Design Access & Heritage Statement

Faber Building Office & WCs Refurbishment Works for SOAS, University of London

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SOAS University of London

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Kendall Kingscott

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Fig. 01 - Faber Building, North West Elevation

1.00 Introduction

This Design Access and Heritage Statement has been prepared in support of a Listed Building Consent application submitted by Kendall Kingscott Limited on behalf of the School of Oriental and African Studies (SOAS), University of London. This statement relates to the Faber Building located at 23/24 Thornhaugh Street, Russell Square, London WC1H 0XG and is a Grade II Listed Building.

This statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF), Planning (Listed Buildings and Conservation Area) Act 1990, hereafter referred to as 'the Act' and uses Historic England (formerly English Heritage) Guidance 'Conservation Principles, Policies and Guidance' (2008) to assess the significance of the SOAS Faber Building.

The purpose of this statement is to provide sufficient information and reasoned justification for the submitted information to be assessed and verified by London Borough of Camden Planners and Conservation Officers, Historic England and any other amenity societies or advisory bodies consulted in relation to the application and proposed works.

Fig. 02 - 3D Imagery of Faber Building, Rear Elevations

1.01 Background

The building is currently providing classroom facilities for students and office accommodation for staff of the School of Oriental and African Studies (SOAS), University of London.

The proposed works comprise:

- The refurbishment of Lower Ground Floor storage rooms to form a Human Resources Training Room and one meeting room
- The refurbishment of the Ground Floor Print Room and existing staff WCs to the Estates Department offices, removing internal partitions to form three cellular offices and an additional entrance to a new post room via a new staircase and/or platform lift to the rear of the property (within the original loading bay)
- Upgrading the thermal performance of the Ground Floor rear extension; overlaying the roof with insulation and installing replacement double glazed lanterns
- The refurbishment of Female WCs to the Ground Floor
- The refurbishment of Unisex WCs and Male WCs to First Floor.

2.00 Site Description

The Faber Building (the Property) is located within the Bloomsbury Conservation Area and situated within the London Borough of Camden. The building forms part of a row of four townhouses and the rear extension of 23 Russell Square overlooks a courtyard to the rear or 22 Russell Square (the four properties are all occupied by SOAS, University of London). To the South lies Russell Square Gardens. To the West lies Thornhaugh Street, with the Grade II* Listed UCL Institute of Education opposite and Woburn Square Gardens beyond. Fig. 03 shows the location of the Property.

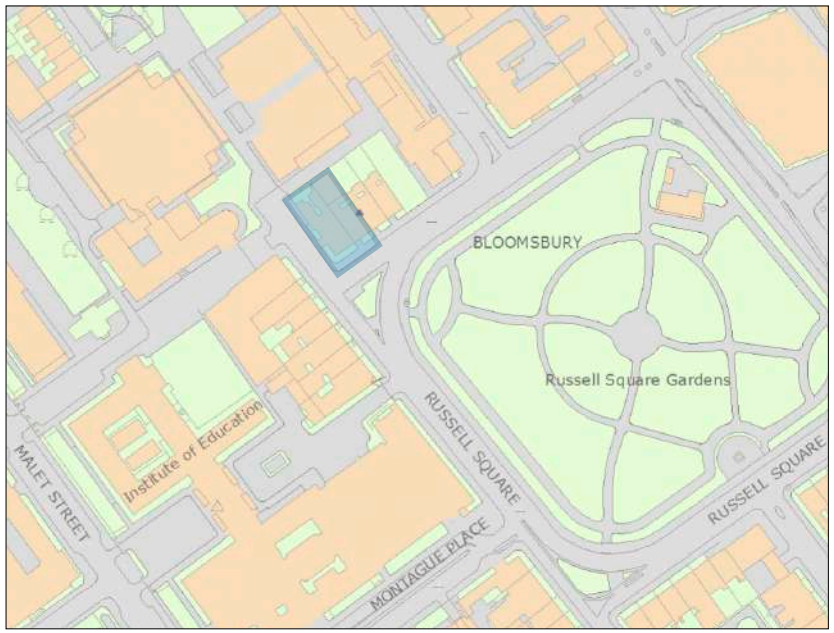

Fig. 03 - Location Map

3.00 Building Description & Heritage

3.01 Building Overview

Ownership:	SOAS, University of London
Designation:	Grade II
Date of listing:	14 May 1974
Use:	SOAS Teaching facilities and offices
Storeys:	4 storeys with attics and basements

3.02 Description & Heritage

The School of African and Oriental Studies, also known as SOAS, received its London University Charter in 1913. Its original mission was to train people working in Africa and Asia, whilst it later aimed to advance British scholarship in science and commerce relating to these regions.

