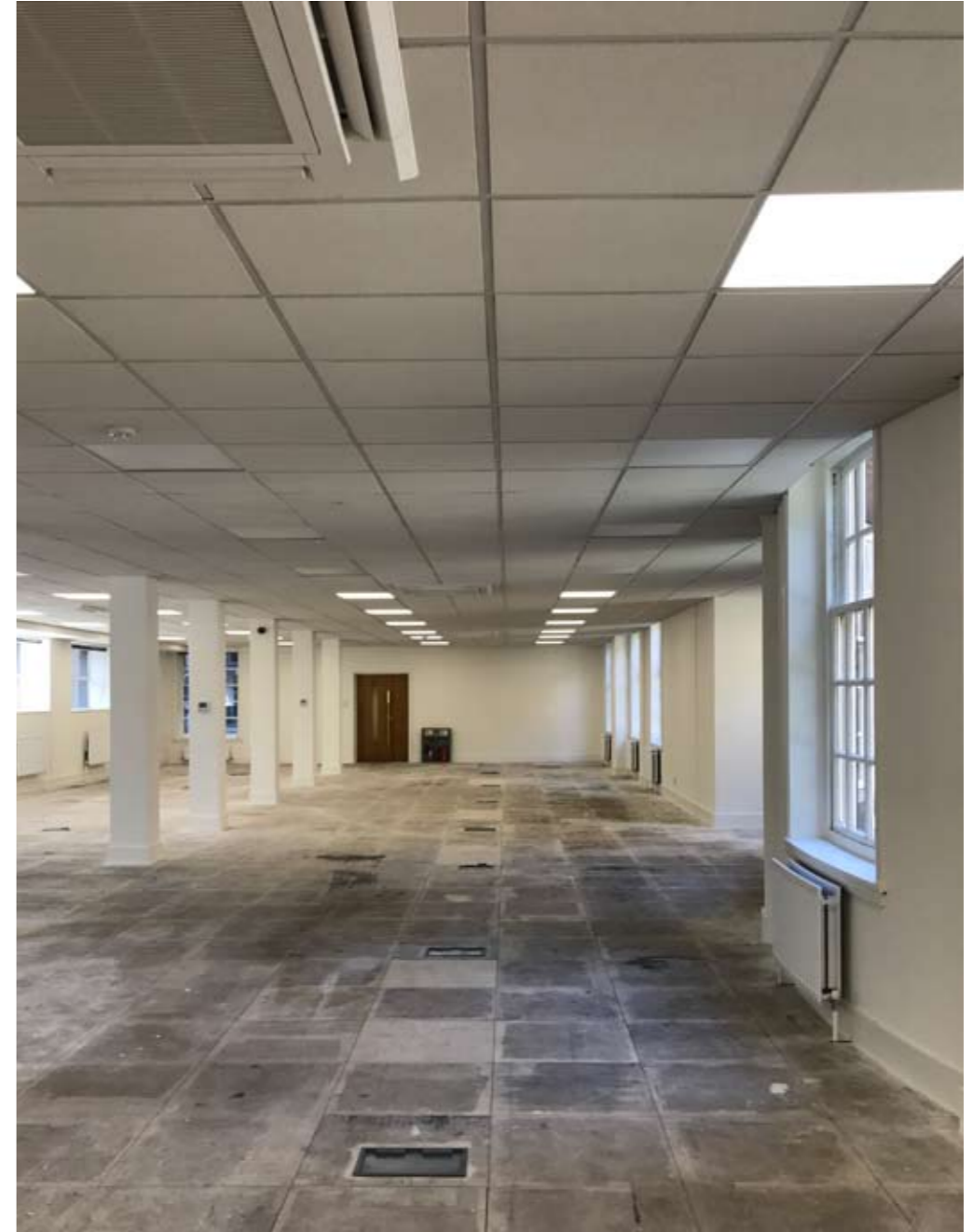


TONYFRETTONARCHITECTS



Design & Access Statement and Heritage Statement

Camden Registry Services at Tavistock House

285_16C_DAS and HS_170926

September, 2017

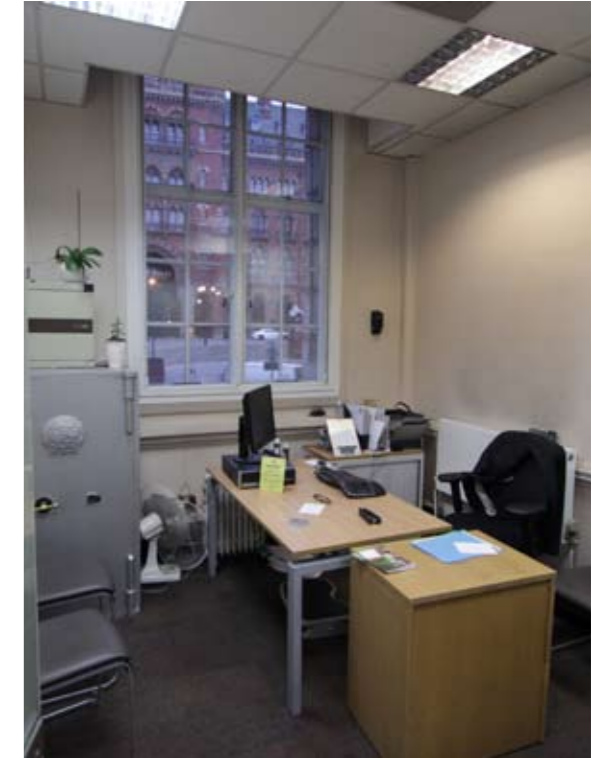
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1.0 INTRODUCTION

This Design & Access Statement and Heritage Statement illustrates the proposed interior fit out of the vacant office suite at Tavistock House South (part of BMA House) to form public ceremony rooms, interview rooms and a back office for the London Borough of Camden's Registry Services.

The photographs to the right show Camden's existing Registry Services department currently located at Camden Town Hall and the vacant office suite at Tavistock House South.



