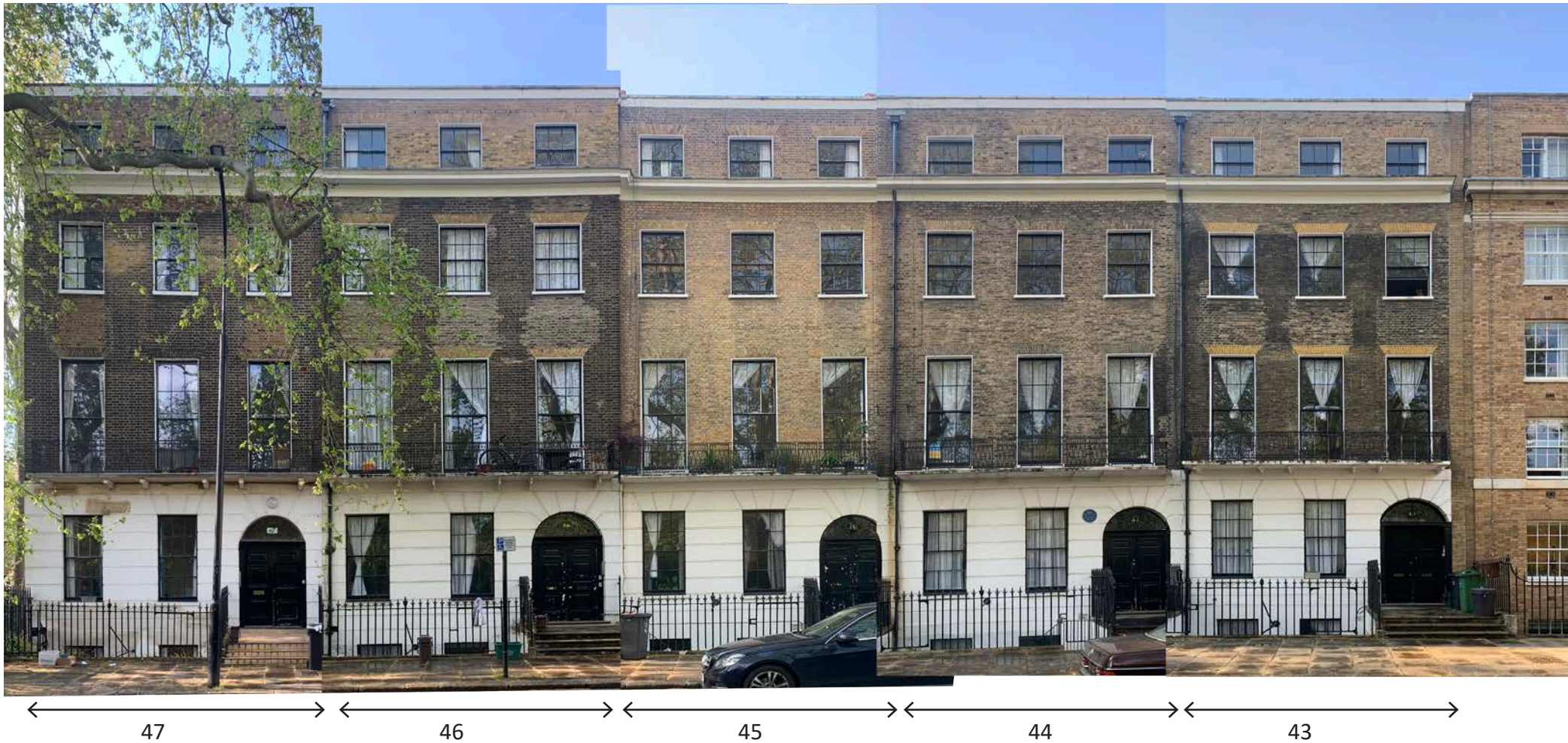
Yellow stock brick with later patching and rusticated stucco ground floors.

4 storeys and basements.

3 windows each. Round-arched doorways with reeded surrounds, patterned fanlights and double panelled doors. Gauged brick flat arches to recessed sashes;

1st floor with continuous balconies. No.47 balcony recently restored - however not repainted. To be included in project.

Continuous stucco cornice at 3rd floor level and stucco coping to parapets.



North elevation to garden





North elevation to garden

The five five storey high buildings have similar facade treatment to the back, with clear modifications to include modified balconies and doors including stairs to garden.

Yellow stock brick with later patching and stucco to basement floors.

4 storeys and basements / lower ground.

