The British Museum: Perimeter Properties

Design & Access Statement

June 2015

BDP.

THE BRITISH MUSEUM

June 2015

Contents

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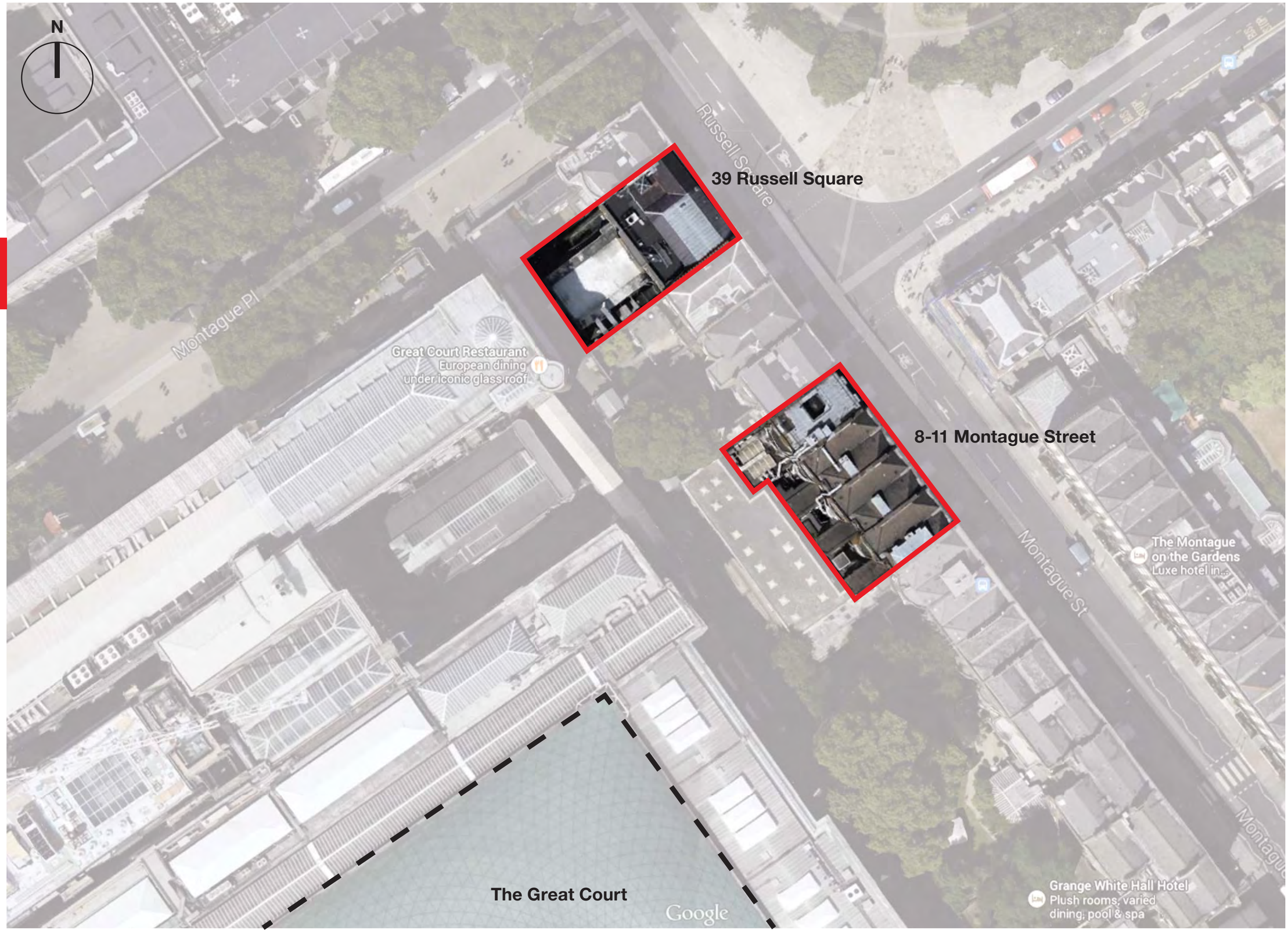

The British Museum

1.0 Introduction

1.1 Introduction

BDP has been appointed to develop the proposals for the refurbishment of a number of perimeter properties belonging to the British Museum to bring them into a commercially viable condition.

The five Grade II listed properties of 8-11 Montague Street and 39 Russell Square, previously utilised for office facilities and laboratories, are now vacant, surplus to requirements and available for long term occupation. The Museum wishes to refurbish these to Grade B offices to generate an annual rental income to help fund the running costs of the Museum.

1.2 Project Brief

The Museum properties of 8-11 Montague Street and 39 Russell Square are to be refurbished to a level to be commercially viable for 10-15 year Grade B lease in the Bloomsbury district, targeting financial, legal and media sectors. The Grade II listed properties need to retain their historical character whilst being attractive to the marketplace and achieve a reliable income stream. Works are to be carried out to achieve best value for the Museum, focussing on minimising the extent of works undertaken to maximise the potential rental income.

The design brief requires the physical sub-division of 8-11 Montague Street vertically to enable each to be occupied by a single tenant, inclusive of services infrastructure; allowance is to be made for these to interconnect should an occupier wish to opt for a multiple let of two or more properties. The boundary is to be physically secured from the Museum site and boundary properties to the rear. Each property is to be individually serviced with separate utilities.

The intention is to create an office environment with minimal works for any incoming tenant. The level of specification proposed is based on a similar refurbishment of Bedford Estate properties in Gower Street, without the comfort cooling; it is considered that the limited traffic along Montague Street and Russell Square will support the use of natural ventilation only. Kitchens and toilets are to be re-provided with additional shower and toilet facilities; all services are to be replaced.

The detailed specification of proposed repair work and new finishes is provided in the architectural scope of works later in this report. This scope is considered the first of two phases of work with a further six perimeter properties currently occupied by staff to become available in the next 3-8 years.

1.3 Record Information

The following documents have been used in the development of the current design proposals:

- Measured survey by Plowman Craven
- Conservation Plan by BDP
- Alan Baxter Associates Record Drawings
- Historic Drawings

1.4 Team

The following consultant team has been commissioned to develop the proposals for the Museum:

• Lead Consultant and Architect	Building Design Partnership
• Structural Engineer	Building Design Partnership
• Environmental Engineer	Potter Raper Partnership
• Cost Consultant	Potter Raper Partnership
• CDM Consultant	Tenos
• Fire Engineering	

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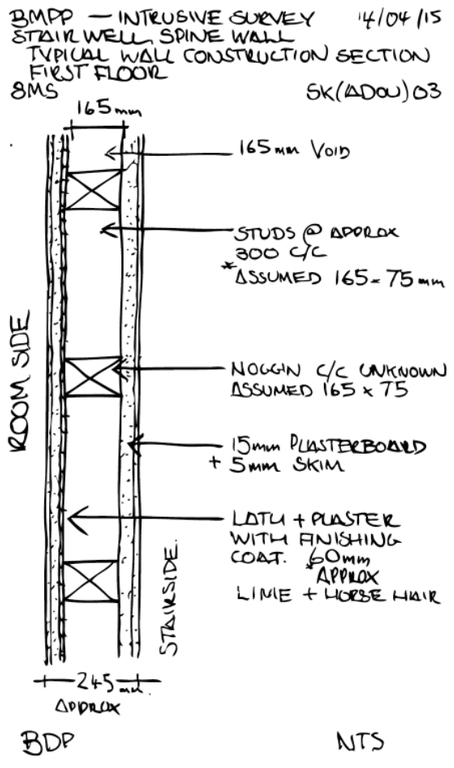