Ceremony Suite (Top)
Reception & Waiting Area (above)

Typical Interview Room (Top)
Vacant office suite at Tavistock House South (above)

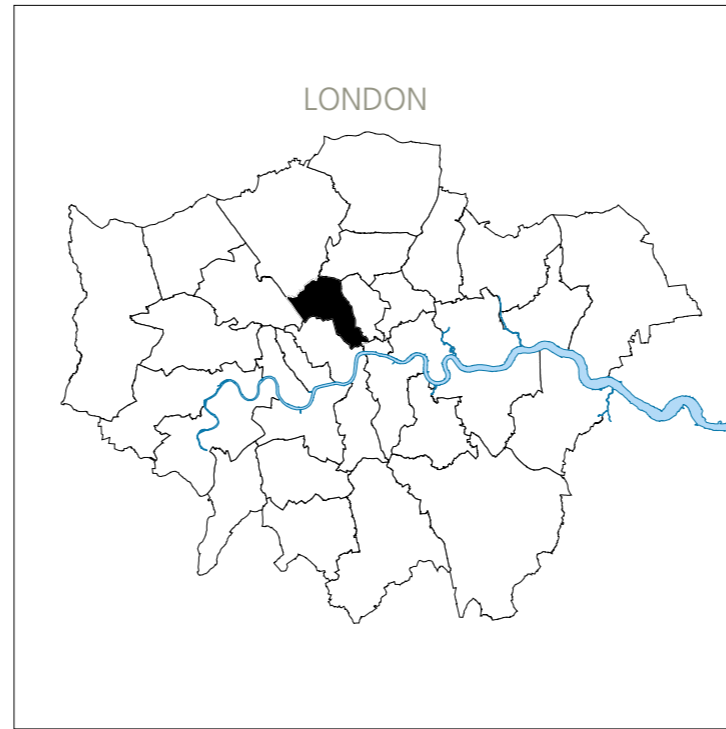
2.0 SITE LOCATION

The vacant office suite is located within Tavistock House South, part of the grouping of buildings listed as British Medical Association House (BMA House).

BMA House lies within the Bloomsbury Conservation Area, in the London Borough of Camden.

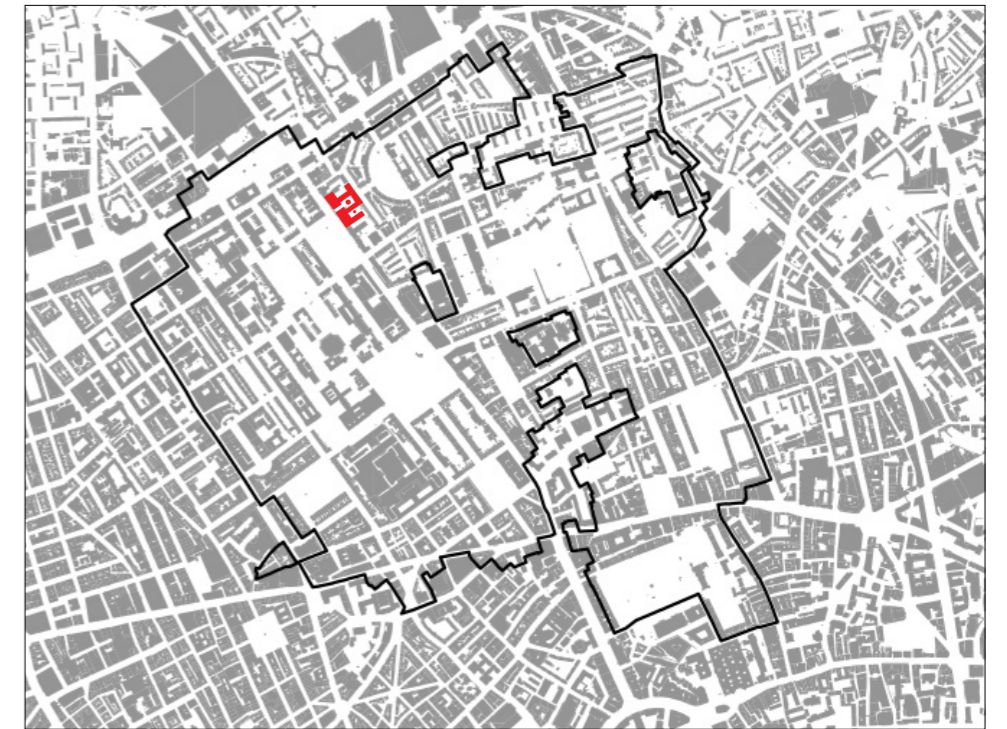
Address:
Tavistock House South
Tavistock Square
London WC1H 9LG

London Borough of Camden

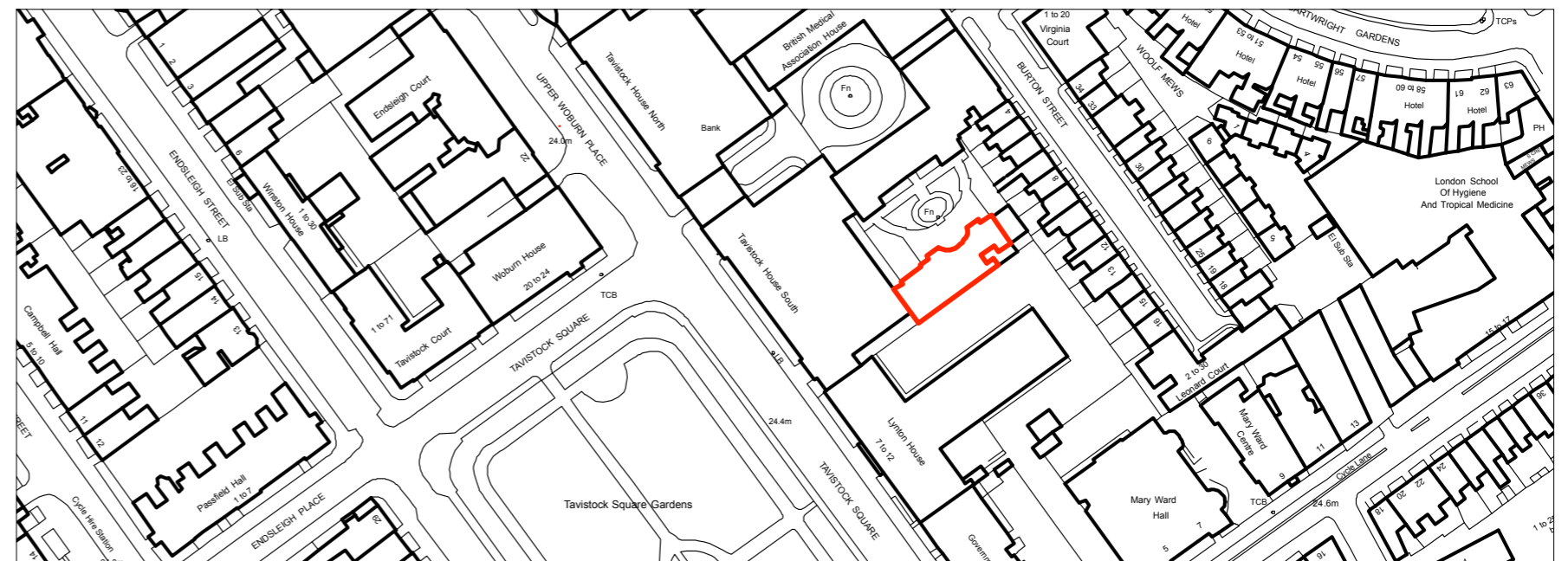


Camden

Bloomsbury Conservation Area



BMA House



Site Boundary

3.0 BUILDING HISTORY

The original building was designed in 1911 by Sir Edwin Lutyens as headquarters for the Theosophical Society, but they parted company in 1914, before the building was completed.