Located on Thornhaugh Street just off of Russell Square is the SOAS Faber Building. The two buildings, 23/24 Russell Square were built as part of the development of Russell Square by The Bedford Estate in l808, and were listed as Grade II Listed in 1974 under a group listing of the whole terrace 21-24 Russell Square.

The following information is the property's listed description obtained from Historic England (List Entry Number:1246375).

"Terrace of 4 houses, formerly a symmetrical terrace similar to Nos 52-60 (qv). One surviving projecting end bay (No.24) and central bay (No.21). c1808. By James Burton, altered c1898 possibly by PE Pilditch. Yellow stock brick with later terracotta dressings. Slate mansard roofs with dormers to Nos 21 and 24.

EXTERIOR: 4 storeys, attics and basements. 3 windows each. No.24 with 4-window return, blind except those above portico, to Thornhaugh Street. Round-arched doorways in square-headed terracotta surrounds with fanlights, side-lights and panelled doors, except No.24 with prostyle, rusticated stucco portico with balustrade. Recessed, architraved sash windows; 1st floor, some casements, with cornices and centre windows on projecting bays pedimented. Continuous cast-iron balconies to 1st floor windows. Cornice at 3rd floor level, projecting bays with enriched frieze. Parapets; Nos 22 and 23 with balustraded parapet. Centre dormer to No.24 with terracotta pediment; No.21 with pedimented dormers, the central one semicircular.

SUBSIDIARY FEATURES: attached mid C19 cast-iron railings to areas.

HISTORICAL NOTE: No.21 was the home of Sir Samuel Romilly, law reformer (plaque). The Duke of Bedford was inspired to add terracotta dressings to these houses following the building of The Russell Hotel (qv)."

Pre-1925, the property was occupied by a prosperous Victorian family. The property then underwent its conversion to the historically renowned publishing house of Faber and Gwyer (which became Faber and Faber in 1929). The company took the lease of 23/24 Russell Square in 1925 until 1971. It is understood that the rear extension to the property was erected post 1951, in accordance with the accompanying archive plans within Appendix A.

Fig. 04 - Faber and Gwyer Trade Entrance to 24 Russell Square

The property's features which remain from its publishing days include the prominent stucco rendered side entrance as depicted within Fig. 04 (which was created when Faber and Gwyer took occupancy of the building due to the Landlord, The Bedford Estate, not allowing trading to be conducted within Russell Square), the Ground Floor Print Room and Basement (a low lying rear extension complete with loading bay to Thornhaugh Street as shown within Fig. 05 & 06). Within the basement, the original 'book shoot' conveyor belt system which served the publisher is located. It is noteworthy that the rear extension is not mentioned within Historic England's listing for this property.

Fig. 05 - Street view of the rear of the Faber Building and loading bay entrance

Fig. 06 - Loading Bay to rear extension

It is acknowledged that the existing partitions present within the Print Room and Lower Ground Floor Storage Room were a later alteration, installed by the University.

4.00 Bloomsbury Conservation Area

The Faber Building does not feature on English Heritage's Heritage at Risk Register. However, advice noted within the Bloomsbury Conservation Area Appraisal and Management Strategy, 2011 has been taken into consideration in the design solution for this project.

