

TONYFRETTONARCHITECTS



Design & Access Statement and Heritage Statement

Additional Rooftop Condenser at Tavistock House

285_16C_DAS and HS_Condenser_180503

May, 2018

CONTENTS

1.0	INTRODUCTION	3
2.0	SITE LOCATION	4
3.0	BUILDING HISTORY	5
4.0	LISTED BUILDING STATUS	6
5.0	EXISTING ROOF LEVEL	7
6.0	PROPOSED LAYOUT	10
7.0	HERITAGE STATEMENT	15

1.0 INTRODUCTION

This Design & Access Statement and Heritage Statement illustrates the proposed rooftop condenser which is required to support the consented interior fit-out works of the vacant office suite at Tavistock House South (part of BMA House).

Listed Building Consent REF: 2017/5457/L

The photographs to the right show the existing rooftop area to Tavistock House South. A number of condenser units serving various office suites within BMA House are located here.

Three of these units currently serve the vacant office suite below at Mezzanine level.



Panoramic views of the existing rooftop area.

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).

The rooftop area where the additional condenser unit is proposed to be sited, is above the office suite at roof level.

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

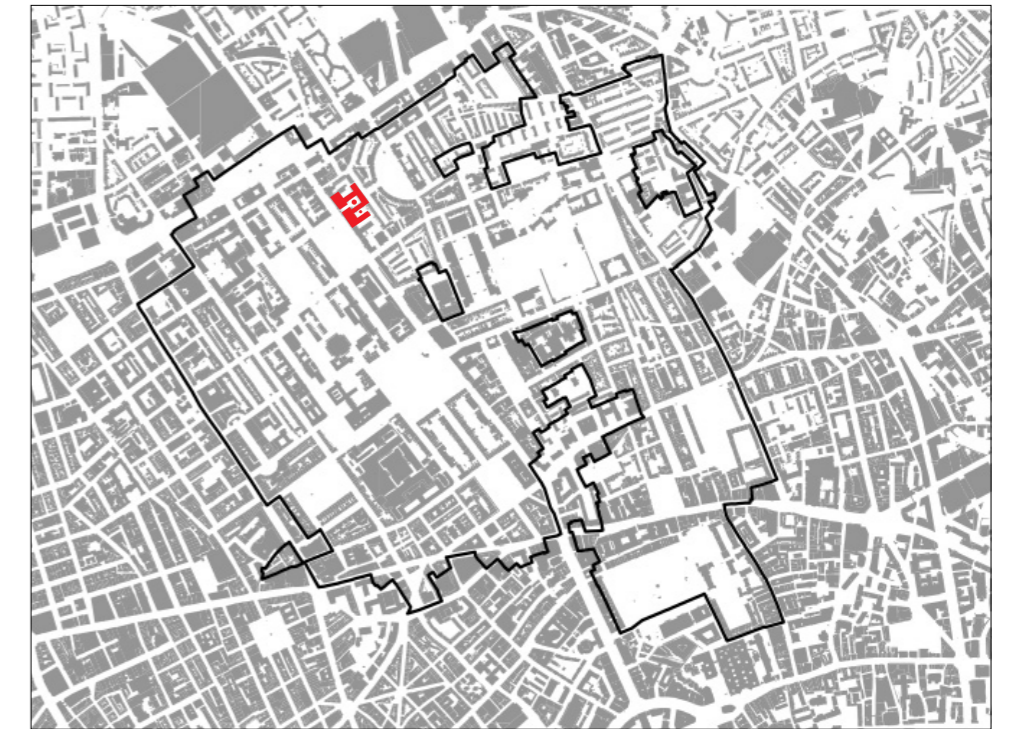
Address: Tavistock House South
Tavistock Square
London WC1H 9LG

