THE BRITISH MUSEUM - 41 RUSSELL SQUARE REFURBISHMENT

PRINGLE RICHARDS SHARRATT | DESIGN AND ACCESS STATEMENT

3rd August 2018

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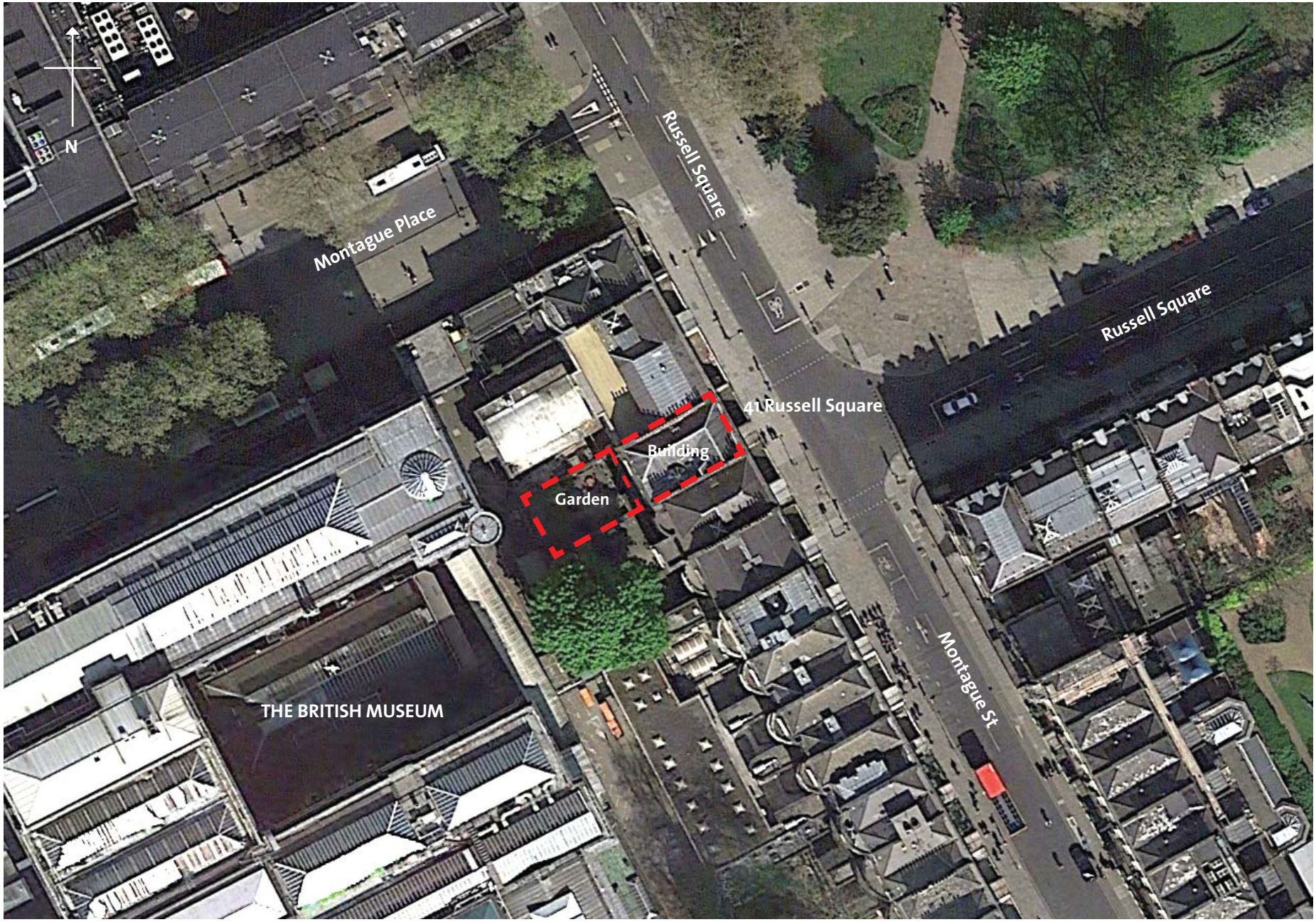
SITE LOCATION AERIAL PLAN



Above : 41, Russell Square Site Location Plan

1.0 INTRODUCTION AND SUMMARY

Pringle Richards Sharratt have been appointed by the British Museum as architect and lead consultant for the refurbishment project of 41 Russell Square WC1B.

The Grade II listed property currently houses various British Museum support departments. Staff accommodation studies have been carried out by the Museum to identify alternative permanent accommodation for these departments allowing the vacated property to be re-furbished. This provides an opportunity to sensitively restore and upgrade the buildings and let them out to third parties. This in turn will generate revenue that the Museum can use to help cover the costs and maintenance associated with the day-to-day running of its wider Bloomsbury Estate.

The brief is to carry out sensitive refurbishment works to the Grade II listed town-house - To create modern usable offices suitable for C21st that preserves and celebrates the existing historic features and architecture of the building but also incorporates modern energy efficient measures. 41 Russell Square is a stand-alone property and will remain so.

This Design and Access Statement follows the suggested CABE format. The pre-application submission was accompanied with a heritage assessment for the building which has been completed in accordance with the requirements of paragraph 128 of the NPPF. This assessment considered the history of the building as part of the Grade II listed terrace, informed by a site visit and with reference to the planning history and the archival evidence available.

The findings of this assessment were that the significance of these buildings lies primarily in their character and appearance as nineteenth century terraced houses built as part of the planned development of Russell Square. With regards to the interiors, the historic plan form of the property remains legible to an extent in each building, and is more fully preserved in 41 Russell Square. The staircase is a particularly fine example of a curved cantilevered structure.

Following on from our pre-app submission we have also addressed the comments received from LB Camden in a report which was sent to LB Camden refer to '*Planning -and listed building consent application pre-application feedback response report'* All drawings and proposals have taken into account the comments received from the LB Camden.

In this Design and Access Statement we set out the Museum's aspirations for the site, the existing condition of the building and describe the differing heritage significance for the spaces and how this has informed the proposals.

We also describe the options considered, proposed works, including alterations to fabric, restoration of existing spaces and the introduction of building services and their careful integration into the historic building fabric.

Montagu Evans has prepared a Heritage Assessment for the property which informs the proposals set out in this document.

The Museum has appointed the following design team for the project

- Project Managers - Lendlease
- Lead Consultant and Architect - Pringle Richards Sharratt Architects
- Structural Engineer - Alan Baxter Integrated Design
- M&E services engineer - Frankham Consultancy Group
- Cost Consultant - Gardiner & Theobald
- Planning Consultants -The Planning Lab
- Heritage Consultants - Montagu Evans

In summary the proposals for 41 Russell Square comprise:

- General refurbishment throughout, making good and sensitively repairing the existing interiors using like for like materials and techniques.
- Later added harmful elements will be removed to enhance the significance of the listed buildings
- Stripping out and renewal of all existing building services using existing routes where possible.
- To reuse existing risers where possible in the building;
- Where new risers are required, these have been located in discreet parts of the building
- Removal of recently added modern partitioning and opening up of rooms in less significant areas.
- General refurbishment of existing external fabric including structural facade brickwork repairs where required using like for like materials and techniques.
- 41 Russell Square will remain an independent building.

1. ASSESSMENT
1.0 THE SITE AND CONTEXT

The Grade II Listed building 41 Russell Square is situated in the terrace of houses forming the western terrace of Russell Square, London and is situated within the Bloomsbury Conservation Area. The building is within walking distance of destinations, such as the British Museum and Oxford St and close to the mainline stations of Kings Cross, St Pancras and Euston, and the British Library, and in the heart of the University of London campus, Many of the buildings surrounding the square are no longer residential.

The west side of the square is dominated by the large white University of London Senate House, while on the east side is the imposing late 19th century Hotel Russell. A few original town houses remain on the south side.

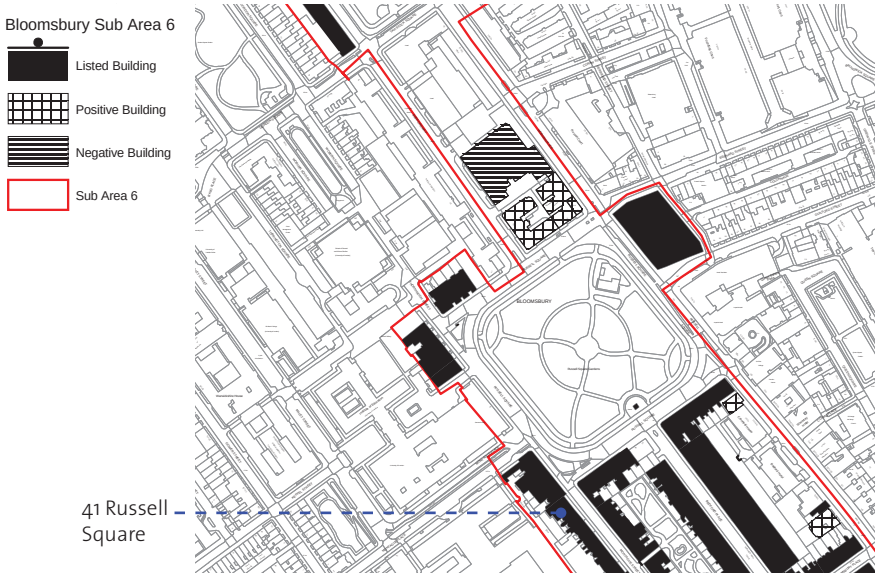
Russell Square is the largest of Bloomsbury's squares and was developed following the construction of Bedford Square, utilising land that had formerly been reserved to maintain the view north from the later demolished Bedford House. The square was originally laid out by Humphrey Repton, a leading landscape architect in the early 19th century. Although extensively replanted in 1959 it is listed grade II in the English Heritage Register of Historic Parks and Gardens. The space is defined by cast-iron boundary railings

41 Russell Square was constructed as part of the terrace at 38-43 Russell Square between 1800 and 1803, by developer James Burton.

They are of four storeys with basements and attics and are built in a yellow stock brick with a rusticated stucco base. The external elevation of number 41 Russell Square matches almost identically the neighbouring buildings and maintains the historical and architectural significance of the square.

Above : View from Montague Street to Russell Square.

Above : View from Russell Square to Montague St.



Above : Bloomsbury Conservation Area Sub Area 6 map extract.

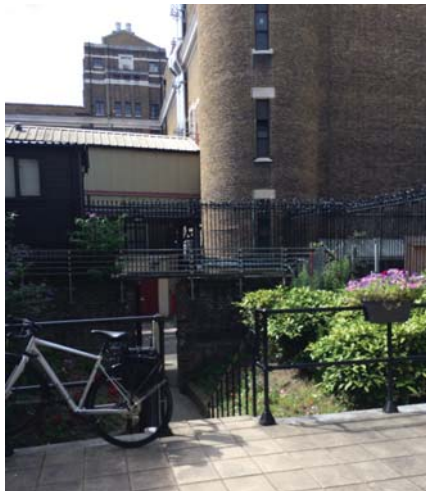
Above : Bloomsbury Conservation Area Listed Building map extract.

1. ASSESSMENT
1.0 THE SITE AND CONTEXT

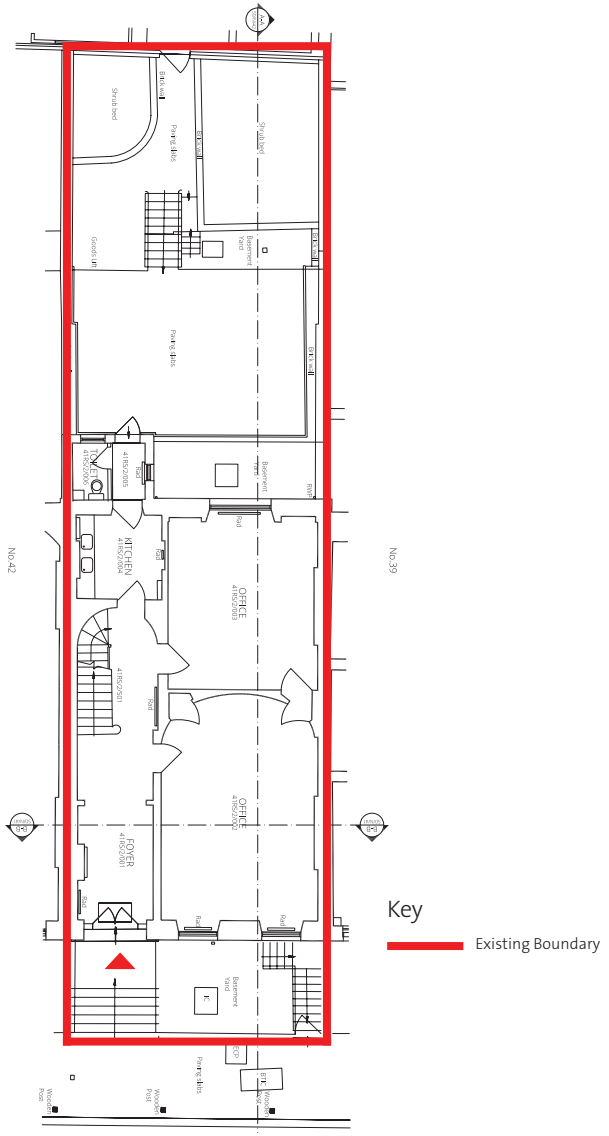
The adjacent diagram shows the extent of the existing site boundary which will not be altered as part of the proposals.