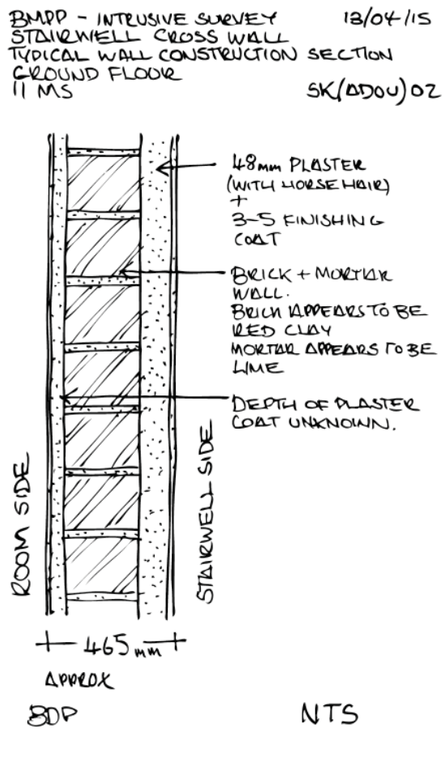

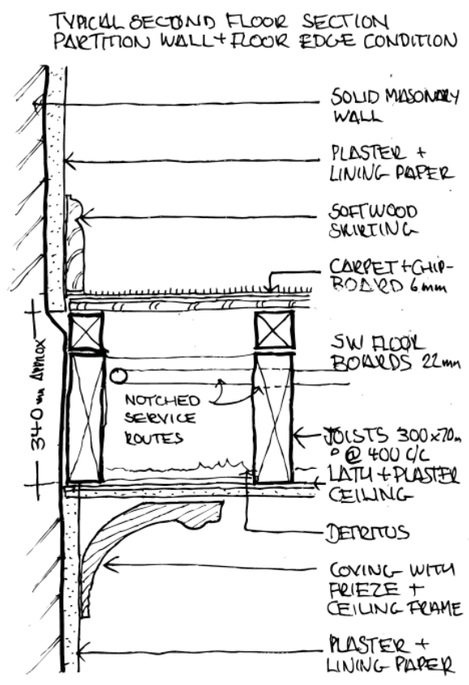

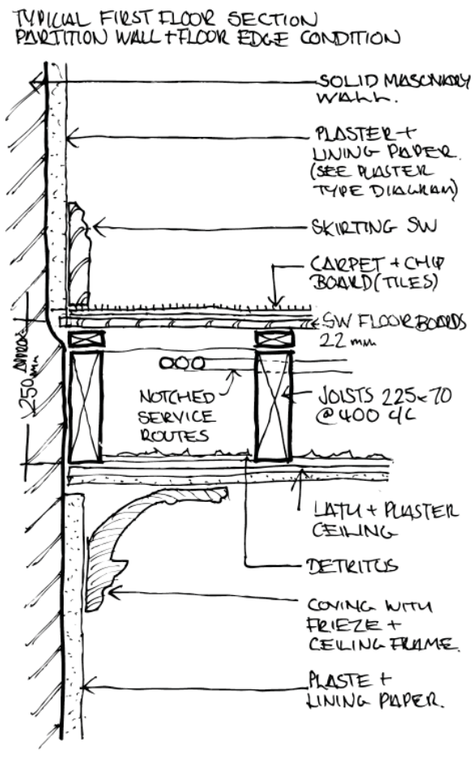

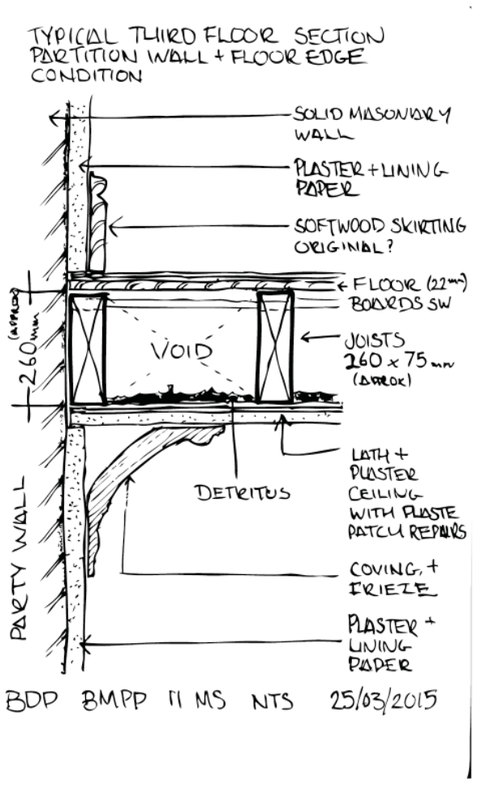

Typical construction sketches showing typical floor and edge condition as 11MS

1.5 Surveys and Investigations

A schedule of intrusive investigations has been compiled, and the findings are intended to assist in developing a more detailed understanding of the existing construction, conditions and constraints, and to enable the design team to confirm initial assumptions and inform the design risk register moving forward. The investigations involved physical opening up of the existing construction elements including floors, ceilings, walls and cavities to ascertain the position and detail of building structure, fabric, services and the zones available for new building elements.
The intrusive investigations have been agreed in principle with Camden's Conservation Officer who confirmed no Listed Building Consent would be required in advance of the surveys. The findings are discussed in the next section.

A condition survey of the roof was carried out by BDP, it has been circulated to the team and included;

- A Schedule of Defects
- Sketch Plans
- Prioritised Time Table for Repair

Works to the roofs of the buildings have been carried out in the 1980s and the roofs are generally in sound condition. Refer to the condition survey of the roof in the appendix

A decontamination survey has taken place and the findings have been circulated to the design team. Any contaminants will be removed during the decontamination works scheduled to take place in May.

An intrusive asbestos survey has been carried out and circulated to the design team, asbestos has been identified. ACMs identified do not affect the decontamination works and will be treated/ removed before the main contract works start

1.6 Additional Surveys

Specialist surveys to be carried out at the next stage:

- General condition survey following strip out
- Drainage
- Internal Doors
- Lift Assessment to 39 RS
- Terrazzo repairs

Whilst representing a low level of risk the benefits of undertaking a number of additional surveys will be reviewed with the Client in the next stage of design development and, where considered appropriate, further surveys and investigations may be recommended for a number of elements, including;

Historic plaster - for the potential presence of elements, e.g. anthrax or arsenic
Historic paint work - for the potential presence of lead and other toxic elements

1.7 Intrusive Surveys

A number of intrusive surveys have been carried out in March & April 2015, involving physical opening up of the existing construction elements including floors, ceilings, walls, cavities, fabric and services to assist in determining the zones available for new building elements e.g. services and new fabric.

8 – 11 Montague Street
A report including marked-up plans, photographs and a full set of sketches has been produced. The following general conclusions were drawn.

Whilst additional condition surveys have been recommended to identify any issues following the strip out of the services, the buildings appear to be in sound structural condition.

Timber floors generally comprise of a single set of floor joists running perpendicular to the façade walls and bearing on the spine wall. These appear to be of solid construction and in sound condition, the spine wall appears to have moved downwards:

Original floor boards generally appear to have been replaced with 22mm SW floor boards with 6mm hardboard

Strengthening modification works have been carried to the floors with additional steels being added to the floors at all levels. Steel beams appear to bear onto the spine walls. Alan Baxter Associate record drawings appear to confirm the intrusive survey findings.

Additional later studwork partitions have been observed. The make up of the walls and ceilings vary greatly and include:

- Lath and Plaster
- Plasterboard with skim coat
- Lath and Plaster with a plasterboard path repair
- Lath and plaster covered with a plasterboard finishing layer.
- Brick and plaster

The building construction varies in make up and consistency, generally the condition of the walls and ceilings appears sound. Refer to the structural engineers report for structural repairs and interventions and observations.

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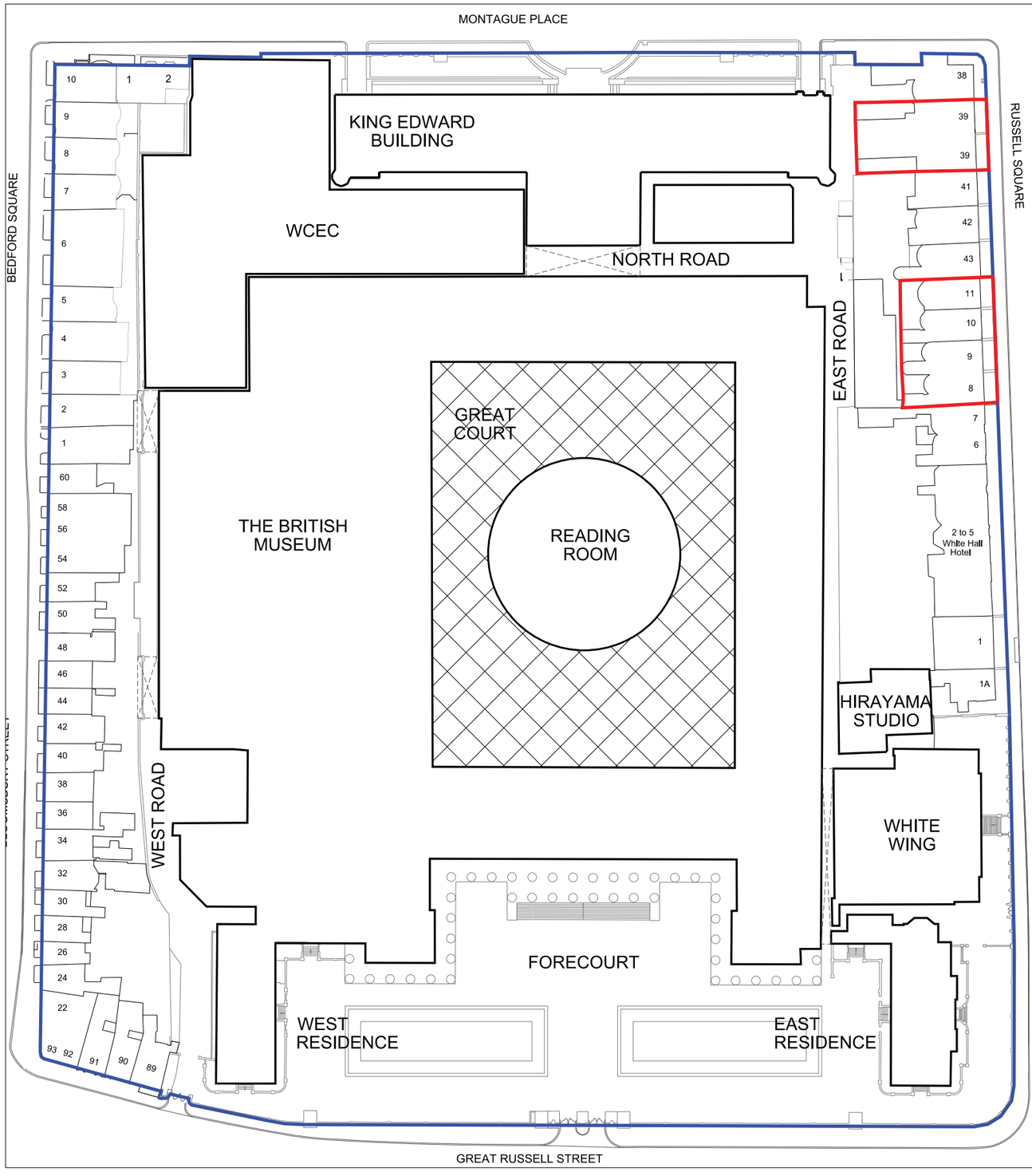

Site Plan

LEGEND

BRITISH MUSEUM OWNERSHIP

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NOTES

EXISTING BUILDING SURVEY INFORMATION BY PLOWMAN CRAVEN. TO BE READ INCONJUCTION WITH ALL RELEVANT PROJECT INFORMATION.

REFER TO SERVICES ENGINEERS DRAWINGS FOR DETAILS OF PROPOSED PLANT INC. RISERS, DUCTS, FLUES, EXTRACT GRILLES, LOUVRES, ETC. AND ASSOCIATED BUILDERS WORK.

KEY:

Issue for Planning and LBC	JT	JT	02/06/2015
REVISION	DRAWN	CHECKED	DATE

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PROJECT TITLE
British Museum
Perimeter Properties Refurbishment

PROJECT NUMBER
P2002323

DRAWING TITLE
Site Plan

SCALE
1:500 @ A1
1:1000 @ A3

DATE
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DRAWING No.
(00)AP1000

REVISION
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2.0 Location

2.1 Site Location

8- 11 Monetgue Street and 39 Russell Square are located to the North East of perimeter on the British Museum Bloomsbury, one of the most central and culturally significant areas of London.
Great Russell Street and Montague Place run perpendicular to the MontagueStreet.
The British Museum can currently be accessed privately through each property. Important commercial streets such as Tottenham Court Road, Charring Cross Road and Oxford Street are a short distance on foot.

2.2 Access

The current most frequently used entrances to the historic houses are to the rear from within the British museum, however, access is still possible from the street.

The proposals intend to segregate the properties from the museum and use the front Montague Street and Russell Square entrances as the principle access as originally intended.

In their current state, due to stepped access from the Montagueand Russell Street, the properties do not meet the requirements of the Equality Act or its predecessor the Disability Discrimination Act and they are therefore not considerd

2.3 Transport

Due to its central location, MontagueStreet and Russell Square are very well serviced by public transport. The nearest London Underground station is Russell Square located approx. 400m to the North; Tottenham Court Road (South West), Holborn (South East) and Goodge Street (West) are all roughly equi distant at around 500-600m away.
The nearest train terminals are Euston to the north and Charing Cross to the south, both within one km distance.

Several, regular bus services can be found on nearby Tottenham Court Road, New Oxford Street and Gower Street and Chancery Lane.

3.0 Historic Context

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3.1 Significance

8 – 11 Montaguestreet and 39 Russell Street are Grade 2 listed interconnected buildings located on the south side of Montaguestreet, on the north east Perimeter of the British Museum complex. The properties date from around 1814 and were built by James Burton, considered probably the most significant builder of Georgian London and responsible for large areas of Bloomsbury. The contractor for the developments is believed to have been W.E Allen.

The properties were most likely built as speculative developments and are typical of examples of such late Georgian buildings. The original rusticated stucco ground floor level, brick façade and sash windows are largely still intact today.

The street is pictured (as a typical example of Georgian terrace in the English Heritage guide – London Terrace Housing 1660-1860 – A guide to alterations and extensions.

