

UCL : 31 Tavistock Square

Supplementary Information : 18 December 2012
Revision: A

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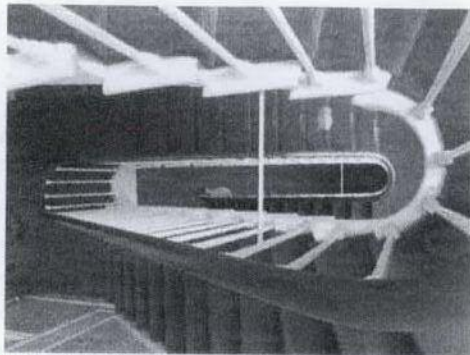
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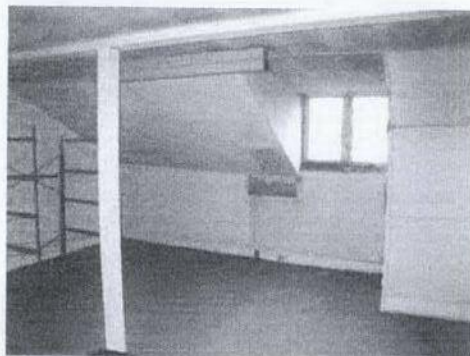
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Main stair: Existing stone stair to be retained and redecorated. Repairs to be carried out where necessary with proposals to match existing



Third floor: Non-original partitioning to be removed



Fourth Floor: Non-original roof to be removed and rear flat roof dormer constructed to optimise floor space

As described in the Context chapter of our design and access statement, 31 Tavistock Square is a Grade II* listed building forming part of a mid-19th century terrace.

By conducting a thorough examination of the existing fabric, as noted in point 128 of Section 12 of the National Planning Policy Framework: Conserving and Enhancing the Historic Environment (please refer to our Historic Fabric Report in the Design and Access Statement), and from drawing upon previous, extensive experience of working with listed buildings, the proposals for No. 31 Tavistock Square have been developed as described within The Proposals section of our Design and Access Statement and within the drawings attached to the application.

In line with point 126 of Section 12 of the National Planning Policy Framework, the driving aim of the project is to restore, refurbish and prolong the life of the existing fabric while ensuring that the proposals will enable optimum viable use of the existing building.

In general, the proposals aim to impact upon the existing building as little as possible by repairing existing fabric where necessary, removing existing non-original unsympathetic elements, and matching new elements with proposals to match existing original. In line with Section 12 of the National Planning Policy Framework, great weight has been placed on the building's conservation. The proposals will not lead to substantial harm or loss of significance but will instead lead to the building's continued use and upkeep.

Certain items of work are being carried out to upgrade existing elements in line with Building Regulations as well as to increase the usable floor space of the building and optimise its viable use. As described in our drawings, submitted as part of the Planning Application, the impact of these works will be minimal.

- Roofs are being upgraded to meet U-value targets as set out in Part L2B of the Building Regulations. Existing rafters, sarking board and slates on the main roof and joists to the rear flat roofs will be retained where possible and the overall shape and height of roofs will remain relatively unchanged.
- As opposed to removing existing doors and installing new compliant doors, the existing doors are being retained and upgraded in line with Part B. In order to mitigate the impact of earlier unsympathetic work to the building, existing non-

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1.0 Heritage Statement

1.1 Impact of the Works

original flush doors are being removed and replaced with panelled doors to match existing.

- Existing windows are being refurbished and retained. To upgrade the thermal and acoustic performance of these elements, secondary glazing is being introduced. However it is only being installed to the minor windows on the third and fourth floor windows to lessen the impact of this proposal.
- A connection to the adjacent Rubin building is key in allowing UCL's Department of Political Science to operate effectively. Links are being proposed on minor floors. Jib doors are being installed to minimise the visual impact of the proposals while maximising the efficiency of the department.
- The project is being carried out due to the Department of Political Science's need for additional teaching, studying and office space. To optimise floor space on the fourth floor of No. 31 Tavistock Square the rear section of the non-original roof is being removed and replaced with a flat dormer extension. In order to minimise the impact of the fourth floor extension, the works are being contained to the rear section of the building. The dormer extension will sit separately from the party wall, as indicated on the proposed fourth floor and roof plan attached to this document. A minor window extension is being proposed to the front section of roof to increase daylight levels in the front fourth floor office,
- The proposed extension at the rear of the lower ground floor is in response to the need for a breakout space for staff and students within the faculty buildings. Again, the impact of this proposal will be minimal as it is replacing an existing unsightly, poorly constructed, non-original extension and replacing it with a sympathetically designed proposal as described within the Design and Access statement and submitted drawings. In order to maximise the floorspace of the breakout space the existing plant area is being moved to sit at the rear of the property against another of the existing non-original rear extensions.

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1.0 Heritage Statement

1.2 Tavistock Square Description

Excerpt from Bloomsbury Conservation Area Appraisal and Management Strategy:

Tavistock Square is a pleasant public square, and a strong unifying element that enables the transition from the large scale and massing of the eight-storey hotel and mansion block developments in the south to the smaller domestic scale of the terraces along the western side. The mature trees along the edge of the space are important elements in the street scene, visible along Upper Woburn Place, and they also filter views across the space. The predominantly grassed square has a formal layout with a central bronze and Portland stone statue of Mahatma Gandhi by the sculptor Fredda Brilliant, dating from 1968 (grade II listed). The cast-iron railings defining the boundary have recently been restored. There is a second grade II listed statue in the south-east corner of the gardens which acts as a local landmark; attributed to Lutyens, it dates from 1926 and is in memory of Dame Louisa Aldrich-Blake.

The grade II* listed 1820s terrace of seventeen townhouses on the west side is the only original development in Tavistock Square. Designed by the architect Louis Vulliamy, it provides an impressive uniform frontage. The townhouses are constructed from a darkened stock brick and comprise four storeys with basements and slated mansard roofs. The ground floors are faced in stucco. Overall, the façade is symmetrical, and subdivides into units of three bays with slight projections to the ends and to the centre to add emphasis to the classically influenced composition. These projections are accentuated by stuccoed Ionic pilasters between the first-floor balconies, which are linked horizontally by a continuous cornice line above the second-floor windows.

The British Medical Association (BMA) is the most notable building overlooking the eastern side of the square. This fine red brick, grade II listed building with a stone banded base, entrance feature and dressings is an important feature in the street and terminates the view looking east from Endsleigh Place and from the north side

of Gordon Square, which is framed on the south side by trees within the square. This five-storey building has a symmetrical composition with a central arched entrance, with two set-backs to the lower three storeys which help to relieve the mass of the building in views along the street. It was constructed in stages, with the first two phases built during the years 1913-25 to the designs of the eminent architect Sir Edwin Lutyens for the Theosophical Society. Later the Tavistock Square frontage was extended by Cyril Wontner Smith (1929), and to the rear by Douglas Wood between 1938 and 1950. The front entrance leads through to a peaceful, private courtyard. To the south, Lynton House and Tavis House are substantial mid-20th century blocks built in red brick with a stone base and central entrance. Both have seven main storeys on the frontage, a consistent parapet level.

With the exception of the fine examples of the BMA, and Woburn House on the north side of Tavistock Square, the buildings facing the north, east and south sides of the square are all representative examples of mid 20th century commercial and residential architecture, and by virtue of their scale, facing materials and design sit comfortably in their context. On the south side, the Tavistock Hotel completed in 1951 to the design of C Lovett Gill & Partners, is representative of the mid 20th century reconstruction within the square and contributes to its George VI style character

The eastern side of Tavistock Square continues north along upper Woburn

Place. Along both sides of Upper Woburn Place and to the north, east and south sides of Tavistock Square, 20th century buildings replaced earlier four-storey terraces. There is a strong consistency in the scale and massing of the buildings and the use of red brick with a contrasting stone or stucco base and minimal banding. Window openings are mostly vertically-proportioned. Many properties have mansard roofs above their parapet line with small dormer windows.

