

Contents

- 1.0 Introduction
 - 1.1 Summary
 - 1.2 Background
 - 1.3 Aims and Objectives
 - 1.4 Planning Legislation, Policy & Guidance
- 2.0 Context Research and Site History
 - 2.1 Morphological Plans
 - 2.2 Site Analysis and Existing Details
 - 2.3 Existing Plans
- 3.0 Proposals
 - 3.1 Areas Affected and Methodology
 - 3.2 Condenser Unit
 - 3.3 CCTV Security System
 - 3.4 Intercom Panel
- 4.0 Conclusion
- 5.0 References

1.0 Introduction

This design and access statement has been prepared by Studio Charlotte Harris on behalf of the German Historical Institute London, to accompany the Planning and Listed Building Consent application (ref: PP-13623054) for proposed alterations and refurbishments to the Grade II Listed No. 17 Bloomsbury Square, London, WC1A 2NJ.

This document introduces the building and the proposed alterations to it, which include the installation of:

- a replacement condenser unit within the basement level lightwell;
- the replacement and addition of CCTV cameras to both internal and external areas of the building;
- the addition of an intercom video entry panel to railings at the principal entrance.

Further submission documents have been prepared in collaboration with others to accompany the application, including: a Heritage Impact Assessment by Stephen Levrant Heritage Architects; Proposed Security Layouts by Harley Haddow (MEP and security consultant); and an Environmental Noise Survey and Plant Noise Assessment Report by Hann Tucker Associates (acoustic consultants).

The supporting documents demonstrate that the proposals will aim to improve usability, security, efficiency and accessibility of this public building, whilst the sensitive approach to their design, scale and discreet locations will help to preserve the character and appearance of the building and the local conservation area, both heritage assets.



50m



Aerial view of Bloomsbury highlighting the German Historical Institute at 17 Bloomsbury Square with site boundary highlighted.

1.1 Summary of Proposals

Condenser Unit

The GHI requires the replacement and upgrade of an existing condenser unit to a more energy efficient unit, in order to service four replacement fan coil units located in the first floor conference room (as per consent ref: 2023/1044/LBC).

CCTV Security System

A robust security system is required to enable the operation of the German Historical Institute. The GHI's primary objective is to create a friendly and open environment for visitors, students and staff. Whilst undertaking this, the GHI seeks to ensure, as far as is reasonably practicable, the security and safety of all public, staff, visitors, contractors, its property and premises. Furthermore, to adequately indemnify the GHI in certain critical operations, the GHI must comply with insurance guidelines. A building-wide security system has been developed to meet these objectives, which includes the addition/replacement of CCTV cameras to both internal and external areas. As part of the proposals, three external CCTV cameras are required to the elevations of 17 Bloomsbury Square. These are positioned to capture specific views to the exterior of the building.

Intercom Panel

A new video intercom panel is required at street level mounted to railings at the Bloomsbury Square entrance to provide direct contact with the reception from the pavement. This is an accessibility measure with the aim to improve the experience and accessibility for wheelchair users.



1.2 Background

The original permissions for the main works associated with the GHI was granted on 3 July 2023 (ref: 2023/1044/LBC.) Details of the replacement condenser unit and the security system were not included in the original application as they were subject to further considerations and recommendations from the MEP and security consultant. The details have now been finalised and therefore Planning and Listed Building Consent is now sought for the works.

The German Historical Institute project aims to serve the Institute's operational interests and its functionality to researchers and visitors. We are aware of the historical significance of the building at 17 Bloomsbury Square and the obligation we carry to preserve it. We are promoting this scheme because we believe it provides a number of benefits, both in terms of the building's usability for the Institute, but also in regard to the building's preservation and heritage. We therefore very much hope for Camden Council's full support.

1.3 Aims and Objectives

The aims of this project are as follows:

- to improve the security and safety of the building, its library collection, and the staff, academics, and members of public that visit study or work there.
- to improve the usability of the building and upgrade its mechanical/ electrical equipment.
- to upgrade the energy efficiency of the building's equipment.
- to enhance the experience of the institute offered to all visitors, whether staff, academics or public.
- to improve accessibility to the building for all its visitors.

The benefits of this project are as follows:

- improved security and safety.
- improved usability and energy efficiency of building.
- improved visitor experience, accessibility and inclusivity.

1.4 Planning Legislation, Policy & Guidance

The proposals have been designed to align with the National Planning Policy Framework (NPPF 2024), the GLA's London Plan (2021), Camden's Local Plan (2017), as well as Historic England Guidance. The building is Grade II Listed and located in the Bloomsbury Conservation Area; both the building and the area are heritage assets. Therefore while the proposals maintain and improve the usability and user experience of the building, they aim to remain discreet and sympathetic to the historic and architectural fabric, so as not to cause harm to the building or area as heritage assets.

London Plan

The London Plan deals with heritage issues in Chapter 7: Heritage and Culture, and in particular Policy HC1: Heritage conservation and growth. Relevant heritage policies contained in Policy HC1 include:

- B. "Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by: (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."
- 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."

Camden's Local Plan

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 the Local Development Plan documents include Policy D1 Design and D2 Heritage:

Policy D1 Design

"The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best prac-

tice in resource management and climate change mitigation and adaptation;

- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- i. is secure and designed to minimise crime and antisocial behaviour;
- o. carefully integrates building services equipment."

Policy D2 Heritage

"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."

Designated Heritage Assets

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

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm."

Conservation Areas

"Conservation Areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's Conserva-

1.4 Planning Legislation, Policy & Guidance

tion Areas, the Council will take account of Conservation Area statements, appraisals and management strategies when assessing applications within Conservation Areas. The Council will:

- e. require that development within Conservation Areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area;
- g. resist development outside of a Conservation Area that causes harm to the character or appearance of that Conservation Area;
- h. 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.”

Listed Buildings

“These are designated heritage assets and this section should be read in conjunction with the section above headed ‘Designated Heritage Assets’. To preserve or enhance the borough’s listed buildings, the Council will:

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

Historic England Guidance

The document ‘Managing Significance in Decision Taking in the Historic Environment’ (GPA2) provides advice on how decision taking in the historic environment should be undertaken, emphasising the importance of identifying, and understanding the significance of, any affected heritage asset and the contribution of their settings towards their significance. In line with the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (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 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 other aspects through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets that are affected.