Partial completion of the building enabled the Ministry of Munitions of War to use the site.

The BMA bought the unfinished building in 1923.

Wontner-Smith was engaged in 1927 to complete the western part of the building, facing Tavistock Square. The building subsequently expanded as membership increased and to provide income from letting

The flanking blocks to the entrance 1938-49, the Nuffield Wing 1947-50 and the NE extension 1959-60 were designed by Douglas Wood.

The site lies within what was originally known as the Nuffield Wing.



BMA House in 1923



Gates of Remembrance added 1925



Early stages in the construction of Wontner Smith's extensions for BMA House in 1929.



The Garden at BMA House, Tavistock Square, ca.1929, with the plaque marking the site of Charles Dickens' house.

4.0 LISTED BUILDING STATUS

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

Name: BRITISH MEDICAL ASSOCIATION HOUSE INCLUDING SCREEN AND GATES
 List entry Number: 1378968
 Location: TAVISTOCK SQUARE, CAMDEN
 Grade: II

Administrative headquarters of the British Medical Association and rented offices, begun by Sir Edwin Lutyens as the headquarters and temple of the Theosophical Society, his work unfinished. Built in phases as follows: 1913-14 and 1923-25 by Sir Edwin Lutyens (E courtyard and elevation to Burton Street); 1928-9 by Cyril Wontner Smith (central entrance block to Tavistock Square and blocks extending eastwards to form the W courtyard); 1938-49 by Douglas Wood (flanking blocks to entrance); S extension of 1947-50 (the Nuffield Wing), also by Wood and extension on NE of 1959-60. Contains re-used fittings from the previous BMA headquarters at 429, The Strand, built by Percy Adams and Charles Holden in 1908 (qv). MATERIALS: Steel-frame construction. Red brick laid in English bond, Portland stone dressings and green Westmorland slate roofs. Timber sash windows with glazing bars.

INTERIOR: Much of the interior now modern offices. Interiors of note include the Great Hall (intended as the Theosophist's temple), occupying the entire length of the first floor Lutyens E courtyard block. This was subdivided by the insertion of a floor in 1985 to provide a library with offices. 5 bays with aisles; frieze at dado height has series of roundels. Marble columns with Corinthian capitals supporting entablature; beamed compartmented ceiling inserted above cornice level. Above this is the barrel vaulted ceiling, of which only the coffered end bays were finished. The Hastings Room, originally planned by Lutyens as a library. Contains mahogany panelling and colonnaded screen. Chimneypieces with

mahogany timber overmantels, marble slips and decorative tiled insets. Some of these features are understood to have been moved here in 1928-9 from the former BMA headquarters at 429 The Strand, designed by Percy Adams and Charles Holden. The Council Chamber, on the S side of the main courtyard, also has panelling from the Strand building. Coved ceiling. Round-headed windows with impost links to cornice. Entrance hall to the right of Wontner-Smith's main gateway has mahogany Tuscan columns, cornice and doors with segmental pediments. The Prince's Room is a square chamber above the main gateway. Recess to corner with Corinthian columns and entablature. Decorative window architraves. Neo-Georgian chimneypiece with marble bolection moulding and lugged timber surround and mirrored overmantel to match windows. Most of these rooms have been altered.

A small southern courtyard, The Council Garden, between the southern wing of Lutyens' building and the Nuffield Wing, contains a garden with oval pool, set beneath curved retaining wall built in red brick with stone steps and coping. The garden design is attributed to Lutyens, but this has not been established and evidence suggests that it post-dates his involvement. Plaque to Charles Dickens surrounded by bricks from his home on the site. Parapet stones from BMA House forming wall to planting bed and inscribed to commemorate the air raid of 16 April 1940 which damaged the buildings.

HISTORY: Originally designed by Lutyens as the headquarters and temple of the Theosophical Society, incorporating offices for commercial rental. Lutyens' wife Emily had become a follower of the Theosophists. Construction began in 1913 and ceased in 1914 when the uncompleted shell was commandeered by the Army Pay Office, which fitted out parts of the interior as offices. It is unclear whether the Theosophists ever used the building. After the war ended, the Theosophists had run out of funds. The BMA, founded 1832, bought the lease in 1923, and engaged Lutyens to complete the interior, principally the Great

Hall. Wontner-Smith was engaged in 1927 to complete the western part of the building, facing Tavistock Square. The building subsequently expanded as membership increased and to provide income from letting.

SUMMARY OF IMPORTANCE: A fine, albeit incomplete, example of Lutyens' earlier work in the neo-classical idiom. The later additions by Wontner-Smith and Wood, which form the majority of the building, are dignified and well-detailed; the whole ensemble representing a distinguished and coherent complex of multi-phase buildings. Of historic interest as the headquarters of the BMA since 1925.