London Borough of Camden

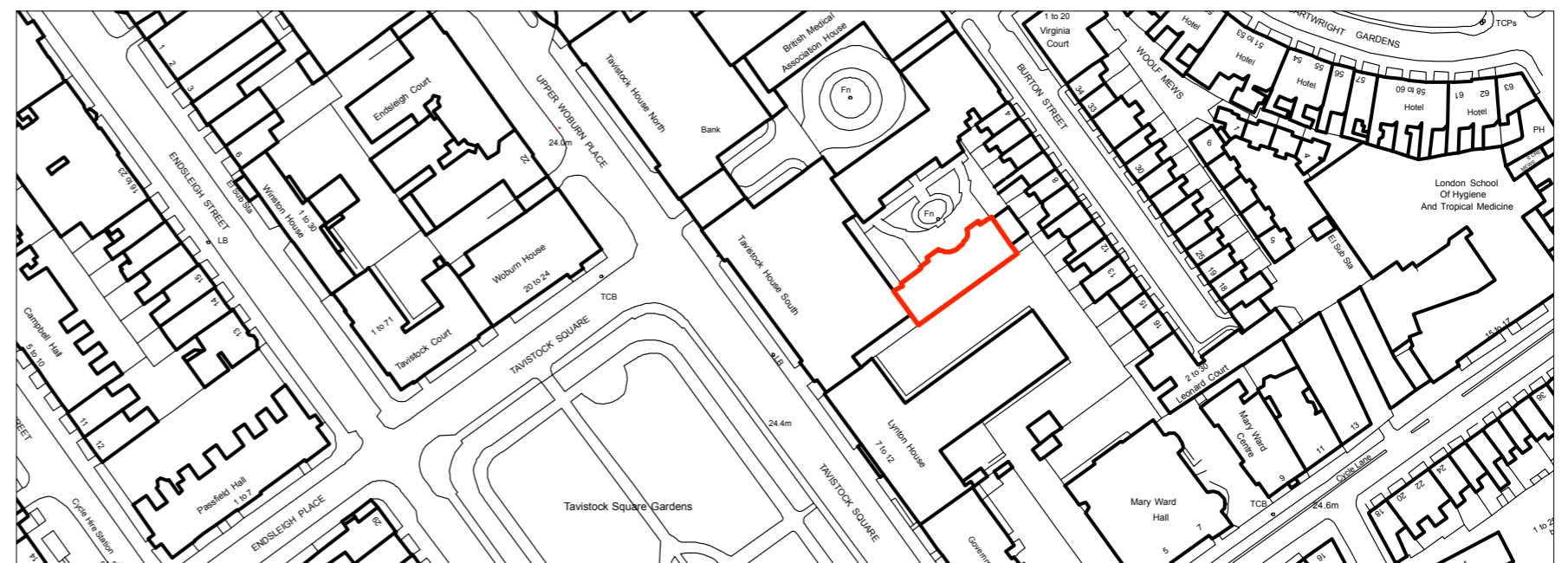


Camden

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.



Blue outline: BMA House Red outline: Site location (Roof level of the Nuffield Wing)

