



Design & access statement



46 - 47 Russell Square, WC1B 4JP

Job number: 4054

Revision 02 05.04.16

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INTRODUCTION

This Design and Access Statement provides detailed and background information in support of the Listed Building Consent application for the refurbishment of:
46 - 47 Russell Square, London WC1B 4JP

The document sets out the design aspirations for this listed building, explains the design principles followed, considers the impact of the proposals on the conservation area and addresses the issue of inclusive access. This document is therefore to be read in connection with the following application documents and drawings:

- Existing Drawings:
4054_D_01 to 4054_D_08

- Demolition Drawings:
4054_D_70 Demolition Plan Basement
4054_D_71 Demolition Plan Ground Floor
4054_D_72 Demolition Plan First Floor
4054_D_73 Demolition Plan Second Floor
4054_D_74 Demolition Plan Third Floor
4054_D_75 Demolition Plan Fourth Floor
4054_D_76 Demolition Roof Plan
4054_D_77 Demolition Front Elevation
4054_D_78 Demolition Rear Elevation
4054_D_79 Demolition Courtyard Elevation
4054_D_80 Demolition Front Lightwell
4054_D_81 Demolition Section A-A
4054_D_82 Demolition Section B-B
4054_D_83 Demolition Section C-C and D-D

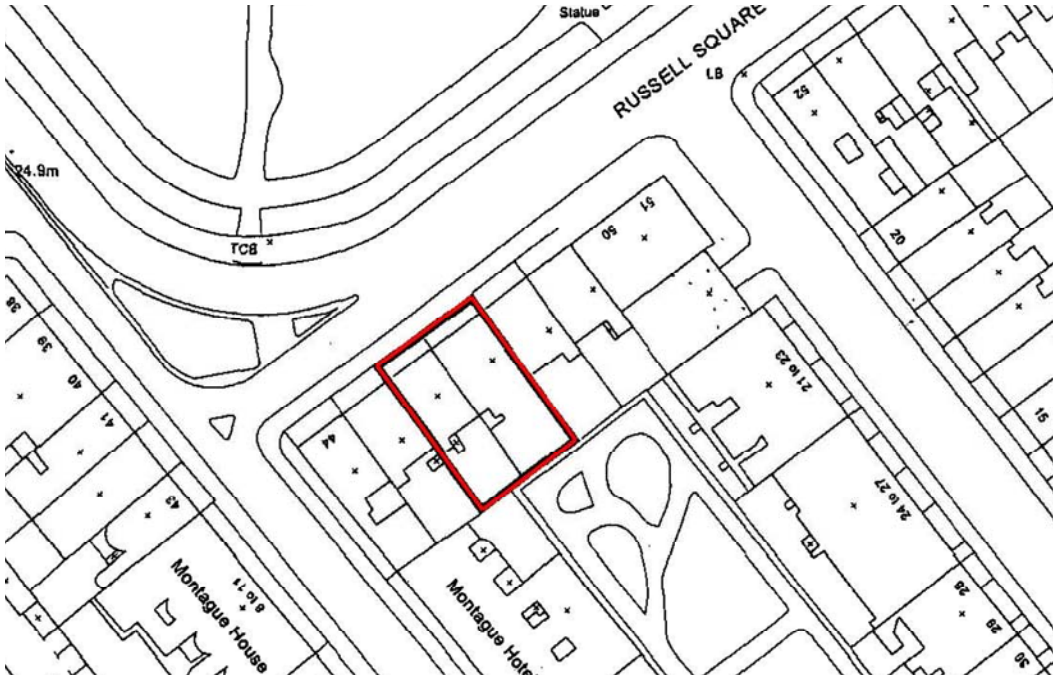
- Proposed Drawings:
4054_D_46 Proposed Basement Plan
4054_D_47 Proposed Ground Floor Plan
4054_D_48 Proposed First Floor Plan
4054_D_49 Proposed Second Floor Plan
4054_D_50 Proposed Third Floor Plan
4054_D_51 Proposed Fourth Floor Plan
4054_D_52 Proposed Roof Plan
4054_D_53 Proposed Front Elevation
4054_D_54 Proposed Rear Elevation
4054_D_55 Proposed Courtyard Elevation
4054_D_56 Proposed Section A-A
4054_D_57 Proposed Section B-B
4054_D_58 Proposed Section C-C and D-D
4054_D_59 Proposed Lightwell Elevation
4054_D_60 Proposed Ground Floor Garden Plan