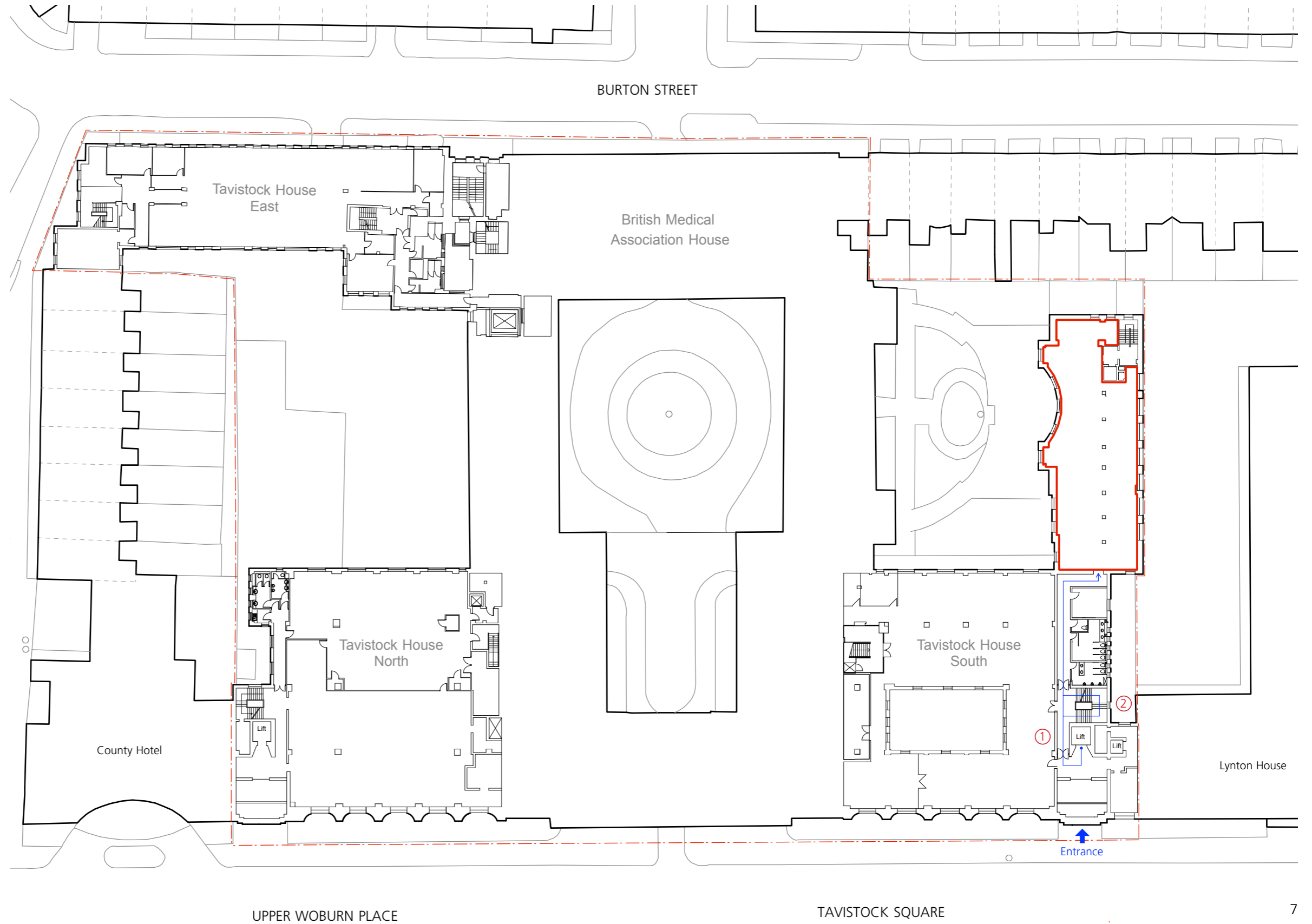
□ BMA House □ Site location (Mezzanine level of the Nuffield Wing)



BMA House

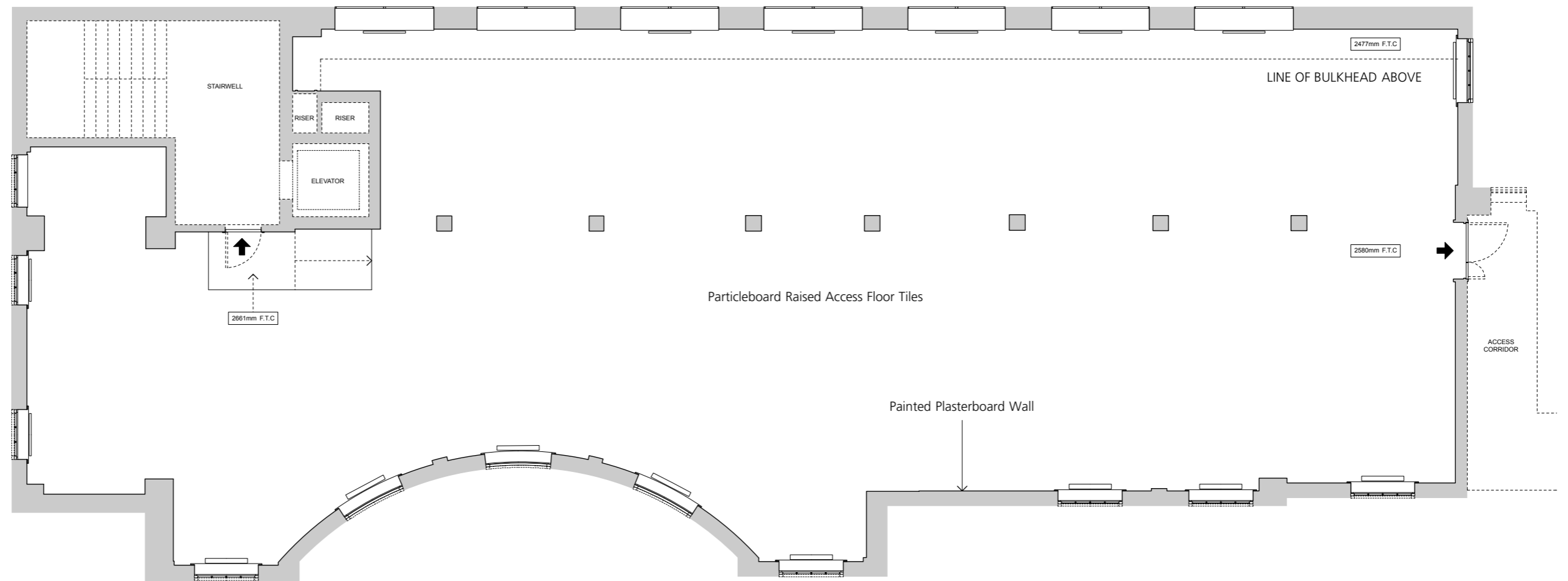
5.0 EXISTING OFFICE SUITE

The site, outlined in red, is an existing vacant office suite located at mezzanine level in what was originally known as the Nuffield Wing. The site is accessed from the entrance on Tavistock Square at ground floor level. A passenger lift [1] and staircase [2] provide access between the two floors.



5.0 EXISTING OFFICE SUITE

The plan below illustrates the current layout of the space.



