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FAO: Patrick Marfleet / Antonia Powell

17 January 2019

Our ref: GAO/HBR/EKB/J7860

Dear Sir

**52-53 Russell Square, London, WC1B
Discharge of Condition 4 of listed building consent application ref. 2018/2491/L**

On behalf of our client, École Jeannine Manuel UK ("applicant"), we enclose for your attention and consideration an application to discharge condition 4 of listed building consent ref. 2018/2491/L in respect of 52-53 Russell Square.

Condition 4 states:

"Notwithstanding the plans hereby approved, further details of the fire lobby partitions shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant parts of the work beginning."

Comments were received from the Conservation Officer Antonia Powell during the application process (ref 2018/2491/L) in regard to the proposed fire lobbies. Antonia requested that the lobbies needed to be fully glazed/visually lightweight and that they should allow a full view of the room proportions. It was not considered that the details provided were satisfactory and a condition was therefore attached to the permission.

Following the determination of the application, further research has been undertaken in regard to the proposed fire lobbies in line with the condition. The research has concluded that a completely glass structure is not possible in this instance, as some framing is necessary to hold the glass due to its size, in order to provide stability and to maintain the required fire rating.

The proposed lobby elevations submitted alongside this application show the slimmest and most subtle framing possible from the research undertaken with glazed screen manufacturers. The proposals incorporate Systemglas Ligna E130 glass as per the detail sheet submitted alongside this application.

The architects have, however, also proposed an alternative solution, as per the 'Proposed First Floor Glazed Screen' details submitted alongside this application. A glass screen is positioned in the centre of an otherwise solid lobby partition, and the size of the glazing follows the interconnecting double doors and the rear window. This is positioned to allow an appreciation of this symmetry in the room. The glass screen has silicone joints and is as large as possible without

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the need for further intermediate framing. The whole partition and screen assembly would be demountable and could be removed in future leaving the room as it was originally.

In accordance with the requirements of this condition please find enclosed the proposed fire lobby elevations and a Systemglas Ligna E130 detail sheet. As outlined above, we have also submitted an alternative option for the first floor fire lobby, which we would like to discuss with the Conservation Officer Antonia Powell.

We have tried on several occasions to discuss the proposals with Antonia, however, to date we have been unable to. Accordingly, we would welcome the opportunity to discuss the two options proposed as part of this application submission.

Documentation

This application submission comprises the following:

- Signed and completed application forms;
- Proposed Lobby Elevations, prepared by EWA;
- Systemglas Ligna E130 detail sheet, provided by EWA; and
- Alternative Option - Proposed First Floor Glazed Screen; prepared by EWA.

The application fee is calculated at £116 and this has been paid via the planning portal.

We trust that this fulfils the requirements of this condition.

Please do not hesitate to contact Hannah Bryant (020 7333 6427) or Emily Barnard (020 7518 7256) of this office should you have any questions regarding any of the above. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully



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