

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---

## Contents

1.0	Architectural and Historic Context	Page 2
2.0	The principles and justification for the proposed works	Page 2
3.0	Access Statement	Page 3
Section 2		
	Photographs	Pages 4 to11
Appendix A		
	Copy of Listing	Pages 12 to 14

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---

## **1.0 Architectural and Historic Context**

### **1.1 Architectural Significance and Character of the Building**

One of a terrace of nine houses arranged 2:5:2, the end pairs breaking forward and deeper built by James Sim, James Sim Junior and Robert Sim c1829 and is statutorily listed Grade II

This terrace was originally mirrored by an identical one, the two symmetrically framing Christ Church (demolished 1974)

Constructed of yellow stock brick with evidence of tuck pointing, with stucco 1<sup>st</sup> floor cill band and continuous cast iron balconies to 1<sup>st</sup> floor windows.

The listing notes: *'Interiors not inspected'*

A copy of the listing is contained in appendix A

## **2.0 The principles and justification for the proposed works:**

### **2.1 General**

The majority of the proposed work is simple redecoration of existing finishes. There are two areas of work requiring Listed Building Approval

1. The existing electrical installation does not meet current regulations and requires re-wiring throughout.
2. The current mean of escape includes an alternative means of escape via a loft access hatch and loft ladder to gain access to the parapet roof and entry to an adjacent building. This is not an acceptable means of escape and it is proposed to upgrade the fire protection to the staircase and close off the alternative roof escape route.

The proposal is to carry out the refurbishment in line with the principles previously agreed with Camden Council and English Heritage Conservation officers for work carried out to 55 -59 Gordon Square: Listed Building Consent 2005/152/L, the terrace immediately adjacent to the Woburn Square terrace

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---

## **2.2 Areas of Special interest**

Other than refurbishing the existing windows and redecoration, it is not proposed to make any changes to the exterior of the building.

No mention is made of the interiors in the Listing. There is extensive panelling to the ground floor front room and the stairwell which although not original it is proposed to retain.

Existing panel doors will be retained and upgraded.

## **2.3 Proposed works**

### **2.3.1 Re-wiring**

It is proposed to totally re-wire the house, install data wiring and re-new the fire alarm system. Horizontal distribution will be contained in the floor void. Existing risers will be used for the principle vertical distribution and a combination of flush fittings with concealed wiring or dado trunking for electrical installation (see drawing No 1227/S 300 Design criteria for data and electrical plate locations.

### **2.3.2 Up grading the fire protection to the escape stairs.**

To enable the roof top escape route to be extinguished, it is necessary to improve the fire protection to the single staircase. It is proposed to use the Sealmaster Fireface system to upgrade the existing panel doors. See drawings 1227/ 410 and 420 and the door schedule for details of the doors to be upgraded. Existing flush doors will be replaced with new fire rated flush painted doors.

## **2.4 Sources.**

- The statutory Listing Ref 478574
- Paul Drury, The Drury Mc Pherson Partnership: Institute of Education Initial report on Conservation Issued May 2006

## **3.0 Access Statement**

### **3.1 General**

The existing access arrangements will be retained.

Wheelchair access is not available to 10 Woburn square. However the house is adjacent to the Institute of Education's main building, where alternative facilities are available, ensuring that any of the services offered at 10 Woburn Square can be provided.

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---

## Section 2 Photographs

And indication of proposed design  
criteria for locating data, power  
sockets and light switches

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---



- 1) Ground floor front office: Panelling to be retained, (recess fitting and concealed wiring).

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---



- 2) Ground floor front office: Panelling and ceiling to be retained, (recessed fitting and concealed wiring).  
Note: Door now false door into entrance hall.

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---



- 3) Ground floor rear office: (new dado trunking)

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---



- 5) First Floor Front office (recessed fitting and concealed wiring)  
Note; Panelling, cast iron radiators and ceiling mouldings retained



# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---



3) First floor rear office: (new dado trunking)

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---



5) Third Floor Front office (new dado trunking)

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---



6) Basement office (new dado trunking)

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---

Appendix A  
Copy of Listing

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---

List Entry

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: NUMBERS 10-18 AND ATTACHED RAILINGS AND LAMP HOLDER**

**List Entry Number: 1379206**

### Location

NUMBERS 10-18 AND ATTACHED RAILINGS AND LAMP HOLDER, 10-18, WOBURN SQUARE  
The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

**National Park: Not applicable to this List entry.**

**Grade: II**

**Date first listed: 14-May-1974**

**Date of most recent amendment: Not applicable to this List entry.**

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System: LBS**

**UID: 478574**

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List Entry Description

[http://list.english-heritage.org.uk/resultsingle\\_print.aspx?uid=1379206&showMap=1&showText=1](http://list.english-heritage.org.uk/resultsingle_print.aspx?uid=1379206&showMap=1&showText=1) (1 of 3)21/05/2012 16:00:03  
List Entry

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

# Institute of Education 10 Woburn Square Refurbishment Design & Access Statement

---

## Details

CAMDEN

TQ2982SE WOBURN SQUARE

798-1/94/1731 (East side)

14/05/74 Nos.10-18 (Consecutive)

and attached railings and  
lamp-holder

GV II

Terrace of 9 houses. c1829. Built by James Sim, James Sim Jnr and Robert Sim. Yellow stock brick, having evidence of tuck pointing, with stucco 1st floor sill band.

EXTERIOR: 4 storeys and basements. 2 windows each. Nos 10 & 11 and Nos 17 & 18 slightly projecting. Gauged brick round arches to recessed doorways with radial patterned fanlights and double panelled doors. No.18 with pilaster jambs and cornice-head, panelled door part glazed with intricately patterned wrought-iron screen with the number in the centre.

Nos 12, 16 & 18 with blind boxes. Continuous cast-iron balconies to 1st floor windows (mostly casements). Gauged brick flat arches to recessed mostly sash windows (some C20 casements). No.11, architraved windows with blind boxes. Nos 13, 16 and 18 architraved ground floor windows with blind boxes. No.12 all windows with blind boxes. Parapets.

INTERIORS: not inspected, but No.12 noted to retain a moulded ceiling in the ground floor front room.

SUBSIDIARY FEATURES: attached cast-iron railings with pineapple finials to areas, all with footscrapers. No.15 with wrought-iron overthrow with lamp-holder and 2 snuffers.

Listing NGR: TQ2988982158

[http://list.english-heritage.org.uk/resultsingle\\_print.aspx?uid=1379206&showMap=1&showText=1](http://list.english-heritage.org.uk/resultsingle_print.aspx?uid=1379206&showMap=1&showText=1) (2 of 3)21/05/2012 16:00:03  
List Entry

## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

[http://list.english-heritage.org.uk/resultsingle\\_print.aspx?uid=1379206&showMap=1&showText=1](http://list.english-heritage.org.uk/resultsingle_print.aspx?uid=1379206&showMap=1&showText=1) (3 of 3)21/05/2012 16:00:03