The total existing red line site boundary is 282.1m2/0.02821 hectares.

The existing site is aprox 33.1m long and 9.1m wide

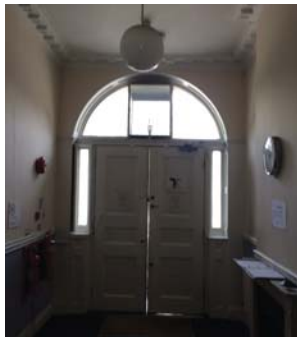


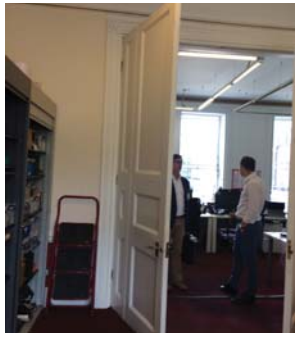
Top: View to Rear of Boundary with The British museum service Yard and building in the background
Above : View of the boundary wall to No.42 RS



Above : Plan indicating the site boundary of 41 Russell Square

1. ASSESSMENT
1.2 PHYSICAL EXISTING BUILDING





Above : Condition of Principal Rooms at 41 Russell Square

Above : 41 Russell Square Elevation

1. ASSESSMENT
1.3 PHYSICAL EXISTING BUILDING

Intended as a single residential dwelling for the upper middle classes, 41 Russell Square. has been used as an office for over 100 years. It currently is used as office accommodation for The British Museum; which is located adjacent to the rear boundary of 41 Russell Square.

Georgian townhouses were generally built to a similar layout, often with variations in detailing due to the interpretation of these patterns by the builder constructing each property. Like many of the Georgian properties in the area, 41 Russell Square comprises four storeys above ground with a single storey basement.

Background information or record drawings about the property are limited. It is however clear that the internal plan form of the property has been adapted to a series of changes mainly on the upper floors. This is evident in the subdivision of many of the spaces with lightweight modern construction. Modern surface mounted electrical supply and trunking distribution is also installed throughout.

The property has a main staircase that connects the lower ground level to the third floor. Access to the roof is via a small stair and roof hatch.

The existing lawful B1 office use of the property will be maintained.

Overall the condition of the building is as follows:

- The internal plan appears to remain reasonably well preserved at basement, ground and first floors.
- There is a particularly elegant staircase .
- Many of the floors have been strengthened in the past using steel elements - suggests the building may have suffered bomb damage.
- Building services have been added over the years in an ad-hoc manner. Many are surface mounted and detract from the elegant interiors. Redundant cables and excess, inefficient equipment exists, including surface mounted cables, poor lighting, surface trunking and control panels.
- Risers are in conspicuous places.
- Some fire places remain some appear original others are replacements of later dates.
- Upper levels have been subdivided and generally poorer in terms of original remaining fabric.
- The original stone stair has been painted over.
- There is a modern skylight over the stair.
- The internal decorations remain in some areas- although possibly not all of it is original. Generally, it is in keeping with the building period.
- Balconies are in a poor state of repair.
- Windows require refurbishment
- Existing brickwork shows signs of repair/ rebuilding.
- Possible bomb damage.

1. ASSESSMENT
1.3 PHYSICAL EXISTING BUILDING

Services ducts and missing architrave.

Front room surface mounted conduits.

Exposed cables trays and services pipes.

Rear external lightwell.

Damp below front room window.

Exposed services at high level.

The images above show the existing condition of the building at basement floor level.

1. ASSESSMENT
1.3 PHYSICAL EXISTING BUILDING

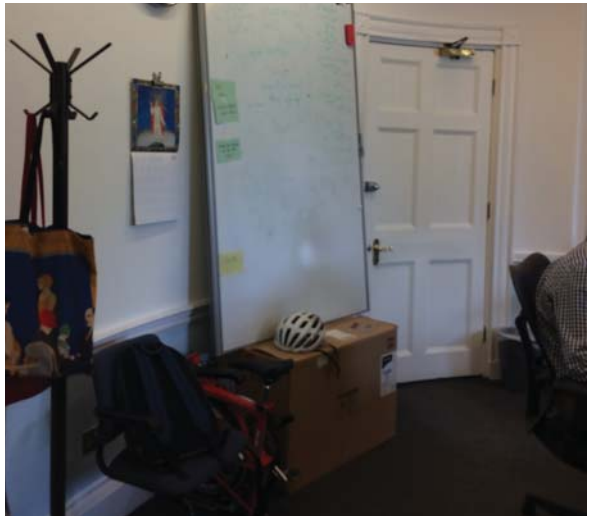
Approach to lighting in front office.

Surface mounted conduits and cables in entrance lobby.

Surface mounted conduits and cables in front office above door architraves.

Staircase and lobby leading to rear kitchen and basement.

Surface mounted conduits and cables in kitchen.



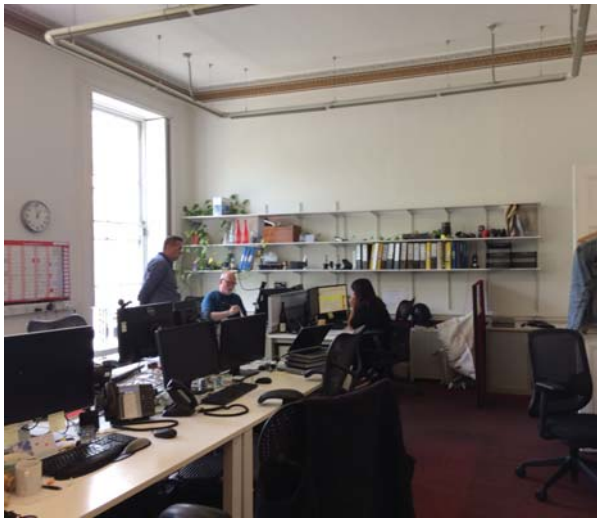
Wall finishes and door in front office.

The images above show the existing condition of the building at ground floor level.

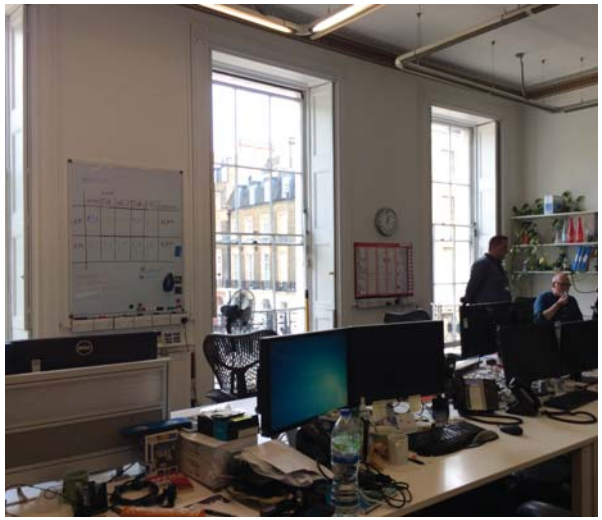
1. ASSESSMENT
1.3 PHYSICAL EXISTING BUILDING

Rear office cornicing and shelving brackets.

Large panelled doors connecting rear office and front office.



Surface mounted lighting in front office.



Windows with panelled shutters.

Ornate architraves with surface run cabling.

Surface mounted services below dado rail.

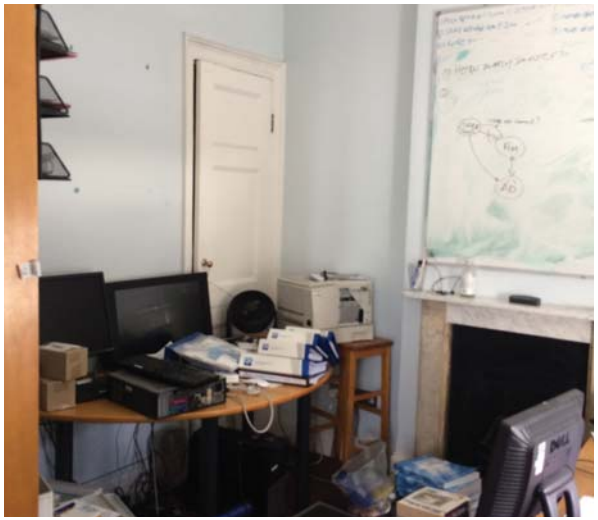
The images above show the existing condition of the building at first floor level.

1. ASSESSMENT
1.3 PHYSICAL EXISTING BUILDING

Looking at existing blocked up fireplace and exposed services in rear office

Looking at WC Doors and corridor

Looking at existing windows and shutters in the front office



Looking at existing blocked up fireplace in rear small office and cupboard doors

Looking at front office

Looking at existing rear office

The images above show the existing condition of the building at second floor level.

1. ASSESSMENT
1.3 PHYSICAL EXISTING BUILDING

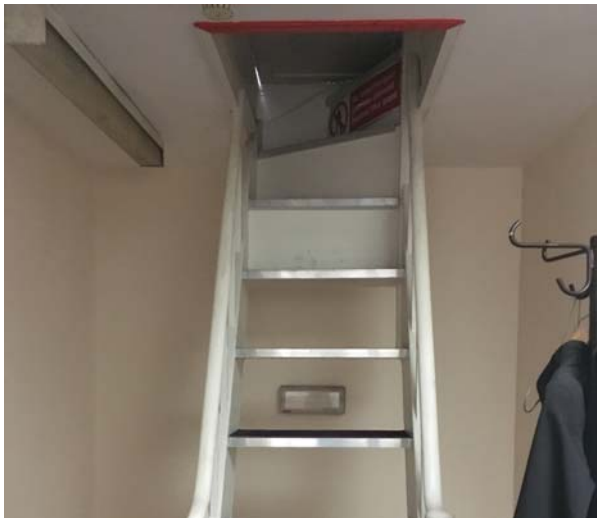

Existing kitchen.


Front office with carpet and radiators infront of windows.


Front office with surface mounted services.


Corridor and ducts at high level.


Rear office and existing blocked up fireplace.


Staircase to access roof.

The images above show the existing condition of the building at third floor level.

1. ASSESSMENT
1.4 HERITAGE

Below we set out a summary of the overall historical features and heritage significance of the existing building. Please refer to the Heritage Statement prepared by Montagu Evans for a full analysis and evaluation.

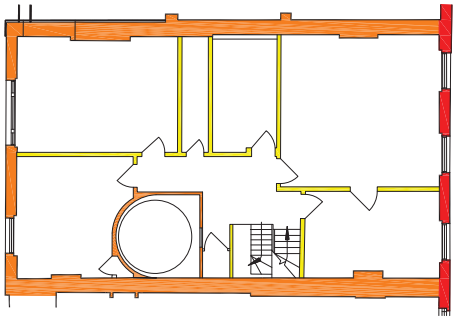
- 41 Russell Square forms part of the listing for The British Museum perimeter properties from numbers 38 through to 43 Russell Square.
- The ground floor and first floor rooms have the most historical significance with high ceilings, ornate fireplaces, decorative panelling and trims to the walls. The entrance hallways are of historical significance also, they contain curved walls, decorative wall details and columns to the staircases.
- The basement, second and third floor spaces have less historical significance.
- The third floor has lower ceilings than the rest of the floors. The upper floors have been subdivided into smaller spaces with the introduction of modern partitions. Some rooms on upper floors have feature fireplaces of some significance and in some areas there are simple cornicing or picture rail details.
- At second floor level archways are a feature over the staircases, which will be retained.

The images above show examples of the different features we consider to have a high level of significance . These rooms generally located on the Ground and First floor possess decorative plaster work and cornices and/or joinery (doors, windows and shutters) stairs and metal work.

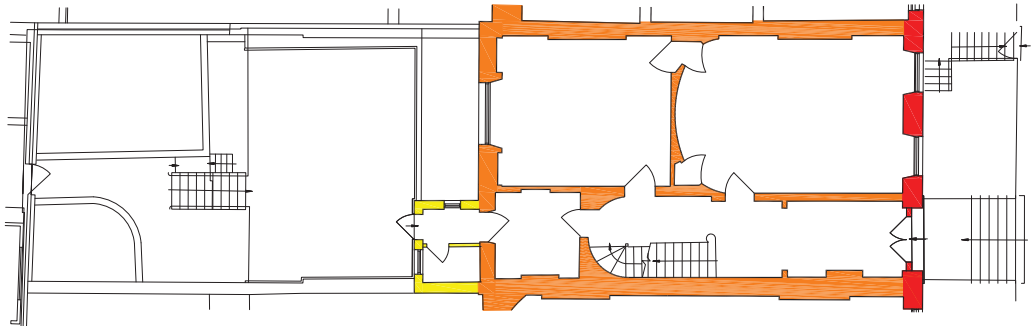
All significant heritage features will be retained and refurbished where necessary with making good to match existing where required.