- Reports:
 - This Design & Access Statement
 - Heritage Statement
 - Noise Impact Assessment

1.0 THE SITE & EXISTING BUILDING

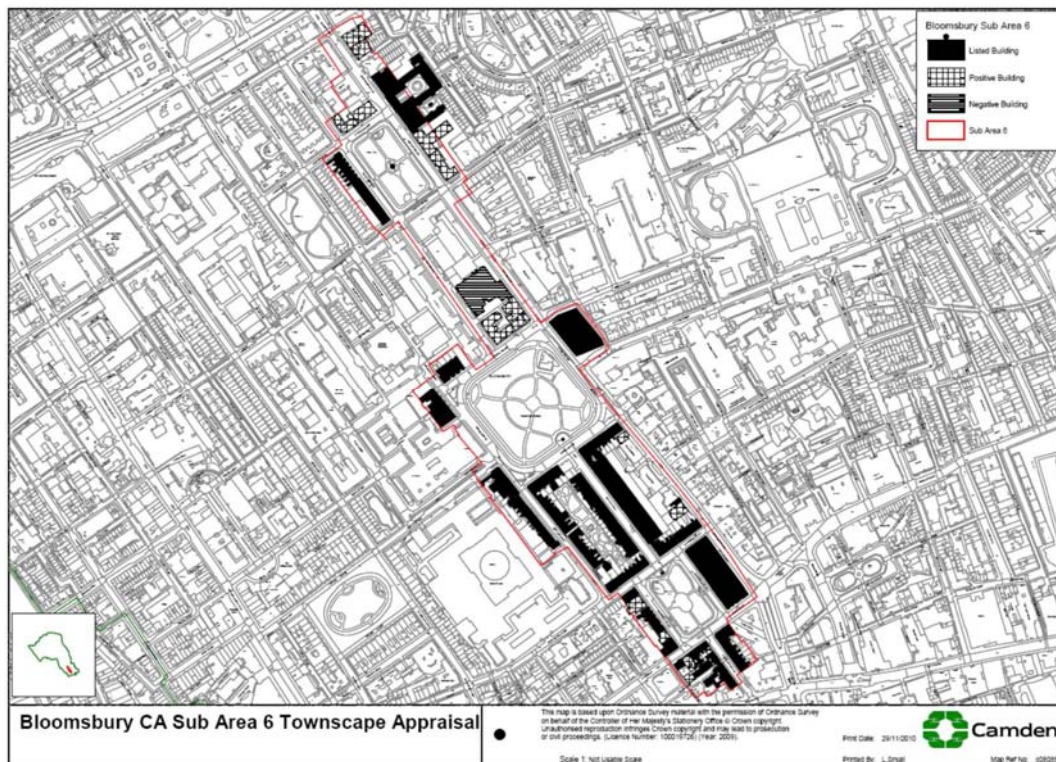
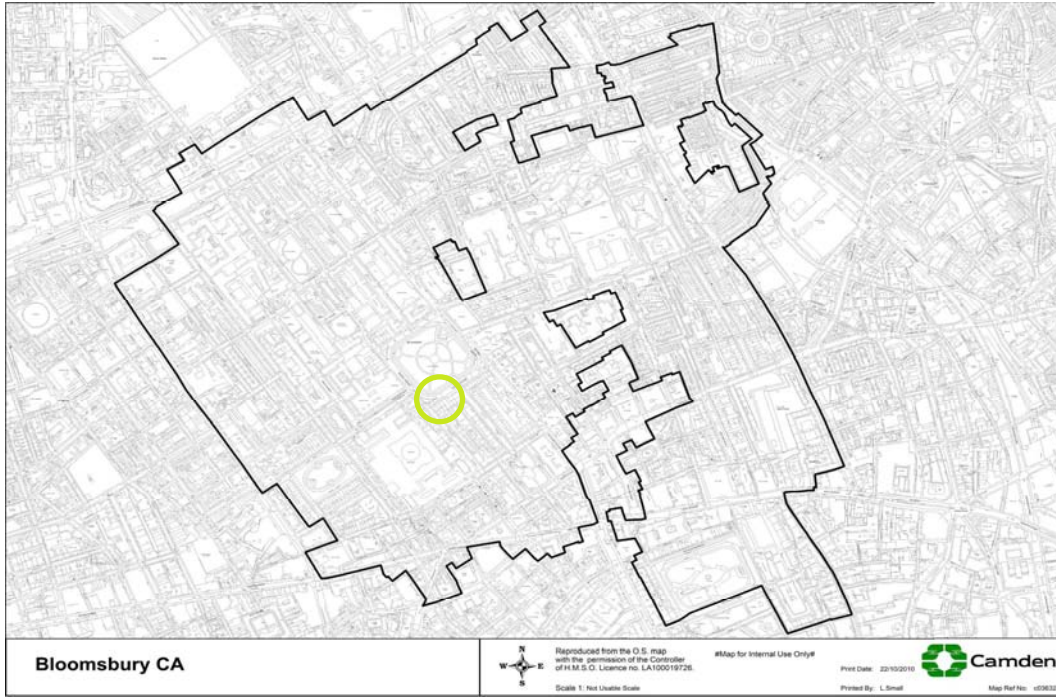
1.1 SITE LOCATION

