

Delegated Report		Analysis sheet		Expiry Date:		28/08/2006	
		N/A / attached		Consultation Expiry Date:		01/08/2006	
Officer				Application Number(s)			
Gareth Wilson				1. 2006/3043/P 2. 2006/3047/L			
Application Address				Drawing Numbers			
Drayton House 30 Gordon Street London WC1H 0BE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
1. Works to main entrance and front elevation lightwell to facilitate disabled access to teaching space (Class D1), including installation of a suspended ramp within the lightwell, formation of new steps, and replacement of existing steps with ramp. 2. Works to main entrance and front elevation lightwell to facilitate disabled access to teaching space (Class D1), including installation of a suspended ramp within the lightwell, formation of new steps, and replacement of existing steps with ramp.							
Recommendation(s):		1. Planning Permission 2. Listed Building Consent					
Application Type:		1. Full Planning Permission 2. 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:		Site notice: No responses					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC: No response at time of writing					

Site Description

No.30 Drayton House, west side of Gordon St, occupied as the central offices of the Religious Society of Friends in Britain, including offices, meeting halls and library; separate lettable office accommodation incorporated in Drayton House to the west of block, completing the symmetry of the main facade. Completed in 1927 to the designs of Hubert Lidbetter, ARIBA; Grace and Marsh Ltd. General Contractors. Steel construction sheathed in brick laid in English bond and Portland stone dressings; metal framed windows to rear elevation, otherwise wood sashes, all of original design. The building is Grade II listed and falls within the Bloomsbury Conservation Area.

Relevant History

N/a

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.

RUDP 2006 - B1, B3, B6, B7, SD1C

Assessment

This application concerns the provision of disabled access to the teaching space and includes the installation of a suspended ramp within the lightwell, the formation of new steps and the replacement of existing steps with a ramp. Works are located at the front entrance and front railings of the Gordon Street elevation of this impressive and monumental Listed building. The railings to the eastern elevation are Listed in their own right however this application concerns the stone work and railings to the western elevation.

This application involves the creation of two openings in the original 1920's boundary railings and stone plinth. One opening is proposed within the length of railings which run along Gordon Street while the second opening is proposed within the railing return by the entrance. Between the two openings it is proposed to install a glass and stainless steel ramp which terminates on an enlarged landing outside the entrance.

This proposal is a carefully considered scheme, the existing stone front steps to the entrance will be retained and covered over and an enlarged landing created while the proposed openings within the railings will have only a modest impact. The railing run along Gordon Street will maintain visual cohesion. The proposed ramp, alterations to railings, and the enlarged landing acceptable in listed building terms as are the proposed materials and forms of fixing. The scheme, whilst located in a prominent location at the front of the building, are carefully design to bend in with the appearance of the building as much as possible and should not unacceptably impact on the appearance of the building or the special character of the C.A.

The purpose of the works is to facilitate wheel chair access to the building. Access officers raise no objection to the scheme, commenting that it is generally acceptable with some minor building regulation issues to be dealt with under building control application. The works are inline with council policy and are welcomed.

The provision of the ramp should not have any undue impact on the pedestrian movement along the public footpath.

Overall the scheme is acceptable and is **recommended for approval**. It is considered appropriate to condition any approval to require all work of making good to be carried out to match the original work as closely as possible in materials and detailed execution and that all drilling and fixing of the existing stone work and works to the metal railings to be carried out with extreme care and in a manner to cause the least damage to the historic fabric.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613