1. ASSESSMENT
1.4 HERITAGE

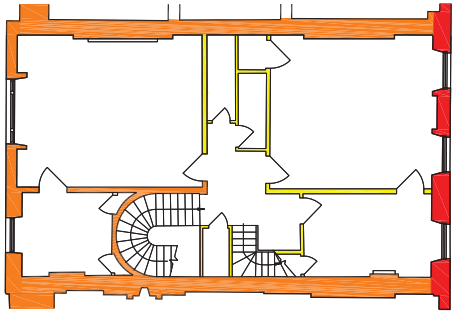
The heritage significance drawings below highlight the levels of significance to the existing planform only and have informed our proposals. Walls not highlighted are deemed to be of neutral significance to the planform as they are new modern partitions dating from the twentieth century that are sympathetic to the character of the building; and/or modern alterations, which in some cases detract from the significance of the property.



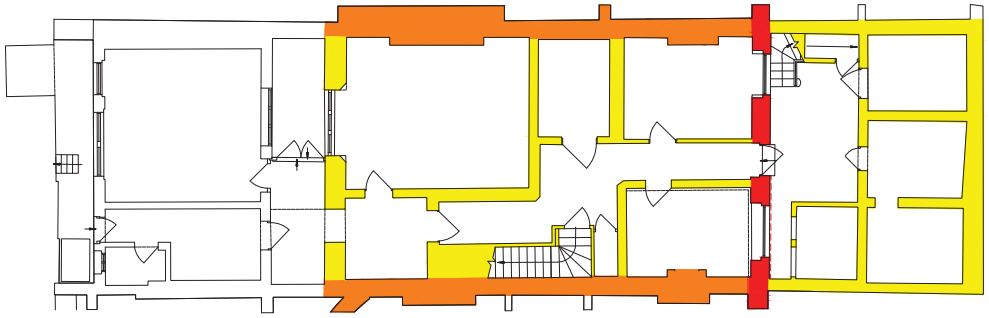
Third Floor



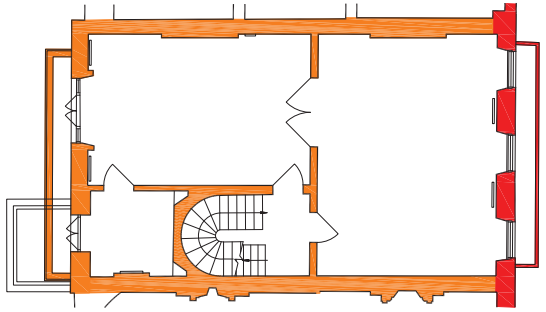
Ground Floor



Second Floor



Lower Ground Floor



First Floor

2.0 DESIGN
2.1 PROPOSALS - APPROACH

As Specialist Conservation Architects Pringle Richards Sharratt follow an ethos that sees conservation as a forward looking activity, based on developing an understanding of the significance of the heritage assets. Our aim is to leave the heritage better maintained and understood at the end of the project, its future assured by sound sustainable principles.

Below we set the general approach to the alterations, refurbishment and services to the building and the proposals for both of the buildings are shown on the following pages.

Alterations and Removal of fabric

- Reinstatement and preservation of historic planform at the ground and first floors with some careful adaptation of the already altered and lesser significant second and third floor levels.
- Strip out all redundant services, ducts and radiators, modern suspended ceilings in rooms of significance and generally remove non-historic fabric in order to enhance and restore rooms and their historic features.
- New services will be carefully inserted into the existing building fabric, using existing routes and notches where possible and new risers where necessary.
- On upper levels where spaces are of less historical significance the approach is to remove modern partitions and form new openings in original partitions of lesser significance to create larger spaces.
- Where openings are formed in original walls the wall is not being removed entirely, nib walls or 'door height' openings proposed will indicate the original layout of the space.

Refurbishment and Decoration

- Refurbishment and reinstatement of historic features where these have been lost or affected by later alteration.
- Repair and refurbishment of the external brickwork and stucco render at the ground floor level.
- Repair and refurbishment of the fenestration and historic metalwork.
- Stabilise and protect any original features such as cornices, skirting's and plaster relief's generally where walls are to be removed etc. All significant items that are to be reinstated after the works are to be removed with care to prevent any damage and are to be protected and stored on site. All items to be retained in place are to be adequately protected during the duration of the works to avoid any damage.
- New floor finishes.
- New fully fitted kitchen and tea point areas.
- Surface mounted new lighting throughout. A combination of wall, pendant and spot lighting. Feature Lighting to GF and FF.
- Services to be carefully recessed into walls -in the principal rooms.
- Existing fire doors to be upgraded with 30 minute cold smoke seals. Doors on the upper floors that are modern additions to be replaced with new panelled hardwood doors and to be 30 minute fire rated. The plain doors on the lower ground floor to be replaced with new plain painted hardwood doors.

M&E and Services strategy

- Upgrade of the existing office spaces to secure viable tenants and ensure the ongoing management and maintenance of the listed building through comfort cooling.
- Where new risers are required, these have been located in discreet parts of the building where the planform and sensitivity of the historic features are lower, or where alterations have already been made to the building thus minimising the impacts on the historic fabric of note.
- A full options study of heating and cooling systems has been carried out to ensure that the most efficient and least intrusive option is selected.

2.0 DESIGN
2.1 PROPOSALS - APPROACH

In all instances all existing services will be carefully removed. Overall there will be a significant heritage gain in removing all of the redundant pipework and exposed surface mounted services. There are considerable heritage benefits to be delivered by the proposals which seek to upgrade and refurbish the existing office accommodation. The removal of prominent services and casings that have accrued piecemeal over time, reinstating historic features where these have been affected by later insensitive works.

Please refer to the *'41 Russell Square - Existing conditions and proposed strip-out schedule'* which gives an overall summary of the conditions one of the principal rooms in every floor of each building.

The main changes to 41 Russelll Square are as follows -

- Ground to Third Floor - The risers have all been reduced in size following the pre-app submission and split into two so they are located either side of the chimney breast to retain the extent of the existing plan form.

- The benefits of the approach is to rationalise the services in each room, remove clutter and exposed surface mounted cables and the overall approach will improve the aesthetic of each room, in turn enhancing the significance.

- Any existing features of architectural interest will be preserved in situ where the new risers are to be introduced into the property. New risers will be scribed around skirtings, cornices, picture and dado mouldings. These changes can be reversed therefore. If deemed necessary in the future, the new risers can be removed and the room can be returned to its current layout.

The Y-series drawings show the new skirting, cornicing and the proposed pipe runs within the risers that show how curving pipe runs will avoid any damage to existing features.

In terms of the efficiency of the solutions for the risers, the strategy for the vertical services routes have been positioned in the least significant spaces and in the least obtrusive way possible

Risers -

2. no risers throughout the property are in existing riser locations.

6. no risers are in new locations - on the second and third floor - there isn't any existing risers only ducts for WC's etc.

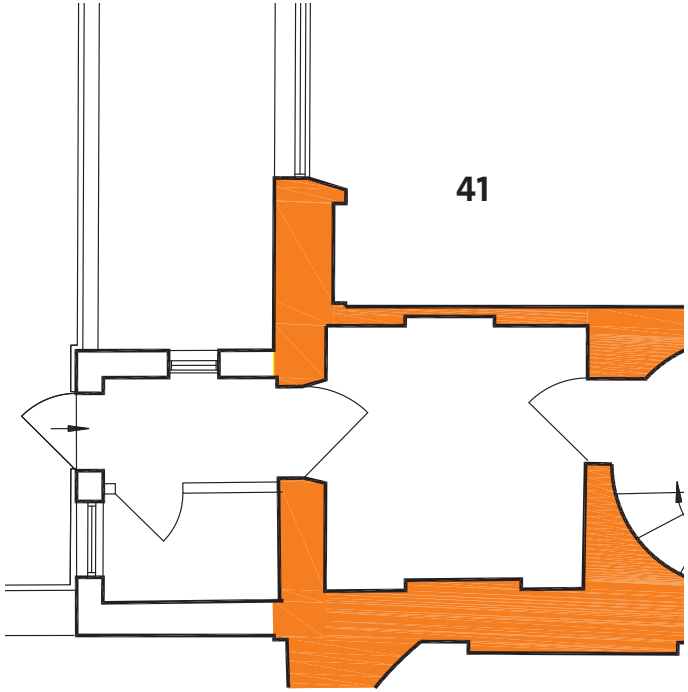
In most cases the electrical and mechanical risers have been housed in one enclosure but split into two to address fire separation.

In 1 location the existing risers will be stripped out and removed and the areas will be made good to match existing.

On the following pages are extracts of the submitted drawings showing the locations of the proposed risers and the proposed elevations.

2.0 DESIGN
2.1 PROPOSALS - APPROACH
GROUND FLOOR

REFER TO DRAWING - 41RS/50/HW/02



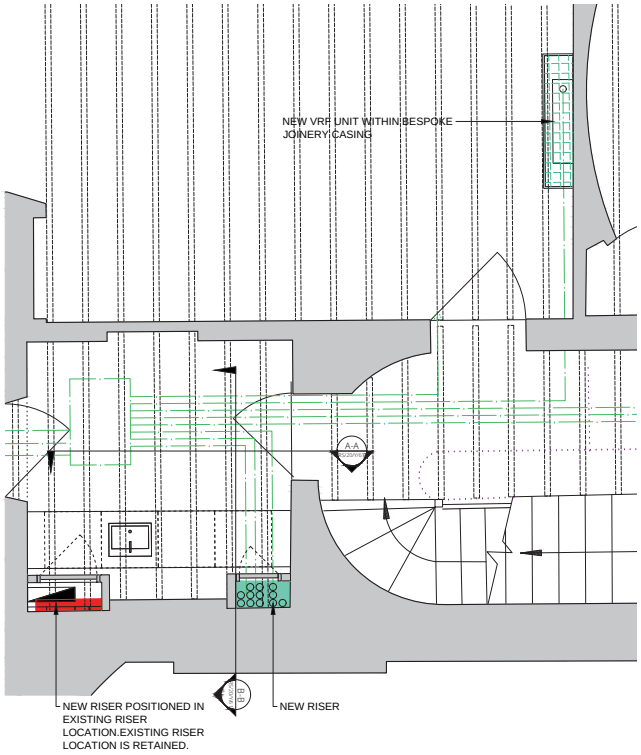
SIGNIFICANCE PLAN
Ground Floor

HERITAGE SIGNIFICANCE KEY

- HIGH
- MEDIUM
- LOW

*Walls not highlighted are deemed to be of neutral significance to the planform

REFER TO DRAWING - 41RS/20/Y/02.01

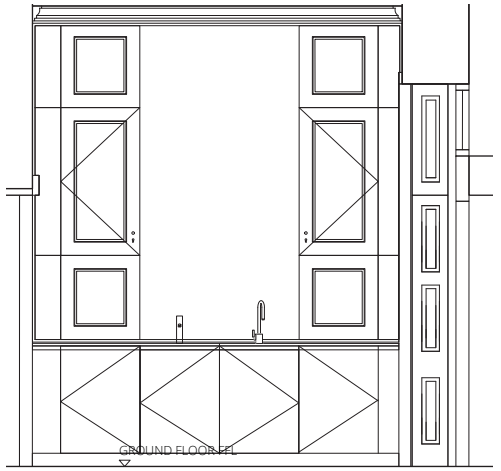


PROPOSED PLAN
Ground Floor

LEGEND

- Exposed pipework to lower ground floor ceiling
- Pipework from/to existing & new risers within floor void
- Existing riser/opening in floor to be retained or stripped-out - refer to detailed notes on drawing
- New riser/opening in floor
- Floor mounted VRF unit within bespoke joinery housing
- Existing joists within floor
- Existing beams within floor
- Layout of existing walls to be removed

