

Delegated Report		Analysis sheet		Expiry Date:		21/06/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hannah Walker				2010/1859/L			
Application Address				Drawing Numbers			
University College London 22 - 26 Gordon Square London WC1H 0AG				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The installation of an updated fire alarm system and emergency lighting system to existing University offices (Class D1).							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Nos.23, 24 and 25 form part of a long terrace of 10 houses on the western side of Gordon Square. They date from the mid 19th century and are stucco fronted. The buildings stand 4 storeys in height with basements and are in an Italianate style. No.26 is earlier, dating from the beginning of the 19th century and is of yellow stock brick with a stucco ground floor. Although the building is also 4 storeys in height with a basement, it is built to a smaller scale than its neighbours. The buildings are located within the Bloomsbury Conservation Area.

Relevant History

None directly relevant to this application.

Relevant policies

Replacement Unitary Development Plan 2006 – B6 (Listed Buildings)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

This application is for the upgrading of the fire detection, emergency lighting and emergency signage within the building. These items already exist, but in some cases do not meet modern requirements, and in other cases require augmentation to comply with current regulations. Redundant items, cabling and trunking will be removed and existing service routes re-used wherever possible. However, as some of the existing service routes are concealed within the plasterwork and some items are entirely new, additional cabling will be inevitable. However, this is to be installed as sensitively as possible and if any vertical trunking is required this will scribe around features such as dado rails. The following items are proposed:

Emergency lighting – these are 146mm square contemporary fittings, installed within most rooms and within the stair compartments.

Smoke/heat detection and fire alarms – these are discrete boxes that will be attached to the ceilings within individual rooms and each stair compartment. As most of these have a dual function, also acting as alarm sounders, the existing outdated and rather unsightly fire alarms can be removed.

Signage – new illuminated fire exit signs are to be installed. These will replace and augment the existing situation.

External sounders – two small sounders are to be installed externally, adjacent to the front doors of nos. 22 and 26. These are to allow the fire brigade to quickly identify where a fire alarm has been activated. A redundant sounder is already in place at no.26 and is not considered to unduly harm the appearance of the building – this site will be re-used.

All three buildings are in institutional use and this is reflected in the visible health and safety paraphernalia. Whilst the proposed works will reinforce this institutional character and to a degree, will add further clutter, it is acknowledged that these items are necessary in order to ensure the safety of the building's occupants. Furthermore, the replacement items are of a more modern, attractive and often less bulky design than the existing items which does mitigate to some degree against their visual impact. As such, the proposed works are not considered to harm the special architectural and historic interest of the listed building. Recommend approval.

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