The Site is situated on the south corner of Russell Square, adjacent to Montague Street.



1.2 CONSERVATION AREA

The site lies in sub area 6 of the Bloomsbury Conservation Area.

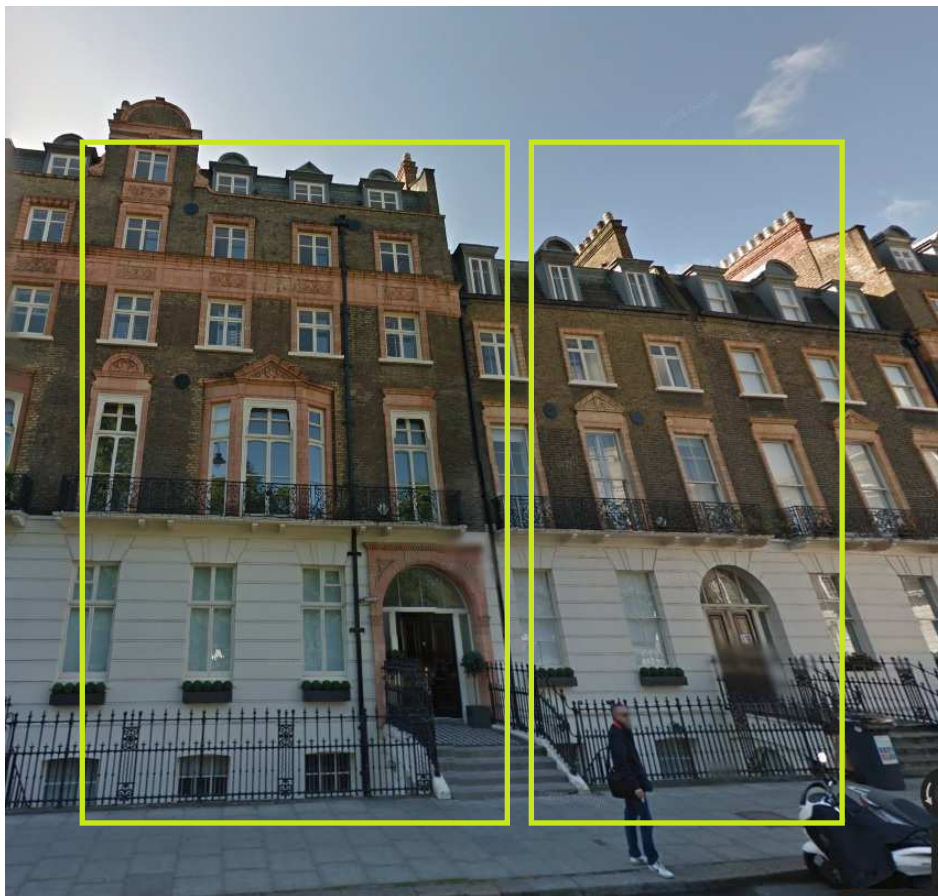


1.3 THE EXISTING BUILDING

The grade II listed buildings (no. 46 & 47) were originally two separate townhouses, built by developer James Burton in c1800, which were subsequently joined together.

Previous alterations to these building include changes of use and internal alterations, including removal of internal walls and doors and the inclusion of new mechanical and electrical services within the property. Permission was granted for internal alterations (incorporating removal of walls and construction of new door openings, new partitions and suspended ceilings) in December 2003.

Please refer to the Heritage Summaries within sections 1.5 and 3.2, the accompanying drawings produced by DLG Architects, and the full Heritage Statement Report produced by Anthony Walker for details of the buildings' history.