Central House and the New Ambassadors Hotel, to the south of St Pancras Church, which are of five and six storeys respectively, have a consistent parapet line and similar massing and materials. Both contribute to the character of the street, although the New Ambassadors Hotel has some prominent plant that detracts from the roofscape. The County Hotel by C Lovett Gill (opened in 1940), immediately to the south and adjacent to the British Medical Association, steps up to eight storeys and has a greater bulk. On the west side of Upper Woburn Place is the grade II listed London Hilton Euston Hotel, a survival of the original early 19th century terraces. This building is of four storeys, but is of a smaller scale, four storeys in height and relates to the scale of development along the south side of Endsleigh Gardens. It is built in yellow stock brick with a stucco base and decorative stucco pilasters and banding and has frontage railings around the front basement area. To the south, Endsleigh Court is a 1930s neo-classical design by Sir Albert Richardsdon, which represents a significant step up in height to eight and nine storeys exposing its plain brick gable. This building forms a group with similarly scaled blocks on the opposite side of the street which provide a significant degree of enclosure to this end of Upper Woburn Place.

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Appendix A : Introduction

Project Overview

Burwell Deakins Architects have been invited by University College London to submit a Planning, Listed Building and Conservation Area Application for the refurbishment of No. 31 Tavistock Square.

No. 31 Tavistock Square will be an extension of the Rubin Building (Nos. 29-30 Tavistock Square) to house the Department of Political Science for University College London.

Externally, the proposals are for the alteration and refurbishment of the roof (with new insulation and waterproofing), the replacement of a non-original rear infill extension with a new extension, construction of an external plant store at the rear of the property. Upgrades to the windows and balcony with repairs to match the originals are also proposed.

This report locates No 31 Tavistock Square within the Bloomsbury Conservation Area. It discusses the Grade II* listing of the building and the architectural proposals (including proposed repair work). The mechanical and electrical proposals are discussed, along with the applicable Building Control Regulations, Access Statement, Waste Management Statement and Environmental Considerations.



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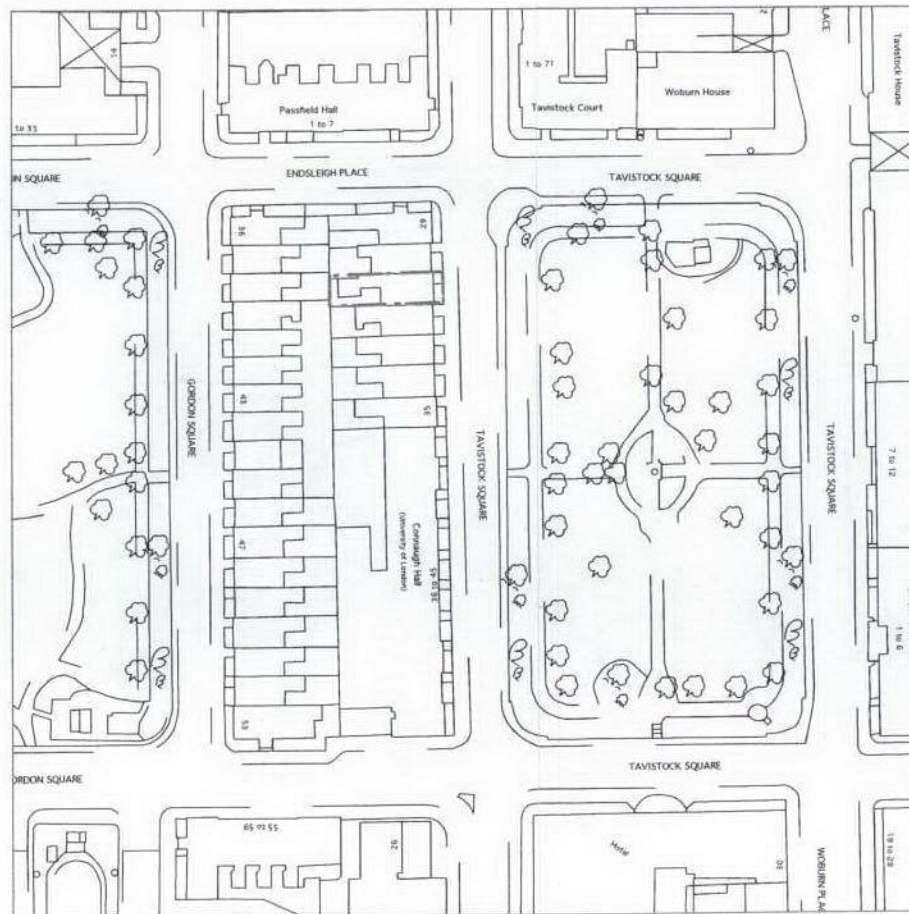
Appendix B : Context

Location

31 Tavistock Square is located in central London, in the London Borough of Camden. The building is situated in the heart of the Bloomsbury Conservation Area, and is Grade II* listed.

31 Tavistock Square is situated on the west side of the Square. It is the third building among a terrace of seventeen early to mid 19th century houses of darkened stock brick with stucco-fronted ground floors (29-45 Tavistock Square). The terrace forms the west side of the Square, and faces onto a fairly quiet street (Tavistock Square). The street across the square is quite busy leading north up to the Euston Road and south to Russell Square.

The building is currently owned by University of London. However, University College London has recently been presented with the option to purchase. Given its adjacency to UCL's Rubin Building, 31 Tavistock Square offers a key opportunity to extend the current accommodation for the Department of Political Science, in addition to general University space.



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Appendix B : Context

Listed Building Details

31 Tavistock Square is part of a block of terrace houses registered in the National Heritage List for England. The following details have been extracted from the English Heritage listing and offer an overview of the building's significant architectural features.

Location: (West side) Nos.29-45 (Consecutive) and attached railings, including Connaught Hall, University of London (36-45)
Street: Tavistock Square
Grade: II*
Listing Entry Number: 1378967
Date of Listing: 10 June 1954
County: Greater London
District: London Borough of Camden

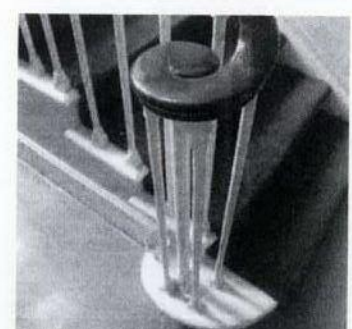
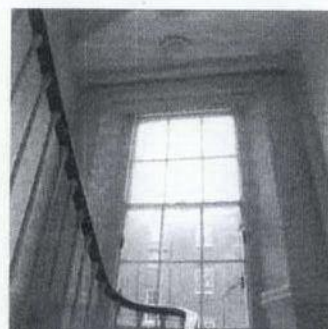
Description: Terrace of 17 houses. c1825-6. Designed by Lewis Vulliamy; built by G Anstey and JA Frampton. Darkened stock brick with stucco ground floors, Nos 29, 32, 35, 39, 43 and 45 rusticated. Slated roof, Nos 34-45 with C20 felted mansard and dormers.

Exterior: 4 storeys, attics and basements. 3 windows each. Symmetrical facade, No.37 (centre house) slightly projecting with 4 engaged Ionic columns rising through 1st and 2nd floors; Nos 29, 30, 32, 35, 39, 43 and 45 slightly project with Ionic pilasters through the 1st and 2nd floors. All to support the main entablature at 3rd floor level. Round-arched entrances with pilaster-jambs carrying cornice-heads; patterned fanlights and panelled doors. Doorways of Nos 36-40 and 42-44 converted for use

as windows. Entrances to Nos 29 and 45 on the returns, No.45 with pilasters supporting a cornice, No.29 with portico surmounted by a balustrade with vases. Square-headed, recessed sashes to ground floors except No.37 with round-arched ground floor windows. 1st floor casements with cast-iron balconies. 2nd and 3rd floors with gauged brick flat arches to recessed sashes, most with glazing bars. Attic storey with pilaster strips above bays with pilasters. Cornice above attic storey except Nos 35-39 with balustraded parapets. The north return of No.29 continues the entablature and pilaster treatment and forms a balanced composition, linked by a low screen wall, with No.36 Gordon Square (qv). The south return of No.45 continues the entablature and pilaster treatment and is similarly linked by a screen wall with No.53 Gordon Square (qv).