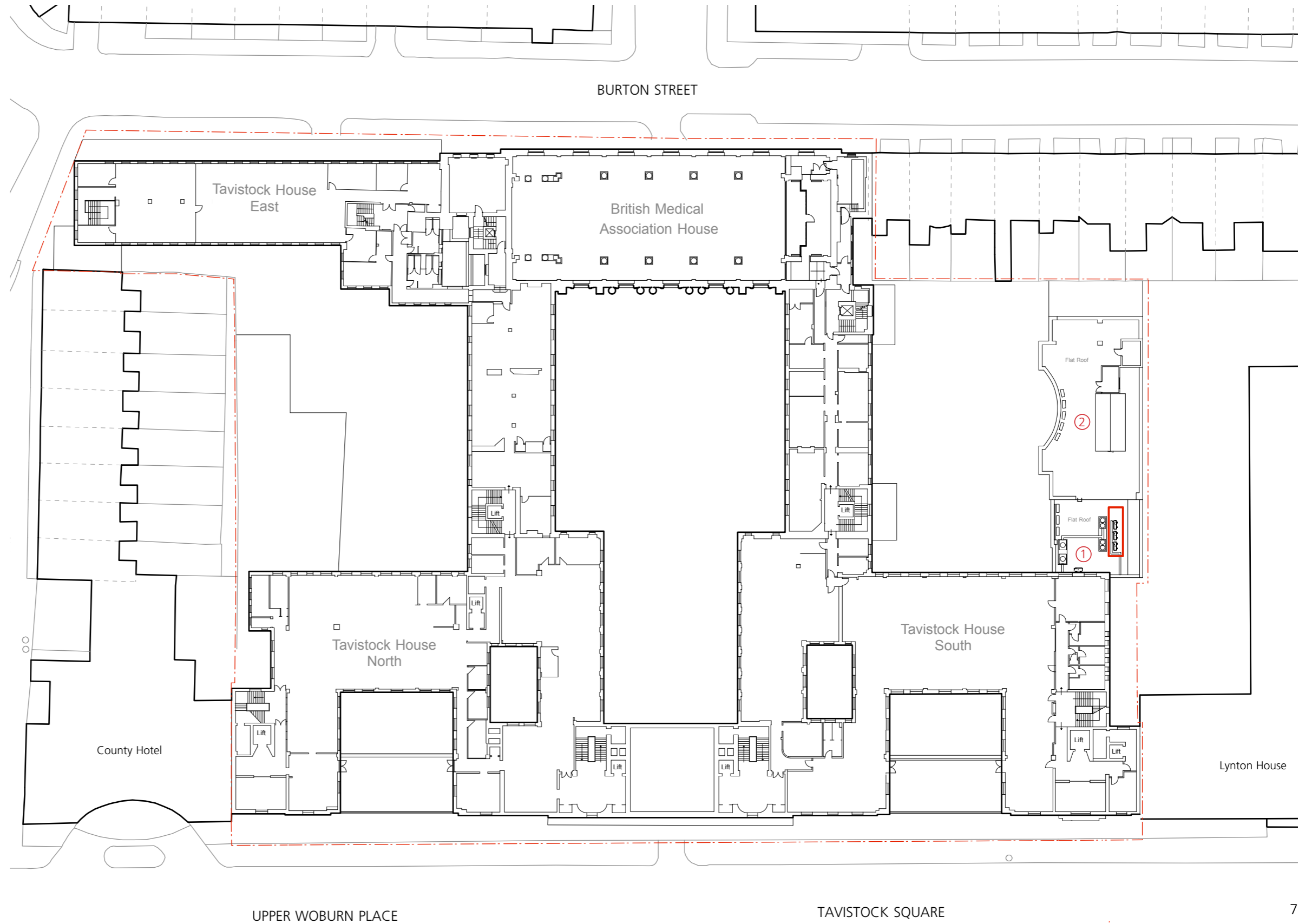


BMA House

5.0 EXISTING ROOF LEVEL

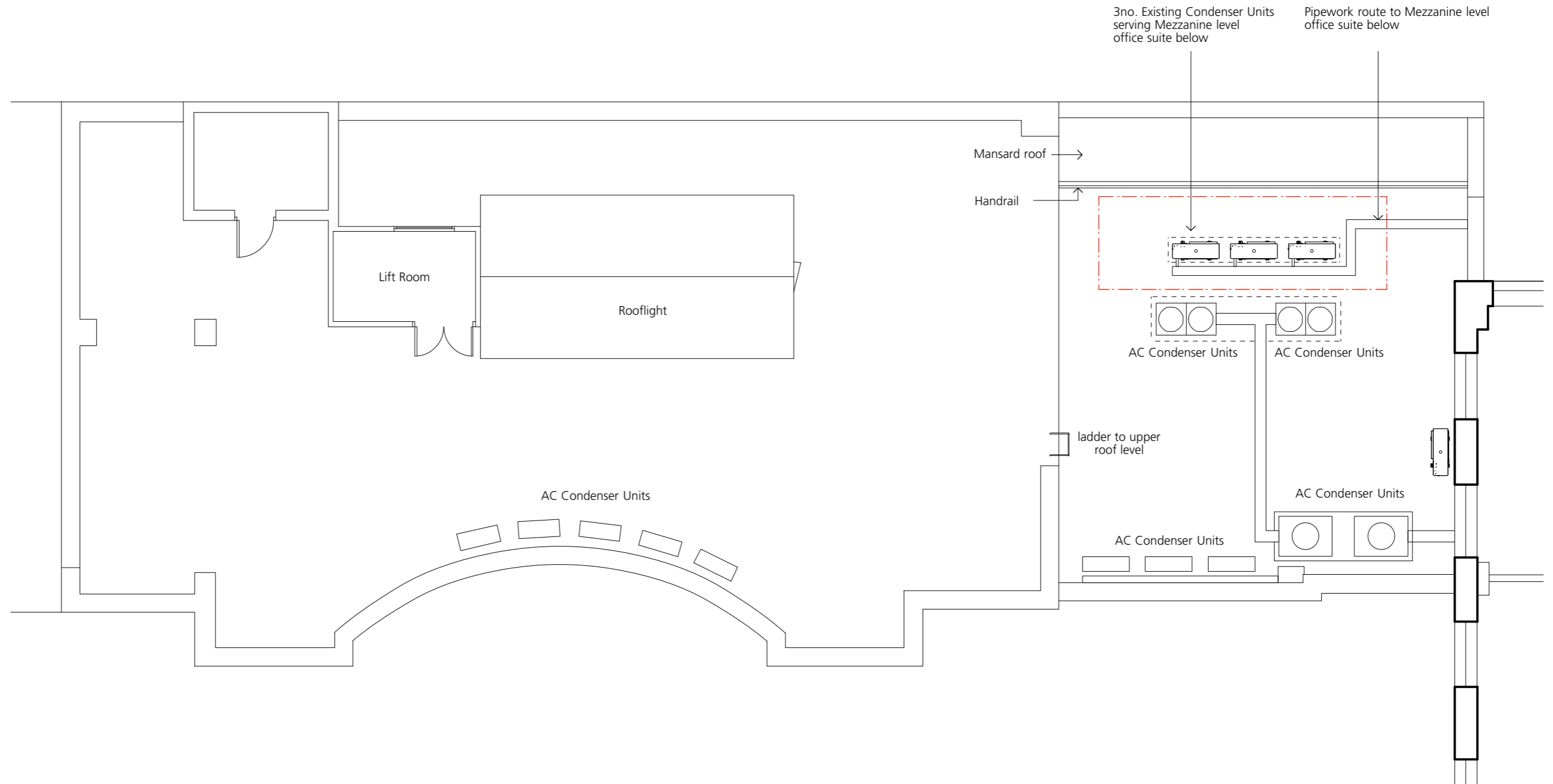
The location for the additional condenser, outlined in red, is at roof level of the Nuffield wing.