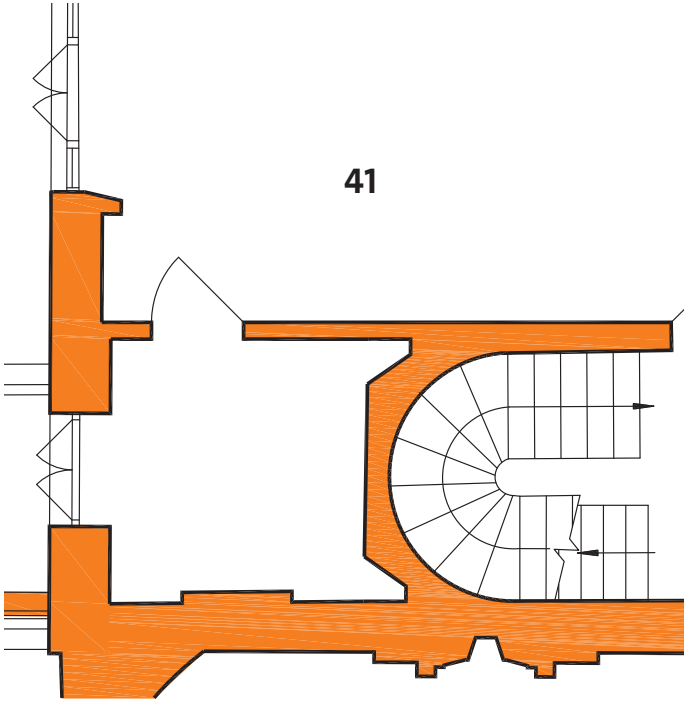
REFER TO DRAWING - 41RS/20/Y/61



PROPOSED RISER ELEVATION
Ground Floor

2.0 DESIGN
2.1 PROPOSALS - APPROACH
FIRST FLOOR

REFER TO DRAWING - 41RS/50/HW/03



SIGNIFICANCE PLAN
First Floor

HERITAGE SIGNIFICANCE KEY

- HIGH
- MEDIUM
- LOW

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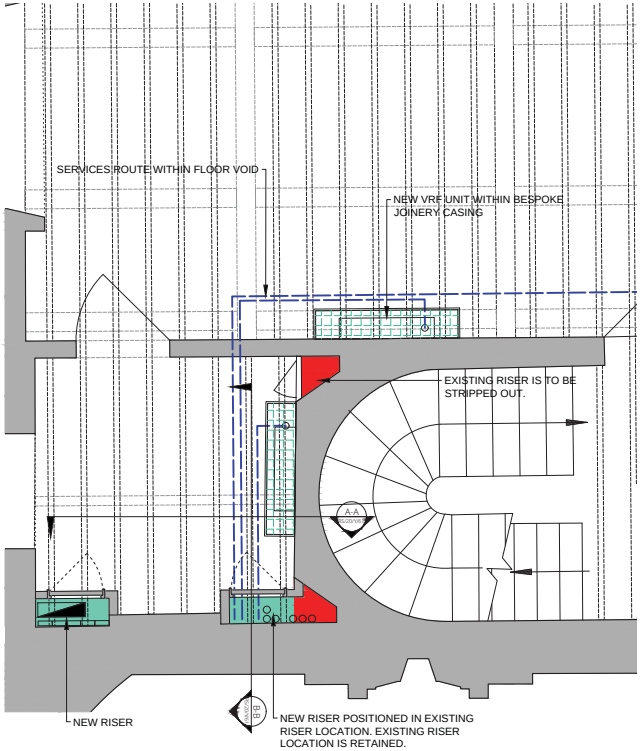
REFER TO DRAWING - 41RS/20/Y/03.01



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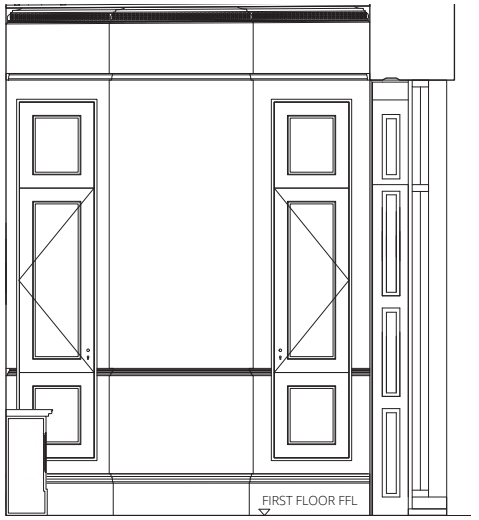
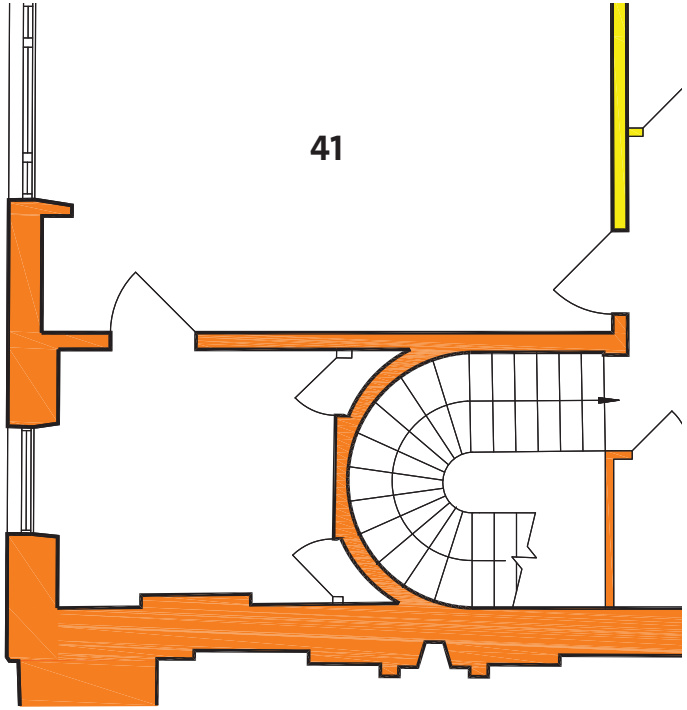
REFER TO DRAWING - 41RS/20/Y/61



PROPOSED RISER ELEVATION
First Floor

2.0 DESIGN
2.1 PROPOSALS - APPROACH
SECOND FLOOR

REFER TO DRAWING - 41RS/50/HW/04



SIGNIFICANCE PLAN
Second Floor

HERITAGE SIGNIFICANCE KEY

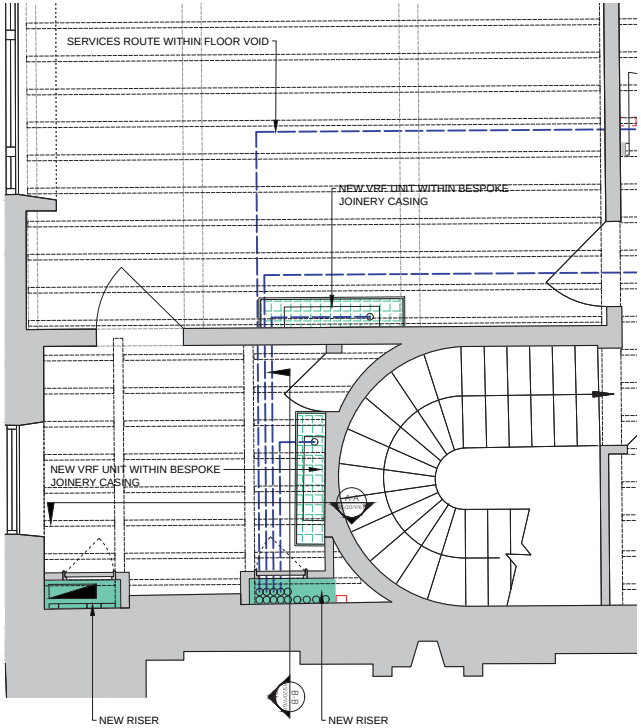
HIGH

MEDIUM

LOW

*Walls not highlighted are deemed to be of neutral significance to the planform

REFER TO DRAWING - 41RS/20/Y/04.01

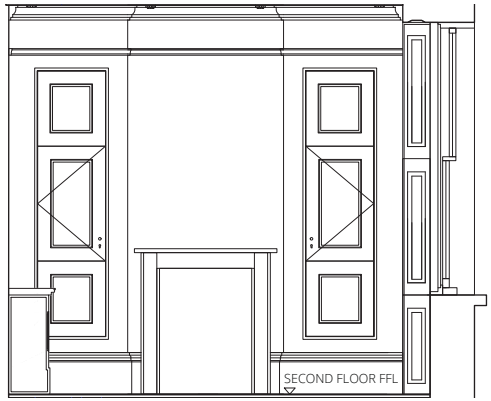


PROPOSED PLAN
Second Floor

LEGEND

- Exposed pipework to lower ground floor ceiling
- Pipework from/to existing & new risers within floor void
- Existing riser/opening in floor to be retained or stripped-out - refer to detailed notes on drawing
- New riser/opening in floor
- Floor mounted VRF unit within bespoke joinery housing
- Existing joists within floor
- Existing beams within floor
- Layout of existing walls to be removed

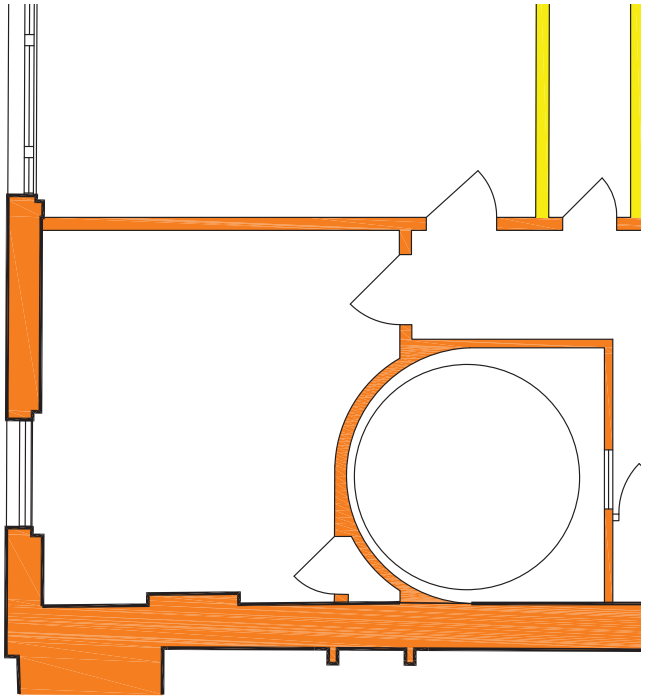
REFER TO DRAWING - 41RS/20/Y/61



PROPOSED RISER ELEVATION
Second Floor

2.0 DESIGN
2.1 PROPOSALS - APPROACH
THIRD FLOOR

REFER TO DRAWING - 41RS/50/HW/05



SIGNIFICANCE PLAN
Third Floor

HERITAGE SIGNIFICANCE KEY

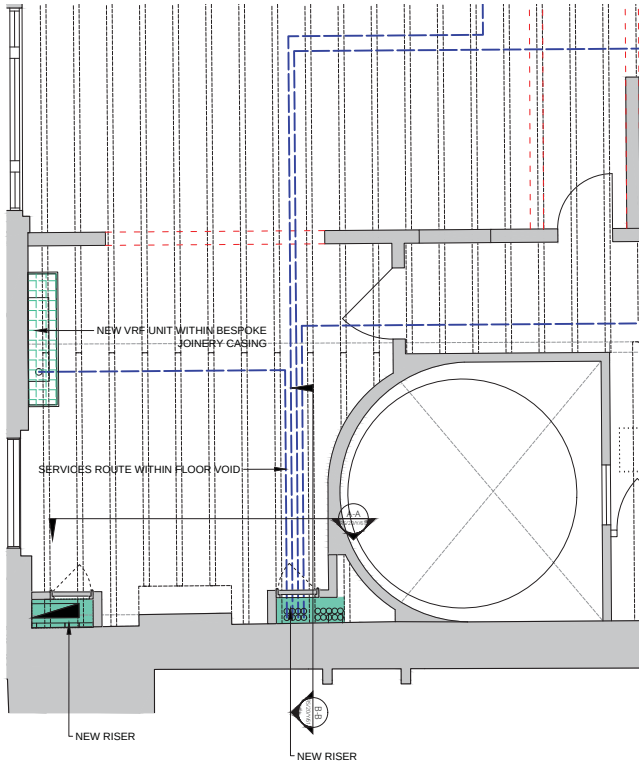
HIGH

MEDIUM

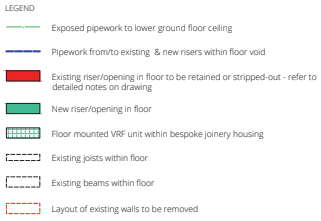
LOW

*Walls not highlighted are deemed to be of neutral significance to the planform

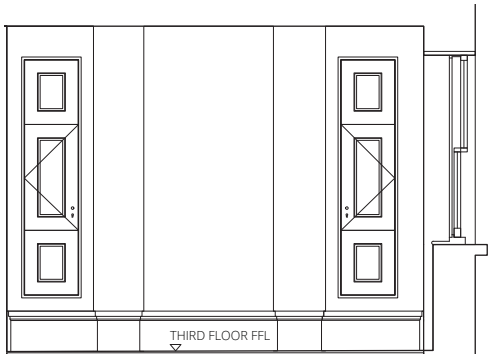
REFER TO DRAWING - 41RS/20/Y/04.01



PROPOSED PLAN
Third Floor



REFER TO DRAWING - 41RS/20/Y/61



PROPOSED RISER ELEVATION
Third Floor

2.0 DESIGN
2.2 USE

The building has been occupied as offices for over 100 years. This is longer than it was in residential use. The British Museum would not therefore be seeking a change of use and believe that maintaining a commercial use represents the optimum viable use, given the current layout. Overall the proposed works will ensure the building can be maintained in an active viable use that will help to secure and support its long term conservation.

The surrounding properties are all currently occupied as offices, work places or educational establishments and only a few are residential use.

This in turn ensures that the retaining the existing use class of the building fits in with the surrounding context and existing use.

Above Precedent Images from 42 Portland Place W1B. -Pringle Richards Sharratt Architects. Office Use

2.0 DESIGN
2.3 AMOUNT

The total increase of the GIA is **6.8m2** which is due to the proposed minor layout change at the Lower Ground Floor level by creating the existing lightwell at the rear of the property as internal office area.