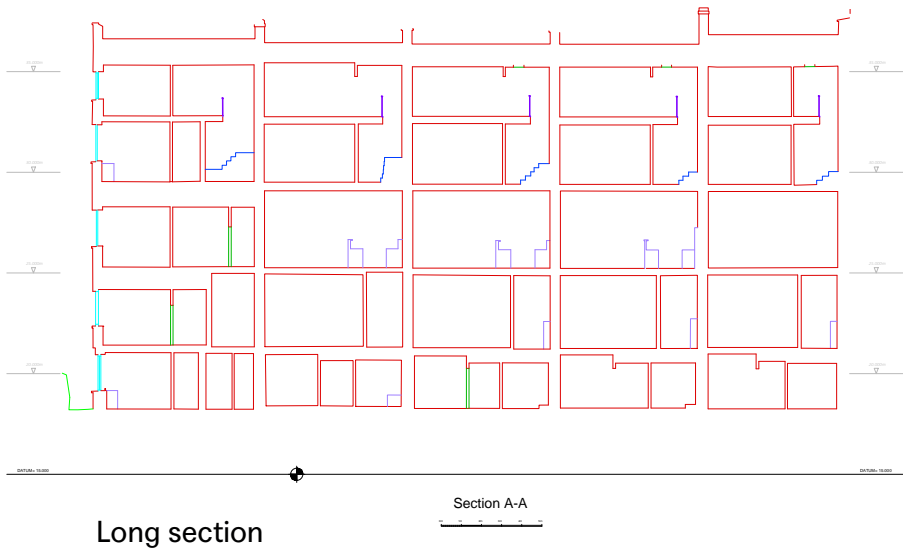
Rounded arched window to stair landing Level 1 to Level 2.

Level 1 balcony to back room, all modified with RHS, galvanised.

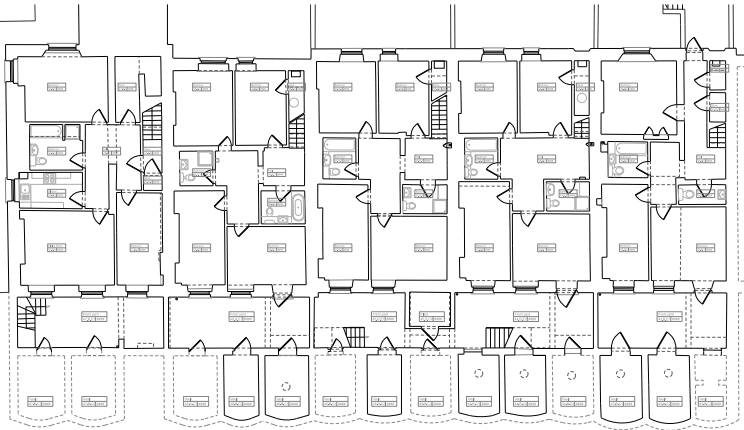
No. 46 / 45 / 44 access via external staircase from Ground Floor. No. 43 access from Lower Ground.

4.0 Internal Layouts

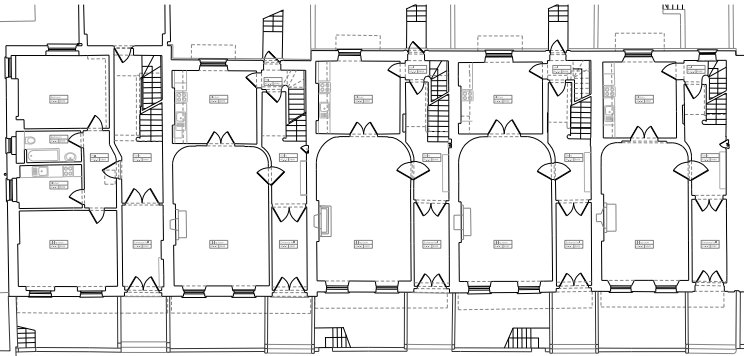
The buildings No. 43 - 47 are five storey terrace houses. No. 47 has been in College use for a long time and has been modified by the college over the years. No. 43 - 46 were run by a housing company and are now occupied by property guardians.



