

TUC Congress House
Listed Building Consent Application
Design Statement for the redevelopment of the 5th floor toilets

Hugh Broughton Architects

June 2018 (Rev P1)



Design Statement

This design statement has been prepared by Hugh Broughton Architects in support of the Listed Building Consent submission to Camden Council for the reconfiguration of the existing toilets and kitchen along the 5th floor corridor on the north side of the building. It should be read in conjunction with the drawings submitted with the application. The drawings are:

- E1000-Location Plan- Rev P1
- E1010-Existing Fifth Floor Plan - Rev P1
- P1010-Proposed Fifth Floor Plan - Rev P1
- P1020-Proposed Fifth Floor Toilets Plan - Rev P1

Background

Congress House is a Grade II* listed building completed in 1958 and designed by David du R. Aberdeen. Hugh Broughton Architects have been working closely with Camden Council on the refurbishment of the building since 1997. As well as work on other floors, these refurbishments have included significant work on the 5th floor of the building including the refurbishment of the meeting rooms, reception area and toilets (North side) in 2002 and the recent redevelopment of the office areas on the South side, completed in 2018.

In 2004, Hugh Broughton Architects and Arup produced the Management Guidelines for Congress House. 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.

Proposal

The current sanitary and kitchen facilities on the 5th floor (North side) have started to show their age due to wear and tear, with layout and standard of finishes falling short of the expectations of modern day staff and visitors. The proposed refurbishment comprises the removal of:

- All sanitary fittings and finishes to male, female and accessible toilets (installed during the 2002 refurbishment)
- All fittings and finishes to the small kitchen (installed during the 2002 refurbishment)
- All stud partitions between toilets, kitchen and corridor (except existing partition between accessible WC and female toilets). The partitions between male/female toilets and kitchen are not original and were installed as part of the 2002 refurbishment. The wall separating toilets and corridor was significantly altered during the same refurbishment with openings infilled and new doors formed.
- The fully glazed fire door to the corridor (installed during the 2002 refurbishment)



Views of the existing corridor

The proposed layout comprises the construction of a new kitchen at the East end of the corridor, including a laminated kitchen unit with double sink and 8 no. unisex toilet cubicles. Partitions between cubicles will be centred on the existing windows mullions, following design guidance as set out in the 'Management Guidelines (2004)'. A new Part M compliant WC suite will be installed in the accessible toilet. All services will drain to existing soil vent pipes and there will be no alterations to the external fabric of the building. A replacement fire rated door will be installed in the corridor. The door will be veneered to match original doors. Please refer to drawing A1020 for a schedule of proposed finishes.

The proposals will be fully reversible and have very minimal effect on the original fabric of the building. As a result we believe that the impact of the proposals on the special architectural and historic interest of the building is minimal and Listed Building Consent should be granted.



Views of the dated existing facilities including male toilets (top left and top right), female toilets (centre left and centre right), accessible WC (bottom left) and the kitchen (bottom right)