The roof is divided into two flat roofed areas 1 & 2. Area 1, is the lower of the two.



5.0 EXISTING ROOF LEVEL

The plan below illustrates the current layout of the roof.



5.0 EXISTING ROOF LEVEL

The photographs opposite show the existing roof area.

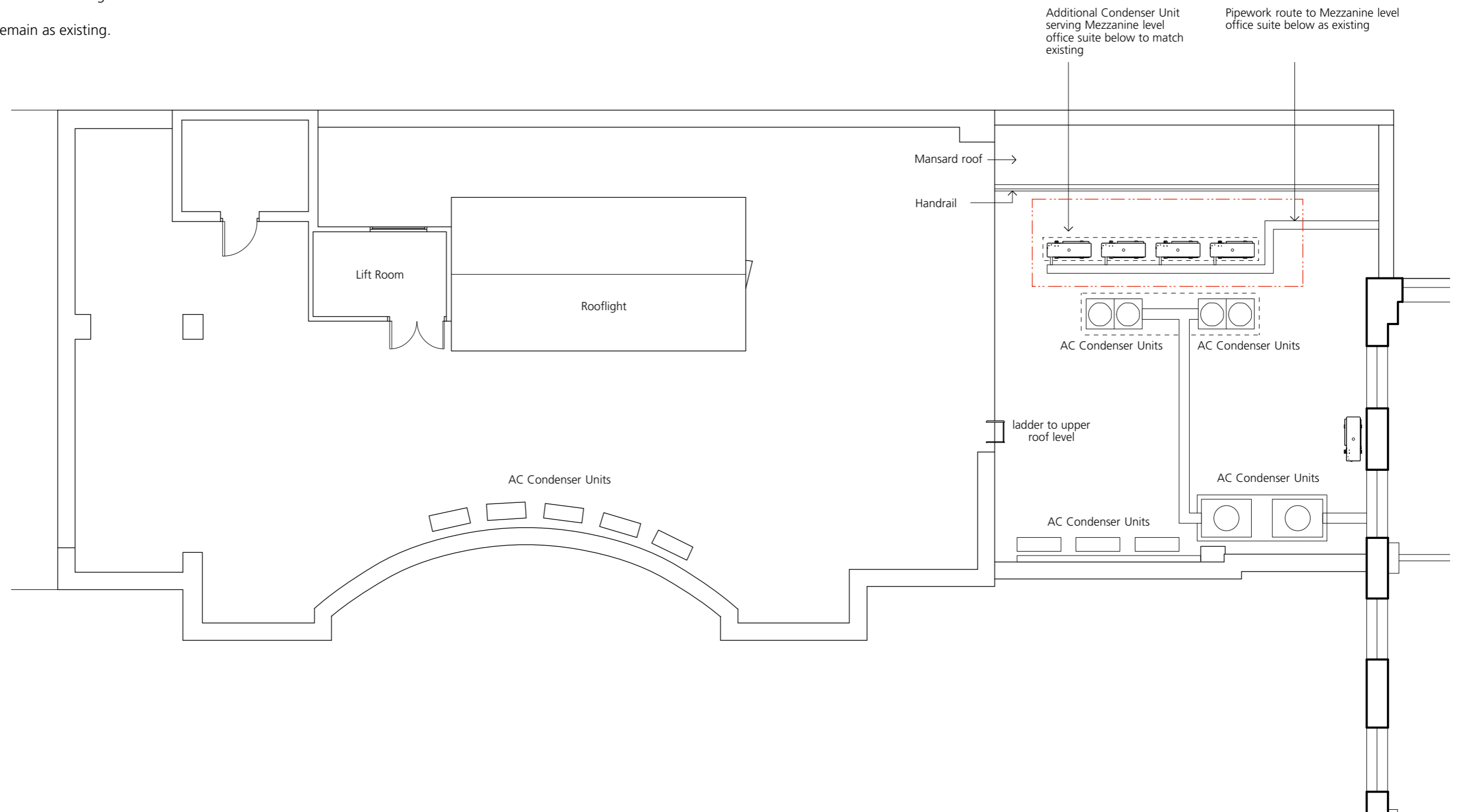


6.0 PROPOSED LAYOUT

The plan below illustrates the proposed location of the additional condenser unit.