39 Russell Square sustained bomb damage in WWII and much of the original building has been replaced. The facade remains in it's original form.

BDP have carried out an internal significance study of the properties to aid in the sympathetic development of the proposals. See appendix. Each room and partition has been marked as of high, some or little significance.

Limited historical information on the properties is available.

3.2 Construction

The following is an account of typical construction of speculative terraces such as 8-11 Montague Street and Russell Square following the London Building Act of 1777. Generally the intrusive inspection showed the properties to replicate common practice of the time with the exception of the joists running perpendicular to the façade. Further inspection following strip out will reveal more about the original construction of the building.

Terraces generally built on made-up ground, which was an inadequate base and led to structural problems and failures over the years.

Stepped brick footings were stiffened with long timbers placed within the thickness of the foundations - due to rot, several instances of underpinning works have been recorded in the past. All basement walls were be erected in brick - front, rear and party walls are 221/2 or 27 inches thick, those dividing the staircase area from the rooms are 18 inches thick and vault walls are 13 1/2 inches thick.

On cross section the vault is H shaped, the up stands rising to ground floor to support the spine wall dividing the front and rear rooms on the floors above. As the brickwork rises it is reduced further.

Basement floors laid in stone flags.

Upper floors in timber, except for the entrance and staircase halls which were finished in stone slabs laid on a base of ash or sand over a timber boarding fixed to timber joists

The stair and entrance halls were joisted separately, running across to the opposite party wall (7 to 10 feet depending on the plan).

From the ground floor up, all internal walls were built in timber ex- cept for those forming the staircase compartment where brickwork was continued up - this was because of structural system of the cantilevered stone staircase.

Balustrading was always iron, occasionally cast but often wrought, topped by a moulded mahogany handrail.

The main staircase terminated at second floor and a separate, simple wooden right-angle or dog-leg flight rose to the third floor usually (but not always) against the same party wall as the main stair.

Structure and plan of the second floor usually duplicates the first, except the front room which would be divided by a partition two-thirds back from the party wall containing the fireplace.

On the third floor, perimeter walls would be taken up in brickwork parapet at the front would be coped in Portland stone.

Semi-circular opening doorways.

References:

1. Bridget Cherry and Nikolaus Pevsner, The builings of England: London 4 North, Penguin 1998.
2. Andrew Byrne, Bedford Square: An Architectural Study, The Athlone Press 1990.
3. English Heritage, London Terrace Houses 1660-1860, English Heritage 1996.
4. John Summerson, Georgian London, Yale University Press 1988

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3.3 Historic Developments & Alterations

The perimeter properties backing onto the Museum in the five surrounding streets were purchased by the Museum Trustees in 1895 with the plan to demolish them to extend the Museum site. Only the north front was realised and the remaining properties remain in the Museum's ownership today.

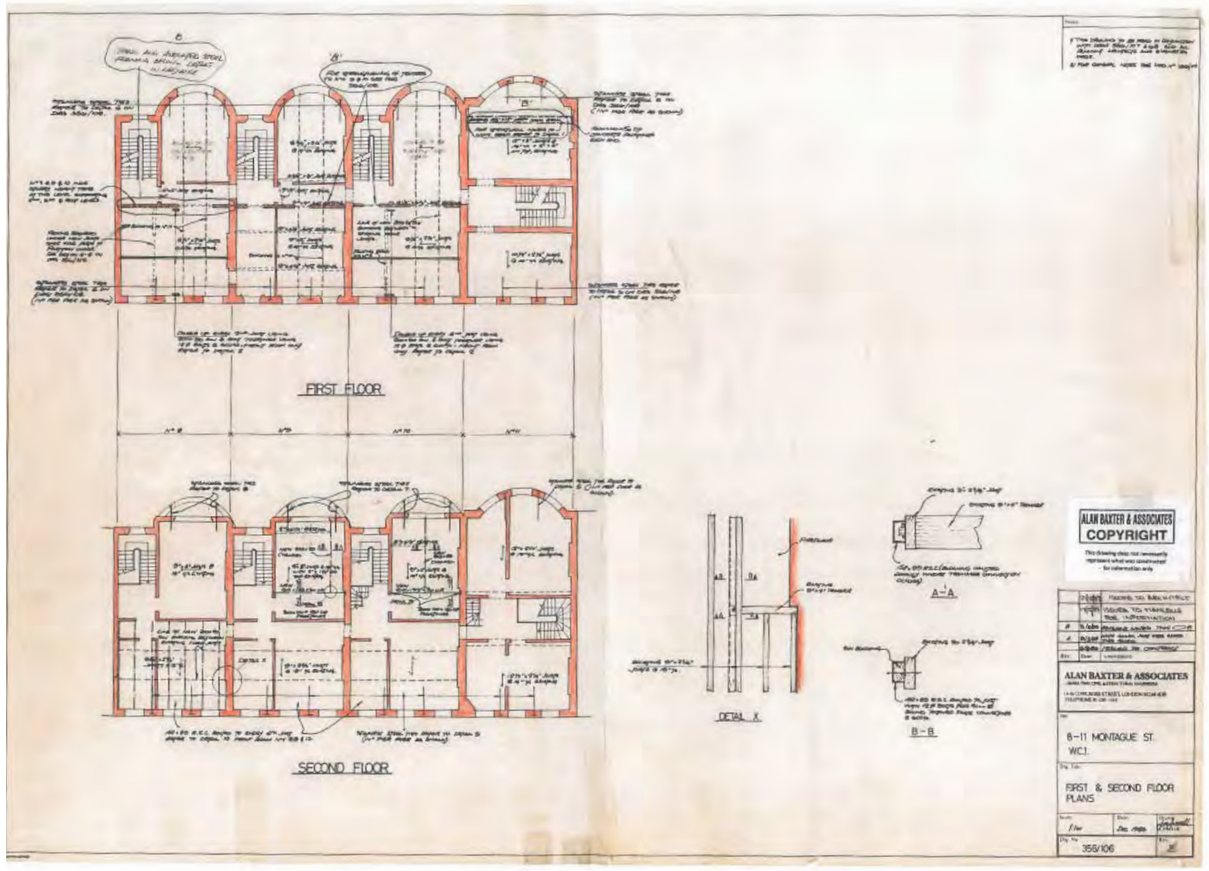
8-11 Montague Street are currently interconnected at all levels; there is no internal stair connecting the basement and upper floor of 11MS and it is thought that a previous stair link was infilled however there is no evidence of this to date. Access is currently provided via the adjacent property and via the open yard to the front of 11MS.

The ground and upper levels of 8-11MS have been used as offices and the basement for laboratories, fitted out with specialist fixed furniture and lab equipment. The rooms are largely intact with original high level ceilings and cornicing on the lower floors. There is a small goods lift in 8MS, serving ground and basement levels externally.

39 Russell Square is a larger double fronted property with a laboratory extension to the rear. The front façade remains intact however the internals and rear façade have been rebuilt likely in the 1950's following bomb damage in a concrete construction.

It has primarily been used as laboratory space throughout on all levels, inclusive of x-ray and photographic development work, and is heavily serviced with a significant amount of ducted services and suspended ceilings. There is a passenger lift serving basement to 2nd floor levels which is non-DDA complaint.

Alan Baxter record drawings and feasibility report dated 1982 have recently been recovered. The information shows significant strengthening works were carried out in the 1980s to all floors of 8 - 11 MS. The roofs of the properties also appear to have been upgraded at a similar time. The works took place in order to provide the buildings with capacity for the increased loads required when used offices as opposed to general domestic use.



Alan Baxter Associates record drawing showing strengthening works to first and second floors

4.0 Statement of Need

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4.1 Principle Aims

The principal aim of the project is to carry out a sensitive refurbishment and adaptation of the existing buildings to return the 8 -11 Montague Street properties to individual units.

39 Russell Street and 8-11 Montague Street are to refurbished to grade B office accommodation for 15 year lease to attract significant annual rental income from the media, financial and legal sector to return to the museum.

All properties have Certificates of Lawful Use as B1 Offices. All properties are currently accessible via the British Museum. The buildings are to become independently accessed and removed from the museum with a proposed secure boundary.

4.2 Accomodation Offices

8 – 11 Montague Street

- General repairs and redecoration.
- Properties will require separation at all levels.
- A staircase will be required reinstating between ground and basement level at 11.
- A staircase will require reinstating a between Second and third floor at 9 MS.
- Boundary between the rear gardens of all properties to be secure physically and electronically.
- All properties require their own independent supply of utilities and current connection to the Museum's supply is to be severed.
- All fixed furniture and laboratory equipment to be removed.
- Improved fire separation required.
- Buildings are to be naturally ventilated

39 Russell Square

- General repairs and redecoration
- Boundary between the rear gardens of all properties to be secure physically and electronically.
- All properties require their own independent supply of utilities and current connection to the Museum's supply is to be severed.
- All fixed furniture and laboratory equipment to be removed.
- Improved fire separation required.
- Building to be naturally ventilated where possible with internal and basement rooms being mechanically ventilated.
- An existing goods lift will require refurbishment and taking and extending to include the third floor.

All properties will require;

- Re-wiring;
- Re-plumbing;
- Replacement Heating
- Replacement fire alarm, intruder alarm (direct client contract), security door entry, emergency lighting
- Provision for CAT 6 ICT cabling
- Reasonable DDA measures
- Fire compartmentation
- Re provided kitchenettes
- WC's and 1 shower per property
- Carpet throughout
- Small cleaners store with butler sink and lockable cup board
- Windows are to be refurbished as necessary

4.3 Fabric Issues

- Existing uneven surfaces of the historic wall plaster are acceptable, subject to condition survey and repair requirements
- Windows thermal and acoustic performance to remain as existing with the exception of new windows to aid ventilation at the 39 RS Barrel vaulted extension.
- Timber shutters appear in working condition, however, will not be required.
- Finishes in all buildings to meet specification for Grade B office space.

4.4 Building Services

- Natural ventilation is acceptable to rooms throughout however some spaces may require mechanical fresh air - scope to be developed.
- Subject to confirmation, existing risers may be used to run services.
- Plant space generally to be defined – vaults under street level should be considered.
- Roof plant to be removed where necessary
- Plat panel LTHW heating preferred
- Under window heating (radiators) to be maintained where possible to minimise downdraft in larger windows.

5.0 Design Proposals

5.1 Design Principles

The significance of the listed building - as determined by English Heritage Publication Conservation Principles: Policies and Guidance and with reference to its evidential, historical, aesthetic and communal values - has been taken in full consideration when developing the current design proposals. A number of key principles have been observed;
Returning the 8 – 11 MontagueStreet to their original state as individual properties.

- Provide Grade B Office space that is sensitively integrated to the listed building and complies with current legislation.
- Ensuring that functional modifications are in the spirit of ligh-touch intervention, are clearly identifiable and are reversible.
- Retaining, repairing and reusing as much as possible of the existing construction and components to ensure that the impact on the historic fabric and character is minimized.
- Sensitively integrating modern services to provide a high quality environment and sustainable accommodation.

