TUC CONGRESS HOUSE
LOWER GROUND FLOOR AND SIXTH FLOOR REFURBISHMENT

DESIGN AND ACCESS STATEMENT
INCORPORATING HERITAGE IMPACT ASSESSMENT

HUGH BROUGHTON ARCHITECTS
APRIL 2017

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Hugh Broughton Architects
41a Beavor Lane
London W6 9BL
United Kingdom

C Greg Penate
T +44 (0)20 8735 9959
E greg.penate@hbarchitects.co.uk
W www.hbarchitects.co.uk

INTRODUCTION

This design statement has been prepared by Hugh Broughton Architects in support of the Listed Building Consent submission to Camden Council for the alterations to the existing Congress Hall break out area, WC's, cloackroom on the lower gournd floor and alterations to an office space on the sixth floor.

Background

Congress House is a grade II* listed building completed in 1958. Hugh Broughton Architects have been working closely with Camden Council and English Heritage on the refurbishment of the building since 1997.

Site Location

Congress House, 23-28 Great Russell Street, WC1B 3LS, London.

Planning History

The photographs opposite illustrate a selection of refurbishment projects which have been carried out within Congress House by Hugh Broughton Architects. In 2004 Hugh Broughton Architects and Arup produces the Management Guidelines in collaboration with LB Camden and English Heritage. A copy of this document is available on request if the council requires further copies.

This document was produced to help the TUC, occupying tenants, and the statutory authorities to:

- identify the areas of the building that are of high architectural and historic significance
- set out guidelines for the design of alterations within less significant areas

This document has subsequently been used to assist with the process of obtaining Listed Building Consent for minor alterations to the building by the TUC and tenants.

HISTORY

Background and History

The design of Congress House was the subject of an open design competition, which was won by David du R Aberdeen in 1947. The TUC had acquired the site in 1946. Aberdeen's proposal ingeniously solved the complicated problems presented by the restricted and awkwardly shaped site and created a worthy memorial to Trades Union members who had died during the World Wars. Aberdeen stated that his objectives for the building were:

- Efficient circulation
- 'An openness and spaciousness in three dimensions'
- Ample provision of natural light and fresh air
- 'To create a building of elegant simplicity, logical and beautiful in expression'

Construction of the building commenced in 1953 and the building was formally opened in 1958. Over 60 years following its completion the building still serves as the headquarters of the TUC. Congress House was Grade 2* listed in 1988 and is considered one of the most significant and architecturally distinguished 1950s buildings in Britain.


Disabled entrance ramp, installed 2004

Congress Hall Foyer, refurbished 2004


Congress Hall Toilets, refurbished 2003


Invision Suite, refurbished 1998


Congress Hall, refurbished 2001

PROPOSALS

Lower Ground floor break out area

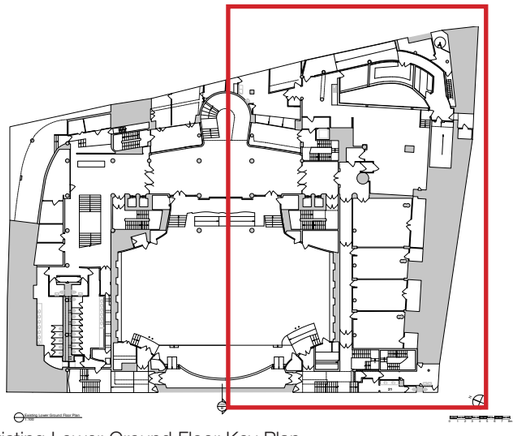
The proposal includes the reopening up of the existing meeting rooms into an open break out space.

The adjacent comparison plans illustrate how the now redundant meeting rooms and storage reduce the overhall width of the original open plan canteen.

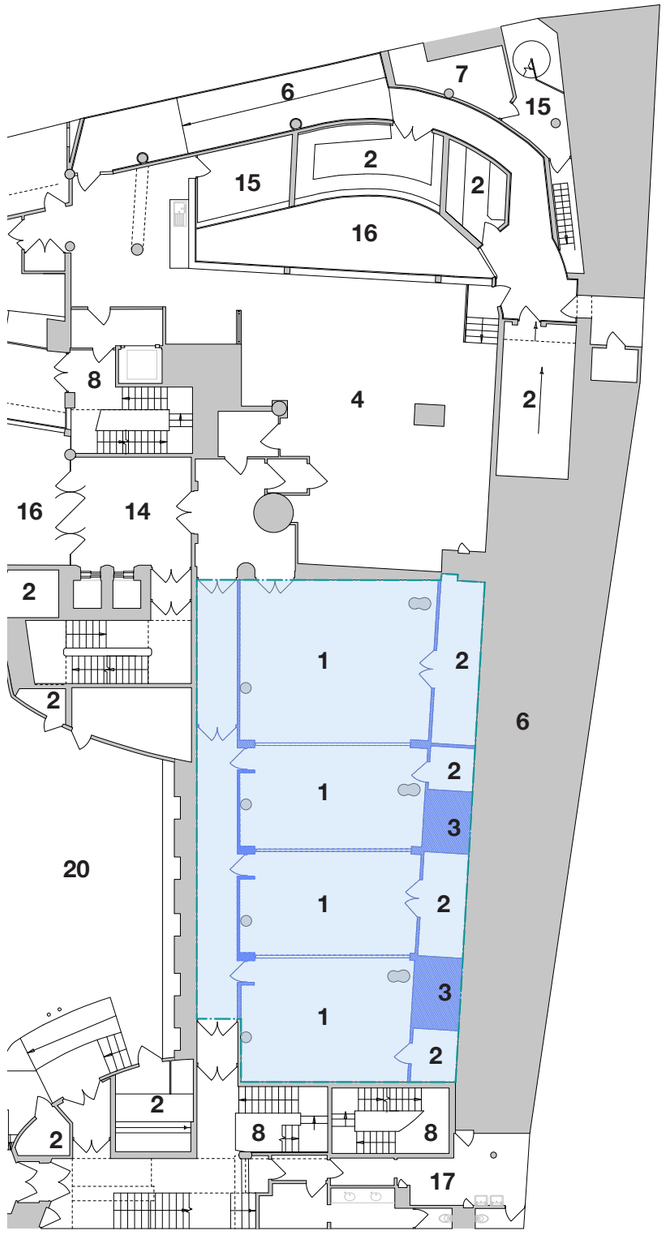
In addition, the removal of the existing redundant stair shafts will further open up the space.

