

De Morgan House
57-58 Russell Square
London
WC1B 4HS

Design, Access & Heritage Statement

In Support of Listed Building Consent and
Planning Permission to Install a Platform
Lift in the Front Lightwell of No. 57



Introduction

This Statement is submitted in support of an application for Listed Building Consent and Planning Permission, for the installation of a platform lift to the front lightwell of De Morgan House, 57-58 Russell Square, London, WC1B 4HS. Specifically, the lift will be located within the front lightwell of No. 57, occupying the same position as a previous platform lift.

Existing Building

De Morgan House comprises two of the nine terrace houses (Nos. 57 and 58) on the south side of Russell Square, near the corner with Southampton Row, and forms part of the Bedford Estates. The terrace was built around 1800-1803 by James Burton, who also constructed the nearby Foundling Hospital, commissioned by the Duke of Bedford. In the mid-19th century, continuous cast-iron railings were added, and circa.1898, the then Duke of Bedford hired architect P.E. Pilditch to add terracotta dressings following the construction of the Russell Hotel by Charles Fitzroy Doll. In 1969, all buildings along this terrace were designated as Grade II Listed buildings by English Heritage.

Originally designed as terrace houses for the upper and middle classes, the interiors were later converted into offices, retaining features like staircases, ornamental fireplaces, and high ceilings. The London Mathematical Society relocated here in 1998 from Burlington House in Piccadilly, renaming the building De Morgan House after their first president, Augustus De Morgan.

The buildings are constructed from yellow stock brick with a rusticated stucco base. Both structures are four storeys high with a basement level, though only No. 57 includes an attic level. The garden behind No. 58 has been developed to include an additional meeting room, and an interior development creating a suite of conference rooms in the lower ground floor was completed in 2006. At this time, a platform lift was installed in the front lightwell of No. 57, to improve accessibility. This has since been removed, leaving a shallow pit and a redundant gate in the railings at pavement level.



Site Location Plan

Planning History and Context

The site is located within the Bloomsbury Conservation Area.

There are a number of planning applications associated with the property. These relate to internal alterations and arboricultural works to the trees in the rear garden. Those most relevant to this application are as follows:

2005/3524/L, 2005/3523/P and 2005/4900/L (Granted)

The erection of two single storey rear extensions, lift installation to front lightwell to accommodate disabled access and internal alterations as an alteration to the existing Class B1 Office use

2022/1723/L (Granted)

Repair (installing two support steel beams) to stone slab cantilever staircase. A repair is required due to a crack in the stone slab.

2009/2121/L and 2009/2119/P (Granted)

Installation of two air conditioning units within existing front lightwell at basement level in connection with existing offices (NOTE - these are located within the lightwell of no. 58)



57-58 Russell Square

Existing Photos



Existing Lightwell at No. 57



Railings and Gates at Pavement Level



Existing Lift Pit



Existing Gate for Previous Platform Lift and Call Point

Design & Access Statement

Overview

The new platform lift in the front lightwell area of 57 Russell Square will provide seamless vertical mobility from pavement level to the lower ground floor. At present access into the building requires navigating several steps to reach the ground floor entrance.

Use

There will be no change to the use of the building, as a prestigious hub for UK mathematics and as a versatile conference centre. Providing wheelchair access into the building will improve the offering to visitors, which currently includes meeting rooms, a private garden and catering facilities.

