

Design & Access Statement

for alterations to

School of Arts, Birkbeck College

42-44 Gordon Square, London WC1



BURRELL | FOLEY | FISCHER
ARCHITECTS AND URBAN DESIGNERS

June 2012

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1.0 Existing Property & Site

A description of the existing property and its historical/architectural significance is given in Sections 1.0 & 2.0 of the Heritage Statement (Appendix A of this Design & Access Statement - to be issued as a separate document)

Please note that a separate LBC application (ref: 2012/2594/L) has been made relating to the proposed internal changes to 42-44 Gordon Square.

2.0 Outline Description of the Proposed Development

2.1 Demolition/Strip Out

The proposal is to strip out the existing windows WG.15 & WG.16 from the external wall of existing room EG.11 (IT Room) together with the infill masonry pier between the two windows. The existing mid 20th Century extension within which these windows sit is a concrete frame construction with (assumed) cavity infill for the external walls. No other works are proposed to the remaining windows, wall or roof of the rear extension.

2.2 Structural Opening

A new structural opening is proposed where the existing head, cill and RH jamb (as viewed from within EG.11) are retained as existing. The LH jamb is to be infilled by approx 400mm using salvaged masonry brickwork from the removed 'pier' to ensure that the new window sits centrally in the room (G.12 Cafe).

3.0 Scale/Layout of the Proposed Development

As confirmed in Section 2.0, the new window, whilst wider picks up on the existing levels of head and cill to adjacent windows. In addition, the sightlines of the new window frames will be similar to the existing, ensuring that visual continuity is maintained between old and new.

4.0 Materials of the Proposed Development

The existing window frames are timber casements with a varnish/stain finish. Due to the sliding action of the proposed replacement window, the window will need to be aluminium framed with a PPC finish to a standard RAL colour.

As confirmed in Section 2.2 above, the use of salvaged masonry is proposed for the infill on the LH jamb (as viewed internally) to ensure that new brickwork externally will not jar visually with the existing.

5.0 Access (Vehicular & Disabled)

The proposals do not include for any works that affect the existing site condition with respect to vehicular and disabled access.

6.0 Landscaping

The proposals do not include any landscaping works.