The proposal will also include:

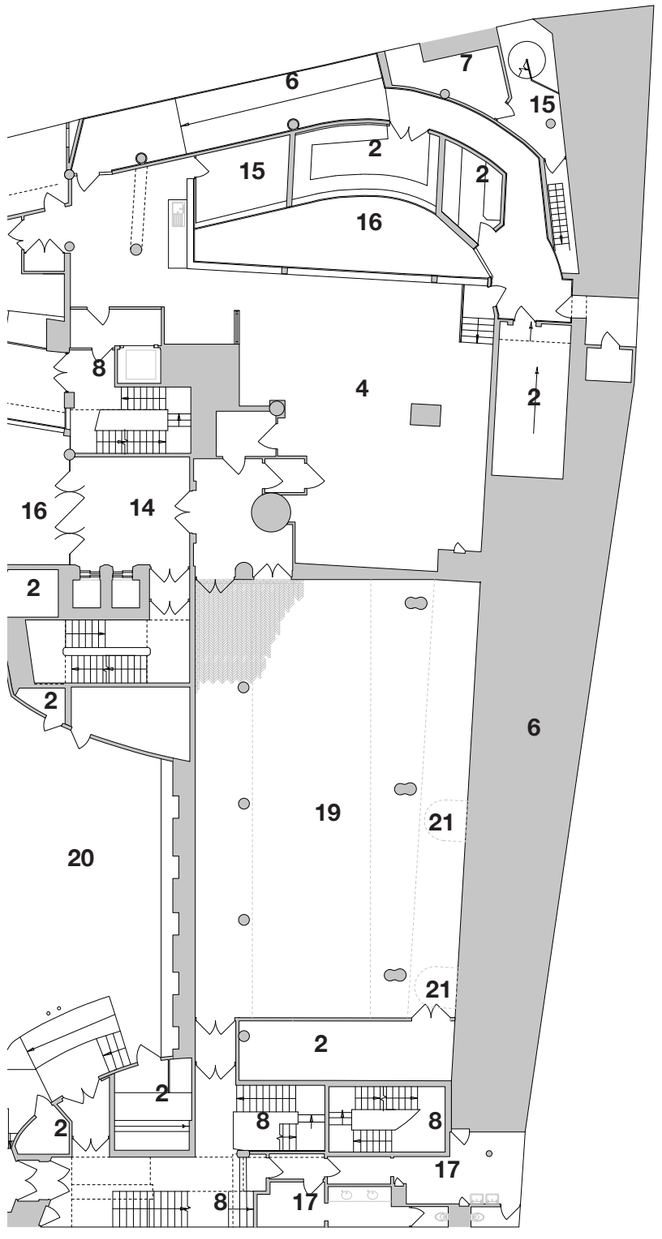
- A new plasterboard ceiling reinstating the original height of the old canteen space.
- A new storage area at one end of the space for storage of furniture and additional AV equipment.
- A revised lighting scheme using more economical LED luminaires
- The infilling of the existing circular opening in the reinforced concrete slab struture for which a full structural report has been prepared and included in the appendix for reference. The staircases were removed prior to HBA getting involved.
- The reinstatement and making good of the original timber herringbone parquet.



Existing Lower Ground Floor Key Plan



Existing Lower Ground Floor Congress Suite Plan



Proposed Lower Ground Floor Break Out Area Plan

Key: *1.Meeting rooms 2.Store room 3.Stair shafts - Empty / Unused 4.Kitchen 5.Congress Hall Break Out Area 6.Out ramp to carpark 7.Existing plant room 8.Fire escape stairwell 9.Lightwell 10. Cloak room 11.AV room 12.Server room 13.Carpark stairwell 14.Lift Lobby 15.Office 17.Congress Hall foyer 18.WC 19.New Conference Centre Break Out Area with new lighting and refurbished diffuser outlets, refurbished existing herringbone timber floor and neutral decoration throughout 20.Congress Hall 21.New structural circular infill in spiral stair openings*

PROPOSALS

Lower Ground Floor Toilets

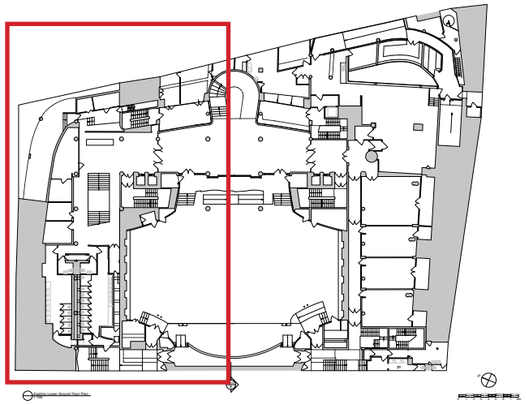
The proposal comprises swapping the male and female toilets to enable easier maintainance access (from the male side) and modernising the existing sanitaryware and cubicles.

The existing shower rooms in both toilets will now become redundant following the refurbishment of the South Side of the building and the introduction of additional showers in the basement due for completion in Autumn 2017.