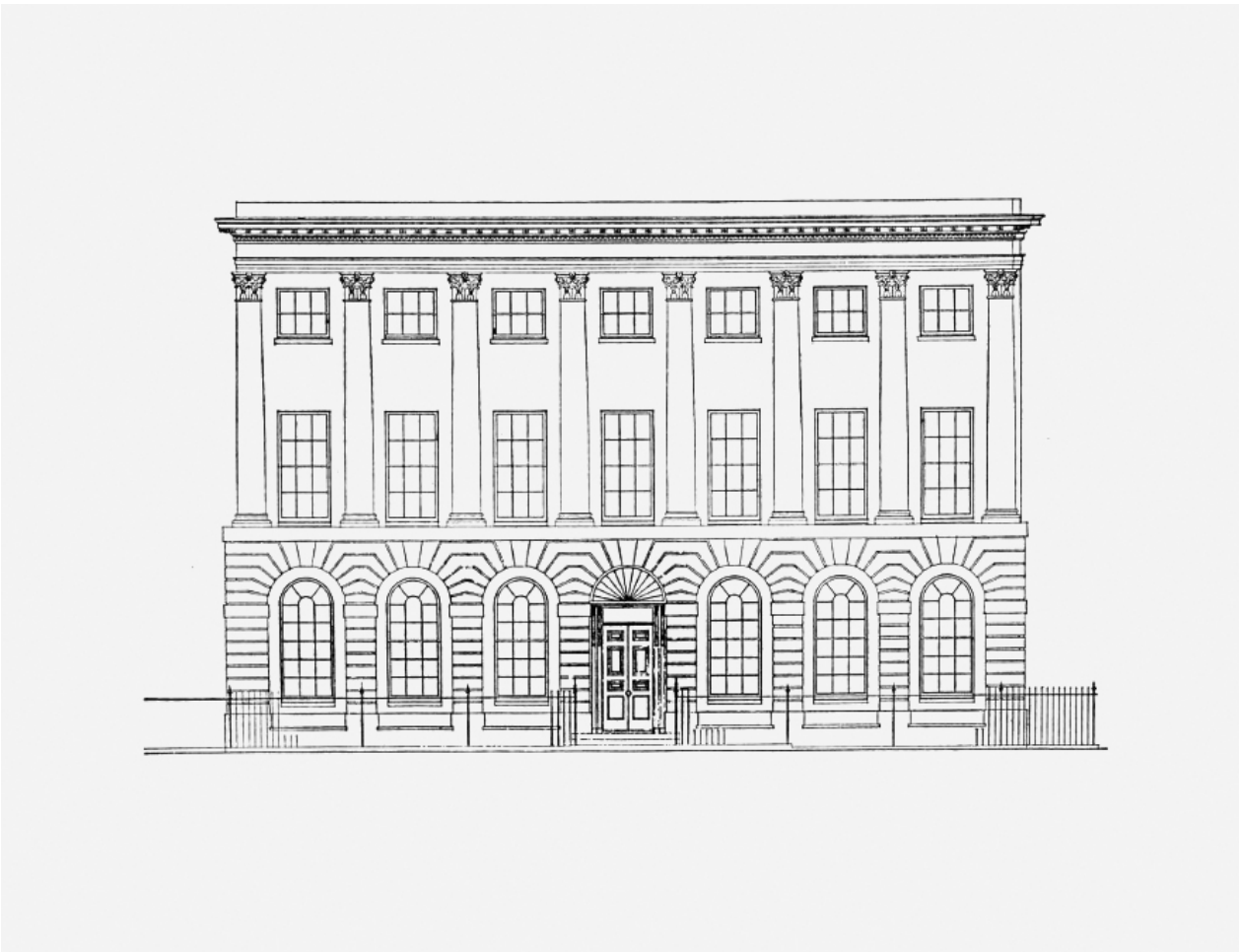
The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a 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.

2.0 Context Research Site History

The development of Bloomsbury was first begun in the 1660s, under the auspices of the 4th Earl of Southampton. He erected Southampton House and leased surrounding plots of land for building a residential square, Southampton Square. The lands passed to the Russell family through marriage in 1669, becoming part of the Bedford Estate. Southampton House and Southampton Square were renamed Bedford House and Bloomsbury Square respectively soon after construction. A large London townhouse was erected on the site in towards the late seventeenth century, which is depicted in a topographical view by Sutton Nicholls published for a 1754 edition of Stow's Survey.¹

The next phase in the history of the building arrived in the 1770s. John Nash, agreed with Sir John Rushout, to redevelop his townhouse at No. 17 Bloomsbury Square with adjoining land to the rear on Great Russell Street. The development divided No. 17 into two large houses, with six smaller terraced houses on Great Russell Street. The divided form resulted in one entrance off Bloomsbury Square, in the original position of the door, and a new entrance to the second dwelling off Great Russell Street. Nash designed the buildings with the type of stuccoed front that later became synonymous with his designs, but at this date was novel. The stucco allowed for an easy and decorative response the requirements of the 1774 building act and the use of external timbers. Nash introduced two striking cantilever stairs into the house, one for each dwelling. The southerly house, the one with the entrance off Bloomsbury Square, was intended as the more refined dwelling, where Nash experimented with an octagonal room, and highly decorated ceilings in the two principal first floor rooms. In spite of the decoration and quality of the redevelopment, the houses failed to sell and Nash himself is recorded as living in one of the empty houses on Great Russell Street. The Adam Brothers' firm was engaged for the stucco fronts, and it is likely that the firm was also involved in the creation of the ceilings in the current Common room and Seminar rooms. At some time in the early nineteenth century the house to the north appears to have been subdivided further, with the entrance that is still extant inserted. This then formed houses No 72 and 73 Great Russell Street.²

2.1 Elevation of No.17, showing Nash's design for stucco pilasters and rusticated base of 1778, as it appeared before later alterations. Drawing by John Summerson.
2.2 View of Bloomsbury Square in 1787 with no.17 visible at the top left of the square.



2.1



2.2

2.0 Context Research Site History

The next major phase in the building's life was in 1841, when the newly established Pharmaceutical Society (later Royal Pharmaceutical Society) took the lease of No.17. Initially taking on the southern of the Nash houses, the Society expanded with the establishment of the School of Pharmacy and acquired Nos. 72 and 73 Great Russell Street in 1857. The Society set about re-joining the buildings into one, which had not been the case since Nash's alterations. The Society added an extra floor in 1859 to house new chemical laboratories along with the fitting out and rearrangement of the library and museum, lecture theatre, examination rooms, committee rooms, and secretarial offices. Whilst the use of the rooms were much changed, the overall plan-form of the building(s) remained much the same as Nash had designed. On the exterior the entablature frieze was inscribed with "The Pharmaceutical Society of Great Britain" to both the Bloomsbury Square and Great Russell Street fronts, and "Incorporated AD 1843" along the string course separating the ground floor rustication from the first-floor. In the 1880s the Society leased property in Pied Bull Yard and rebuilt No.16 Bloomsbury Square as an extension to the premises.³

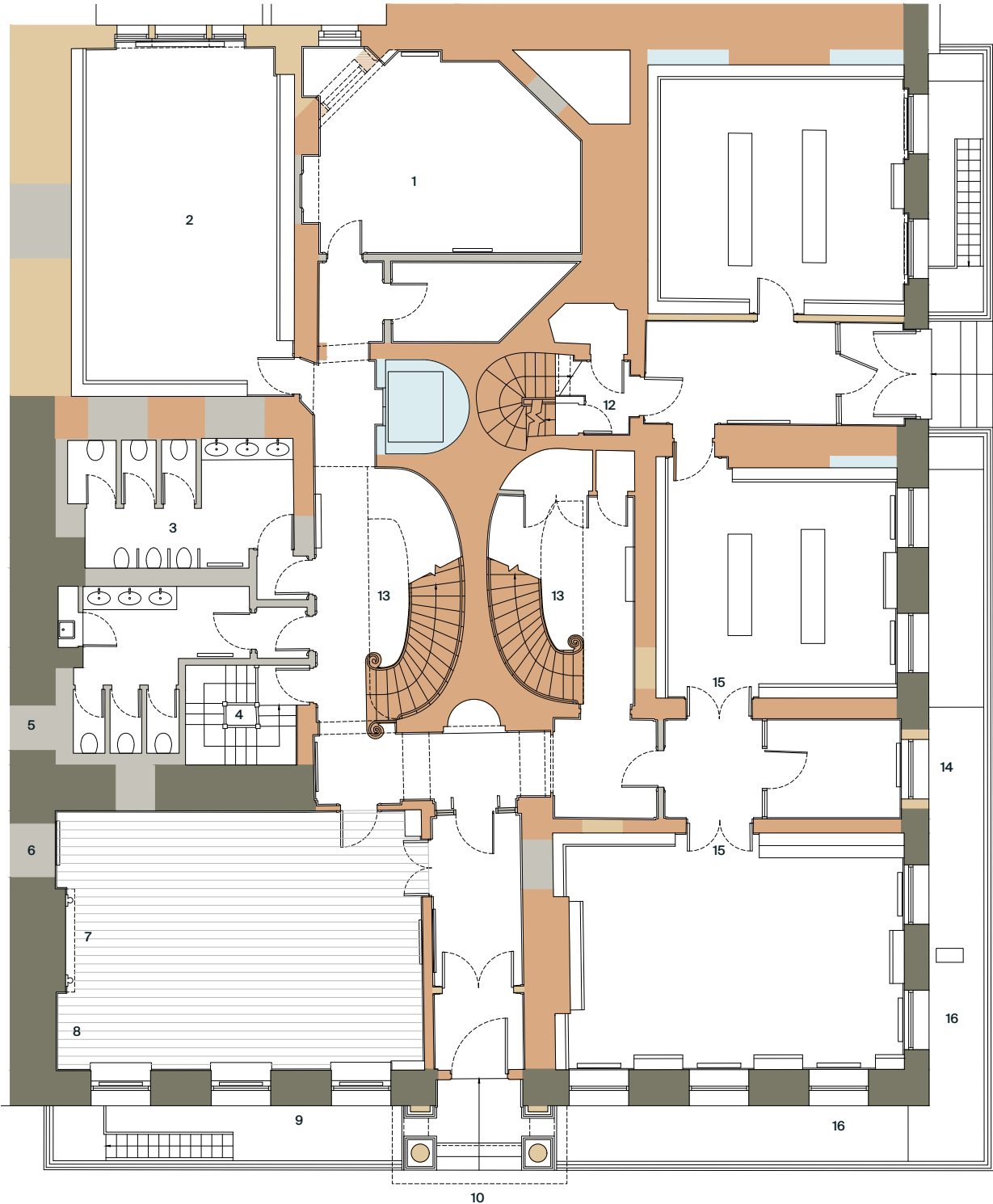


2.3

2.3 The Royal Pharmaceutical Society of Great Britain (photograph 1930s). The RPS added the porch and the third floor attic in 1869. Image: © 2021 Royal Pharmaceutical Society