A new infill floor will be constructed to make way for a new skylight and roof.

The Internal Areas on the upper floors of the building remain as existing.

Gross Internal Existing Area (All Floors) - **620.8m2**
Proposed Gross Internal Area (All Floors) - **627.6m2**

Below is the Proposed GIA's for the spaces:

- Office/Meeting/Staff Room – 409.5m2
- Tea Point/Kitchen – 12.1m2
- WC/Shower – 12.5m2
- Circulation - 97.6m2
- Cupboard/Storage/Plant – 26.7m2

PRINGLE | RICHARDS | SHARRATT | ARCHITECTS

Floor	Room Code	Room description	Area M2
LOWER GROUND FLOOR LEVEL			
41RS	LGF	41/LG/12, 41/LG/15, 41/LG/	Office 64.5
41RS	LGF	41/LG/05	Office 23.8
41RS	LGF	41/LG/07	Office 11.8
41RS	LGF	41/LG/10, 41/LG/13, 41/LG/14,	Circulation 27.8
41RS	LGF	41/LG/14	Tea Point 2.4
41RS	LGF	41/LG/20	Shower 3.5
41RS	LGF	41/LG/18	WC 1.9
41RS	LGF	41/LG/19	WC 1.9
41RS	LGF	41/LG/19	IT Rack 7.6
41RS	LGF	41/LG/08	Cupboard 1.1
41RS	LGF	41/LG/02	Cycle Store 8.1
41RS	LGF	41/LG/04	Existing services 5
41RS	GF	41/G/03	Office 38.1
41RS	GF	41/G/04	Office 29.2
41RS	GF	41/G/05	Tea Point 6.6
41RS	GF	41/G/07	WC 2.2
41RS	GF	41/G/01, 41/G/02	Circulation (Foyer) 26
41RS	GF	41/G/06	Circulation (Rear) 2.5
41RS	GF	41/G/08	Cupboard 0.3
41RS	FF	41/F/01	Office 47
41RS	FF	41/F/03	Office 35.9
41RS	FF	41/F/04	Office 5.5
41RS	FF	41/F/02	Circulation 10.6
41RS	SF	41/S/01	Office 11.4
41RS	SF	41/S/03	Office 27
41RS	SF	41/S/13	Office 29.3
41RS	SF	41/S/12	Office 6.9
41RS	SF	41/S/08, 41/S/11, 41/S/09	Circulation 17.2
41RS	SF	41/S/06	WC 1.5
41RS	SF	41/S/07	WC 1.5
41RS	SF	41/S/04	Cupboard 1
41RS	SF	41/S/05	Cupboard 1
41RS	SF	41/S/10	Cupboard 1.3
41RS	SF	41/S/02	Cupboard 0.5
41RS	TF	41/T/01	Office 12.5
41RS	TF	41/T/02, 41/T/03, 41/T/04	Office 55.3
41RS	TF	41/T/05	Office 11.3
41RS	TF	41/T/06	Circulation 13.5
41RS	TF	41/T/08	Tea Point 3.1
41RS	TF	41/T/07	Cupboard 0.8

Above : Proposed GIA's

TOTAL GIA's PER FLOOR

			TOTAL GIA OF LGF
41RS	LGF	Office	100.1
41 RS	LGF	Circulation	27.8
41 RS	LGF	Tea Point/Kitchen	2.4
41 RS	LGF	WC/Shower	7.3
41RS	LGF	Cupboard/Storage/Plant	21.8
			TOTAL GIA OF GF
41RS	GF	Office	67.3
41 RS	GF	Circulation	28.5
41 RS	GF	Tea Point/Kitchen	6.6
41 RS	GF	WC/Shower	2.2
41RS	GF	Cupboard/Storage	0.3
			TOTAL GIA OF FF
41RS	FF	Office	88.4
41 RS	FF	Circulation	10.6
			TOTAL GIA OF SF
41RS	SF	Office	74.6
41 RS	SF	Circulation	17.2
41 RS	SF	WC	3
41 RS	SF	Cupboard/Storage	2.8
			TOTAL GIA OF TF
41RS	TF	Office	79.1
41 RS	TF	Circulation	13.5
41 RS	TF	Teapoint/Kitchen	3.1
41 RS	TF	Cupboard/Storage	0.8

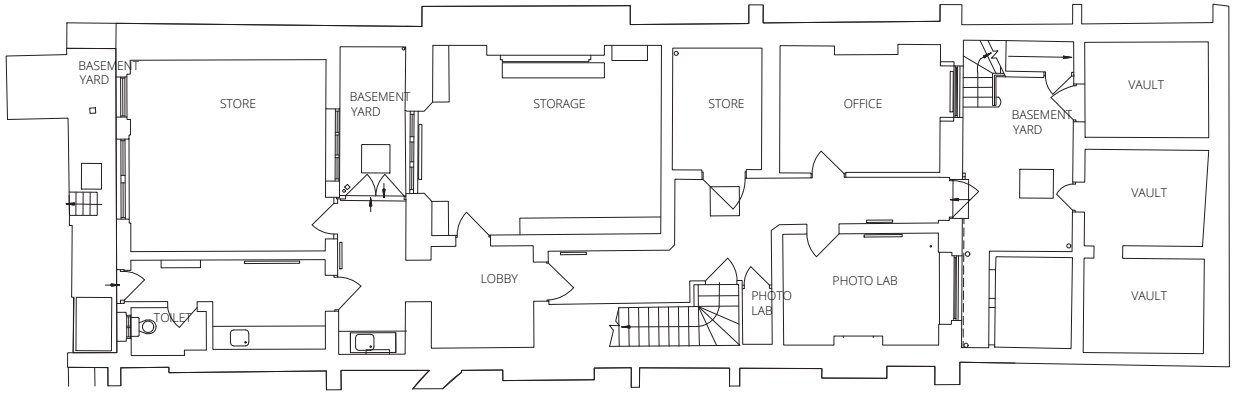
Above : Proposed Total GIA's per floor

2.0 DESIGN
2.4 PROPOSALS - LAYOUT

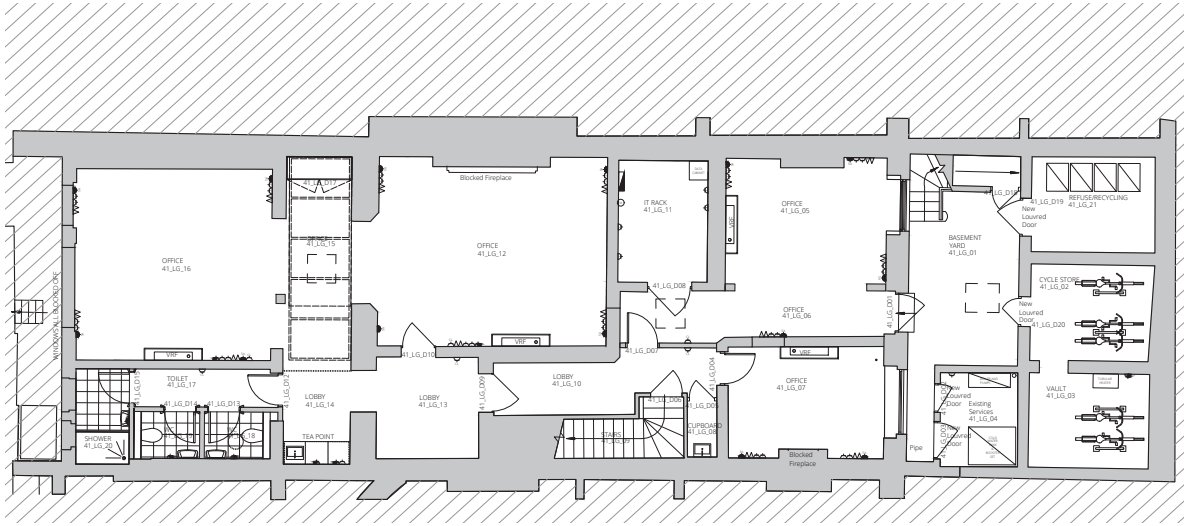
**More detailed notes on the proposals can be found on the drawings presented with the planning and listed building application pack.*

Lower Ground Floor

- Rear room to be converted into office space.
- Windows at rear of property to be blocked up and new skylight created to allow light into larger area of office space below.
- Layout change at the Lower Ground Floor level by creating the existing lightwell at the rear of the property as internal office area by removing and lowering the existing window openings and removing non-original modern roof.
- New toilet and shower provision at rear of building.
- New partition proposed to create a contained lobby.
- Existing arched cellar to be retained for use as an IT cupboard.
- New Tea point and new riser with scribing around the detail of the cornice and feeding of services around the back of the cornice.
- Bike store in existing vault at front of property.
- Removal of partitions to create a larger office and more usable space in place of existing storage space.
- New Georgian wired hardwood painted window - fire resisting secondary internal glazing. Existing Window to also remain.



Existing

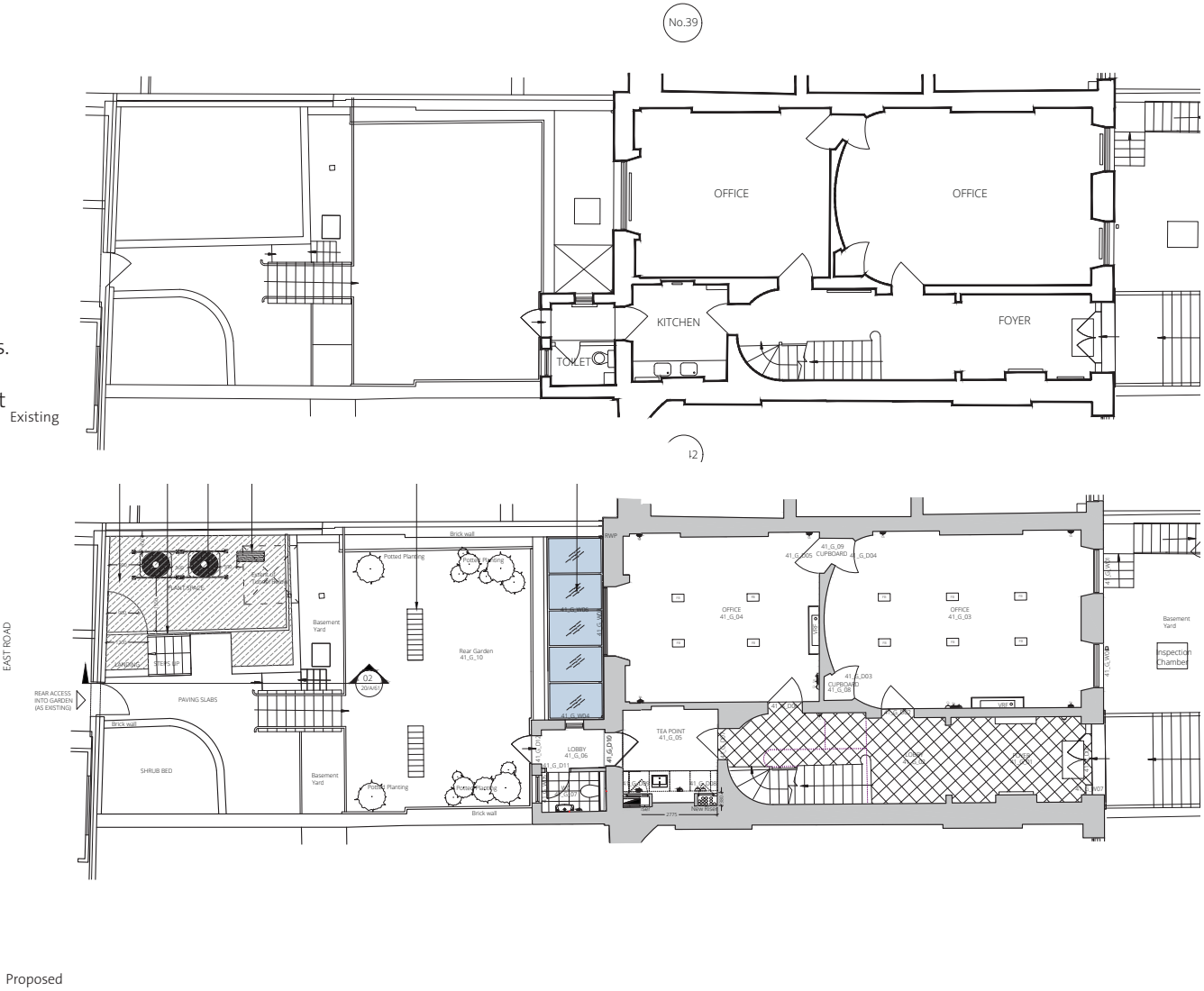


Proposed

2.0 DESIGN
2.4 PROPOSALS - LAYOUT

Ground Floor

- Existing plan form to remain as is.
- Skylight to infill extent of existing lightwell.
- Plant to be located externally with a new lightweight platform in the rear garden.
- To use front external vaults as bicycle storage and to install a bicycle 'wheel track'.
- New Risers with scribing around heritage features.
- New 'wheel track' to be applied to front basement yard stairs.
- Ground floor entrance lobby to be restored with existing stone floor.



