

TUC Congress House

Planning and Listed Building Consent Applications

Design Statement for the development of the 5th floor roof terrace

Hugh Broughton Architects

August 2018 (Rev P2)



Design Statement

This design statement has been prepared by Hugh Broughton Architects in support of the Planning and Listed Building Consent submission to Camden Council to form a small roof terrace for the recently refurbished 5th floor commercial unit on the south side of the building. It should be read in conjunction with the drawings submitted with the application. The drawings are:

- E1000-Location Plan- Rev P2
- E1010-Existing Fifth Floor Plan - Rev P2
- P1010-Proposed Fifth Floor Plan - Rev P2
- P1030-Proposed Roof Terrace details - Rev P2

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. Other relevant work includes the installation of a new ETFE canopy over the internal courtyard, which included the creation of a roof terrace area on the sixth floor. The proposal subject of this application intends to match this previous installation, both in terms of materials/finishes and detailing.

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 recently completed redevelopment of the South Side has created a number of highly desirable rental units which are currently on the market. The unit on the fifth floor overlooks a roof area on the east side of the building. An existing glass door provides direct access onto the roof for maintenance purposes. Currently this external area is bordered by a collapsible balustrade of utilitarian appearance. The TUC would like to improve the appearance of this area by providing a small external terrace.



Views of the existing access door onto the roof

The proposed work includes:

- Removal of the existing collapsible balustrade (extent shown on drawing 241/E1010-RevP2) including making good of existing roof;
- Installation of new painted steel fixed balustrade bolted to existing structure. Materials, finishes and detailing of new balustrade to match balustrades recently installed to roof area on sixth floor. The balustrades would sit at a minimum distance of 1.25m from the existing roof edge to make sure they are not visible from pavement level.
- Installation of (removable) Yorkstone paving slabs to roof terrace on adjustable pedestal support system.

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 Planning and Listed Building Consent should be granted.



Views of the existing roof area looking south-east (above) and north-east (below)