The following is a summary of the over arching planning policies and guidance that have been taken into consideration in the development of the design proposals and in the critical appraisal of the design options that have been considered, with specific regard to the setting of the existing building, its historic significance and the character of the area it occupies;

- National Planning Policy Framework (NPPF) 2012 - setting out the Government's planning policies for England and how these are expected to be applied. Section 12, 'Conserving and Enhancing the Historic Environment', relates to developments that have an effect upon the historic environment.
- Constructive Conservation in Practice, English Heritage 2009 - defining 'constructive conservation': as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment'.
- PPS 5: Historic Environment Planning Practice Guide, Communities and Local Government, English Heritage, Department Culture, Media and Sport 2010 - despite the adoption of the NPPF in March 2012, this document published in 2010 provides valid guidelines on the interpretation of policy and the management of the historic environment.
- Conservation Principles, Policies and Guidance, English Heritage 2008 - providing a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

5.2 Scope Overview

An outline description of the proposals to 8-11 Montague Street and 39 Russell square is identified below. This is followed by a more detailed description of the proposed scope of work to the building fabric. Details of the proposed structure and building services are identified in a following section.

Proposed repairs are to be undertaken in line with the following generic scope of works and accompanying condition schedule on the basis that fixtures and fittings have already been carefully removed and specific defects, damages and unsound structure identified. All repairs and making good are to include the base preparation works required to take new finishes.

This scope is based on an initial visual inspection and a number of intrusive investigations; a number of areas were not accessible as identified in the schedule, including all roof areas, internally and externally. A further visual survey will be carried out by the architect, structural and services engineers post strip out works at the next stage.

The following proposed scope of works is based on essential works required to bring the properties into a commercially viable condition for a 10-15 year Grade B leasing period whilst maintaining their historic character.

The scope takes into account directions from a meeting held with the British Museum and Kinny Green where enhancements to the properties are to be made to increase letting viability and income.

The scope also takes into account meeting and walk around held between the British Museum and BDP where the exact level of proposed refurbishment was discussed in detail. The notes of the meeting have been circulated to the design team and the scope is to be further developed following a visit to a similar property recently refurbished by the Bedford Estate at the next stage.

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5.3 Scope of Works

The scope described is applicable to all properties unless stated otherwise. The following points are to be noted for the base design proposals:

- All access is via the entrances on Montague Street and Russell Square; there is no access from the rear with a new security line separating the Museum site and boundary properties
- Vertical separation of the properties necessitates additional toilet and kitchenette provision. Separations are achieved by masonry infills;
- Lettable area is to be maximised throughout with the removal of non-load bearing partitions where possible. Refer to significance study for partition wall removal justification:
- External spaces to the rear of the properties are to receive enhanced finishes where feasible to increase letting viability. This includes works to create a roof terrace at 3rd floor level of 39RS;
- Where access to 9MS 3rd floor is currently via the adjacent properties only, a new stair link at 2nd floor level will provide inde- pendant access;
- 10MS is to have its basement level external light well reinstated to provide natural light to the basement office space
- 11MS is to receive a new stair connecting the basement and ground levels internally;
- 11MS 4th floor is to be redecorated for storage use only
- 39RS basement is to be fitted out for use as a mixture of meeting rooms and storage due to environmental conditions
- Extension of the lift shaft to 39RS to serve the 3rd floor with the installation of a new lift car, doors and controls. Lift specialist to be appointed at next stage.

5.4 Decontamination

A specialist survey has taken place and the results have been circulated to the team. The decontamination of laboratory equipment and associated fittings, ducts and pipe work is to be undertaken at the next stage, separate to and prior to the strip out package of works. This is applicable to all properties.

A lead lined partition and door to the x-ray room in 39RS have been identified which will also require specialist removal.

The decontamination works are currently taking place.

5.4 Strip-Out of Non-Historic Fabric

The following elements are to be stripped out and disposed of as an enabling works contract. These consist of non-historic fabric, fittings and fixtures which do not require a Listed Building Consent application. All historic features are to be retained such as moulded plasterwork and fireplaces.

Care is to be taken with the removal of the items identified to minimise damage to the existing historic fabric. Where services elements penetrate walls and/or floors, these are to be retained in place and cut back to either side; making good of openings will require formal approval from Camden Council which is to be progressed as part of the proposed fabric repair works.

Following the strip out, a further condition survey is required to validate the scope of repair work and to identify the location and extent of all defects, damaged elements and unsound structure. This will also enable any other surveys and intrusive investigations to take place, de-risking the project.

- Externally and internally, all redundant plant and services, including ducts, pipework, cable trays, radiators, fan coil units, electrical wiring, lighting, sockets and switches, dado/ skirting trunking, boxing in of services;
- All fixed furniture and lab equipment, including sinks, shelving, pinboards, clocks, with associated brackets and fixings;
- All remaining loose furniture to be removed and disposed of kitchen and bathroom fittings including fitted units, white goods, cubicles, sanitary ware, mirrors and wall tiles;
- Floor finishes and substrates to expose floorboards/slabs including stairs;
    - Carpets and underlay;
    - Viny/rubber flooring and skirtings;
    - Ceramic tiling and skirtings;
- Suspended ceilings in 39RS;
- Secondary glazing not being retained;
- Non-historic internal doors;
- Blinds with associated fixings and frames.

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5.5 Fabric Repair

Proposed repairs are to be undertaken in line with the following generic scope of works and accompanying condition schedule on the basis that fixtures and fittings have already been carefully removed and specific defects, damages and unsound structure identified. All repairs and making good are to include the base preparation works required to take new finishes.

This scope is based on an initial visual inspection, a meeting with the British Museum and number of intrusive survey investigations; a number of areas were not accessible. Further inspections are to be carried out post strip out works.

Windows and rooflights:

- Removal of redundant fans, grilles and louvres;
- Glass replacement to match original where broken/cracked panes identified;
- Existing secondary glazing to be retained where identified, cleaned and repaired if necessary;

Existing sash and case timber windows/French windows: full refurbishment including,

- All ironmongery to be removed prior to preparation for repairs and repainting; reinstate upon completion, replace if cannot be re-used;
- Where identified, removal of defective, infested or rotted timber, limited to ensure maximum retention of historic fabric; replacement timber to match existing finish and profile, fixed to sound faces;
- Local repairs, cut back to sound surface and prepared for re-finishing;
- All sashes, pulley cords, chains and weights to be assessed, re-used where feasible or otherwise replaced; adjusted to ensure all are fully operational and sashes are balanced upon completion;
- Timber frames to be sanded/rubbed down and prepared for refinishing;
- Final paint decorations: base coat with minimum two coats micro-porous satin paint finish internally and externally, including timber sills;

Steel framed crittall windows to rear of 39RS: full refurbishment including:

- Steel frames to be rubbed down to sound and smooth metal surface, internally and externally, and prepared for new paint finish;
- Final paint decorations: base coat with minimum two coats micro-porous satin paint finish internally and externally;
- Existing ceramic tile sills to be retained and repaired/ replaced where broken, rubbed sound to smooth surface and repainted;

Rooflights:
11MS:

- Basement skylights to be retained, fully cleaned and assessed for water tightness;
- Skylight lantern to stair to be retained, assessed for water tightness, frame rubbed down and repainted;
- Vertical returns in poor repair, to be redecorated;

39RS:

Skylight lantern to stair to be retained, assessed for water tightness, frame rubbed down and repainted;

Walls:

- Repairs/making good where services, fixtures, fittings and partitions have been removed, finished flush to match existing adjacent and prepared for final finishes;
- Where wall tiles have been removed allow for making good of surfaces and prepare smooth surface to take new finishes;
- Lining paper to cut and repasted where necessary;

Ceilings:

- Repairs/making good where services, fixtures, fittings and partitions have been removed, finished flush to match existing adjacent and prepared for final finishes;
- Areas of water damage/dampness penetration to be cut back, damaged fabric removed, replaced on a like for like basis and prepared for final finishes;
- Cornices: to be retained and repaired/made good to match existing as required; areas of damage greater than 100mm to be repaired with sections of new;

Floors:
Timber floors:

- Damaged/unsound boards to be replaced on a like for like basis, to match existing;
- Loose sound boards to be re-fixed, fixedin place
- Allow for 4mm plywood/hardboard base to take new carpet finishes or latex screed, fixedin place to existing floorboards;
- Floor boxes: existing floor boxes to be removed, and openings made good;
- Service access hatches: to be retained where feasible; inspect for condition and potential re-use;

Concrete/screeded floors:

- Damaged/unsound areas to be locally repaired to match existing and finished flush with adjacent finishes;
- Make good where finishes have been removed and prepare a smooth surface to take new finishes; allow for latex levelling screed where required;

Joinery:

- Doors
- 8MS-11MS ground floor curved doors to be retained, upgraded for fire compliance and refinished;
- All front entrance and historic doors to be retained, refurbished and redecorated;
- Detailed condition survey required to confirm feasibility of retaining any other doors;
- Architraves: where retained, to be rubbed down to sound surface, locally repaired to match existing and redecorated;
- Window shutters: to be retained, rubbed down to sound surface, locally repaired to match existing, redecorated and mechanisms/hinges repaired/replaced to ensure fully operational;
- Existing dado and picture rails to be made good and redecorated, paint finish;
- Existing timber skirtings to be made good and redecorated, paint finish;
- Stair handrails locally repaired and refinished to match existing;

5

Staircases:
8-11MS
- Existing treads and risers to be locally repaired where damaged, made good to match existing and prepared to take new carpet finishes;
- Undersides and runners to be rubbed down and prepared to receive new paint finish; any damages or cracks to be infilled/ repaired and finished flush with adjacent to match;
- Balustrades to be rubbed down to sound and smooth metal surface and prepared for new paint finish; base coat and minimum three top coats gloss emulsion;
- Timber handrails to be lightly refurbished: sanded back to smooth surface with minor local repairs and prepared for new finish to match existing, clear lacquer.

39RS
- Where damaged, existing terrazzo treads, risers and skirtings to be repaired in situ to match existing, to receive specialist clean and refinished;
- Undersides to be rubbed down and prepared to receive new paint finish; any damages or cracks to be in filled/repaired and finished flush with adjacent to match;
- Balustrades to be rubbed down to sound and smooth metal surface and prepared for new paint finish; base coat and minimum three top coats gloss emulsion;
- Timber handrails to be repaired and fully refurbished, sanded back to smooth surface, locally repaired and prepared for new finish to match existing, clear lacquer.

Lifts:
8MS
- Existing goods lift serving ground to basement levels is to be decommissioned;
- No further repair works required; doors to be locked and disabled at both levels;

39RS
- Existing passenger/goods lift is in poor repair, is non DDA compliant and requires full refurbishment/ replacement; a specialist survey is required to determine full extent of the works;

Extract from BM Lift Condition list of Nov 2006:

Evans 8 person Traction Lift, serving levels 1-4, 630kg, installed c1961: The manual shutter gates on the landings are worn and the car has midbar picket gates to both sides. The machine is worn, leaks considerable oil and the brake does not achieve consistent floor levelling, creating a potential tripping hazard. The controller is generally worn and is of open slate board construction. Failure is likely to occur on a more increasing incidence. Due to obsolescence periods of out of service will extend whilst parts are specially made or obtained from second hand stock.