Interiors: Not inspected.

Subsidiary Features: Attached cast-iron railings with urn finials to areas. No.36 was listed on 14/05/74. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 97-98).

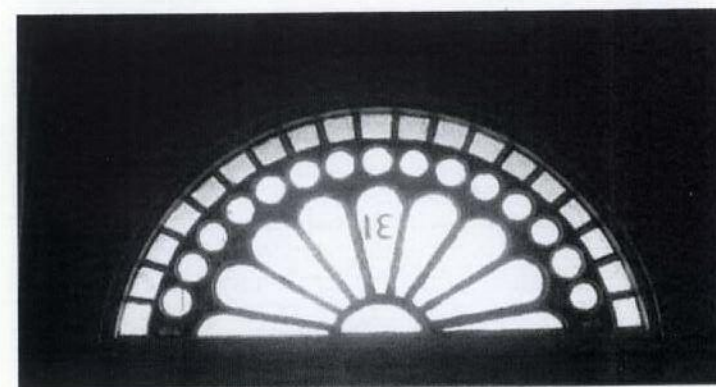


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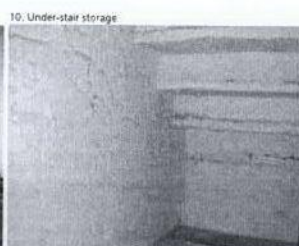
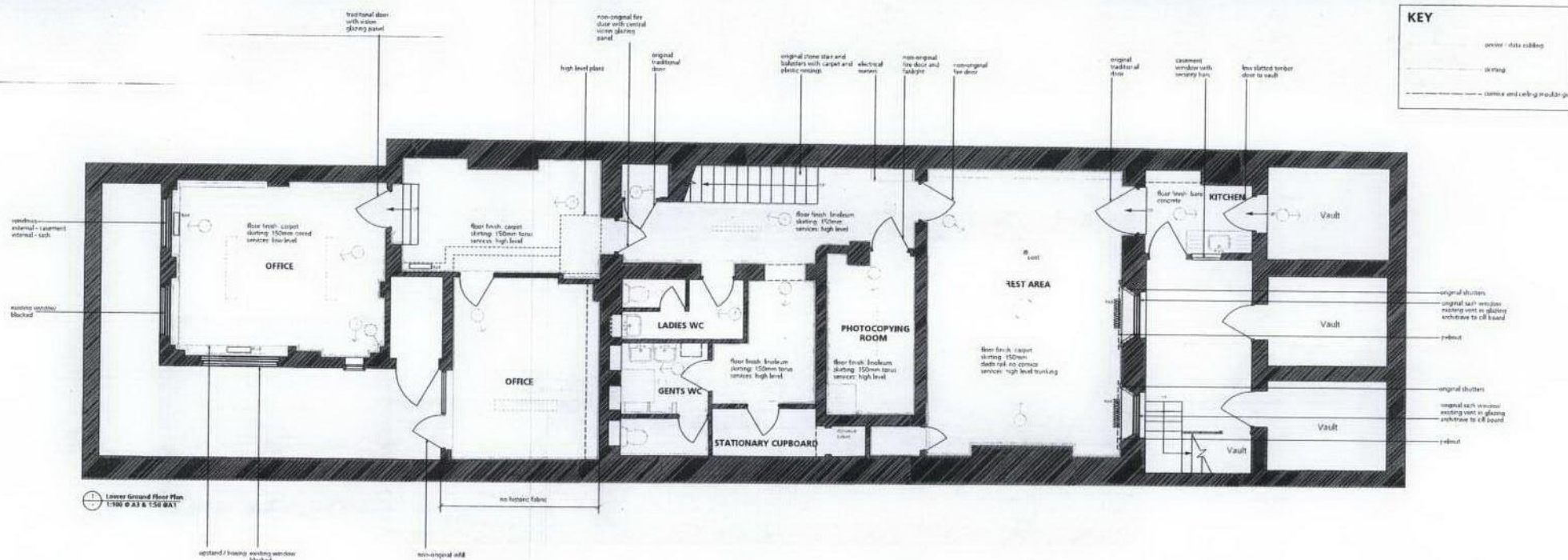
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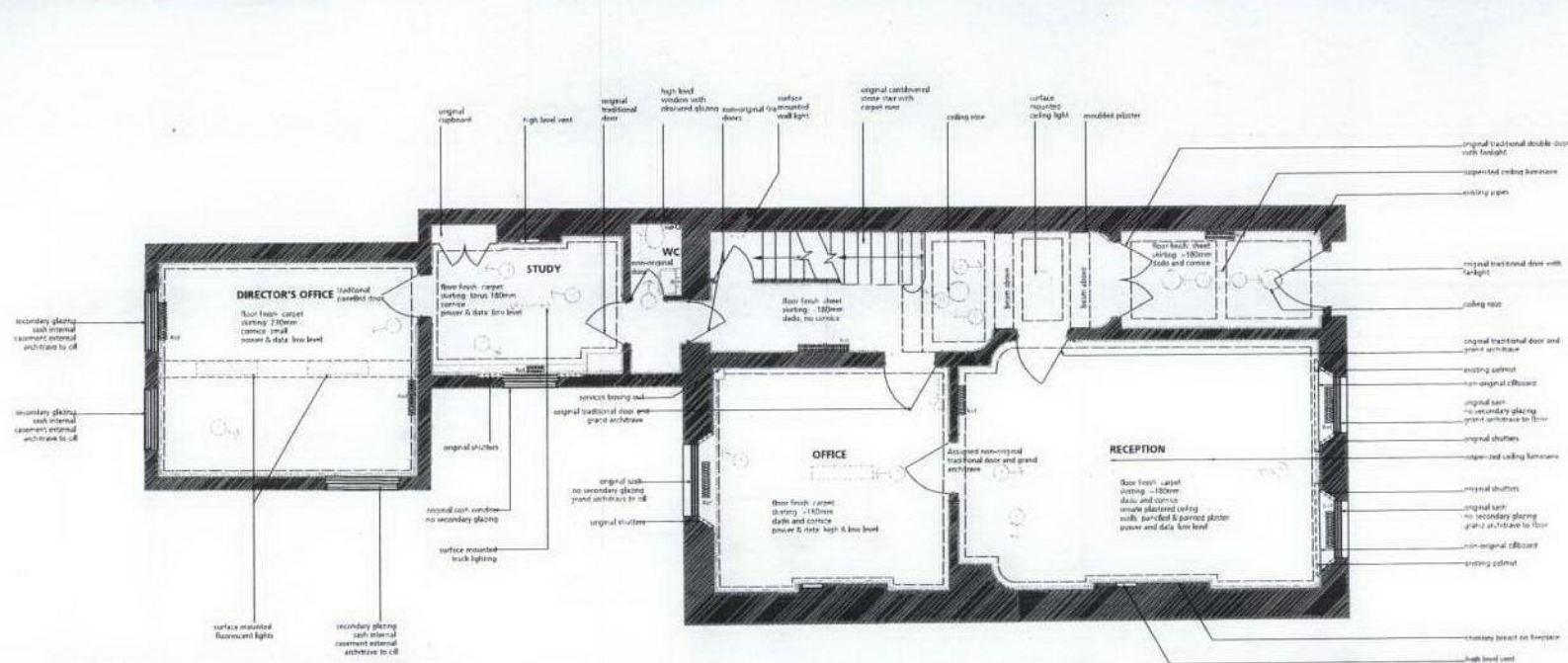
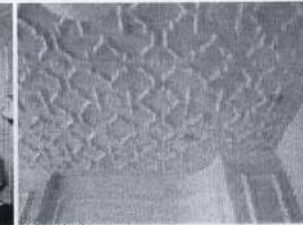
Appendix B : Context