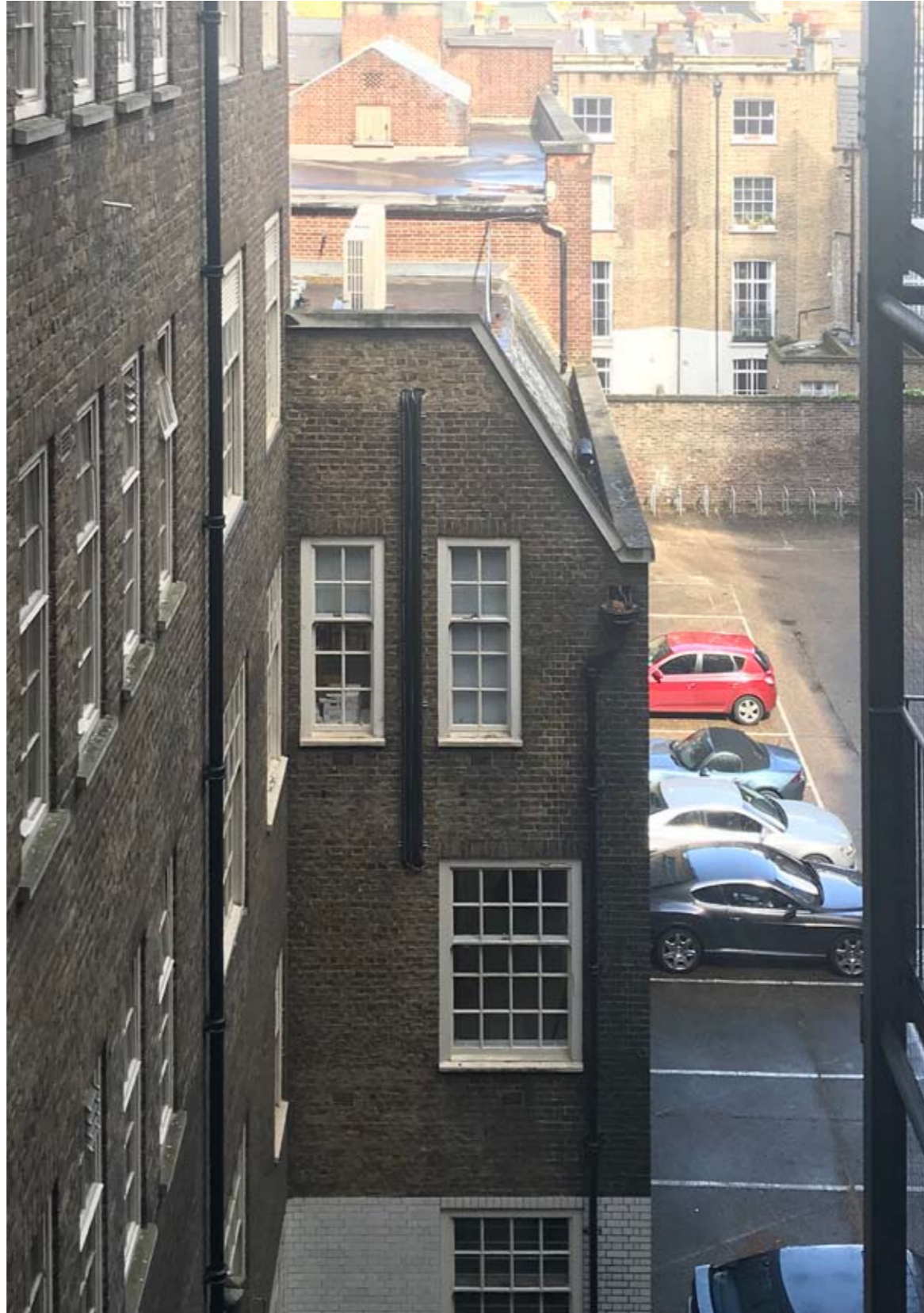
It will be matching is size to the existitng units that currently serve the office suite below and will be located in line with the existitng units.

Pipework routes will remain as existing.