Fixtures and Fittings:
Fireplaces:
- All existing fireplaces to be retained, repaired and redecorated;
- Blocked to remain blocked up repaired and redecorated if feasible;
- None to be operational and any gas supplies cut off;

Roofs
- A specialist condition survey has been carried by BDP and circulated to the team;
- Minimal works are proposed to ensure water tightness, including repair/replacement of damaged slates, asphalt, felt, lead flashings and covering, gutters, water outlets and repairs where services have been removed, to match existing adjacent on a like for like basis;
- A full re-roofing of all properties is not necessary;

Externals:
- Repairs to external fabric following removal of redundant plant and services to match existing adjacent; penetrations to be infilled on a like for like basis to the approval of LBC/ Camden Council;
- Repairs to fabric of 39BS rear extension, including concrete piers and sills with treatment of exposed rebar, and redecoration;
- Repair of cracking to brickwork subject to structural engineer's report;
- Repair and redecoration of windows, reveals and cills, front and rear facades, exterior grade paint finish; part replacement will be required in some locations as noted in condition schedule;
- Paving and asphalt to rear to be locally repaired to match existing;
- Front entrance steps to be refurbished and upgraded
- Ground level stucco to front elevation to be repaired and redecorated, paint finish;
- Balustrades: no refurbishment works proposed, front or rear.

5

5.6 Boundary Separation

The boundary properties to the rear of the Montague Street and Russell Square houses form an important line of protection to the Museum; its site, buildings, operations and security measures.

The creation of a physical separation between the Perimeter Properties and these boundary properties is required to include the following:

- A fenced barrier at rear ground level to prevent unauthorised access between the rear of the perimeter properties and the boundary properties and the rest of the British Museum site;
- A relining/masonry infill of the dividing wall between 8MS and the Annex Building at ground floor level has been advised as an increased security measure;
- Infill/closing of existing internal linked connections on all levels, separating the individual properties to prevent through unauthorised access;
- Re-routing and/or re-supply of building services which pass through the Perimeter Properties to the Museum site to protect the security of these supplies;
- Isolation of the services which supply boundary properties through the Perimeter Properties to ensure the boundary properties operate independently from the Perimeter Properties;
- Re-routing all security infrastructures to ensure the boundary properties are separated from the Perimeter Properties and fully integrated with the Museum site;
- A security strategy is to be established for the construction stages and phased letting of the properties;
- The Environmental Engineering report includes further detail on the services aspects for the boundary separation.

5.7 Exclusions

BDP have not been requested by the Museum to undertake the following works and are not currently included in the overall scope of works unless deemed essential following further investigations post strip out works:

- Basement damp proofing and tanking;
- Waterproof tanking to toilets;
- Full re-roofing;
- Structural repair works to external balconies;
- General façade works including cleaning and repairs;
- Comfort cooling;
- DDA toilet provision;
- Internal walls are generally not relined with paper; repair and redecoration only;
- Re-levelling of floors;
- Floor strengthening;
- Fire upgrade to walls or floors;
- Acoustic upgrade to walls or floors;
- New suspended ceilings;
- FF&E;
- Shelving to cupboards and stores;
- External landscaping to the front of the properties;
- Property security systems including CCTV and detectors (the Museum have advised this is not a project cost);
- Blinds to windows.

5.8 Building Services Integration

Due to the nature of the listed buildings, their character and historic significance, great care has been taken in designing the services provision required by the statement of need. Due to the requirements to meet the client's environmental brief, technical and plant spaces have been localised whenever possible in locations that have a low impact on the fabric and spatial setting of the properties and its interiors. The majority of plant has been located at basement level or at the rear of the property. The design was developed using the priciples outlined in the following;

Reuse of Existing Fabric Voids

Existing fabric voids in the building, such as corner risers or in the case of 39RS dedicated brick built service risers can be of great use in the vertical distribution of services, as re-utilising them minimises the impact on the existing fabric - no additional risers need to be built elsewhere.

The proposed location of new heating boilers at ground floor level at all properties (other than 11MS where the boiler is to be located on the fourth floor) is dependent on the ability to utilise existing risers and existing horizontal service runs to supply the radiators. Boiler flues extracts are to be located at the rear annex roof of MS properties so exhaust fumes are not discharged onto the street (11MS is to discharge at roof lvel). The boiler flu at 39 RS will have a dedicated flue that discharges at the rear 3rd floor terrace level, the is use an existing service riser.

The existing risers will be used to run vertical services. These will include; electrical, BMS, fire alarm, CAT 6 DATA cabling, LTHW and domestic water services. All will require no or very limited access and great care will be taken to reduce the amount of fabric removal to the absolute minimum.
Vertical and Horizontal Distribution

5

Due to the nature of the listed buildings, their character and historic significance, great care has been taken in designing the services provision required by the statement of need. Due to the requirements to meet the client's environmental brief, technical and plant spaces have been localised whenever possible in locations that have a low impact on the fabric and spatial setting of the properties and its interiors. The majority of plant has been located at basement level or at the rear of the property. The design was developed using the priciples outlined in the following;

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Vertical and Horizontal Distribution

39RS

Consolidated services risers carrying heating, cooling, ventilation, have been located to the rear of 39RS, auxiliary existing corner service risers at the front of property are to be used for the data, power and LTHW pipes for radiators. Domestic water and drainage stacks are to located centrally in a new service riser.

8-11 MS

Existing service riser are scattered throughout the buildings, these services runs are to be reused where possible. It is not anticipated any major service risers will be required, impact on the historic structure and setting is therefore minimised.

Horizontal distribution of services has been carefully considered to optimise retention of existing fabric, particularly floor joists. Generally, existing holes and notches in the floor joists and beams will be reused. A servicing spine containing the main runs of pipe work and cabling will run N/S from the main riser, along the wall bounding the main staircase. It should not be necessary to notch joists in the existing joists due to the careful placement of services in similar locations and the tendency for the existing joists to runs perpendicular to facade wall.

From the information gained from the intrusive investigations it is not envisaged that additional strengthening should be required to the timber joists however this will be confirmed in the detailed design stage.

Fabric Upgrade

- Possible fabric upgrades to this building will involve application of insulation to the walls, the roofs and the upgrade or replacement of the some existing windows.
- The project is a light refurbishment and involves work to prepare the buildings to be let as naturally ventilated offices near enough to their original conditions but with modern but basic services.
- The fabric upgrades are limited to making good and painting the windows and walls based on the original conditions.
- Where roof resurfacing is carried out a new layer of insulation will also be applied.
- Thermal modelling will not be carried out for this building and simplified heating load calculations will be carried out at detailed design stage to size heating system and radiators.

Natural Ventilation

- It is intended to naturally ventilate the properties using existing windows. A combination of single sided ventilation and where available combined with cross ventilation will ventilate the various office spaces.
- High and low window openings (existing sash windows provide this) are effective means of ventilation. Good internal solar blinds (with light colours and good solar refection) are also recommended to be installed.
- On western elevations application of solar films on the glass is recommended. The installation of both solar film and solar blinds can be included as part of the landlord or tenant works depending on the Museum's preference.
- Dynamic thermal modelling will not be carried out for this building and the Museum is satisfied that an overheating analysis is not required for letting purposes; the tenants in turn will decide whether to install additional measures for rooms that are likely to overheat in the summer.

Comfort Cooling & Mechanical Ventilation

- Limited to internal offices and meeting rooms where natural ventilation is not available.
- The strategy will be using split DX heat pumps , or variable refrigerant volume (VRV) units with local heat recovery

5

The boundary properties to the rear of the Montague Street and Russell Square houses form an important line of protection to the Museum; its site, buildings, operations and security measures.

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- A fenced barrier at rear ground level to prevent unauthorised access between the rear of the perimeter properties and the boundary properties and the rest of the British Museum site;
- A relining/masonry infill of the dividing wall between 8MS and the Annex Building at ground floor level has been advised as an increased security measure;
- Infill/closing of existing internal linked connections on all levels, separating the individual properties to prevent through unauthorised access;
- Re-routing and/or re-supply of building services which pass through the Perimeter Properties to the Museum site to protect the security of these supplies;
- Isolation of the services which supply boundary properties through the Perimeter Properties to ensure the boundary properties operate independently from the Perimeter Properties;
- Re-routing all security infrastructures to ensure the boundary properties are separated from the Perimeter Properties and fully integrated with the Museum site;
- A security strategy is to be established for the construction stages and phased letting of the properties;
- The Environmental Engineering report includes further detail on the services aspects for the boundary separation.

6

6.0 Access Considerations

6.1 Access & Egress

The proposals modify the current configuration and arrangements for entering and exiting the properties. Main access is currently gained via the rear of properties through the British Museum facility. Secondary, staff and goods access are via the original front doors facing front on Montague Street and Russell Square. These routes also act as final exits in case of emergency. 8-11 MS Can currently be accessed through a series of interconnecting doors. There is auxiliary access to all properties from the street from steps down to basement level doors.

The museum wishes to separate the properties from each other and from the museum facility creating a secure boundary between the Museum and the properties. The principle access for all properties with therefore revert to the original intended access at the front doors with auxiliary access at basement level of MontagueStreet and Russell Square.

There are currently steps up to all properties, due to heritage concerns and the setting of the historic properties it is considered inappropriate to modify the steps leading to the proposed principal entrance in any way to comply with access regulations;

- A ramp would have a detrimental impact on the significance of the historic approach and access, the setting of the building, and its relationship with adjacent terraces and with the square.
- A platform lift, even of a model that unobtrusively complements the existing steps and recedes in the floor when not in use, would have a detrimental impact on the historic fabric and require extensive structural modifications.

There are currently ramps or level access to the rear terraces of all MS properties, this situation will not change, however, a ramp is required to give internal access to the rear barrel vaulted space at the rear of 39 RS, design to be progressed at next stage.

6.2 Circulation

All floors will be maintained as existing, with any room threshold steps minimised and limited to a maximum of 15mm where absolutely unavoidable. Some localised levelling and making good is required along the corridor at 8-11 MS linking to front rooms at upper levels where partition walls are to be removed.

The external lift that runs from ground to basement level to the rear of 8MS is be decommissioned and the lift shaft is to be demolished to ground floor level.

The lift at 39RS which serves all floors with the exception of the Third Floor is currently out of use . The lift entrance orientation is to be rotated 90 degrees to allow more room for circulation at the top of the each set of stairs. The lift is to be replaced and the shaft altered to suit. The lift is also to be extended to the third floor making the building more accessible.

To achieve an acceptable spatial fit within the existing lift shaft, it will be agreed with the Approved Inspector that the lift car does not need to achieve the dimensions recommended in AD part M at the next stage. The specialist lift consultant has already commented and the proposed lift is unlikely to meet minimum requirements.

Existing doors in the circulation routes are generally of generous width, in excess of 900mm which is sufficient for use by wheelchair users. New doors in the circulation routes will generally be min. 800mm wide.