1. Octagonal Room created by Nash in the former gardens of 17 Bloomsbury Square.
2. C. 1830s extension of chemistry laboratory (now GHI library). The roof was originally a timber trussed roof but was replaced in the early 20th century by a concrete slab.
3. Internal partition walls, finishes and joinery of the WC areas date from 1990s works.
4. Staircase to LGF from the 1990s works.
5. Lateral opening with No. 16 blocked during the c.1990 works.
6. Lateral opening with No. 16 blocked during the c.1990 works.
7. Possibly 18th century chimneypiece.
8. Early to mid 19th century dado, dado rail and skirting preserved in this space.
9. Presumed 17th century fabric reused by Nash during the c.1770s remodelling. Stuccoed in c.1778 and this was renewed in the mid-19th century.
10. Original 17th century entrance, used as entrance to 17 Bloomsbury Square in Nash's remodelling. Porch added in 19th century by the Royal Pharmaceutical Society.
11. 19th century entrance created during alterations by the Royal Pharmaceutical Society. A former window opening was enlarged and converted into a door.
12. Back or service staircase. This staircase appears to be the original 18th century (Nash reconstruction) from lower ground to second floor. It was extended on a similar footprint/design as part of the mid-19th century third floor extension.
13. Dual elliptical staircases dating from the 18th century, each serving one house as part of Nash's reconstruction. The staircase to the north (Great Russell Street side) is largely original and unaltered; whereas that to the south (Bloomsbury Square property) has been altered in the 19th century.
14. 18th century entrance to the Great Russell Square property as part of Nash's remodelling, converted into a window in the 19th century during alterations by the Royal Pharmaceutical Society.
15. Openings created in the 19th century, when the layout of the spaces was changed.
16. All windows on Bloomsbury Square and Great Russel Street elevations replaced in the 19th century and renewed in the 20th century.

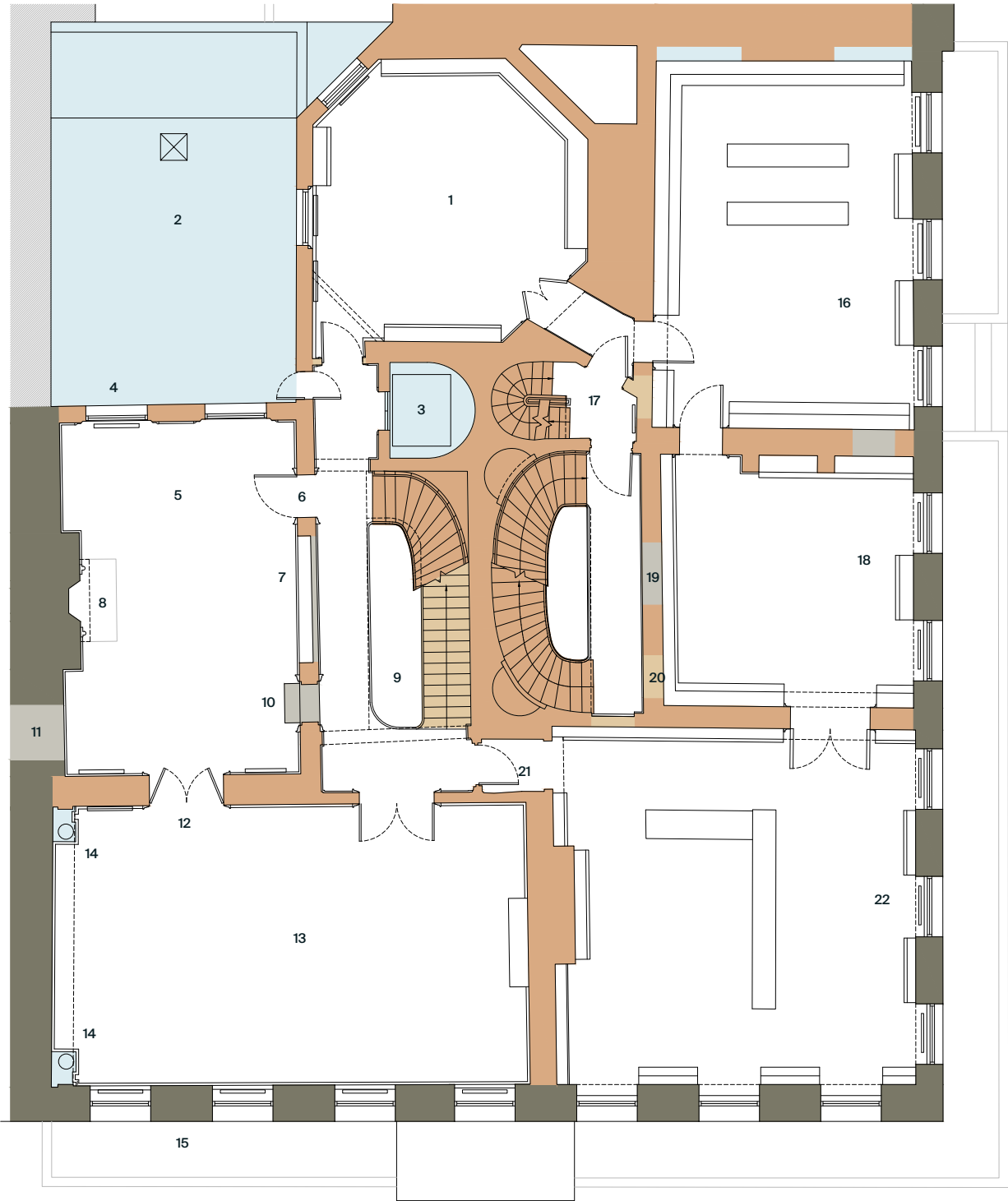


- Original Phase, 17th Century (c.1670)
- Nash's Reconstruction, 18th Century (c.1770)
- Royal Pharmaceutical Society, 19th Century (c.1830–60)
- Royal Pharmaceutical Society, Early/Mid 20th Century
- The German Historical Institute, Late 20th Century (c.1990)



1. Octagonal room is best preserved at first floor level with early cornicing.
2. Flat roof over the 1830 extension provided in the early 20th century, replacing the original timber truss roof.
3. Lift installed in the early/mid 20th century.
4. Only original 18th century sash window in the property.
5. 18th century plaster ceiling in an Adams Style (possibly by the Adams practice or by Nash). Current paint scheme from the 1980s.
6. 18th century door and architrave to the reading room.
7. 20th century large opening closed during c.1990 works with joinery.
8. Late 19th or 20th century chimneypiece in an 18th century style.
9. Elliptical staircase altered in the mid-19th century when original party wall between the 18th century properties was breached. Staircase has metal bracket supports on the underside.
10. Door altered in 20th century and blocked in mid-late 20th century. Original architrave in position.
11. Blocked lateral opening with No. 16.
12. Late 18th or mid-19th century door openings to the front room. Dado rail, dado and skirting in this room matches that of the ground floor (reception and library areas).
13. 18th century plaster ceiling in an Adams Style (possibly by the Adams practice or by Nash). Current paint scheme from the 1980s.
14. Mid 20th century works. New structural works were undertaken to this wall, the chimney breast was removed and ionic pilasters were added to conceal the structural works.
15. Presumed 17th century fabric reused by Nash during the c.1770s remodelling. Stuccoed in c.1778 and this was renewed in the mid-19th century.
16. 19th century cornice and ceiling?
17. Secondary (service) staircase. This staircase appears to be the original 18th century (Nash reconstruction) from lower ground to second floor. It was extended on a similar footprint/ design as part of the mid-19th century third floor extension.
18. 19th century cornice and ceiling?
19. Large central opening created in the 19th century and blocked during the 1990 works.
20. 18th century opening blocked as part of the mid-19th century works.
21. 18th century partition wall between the two properties breached in mid-19th century.
22. 19th century cornice and ceiling?