No. 47

No. 46

1.4 LISTING TEXT

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1246149

Grade: II

Date first listed: 28-Mar-1969

English Heritage Building ID: 477920

Authority: London Borough of Camden

GV II

Terrace of 6 houses, formerly a symmetrical terrace similar to Nos 52-60 (qv); with one surviving, projecting end bay (No.44) and central bays (Nos 47-49). C1800-03. By James Burton, altered c1898 by PE Pilditch. Multi-coloured stock brick with rusticated stucco ground floors and slated mansard roofs with dormers. Later terracotta dressings.

EXTERIOR: 3 storeys, attics and dormers. Projecting bays 4 storeys. 3 windows each, No.44 with return of 4 blind windows to Montague Street. Round-arched doorways with pilaster-jambes, cornice-heads, fanlights, sidelights and double panelled doors; Nos 44, 47 and 48 with square-headed terracotta surrounds. Recessed, architrave casement and sash windows. 1st floor with cornices and central windows with pediments; Nos 47-49 central windows 3-light canted bays. Continuous cast-iron balconies to 1st floor windows. Projecting bays with 3rd floor cornice and enriched frieze below. Parapets. Dormers with terracotta cornices; projecting bays with alternating triangular and semi circular pediments, Nos 45 and 46 with semi circular pediments to centre dormers only.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached mid C19 cast-iron railings to areas.

HISTORICAL NOTE: the Duke of Bedford was inspired to add terracotta dressings to these houses following the building of The Russell Hotel (qv).

1.5 HERITAGE ASSETS

DLG Architects have undertaken a preliminary assessment of the property's historic assets, and in addition a specialist conservation consultant has been appointed to undertake further investigation into the history of the property and significance of its historic features. This report will be included with the Listed Building Consent application and its scope amended in accordance with any feedback received prior to submission.

During DLG Architects preliminary survey it has been found that the property has been extensively renovated several times, resulting in the loss of considerable amounts of historic fabric.

KEY HERITAGE ASSETS

Basement Floor Level

No historic features noted.

Ground floor level

Entrance glazing above doorways.

Principal rooms have decorative cornices, dado rails and wall mouldings.

Ornate frames to doors, but doors have been modified to meet the requirements of the current use.

Considerable of restoration and replacement of cornices can be seen through the reception area and to the rear extension.

Staircases are stone with timber varnished and metal balustrades throughout the buildings. Only one of the staircases is original.

First floor level

Principal rooms have decorative cornices, picture frames and roses.

The ventilation system installed above the ceiling to the principal room (currently used as a lecture theatre) indicates that significant works have been undertaken previously.

Continuing floor levels

No historic features noted.

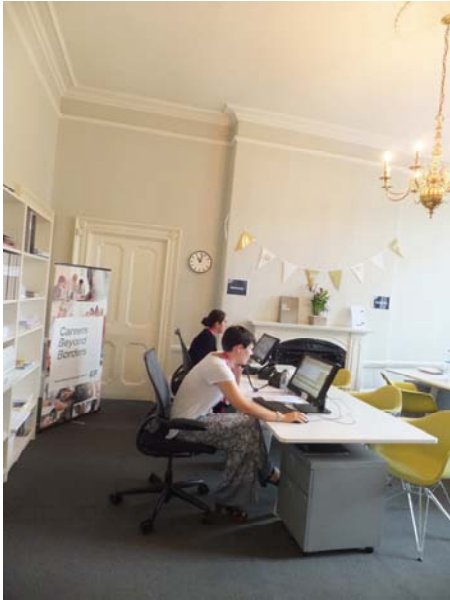
Additional notes

All single glazed sash windows appear to be of original pattern

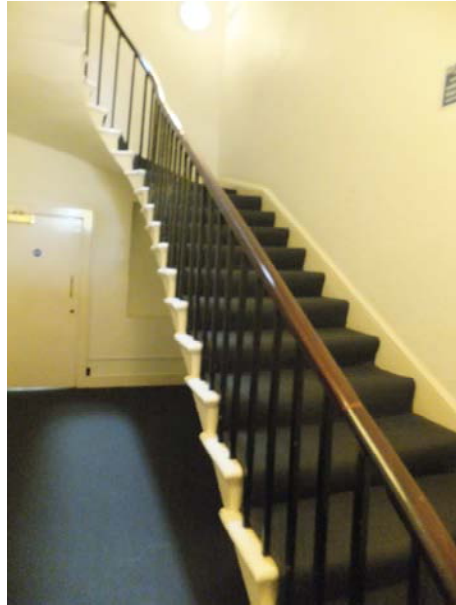
Roof lights to rear basement extension to number 47 appears to be a recent addition.