5.0 EXISTING OFFICE SUITE

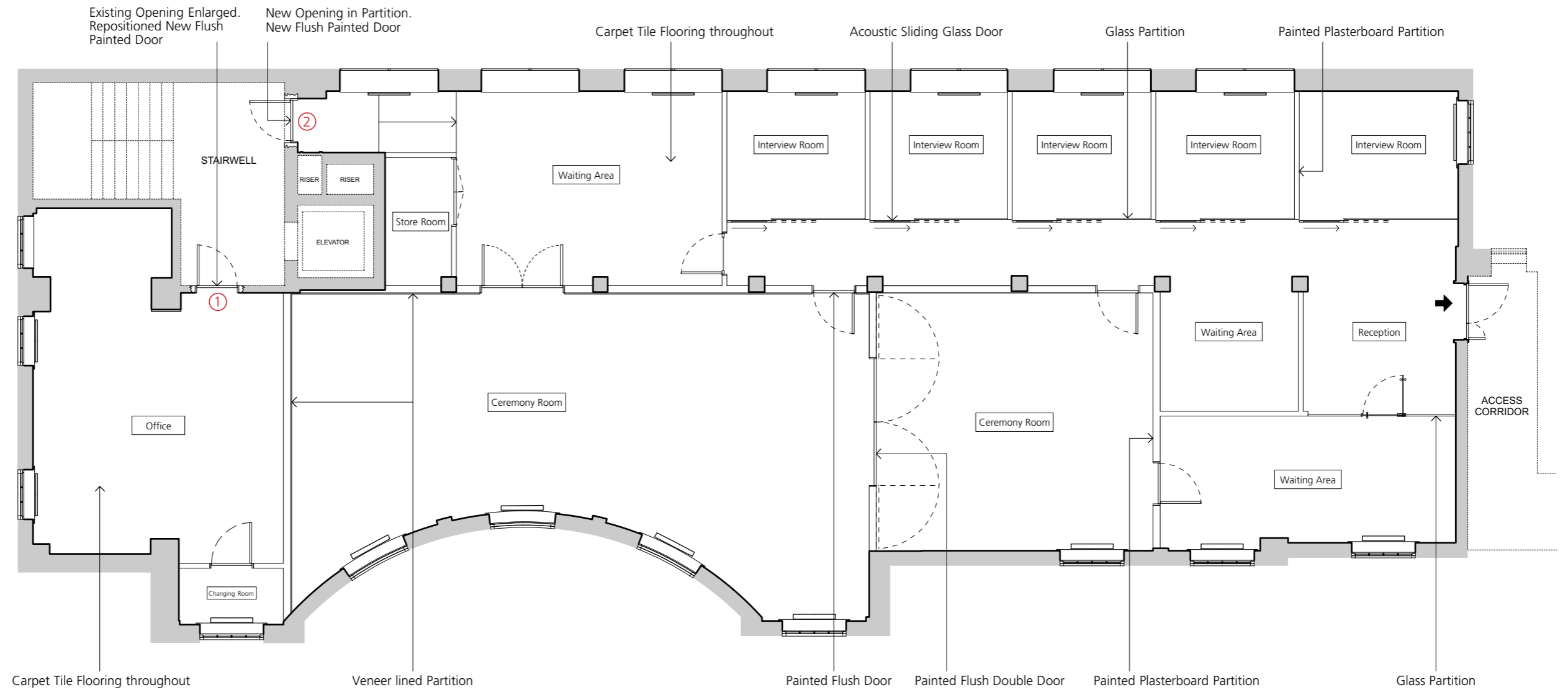
The photographs opposite show the interior of the office suite.



6.0 PROPOSED LAYOUT

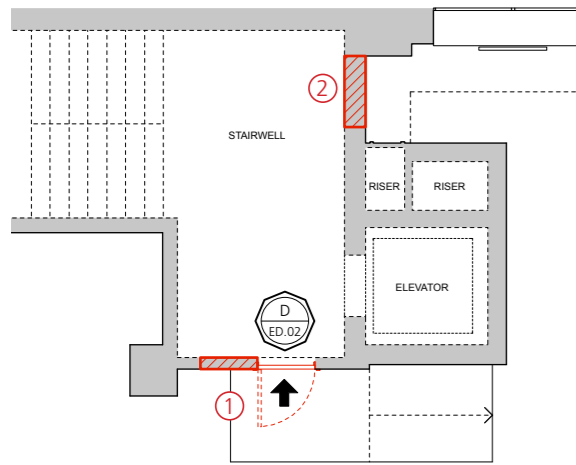
The plan below illustrates the proposed layout of the space to form office space, interview rooms, ceremony suites and waiting areas.

The proposal involves the alteration of an existing door ① into the stairwell and the addition of a new doorway ② between the stairwell and waiting area.