Historic Fabric Survey



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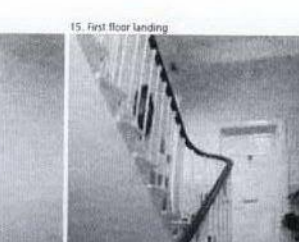
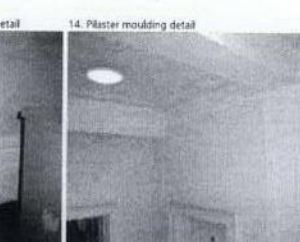
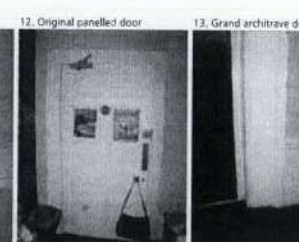
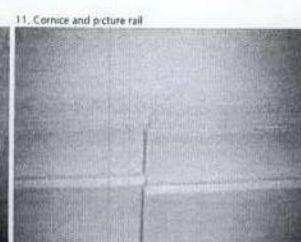
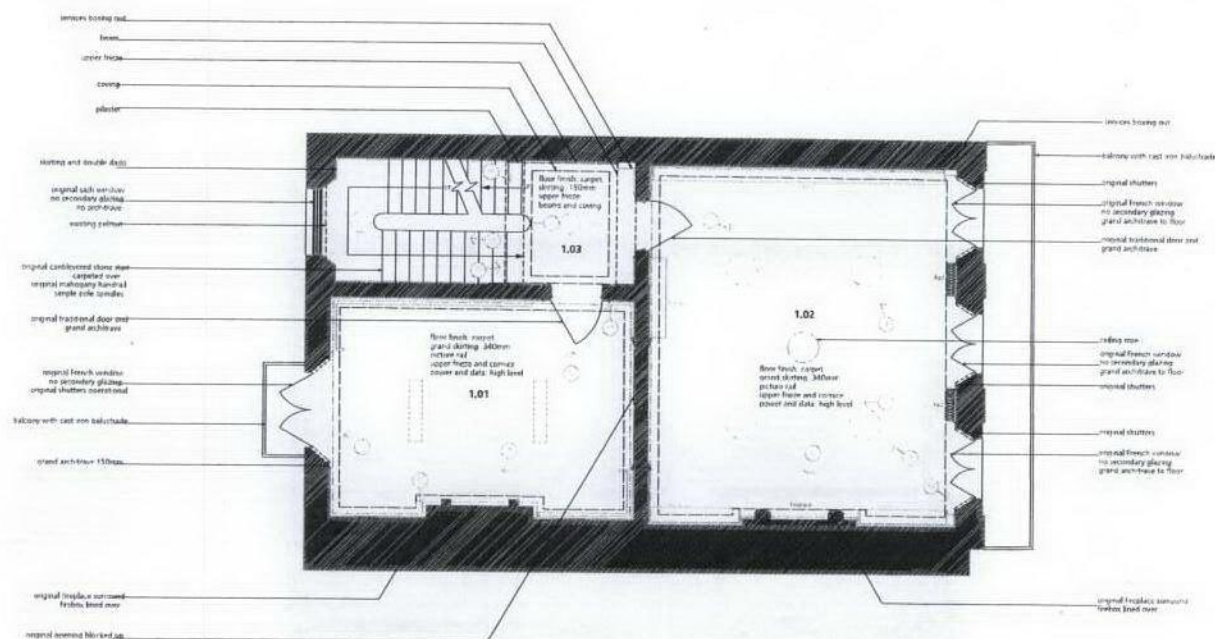


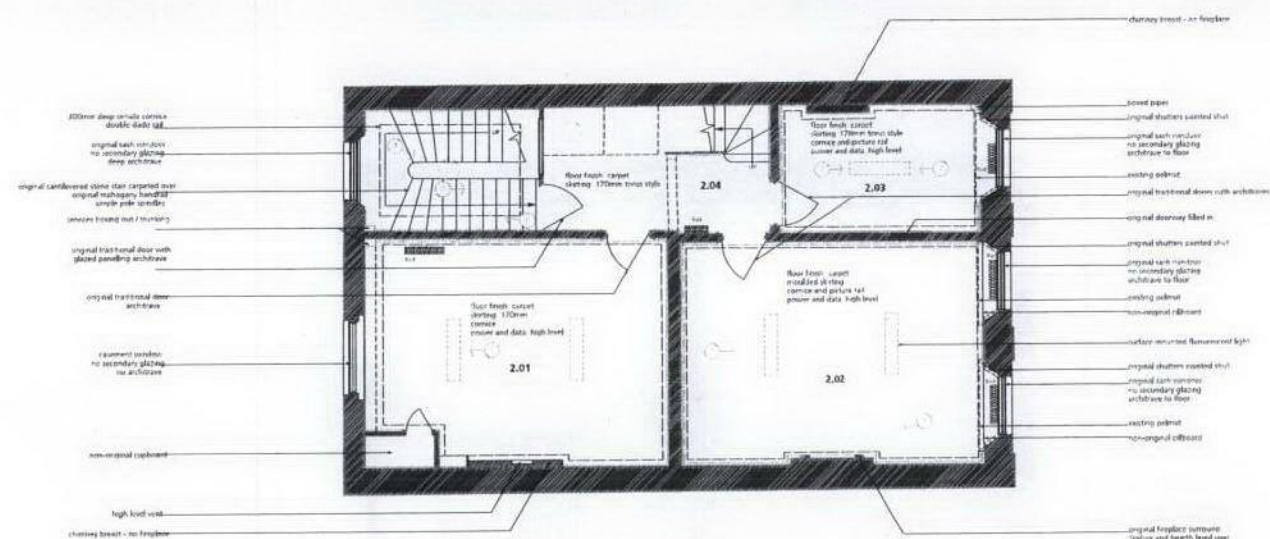
Upper Ground Floor Plan
1:100 @ A3 & 1:50 @ A1



Revision	Date	Amendment	Author

Client Project Drawing	University College London 11 Tavistock Square, London, WC0H 7UJ Historical Survey - Upper Ground Floor	burnell.coakins.architects
Scale Date	1:500A1 1:1000A3 March 2012	Status Edition All
Project No 479	Drawing No 47901.001	Revision -

[illegible]



Second Floor Plan
1:100 @ A3 & 1:50 @ A4

KEY

- power/data cabling
- strategy
- coves and ceiling mounts

[illegible]



Fourth Floor Plan
1,500 W.A. & 1,500 W.B.T

KEY

— power / data cabling
— ducting
— cabling and cabling modules

[illegible]



The main project proposals are outlined below.

External:

- Replace broken cast iron balusters to balcony with new casts to match existing.
- Repair existing windows and french doors where required.
- Remove unsightly grills / vents within the windows / walls / glazing where present.
- Remove non-original rear infill / extension (roof and walls) to and create new infill extension
- Rebuild the roof to extend the rear dormer and widen front dormer window;
- Re-use the existing slate roof tiles.
- Reinsulate all roofs to meet and exceed Building Regulations requirements.
- Insulate and reasphalt rear addition roofs.
- Repointing & repair of brickwork and stucco
- Repairs to chimney stack flaunching, chimney pots and metal cowlings.
- Redecoration to front facade including windows and railings.
- Removal and blocking up of non-original window on Lower Ground Floor rear elevation.

To comply with Building Control requirements, proposed refurbishment of the exterior elevations include the following:

- Installation of new toughened glass in accordance with Part N of the Building Regulations:
 - (i) at doors to 1500mm above finished floor level, and
 - (ii) at windows to 800mm above finished floor level.