The handrails to the principal stair are approx. 900mm above the pitchline and this should be considered acceptable by the Approved Inspector. The option to integrate a new handrail to the wall side has been considered but, on balance, disregarded due to the character of the staircase and its fittings, and its heritage significance as a complete cantilevered stone staircase typical of the georgian period.

New stairs will have risers between 150mm and 220mm and going between 220mm and 300mm, with the pitch not exceeding 42 degrees. All handrails to new staircases are designed to be min. 900mm above the pitchline as required.

6.3 Accommodation

Due to the historic significance of the properties and their re-use as office accommodation, there is no specific requirement to make the whole of the buildings compliant with Approved Document Part M, however the design proposals ensure that the proposals are as accessible and practicable as possible.

7.0 Planning Consultation

7

7.1 Overview

The buildings have been used by the British Museum as offices and laboratories for several decades. The proposals to will return the interconnected 8-11MS into individual properties as originally intended, this approach is in line with Planning and English Heritage guidelines.

The remodelling and rationalising of the internal accommodation of this building, including a new staircase and lift, is considered uncontentious.

The design proposals illustrated in this report involve a certain level of change to the existing fabric and setting of the buildings and some compromises will be inevitable. However on balance, it is considered that the proposals have been developed with full consideration to the significance of the buildings, their character and setting, and in a spirit of constructive change that will enable the historic building to be appreciated and enjoyed for many years to come.

These include;

- Reinstating a staircase between 2nd and 3rd floor in 9 MS;
- Removal of internal partitions in all properties to respond to the requirements of the brief;
- Removal of unsightly lift shaft to the rear of 8MS;
- Integration of a level of building services commensurate to the requirements of Grade B2 offices.

7.2 Pre-Application Consultation

Camden Council and English Heritage:

- Applications for Listed Building Consent within a Conservation area will be required; A Planning Application will be also required;
- The Museum met with Camden and EH on 7th August 2014 concerning their site wide projects and informed them of the perimeter property proposals, who were supportive. The Museum met agian with Camden adn EH on the 7th of May, the planning authorities await the application.

Building Control:

- It is recommended that an independent building inspector, AIS, is appointed to assist the design team and progress the necessary approvals;
- Neighbours: the Museum are to contact neighbours at the appropriate time who have not yet been consulted on the proposed works; this is notable the Hotel next door to 8MS.

8

8.0 Fire Strategy

The principal aspects of the proposed fire strategy for the building can be summarized in the following sections.

8.1 Vertical Escape

39 RS
The extended single direction travel distances that will result if the rear exits are removed are considered acceptable by the ABD and Fire Consulatant based on the provision of;

- Comprehensive automatic fire detection and ensuring that the access corridors are constructed as protected enclosures.
- The provision of automatic door release mechanisms to fire doors forming part of the corridor enclosure.

All Buildings
A single stair serving the upper floors that also continues down to the basement is considered acceptable, Fire Consulatant subject to adequate fire separation of the basement accommodation from the stair by a protected lobby, this is reflected in the proposals.

A single un-lobbied stair is considered acceptable, subject to effective separation (i.e. 30 minutes fire resistance) of the stair from the accommodation. The provided proposals include;

- Upgrades to the construction of some of the stair enclosures the stair enclosure. This takes place on some of the upper levels of 8-11 MS where some sections of Lath and plaster will need to be replaced with plasterboard to achieve the 30min seperation. This situation is infrequent and the work will be carried out in a sensitive manner;
- Fire doors which should be fitted with automatic door release mechanisms linked to the fire alarm system.
- The fire alarm system will include comprehensive smoke detection (L1 standard) to ensure early warning of fire.

At the next design stage, it is recommended that a detailed survey of the doors be carried out to determine the period of fire resistance for each of the existing doors and a schedule detailing the necessary upgrade works required to ensure the doors achieve 30 minutes fire resistance should be prepared.

8.2 Disabled Evacuation

All Buildings
As there is no change of use, disabled access will not be provided to the buildings. Currently locations for refuges within each stair that do not obstruct the flow of people escaping do not exist. The proposals do not change this.

39 RS
An existing lift is to be recommissioned, refurbished and extended to so that it covers all floors. Although not DDA compliant, the lift could facilitate disabled evacuation.

8.3 Fire Alarm Detection Systems

- The fire alarm and smoke detection system within the dwelling will be designed in accordance to BS 5839-1.
- The fire consultant's recommended system is a 'Grade A, L1 system' ;
- Automatic door release mechanisms will be fitted to the fire doors to the stair enclosure and linked to the building's fire detection and alarm system;
- The fire detection and alarm system for the building is operational and that all rooms are provided with smoke detection (this appears to be the case) that can be linked to the automatic door release mechanisms fitted to the fire doors protecting the stair.

8.4 Emergency Evacuation Procedure

- The emergency evacuation procedure for each building will be based upon simultaneous evacuation. The fire alarm within each property will be "single knock", i.e. upon activation of a single call point or detector within a property, the evacuation signal will be immediately broadcast throughout the affected property.
- Since the properties will be separated by fire resisting construction, the fire alarms will not be linked and an alert signal will not be broadcast to the neighbouring property(s).

8.5 Elements of Structure

As the building is over 5m, according to table A2 of ADB Volume 1, all elements of structure for the building should achieve 60 minutes fire resistance, including the floor between the basement and the ground level. Where possible this can be achieved by upgrading/protecting the structure using contemporary building methods and materials.

An intrusive survey of the floor between basement & ground floor has identified that the existing floor construction will not achieve 60 minutes fire resistance. Therefore the existing floor will be underdrawn by 60 minutes fire resisting construction.

8.6 Compartmentation

- The compartmentation within the building will follow the recommendations in Table A1 of ADB Volume 1:
- The protected staircases will be enclosed in 30 minutes fire resisting construction with FD20 doors;
- The common staircases serving the upper floors continue down to serve the ground and basement floor level;
- To protect the upper levels of the stair, the below ground level will be separated by a door in the staircase at ground level;
- The lift shaft will have a fire resistance of 30 minutes with FD20 landing doors.
-

8

8. 7 Fire Safety Management

- Effective fire safety management procedures will assist in the prevention and control of fires and the evacuation of occupants They are the first defence against outbreak of fire and represent the best strategy to minimise fire risk.
- A good maintenance strategy should be encouraged to ensure that the effectiveness of the fire safety provisions is not affected.
- Maintenance procedures will need to be developed to ensure that all equipment and services within the buildings are able to operate effectively.

8. 7 Key Management Issues

- All necessary fire safety systems must be regularly maintained and tested.
- Staff should regularly monitor escape routes and circulation areas in order to keep them generally free of combustibles and obstructions.
- If a managed evacuation is agreed and adopted, domestic staff should be trained in their specific responsibilities.

The British Museum

Appendices

A

a: Structural Engineering

b: Initial Significance Study

c: Existing Photographs of Scheme

d: Drawing Information Schedule

e: Existing Drawings

f; Demolition Drawings

g Proposed Drawings

a: Structural Engineering

a

a.1 Overview

This section of the stage D report responds to the structural brief issued by the Museum and in response to the architectural drawings. This is summarized as ‘essential works required to bring the properties into a commercially viable condition for a 10-15 year Grade B leasing period whilst maintaining their historic character’. The scope described is applicable to all properties, Buildings No’s 8-11 Montague Street and Building No. 39 Russell Square unless stated otherwise.
This report follows on from the Stage C Report, subsequent site visits, design team meetings and describes the findings from the intrusive investigations carried out during the past design period. The structural conclusions have been updated to reflect the revised architectural and buildings services proposals. Recommendations for further work during the next stages are outlined at the end of this section.

a.2 Proposed works

The current buildings will subject to a full building services strip out works. As these will be fairly intrusive by the nature of the previous use of the building as laboratories, a fair amount of the structural frame will be exposed for inspection prior to making good. Following these works a site visit should be undertaken to confirm and extent of any structural repairs and interventions required if deemed essential. It will be likely that structural issues and problems will be identified during the strip out and renovation works and a cost contingency should be allowed for should these arise.

a.3 Building and Scope assumptions

- At present it is understood that the proposed architectural amendments will be limited to removal of non-load bearing partition walls, infilling of the doors and cosmetic changes.
- The building service strip outs will not damage or involve structural alterations or interventions to the existing structural frame.
- In their current state the buildings have been used as office space (for more than 30 years) without signs of distress or damage.
- The properties have undergone a series of alterations during the life span of the buildings. This report and our work does not comment on the structural soundness of the previous alterations carried out to date on the properties.
- This report does not investigate past structural defects or how they were corrected. There is evidence in the properties (mainly 8-10 Montague Street) of various remedies that have been undertaken over the years. Most of these are hidden by finishes and have not been exposed during the limited opening up works.
- The basement floors and vaults have not been inspected during the past period.
- The buildings (8-11 Montague Street) were originally designed for residential use but have been upgraded in the past and used as office and laboratory spaces. It is assumed that the future office use will impose a similar load to the past uses. Typically residential floors can support 1.5 kN/m2. The floors have been upgraded for office use (2.5kN/m2) but the exact capacity of the floors and supporting walls in unknown.
- Is it assumed that the future use of the building will be within the use limits as before and more for light weight low density office space rather than storage or densely populated office use.
- It is noted that the 3rd floor joists and spine wall have noticeably deflected and moved over the years. These deflections will remain and not be repaired or levelled for the future office use. (mainly 8-9 Montague Street).
- Archive drawings note that the basement floor is formed of concrete and that the load capacity of the floor in this area is 5kN/m2 and as such can be used for storage and IT equipment rooms. (8-11 Montague Street)
- The buildings do show evidence of movement over the years which can be expected of buildings of this age and the founding substructure. The buildings will continue to move in the future and will require maintenance and monitoring. (mainly 8-10 Montague Street)
- The roof has not been inspected but a report on the condition of the roof is covered under a separate report.
- The fire rating of the floors has not been assessed mainly due to the varied build up of the floors, extensive notching of the timbers for services and the varied finishes to the floors and ceilings.
- The new services will make use of the existing service risers and notches within the timber joists and will not be enlarging existing holes.

BDP have been issued with archive information of the buildings as follows.

