

Delegated Report		Analysis sheet		Expiry Date:		05/11/2007	
		N/A / attached		Consultation Expiry Date:		17/10/2007	
Officer				Application Number(s)			
Joanna Ecclestone				2007/4498/L			
Application Address				Drawing Numbers			
Institute Of Education 20 Bedford Way London WC1H 0AP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Refurbishment of existing interior offices and support facilities.							
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:		S/N – no response					
CAAC/Local groups* comments: *Please Specify		English Heritage – Direct approval with condition attached.					

Site Description

This Grade II* listed building designed by Denys Lasdun and Partners dates from 1970-76 and was extended in 1990-93. It is constructed from in situ reinforced concrete and pre-cast mullions, with a cladding of prefabricated bronze anodised aluminium panels and window sections. The building stands 6 storeys tall above ground, with three basement storeys. The building also sits within the Bloomsbury Conservation Area.

Relevant History

LSX0204627 granted consent on 29 August 2002 for the insertion of partitions on levels 4-9 to subdivide existing cellular spaces to provide additional office/lecture accommodation.

2004/0263/L granted consent on 23 April 2004 for internal refurbishment of laboratories at Level 9, involving the removal of internal non-load bearing partitions and the installation of new partitions and doors, together with duct works at 5th floor level.

2005/1760/L granted consent on 24 June 2005 for internal alterations to lecture room.

2005/2824/L granted consent on 24 August 2005 for partial demolition for internal alterations of non-load bearing walls.

2006/2614/L granted consent on 16 August 2006 for various internal alterations

Relevant policies

B6 – listed buildings

Assessment

The proposed works comprise 4 main elements: a) Level 3 terrace doors and new glazed screen; b) level 4 new doors onto terrace; c) Level 5 internal refurbishment; d) alteration to level 4/5 staircase.

a) At level 3, the existing sliding/folding doors leading from the student union and bar area onto the external terrace are deteriorating and letting in water. The proposal is to replace them with individual fixed panels and two sets of side hung double doors which will replicate the detail and overall appearance of the existing. This is considered acceptable.

The proposal also initially included a proposal to add a series of posts and a glazed screen in front of the existing tubular terrace railing, to create a more enclosed area for students using this terrace. This was considered to conflict with the existing railings, and so a revision was submitted which adapts the existing railings by marginally increasing their height and infilling the gaps with glazed panels, on patch fittings welded to the railings. This is considered to be more sensitive to this original element, and is now satisfactory.

b) At level 4, the use will be re-organised to create a student support centre, and in order to link this use with the student terrace at level 3, a set of double doors are proposed to provide access. The doors will replace two bays of the existing curtain walling, and so a concrete fin will become a central mullion. The doors are designed to match the adjacent window sections and a revision was submitted to increase the height of the bottom rail so that it exactly matches the dimensions of the adjacent window cills, and so reduce the visual impact of the alteration. This is the first instance of openings being created through the existing curtain walling, but I consider that it is fully justifiable in terms of the evolving use of the building, and is in a secondary location and will not have a harmful impact on the special interest of the building. It is therefore acceptable.

c) The refurbishment at level 5 comprises the removal of existing internal partitions, reorganisation of the internal space to create offices, suspended ceiling for services, new heating, and a new glazed screen and doors at the entrance to control access. The works are considered in line with the consents previously granted for internal refurbishment of comparable areas and are therefore acceptable.

d) The stairs between levels 4 and 5 are a secondary stair core, but are of the same design as all the others in the building, with the same tubular metal railings and handrails seen inside and outside the building. The original proposal was to remove these and replace them with stainless steel railings and tension wires and an ash handrail, to match that granted under application ref 2005/2824/L for a spiral stair to access a new mezzanine floor. The justification is to improve the appearance from the current utilitarian style and improve the safety of the railings, which have large gaps between them. However, the railings are considered to be an important and consistent element in the building, and incremental change would erode the uniformity of this element, and is not therefore considered acceptable. A revision was submitted which retained the existing railings but adapted them by infilling the gaps with a perforated aluminium screen, and the whole to be redecorated. I consider that this approach is acceptable in this location.

Recommend approval.