Air conditioning has been provided to several of the principal rooms with consequent alterations to the building.

Please refer to Appendix 2 (drawing numbers 4054_D_31 to 39) for the full set of heritage asset drawings.



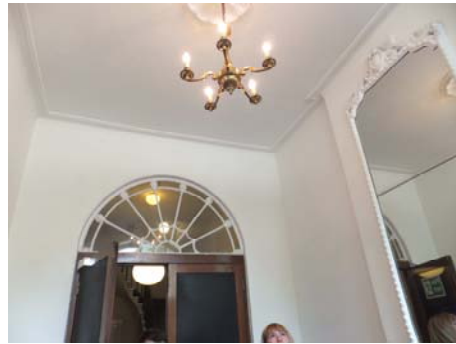
47.R.G.E.04 - Ground floor rear room



46.R.G.E.04 - Ground floor staircase rear



47.R.1.E.04 - First floor front room



46.R.G.E.06 - Ground floor entrance



47.R.1.E.07 - Ground floor front room



47.R.1.E.07 - Ground floor front room

2.0 ARCHITECTURAL PROPOSAL

2.1 DEVELOPMENT DETAILS

Summary of the proposals for 46—47 Russell Square.

The existing accommodation is arranged as follows:

Number 46 Basement and Ground floors
 First Floor
 First and Second Floors
 Second and Third floors

Number 47 Basement
 Basement and Ground floors
 First Floor
 Second and Third floors
 Fourth floor

Gross external area of existing buildings	1811 sqm
Gross external area of proposed buildings	1811 sqm
	1811 sqm total area

REFURBISHMENT

The proposal is to refurbish, enhance and conserve the existing fabric of the building in order to bring it up to a standard suitable for modern occupation and to secure the long term use of these listed buildings.

In particular, the WCs have been reconfigured and rationalised to provide better quality, more spacious facilities which are more in keeping with the quality of the building, and includes a shower and lockers for cyclists.

CAR PARKING

No car parking provision has been made due to the nature of the development and the lack of any available space to provide on site parking. This is in line with the assessment of the site environs being heavily parked, and necessitates the new accommodation being designated 'car-free'.

2.2 DESIGN STATEMENT (INCORPORATING OUTLINE SCOPE OF WORKS)

INTERNAL TREATMENT

Please refer to schedule of works which includes:

- Upgrade WC and kitchen facilities
- Removal of some non-historic partitions to upper floors
- Improved accessibility and facilities for those who are less mobile
- Stripping out of modern suspended ceilings, and installation of new lighting

The aim is to conserve and enhance as much of the existing building and fabric as possible whilst sensitively converting the building so that it is suitable for modern occupiers..

The raised Ground Floor entrance to no. 47 provides the main point of access, while no. 46 is used only for secondary or emergency access and egress. The two buildings are also connected laterally at each level. The proposed arrangement utilises this existing entrance level hallway and the principal staircase at number 47 to provide access to the rest of the building. A reception area is to be located on the ground floor at number 46. The existing secondary stair to number 46 will remain . Existing doorways will be preserved with joinery intact where not required for the revised arrangement. New door openings have been kept to a minimum.

It is proposed that some walls are removed to the upper levels, in order to open up the space and allow for modern patterns of occupation, and ensure the viability of the space. It is the opinion of the Heritage Consultant that removal of some walls would not be detrimental to the building, due to the extensive series of alterations which have occurred in the past..

Any kitchen, lobby and other required features will be fitted in a manner that does not detract from the overall proportions of the principal rooms. The current layouts have evolved over time on a rather ad-hoc basis, this has been addressed within the new proposals with the aim of rationalising the servicing and ancillary spaces into a central location, allowing a cleaner floorplate and as close an alignment as possible to the original room proportions.

EXTERNAL TREATMENT

- Some plant installation
- Alteration to railings to accommodate lift (whilst maintaining visual consistency)
- New external Accessible platform lift
- Alterations to basement windows to rear

The following works are proposed to preserve the building fabric and will not change the external appearance:

- Repairs to facades and to pavement vault areas
- Repair, replacement and redecoration of joinery and ironmongery, including railings, all on a like-for-like basis.
- Replacement and redecoration of external rainwater and drainage goods where required.
- Repairs to boundary walls, and installation of paved and planted areas in the proposed garden spaces.