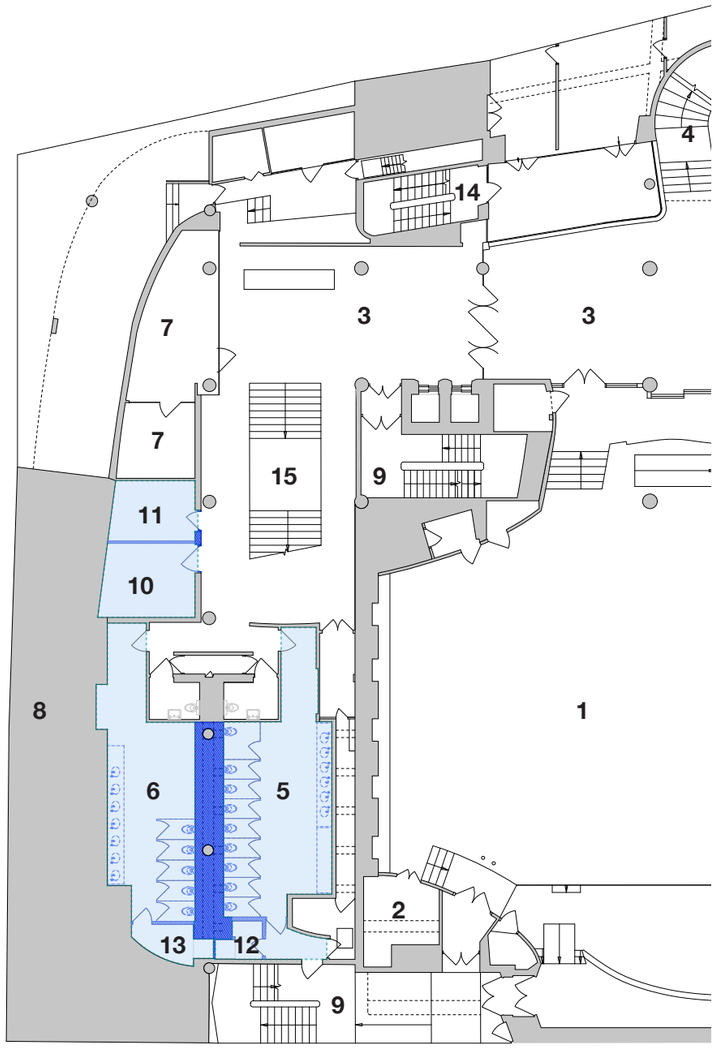
The additional space in the existing toilets will permit the introduction of an ambulant disabled cubicle to both male and female toilets to comply with current inclusive access requirements

Cloakroom

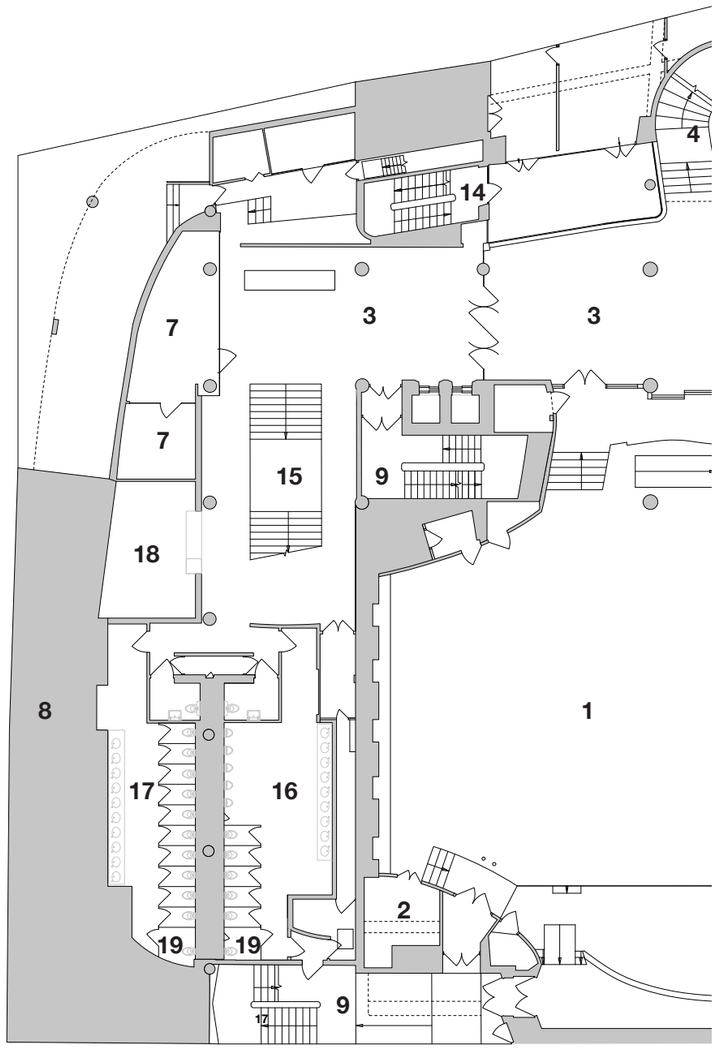
The proposal includes enlarging the existing cloakroom by connecting the adjacent redundant AV room. This will be completed with a new floor finish, counter top and will be redecorated throughout.



Existing Lower Ground Floor Key Plan



Lower Ground Floor Existing Toilets / Cloak Room



Lower Ground Floor Proposed Refurbished Toilets / Cloak Room

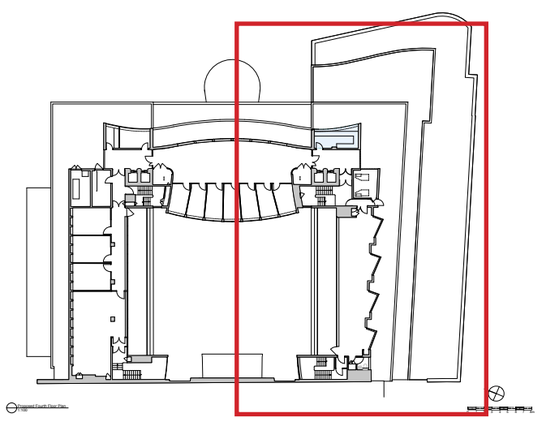
Key: *1. Congress Hall 2.Store room 3.Congress Hall foyer 4.Horseshoe stair 5.Female WC 6.Male WC 7.Office 8.In ramp to carpark 9.Fire escape stairwell 10.Cloak room 11. AV room 12.Female Shower 13.Male Shower 14.Carpark stairwell 15. Congress Hall Entrance Staircase 16. Refurbished modernised male toilets including new cubicles, floor finish, ambulant toilet, sanitaryware and decoration 17. Refurbished modernised female toilets inclding new cubicles, floor finish, ambulant toilet, sanitaryware and decoration 18.Refurbished cloakroom with new carpet finish, timbercounter top and redecoration 19 Ambulant disabled cubicle.*