2.0 DESIGN
2.4 PROPOSALS - LAYOUT

First Floor

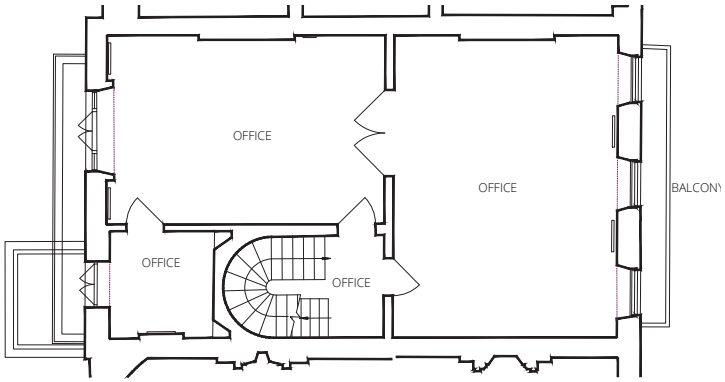
- Existing planform to remain as is.
- New Risers with scribing around heritage features.

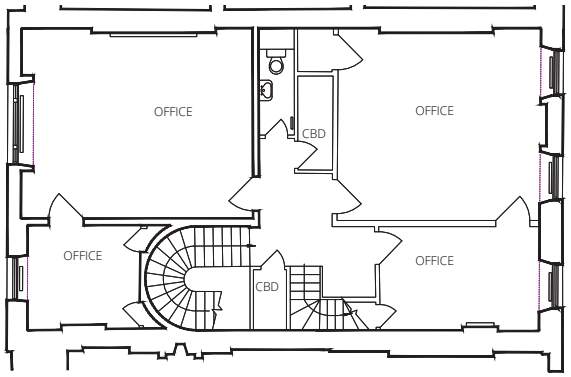
Second Floor

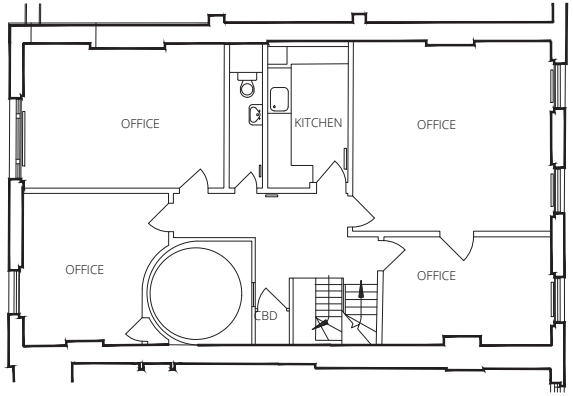
- Extend existing opening to create new opening in front rooms.
- To re-configure the location of the existing WC and create a provision for a an additional WC at this level.
- New Risers with scribing around heritage features.

Third Floor

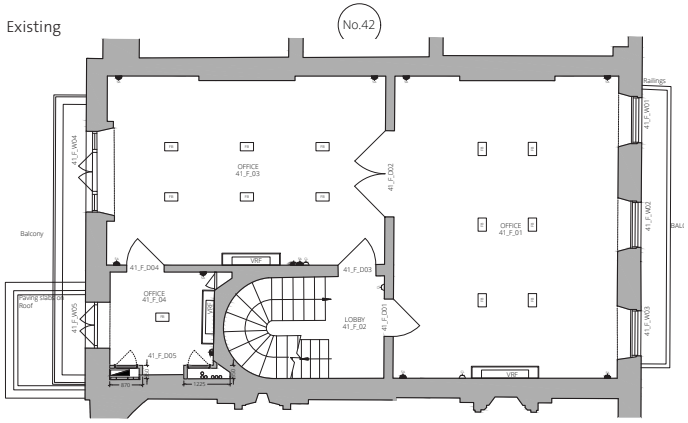
- Create new openings, namely reconfiguring the existing servicing core/BOH area.
- To create new tea point.
- New Risers with scribing around heritage features.





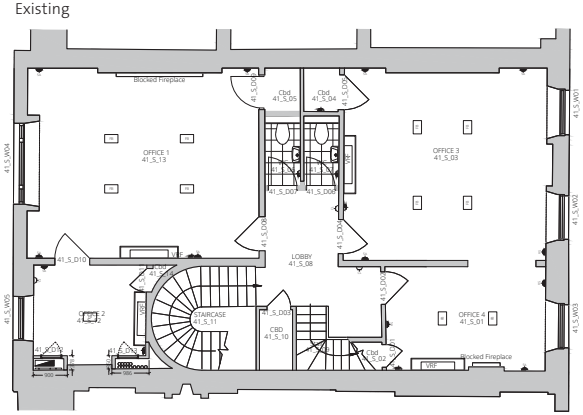


Existing



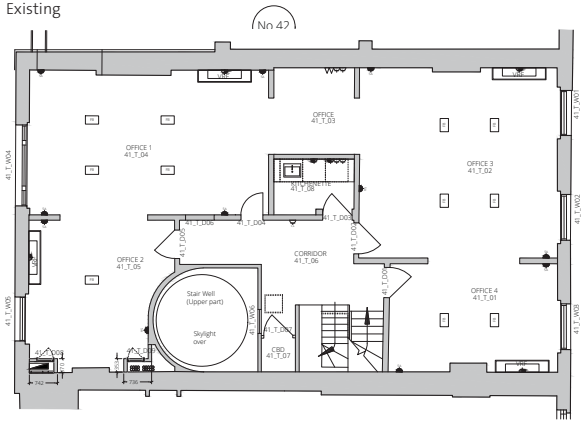
Proposed

Existing



Proposed

Existing



Proposed

2.0 DESIGN
2.5 SCALE AND APPEARANCE - EXTERNAL

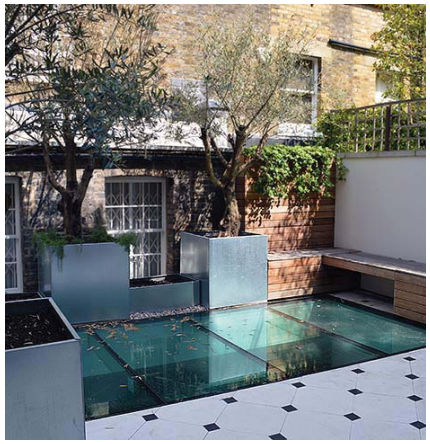
The extent of the existing light well opening will be retained and this opening will be expressed with a slim line metal frame. This approach still addresses the provision of light to the basement office areas and still aesthetically looks and acts as a light well. The existing will not be altered and the existing up stand will remain. The impression of the lightwell from the courtyard, will be retained, whilst creating useable space at the basement level. The skylight will be at a 4 degree pitch to allow for run-off.

The proposal will not harm an external impression of the original arrangement at the ground floor of the building. The overall composition at the rear of the building, and the relationship with the courtyard will not be harmed by the proposals.

The existing windows overlooking the rear lightwell at basement level will be removed and the openings will be lowered. The existing modern roof addition will be removed at is not deemed structurally stable.

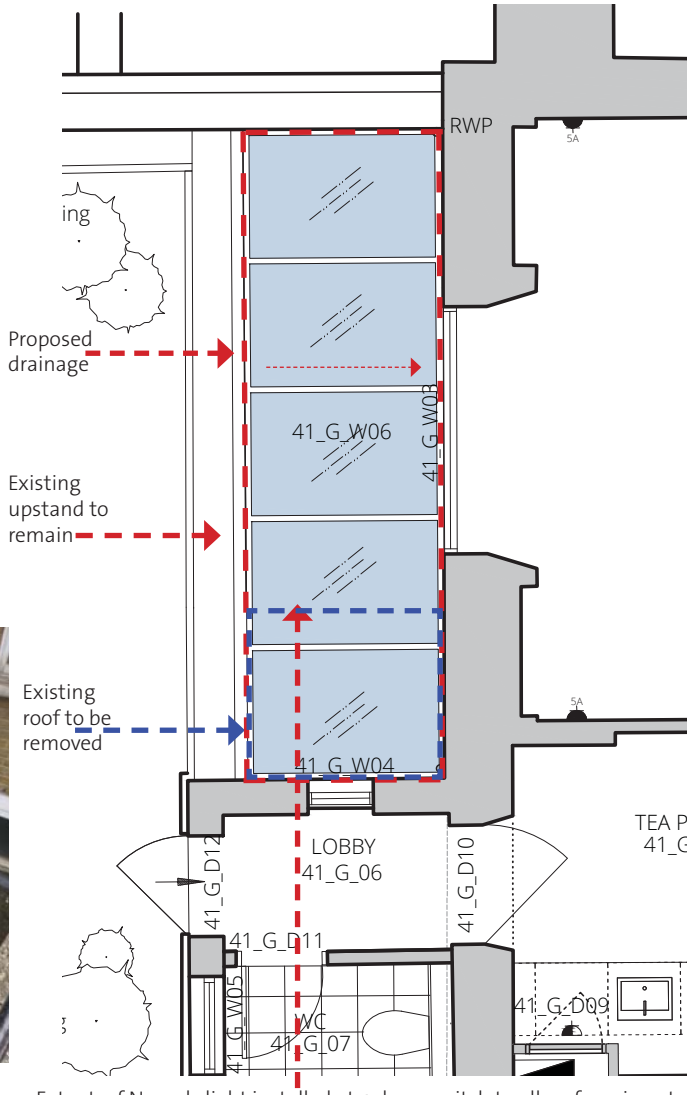
In terms of overlooking issues - the glazing proposed is to be obscured glass ensuring that there isn't any privacy or overlooking issues into the office space below. There are no residents nearby. The skylights face towards the back of the main British Museum building.

In terms of light spillage at night the buildings will be occupied as offices so therefore the hours of proposed use are assumed to be standard office hours. All lights are on PIR's throughout ensuring that lights are not on when rooms are not occupied for a certain duration of time.



Above left : precedent image basement rooflight image showing internal view
Above right : precedent image - basement rooflight image showing external view

Above: Condition of existing rear light well and modern roof insertion shown which will be removed.



Extent of New skylight installed at 4 degree pitch to allow for rainwater run-off

Above: Extract of Ground Floor Plan showing revised location of skylight at 41 Russell Square.

2.0 DESIGN
2.5 SCALE AND APPEARANCE - EXTERNAL

Front

There are no proposed works to the Russell Square Elevation of the house, the appearance of this elevation will remain unaltered from its current state The only works will include the refurbishment the following -

The existing sash windows by Ventrolla (Specialists in sash window repair).

Re-painting of railings.

Re-furbishment works to existing steps.

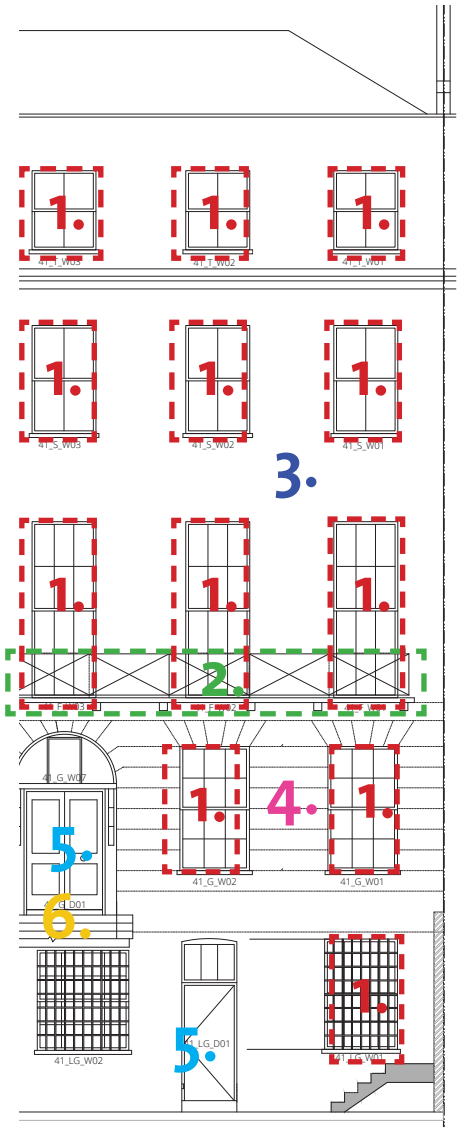
Repairs to existing brickwork.

Refurbishment to balconies.

Address structural issues such as delamination of the facade.

A new 'wheel track' will be fitting to the front light well steps for ease of access to the Bike Store at the front pavement vault which will not be visible from the street for the building users with bicycles.