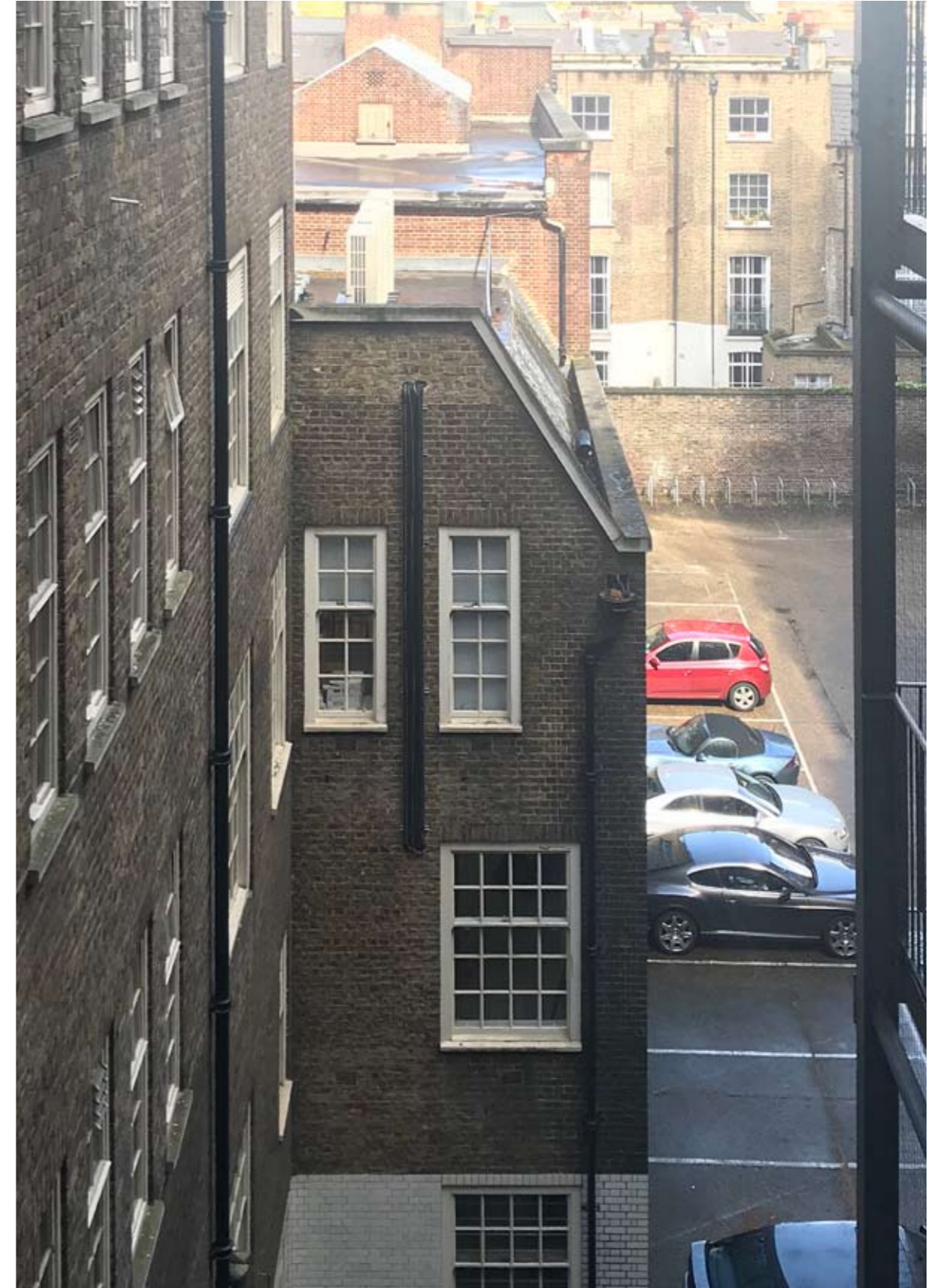


6.0 PROPOSED LAYOUT

VIEW 1 - Existing



VIEW 1 - Proposed



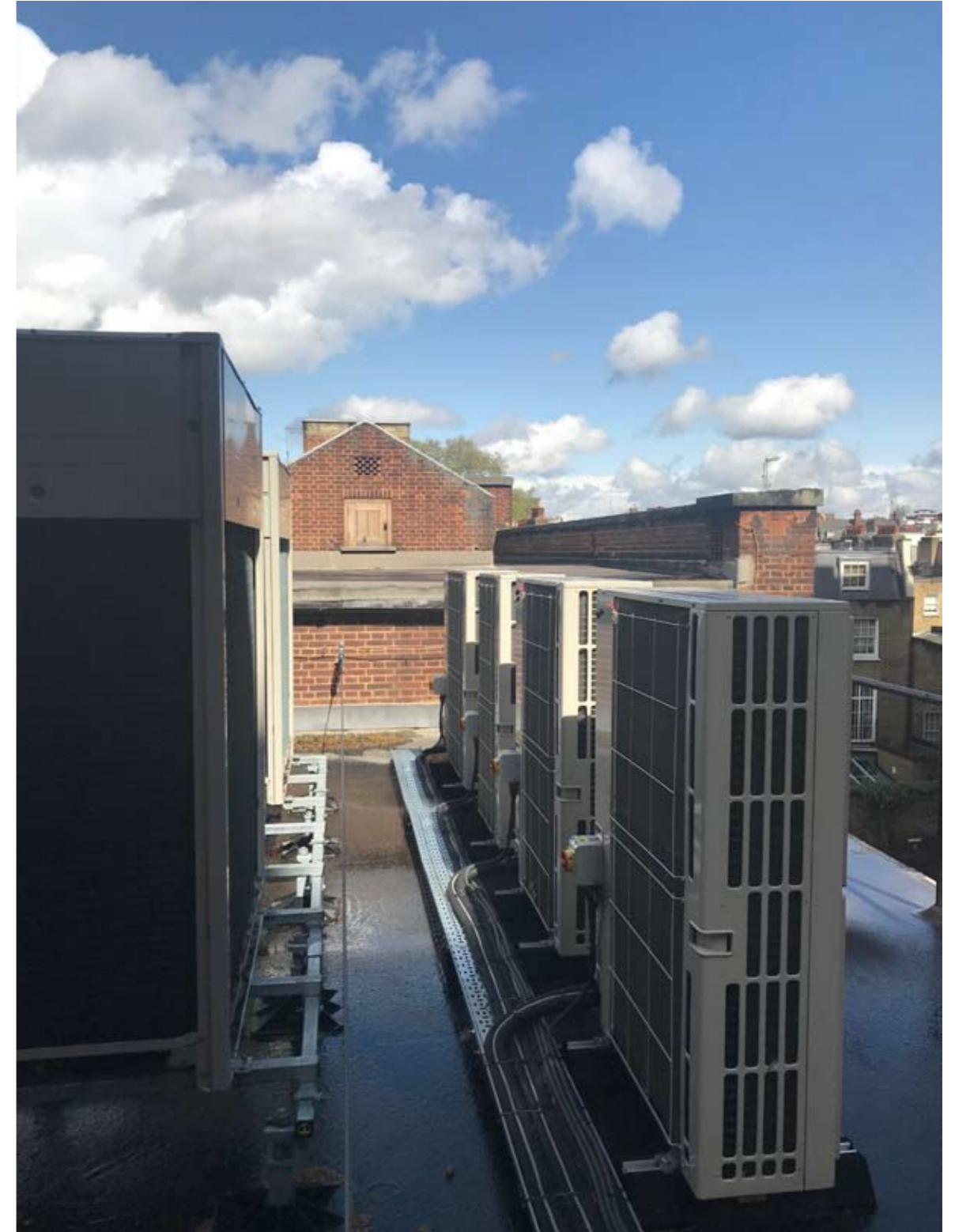
The visualisation to the right shows how the additional condenser will be positioned at roof level.

6.0 PROPOSED LAYOUT

VIEW 2 - Existing



VIEW 2 - Proposed



The visualisation to the right shows how the additional condenser will be positioned at roof level.

6.0 PROPOSED LAYOUT

VIEW 3 - Existing



VIEW 3 - Proposed



The visualisation to the right shows how the additional condenser will be positioned at roof level.

6.0 PROPOSED LAYOUT

The specification of the condenser unit is shown to the right.



The Mr Slim multi-split system is an ideal option for open plan spaces in medium sized premises such as offices or shops where two or three units are required. These can be Mr Slim ceiling cassettes (PLA-ZRP & SLZ-KA), ceiling suspended (PCA-RP(HA)), ducted (PEAD-RP), floor standing (PSA-RP) or wall mounted (PKA-RP) models and can be connected to a single outdoor unit using twin or triple multi distributor pipes.

- Two or three indoor heat pump units can be operated in a Multi-Split configuration from a single outdoor unit
- Heat pumps must operate in same heating or cooling mode
- Inverter controlled outdoor unit with low starting current