- Buildings No’s 8-11 Montague Street Structural Engineers Reports:
- Feasibility Report : Part B Nos. 8-11 Montague Street December 1982
- Feasibility Study : Part B Nos. 8-11 Montague Street 21st December 1982
- Letter and drawings dated 28th July 1982
- Plan and Detail drawings 356/101, 106, 110, 112 dated May 1985
- Building No. 39 Russell Square
- Drawings (photocopy of the originals)
- Plans and detail drawings dated from 1987
- Areas insp Plant rooms – with limited access to the No 39 Russell Square. Plant access gantry and ladders within the

- At present it is understood that the proposed architectural amendments will be limited to removal of non-load bearing partition walls, infilling of the doors and cosmetic changes.
- The building service strip outs will not damage or involve structural alterations or interventions to the existing structural frame.
- In their current state the buildings have been used as office space (for more than 30 years) without signs of distress or damage.
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- It is noted that the 3rd floor joists and spine wall have noticeably deflected and moved over the years. These deflections will remain and not be repaired or levelled for the future office use. (mainly 8-9 Montague Street).

a.4 Investigations carried out at Stage 2 & 3

- The structural interventions were limited in scope and cost and therefore targeted a few keys areas based on our knowledge of similar buildings and the information received. As such not all structural defects have been uncovered and these may arise in the future.
- The investigations to 8-11 Montague Street confirmed the existence of steel beams installed within the floor joists as noted on the archive drawings.
- The investigations also exposed some of the structural interventions undertaken to support the rear walls and the connections to the walls. These all seemed in sound condition.
- As noted at Stage C a list of items requiring attention will be issued to the client QS for review and costing. At present no further items requiring immediate attention have been

a.5 Note of the Structural Frame of the Buildings (8-11 Montague Street)

Generally the buildings (construction year 1812) have all undergone various forms of structural interventions in the past. Some of these have been to facilitate the use of the buildings as office space others to address structural problems as they have arisen. The buildings No. 8-10 Montague Street are of a very similar make up and layout with No. 11 being of a different layout and includes a loft extension.

Typically for all the properties the stairs and landings are in fair condition basement to 2nd floor level. The flights to the 3rd floor are generally structurally sound but are in need of general making good. This is more evident in No. 11 where the stair to the 4th floor shows signs of movement (cracks to the plaster work and finishes). No evidence of structural movement is indicated but this should be confirmed once works on site begin.

No’s 8-11 Montague Street
Generally partitions have been added to the properties and these are not common to all of the properties. As such it is assumed that these are non-load bearing and could be removed if required. The limited investigations carried out to date confirm this assumption. During the strip out works the contractor will need to expose all the timber framing prior to removal of the partitions and inform the client and design team it steel elements are found within the walls. This includes ties and posts.

No 8, 9, 10
These properties all have differing basement partition walls should these require removal investigations will need to be carried to assess if they support the ground level floor.
On the 2nd Floor – the partition wall to the front of the corridor looks to be non load bearing. Access to the roof space will be required to confirm this should these need to be removed.
These properties have had similar floor strengthening carried out in the past with the use of steel beams placed in-between the timber joists.

No 8, 9
Third floor: The partition walls in the front rooms of No 8 and No 9 look to be non-load bearing and can be removed. The floors in these areas do show signs of deflection, and although structurally sound the bearing and support points of these floors should be inspected to confirm adequate support is being provided by the masonry walls and spine walls.

No. 8
Ground floor nibs in the central corridors are structural and found to have substantial steel sections in place. These are to remain. The need for this framing is unknown but from the archive drawings it is evident that No. 8 has undergone more structural interventions than the other properties.
No. 9

a

First floor partition in the front room looks non-load bearing but does align with walls above and below. Investigations will be required to confirm if these can be removed.
The stair from the 2nd floor to 3rd floor has been in filled, with some portion of the stair reaming. Should this staircase be reinstated the stair supports and design will need to be investigated.

No. 10
The rear bay window has had some steel framing added in the past. The cracking noted at high level will need further investigation to understand why these steel supports where added and if the cracking is linked to the installation of these steels.

a.6 Note of the Structural Frame of the Buildings (39 Russell Square)

The building is a load bearing masonry and reinforced concrete framed structure with concrete floors dating from the late 1950's. The building frame is in good condition and it seems was designed from the outset to be used as office space. The building was refurbished/converted in the 1980's as a laboratory. The works included a new roof plant room and the infilling of the central light well with a steel frame floor and ladder access to the new roof plant room from the ground floor level.

The lift shaft was not accessible during our site visit.

a.7 Opening Up Works and Intrusive Investigations

Once the strip out is largely complete a detailed intrusive structural investigation could be carried out if instructed by the client to confirm the assumptions made during the initial design stages and to inspect areas that have been exposed by the strip out works.

a.8 Next Steps

- Review further archive information if any.
- Documentation for structural works, repairs specifictions for tender.
- Further site inspections during and after the strip out.

b: Initial Significance Study

b

b

Key

Higher level of significance - decorative cornices and plaster work and or joinery (dados, skirting, doors) cantilevered stone stairs.

Some level of significance - simple cornice and/or simple joinery (dados, skirting, doors).

Limited level of significance - potentially original, none decorative, building fabric and structure.

Approx Scale

1:100 @A3

Basement Level

INITIAL ASSESSMENT OF HISTORICAL SIGNIFICANCE

8-11 Montague Street

Key

Higher level of significance - decorative cornices and plaster work and or joinery (dados, skirting, doors) cantilevered stone stairs.

b

Some level of significance - simple cornice and/or simple joinery (dados, skirting, doors).

Limited level of significance - potentially original, none decorative, building fabric and structure.

Approx Scale

1:100 @A3

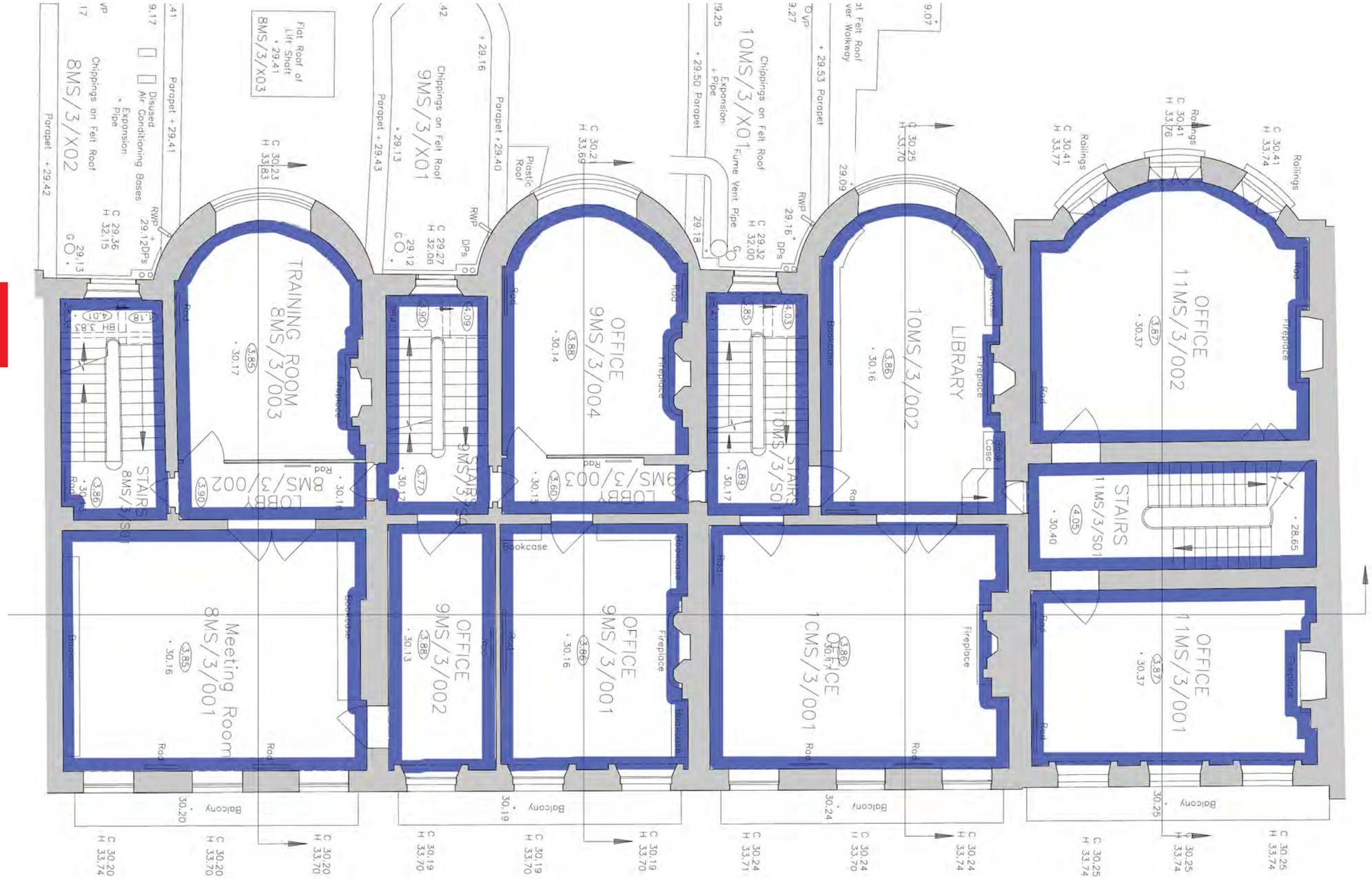
Ground Floor Level

INITIAL ASSESSMENT OF HISTORICAL SIGNIFICANCE

8-11 Montague Street

June 2015

b



Key

Higher level of significance - decorative cornices and plaster work and or joinery (dados, skirting, doors) cantilevered stone stairs.

Some level of significance - simple cornice and/or simple joinery (dados, skirting, doors).

Limited level of significance - potentially original, none decorative, building fabric and structure.