- Original Phase, 17th Century (c.1670)
- Nash's Reconstruction, 18th Century (c.1770)
- Royal Pharmaceutical Society, 19th Century (c.1830–60)
- Royal Pharmaceutical Society, Early/Mid 20th Century
- The German Historical Institute, Late 20th Century (c.1990)



2.2 The Site Existing Details

The Site forms the north-western corner of Bloomsbury Square and Great Russell Street and has entrances on both roads related to the time the property was subdivided into two houses by John Nash. The building is on four storeys plus basement, the third floor having been added in 1859. The exterior is close to John Nash's 1777 remodelling, although the fenestration has been replaced in the mid-nineteenth century and later. The Doric porch, (with triglyph frieze and mutule cornice) which frames the main entrance at ground floor level, was added in 1860. The principal Bloomsbury Square front is symmetrical, across seven window bays with central door, and with an eight-window bay return to Great Russell Street. Giant order Corinthian pilasters run above the ground floor rustication to the entablature above the second floor.⁵



2.7

2.7 The current northeast elevation with front entrance, seen from Bloomsbury Square.

2.2 The Site Existing Details

Internally there is substantial plan-form evidence of the two terraced houses John Nash created from the subdivision of the original seventeenth century building. The two principal cantilever staircases of equal size, are top lit. There is an evident hierarchy of spaces, with the first floor housing the principal rooms, two of which retain their complete plaster ceilings in the Adam style, or possibly by the Adam Brothers. Some other of the ceilings retain elements of their previous decorative style or were originally more simply decorated. The ground floor has a greater variety of ceiling decoration, although this is mostly very simple in style. The building is very well maintained and sympathetically decorated. Large areas of the building, especially on the basement, ground and first floors, provide space for the German Historical Institute’s extensive library.⁶



2.8

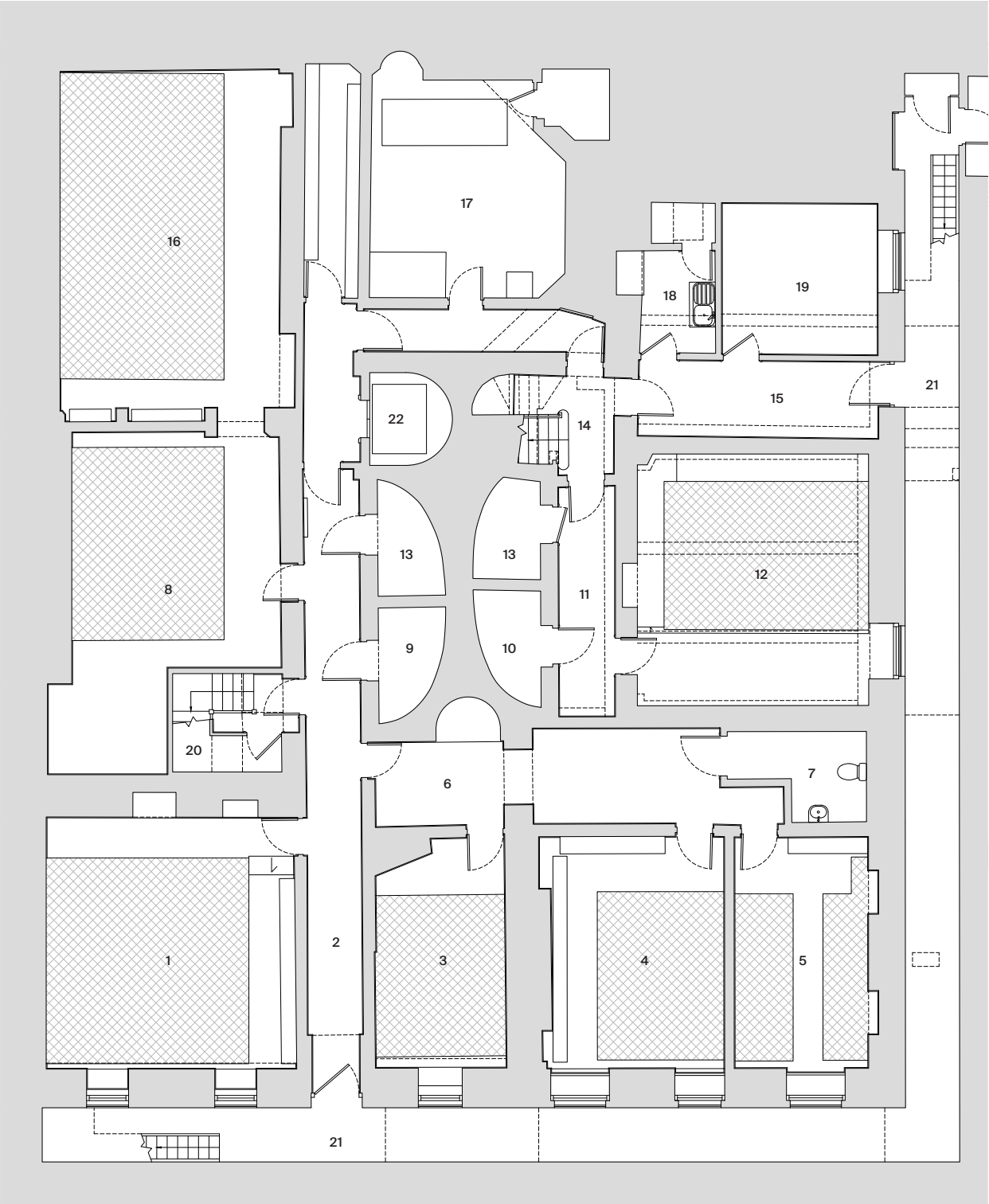
2.8 The current northwest elevation with side entrance, seen from Great Russell Street.

2.3 Existing Basement



The ceilings and walls are plain in decoration and as a whole have no discernible contribution to the significance or special interest of the building as a whole, or the individual rooms. The rooms are without decoration and hold a functional purpose, currently utilised for the German Historical Institute’s extensive library. There is no evidence of historical details or fixtures remaining. Any significance that exists within the basement floor is found within its plan-form and the evidential potential of first phase fabric.⁴