PUHZ-ZRP140VKA/YKA		Single Phase	Three Phase
CAPACITY (kW)	Heating (nominal)	16.0 (5.7 - 18.0)	
	Cooling (nominal)	13.4 (6.2 - 15.0)	
	Heating (UK)	13.6 (4.85 - 15.3)	
	Cooling (UK)	12.9 (5.7 - 14.1)	
SOUND PRESSURE LEVEL (dBA) Heating / Cooling		52	50
SOUND POWER LEVEL (dBA) Cooling		70	
WEIGHT (kg)		119	132
DIMENSIONS (mm)	Width	1050	
	Depth	330 + 30	
	Height	1338	
ELECTRICAL SUPPLY		220-240v, 50Hz	380-415v, 50Hz
PHASE		Single	3
STARTING CURRENT (A)		12	4
MAX RUNNING CURRENT (A)		29.1	12.1
FUUSE RATING (BS88) - HRC (A)		40	16
MAINS CABLE No. CORES		3	5
MAX PIPE LENGTH (m)		75	
MAX HEIGHT DIFFERENCE (m)		30	
CHARGE R410A (kg) - 30m		5.0	
Applicable Combinations			
2 x Size 71 Indoor units		MSDD-50TR-E Pipe Kit	
3 x Size 50 Indoor units		MSDT-111R-E Pipe Kit	



7.0 HERITAGE STATEMENT

Proposed Layout

It is proposed that the additional condenser unit will be located in an area already designated for condenser units serving the vacant office suite and other occupied office suites within BMA House.

Scale & Appearance

The proposed condenser unit will match the scale and appearance of the existing units that serve the vacant office suite and align with their current layout.

Impact upon the Heritage Asset

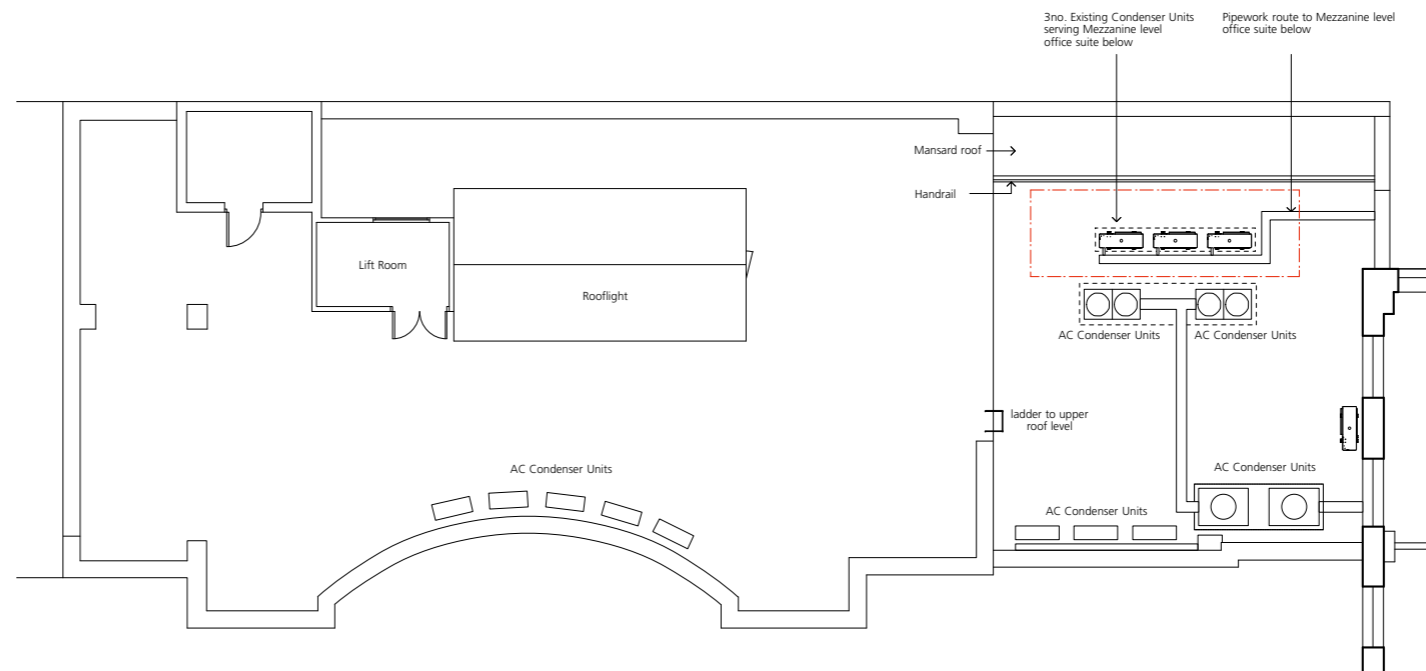
In order to allow Camden Registry to use the space in line with their operational needs, which involves a larger number of occupants using the office suite than before, the capacity of the existing comfort cooling system will have to be increased.

The addition of the additional condenser will allow Camden Registry to maintain a comfortable environment within their ceremony rooms.

The additional unit has been sited in an area already used for condenser units as it benefits from partial screening due to its lower roof level behind a parapet wall.

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

Existing Layout



Proposed Layout