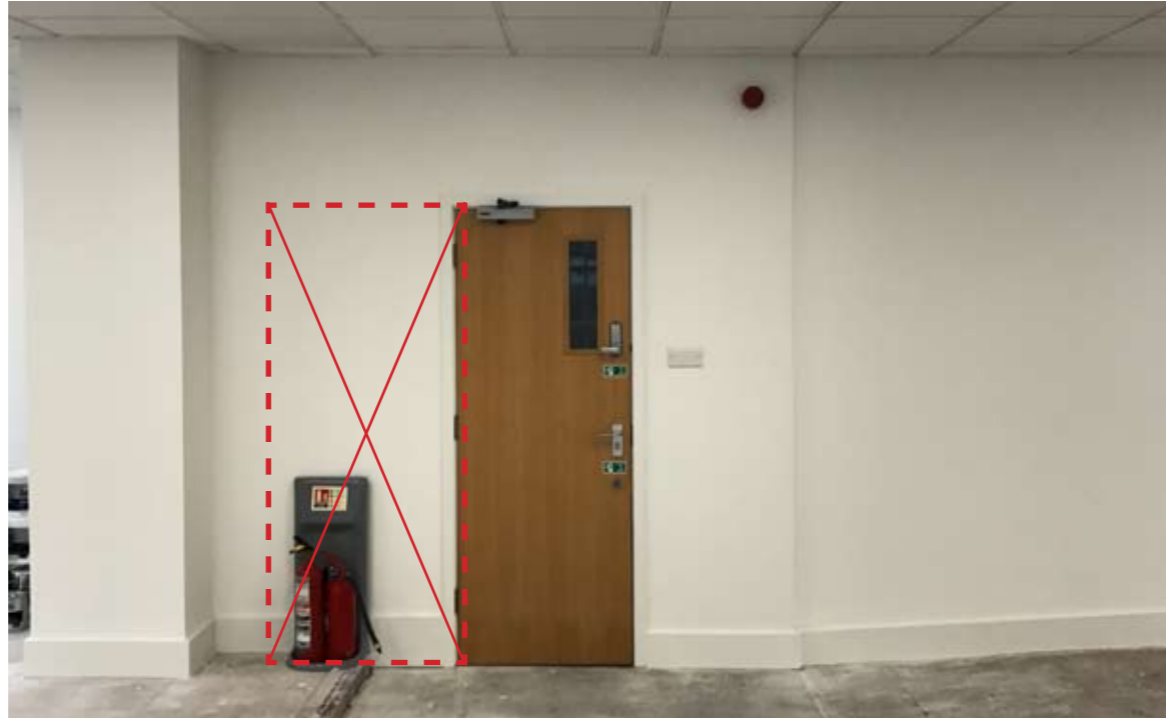


6.0 PROPOSED LAYOUT

The photographs to the right show the alterations required to enlarge and reposition the existing doorway into the stairwell ① and form an additional new doorway ②