Layout and Appearance

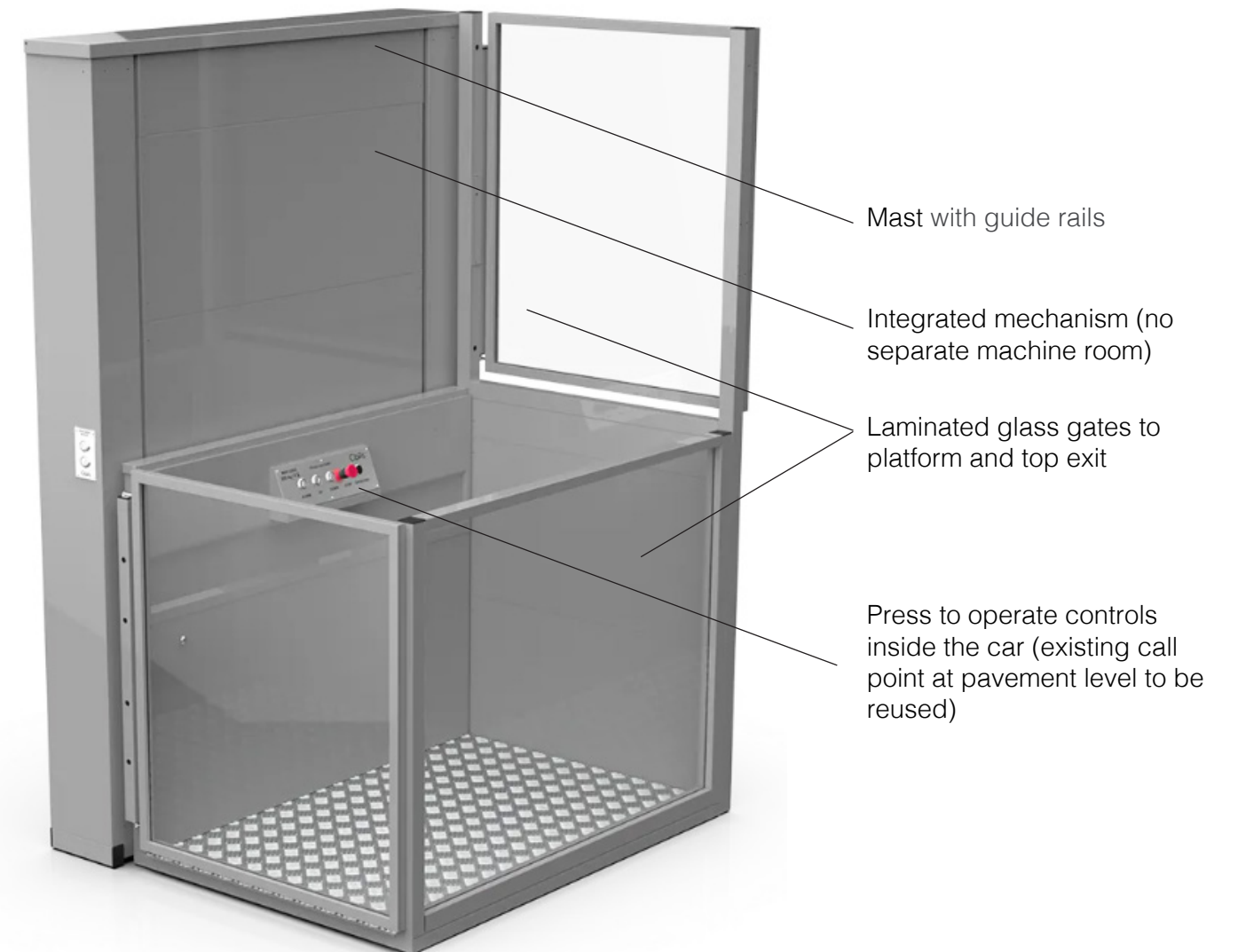
The new lift will be located in the same position as the previous platform lift. The footprint of the new lift is marginally larger than the pit that currently exists, and this will be accommodated by trimming the York stone slabs - further excavation is not needed. This model of lift does not require a deep pit and is machine-room less.

The lift will be rectangular in shape, with 2 laminated glass doors, and 1 fixed glass panel. The 4th side of the rectangle will consist of the powder coated metal 'mast': this is a vertical shaft, which supports the frame for the lift car to move up and down. This is a similar model to that previously installed, and is a simple, low maintenance model that can be easily removed.

The metal components will be supplied in RAL 9005 Jet Black, to match the existing railings, and as per the previous installation.

Access

The reinstatement of a platform lift will allow for more inclusive and accessible use of the building. Once inside, wheelchair access throughout the building is possible via passenger and platform lifts.



Indicative Diagram of Proposed Lift:

Model Ref B3000 Non Enclosed Vertical Platform Lift

ELEVATIONS

Side A: 1550 pit width, 1910 min headroom required, 1980 travel height, 900 gate opening. Steel Panels RAL 9005.

Side B: 1550 pit length, 900 gate opening. Steel Panels RAL 9005.

Side C: 3260 mast height, 900 gate opening. Steel Panels RAL 9005. Upper & lower landing gate laminate glass. See landing edge details for fixing detail.

FIXINGS

Landing edges need to be constructed of solid concrete (not screed) or 100mm x 100mm solid timber (along the length of the threshold) to take M10 x 80mm fixings. Fixing to be 90mm from centre line to FFL. Pull out force on landing 300N

Power Requirements:

1. A permanent 240v single phase 16 amp rotary isolator needs to be installed, terminating in the mains board on a 20 amp C type MCB breaker. If permanent power is not connected prior to our installation which causes delay to our works then this will be charged at our daily rate.
2. A permanent 13 amp 3 pin twin socket is to be provided within 2000mm of the electrical compartment by others for power tools and right lead extensions for maintenance inspections.

