



029/04
22 Gordon Square WC1H 0AG
Lower Ground Floor Works

Application for Planning Permission and Listed Building Consent
Listed Building Grade II (Reference 798-1-59294)

**DESIGN & ACCESS STATEMENT
AND
LISTED BUILDING APPRAISAL**

July 2009
Version rc1

1 Introduction

01 22 Gordon Square and the terrace 16-26 Gordon Square.

22 Gordon Square is a six-storey mid 19th century terrace house (lower ground, ground, 1st, 2nd, 3rd, and attic). It is part of the listed Grade II mid 19th century terrace, 16-25 Gordon Square, Listing reference 798-1-59294. The whole terrace is owned by University College London, as is adjoining No 26 Gordon Square (not listed). The houses are used generally as departmental space and some are interlinked. The 'front' entrances facing Gordon Square are at ground floor level and the rear entrances, on the university campus side, are at lower ground floor level. 22 Gordon Square is currently occupied by the UCL Department of Science and Technology Studies (STS). It is not interlinked to its neighbours.

02 The Proposals

The proposals are a full refurbishment of the lower ground floor to include:

- A Seminar Room (B15) with storage area (B16);
- A Students' Common Room (B14);
- A re-configured toilets / services area (in the rear extension).

The proposals do not include any work to the upper floors apart from replacement of one door on the ground floor (DG4.2 at the top of the stairs).

03 Current Use and Condition

The main rooms were used as a cleaners office / rest area for about five years, but are now empty. The rear extension is a toilets / services area. The rear entrance is the university's principal entrance. The ground floor 'front' entrance is generally limited to staff use only. The main rooms are in shabby condition and in need of full refurbishment. The toilets / services area is in more acceptable condition but needs to be re-configured to suit current requirements.

04 Scope of Works

The scope of works includes:

- New partitions (infilling opening between B14 and B15 and in rear extension);
- Repairs to wall plaster (allowing about 25% replacement);
- New mechanical and electrical services;
- New floor finishes / stair finishes;
- Replacement or refurbished joinery (allowing about 80% replacement);
- Replacement sanitary fittings;
- A 'beverage bay' in B14;
- New paving around rear entrance (about 15.5 square metres).

2 Design & Accessibility

01 Design & Accessibility: UCL Policy for 16-26 Gordon Square

The refurbishment of 22 Gordon Square's Lower Ground Floor is one of the first of the projects to improve accessibility in the terrace 16-26 Gordon Square.

UCL policy is to improve accessibility incrementally in its buildings and campuses.

The terrace 16-26 Gordon Square is generally used for teaching or research facilities but its upper floors cannot practically provide accessibility in compliance with the Disability Discrimination Act.

The University's policy for this terrace is to make the lower ground floors fully accessible and with accessible toilets provision.

Thus any students or staff needing accessible facilities will at least be able to use the lower ground floors.

02 Details of Accessibility in 22 Gordon Square

Provision will include:

- An accessible rear entrance with paving levels raised to suit.
- A fully accessible toilet (B13);
- Fully accessible entrance halls and corridors;
- Fully accessible internal doors to main rooms and the accessible toilet.

The attached Design & Access Schedule, Appendix 1, provides more details of these provisions.

3 Listed Building Appraisal

01 The Listed Building Status

The outstanding feature of the Grade II listed terrace 16-25 Gordon Square is the front elevation and walls / railings facing Gordon Square. Camden's listed building description provides a detailed description of this but it does not mention the rear elevation or any interior features (it says the interiors "were not inspected").

02 Condition of Historic Features

22 Gordon Square retains many original features but it has suffered years of university use without any special care to preserve and enhance its historic features. Some spaces have been partitioned up and, most damagingly, mechanical and electrical services have been introduced in an insensitive manner. Some surviving original features have deteriorated or been damaged to such an extent that they require careful refurbishment or replacement to bring them up to a good standard (including windows, external and internal doors and, on the upper floors, decorative plasterwork).

03 Preservation priorities

Preservation priorities are:

- Preserve and enhance the historic front elevation (including its walls and railings).
- Retain the original character of the rear elevation.
- Retain as far as is practical the original character of the interiors.
- Any modifications to the interior should be carried out in as sensitive a way as possible given practical and economic constraints.

04 Preservation and the Lower Ground Floor Works

The lower ground floor will be improved and the historic character of the building will be maintained. Its use will be upgraded to provide essential teaching and learning spaces.

Key points for preserving the historic character include:

- External elevations will remain largely unchanged.
- Original features in poor condition will be replaced with types similar to the originals (external and internal doors and windows).
- Defective wall plaster will be stripped out and replaced.
- Floor finishes will be renewed.
- Modern features, such as the toilets area and B14's beverage bay and built-in desk, will be discretely designed to be sensitive to the historic context.

More detail is provided on the attached 'Listed Building Condition Survey' (Appendix 2).

4 Conclusion

The proposals for refurbishment of the lower ground floor of 22 Gordon Square will improve the space, providing useful and accessible teaching and learning space for the university, whilst maintaining and preserving the historic character of the Grade II listed building.