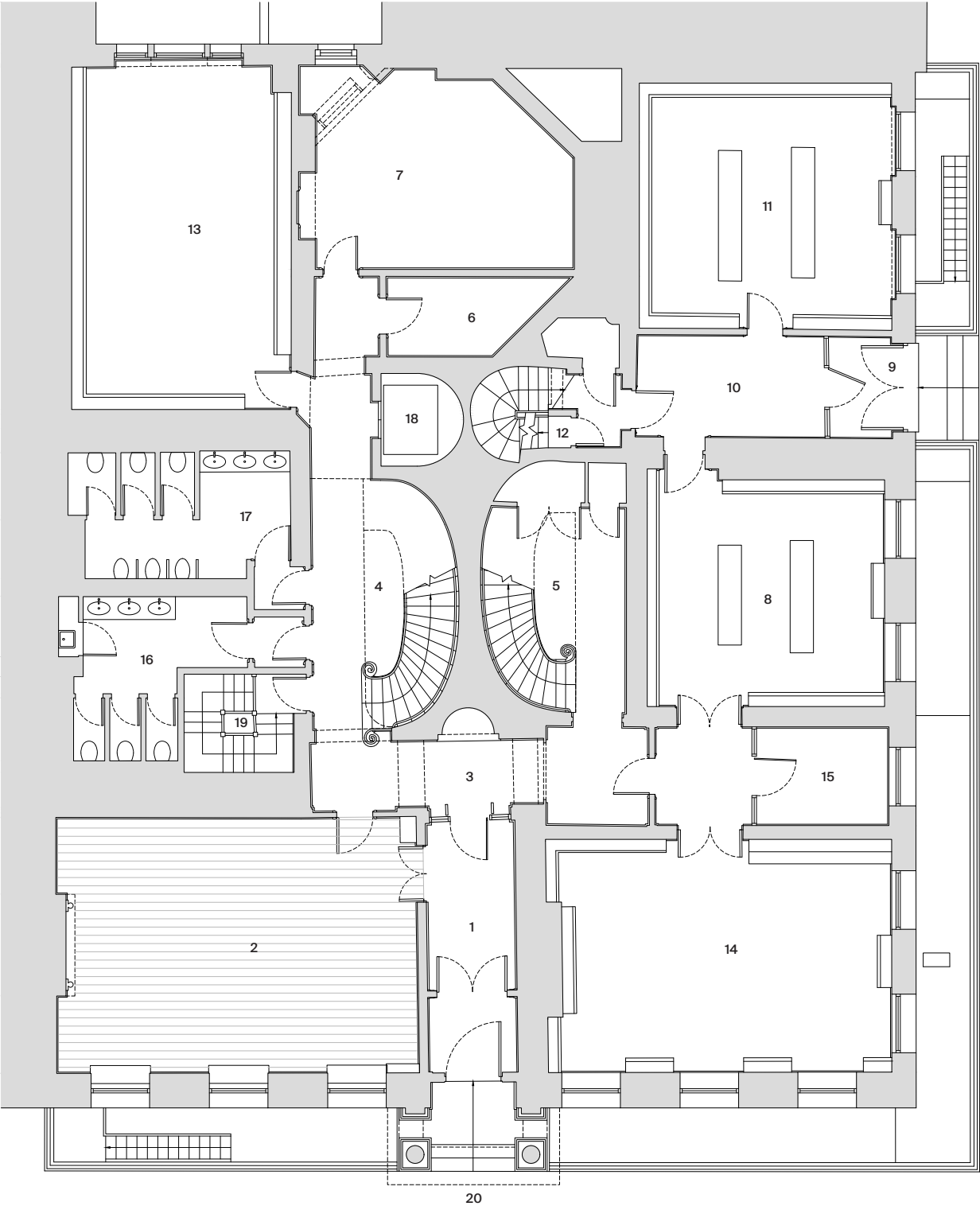
- 1. Archive R.0001B
- 2. Hallway R.0002B
- 3. Archive R.0003B
- 4. Archive R.0004B
- 5. Archive R.0005B
- 6. Hallway R.0006B
- 7. Toilet R.0007B
- 8. Archive R.0008B
- 9. Store R.0009B
- 10. Store R.0010B
- 11. Hallway R.0011B
- 12. Archive R.0012B
- 13. Store R.0013B
- 14. Back Stairs R.0014B
- 15. Hallway R.0015B
- 16. Archive R.0016B
- 17. Plant R.0017B
- 18. Kitchen R.0018B
- 19. Workshop R.0019B
- 20. Stairwell R.0020B
- 21. Lightwell
- 22. Lift



2.3 Existing Ground Floor

The ground floor rooms are also largely plain in decoration; however, most maintain their cornice mouldings and the two entrance halls from Nash’s redevelopment of the building still have their vaulted and banded ceilings. Most rooms and are painted in historically unsympathetic colours. The contribution of the ceilings to the significance of their respective rooms is largely through the maintenance of the original ceiling heights and re-tained details. The walls are also largely plain or with floor to ceiling book-cases in the libraries. There are several different lighting styles utilised.⁴

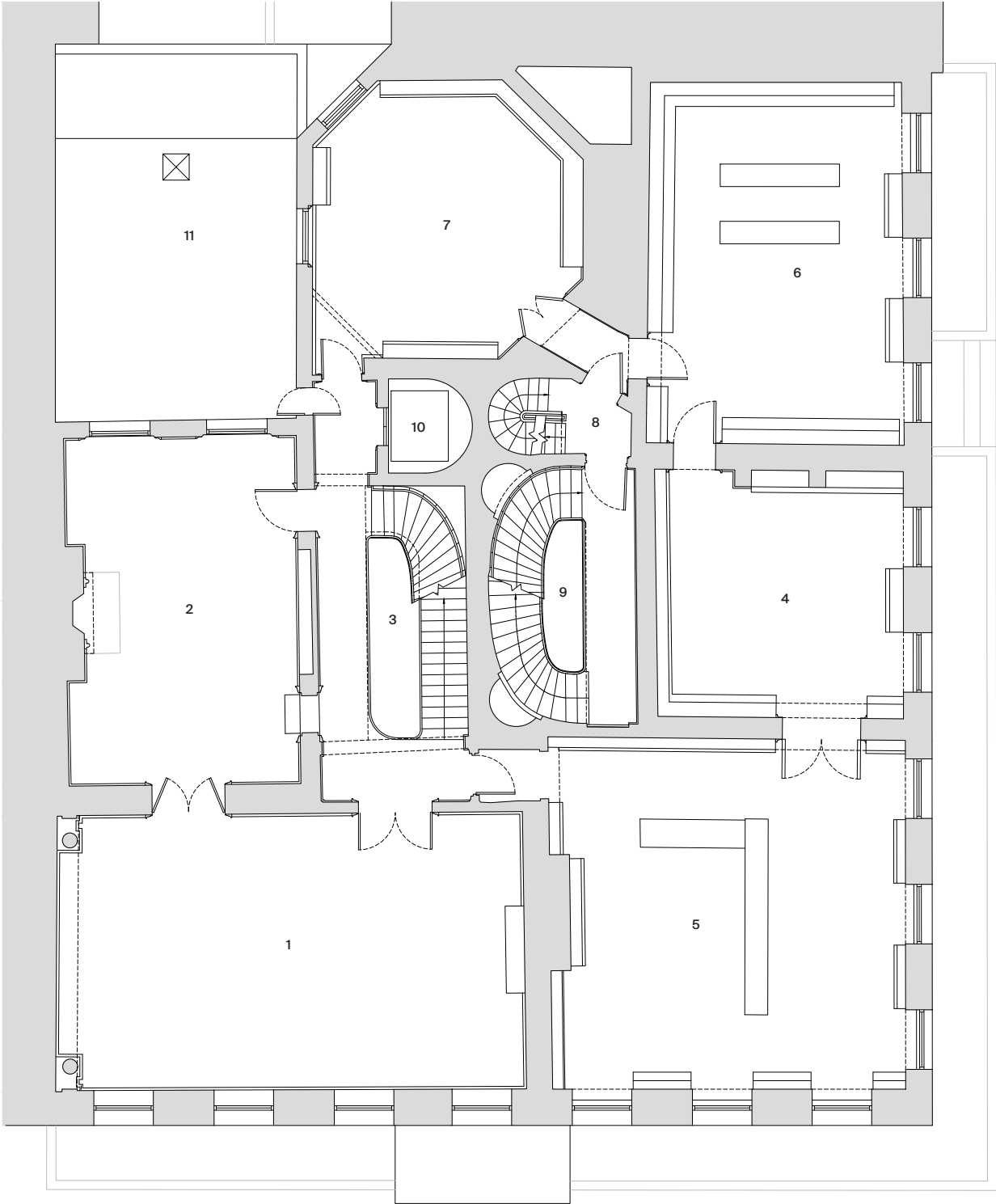
- 1. Entrance Lobby R.0001
- 2. Reception R.0002
- 3. Entrance Corridor R.0003
- 4. Main Stairs R.0004
- 5. Second Stairs R.0005
- 6. Storage Room R.0006
- 7. Resting Room R.0007
- 8. Library R.0008
- 9. Secondary Entrance R.0009
- 10. Secondary Entrance Lobby R.0010
- 11. Library R.0011
- 12. Back Stairs R.0012
- 13. Library R.0013
- 14. Library R.0014
- 15. Office R.0015
- 16. Toilets R.0016
- 17. Toilets R.0017
- 18. Lift
- 19. Stairs to Basement
- 20. Main Entrance



