
Design Statement

1.0 Introduction

1.1 Existing Situation and College Brief

Birkbeck College aim to improve the classrooms and communal areas to 39-41 Gordon Square. The works include the upgrade of the existing heating and electrical installation and the reconfiguration of classrooms.

Birkbeck College is the leaseholder for the 39-41 Gordon Square properties. The buildings accommodate mainly classrooms and offices.

The terraces are Grade II listed therefore although the alterations are internal and localised they require Listed Building Consent.

Over the years many alterations to the layout of the terraces have taken place including altering door openings, forming new openings, and altering, inserting and replacing door panels and ironmongery. Also new partitions have been added, with their own door openings.

The net result of piece-meal changes over the years is often unattractive spaces. It is also often quite difficult to distinguish the original historic character of the houses from later modifications. In a practical sense, much needs to be done to upgrade the circulation spaces to current fire safety and DDA standards.

1.2 Overall Design and Conservation Strategy

Our strategy is to provide the functional and regulatory requirements in a way that preserves and enhances the original character of these important buildings.

The project involves the removal of existing non original walls to classrooms located on the second and third floors to the front of the building. The walls are proposed to be removed to the as identified on the attached Baqus Denley King plans. We believe that this will help to put the rooms back to their original form as these walls are likely to be later additions to the property. The exact date of the possible construction of these walls is unknown. It is thought that the form of the rooms once replicated that to the first floor level. The college aims to reinstate these rooms with this form and improve the spaces which have been unsympathetically altered in the past.

Once the walls are removed the surrounding walls, ceilings, and floors affected by the removals will be repaired and made good with plaster finish and decorated to match the surroundings and to the satisfaction of the Conservation Officer.

Where additional doors have been inserted into walls it is intended to remove these and to install stud framing, which is to be plaster-boarded and plastered.

2.0 Heating and Electrical Proposals

See attached Design Statement by MKP Consultants Limited.

3.0 WC Refurbishments

The existing WC facilities have been subject to refurbishments with sanitaryware and heating provisions in the past. The existing sanitaryware installations will be removed and replaced with new white Armitage Shanks fittings. Where walls are subject to tiling this will be removed and all walls will be finished with white or black tiles.

Walls and joinery will be redecorated and floor coverings will be replaced with a tiled finish. See Schedules within this document.

4.0 Colour Schemes and Carpet Choices

Carpet Choices for all Buildings

Classrooms - 'Transformation' Carpet Tiles; Reference Number: 304196, Colour: Fern.

Corridor Areas – 'Straight Forward' carpet tiles; Reference Number: 3081200005, Colour: Steel Random Pattern.

Door Colours for all Buildings

White doors with green frames and skirting boards.