



Trade Union Congress  
Proposed Refurbishment – 2<sup>nd</sup> Floor Male and Female WCs  
Congress House  
23-28 Great Russell Street  
London  
WC1B 3LS

**DESIGN AND ACCESS STATEMENT (INCORPORATING HERITAGE IMPACT ASSESSMENT)**

Ref: 1033 DAS

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## **Contents**

### **1.0 Introduction**

### **2.0 Heritage Impact Assessment**

#### 2.1 Background

#### 2.2 Existing Internal Building Fabric

##### 2.2.1 Significant Areas

##### 2.2.2 Lift Lobbies

###### 2.2.2.1 Lift Lobby Walls

###### 2.2.2.2 Lift Cars

###### 2.2.2.3 Lift Lobby Floors

##### 2.2.3 Office Areas

##### 2.2.4 WC s

### **3.0 Design Assessment**

### **4.0 Access Statement**

## **1.0 Introduction**

This report has been prepared by Bartlett Hughes Consulting for the Trades Union Congress and is submitted to LB Camden in support of the proposals to refurbish office areas and associated WCs within the Bainbridge Street (South)) wing of the 2nd floor of Congress House, 23-28 Great Russell Street, London WC1B 3LS (also known as The Rookery)

## 2.0 Heritage Impact Assessment

### 2.1 Background

The refurbishment works proposed will require only minor alteration to elements of the original building

In 2004, Ove Arup & Partners, in conjunction with Hugh Broughton Architects, produced and published the document “Management Guidelines for Congress House”. The objectives of this document were to create a working framework for ongoing maintenance and improvements and to identify areas where works to areas of low architectural and historic significance could potentially be carried out without Listed Building Consent.

This document was not formally accepted by the London Borough of Camden and Listed Building Consent is still required for any alterations within Congress House. However, notwithstanding that, it does still provide a thorough Heritage Assessment of the building for reference for Listed Building Consent applications such as this.

Section 3 of the Management Guidelines contains plans illustrating the level of special architectural and historic interest of all areas of the entire building ranging from low to very high.

A full PDF copy of the document is available from Hugh Broughton Architects on request but the following extracts illustrate the contents in respect of the works currently proposed

### 2.2 Existing Internal Building Fabric

#### 2.2.1 Significant Areas

Internally, significant spaces such as the Entrance Areas, Congress Hall, the Council Chamber, Meeting Rooms, and most particularly in respect of the current application, the 4th Floor General Secretary’s Office Suite are lined with rare hardwoods and veneers and in general have suspended plaster ceilings.

Throughout these areas these finishes remain intact and have in many cases been restored through careful renovation.

These areas are generally of high special architectural and historic interest.

**There is NO work to these areas included in this application.**

#### 2.2.2 Lift Lobbies

Lift lobbies are generally of moderate special architectural and historic interest.

##### 2.2.2.1 Lift Lobby Walls

The lift shaft walls within the lift lobbies are clad with European oak slats, which have been altered in the past but have generally been restored to their original high quality.

**These remain unaltered by the works proposed.**

##### 2.2.2.2 Lift Cars

The internal finishes within the lift cars are high quality European oak slats to match the lift lobbies, and these are of high special architectural and historic interest.

**These remain unaltered by the works proposed.**

#### 2.2.2.3 Lift Lobby Floors

Floors are generally hardwood strip and block, although these have been partially overlaid with carpet to improve the acoustics.

**These remain unaltered by the works proposed.**

#### 2.2.3 Office Areas

Office areas have generally been significantly altered and consequently are of low special architectural and historic interest. The Management Guidelines provide design criteria for the refurbishment of the office areas that would not have a negative impact on the building's special architectural and historic interest.

**These remain unaltered by the works proposed.**

#### 2.2.4 WC s

WC s throughout the building were refurbished in 1996/97. All of the original cubicles and finishes were replaced at that time.

The current works as proposed are intended to upgrade the facilities on the 2<sup>nd</sup> Floor to an energy efficient modern standard with no impact on the surrounding areas. All works are confined to the existing WC demise. There is no enlargement of the WC footprint.

### 3.0 Design Assessment

In designing the refurbished WCs the guidance contained within the “Management Guidelines for Congress House” have been referenced and followed. The relevant sections are referenced in brackets in the descriptions below.

#### 3.1 Partition/Cubicle Walls (4.1.2.1)

Replacement of toilet cubicles and alterations to partition walls.

All of the originally installed cubicles and finishes have been replaced. The last refurbishment to the floors in question was in 1996/97. These are now looking dated and out of place with the adjacent refurbished floor areas. The intention is to replace the existing and dated cubicle system with more appropriate ‘full height’ partitioning cubicles to modern standards.

STIPULATION:

Toilets to be arranged so that cubicle partitions, or solid partition walls, are aligned with window mullions.

**(COMPLIED WITH)**

#### 3.2 Wall Finishes (4.1.2.2)

STIPULATION:

The colour of walls adjoining windows and/or visible from outside the building and painted ceilings generally should be painted col. ‘White’ ref: 0606R67B. There is no restriction on how internal walls (which cannot be seen from outside) are decorated.

**(COMPLIED WITH)**

#### 3.3 Ceilings (4.1.1.4)

Existing ceiling: Painted concrete soffit

New ceiling: Plasterboard Suspended Ceiling System

STIPULATION:

M/F Suspended Ceiling System or similar

**(COMPLIED WITH)**

#### 3.4 Floors (4.1.2.5)

Existing Floor finish: Ceramic Tile

New Floor finish: Ceramic Tile

STIPULATION:

In wet areas such as toilets, ceramic tiling has proved to be the most durable floor surface.

**(COMPLIED WITH)**

#### 3.5 Doors (4.1.2.6)

STIPULATION:

Doors and ronnongery to match existing finishes and frame detail.

Replacement WC doors and ironmongery have already been installed in other areas as part of larger scale refurbishment of this wing of the building (The Rookery). Where it is not practicable to retain existing doors new doors are to be provided that match in detail and finish new doors already approved under previous LBC submissions

**(COMPLIED WITH)**

#### **4.0 Access Statement**

The main reception facing Great Russell Street and the separate entrance to The Rookery (Bainbridge Street) have fully compliant disabled access ramps.

Disabled access to the upper floors is maintained through the two lift cores to the North and South end of the building.

The existing fire stairs include disabled refuges with accompanying method statements regarding evacuation in case of fire.

Existing fully compliant disabled WC facilities are to be retained in their current locations within the building.

The proposed works included in this application allow for the provision of 1no new ambulant disabled cubicle. Further additional provision has not proved possible given the constraints of the existing WC size and the undesirability of increasing their footprint within a sensitive listed building environment.