Internal Layout:

- Minor internal layout alterations as per drawings in Architectural Proposals section.

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Appendix C : The Proposals

Schedule of Work

- Remove non-original partitions and linings in the First, Second and Third Floors.
- Incorporate new WC configuration in Lower Ground Floor.
- Incorporate new Tea Points in Lower Ground and Fourth Floor.
- Provide reciprocal fire escape links with between No. 30 and 31 Tavistock Square.

Internal Repairs / Refurbishment:

- Re-level sloping floors to First, Second, Third and Fourth Floors.
- Replacement of existing floor finishes with new finishes.
- Repair areas with existing damp.
- Repair existing plastered walls and ceilings and redecoration works.
- Repair existing architraves, ceiling roses, skirtings, cornices, dado and picture rails, especially where these have been damaged by the removal of existing services or the installation of new services. Where repairs are required, existing features to be repaired to match the original.
- Remove non-original partition and add new timber and glazed screen wall to underside of stair at Upper Ground Floor.
- Retain and redecorate existing Lower Ground to Second floor staircases.
- Rebuild second to fourth floor staircase. Details to match and replicate original.
- Refurbish / reinstate shutters on Upper Ground and First Floors.
- Rub down and redecorate shutters on Lower Ground and Second floors. Shutters will not be eased for reuse.
- Remove non-original secondary glazing where present.
- Add new secondary glazing to Third Floor and Fourth Floor windows.
- Refurbish existing doors. Any new doors to match existing
- Upgrade doors to meet current fire requirements through:
 - (i) Introducing smoke seals and intumescent strips.
 - (ii) Applying intumescent sheets to each door panel.
- Reinstall hearth and grating to existing fireplaces where applicable.

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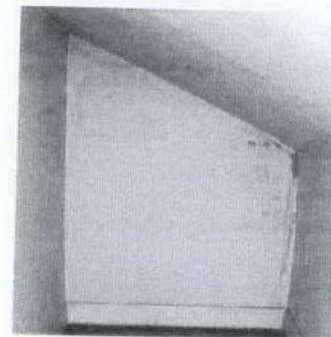
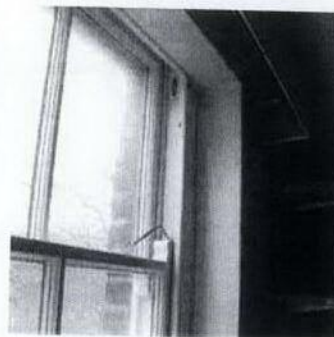
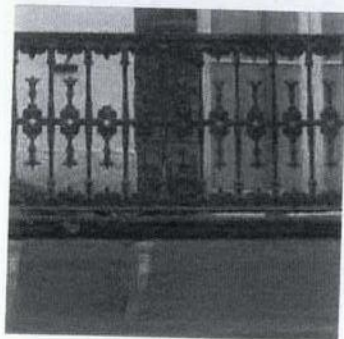
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Appendix C : The Proposals

Schedule of Work

Mechanical and Electrical:

- New boilers and plant
- Strip out all above ground mechanical and electrical services.
- Add new M & E equipment, including the installation of new traditional style column radiators for heating.
- Add new cooling equipment and plant as required for server room and computer cluster.
- Installation of new lights - suspended and surface mounted lights in seminar rooms and offices, pendant light fittings, recessed spotlights and wall lights elsewhere.
- Installation of new discrete L1 fire alarm system.
- Installation of new floor boxes for power and data.



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Appendix C : The Proposals

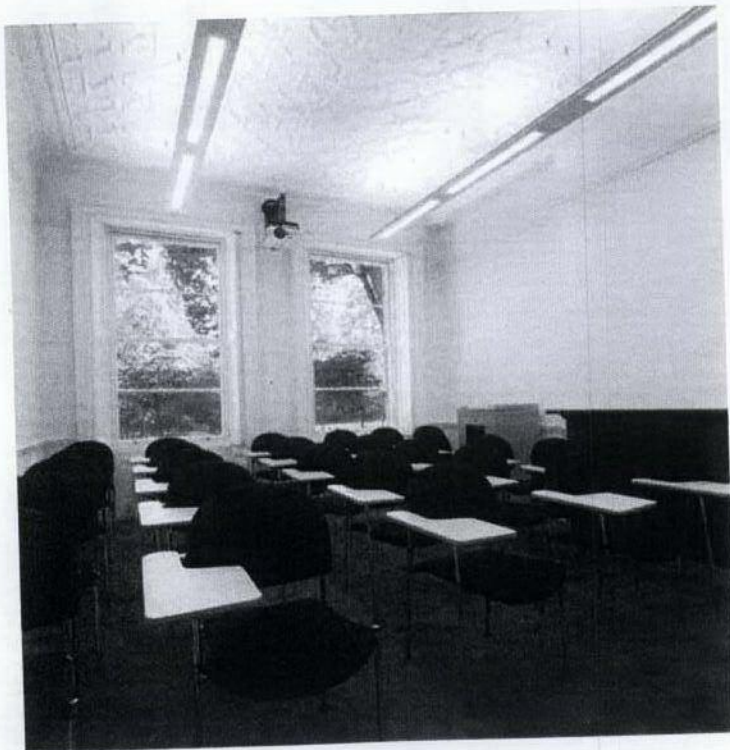
Architectural Proposals

The proposals for 31 Tavistock Square are based upon the principles established through two previous successful Grade II and Grade II* listed refurbishment projects in the area for University College London:

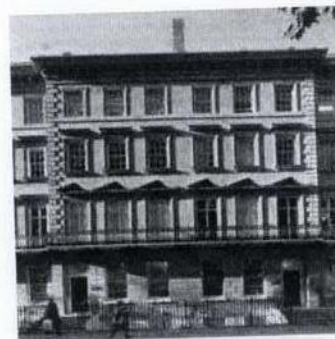
- 20-21 Gordon Square (History of Art)
- 35 Tavistock Square (Jill Dando Institute)

Proposals for 31 Tavistock Square include the following items:

- upgraded roof
- upgraded and refurbished windows
- upgraded and refurbished doors
- full refurbishment of staircases
- full decoration and finishes
- new WC facilities
- new teapoint facilities
- rear infill extension
- Lateral links to the Rubin Building
- floor leveling works



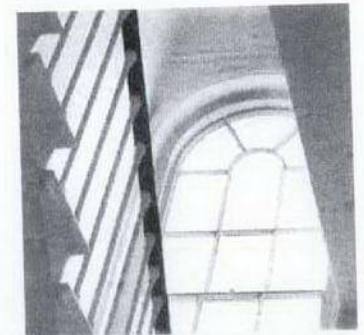
20-21 Gordon Square (UCL History of Art)



20-21 Gordon Square (UCL History of Art)



35 Tavistock Square (UCL Jill Dando Institute)



35 Tavistock Square (UCL Jill Dando Institute)

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GENERAL NOTES:

Doors (Existing and New to Match)