PROPOSALS

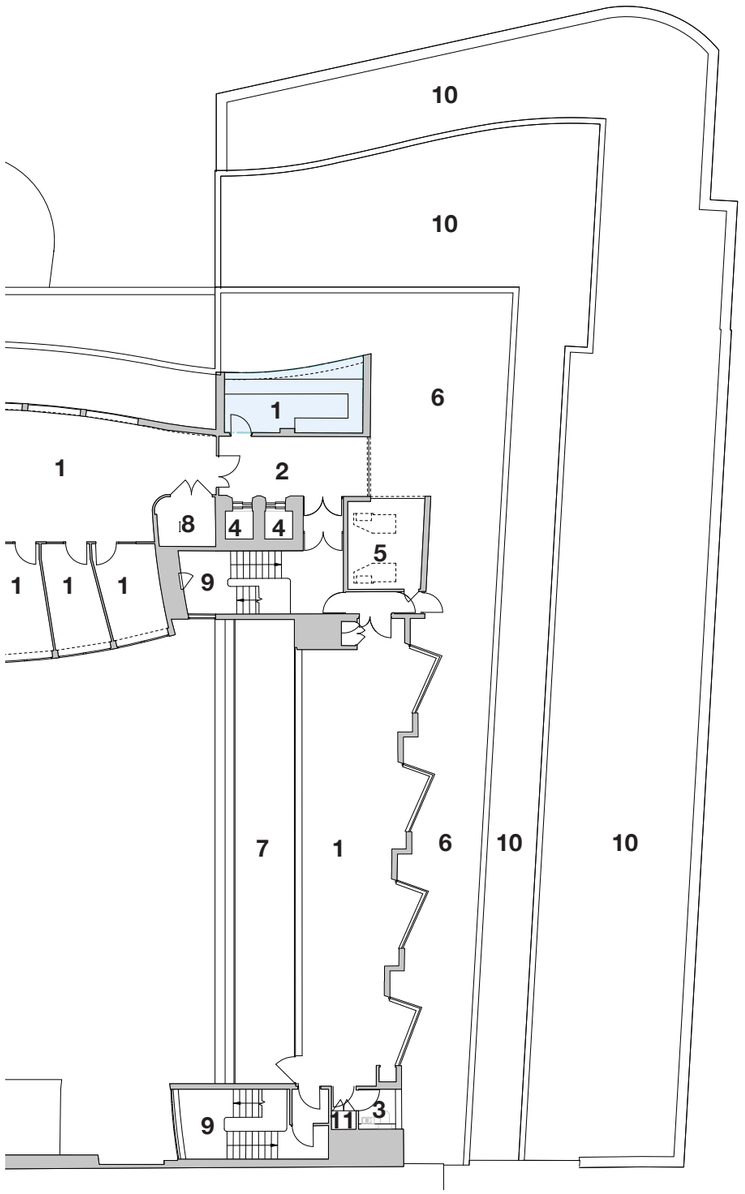
Sixth Floor Office

The proposal comprises splitting an existing office space adjacent to the lift lobby into two seperate ofiices and forming a new door from the lift lobby to match the existing.

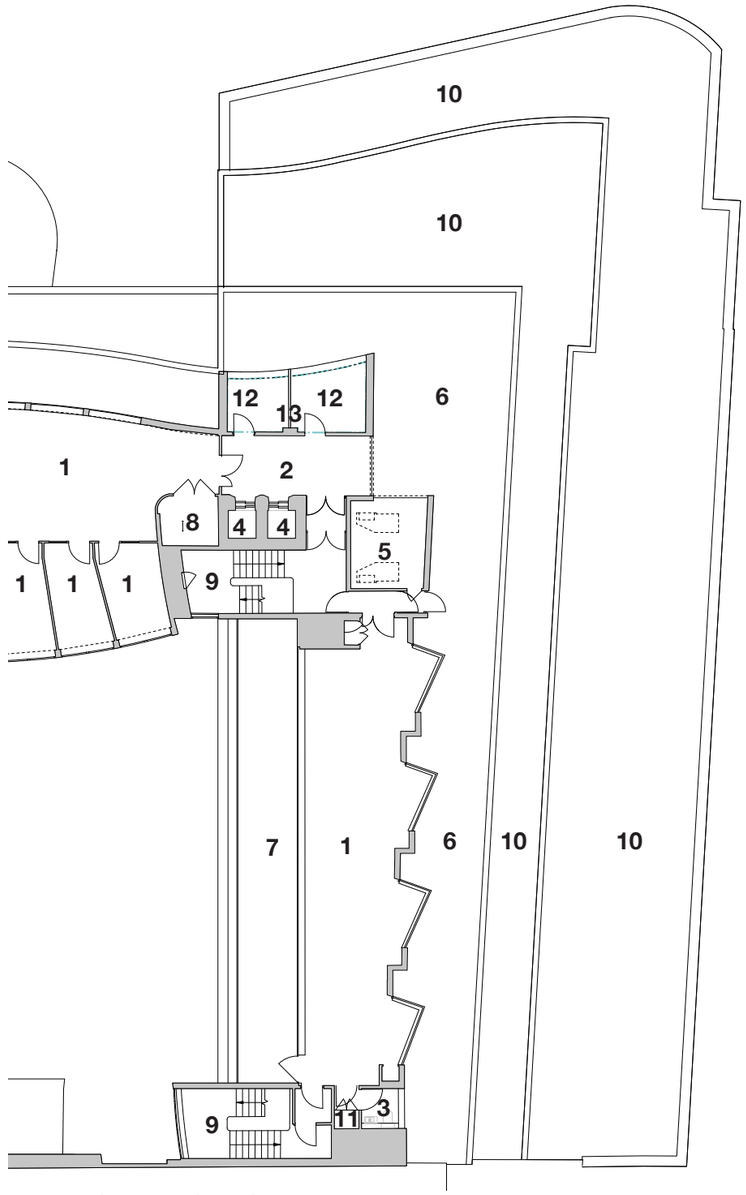
The rooms will be decorated neutrally throughout and the new office partitions will be aligned with the window mullions to minimise visual impact.