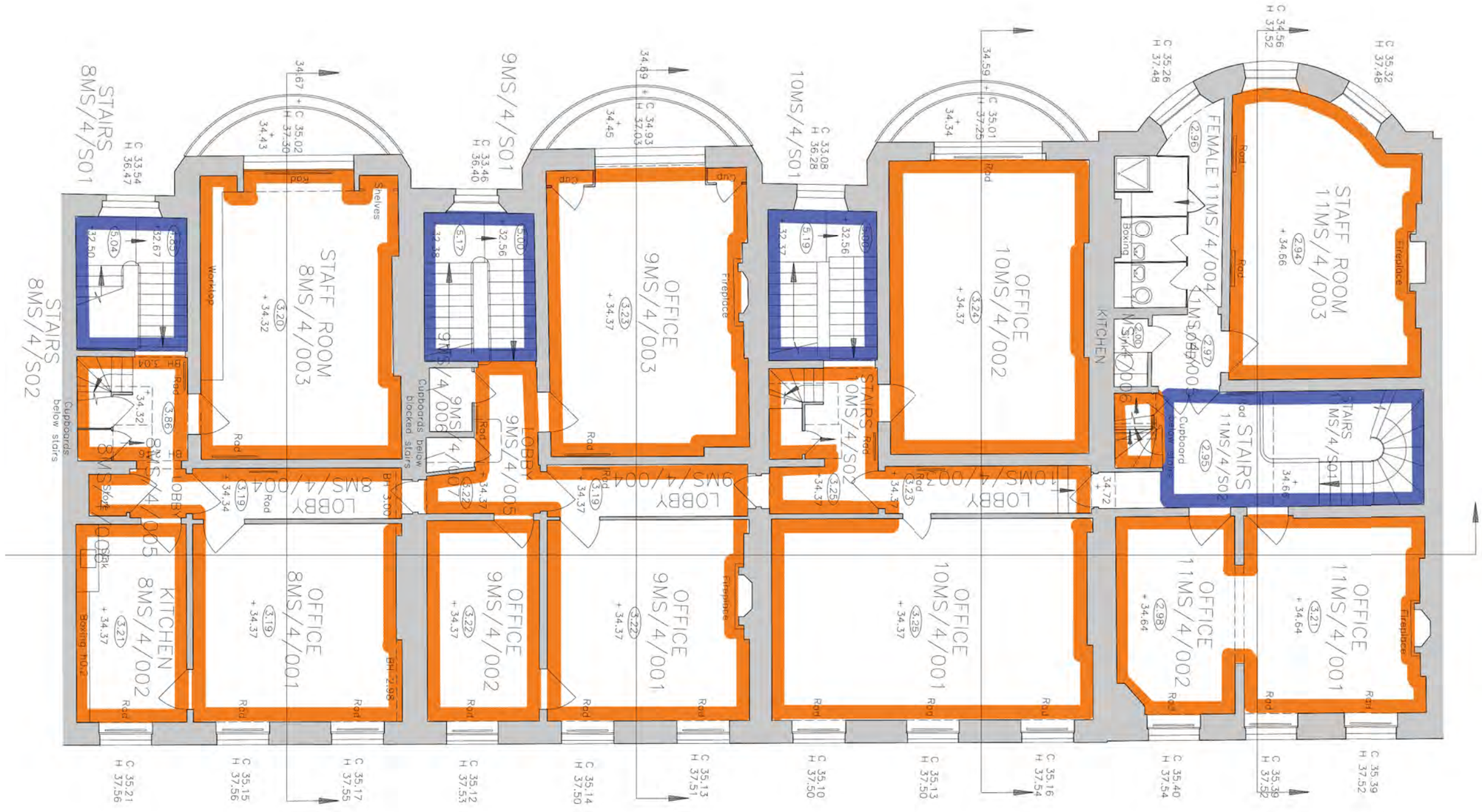
Approx Scale

1:100 @A3

First Floor Level

INITIAL ASSESSMENT OF HISTORICAL SIGNIFICANCE

8-11 Montague Street



Key

Higher level of significance - decorative cornices and plaster work and or joinery (dados, skirting, doors) cantilevered stone stairs.

Some level of significance - simple cornice and/or simple joinery (dados, skirting, doors).

Limited level of significance - potentially original, none decorative, building fabric and structure.

b

Approx Scale

1:100 @A3

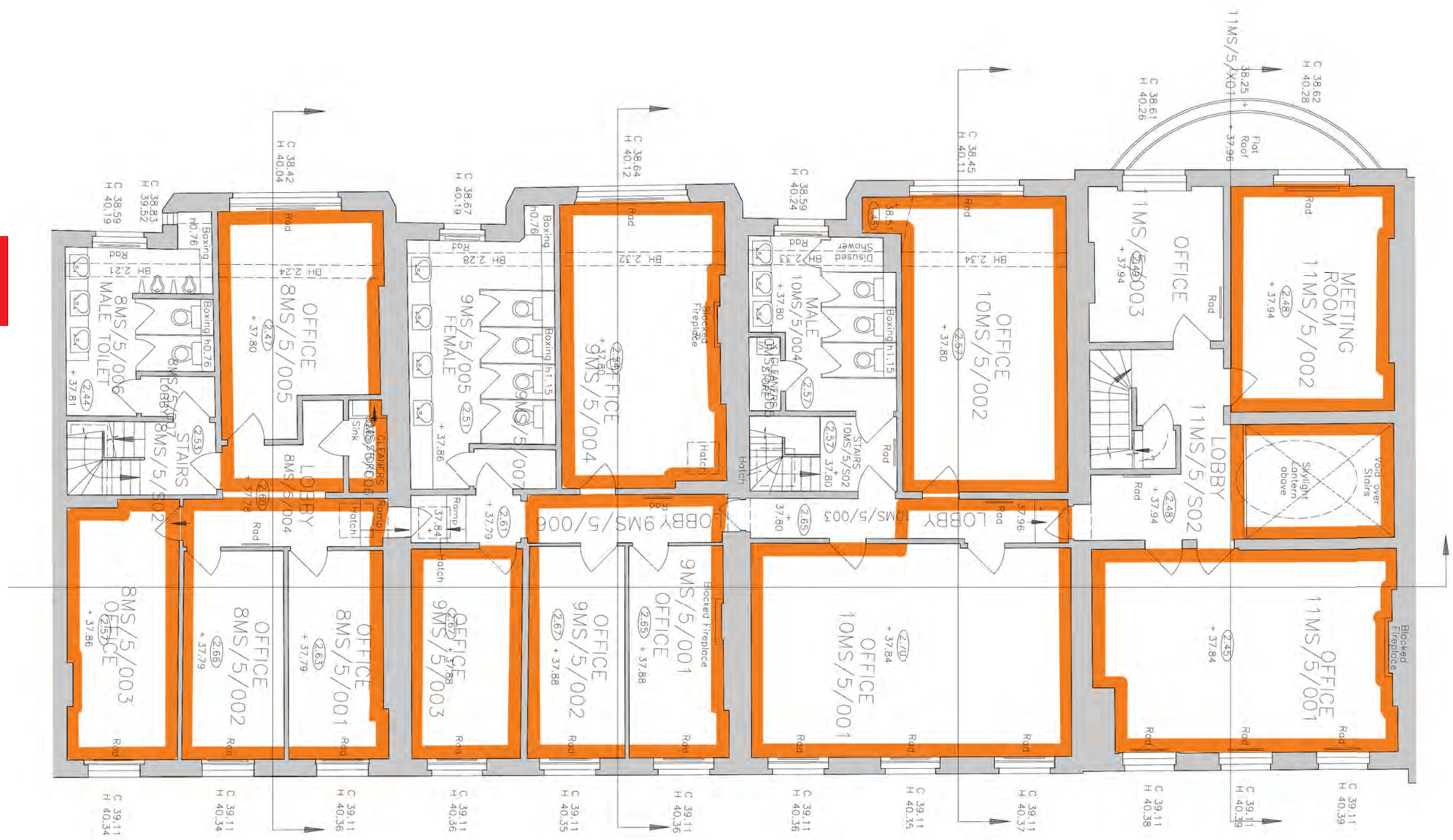
Second Floor Level

INITIAL ASSESSMENT OF HISTORICAL SIGNIFICANCE

8-11 Montague Street

June 2015

b



No.8 **No.9** **No.10** **No.11**

Key

Higher level of significance - decorative cornices and plaster work and or joinery (dados, skirting, doors) cantilevered stone stairs.

Some level of significance - simple cornice and/or simple joinery (dados, skirting, doors).

Limited level of significance - potentially original, none decorative, building fabric and structure.

N

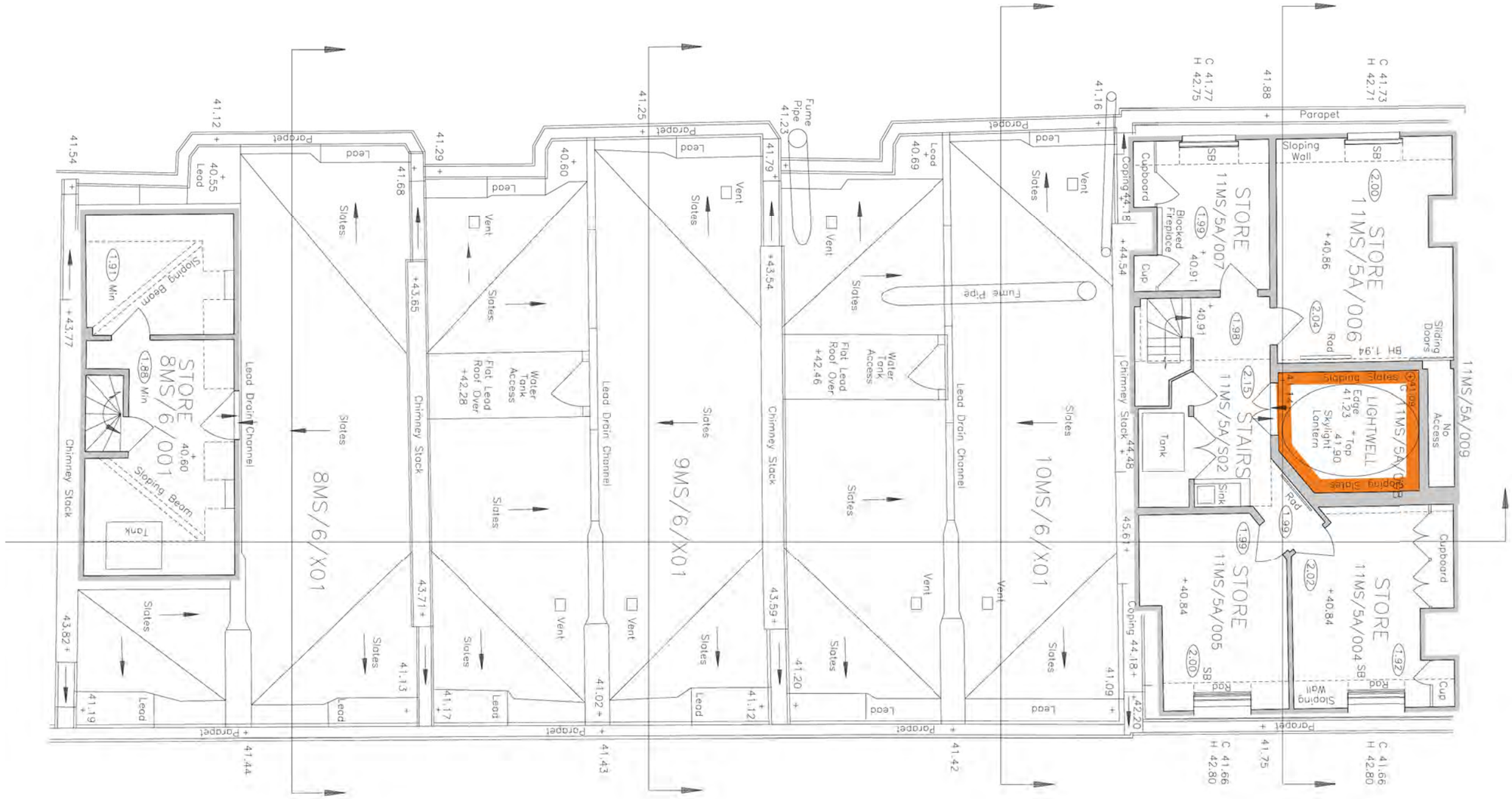
Approx Scale

1:100 @A3

Third Floor Level

INITIAL ASSESSMENT OF HISTORICAL SIGNIFICANCE

8-11 Montague Street



Key

Higher level of significance - decorative cornices and plaster work and or joinery (dados, skirting, doors) cantilevered stone stairs.

Some level of significance - simple cornice and/or simple joinery (dados, skirting, doors).

Limited level of significance **-** potentially original, none decorative, building fabric and structure.

b

Approx Scale

1:100 @A3

Fourth Floor Level
INITIAL ASSESSMENT OF HISTORICAL SIGNIFICANCE
8-11 Montague Street

June 2015

The British Museum