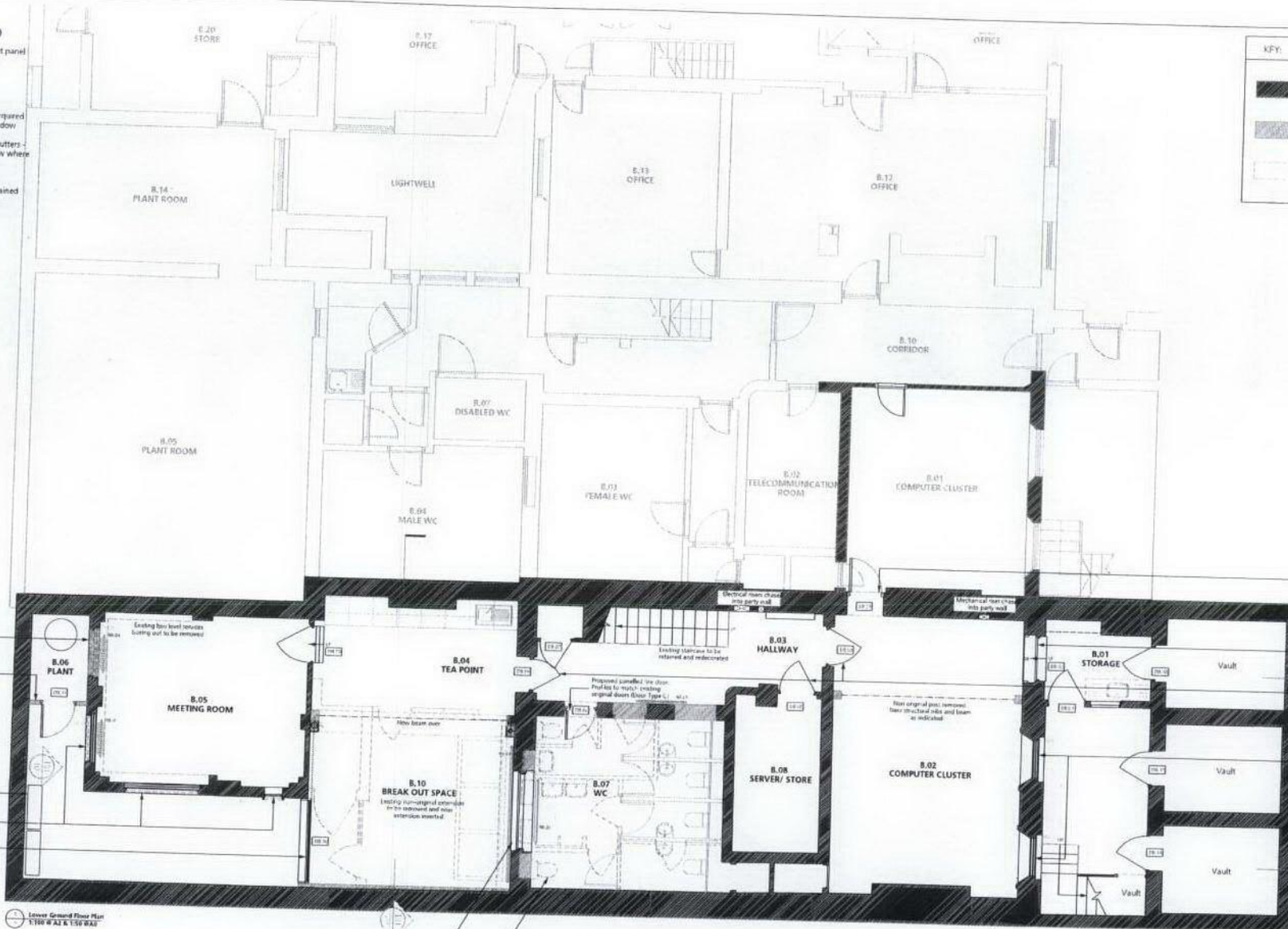
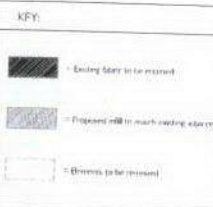
- Prepare for decoration
- Intumescent layer added to each inset panel
- Smoke seals routed into door edges

Windows (Existing)

- All windows to be eased
- New sash cords
- New weights where required
- New staff and parting heads where required
- New brush seals routed into each window
- Decorate
- Roller blind to all windows without shutters
- Between secondary glazing and window where applicable

Architectural Features

- Existing skirting dado rails to be retained and redecorated where required
- Existing features to be repaired/match original



New opening to be formed between B.11 and B.12. Trenchless Square. All doors to be reported in opening (Door Type D1)

Existing door to be retained and locked shut. Opening to be boarded over with plasterboard and insulated to match existing adjacent wall

Existing non-ventilated doors to be removed and replaced with compatible fire doors. Profiles to match existing adjacent doors (Door Type C)

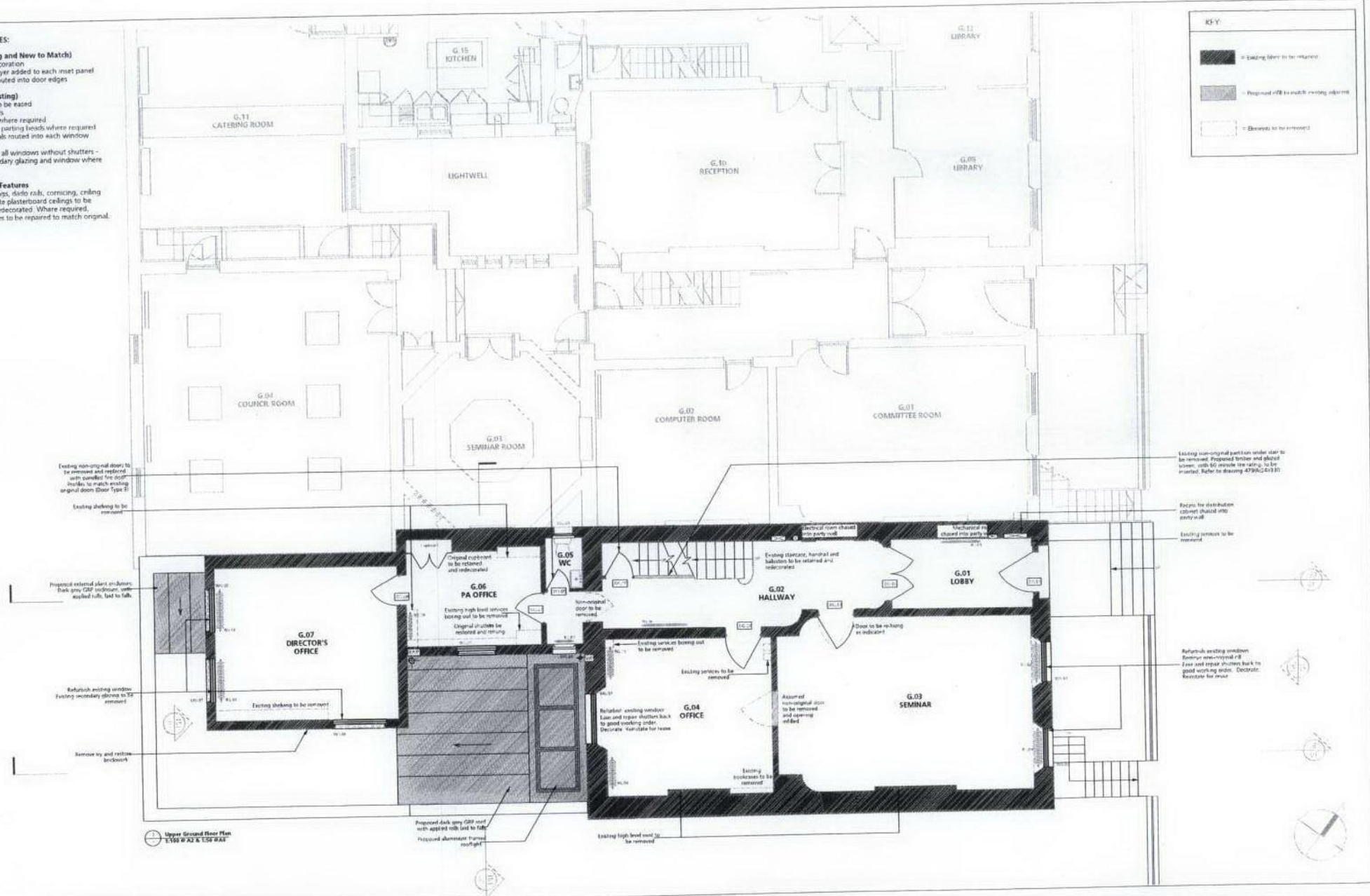
Refurbish existing cash window and install roller blind. Shutters to be removed and replaced with compatible fire doors. Profiles to match existing adjacent doors (Door Type C)

Revision	Date	Amendment	Notes	Client	Project	Drawing	Scale	Sheet	Revision	Author	Checker	Project No.	Drawing No.	Revision	Notes
				University College London	11 Tavistock Square, London WC1H 9EZ	Proposed Lower Ground Floor	1:50 @ A3	PLANNING		SWD	SWD	479	479/PL/120		SWD

Doors (Existing and New to Match)
 _ Prepare for decoration
 _ Intumescent layer added to each inset panel
 _ Smoke seals routed into door edges

- All windows to be eased
- New sash cords
- New weights where required
- New staff and parting heads where required
- New brush seals routed into each window
- Decorate
- Roller blind to all windows without shutters - between secondary glazing and window where applicable

Architectural features
Existing skirtings, dado rails, cornicing, ceiling roses and ornate plasterboard ceilings to be retained and redecorated. Where required, existing features to be repaired to match original.