2.3 Existing First Floor



The rooms on the first floor hold the highest aesthetic value across the entire building, this is to a varying degree, with the highest contribution to the building’s special interest contained within the two highly decorated ceilings, with designs in Adam’s Brothers Style. Other ceilings are much more simple in character, usually with decorative cornices. Many of the rooms are given over to libraries with floor to ceiling bookcases, where walls are exposed, they are plain in decoration. The two grand staircases are also of high significance, related to their aesthetic quality and historical connection to the Nash remodelling.⁴



- 1. Conference Room R.1001
- 2. Common Room R.1002
- 3. Main Stairwell and Landing R. 1003
- 4. Library R.1004
- 5. Library R.1005
- 6. Library R.1006
- 7. Library Octagonal Room R.1007
- 8. Back Stairs R.1008
- 9. Second Stairwell R. 1009
- 10. Lift
- 11. Flat Roof

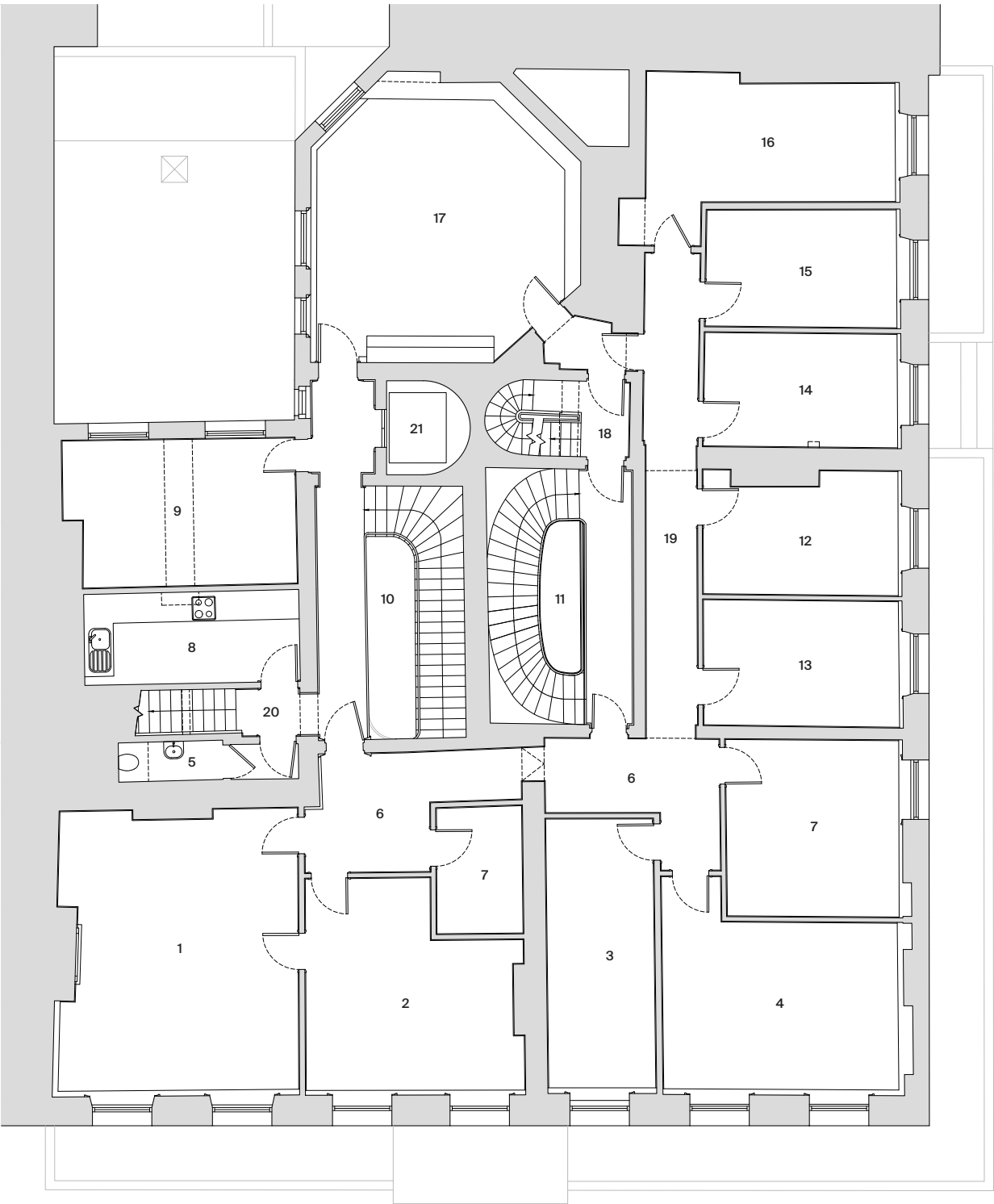
2.3 Existing Second Floor



Like the basement, on the whole the second floor is largely absent of decorative detail. Where covings do exist, these are of a modern date. No evidence appears to exist of fittings related to the period in which the building was the Royal Pharmaceutical Society, and this space is unlikely to have been fitted up to any great degree as part of Nash's speculative scheme.

The spaces on this floor have largely been given over to offices with some of the original spaces subdivided. Therefore, the areas of special interest and significance relate to the culmination of the two grand staircases, with their original glass lanterns and decorative plaster; the back stair; and the retained shape (but not any surface detail) of the octagon room. These are of high contribution to the special interest of the building as a whole. Otherwise, the second floor has a low contribution to the overall significance of 17 Bloomsbury Square, the limited contribution found only in parts of the retained plan-form.⁴

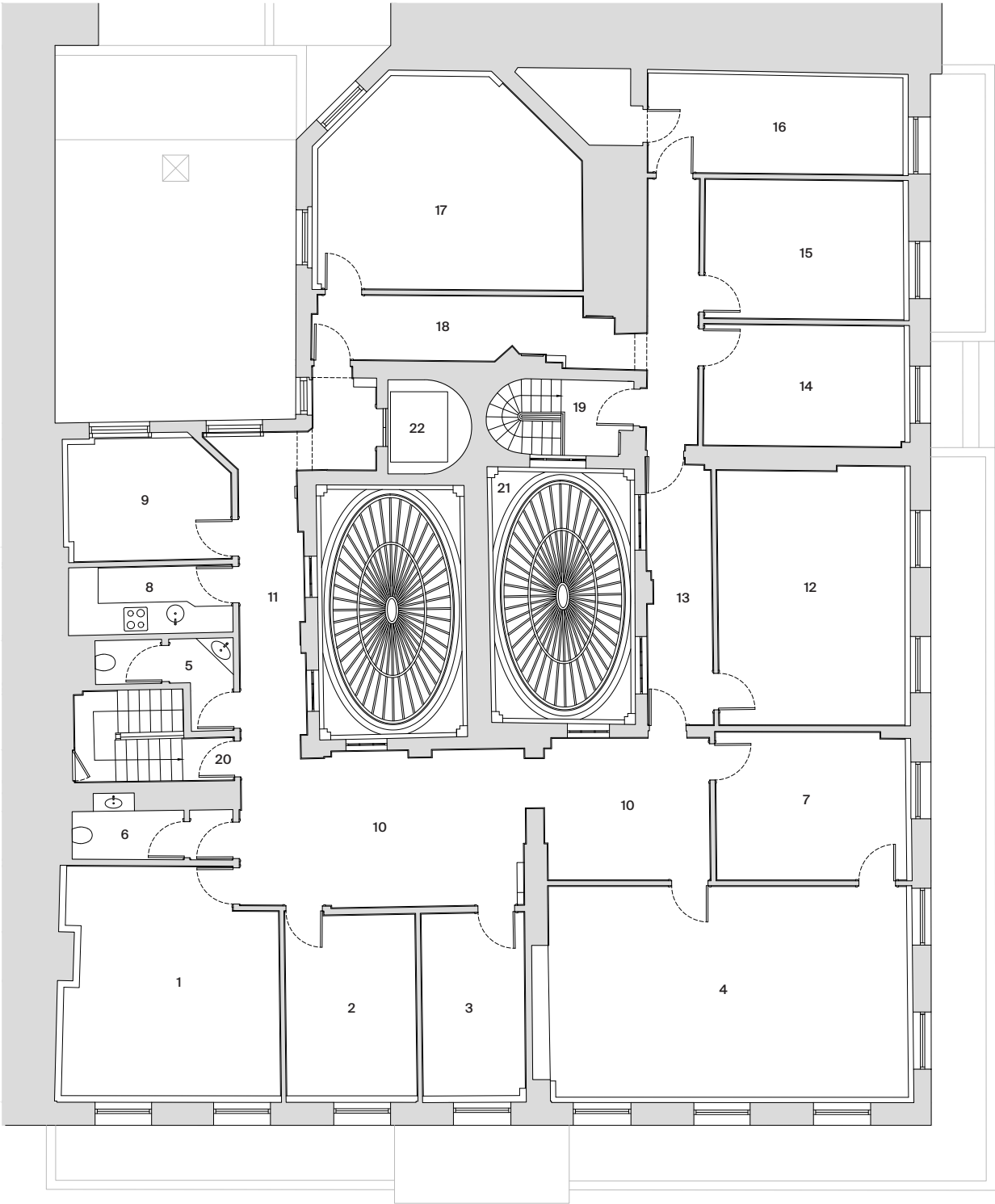
- 1. Office R.2001
- 2. Office R.2002
- 3. Office R.2003
- 4. Office R.2004
- 5. Toilet R.2005
- 6. Hallway R.2006
- 7. Office R.2007
- 8. Kitchen R.2008
- 9. Office R.2009
- 10. Main Stairwell R.2010
- 11. Second Stairwell R.2011
- 12. Office R.2011
- 13. Office R.2013
- 14. Office R.2014
- 15. Office R.2015
- 16. Office R.2016
- 17. Office Octagonal Room R.2017
- 18. Back Stairs R.2018
- 19. Hallway R.2019
- 20. Stairs to Third Floor
- 21. Lift



