

Delegated Report		Analysis sheet		Expiry Date:		17/03/2010	
		N/A / attached		Consultation Expiry Date:		25/02/10	
Officer				Application Number(s)			
Edward Jarvis				2010/0038/L			
Application Address				Drawing Numbers			
Birkbeck College 27 - 28 Russell Square London WD15DP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations at basement, ground, first, second, third and fourth floor levels to include the addition and removal of internal partitions, doors and windows to non residential institution (Class D1).							
Recommendation(s):		Approve					
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:		No response from site notice					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The two houses form part of an incomplete terrace of 5 houses, c1814 by James Burton. They are collectively listed at grade II and are within Bloomsbury CA fronting onto Russell Square. They are in the ownership of the University and have recently been let on a long lease to Birkbeck College. Currently the two properties are empty.

Relevant History

The two houses are laterally converted.

Relevant policies

Listed Buildings B6

Assessment

Birkbeck College have recently acquired these two houses from the University and are looking to upgrade and refurbish them before occupation. Number 27 is fairly conventional and has seen the greater amount of alteration and internal subdivision of space. Number 28, although identical in elevation has a deeper plan with a second servant stair behind a dramatic curved principle stair. With the exception of the reconstructed basement this is the best preserved building of the 4 I have inspected in this group and the most significant in terms of architectural quality.

It is proposed that 28 retains its original room forms and is refurbished, while 27 has some additional subdivision to accommodate the cellular office plan needs of the college. Partitions will be cut round existing skirts/cornices and will have replica finishes added. Currently there is no wet heating system in the houses and it is proposed that a full wet central heating system is installed.

Basement. There is to be subdivision of the two main rooms in 27 and subdivision of rooms to in the outriggers of both houses. A small amount of redundant partitions will be removed. A new window is proposed in the side of the outrigger to 28.

Ground. The proposals on this floor remove later alterations. The 20C draft lobby will be removed along with a 20C lobby to the rear of 27. Two non original door opening will be filled in and the large opening between front and rear room in 28 will be replaced by a double door opening. All these changes are positive.

First. The proposal on this floor removes a later alteration. The small front room has modern lobby relating to the lateral conversion. This will be removed.

Second. The front room to 27 currently has one partition dividing it into two rooms. This scheme adds a second partition to form three rooms with a window each.

Attic. These floors are already subdivided with chipboard walls. There will be two further subdivisions of rooms.

The proposal has some improvements, principally the removal of non original intervention and restoration of spaces on ground and first floors. Overall the experience of 28 is improved. Most new partitioning is to the basements and attics which are of lesser significance to the main floors and have already seen change. On the main floors only the second floor front room to 27 will see subdivision, but the quality of this room has already been compromised through existing subdivision. On balance the alterations are acceptable.

Other works.

A new central heating system will be installed with pipe work notched into joists following the perimeter of the rooms. There will be a riser for each house housed in the outrigger on lower floors and on the stairs and rear rooms on upper floors. The locations have been chosen as the least harmful. Two types of radiators are proposed for principle and secondary rooms.

Projectors and screens will be fitted to the larger rooms on walls. Projectors will be powder coated off-white to reduce

their impact.

New fireplace inserts and light fittings in sympathetic traditional designs are proposed.

I recommend the granting of consent.

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