1. Refurbishment of existing sash windows by specialist
2. Repair work to existing balconies
3. Repair work to existing brickwork
4. Repair work to existing render
5. Refurbishment to existing external doors
6. Refurbishment to existing steps



Above - Diagram illustrating Proposed Repair work to front elevation

2.0 DESIGN
2.5 SCALE AND APPEARANCE - EXTERNAL

Rear

There will be new potted planting and benches proposed further enhancing the overall look of the rear garden. In terms of hard landscaping the garden will remain as existing,

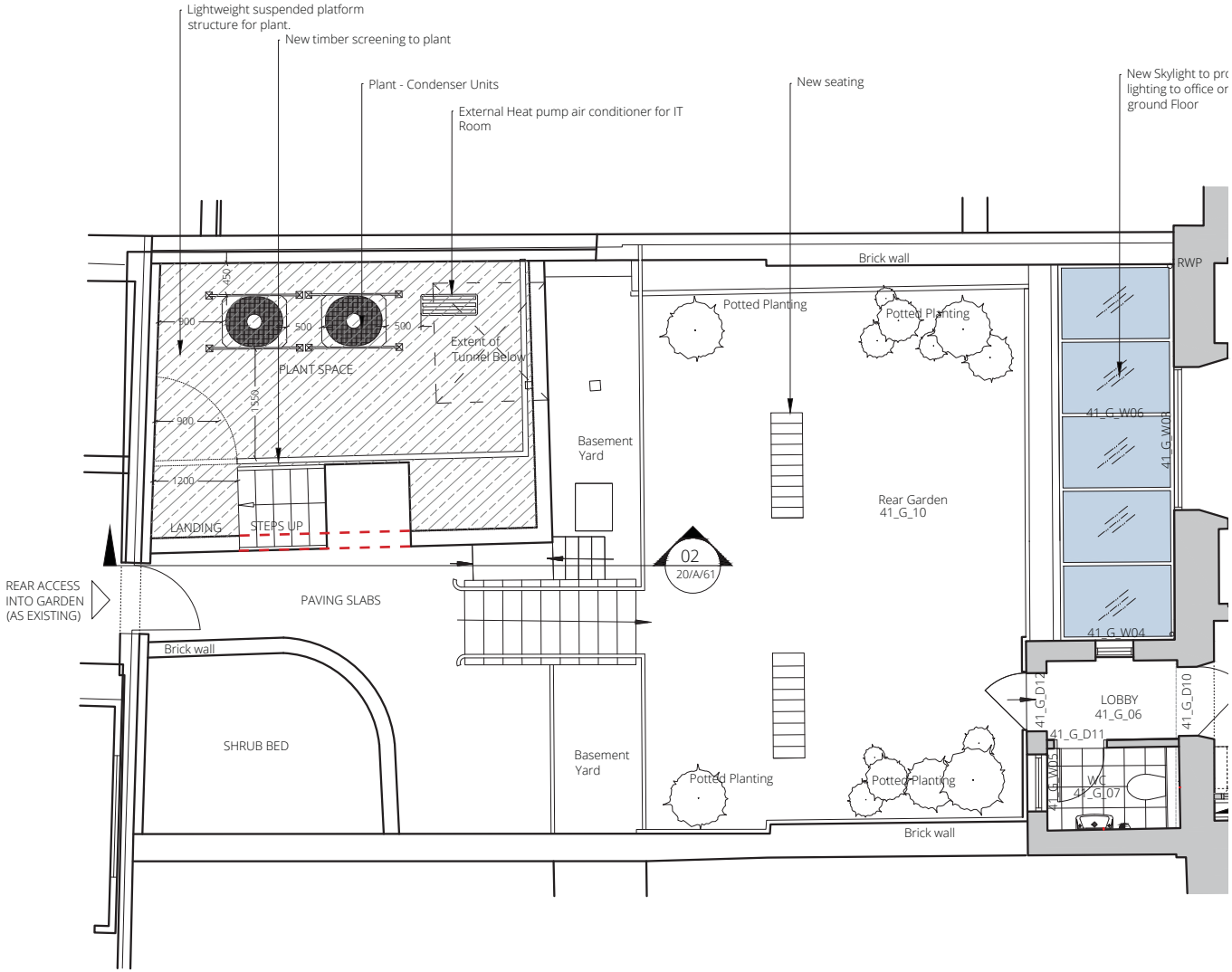
The plant is situated at the rear boundary end of the garden.

The plant machinery will be discretely located behind timber screens that are 2.2 metres high.

Due to the existing layout of the garden at 41 Russell Square some minor landscaping will be proposed to create a lightweight platform for the plant condensers and to remove the existing retained wall and soft landscaping.

The existing goods lift will be removed and the stairs will be repaired to address the issues with the distressed asphalt.

An acoustic report is submitted as part of the application.



Above : Extract of Proposed Rear Garden

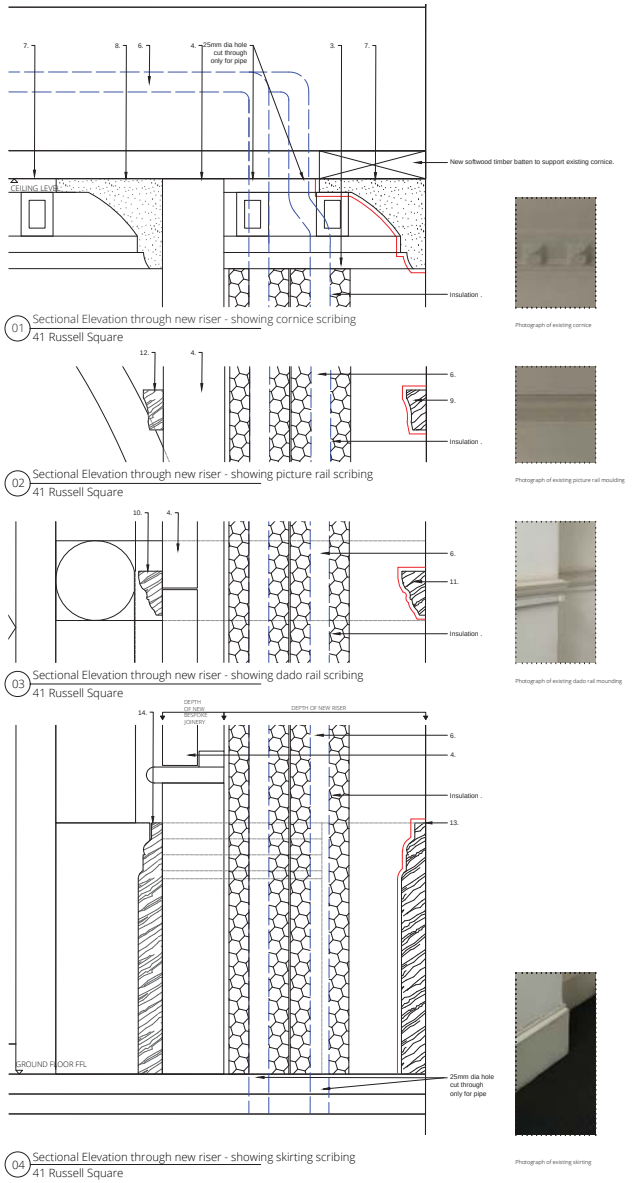
Red line shows extent of existing dwarf retaining wall to be removed.

2.0 DESIGN
2.5 SCALE AND APPEARANCE - FINISHES INTERNAL

The overall proposals for the property is to repair, reinstate and match existing alongside the proposals to use high quality fixtures and fittings throughout in order to enhance and not detract from the existing heritage significance features.

The main principles adopted for the fittings and finishes are as follows:

- All new fittings such as lighting etc will be located in a sympathetic manner avoiding any decorative ceiling or wall mouldings.
- Stabilise and protect any original features such as cornices, skirting's and plaster relief's generally where walls are to be removed etc. All significant items that are to be reinstated after the works are to be removed with care to prevent any damage and are to be protected and stored on site. All items to be retained in place are to be adequately protected during the duration of the works to avoid any damage.
- Scribing around existing cornices and skirtings. All new services to be fed through back of cornice and all works to be carried out with care.
- All historic features to be made good where existing surface mounted services/ducts and trunking have been removed to match existing features.
- Existing floorboards to be overlayed with plywood to protect and retain existing floor. The original floorboards affected by any works will be numbered, carefully lifted and re-instated in the same position.
- Removal of modern suspended ceilings.



Above : Extract of Proposed drawing showing scribing around heritage features

2.0 DESIGN
2.5 SCALE AND APPEARANCE - FINISHES INTERNAL

The proposals for the property is to repair, reinstate and match existing alongside the proposals to use high quality fixtures and fittings throughout in order to enhance and not detract from the existing heritage significance features.

A method statement is submitted as part of this application for the floorboards and , heritage features such as cornices and skirtings.

The main principles adopted for the fittings and finishes are as follows:

- All new fittings such as lighting etc will be located in a sympathetic manner avoiding any decorative ceiling or wall mouldings.
- Stabilise and protect any original features such as cornices, skirting's and plaster relief's generally where walls are to be removed etc. All significant items that are to be reinstated after the works are to be removed with care to prevent any damage and are to be protected and stored on site. All items to be retained in place are to be adequately protected during the duration of the works to avoid any damage.
- Scribing around existing cornices, skirtings and heritage features. All new services to be fed through front of cornice and all works to be carried out with care.
- All historic features to be made good where existing surface mounted services/ducts and trunking have been removed to match existing features.
- Existing floorboards to be overlayed with plywood to protect and retain existing floor. The original floorboards affected by any works will be numbered, carefully lifted and re-instated in the same position.
- Existing stone and mosaic floor in the Ground floor to be restored and repaired and made good to match existing.
- New compatible floor finishes to WC's and kitchenette areas.
- Removal of suspended ceilings.

Idea of how the re-furbished office spaces could look with a modern fresh contemporary approach and furniture.

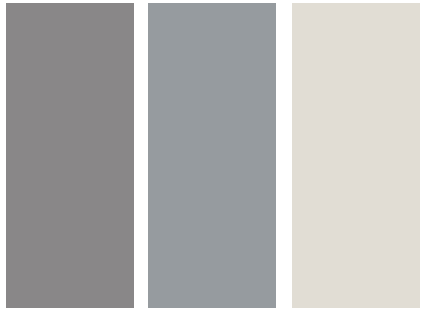
Contrasting accent walls with heritage range wall colours and white skirting and mouldings.

Broadloom type carpet with carpet rods.

Feature LED suspended circular lights.

Expose and reinstate existing floor tiles.

Inset Coir matwell with metal trim in existing location.



Above : Proposed Heritage Range accent colours for grand rooms.

2.0 DESIGN
2.6 ACCESS

Consideration has been given to the method of access to minimise any disruption to the existing building an to the neighbouring properties.

The building is currently accessed through the front and rear (museum staff only).

The proposed access will be solely via the main entrance on the ground floor and fire escape will still be via the rear. There will be no change to the existing arrangements.

The access for the emergency services will be as existing.

Cyclists

As part of the proposals a wheeling ramp/track is proposed to the front light well steps at No.41 to ensure ease of access to cyclists enabling cyclists to go up or down staircases without having to physically carry their bike. A bike store is proposed in the vaults at basement level. The proposed ramp type can be easily removed in the future ensuring no permanent changes are made to the exterior of the existing building.

There will be 4 No. Cycle stands creating 8.No Parking spaces for staff. Please refer to drawing 41RS_A_01 for details.

Waste Provision

The proposals for waste and recycling collection is to be in the front light well vaults and this will be carried up the external stairs to street level. This is the plan adopted for the neighbouring properties too.

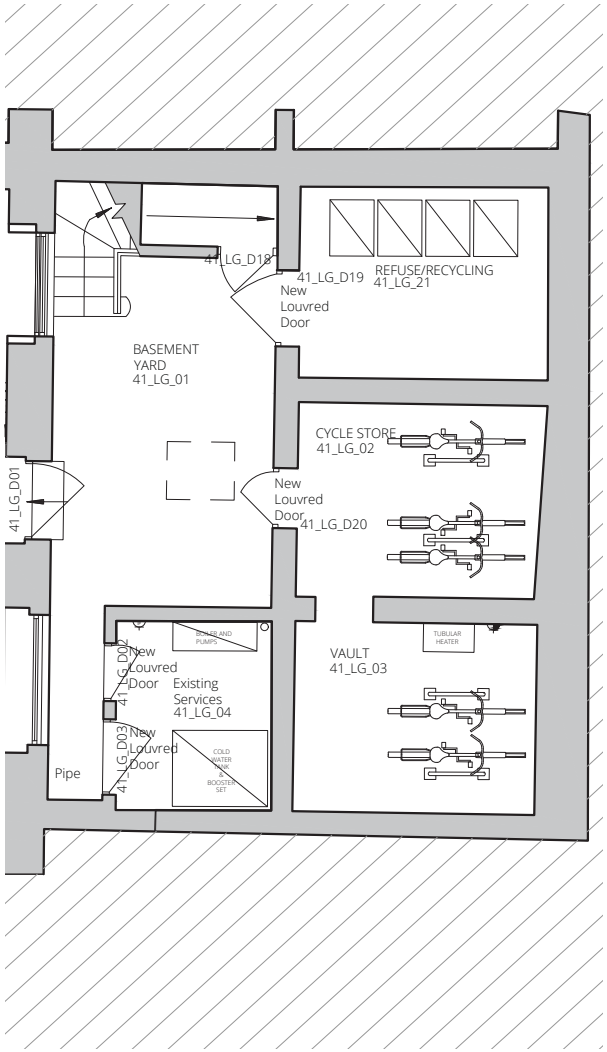
Accessibility

An assessment of the existing WC provision was carried out early on in the project. Additional WC's and a shower room has been proposed within the building.