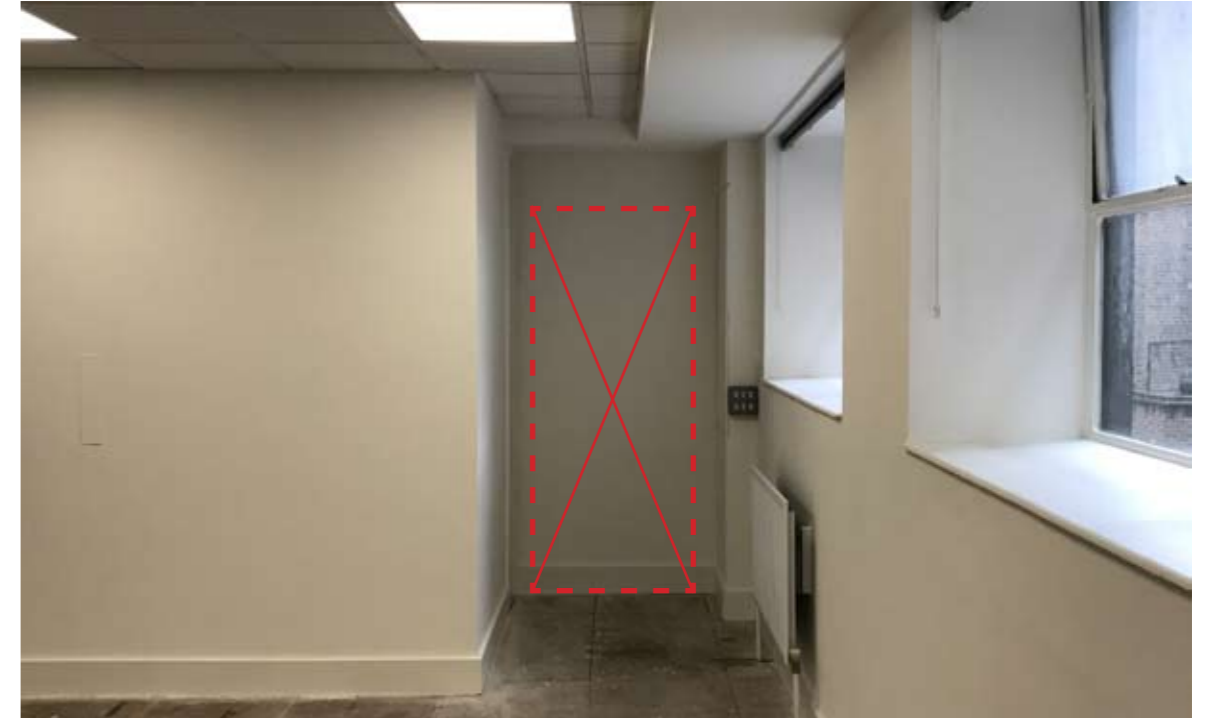


① Enlarged and repositioned door opening into stairwell

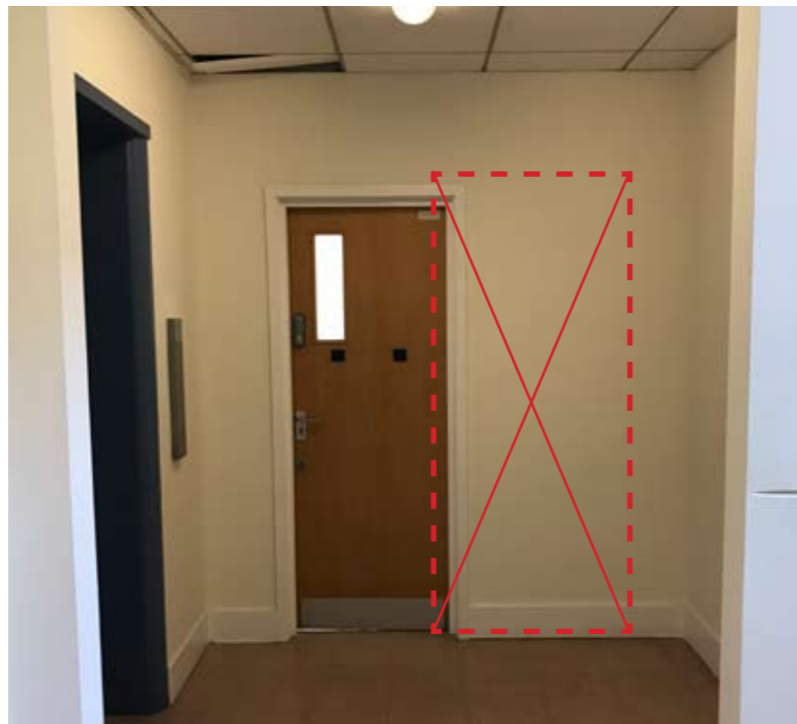


View from within vacant office suite

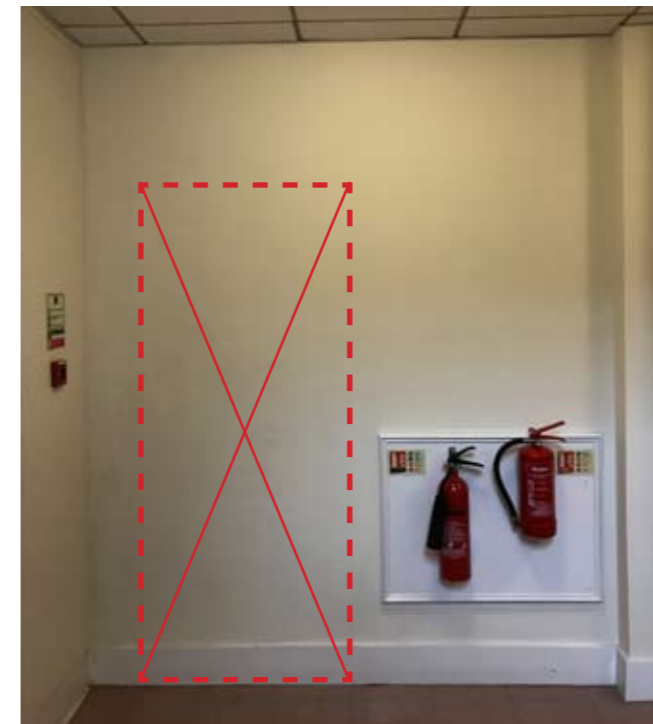
② New door opening into stairwell



View from within vacant office suite



View from within adjacent stairwell

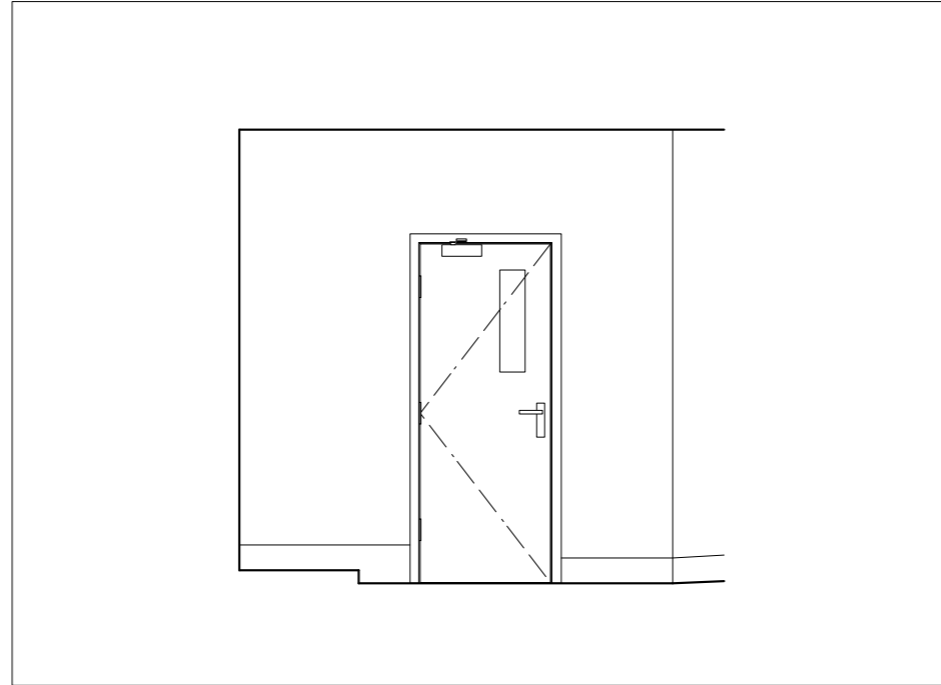


View from within adjacent stairwell

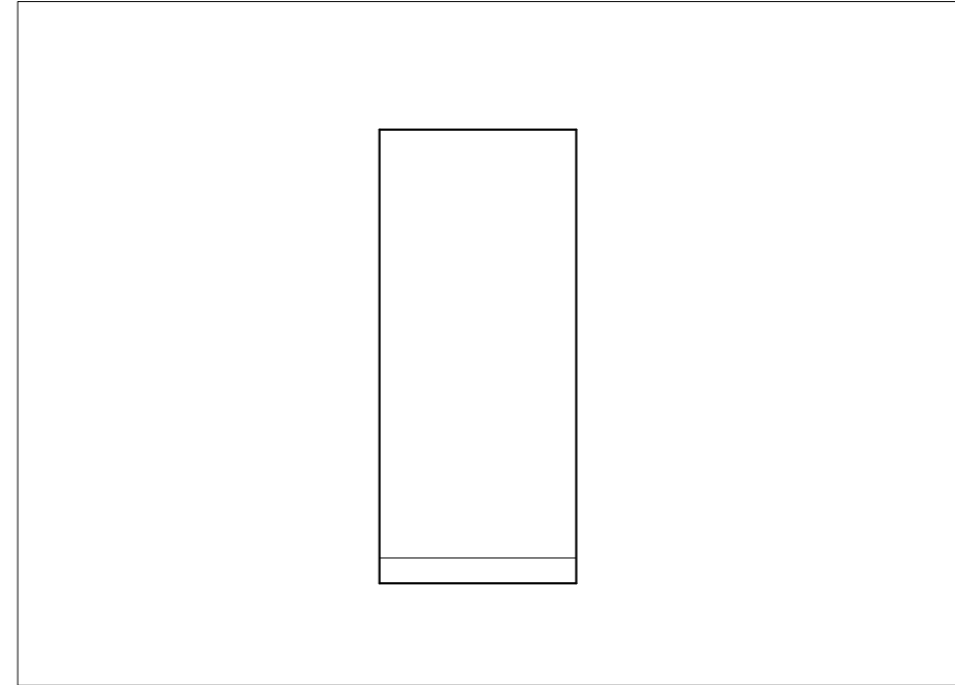
6.0 PROPOSED LAYOUT

The drawings to the right show the alterations required to enlarge and reposition the existing doorway into the stairwell and form an additional new doorway