Construction Notes:

3. Floor to be smooth and level finish $\pm 5\text{mm}$. Installation area shall be clear of debris smooth and level and floor to be able to accommodate loads
4. 110v power supply shall be available for use of power tools etc
5. Facilities for both washing and first aid care to be made available
6. Some making good will be necessary around the lift [by others] following installation
7. The lift base frame will be fixed to the floor using M8 x 80mm expanding anchor bolts.
8. Landing edges need to be constructed of solid concrete (not screed) or 100x100mm solid timber, along length of threshold, to take M10 x 80mm fixings.
9. Skip or waste provision to be available for lift packaging.

Technical Specification:

10. Contract Load: 385KG
11. Platform Speed: 0.06m/sec
12. Platform Size: 1100mm wide x 1400mm long
13. Required Pit: 1550mm wide x 1550mm long
14. Required Pit Depth: 60mm
15. Gate Opening: 900mm
16. Total Travel: 1980mm
17. Mast Height: 3260mm
18. Power: 240v 1ph 50hz
19. Framework RAL 9005 Black
20. Flooring: Non Slip Aluminium Chequer Plate
21. Communication: Not Provided
22. Safety glass panels to gates and platform
23. Outdoor Installation

LOADINGS

Lift base frame will be fixed to the floor using M8 x 80mm expanding anchor bolts.

⊕ Fixing points

▨ The force acting on the surface under the platform - 7kN

1550 pit, 1520 footprint, 1300, 120, 205, 1510 footprint, 1550 pit, 1550 min width required.

PLAN VIEW

Suggested location for a wall mounted rotary isolator supplied and fitted by others. Min 2100mm above FFL. Isolator to be at bottom floor, within 1m of machine side & if required a 20mm dia. hole through a wall to enable our cable to connect to isolator to be in place prior to installation.

900mm clear opening to each gate, 1400 platform length, 1550 min length required, 1100 platform width, 1550 min width required.

X = Min 400mm between lift edge and wall.

SCALE
NTS

A	02.01.24	DRAWING ISSUED	DRAWN BY:	VM
ISSUE	DATE	DESCRIPTION	CHECKED BY:	CD
DRAWING TITLE:	GENERAL ARRANGEMENT & BUILDERS WORK REQUIREMENTS - B3000			
SITE ADDRESS:	DE MORGAN HOUSE 57-58 RUSSELL SQUARE LONDON WC1B 4HS			
SITE NAME:	THE LONDON MATHEMATICAL SOCIETY			
DWG No.	J6263		ISSUE:	PAGE:
	A			1 of 1

Heritage Statement

Policy Context

The Government's National Planning Policy Framework states that 'Heritage assets are an irreplaceable resource'.

Paragraph 203 goes on to state that:

'.....In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality'

Camden's Local Plan and Planning Guidance Policies expand upon these points.

In summary, the Council's overarching concern is whether the proposals would conserve, preserve or enhance the heritage significance, special architectural or historic interest of the Listed building.

57-58 Russell Square is listed by English Heritage at entry number 1246150, and the description reads 'Numbers 52-60 and attached railings'.

Assessment of the Impact of the Proposals on the Heritage Asset

The proposals are limited to minor works to the front lightwell of No. 57.

The lightwell has undergone change in the past 20 years, due to the installation of an earlier platform lift, in the same location. At that time, the steps were altered and a gate fitted within the railings at pavement level.

The new platform lift will maintain and preserve the building's appearance while enhancing its value and functionality.

The new lift will be positioned in the same location, and will utilise the same gate. Although undeniably a modern intervention, consisting of glass and powder coated metal, it will be unobtrusive from street level.

The neutral position of the platform lift, when not in use, will be at lower ground level.