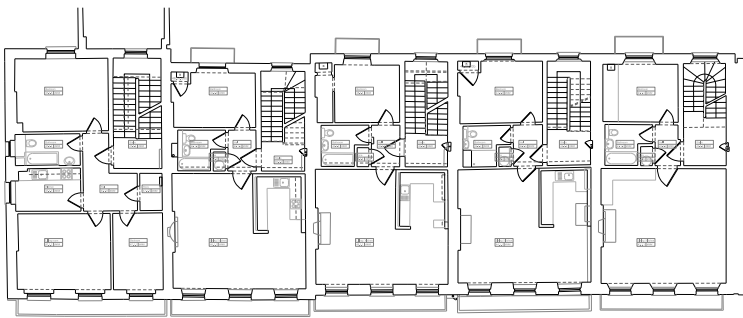
Long section



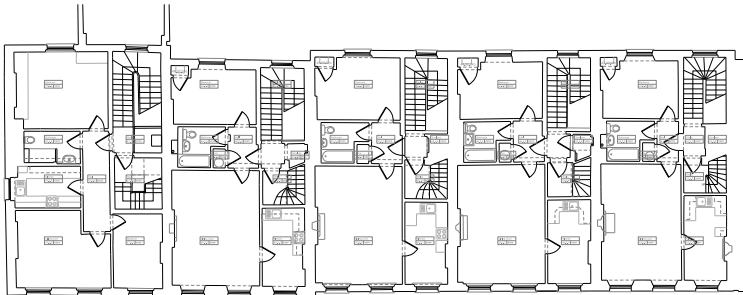
Lower Ground / Basement plan



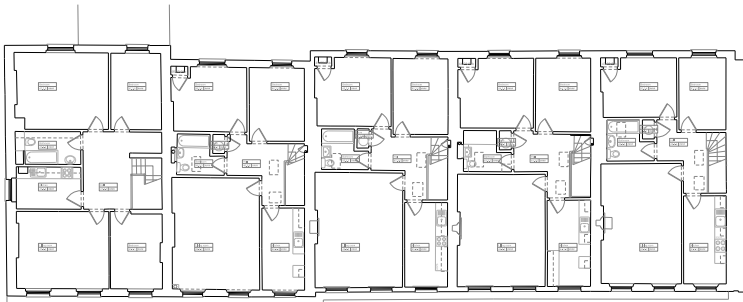
Ground Floor plan



First Floor plan

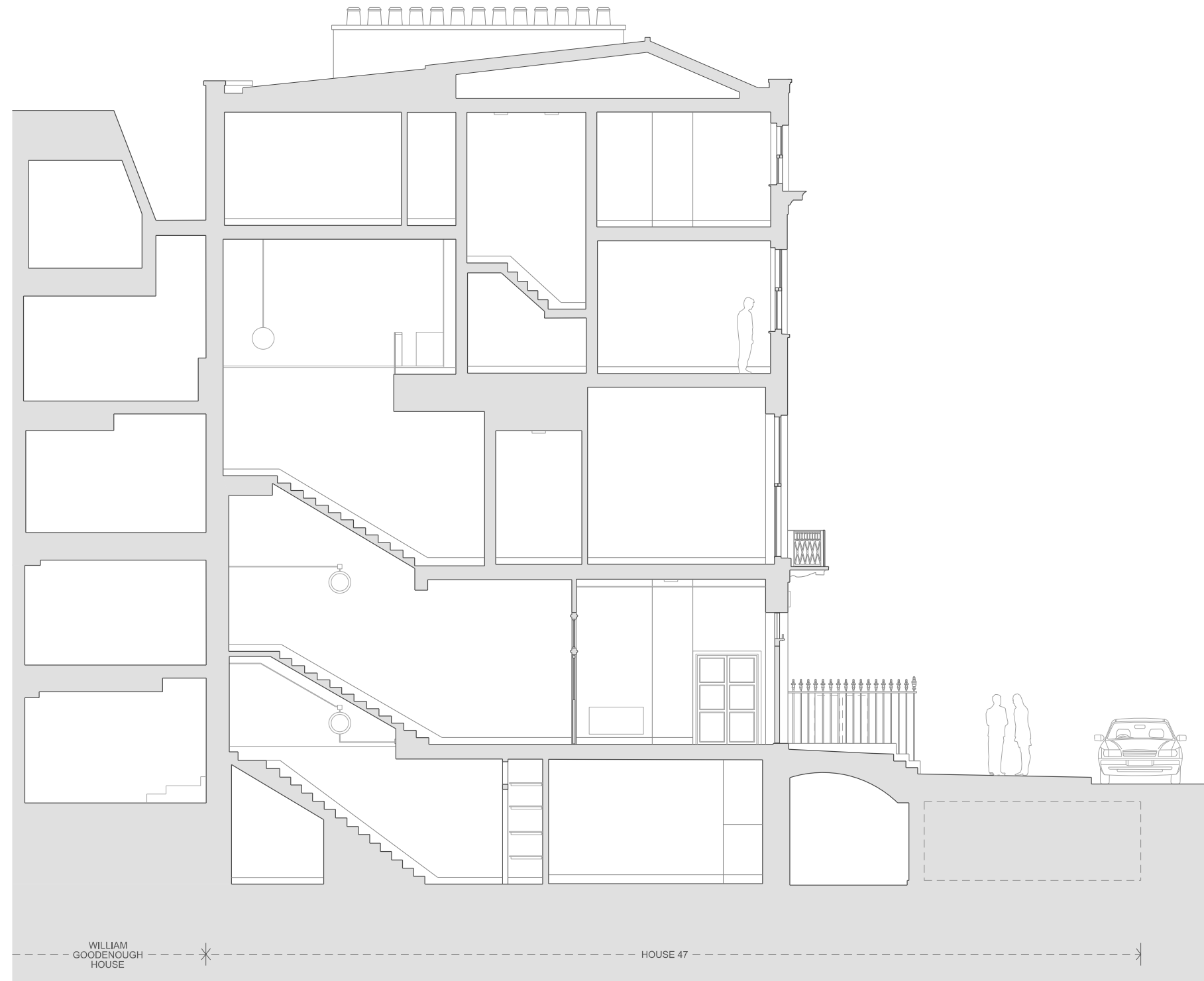


Second Floor plan



Third Floor plan

4.0 Internal Layouts



Vertical and horizontal distribution is similar in the houses.

All are accessed from Ground Floor and then have a central staircase that goes between Ground Floor to Second Floor. The entrance to the third floor is from second floor and via a private staircase.

The basement is connected to the Ground Floor for No. 43 - 46 with a private staircase and for No. 47 is connected via the central staircase.