Delegated Report

Analysis sheet	Expiry Date:	15/02/2007
N/A / attached	Consultation Expiry Date:	06/02/2007

Officer	Application Number(s)
Hannah Walker	2007/0015/L
Application Address	**Drawing Numbers**
Senate House Malet Street London WC1E 7HU	Refer to decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date:

Proposal(s)

Internal works comprising the insertion of risers with associated cupboard enclosures and the creation of basement trenches.

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**
Summary of consultation responses:	English Heritage have granted flexible authorisation with suggested conditions. Site notice – one objection was received. This objection was that one of the four proposed risers would unacceptably disfigure the proportions of Room 302, which is one of Charles Holden's few original rooms on that floor, and would be unacceptably insensitive to the listed interior of a building of this character. *Response: The proposed risers are considered optimum in terms of number and location and enable the re-use of the original horizontal distribution routes for cabling. The proposed riser is located and designed so as to be reversible, as discrete as possible and to avoid damage to existing cornices.*					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

Senate House is Grade II * listed and was designed by Charles Holden in 1932-38. The building is a monumental Portland stone faced structure which rises at its centre to an 18 storey tower. The building is a local landmark for the University of London and dominates Malet Street. The building also stands within the Bloomsbury Conservation Area.

Relevant History

Listed Building Consent was **granted** on 16 July 2004 (2004/1227/L) for alterations to the existing internal switchgear in the basement. This scheme was amended and expanded upon and Listed Building Consent was **granted** on 5 September 2005 (ref: 2005/2851/L).

Details of new lighting scheme for switch room pursuant to condition 4a of listed building consent 2005/2851/L for internal alterations to existing electrical switchgear at basement level was **granted** on 5 January 2006.

Listed Building Consent (2005/5561/L) was **granted** on 10 February 2006 for Adjustments to existing ventilation system and new cooling system plus new doorset to transformer room located at basement level.

A submission of details application (2006/1041/L) pursuant to condition 4(b) of listed building consent 2005/2851/L confirming the new location of redundant Switch Gear was **granted** on 24 April 2006.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

B6 – Listed Buildings

Assessment

This application is for enabling works associated with the substantial Senate House refurbishment works. The original power distribution system is at the end of its serviceable life and Listed Building Consent has already been granted for the upgrading of the transformers and original switchgear. Furthermore, the amount of data and power cabling required for a modern office building has increased dramatically in recent decades and the capacity of the original containment routes are no longer adequate. Given the need to update the power distribution system due to health and safety concerns, the opportunity is also being taken to upgrade data, lighting, fire alarm, emergency lighting and heating systems at the same time in a coherent and considered manner.

Basement trenches

At present, trenches within the basement allow for the horizontal distribution of the main power and communications network, linking through to vertical risers that take cables to the upper storeys of the building. In order to increase capacity, it is proposed to introduce new basement trenches by breaking through the existing floor slab. New access covers will be installed, infilled to match the adjacent floor finishes. The basement is considered to be an area of relatively low historic and architectural significance within the building's hierarchy of spaces. These works will have little impact on historic fabric or the visual appearance of the building and are considered acceptable.

Vertical Risers

Four additional vertical risers are proposed for various locations within the building, dramatically increasing the servicing capacity of the building. Horizontal distribution at each floor level would then take place within the existing floor structures. Where there is a suspended floor with original teak boards, original cable ways through the structural beams can be utilised. In solid floor areas, original

buried conduit runs will be re-used. Electrical sockets will be provided in new brass flush floor boxes which will darken over time to blend in with the surrounding teak floors.

The location of the risers has been dictated by the need to be close to suspended floor areas so as to facilitate horizontal distribution. Additionally, the distance between the risers and the areas they service is ideally limited to 50m so as to minimise the thickness of cabling required. The proposed four vertical risers are considered optimum in terms of number and location.

Riser 1.1 – This runs from the basement to 4th floor level within the rooms immediately adjacent to the main lift lobby. This location raises some concerns as these rooms have skirtings, dado rails and plaster cornices. However, it is proposed to create a boxing on a secondary framework so as to minimise damage to the existing cornice from the rising services. This is a simple boxing, with no decorative embellishment, which will read as a clearly modern intervention.

Riser 2.1 – This is formed from a disused passenger lift shaft. The riser will run from basement to 3rd floor level. The existing lift entrance doors at each floor level will be retained and lined on their inner face with fire resistant board. The original lift car is to be dismantled and stored on site. The utilisation of an existing vertical void within the building is considered acceptable and will have a minimal impact on the special interest of the building.

Riser 3.1 – This runs from basement to 3rd floor level and is formed from a void between one of the original passenger lifts and the south external wall of the building. This will only impact on historic fabric at ground and 1st floor levels where an original bronze framed/glazed door set will be secured shut and lined with fire resistant board on its inner face. A new door opening will be created in a plain section of wall in the adjacent Cashiers Office with an original door set from the University's stores inserted.

Riser 4.1 – This runs from basement to 4th floor level adjacent to an existing riser enclosure. The spaces through which it would pass are non-public areas of little significance.

Although the original construction of the building allowed for vertical and horizontal distribution of services, the increased amounts of cabling required for a modern office/academic use necessitates upgrading and the creation of additional capacity. The proposed vertical risers have been sited so as to minimise impact on the special interest of the building, whilst still facilitating the efficient distribution of cables. Furthermore, the rationalisation and improvement of servicing would allow the removal of existing unsightly surface cabling, which would now be concealed within building voids, enhancing the internal appearance of the listed building. Recommend approval.