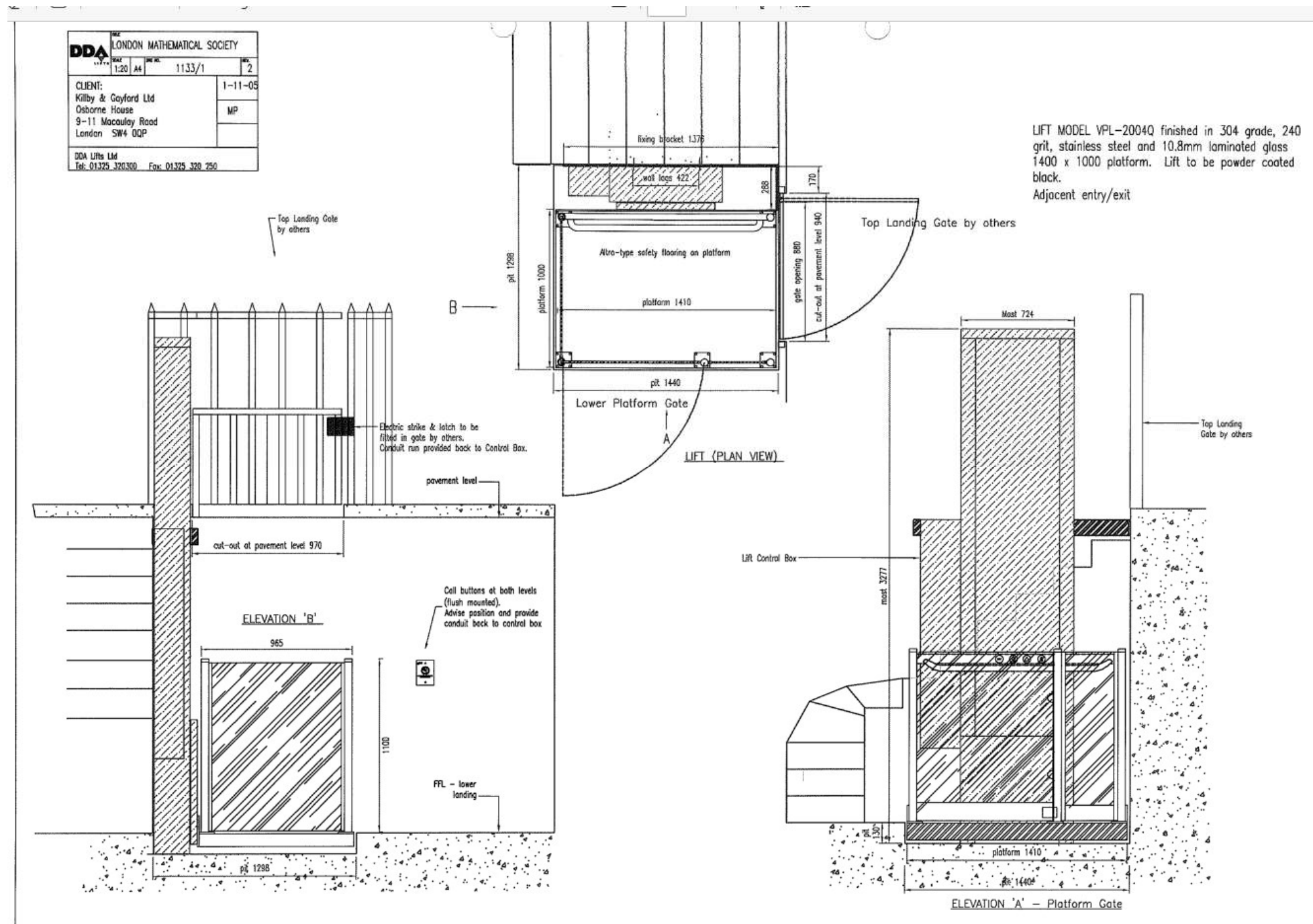
The vertical form of the mast will be visible from pavement level, but it is set against the open edge of the staircase. The gate will be positioned behind the metal gate already in place. All metal surfaces will be provided in RAL 9005 Jet Black, to tie in with the painted railings and gates.

The lift design is simple, reliable and robust. The whole assembly can be installed – or removed – in a day. It is self supporting, and entirely reversable: it will have no impact upon the fabric or construction of the building.

Reinstating the platform lift will open up the building to use by wheelchair users, as well as those with walking frames or prams. This will allow the Society to reach a wider audience and help more people to work, collaborate and enjoy the facilities.

This will, in turn, contribute to the building's upkeep, enhance the property's value, and preserve the long term beneficial use of this heritage asset.

Details of Previous Lift (Consented Under 2005/3523/P)



Google Streetview Photo - June 2014
The lift was removed sometime between June 2014-2015

Conclusion

This application is for Planning Permission and Listed Building Consent to reinstate a platform lift to the front lightwell of 57 Russell Square.

We recognise the significance of the building as a historical and architectural asset within the Conservation Area. Our proposals are intended to sympathetically improve the use and longevity of the building.

We consider that the scheme complies with the aims and objectives of the Local Plan, London Plan and National Planning Policy Framework, and trust that consent will be granted accordingly.



View of 57 Russell Square from Street Level