2.3 ACCESS STATEMENT

The buildings are Grade II Listed terraced houses and due to the restrictions incumbent in working on historic buildings it is not possible to fully meet the requirements to adapt the building to make it fully accessible for all.

The following best practice guidelines (with regard to accessibility at No.s 46-47 Russell Square) have been considered.

- Disability and Discrimination Act 1995
- The Equality Act 2010
- Building Regulations—Approved document M (access to and use of buildings).
- Building Regulations—Approved document K (protection from falling, collision and impact).
- BS 8300:2001 - Design of buildings and their approaches to meet the needs of disabled people Code of Practice.

2.3.1 MEANS OF ACCESS TO RECEPTION AND CIRCULATION

In order to access the ground floor communal hallway of each house, there is an existing external flight of stone steps, consisting of four / five risers, followed by an external landing, then a further riser to the front door. There are railings but no handrail to either side, providing a barrier between the entrance and the adjacent lightwells. This arrangement is characteristic of the street and property period and therefore must be retained because of the building's listed status.

Installation of a ramp has been considered, however a ramp of approximately 9m length would be required, which cannot be integrated without blocking the basement light well, and significant alteration to the existing steps in order to provide the required landing space outside the front door.

We propose to fit a small platform lift from pavement level to basement light well. This would require some alteration to the existing railings to allow access through to the platform, whilst maintaining the visual consistency of the railings. However it would be far less obtrusive than other options, and will ensure that the building is fully accessible for wheelchair users.

Once inside the building, all floors are served by the main lift, which will be refurbished as part of the proposed works.

2.4 SUSTAINABILITY APPRAISAL

Policy 5.2 of the London Plan states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the Mayor's **be lean, be clean and be green** energy hierarchy:

The proposed building fabric is being upgraded where possible in order that the building uses less energy. (for example, single glazed windows, efficient boiler) and the proposed new services have been designed to supply energy efficiently.

Environmental

Brown field site development

No Car parking spaces are to be provided, which will encourage the use of public transport.

The refurbished building will be upgraded where possible to current Building Regulations standards in respect of insulation, lighting, ventilation and heating. This will help to make the building more efficient to run, thereby reducing the overall energy requirements.

Economic

Reuse of the existing building

Repair of the existing building fabric will lead to a prolonged life for the whole of the site.

2.5 ENERGY & SERVICES STATEMENT

Please refer to the Method Statement (Revision 0) provided by TPS, Building Services Engineers, which is to be read in conjunction with this report.

3.0 SUPPORTING INFORMATION

3.1 DAYLIGHT AND SUNLIGHT ASSESSMENT

There will be no adverse effect on the daylight or sunlight to neighbouring properties as a result of the proposals.



Existing

3.2 HISTORIC BUILDINGS ASSESSMENT

In 1800 the Duke of Bedford obtained two Acts of Parliament for developing his Estate and the same year James Burton, who had been working with the adjacent Foundling Estate, started the demolition of Bedford House which it is reported was no longer to the liking of the Duke as development to the north had marred his view of Hampstead and Highgate hills.

This development enabled Burton to create two new roads leading due north to a new open space named Russell Square, thereby creating a substantial amount of new development value for the Bedford Estate. Burton designed and developed many of the properties including the terrace along the south side of Russell Square in 1800-1803.

The terraces on the south side of the Square were altered in 1898, when the new terra cotta cornice, frieze and other decorative elements were introduced by the then Duke of Bedford following the success of the Russell Hotel designed by Charles Fitzroy Doll. These alterations were carried out to designs by PE Pilditch and substantially affected the main facades.

The back of the terrace has retained much of the original simple design but extensive extensions have been permitted since the second half of the nineteenth century thereby losing the simplicity which is still retained, for example, along the back of the terraces in Bedford Place. This is also shown on the drawings in 1940 when the basement was taken over for an air raid shelter. There was significant war damage to the property and the adjoining number 45.

There have been substantial internal alterations to the buildings including their unification into one property. These have included extensions to the original stone cantilevered staircases rearrangement of the internal subdivisions, new finishes including decorative plasterwork and joinery.

Undoubtedly the main significance of this building lies in its contribution to the terraces along the south side of Russell Square and thus to the setting of the designated heritage assets including the conservation area.

