

Design and Access Statement
24 Russell Square – Wall replacement between rooms 301 and 302

24 Russell Square is part of the School of African and Oriental studies and is a grade II listed building. Currently there is a large maintenance program being undertaken. As part of the project it was found that the floor structure on the third floor between rooms 301 and 302 were suffering from deflection. After further investigation by the structural engineer it was discovered that the brickwork wall between rooms 301 and 302 was unsupported from beneath and causing excessive loading to the existing timber floor structure which was the cause of the deflection.

Following recommendations from the structural engineer it was decided to reduce the load being transferred to the floor structure by carefully removing the brickwork partition wall and replacing it with a lighter weight metal stud wall.

The heavy brickwork wall which was causing deflection was carefully removed. The 2 No. existing doors were carefully removed before any works were undertaken and carefully stored so that they could be reused.

A new lightweight fire rated metal stud partition wall with gyproc plaster finish and sound deadening quilt have been installed to match the existing layout. As the loading caused by the partition has been dramatically reduced the timber joists now have adequate capacity for their span.

The brickwork partition was not an original wall but a later addition to the building.

The access to rooms 301 and 302 is unchanged, as the layout has not been altered. Where the brickwork walls have been removed there has been a like for like replacement with the new stud partition walls. The original doors have been reinstalled in the same locations as previously. Image below shows where wall has been carefully removed.