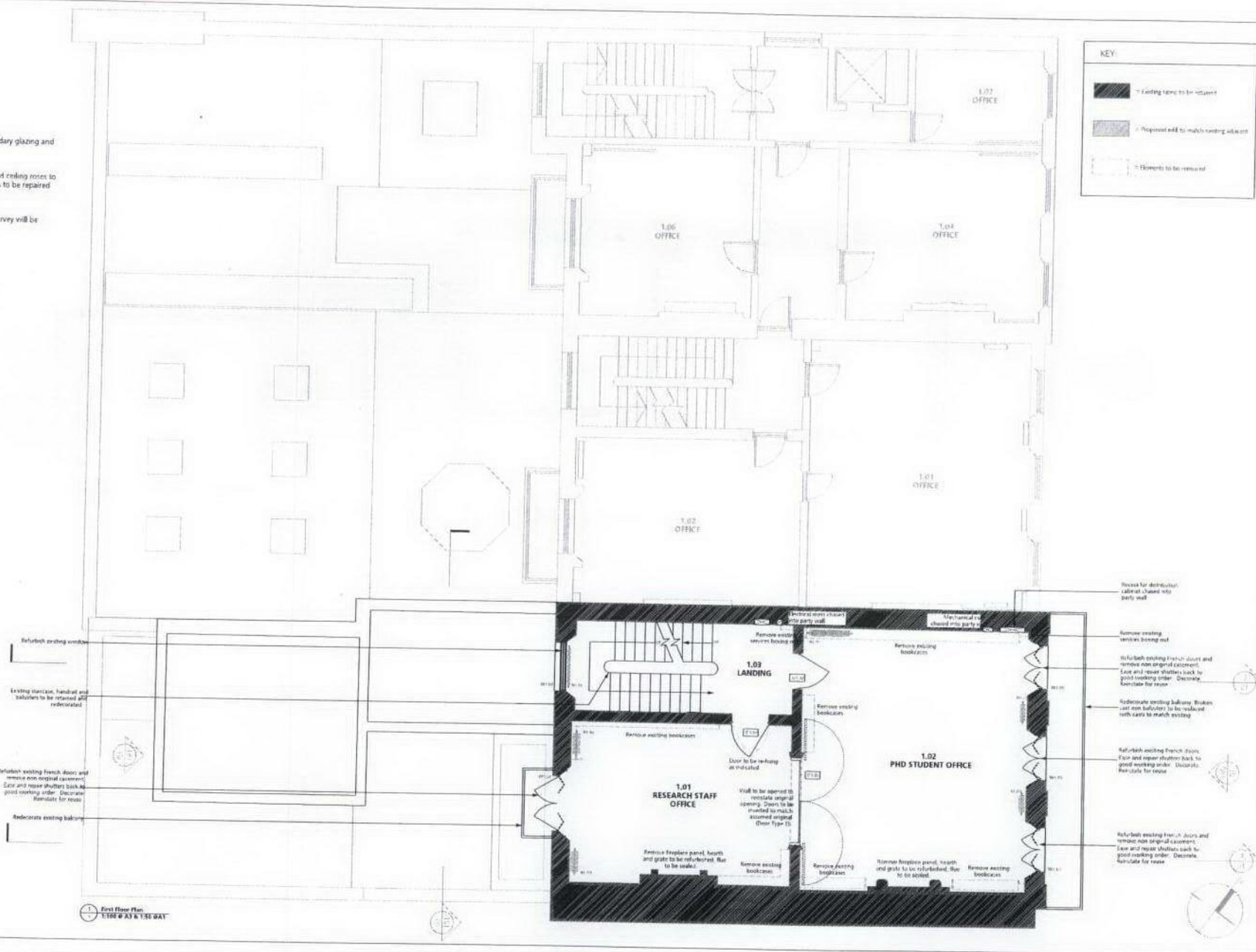
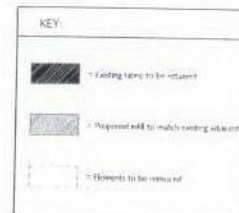
[illegible]

- Prepare for decoration
- Intumescent layer added to each inset panel
- Smoke seals routed into door edges

- New sash cords
- New weights where required
- New staff and parting beads where required
- New brush seals routed into each window
- Decorate
- Roller blind to all windows without shutters - window where applicable

Architectural Features
Existing skirtings, dado rails, picture rails, friezes, cornicing and ceiling roses to be retained and redecorated. Where required, existing features to be repaired to match original.

Floor levelling
Floor may require levelling works to be carried out. A levels survey will be carried out to determine the extent of work required.

[illegible]

GENERAL NOTES:

Doors (Existing and New to Match)

- Prepare for decoration
- Intumescent layer added to each inset panel
- Smoke seals routed into door edges

Windows (Existing)

- All windows to be eased
- New sash cords
- New weights where required
- New staff and parting beads where required
- New brush seals routed into each window
- Decorate
- Roller blind to all windows without shutters - between secondary glazing and window where applicable

Architectural Features

- Existing skirtings, picture rails and cornices to be retained and redecorated.
- Where required, existing features to be repaired to match original

Floors Levelling

- Floor may require levelling works to be carried out. A levels survey will be carried out to determine the extent of work.

New partitions creating circulation route to No. 25

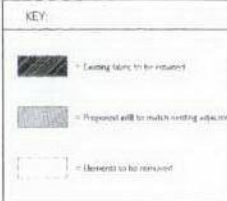
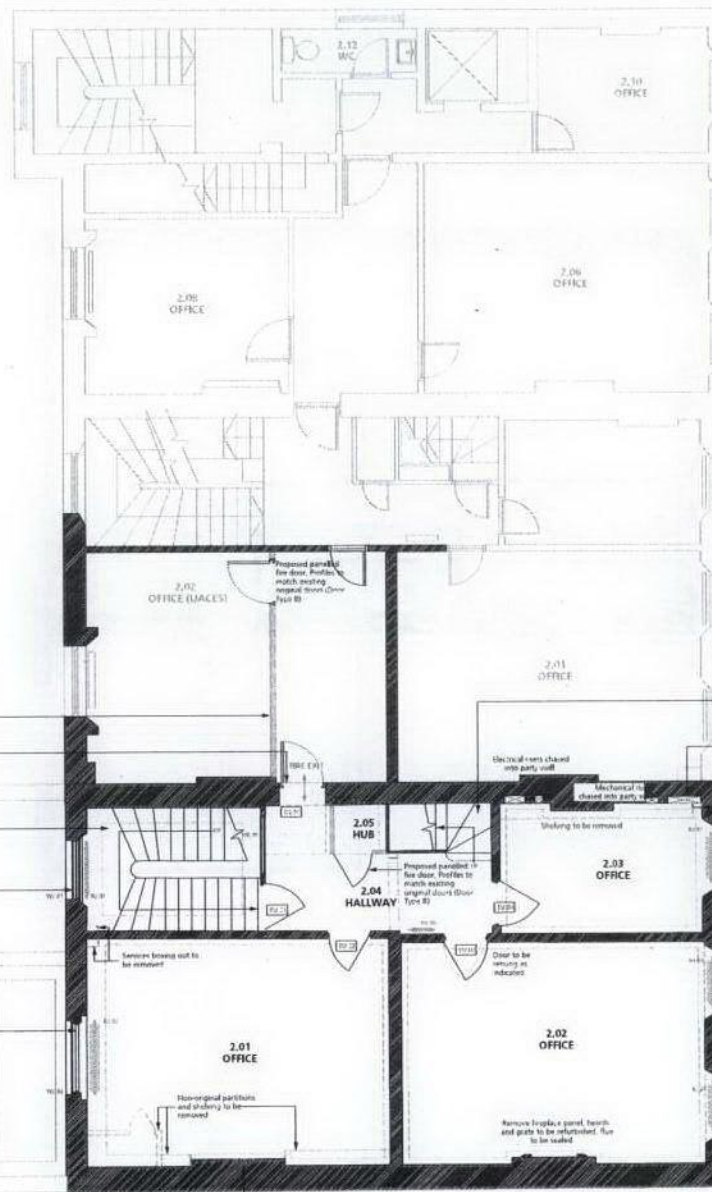
New opening to be formed between Nos 21 and No. 25. Fireproof doors to be inserted in opening (Door Type G).