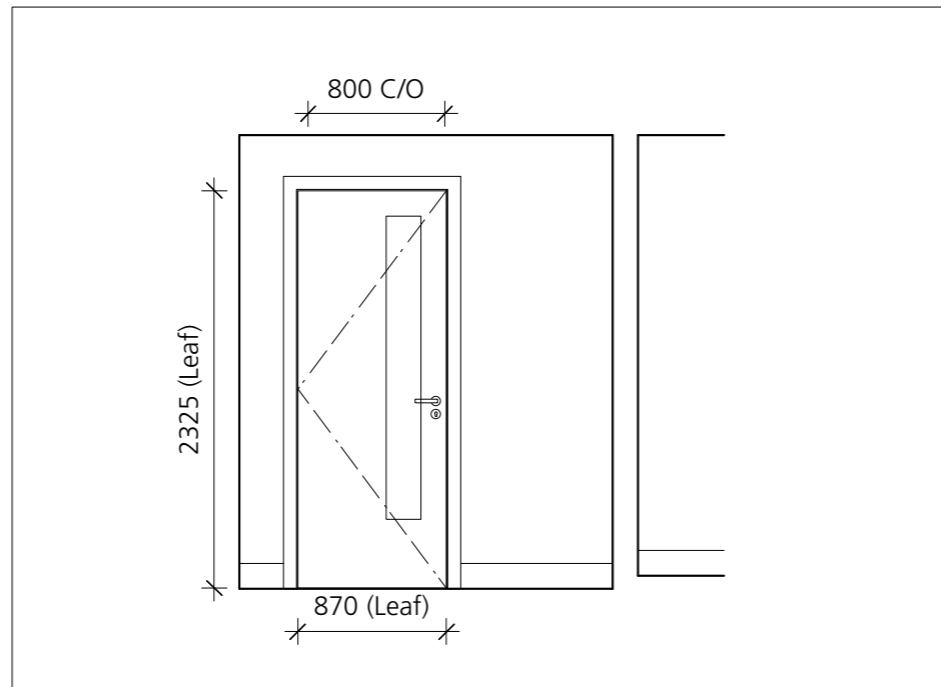
Existing Door ED.02



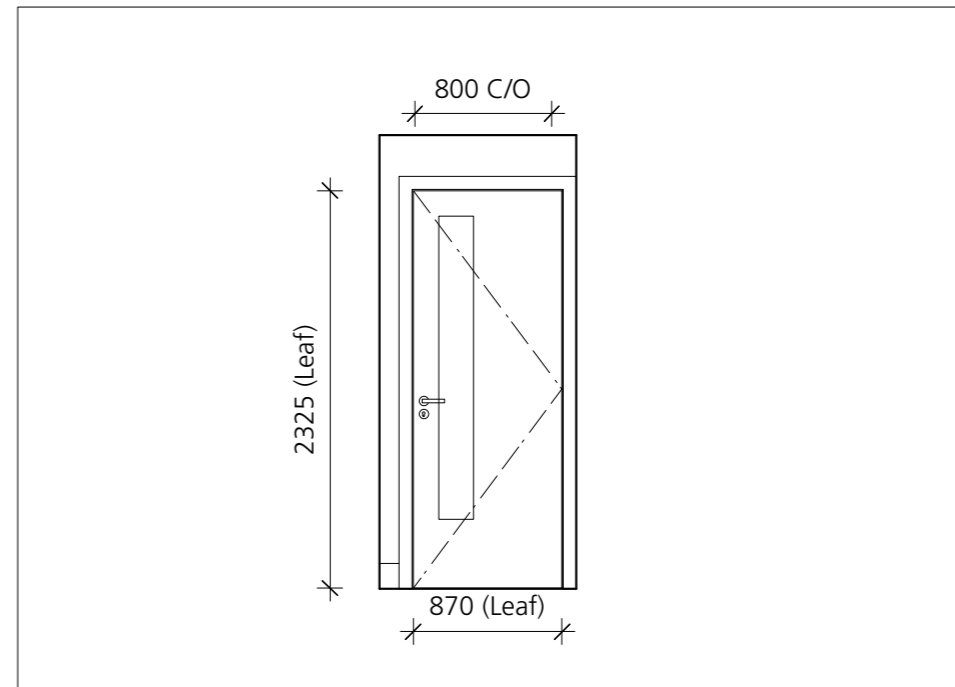
Existing Area of Wall



Enlarged and repositioned door opening into stairwell



New door opening into stairwell



7.0 HERITAGE STATEMENT

Proposed Layout

It is proposed to subdivide the open plan office area into a staff back office, public interview rooms, public waiting areas and public ceremony suites as illustrated in the previous pages of this report.

Scale & Appearance

The proposal is to undertake internal fit out works within a vacant office suite located at mezzanine level. There are no proposed alterations to the exterior of the building.

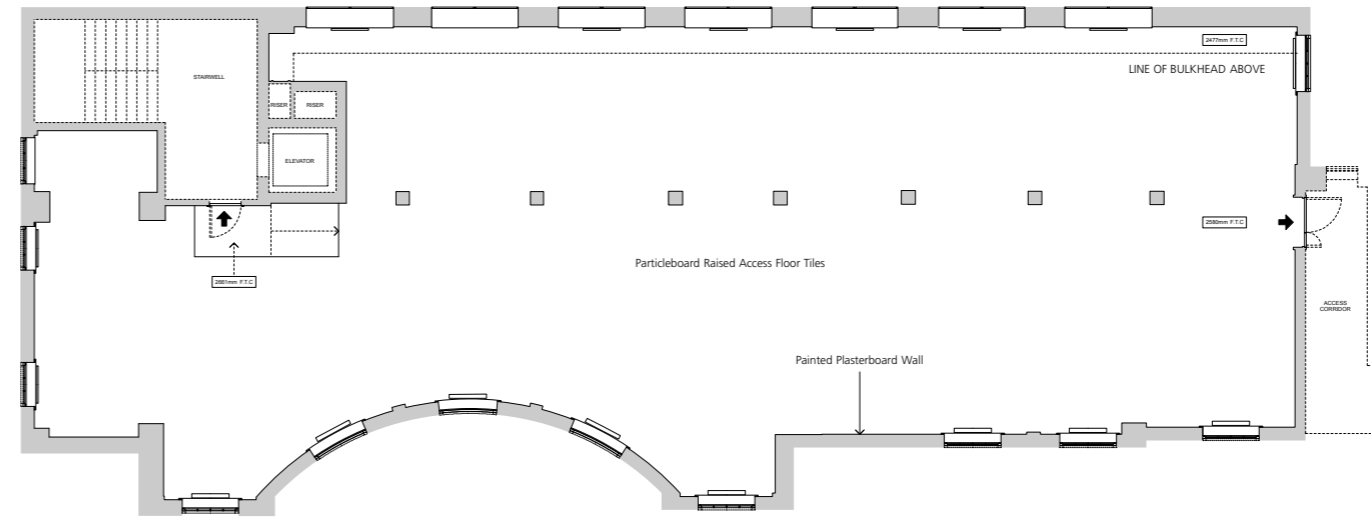
Impact upon the Heritage Asset

In order to allow Camden Registry to use the space in line with their operational needs, minor internal alterations are proposed to improve access from the suite to the adjacent staircase.

These alterations will improve accessibility by creating doors that comply with Approved Document M and improve the means of escape from the suite for the public & staff in the event of an emergency.

No features of significance will be altered or removed as part of the proposals.

Existing Layout



Proposed Layout