Existing Sixth Floor Key Plan



Existing Sixth Floor South Side Plan



Proposed Sixth Floor South Side Plan

***Key**: 1.Existing Tenant offices 2.Lift lobby 3.Existing toilet 4.Lift 5.Plant room 6.Roof 7.Balcony 8.Access to rooftop plant pavilion 9.Existing fire escape stair 10.Roof to lower levels 11.Cleaner's cupboard 12. New tenanted office space with new lighting and redecoration 13.New dry lined partition aligned with existing window mullion*

HERITAGE IMPACT ASSESSMENT

The following is an assessment of the impact of the proposals on the special architectural and historic interest of the building, with reference the History and Context and Proposals sections of this report.

Lower Ground Floor Meeting Rooms

This area is identified in the Management Guidelines as an area of low architectural and historic interest. The break out meeting rooms were added in 1999 to replace the redundant canteen after this was relocated to the Marble Hall on the ground floor.

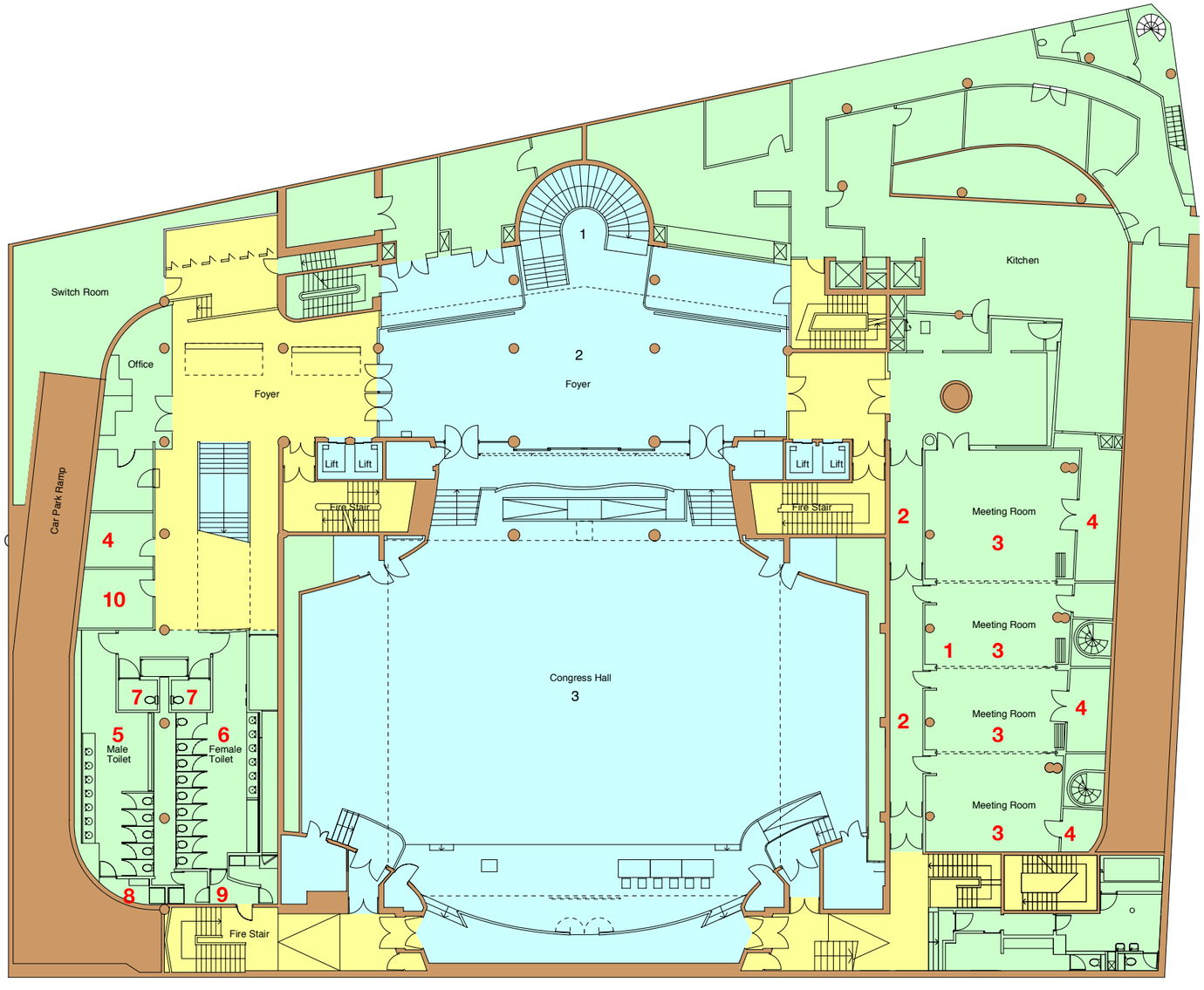
Refurbished Lower Ground Floor Toilets

This area is identified in the Management Guidelines as an area of low architectural and historic interest. The toilets were part of the 2003 refurbishment works and have significantely changed over the years.