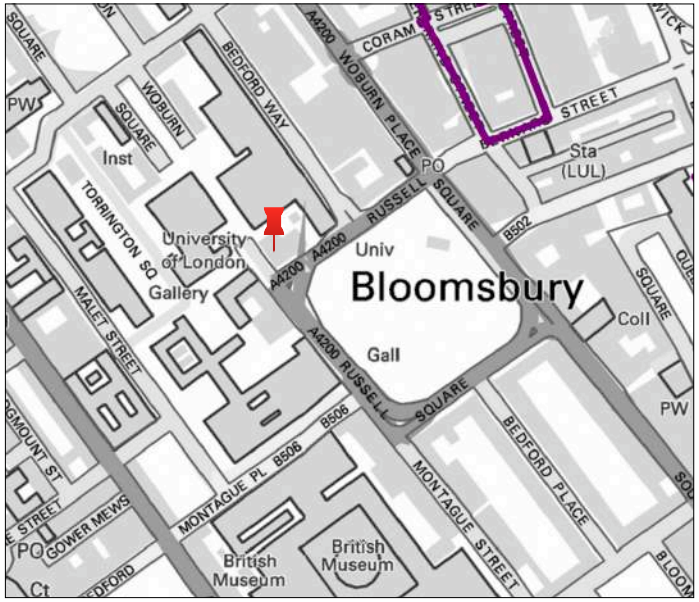

Fig. 07 - Property location within Bloomsbury Conservation Area

The Bloomsbury conservation area appraisal and management strategy defines and analyses what makes the Bloomsbury conservation area 'special' and was officially adopted in 2011. The document provides important information to local residents, community groups, businesses, property owners, architects and developers about the types of alterations and development that are likely to be acceptable or unacceptable within the conservation area.

In relation to the maintenance and repair of listed buildings section of the strategy report, it is considered that the the refurbishment works proposed will appropriately improve the property to meet the School's needs, whilst preserving the important historic nature of the Property and the architectural features contained within. No external works are proposed and therefore they will not cause harm to the setting of the listed building or cause harm to the character and appearance of the conservation area.

5.00 Planning Policy Statement (PPS) 5

Planning Policy Statement (PPS) 5: Planning for the Historic Environment was published in March 2010 by the Department for Communities and Local Government. The document sets out the Government's overarching objective that "the historic environment and its heritage assets should be conserved and enjoyed for the quality of the life they bring to this and future generations" (DCLG, 2010).

The document further encourages delivery of '..sustainable development by ensuring that policies and decisions concerning the historic environment recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term..'.

As part of formulating this Heritage statement, guidance has been obtained from PPS 5 and PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide as produced by English Heritage et al.

The advice contained within these key documents has also been taken into consideration in the development of a design solution for this project which seeks to upgrade existing conditions within the building, particularly the flexibility of the spaces, whilst preserving features considered to be architecturally significant and historically important.

6.00 Camden Core Strategy 2010-2025

In addition to the Planning Policy Statement 9PPS) 5, 'Policy CS14 – Promoting high quality places and conserving our heritage' of the Camden Core Strategy 2010-2025 has also been consulted. One specific reference within the aforementioned strategy, considered key to the approach which has been taken towards the design of the proposed works is:

'Policy CS14 plays a key part in achieving this by setting out our approach to conserving and, where possible, enhancing our heritage and valued places, and to ensuring that development is of the highest standard…'

SOAS, University of London, are committed to enhancing their existing property portfolio, to create high end flexible spaces which may be used by either students or staff in the future, as the requirements of the School evolves, with a growing number of students. Further, SOAS, University of London, are committed to doing so, in a sustainable fashion, and have within their brief for the proposed works to the Faber Building, emphasised the need for sustainable construction wherever possible.

7.00 Design Principles & Concepts

The Faber Building, adjoining and associated buildings remain in use as designed and internally refurbished for the university community. The Faber Building is an essential component of SOAS's service provision to students and staff, providing essential staff offices and teaching rooms. As such, SOAS, University of London have employed the services of two design consultants to design and deliver the works.

Kendall Kingscott Limited have been appointed to deliver Architectural Design Services and Project Management of the works. Hitek have been appointed to deliver Mechanical & Electrical Design Services with ongoing site visits and consultation throughout the works.

The original brief to these consultants was to develop a scheme to conduct basic refurbishment to the following locations:

1. Lower Ground Floor Storage Rooms (to the rear of the property)
2. Ground Floor Print Room and small link corridor (to the rear of the property)
3. Ground Floor Female WCs (2No.)
4. First Floor Male sanitary facilities (2No. Plus urinal) and Unisex WCs (3No.)

The Client required the conversion of the existing Print Room to provide office accommodation to the University's Estates Department, and the refurbishment of the Lower Ground Floor storage rooms to provide a training facility for the University's Human Resources Department to allow for office spaces to be released back to the School to provide in demand teaching spaces.

It is acknowledged that SOAS wish to reduce the number of student teaching facilities provided within the property, and to consolidate staff office spaces

within the Faber Building. To this regard, the design of the new sanitary facilities has been predicated upon a high-end specification to provide high quality spaces.