Existing skirtings, handrails and balusters to be retained and redecorated

Existing sash window to be refurbished

Refurbish existing existing window and install roller blind

1 Second Floor Plan
1:100 W.A.T. & T.S.W.A.T.



Staircase to be rebuilt to match and redecorate original

Recess for distribution cabinet chased into party wall

Services being cut to be removed

Refurbish existing window and install roller blind. Shutter to be rubbed down and redecorated but not fixed for reuse

Refurbish existing window and install roller blind. Existing non-original call board to be removed. Shutter to be rubbed down and redecorated but not fixed for reuse

Remove fireplace panel, hearth and grate to be refurbished, flue to be sealed

High level vent to be removed

Revision	Date	Amendment	Notes	Client	Project	University College London 21 Tavistock Square, London, WC1H 9PU	Drawing	Proposed Second Floor	burwell deakins architects
1	15/04/11	11000001		Scale	1:100	PLAN	Drawn	FIN	ASSEMBLED DRAWING QUANTITY OFFICE 4/9/09/173
2	15/04/11	11000002		Project No	4/9/09/173	Drawing Title	4/9/09/173	Revision	01

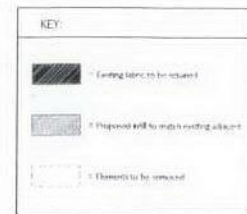
- Doors (existing and new to match)
- Prepare for decoration
- Intumescent layer added to each inset panel
- Smoke seals routed into door edges

- New sash cords
- New weights where required
- New staff and parting beads where required
- New brush seals routed into each window
- Decorate

Roller blind to all windows without shutters - between secondary glazing and window where applicable

Existing skirtings to be retained and redecorated. Where redecoration to be repaired to match original.

...Floor may require levelling works to be carried out. A levels survey will be carried out to determine the extent of required.

[illegible]

- Prepare for decoration
- Intumescent layer added to each inset panel
- Smoke seals routed into door edges

„Robert Ehrlich
wunderschön“

Existing skirtings to be retained and redecorated. Where skirting is to be replaced to match original skirting to match existing to be introduced in former extension.

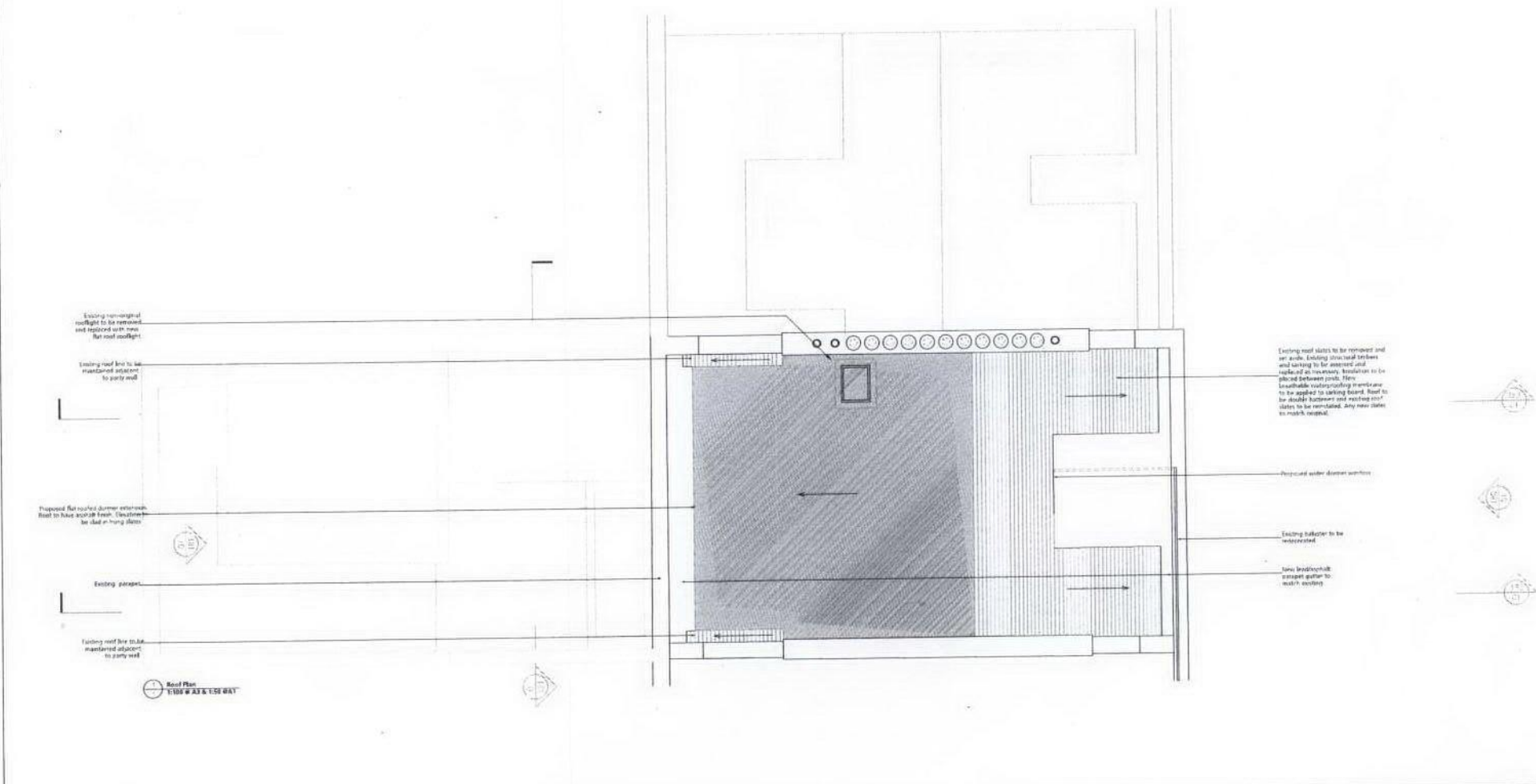
—Floor may require levelling works to be carried out. A levels survey will be carried out to determine the extent of work required.



Revision	Date	Amendment	Notes
P1 P2	03.12.12 12.12.12	Incard for Planning Drawing corrected to indicate dormer proposals sitting seperately from party wall	

KEY

- Existing fabric to be removed
- Proposed work to match existing situation
- Elements to be removed



Roof Plan
1:100 W A3 & E50 W47

Revision Date Amendment			PART									