Sixth Floor Offices

Office areas have generally been significantly altered throughout the building and are of low special architectural and historic interest.

This office falls into this category and the Management Guidelines provides design criteria for the refurbishment of the office so that it will not have a negative impact on the building's special architectural and historic interest. The proposals follow these guidelines.



Key to Management Guidelines Plan

- *Areas of low architectural and historic significance. Internal alteration in these areas will not need listed building consent*
- *Areas of moderate special architectural and historic significance. Internal alteration in these areas will affect the special architectural and historic interest of the building and will therefore need listed building consent and, where the guidelines are followed, are likely to receive it*
- *Areas of high special architectural and historic significance. Alterations will affect the special architectural interest of the building. in order to gain Listed Building Consent, it will be necessary to provide full design details for the proposals and fully justify the practical need for any alterations to these areas*
- *Areas of very high special Architectural and historic significance. Any alterations in these areas will not be permitted as they would have a significant impact on the special architectural and historic interest of the building*

Extract from Management Guidelines by Hugh Broughton Architects and Arup 2004, Lower Ground Floor Plan colour coded to show levels of architectural and historic significance

Key: *1.Original location of the servery and canteen adjacent to the kitchen including stair shaft 2.Meeting room access corridor 3.Congress Suite meeting rooms constructed in 2000, designed by Hugh Broughton Architects 4.Furniture storage rooms 5.Existing Male toilets (2001) 6.Existing Female toilets (2001) 7.Accessible toilets (2001) 8.Male shower room 9.Female shower room 10. Cloakroom*

ACCESS STATEMENT

Lower Ground Floor
The proposals do not affect the existing access. The TUC is fully accessible for wheelchairs and ambulant disabled via the ramp installed in 2001 and the existing lift access through the main reception.

The refurbished toilets will include ambulant toilets to comply with the latest Equality Act 2015 and Part M of the Building Regulations.

SUMMARY

This design statement has set out the reasons for the proposed alterations to the Congress Hall break out area, refurbished toilets, enlarged cloakroom and to a sixth floor office space.

The Heritage Impact Assessment as explained how the alterations are deemed to have minimal impact on the special architectural and historic interest of Congress House.

Considering the significant benefits which the proposals provide the conference centre and the TUC, we believe that this refurbishment is fully justified.

We hope that the council shares our views and will support the sympathetic adaptation required to secure the long term future of Congress House as the headquaters of the Trades Union Congress.

The canteen as designed by David du R aberdeen in 1958

New Conference Centre break out area with new lighting, refurbushed diffuser outlets, refurbished herringbone timber floor and redecorated.

TRADES UNION CONGRESS
CONGRESS HOUSE
LOWER GROUND FLOOR AND SIXTH FLOOR REFURBISHMENT

Design and Access Statement
Incorporating Heritage Impact Assessment
Appendix A - Structural Report

HUGH BROUGHTON ARCHITECTS
April 2017

TUC - South Side Offices - Staircase Openings

Structural Engineer's RIBA Stage 2 Report

Contents

Prepared by: **Jack van Zwieten** MEng CEng MIStructE

Reviewed by: **David Derby** BSc ACGI CEng FIStructE MICE

Job Number: 24968.001

Date	Version	Notes/Amendments/Issue Purpose
23.03.17	1	Information

1 Introduction

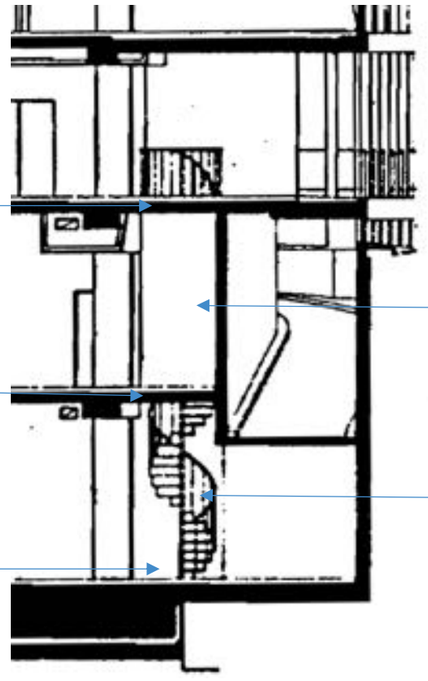
Price & Myers were appointed by the TUC in March 2017 to inspect a series of existing stair openings which are to be infilled as part of internal refurbishments to increase floor area. The proposals include removal of masonry brickwork surrounding the openings, and infilling the existing circular openings in the reinforced concrete slab structure.

A site visit was carried out on Monday 13th March 2017 where a visual survey was made to verify the original information. No intrusive opening-up works were carried out.