2.3 Existing Third Floor



This floor was added in 1859 by the Royal Pharmaceutical Society and on visual inspection retains no details of interest from this period. This floor also therefore has no relation to the Nash period of the house. There does not appear to be anything of particular significance or special interest in the third-floor rooms. Equally, the staircase between the second and third floors is of simple and functional design and does not appear to be of a contemporary date to the roof extension. Overall, therefore, the third floor (and its attics) make a negligible contribution to the significance and special interest of 17 Bloomsbury Square as a whole.⁴



- 1. Office R.3001
- 2. Office R.3002
- 3. Office R.3003
- 4. Office R.3004
- 5. Toilet R.3005
- 6. Toilet R.3006
- 7. Office R.3007
- 8. Kitchen R.3008
- 9. Office R.3009
- 10. Hallway R.3010
- 11. Hallway R.3011
- 12. Office R.3012
- 13. Hallway R.3013
- 14. Office R.3014
- 15. Office R.3015
- 16. Office R.3016
- 17. Octagonal Room R.3017
- 18. Hallway R.3018
- 19. Back Stairs R.3019
- 20. Stairs to Second Floor
- 21. Rooflights over the two elliptical stairwells
- 22. Lift

3.0 Proposals

The following lists the proposed alterations with their need and the justification for works:

- 1 A replacement condenser unit within the basement level lightwell. The GHI requires the replacement and upgrade of this existing condenser unit to a more energy efficient unit, in order to service a group of four replacement fan coil units located in the first floor conference room (as per consent ref: 2023/1044/LBC).
- 2 The replacement and addition of CCTV cameras to both internal and external areas of the building. An improved and robust security system is essential to enable the GHI to continue operating as a library and institute open to the public. These proposals are required to ensure the security and safety of the building, its library collection, and the staff, academics, and members of public that work, study or visit there. A building-wide security system has been developed to meet these objectives.
- 3 The addition of an intercom video entry panel to the principal entrance. A new video intercom panel is required at street level at the Bloomsbury Square entrance to provide direct contact with the reception from the pavement. This is an accessibility and inclusivity measure with the aim to improve the experience and accessibility for wheelchair users.



The northeast elevation to 17 Bloomsbury Square.

- 1. Replacement condenser unit
- 2. Replacement CCTV camera
- 3. Addition of intercom panel

3.1 Areas Affected and Methodology

Condenser Unit

The existing condenser unit is situated in a discreet location, within the lightwell facing Bloomsbury Square. It is partially obscured by the lightwell stairs, limiting its visibility from the street. The proposed works would utilise the existing location and existing mechanical routes for the replacement.

CCTV Security System

The proposed CCTV security system scheme affects both internal and external areas of the building. See the Proposed Security Layout Plans by Harley Haddow for locations of all CCTV. Regarding the exterior, three CCTV cameras locations are proposed on the GHI elevations; two are new and one is a replacement. Each is positioned to be discreet whilst capturing only specific views that are considered important for the security of the building, including the front and side entrances, the two stairs down to the lightwell, and the flat roof to the rear of the property.

Intercom Panel

The proposed intercom system panel would be situated mounted on the railings beside the main entrance on Bloomsbury Square.

Significant areas

The Heritage Impact Statement prepared by Stephen Levrant Heritage Architecture identifies that some of the proposed works will be located in significant areas of the Grade II Listed Building. For this reason, the GHI has carefully considered the positions of the proposed items to ensure the works will have the least impact on the historic fabric and the appearance of the building. Further consideration to the heritage impact of the proposals is provided in the statement by Stephen Levant Heritage Architecture Ltd.

Methodology

Proposed items are positioned to achieve operational requirements whilst being visually discrete to minimise the physical impact on historic fabric. An initial review of the the current systems was undertaken by Harley Haddow, (MEP/security consultant). As part of the proposals, the position of each fitting was interrogated in order to reduce its impact. Where possible, fittings were omitted altogether. Where this was not possible, locations were chosen to be both as discrete as possible or/and to be positioned on less significant fabric. Where feasible, existing wire ways or pipe routes are to be reused to avoid the need for core holes through historic fabric. Where feasible, fixings and other works are to be reversible.

- 1. Existing CCTV camera to be replaced on Bloomsbury Square elevation.
- 2. Location for new intercom panel next to main entrance.
- 3. Existing condenser unit to be replaced and upgraded.
- 4. Location for new CCTV camera on Great Russel Square elevation.



1



2



3



4

3.2 Condenser Unit

Existing Condenser Unit

The existing external condenser unit is located under the metal staircase in the lightwell fronting Bloomsbury Square exterior of the GHI premises. The existing condenser unit is connected to and services the existing fancoil units in the first floor conference room. This infrastructure is approximately 16 years old and requires upgrading.

Operational Requirement

The replacement condenser unit is necessary to service a set of new up-graded fancoil units to be located in the first floor conference room (as per consent ref: 2023/1044/LBC). This overall upgrade is to improve the energy efficiency of the building whilst benefiting users of the public space.

Design Development

The GHI, Stephen Levrant Heritage Architecture (heritage consultants), Harley Haddow (MEP consultant), and Hann Tucker (acoustic consultants) have reviewed the location to determine to following:

- If required, can the condenser unit be positioned in a more visually unobtrusive position (whilst still achieving the operational requirements)?
- Can the fixing and plumbing of the condenser unit be designed to limit the impact on to historic fabric (e.g. by reusing existing pipe routes)?
- Can the model of condenser unit be specified to reduce visual and acoustic impact?
- Can the conduit/wire/pipes routes to the condenser unit be achieved in a visually unobtrusive way?

