



EllisWilliams
Architects

To : Camden Planning
From : Ellis Williams Architects
EWA Reference : 2200/ 26
This Application Ref **2015/3341/L**

Date : 13 July 2016

Supplementary Heritage Statement 43-45 Bedford Square, London WC1B 3DN

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1. Purpose:

This Statement is made to accompany an issue of revised proposals for works to No.43 - 45 Bedford Square following comments raised by and discussions with Officers at Camden Planning and Reeneration.

2. Assessment:

The original proposals were discussed at a site meeting on 26 May 2016 with the following parties present:

Antonia Powell – LB Camden Conservation Officer
Gary Bakall – LB Camden Planning Officer
Claude Amar – EJM (Applicant)
Robert Freeman - Ellis Williams Architects (Agent)
Thomas Prevot - EJMUK
Thierry Mazellier - DROLES DE TRAMES Architectes
Eric Chazelle - DROLES DE TRAMES Architectes
James Lennon – Mason Navarro Pledge Structural Engineers
Peter Saich – Instia Contractors

The following items were discussed and have subsequently been re-considered in these revised proposals:

- 2.1. Balustrades to the main stair to no.43: Various options for guarding were discussed. A simple vertical metal bar balustrade was agreed as the preferred solution. (See revised proposals below.)
- 2.2. Jib Door to First Floor, between no.43 and 44: A connection between no.43 and 44 is required for fire escape reasons. Camden reserved judgement until they had discussed this further internally.
- 2.3. Partition to the Library to no.45: The partition has been introduced to provide a safe means of fire escape to the stair. A glazed clerestory was agreed as being most appropriate at the top of the partition.
- 2.4. Lighting in the stairs – Camden officers were going to consult Historic England.
- 2.5. External facade proposals – the proposals were viewed on site and generally accepted.

3. Revised Proposals:

3.1 Balustrades to No.43:

Following the meeting, EWA, the School and Building Control have discussed the options available and it has been agreed that it is acceptable to all parties to manage the balustrade without any new additional permanent guarding, as long as the existing balustrade can be repaired to make it sound and rigid.

The Structural Engineers, MNP, who are experienced in works to other similar stone 'cantilevered' staircases in Bedford Square, and at Kings Cross Station have surveyed the existing staircase and have proposed the following repairs in order to safeguard the condition of the staircase and balustrade and allow it to continue in use as shown on MNP drawing D-300:

1. Providing additional supporting steels at one half-landing to secure the staircase where it is evident movement has occurred by the cracks in the lower tread on the flight above.
2. Repointing all cracks/ open joints with an epoxy resin.
3. To secure the existing balustrades: to re-lead the lowest newel post and to provide two additional lateral restraints ties between the balustrades and the opposite stair flight.

3.2. Jib Doors:

A connection between no.43 and 44 is required for fire escape reasons to allow a secondary means of escape from the first floor rooms. The sensitivity of new openings in the principle rooms is understood and therefore concealed 'jib' doors that are only for use in emergency and normally kept closed are proposed. The doors will not create a thoroughfare or corridor link laterally but are only for emergency use.

The proposals hereby submitted are for concealed pivot doors replicating the design of the existing jib door at the ground floor level between no.s 43 and 44. The door will be finished in plaster, flush to the adjacent wall surfaces and will carry a continuation of the skirting and dado rail on it. To ensure that the dado and skirting match and to prevent loss of historic fabric, the existing dado and skirting on the wall will be reused.

3.3. Library Partition – Third Floor no.45:

Following the meeting, a revised design is hereby submitted introducing a clerestory glazed light along the length of the currently solid partition. This glazed strip will allow an appreciation of the extent of the room and of the cornice detail around the entire room. The glazed screed is proposed to contain clear fire glass in a hardwood timber frame. The design of the screen follows the height and width proportions of the existing door to give a panel size and division. A fully-glazed solution was investigated with no vertical framing, but this would not give the structural rigidity required to the partition, therefore vertical framing is proposed which holds the glass and also connects to the ceiling joists above to make the partition rigid.

4. Conclusion:

The proposed designs have been discussed at length between the Architects, Consultants the Applicants and Camden officers, and have been revised following comments raised. The proposals now submitted are more limited in their scope and sensitive in their nature. We believe they represent best practice in conservation: allowing the School to operate safely within the Listed Building while protecting and retaining the historic fabric for the future.

Ellis Williams Architects
13.7.2016