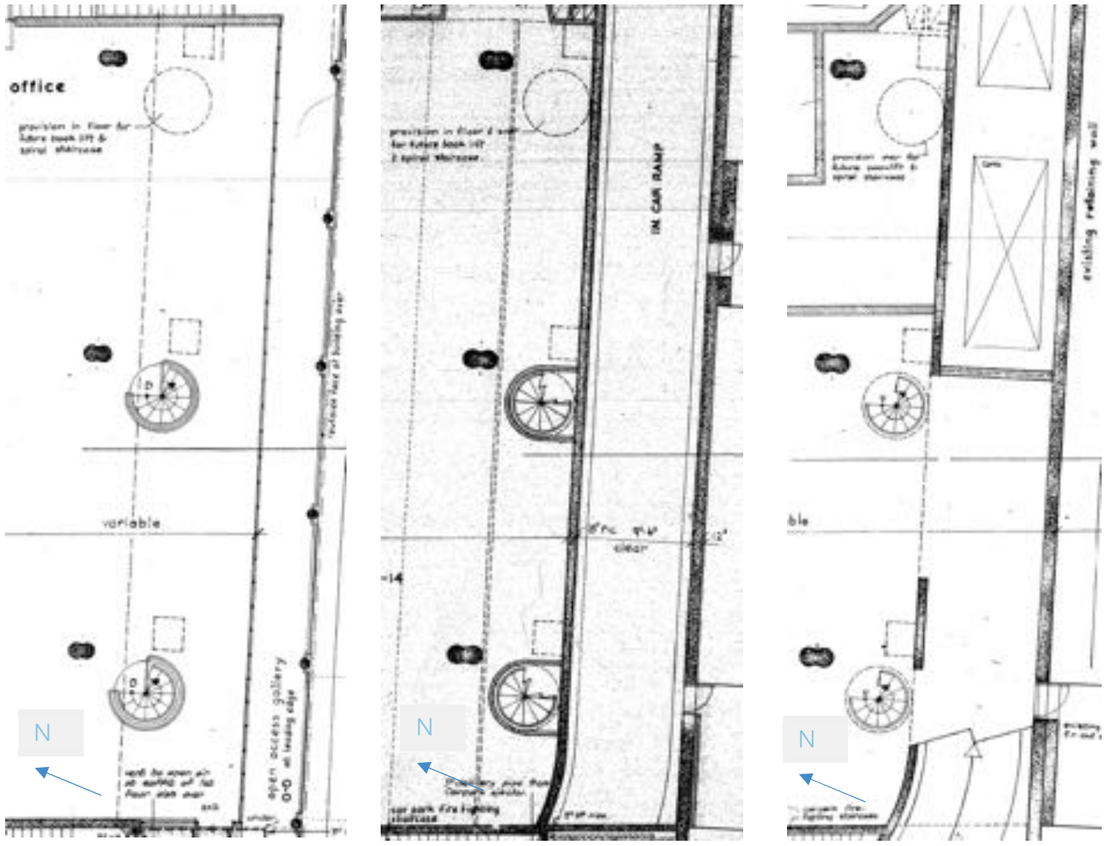
2 Review of Existing Information

Original drawings from the 1950's were reviewed to ascertain the original use and construction of the stair openings. Their original use appeared to be to provide direct access for employees from the storage/workshop areas at sub-basement level to the offices at ground floor level. Beside each circular stair opening, provision for smaller square openings appears to have been provided, to be used as book lifts.

An extract original Architectural section showing the staircases is shown below. Annotations describing the current status are given in blue.



There are three locations on plan where the stair openings appear in the original drawings. Extracts from David du R Aberdeen drawing numbers TUC/341,342 and 349 (1955) - Basement, Ground Floor and Sub-Basement Drainage are shown overleaf.

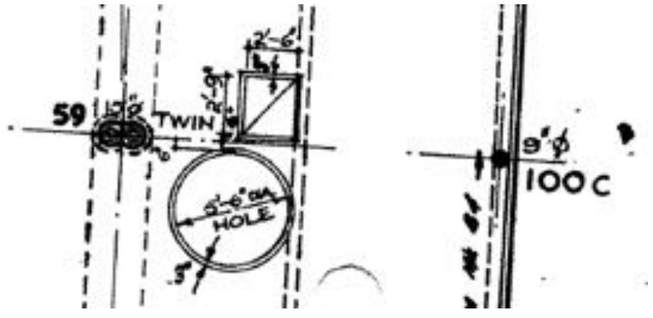


Sub-Basement | Basement | Ground Floor

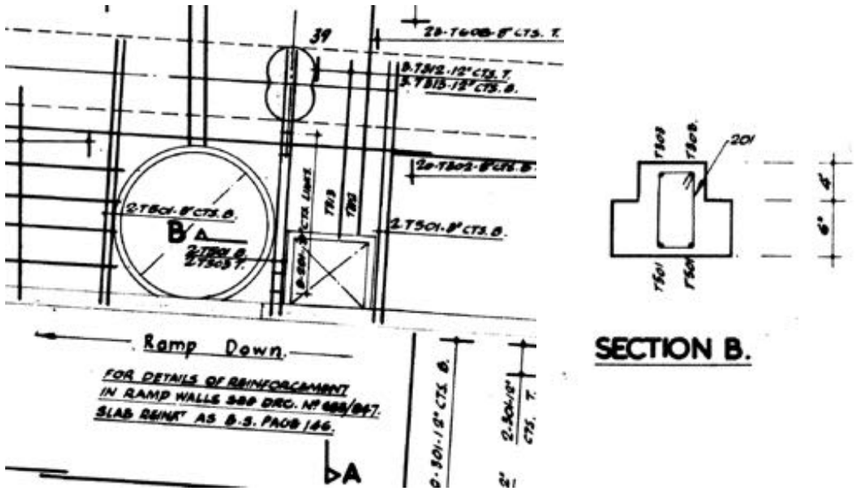
At the eastern location, provision for a future circular stair opening and a future square book lift opening appears to have been made within the basement and ground floor plates (assumed knock-out panels).

At the central and western locations, the circular stair openings appear to have been constructed. The square dashed shapes adjacent to these are assumed to be provision for future book lifts which appear to have been built as knock-out panels similar to the eastern location.

An extract from Arup drawing 633/P12 (1954) - GA Ground Floor is shown below, indicating the structural opening sizes of the circular and square openings.



An extract from Arup drawing 633/873 (1955) - Basement Slab - Reinforcement Details is shown below, which indicates the layout of reinforcement around the openings, including a section at the location between the circular opening and the square provision for an opening.



The construction of the square knock-out panels and eastern circular knock-out panel is not known.

3 Site Visit

Photos from the visual survey carried out on Monday 13th March 2017 to inspect the current layout of the stairwells for comparison with the original layouts are shown below. No opening-up works were carried out during the survey.

Eastern Opening

The image below is taken at sub-basement level looking at the soffit of the circular and square knock-out panels, whose edges are discernible.

