

2-6 Southampton Row

Condition 14

Listed Building Consent 2012/5591/L

Cabinet Adaptation in Multi-function Room 2.07 & New Ventilation Grille in 1.05

Refer drawings: 586_207_302-C1
 586_207_100-C1
 586_105_101_C1

These documents are submitted for approval under the existing 2012/5591/L:

“(Condition) 14 - Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies CS14 and DP25 of the London Borough of Camden Local Development Framework.”

Introduction

The existing function rooms have a high degree of intactness and feature a number of important elements which contribute to the overall significance of the historic building.

In room 1.05, the features of interest include:

- decorated plaster vaulted ceiling;
- timber wainscot walls;
- two fireplaces including, grates, cheeks, hearths and surrounds;
- “Freedom from Slavery” stone tablet;
- leadlight windows;
- inscribed stone wall plaque;
- stone cameo bust;
- timber double doors;
- vaulted window reveals.

In room 2.07, the features of interest include:

- decorated coffer-effect ceiling;
- timber and glass display cabinet;
- fireplaces including, grates, cheeks, hearths and surrounds;
- plaster decoration on walls;
- leadlight windows;
- timber double doors;
- arched windows and mirrored reveals.

No changes are proposed to any of the significant items as listed above.

The proposed modification to room 2.07 is limited to the north interior wall and the fixed cabinets that are currently in-situ. It is proposed that the top shelf of the display cabinet will be given a false back so extract air can be ducted, via a grille inserted into the top of the cabinet, through to the service riser in the corridor.

The proposed modification to the room in 1.05 is a new grill above the existing wainscot.

Design and Access Statement

Use

The adaptive reuse of the buildings to hotel and restaurant is approved by Camden Council under 2007/5206/L and amended through 2012/5592/P and 2012/5591/L.

The developed designs described in this application are proposed in support of the approved adaptation to hotel use that will assure appropriate and stable occupation of the listed buildings into the future.

Layout

The scope of this application is limited to the two rooms nominated as multi-function rooms and referenced as 1.05 & 2.07 on the accompanying plans. The proposal affects one wall in each of the function rooms, as indicated on the drawings submitted for consideration.

Amount

The proposal in this application requires the minor modification of existing historic fabric. Intrusive openings to existing historic fabric have been avoided through the adaptations of the display cabinet in Room 2.07 and one section of wall panelling in Room 1.05. These are dimensioned on the drawings submitted.

Scale

The proposed modifications are informed by the dimensions of the existing wainscot in room 1.05 and display cabinets in room 2.07. They are designed to be subordinate and reversible in the future.

Appearance

The material finish of the proposed AV cabinets will be to match the colour, species and detail of the existing wainscoting in 1.05 and display cabinets in 2.07. The set out of the new fabric has been designed to reflect the detail finishes on the timber wainscot and the display cabinets in the respective function rooms.

Heritage Impact Statement

The adaptation to hotel use requires the upgrade of building device systems including air handling for heating and cooling. Thermal comfort is a crucial element of hotel operations and this upgrade is considered necessary in order to meet the competitive industry standards that will stabilise appropriate occupation and use of the formerly derelict buildings.

The modifications to the historic fabric are considered preferable to expressing a large grille in the building wall. Disguising the modern servicing components ensures that integrity of the era of establishment for the rooms remains unchanged.

The proposed modifications to constituent elements are considered tolerable based on the overall benefits of avoiding expressions of modern technology in the historic spaces and the opportunity to upgrade thermal comfort in the rooms, allowing them to become accessible and desirable spaces to visit.

There will be a small loss of fabric to the masonry walls and modification to the cabinets is reversible and mitigated through material choices and lighting.

Any loss of fabric is considered minor and reversible with negligible impact on the recognised significance of the place. The addition of active air handling systems is considered positive for the multi-function rooms based on their ongoing suitability for conference use.