	Provision	ADM Ref	Proposals
01	Accessible route	Section 1 / 1.13	There is an existing accessible route from car-parking spaces to 22 Gordon Square via the existing pedestrian ramp to the rear of No 26 Gordon Square. This ramp, installed at least eight years ago, is not strictly compliant to current DDA standards, but it is reasonably acceptable.
02	Accessible entrance	Section 2 / 2.7	The main rear entrance will be modified to be accessible. External paving will be renewed and re-levelled to provide level access.
03	Accessible entrance door with 'push-button to open' controls.	Section 2 / 2.13 & 2.21	The door will be replaced to have a level access threshold and 'push-button to open' controls. The existing door opening width is sufficient for accessibility.
04	Accessible corridors.	Section 3 / 3.14	Existing and new corridors widths are sufficient for accessibility.
05	Accessible internal doors.	Section 3 / 3.10	Replacement internal doors to existing openings will comply with accessible requirements.
06	Unisex wheelchair-accessible toilet	Section 5 / 5.10	The new wheelchair-accessible toilet will comply with the recommendation of Approved Document M.

22 Gordon Square - Lower Ground Floor Works
 Design & Access Statement & Listed Building Appraisal
 Appendix 2: Listed Building Condition Survey



Ref	Element	Existing	Condition	Proposed
01	External Walls			
01.01	Front	Rusticated Stucco	Fair	Being cleaned and repaired under a separate contract (currently on site).
01.02	Rear	Render with painted brick up to about 900mm.	Fair	Retain as existing.
02	Internal Walls	Plaster / plasterboard	Varies	Plaster in poor condition to be stripped and replaced.
03	Floors	Carpet, plastics sheet or quarry tiles, apparently on concrete.	Varies	Replace all floor finishes.
04	Ceilings	Plaster or plasterboard with no visible cornices or other plaster features.	Fair	Retain as existing, making repairs as necessary. New plasterboard ceilings to rear extension.
05	External Doors			
05.01	Rear Entrance Door, ED01.	Panelled with fanlight; possibly original.	Poor	Replace with matching panelled-style door.
05.02	Front "Area" Door, ED02.	Panelled, possibly original, with side window, W13.	Poor	Replace with matching door & side window.
06	Windows			
06.01	Main front windows W11 & W12.	Sash windows with internal panelled reveals and soffits (the panelled soffit to one window has been removed).	Poor	Replace with sash style windows. Replace internal security bars with external.
06.02	Main rear window W07.	Sash window / casement, unlikely to be original.	Poor	Replace with sash style window. Replace internal security bars with external.
06.03	Main extension window W04.	Sash, possibly original.	Poor	Replace with sash style window. Replace external security bars.

Ref	Element	Existing	Condition	Proposed
06	Windows (continued)			
06.05	Small rear extension windows (5no).	1no sash and 4no casements.	Varies	1no to be removed and opening blocked (W02); 1no to be replaced (W05); 3no to be refurbished (W01, 03 & 06).
07	Internal Doors			
07.01	Door to 'front' room, DB15.1.	Missing (opening panelled over).	N/A	Replace with matching panelled-style door & fanlight.
07.02	Door to 'rear' room, DB14.1.	Panelled with fanlight, possibly original.	Not good.	Replace with matching panelled-style door & fanlight.
07.03	Door to 'kitchen', DB16.1.	Flush, probably not original.	Poor	Replace
07.04	Door to 'cellar' DB17.1.	Flush, probably not original.	Poor	Replace
07.04	Door to under-stairs cupboard, DB05.1.	Panelled, possibly original.	Fair	Retain and redecorate.
07.05	Rear extension doors	Flush or cubicle doors. Not original.	Fair	Strip out.
07.06	Door to ground floor stair, DG4.2.	Panelled, possibly original.	Not good.	Replace with flush fire door with vision panel.
08	Fireplaces	None	N/A	N/A
09	Staircase			
09.01	Stairs	Existing stone steps, painted, with modern vinyl sheet finish.	Fair	Replace vinyl sheet finish and repaint steps.
09.02	Balustrades	Cast iron painted	Fair	Redecorate
10	Skirtings			
10.01	Two main rooms	None	N/A	New 225mm high torus, painted.
10.02	Old 'Kitchen'	None	N/A	New 100mm high softwood, painted.
10.03	Hallways	'Painted-on' skirtings	Fair	Re-paint existing.
10.04	New toilets area	Quarry tile or painted softwood	Fair	New ceramic coved skirtings.
10.05	Stores	Painted softwood	Fair	New 100mm high softwood, painted.



Ref	Element	Existing	Condition	Proposed
11	Fittings			
11.1	'Kitchen' B16	Not original	Poor	Strip out
11.2	Sanitary	Not original	Fair	Strip out
12	Heating & Ventilation			
12.1	Radiators	Cast iron or steel, not original.	Poor	Replace (with traditional style radiators if costs allow)
12.2	Mechanical Ventilation	Fans in windows, not original.	Poor	Replace where necessary
12.3	Natural ventilation	To openable windows.	N/A	Refurbished or replaced windows will improve natural ventilation.
13	Electrical			
13.1	Lighting	Not original	Varies	Replace
13.2	Power	Not original	Varies	Replace / expand
13.3	Data/Telephones	Not original	Poor	Replace / expand
13.4	Fire detection	Not original	Fair	Replace / expand