Central & Western Openings

The images below show the central (right) and western (left) openings as viewed from sub-basement. A lightweight infill panel has been installed in each location. The square knock-out panels were not visible.

The image below right shows a view looking up at the edge of the central circular infill panel, where brickwork is visible. A profiled metal deck was also visible spanning north-south which appears to have been used to infill the circular opening at ground floor level.

The image below right shows openings in a partition wall built outboard of the masonry surrounding the circular openings, viewed at basement level. Brickwork was visible through these small openings.

4 Masonry Wall Removal

The masonry brickwork surrounding the central and western stair openings from basement to ground floor does not appear to be structural. The brickwork may be removed with no requirement for new structural members.

Care should be taken to ensure the walls are dismantled in a way that considers the risk of falling materials through the opening to sub-basement level, for example a crash deck built up from sub-basement level.

5 Infill of Openings

Circular Openings at Ground Level

The central and western circular openings at ground floor level appear to have been infilled at some point in the past. The construction of the infills are not known, although a profiled metal deck soffit was observed in the central location. This could be part of a composite steel/concrete decking, or just a lightweight deck. Either way, the existing structure may be retained. Fire protection is recommended to the underside of the openings, in the form of plasterboard finishes.

The eastern opening appears to be in its original condition (infilled with a knock-out floor panel). This may be retained.

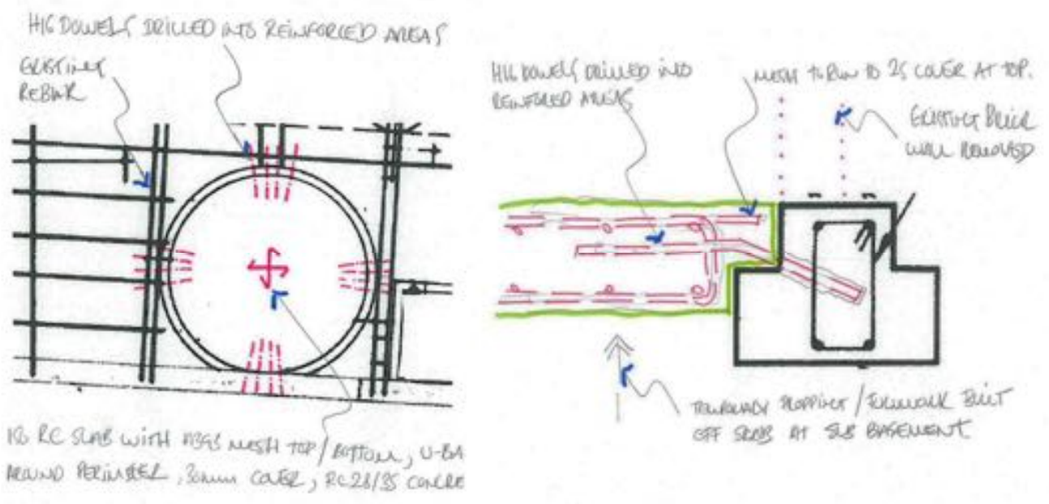
Circular Openings at Basement Level

The circular openings at basement level may be infilled with a reinforced concrete slab. The slab may be poured onto temporary formwork or permanent formwork. Temporary formwork may be more economic if a crash-deck is required underneath the openings, as this will avoid the need to cut metal decking to a circular shape.

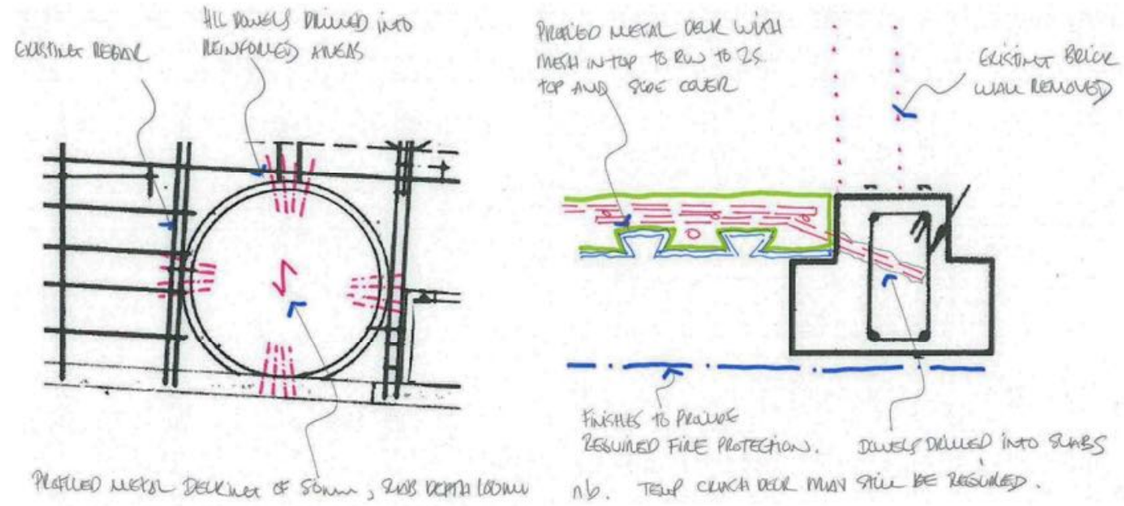
It is noted from the original RC drawings that no reinforcement is shown in the ledges around the circular openings. Hence, it is recommended to dowel the new floor infill into the parts of the surrounding floor where reinforcement is shown.

Fire protection of the new floor infill will need to be provided to equal the fire performance of the surrounding floor.

An indicative plan and section detail of the solution using temporary formwork to cast a 150mm solid RC slab is shown below.



An indicative plan and section detail of the solution using permanent formwork to cast a 100mm composite steel/concrete is shown overleaf. A suitable decking product would be Kingspan MD50-V3 or similar.



Square Openings

All square openings appear to be infilled by their original knock-out panel construction, therefore can remain.