



# Design & Access Statement

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Proposed Windows Reinstatement and Associated Works

At

Senate House, Male Street,  
London, WC1E 7HU

Prepared on behalf of University of London

June 2019

The Fulker Consultancy Limited

A Building Magazine Top 150 Consultancy 2016

Regulated by RICS

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## 1.0 INTRODUCTION

This statement relates to proposals for the reinstatement of 2no windows and masonry where previously removed.



**Figure 1:** General view of the Senate House

## 2.0 SITE CONTEXT

Senate House is the administrative Centre of the University of London, situated in the heart of Bloomsbury, London, immediately to the north of the British Museum.

The Art Deco building was constructed between 1932 and 1937 as the first phase of a large uncompleted scheme designed for the University by Charles Holden. It consists of 19 floors and is 210 feet (64 m) high.[1]

Today the main building contains the University of London's Central Academic Bodies and activities, including the offices of the Vice-Chancellor of the University, the entire collection of the Senate House Library, and seven of the nine research institutes of the School of Advanced Study

### 2.1 HERITAGE

Senate House is a building of considerable architectural character and historical significance. It was designed by Charles Holden and completed in the late 1930's.

The 'Senate House and Institute of Education' were added to the Department of the Environment's statutory list of buildings of special architectural and historic interest on 28 March 1969 and designated grade II.

This was upgraded to grade II\* in January 1999. All the external and internal fabric of the building is listed and any works that propose to alter, disturb or remove any part of the building fabric require Listed Building Consent.

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## 2.2 EXISTING SITE



## 3.0 PROPOSED WORKS

The proposed work includes the demolition of a small area of internal plastered stud walls and doors, to facilitate the installation of new windows (as shown on the drawings issued with this application).

The installation of windows includes 2 no new windows at 2 door aperture locations, including the infill of wall, all to match existing.

## 4.0 DESIGN

The proposals are derived from an understanding of Holden's original design for Senate House. The Listed Building Management Guidelines identify areas of importance and these

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have been significant in terms of the amount of and approach to alteration in certain spaces, where changes are proposed these are to be sympathetically undertaken.

### **Application of Policy to Design Solutions:**

The proposals have evolved in adherence to the policies outlined:

- Reinstatement of original windows.

We believe that this strategic project complies with PPG 15 and Camden's Adopted UDP policies which state, "*Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use.*" paragraph 3.8 PPG 15

The advice goes on to note that,  
"*The best use will very often be the use for which the building was originally designed, and the continuation or reinstatement of that use should certainly be the first option when the future of a building is considered.*" Paragraph 3.10

Para 3.58 of the proposed replacement plan modifications states, "*The best way of securing the upkeep of historic buildings is to keep them in active use. The best use for a historic building is usually the use for which the building was originally designed, and wherever possible this should continue or be reintroduced if at all possible.*"

Therefore, it is necessary to refurbish certain areas within Senate House in order to maintain it within the historical standards.

We believe that the reinstatement in these windows does improved the special interest of the building. The intention is to bring this particular area as per the original layout

## **5.0 AMOUNT & SCALE**

The current proposals are simple, the scale is minor but the University will visually, in planning terms undergo a big change improving the current state of the façade.

## **6.0 PHOTOGRAPHS**

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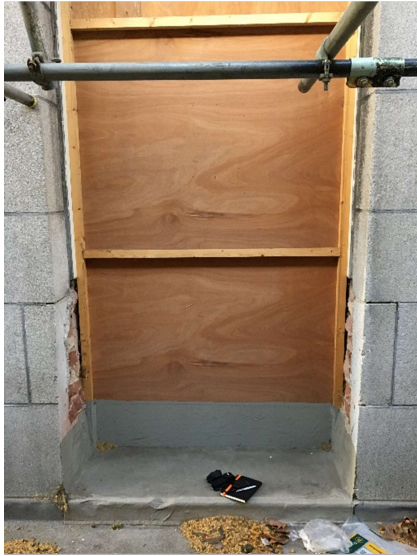
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**Figure 2:** Existing opening for window reinstatement



**Figure 3:** Current state of the openings

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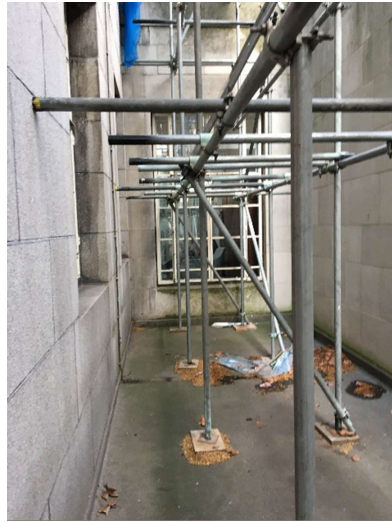
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**Figure 4:** Outside View



**Figure 5:** Outside view

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