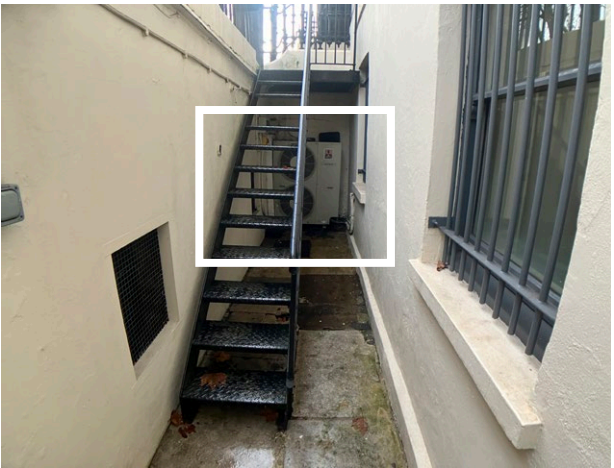
Proposed Condenser Unit

The location of the existing condenser unit was considered the most suitable for the replacement. It is situated in a discreet location, within the lightwell and partially obscured by the lightwell stairs, limiting its visibility from the street. This location should also allow the proposed works to utilise any existing mechanical/piping routes for the replacement, so as to minimise harm to the building.

Environmental Noise Survey and Plant Noise Assessment Report

Produced by acoustic consultants Hann Tucker the survey and report are included within submission documents. The assessment indicates that:

- the proposed plant should be capable of achieving the proposed environmental noise criteria at the nearest residential window.
- the proposed plant noise emissions should be 7dB below the representative background noise level and thus should indicate a low impact on the nearby office premises.



3.3 CCTV Security System

Existing CCTV System

CCTV is currently in use in both internal and external areas of the GHI premises. The proposed scheme consolidates and upgrades this existing CCTV infrastructure.

Operational Requirement

As part of the building-wide security system the CCTV is required to:

- Monitor the safety and security of the building, its library, and its visitors (staff, students, members of public, contractors, etc.).
- Assist in the prevention, investigation and detection of crime.
- CCTV is located to detect unauthorised entry into the building by providing external surveillance of the building's main entrances and its immediate approaches.

Design Development

Each camera location was reviewed with a view to minimising heritage impact. Stephen Levant Heritage Architecture (heritage consultant), Harley Hadow (MEP/security consultant) and the GHI (client) reviewed each location to determine the following:

- Can the camera be omitted?
- If required, can the camera be positioned in a more visually unobtrusive position (whilst still achieving the operational requirements)?
- Can the fixing and wiring of the camera be designed to limit the impact on to historic fabric?
- Can the model of camera/camera housing be specified to reduce visual impact?
- Can the conduit/wire way to the camera be achieved in a visually unobtrusive way?

Proposed CCTV System

The proposed strategy consolidates and upgrades the existing CCTV infrastructure. It achieves the operational requirement for the GHI whilst keeping the number of cameras to a minimum and their locations as discreet as possible, so as to minimise the impact on the heritage significance of the building. See the Proposed CCTV Security Layout Plans by Harley Hadow for all CCTV locations. The drawings identify:

- Existing CCTV position. Camera to be replaced with new CCTV camera and new data point provided. Cabled from server room.
- Existing CCTV position. Camera to be replaced with new CCTV camera. Existing data point to remain.
- New CCTV position and new data point provided. Cabled from server room.
- CCTV camera to be removed.



3.4 Intercom Panel

Existing Intercom System

There is currently no street level intercom system. There is an existing intercom located directly next to the front door, however this is up two steps.

Operational Requirement

To provide direct contact with the reception from the pavement, without requiring to pass up the steps to the front door. This is an accessibility and inclusivity measure with the aim to improve accessibility for those with mobility difficulties, for example wheelchair users.

Design Development

Stephen Levant Heritage Architecture (heritage consultant), Harley Haddow (MEP/security consultant) and the GHI (client) reviewed locations to determine the most suitable:

- Which location achieves the operational requirements whilst remaining as visually unobtrusive as possible?
- Can the fixing and wiring of the intercom system be designed to limit the impact on to historic fabric?
- Can the addition of the system (fittings and fixings) be reversible?

Proposed Intercom System

The proposed video intercom system panel would be situated mounted on the railings beside the main entrance on Bloomsbury Square. The proposals have been devised with the architectural and historical significance of the listed building in mind. It is positioned to be clear and easy to use, but discreet and visually unobtrusive. The intercom panel would be mounted onto railings. The fixings would aim to be fully reversible so as not to harm the railings. Where feasible, existing wire ways or pipe routes are to be re-used for the installation of the system.



4.0 Conclusion

Collectively, the proposals aim to enhance the usability, security and accessibility of the building. The replaced condenser unit will improve the energy efficiency of the building whilst benefiting users of the public space. The proposed CCTV system is the minimum required to ensure the security and safety of staff, researchers and public, as well as the institute's valuable library. The street level intercom system will improve accessibility and inclusivity of the building.

The proposals are balanced against the heritage gains and public benefits that will be delivered. The new condenser unit is considered to have a minor adverse affect on the building, however, this impact would be offset by the positive effects of the addition, particularly in enhancing the experience of building users and improving the control of internal conditions for the GHI's public spaces and collections.

The proposals align with the relevant parts of the NPPF, regional and local policy. They are required to enhance user experience of the public building, however they are designed to remain discreet and sympathetic to the architecture of the Listed Building and the character and appearance of the Conservation Area. The impact assessment further concludes that, given the discreet design, scale, and location of the proposals, the character and appearance of the Bloomsbury Conservation Area would be preserved, as would the special interest of the listed building.

5.0 References

1. Heritage Statement (July 2019) prepared by Iceni Projects. Specifically, authored by Genevieve Arblaster-Hulley BA (Hons), Heritage Consultant, Heritage & Townscape with review by Ailish Killilea BA (Hons) MSc IHBC, Associate, Heritage & Townscape. Reference: extract from 17 Bloomsbury Square Heritage Statement (July 2019), <https://www.bedfordstates.com/the-estate/history/>
2. From 17 Bloomsbury Square Heritage Statement (July 2019) prepared by Iceni Projects. Specifically, authored by Genevieve Arblaster-Hulley BA (Hons), Heritage Consultant, Heritage & Townscape with review by Ailish Killilea BA (Hons) MSc IHBC, Associate, Heritage & Townscape. Reference: extract from 17 Bloomsbury Square Heritage Statement (July 2019), Nash, English Heritage, p.22 Ibid, p.23.
3. Heritage Statement (July 2019) prepared by Iceni Projects. Specifically, authored by Genevieve Arblaster-Hulley BA (Hons), Heritage Consultant, Heritage & Townscape with review by Ailish Killilea BA (Hons) MSc IHBC, Associate, Heritage & Townscape. Reference: extract from 17 Bloomsbury Square Heritage Statement (July 2019).
4. Heritage Statement (July 2019) prepared by Iceni Projects. Specifically, authored by Genevieve Arblaster-Hulley BA (Hons), Heritage Consultant, Heritage & Townscape with review by Ailish Killilea BA (Hons) MSc IHBC, Associate, Heritage & Townscape. Reference: extract from 17 Bloomsbury Square Heritage Statement (July 2019).
5. Heritage Statement (July 2019) prepared by Iceni Projects. Specifically, authored by Genevieve Arblaster-Hulley BA (Hons), Heritage Consultant, Heritage & Townscape with review by Ailish Killilea BA (Hons) MSc IHBC, Associate, Heritage & Townscape. German Historical Institute 40 year anniversary publication, https://www.ghil.ac.uk/fileadmin/redaktion/dokumente/diverse/40_Years_GHIL_2016.pdf
6. GHIL_2016.pdf
7. Heritage Statement (July 2019) prepared by Iceni Projects. Specifically, authored by Genevieve Arblaster-Hulley BA (Hons), Heritage Consultant, Heritage & Townscape with review by Ailish Killilea BA (Hons) MSc IHBC, Associate, Heritage & Townscape.
8. Holloway, SWF., Royal Pharmaceutical Society of Great Britain 1841–1991: A political and social history (London: the pharmaceutical press, 1991).
9. Summerson, J. The Life and Work of John Nash Architect (London: Allen and Unwin, 1980).
10. Tyack, G., John Nash: Architect of the Picturesque (Swindon: English Heritage, 2013).
11. <https://www.bedfordstates.com/the-estate/history/> [accessed June 2019].
- 12.

