

Delegated Report		Analysis sheet		Expiry Date:	22/01/2007
		N/A / attached		Consultation Expiry Date:	06/02/2007
Officer			Application Number(s)		
Elaine Quigley			(i) 2006/5448/P (ii) 2006/5450/L		
Application Address			Drawing Numbers		
South Stair, Central Saloon and Galleries 38 to 40 British Museum Great Russell Street London WC1B 3DG					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
(i) Erection of temporary site compounds, lifting hoist, temporary access staircase, roof mounted hoardings, platforms and temporary roofs in connection with construction works. (ii) Alterations in connection with the erection of temporary site compounds, lifting hoist, temporary access staircase, roof mounted hoardings, platforms and temporary roofs in connection with construction works.					
Recommendation(s):		(i) To grant planning permission subject to conditions (ii) To grant listed building consent subject to conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>No letters received as a result of the display of a site notice (expired 06/02/2007).</p> <p>English Heritage – comments If Local Authority is minded to grant listed building consent conditions should be attached.</p> <p>Government Office for London – no referral of the applications required.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury CAAC – comments Clarification of the proposal required before commenting further in view of the details. Council should impose strict conditions regarding the phasing of the works to ensure they are temporary.</p>					

Site Description

The application site is located on the west of Great Russell Street and comprises the British Museum that is a Grade I Listed Building. The application relates specifically to the temporary works in connection with the programme of gallery refurbishment and restoration within the South Stair, Central Saloon and galleries 37-40. The Central Saloon and galleries are situated at first floor level within the south wing and were designed by Smirke in 1847. The area of roof extends from behind the existing entrance colonnade to the eaves of the domed roof of the Great Hall.

The surrounding street is characterised by specialty retail shops and A3 uses with residential flats along Great Russell Street and Bloomsbury Street. The site is located within the Bloomsbury Conservation Area.

Relevant History

The British Museum has an extensive planning history. The most relevant applications are listed below.

2006/5451/Pand 2006/5455/L

Planning and listed building consent was granted on 9 March 2007 for the refurbishment and replacement of existing roofs, including the installation of new external plant, refurbishment and restoration of original internal spaces, including new building services and internal plant spaces.

Relevant policies

Adopted Unitary Development Plan 2006

B3 'Alterations and extensions', B6 'Listed buildings', B7 'Conservation areas', SD6 'Amenity for occupiers and neighbours'.

Camden Planning Guidance (Adopted December 2006)

'Conservation areas', 'Listed buildings'.

Assessment

Planning and listed building consent is sought for alterations in connection with the erection of temporary site compounds, lifting hoist, temporary access staircase, roof mounted hoardings, platforms and temporary roofs in connection with construction works that were granted permission on 7 March 2007 (see details in planning history section above). The agents have advised that the programme for the construction works should commence in April 2007 with completion in August 2008.

The temporary works would include the following:

Main building

It is proposed to erect a temporary roof over the South Stair, Central Saloon and Gallery 40. The pitched areas of the temporary roof would consist of a steel or scaffolding ladder truss frame with a corrugated metal roof that would be painted off-white (stone colour). Temporary gutters would be installed and vertical corrugated sheeting would be erected along the interface with the Great Court roof. A temporary waterproof deck and gutter would be erected onto the existing copper roof above the South Colonnade. It is proposed to use part of the adjoining roof to provide an access and storage deck for materials. A raised platform would be installed above the roof and roof lanterns of Gallery 41 with part of the main section of the roof being enclosed by a 2m high steel mesh enclosure and the southern side of the roof enclosed by a 1.8m high painted hoarding around the edge of the platform.

Forecourt area

It is proposed to erect the main site compound within part of the front forecourt area. Within this area it is proposed to erect a single storey site accommodation building that would be positioned adjacent to the main entrance stairs with a temporary external escape stair and hoist extending from ground to roof level that would be shrouded by off-white waterproof fabric material. The temporary vehicular moveable crane would also be located within this area when required for lifting heavy materials directly onto the roof. It is also proposed to locate a single storey structure to be used as contractors storage accommodation and security desk. The main site compound would be enclosed by a timber hoarding painted off-white in colour. The height of the enclosure would reach 3.65m surrounding the adjacent steps and colonnade plinth and would drop to 2.5m around the area of the compound to the west of the East Residence.

Montague Street

It is proposed to erect 2 no. double storey site accommodation units would be erected to the front of the East Building that fronts Montague Street. This would incorporate a security desk and access staircase. It would be enclosed by a 5m high timber hoarding painted off-white (stone) colour.

Internal works

Within the areas affected by the works permitted it is proposed to install internal 'crash' decks that would be located approximately 2.2m below the new and existing ceiling levels to provide safe, thermally insulated, dust free environments in order to continue to provide access to members of the public.

Access

The site delivery access would be gained through the main entrance gates into the Museum forecourt during agreed hours and when the Museum is closed to the public. The existing contractor's entrance off Montague Street would be used to provide access for construction personnel. Construction personnel access to the roof areas will primarily be gained via the hoist in the forecourt area or the external staircase and then down the existing Botanical staircase to Level 6. The agents have indicated that the number of delivery vehicles that will enter the site on a normal working day is as yet unknown.

The main issues to consider are:

- The impact on the character and appearance of the listed building
- The impact on the character and appearance of the conservation area
- Amenity of adjoining residents

Impact on the character and appearance of the listed building

It is accepted that the temporary works are necessary in order to facilitate to permitted internal and external alterations to the Galleries and associated roof structures.

The proposed temporary buildings in the forecourt of the Museum would be erected on platforms that are not attached to the historic fabric of the building. This would not have an adverse impact on the building and would be considered acceptable. Details relating to the mobile crane and the lifting hoist would be required.

The internal alterations (internal crash decks) below the new and existing ceilings would be required in order to maintain public accessibility to the museum during the period of the works. A condition would be attached requesting details, including structural information of the crash decks to ensure their interface with the fabric of the building is acceptable.

The proposed temporary roofs would be required to protect the fabric of the listed building from water ingress. This would be considered acceptable. Details of the positioning of the temporary roofs on the existing roof structure would be required.

Impact on the character and appearance of the conservation area

Although the proposed temporary works would be highly visible from the main entrance, Great Russell Street and Montague Street, they are necessary in order to facilitate the permitted internal and external alterations to the Galleries and associated roof structures. The construction works are for a limited time period and a condition would be attached to ensure the removal of all temporary structures on completion of these works.

Amenity of adjoining residents

The proposed construction works would be for a limited time period. An informative would be attached to advise that noise generation from construction works is controlled by Environmental Health legislation.

Conclusion

The proposal is considered acceptable in terms of its impact on the character and appearance of the listed building and conservation area and would be recommended for approval for a temporary time period.

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