All new WC layouts have a minimum 450mm diameter manoeuvring space.

A combination of colour, tonal and textural contrasting will be proposed and specified to ensure a commitment to improving the accessibility of the building.

Above : Proposed Sheffield bike stands.



Above : Extract of plan showing location of proposed refuse and 'wheel track/ramp' and cycle store.

2.0 DESIGN
2.7 LANDSCAPING

The proposals for the location of plant have been updated since the pre-app and at 41 Russell Square and plant is no longer situated in the existing rear light well.

Instead the proposals for the plant have been re-located and will be situated at the end of the garden.

Due to the existing layout of the garden at 41 Russell Square some minor landscaping will be proposed to create a platform for the plant condensers to sit on. A strip of the existing dwarf retaining wall will be removed to allow for a new staircase and landing.

An acoustic report has been submitted as part of the application to reflect the revised proposed location of the plant.

The rear access stairs will undergo light touch repairs due to their current state. The existing redundant goods lift at the rear of the garden will be removed.

The proposed light touch works proposed to the rear garden will support the local character and image of the building and its context further enhancing the overall look of the rear garden. There will be an improvement on the existing conditions with the means of potted planting, benched seating and also retaining the existing areas of soft landscaping . The plant machinery will be discretely located behind timber screens.

The existing hard landscaping at the rear of the property will remain as existing.

Above : Proposed timber bench seating.

Above : Proposed timber screens to hide plant.

Above: Photographs showing the existing condition of the rear garden.

3.0 ENVIRONMENTAL ENGINEERING
3.1 APPROACH

The existing building is heated by traditional gas fired boilers that are located in the lower ground floor plant rooms of the property. Space heating is provided by low temperature hot water pipe work. The pipe work is routed via designated risers and laterally under the floors through the joists. Heating is distributed via radiators located throughout the properties.

The existing building is cooled by natural ventilation using openable windows throughout.

The current approach of exposed servicing, the retention of redundant cables and the sporadic distribution of services throughout the building is not sympathetic to the listed fabric. It is also inefficient, fails to meet environmental standards, and generally is not satisfactory to meet modern office occupier expectations. Maintaining this approach would reduce the rental income that the Museum was able to charge tenants, and would not justify the expenditure it is committing to sensitively restore the listed properties to a high standard. In turn, this would also not generate the additional income required to reinvest back into the wider estate and would not enhance the significance of the listed building.

None of the existing M&E services are considered suitable for reuse due to equipment being of obsolete patterns, near or at the end of the standard service life and inappropriate for a modern energy efficient building and in many instances being inappropriately located. It will all, therefore be stripped out and removed. This represents a significant heritage gain as it will improve the appearance of the historic interiors.

In order to maximise the potential of the property, and following an in-depth options study, the intention is to provide the building with an environmental system using air source heat pumps. These systems are reliable and a low carbon alternative to traditional heating and cooling systems. They are also clean energy systems with no emissions associated with traditional boilers. The system selected ensures the best, energy efficiency, reliability and sensitive services distribution. This approach will provide a modicum of cooling to the predominately naturally ventilated building.

The existing soil and vent stack risers will be stripped out and carefully capped off at ground floor level for reuse.

An important part of the scope of works is to upgrade the mechanical and electrical services in both buildings, to provide comfort cooling to each property. The final proposals presented in this document have been revised following earlier pre-application advice from officers at LB Camden, and all of the requisite detail is set out in this design statement.

The general principles adopted for the location and size of the risers are as follows:

- To reuse existing risers where these remain in the building.
- To increase the size and the capacity of the existing risers where necessary to accommodate additional service runs. The exact sizes of the risers have been calculated according to the dimensions of the pipes to be incorporated within them.

Above: 41 Russell Square - The images above show the approach towards to the surface mounted services adopted throughout.

3.0 ENVIRONMENTAL ENGINEERING
3.1 APPROACH

As the existing risers will be kept and altered the rooms they are located in will still be read in the same way. However, the overall look of the riser will be enhanced immensely as they will feature as cupboards/bespoke joinery within the room/space.

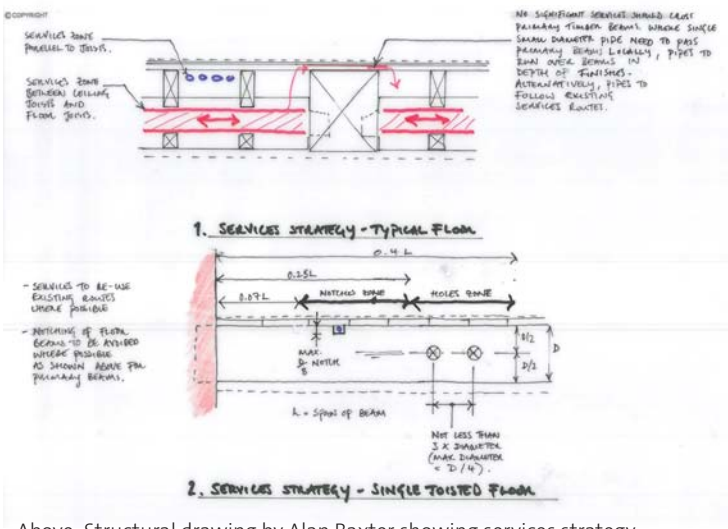
The general approach to the location of the risers has been informed by the significance of the buildings and the individual rooms and features.

The locations of the new risers have been positioned to minimise the impact on the spaces/ rooms, and in all instances to avoid decorate or historic features.

Where unavoidable, risers will be sensitively installed around features and scribing around skirtings, cornices, picture and dado mouldings which is deemed a common approach in many listed buildings.

As part of the proposals no cable trays are to be laid into the floor. Instead 3.No 25mm pipes per VRF will be thread through the floor boards and clipped to the existing structure.

Above: Precedent - image showing potential proposed bespoke joinery for riser look.



Above: Structural drawing by Alan Baxter showing services strategy within floor voids

3.0 ENVIRONMENTAL ENGINEERING
3.1 APPROACH

Where new risers are required, these have been located in discreet parts of the building where the planform and sensitivity of the historic features are lower, or where alterations have already been made to the building thus minimising the impacts on the historic fabric of note.

The implications for the removal of historic fabric have also been considered. PRS identified at each location the exact amount of floorboard timber to be removed as a result of the installation of the new pipework. This is necessarily kept to a minimum.

Any existing features of architectural interest will be preserved in situ where the new risers are to be introduced into the property. New risers will be scribed around skirtings, cornices, picture and dado mouldings. These changes can be reversed therefore.

Some alterations are therefore proposed to the properties. Officers may identify some harm to the historic fabric arising from these changes to upgrade the building. A balanced approach must be taken in line with the principles of the NPPF, taking any harm identified as a result of the proposals and balancing this against the benefits brought to the heritage assets.

Recent case law has made it clear that the preservation of the significance of designated heritage assets is to be afforded great weight in planning decisions where development may have an effect on this significance. Accordingly, any opportunity to bring about enhancements to the significance of designated heritage assets in line with the framework is afforded great weight and importance.

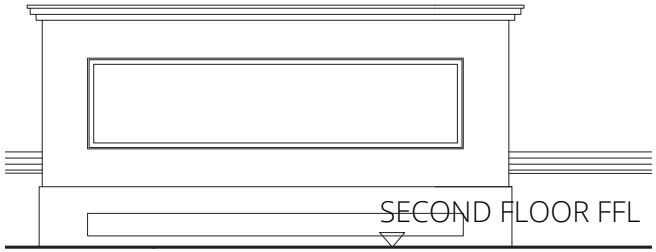
There are considerable heritage benefits to be delivered by the proposals which seek to upgrade and refurbish the existing office accommodation and to improve the lettable state of the building. The heritage benefits we have identified include:

- Refurbishment and improvement of office use to sustain and maintain the buildings in a viable use;
- Removal of prominent services and casings that have accrued piecemeal over time, reinstating historic features where these have been affected by later insensitive works;
- Removal of later, harmful partitions and subdivisions to return the planform to one that more accurately reflects the historic layout of the properties;
- Retention and reinstatement of historic features where these have been lost;
- Cleaning, repointing and repair to the external elevations of the properties, repair to historic metalwork;
- New landscaping scheme to the rear of the properties to improve the setting of the listed buildings;

The new services routes will be thread through the existing notches in the floorboards and will take advantage of the double floor construction to house the pipework.

In all instances historic features will be avoided and existing cornices, skirtings and picture rails where present will be scribed. Bespoke joinery is proposed for all of the risers.

Above: Precedent Image - 42 Portland Place showing how the VRF enclosures could look.



Above: Extract of Y-Series drawing showing proposed VRF bespoke joinery

3.0 ENVIRONMENTAL ENGINEERING
3.1 APPROACH

Natural Ventilation

The general ventilation strategy is based upon natural ventilation using openable windows and supplemented with powered ventilation only where the building modelling states that it is required - which will be in the deeper basement spaces. Mechanical extract will be provided to all the kitchenette, shower and toilets.

Comfort Cooling/Heating

The options considered for the environmental control of the refurbished properties are tabulated on the following page. The proposal is to adopt a 2 pipe VRF system with external air source reversible heat pump**s** this offers the greatest number of benefits meeting a sensitive approach to the existing building.

The central plant condensing units will be located externally with new timber screening.

An acoustic report was carried out by CST Environmental & Acoustic Consultants and has been submitted as part of this application it is deemed that by reference to the manufacturers' sound data the combined effects of all the proposed plant are predicted to meet the LB Camden's requirements and no acoustic treatment is required.

Internally, VRF terminal units will be housed in new purpose built joinery elements to minimise the obstruction of existing windows, panelling architraves and other decorative elements and significant features.

Heating and Hot water

Radiators will be proposed to the stair wells only.

Lighting

Lighting will be new throughout the property and will be carefully selected and set out to ensure that it is sensitive to the existing historic fabric and would enhance/compliment it.

Lighting to the ground floor entrance lobby and ground and first floor office areas would comprise of decorative pendant LED and decorative wall mounted luminaires.

Electrical distribution

Electrical distribution will be fully concealed in floors and walls using where possible existing voids and routes In the main spaces it is proposed to use floor box outlets providing a good degree of flexibility with minimum impact on the appearance of the spaces. Any wall outlets will be carefully chased into existing plaster and made good using like for like materials. The lower ground floor will have generally exposed services - an approach which is consistence with the more 'workman like' nature of the spaces.

Above: 42-43 Russell Square - The images above show the approach towards to the surface mounted services adopted throughout.

3.0 ENVIRONMENTAL ENGINEERING

3.2 ENVIRONMENTAL CONDITIONING OPTIONS CONSIDERED

	VRF/VRV - 3 Pipe	4 Pipe Fan Coil	Versatemp system	Chosen Approach VRF/VRV - 2 Pipe
Energy efficient	☑	☒	☒	☑
Controls - State-of-the-art	☑	☑	☑	☑
Reliable System	☑	☑	☑	☑
External Plant	☑	☑	☑	☑
Acoustic Enclosure Required Externally	☑	☑	☑	☑
Best Value	☑	☒	☒	☑
Possible Leaks	☒	☑	☑	☒
Extended Warranty	☑	☒	☒	☑
Comply with environmental Requirements	☑	☑	☑	☑
Provide heating and Cooling	☑	☑	☑	☑
Separate boiler required for common area radiators	☑	☑ (Largest)	☑	☑
Smaller space requirements for pipework.	☒	☑	☑	☑

The table above sets out the pros and cons of the different environmental conditioning options considered.

Right: Precedent Images from 42 Portland Place W1B. -Pringle Richards Sharratt Architects. Example of VRF housing.

4. CONCLUSION

The proposals put forward in this document for the refurbishment of 41 Russell Square are an essential component to achieve the British Museum's aspirations of creating modern, heritage sensitive offices with a high-grade of finish.

As mentioned in this report several options have been considered in terms of the services and the chosen scheme as shown on the previous page illustrates the best approach for the building.

Generally, natural ventilation is proposed alongside mechanical ventilation in the areas of the basement where there are no windows, and where this is needed for wcs and kitchenettes. All existing redundant installations would be removed throughout with new more efficient replacements, resulting in a coherent and much less intrusive services solution. The external works proposed are to merely refurbish and to address several structural issues.

The proposals have been developed with the benefit from an extensive consultation process from professionals, and reflect the balance of views expressed by stakeholders, and the LB Camden during the process.

On balance, and as described in detail in the Heritage Assessment, the proposals do not harm the context or create a detrimental negative impact on the building.

These benefits of the proposed works have been summarized elsewhere in this design statement and are included here for completeness;

• Refurbishment and improvement of office use to sustain and maintain the buildings in a viable use;

• Removal of prominent services and casings that have accrued piecemeal over time, reinstating historic features where these have been affected by later insensitive works;

• Removal of later, harmful partitions and subdivisions to return the planform to one that more accurately reflects the historic layout of the properties.

• Retention and reinstatement of historic features where these have been lost;

• Cleaning, repointing and repair to the external elevations of the properties, repair to historic metalwork;

The rear landscaping and skylight proposed can be perceived as an overall enhancement of the setting of the building aswell as creating pleasant environments with adequate daylight for staff and occupants.