A key principle emphasised by SOAS, University of London, relates to the sustainability of any future works proposed, is that the University have pledged to become a carbon neutral entity by 2030. To this regard, in accordance with Camden's approach towards sustainable development within the borough (set out within Policies CS13 and DP22 in Camden Development Policies) the proposed works 'include measures to minimise the effects of, and adapt to, climate change' through architectural, mechanical and electrical design. Such works include dry-lining of external walls and replacing single glazed roof lanterns with more efficient double glazed lanterns and installing FSC timber in new internal partitions.

The design solution has been developed in consultation with the client and has included a series of surveys cataloguing existing features and services, team and client meetings to discuss design options, feasibility report production and review and ultimately the production of a developed design package approved by SOAS, University of London.

Architectural Design - Key Features

Accompanying technical drawings to this Statement identify the locations of the proposed works.

Remodelling works within the Lower Ground Floor Office and Ground Floor Print Room within the rear extension of the Faber Building, comprise the demolition of internal non-load bearing partitions and the construction of non-load bearing acoustic rated timber stud partitions complete with individual glazed doors to form cellular meeting rooms. Additional works to the Print Room consist of:

- Dry-lining the internal leaf of external walls with a British Gypsum Gyproc system to improve thermal performance
- Strip out of existing Staff WC facilities to accommodate a new meeting room
- Removing the secondary glazing to roof lantern voids
- Installing secondary glazing to all windows
- Strip out of existing suspended ceiling to leave exposed soffit of slab.

Externally, works include the overlaying of the existing roof covering with a Garland Roofing specified system to improve thermal performance to meet current regulations. To facilitate the overlay it is proposed the the parapet wall to the Northern and Eastern elevations (only) be increased by 300mm. The brickwork used to raise the height of the parapet wall will be matching in bond, yellow stock brick type and pointing style. The existing coping stones will be re-installed.

Additionally it is proposed to replace the two existing timber framed Georgian wired glass lantern lights with lead flashings shown within Figs. 8 & 9 and also to replace the canopy to the loading bay. Proposed lanterns, such as that shown within Figs. 10 & 11 comprise double glazing with a grey powder coated aluminium frame (50mm bars to match existing lead flashings) and automatically openable windows to the perimeter lights (similar to existing which is operated by Teleflex). It is considered that the grey aluminium frames to the glazed roof lanterns will compliment the exposed soffit slab and reflect upon the building's industrial printing heritage. Lead upstands to the new roof covering are proposed to replace existing.

Further, the concertina door to the loading bay entrance is to be replaced to the Print Room with double glazed doors and side lights. This, combined with

the proposed installation of an external galvanised steel staircase, Stannah platform lift and extended galvanised landing, will provide an additional accessible entrance to the property.


Figs. 08 & 09 - Existing roof layout with lanterns and internal secondary glazing


Figs. 10 & 11 - External and Internal proposed roof lantern to match existing dimensions and profile

To the link corridor adjacent to the Print Room (Fig. 12), the proposed works comprise the replacement of the existing single glazed windows and door with double glazed units and door. Additionally, it is proposed to replace the existing mono-pitched glazed panelled roof to this corridor and replace with a grey powder-coated aluminium framed double glazed mono-pitched roof as shown within Fig. 13 below, to match type to be installed to the new Estates Department's Offices (Print Room). It is also proposed to replace the existing suspended ceiling tiles within the corridor.


Fig. 12 (above, left) - Ground Floor link corridor leading to Print Room
Fig.13 (above, right) - Proposed Mono-Pitched Glazed Roof to Ground Floor Corridor

Works to the Ground Floor WCs comprise the creation of three openings (subject to structural engineer's approval) to form three new door openings to three separate Unisex WCs opposed to the two Female cubicle style toilets provided in the existing scenario. In addition, to infill the existing door opening with a stud partition and refurbish the surrounding corridor area.

Remodelling works to the First Floor WCs comprise the demolition of existing non-load bearing partitions and cubicles, in addition to the removal of an internal doorset to provide access to three separate Unisex sanitary facilities, formed using non-load bearing stud partitions. Only one external alteration is proposed with the successful implementation of the Ground Floor WC design, this includes small openings (225mm x 150mm) to accommodate ventilation grilles to the Western elevation to serve the new WCs. Layouts of proposed sanitary facilities accompany this statement.

Within each of the WCs at Ground and First Floor level it is proposed to install a MFC plasterboard ceiling at a ceiling height of 2.4m.

New paint finishes throughout will be from the Dulux trade range with colours chosen to be neutral and complimentary to the existing architecture of the building. Floor coverings will be replaced with neutral finishes; a slip-resistant acoustic rated vinyl floor covering is proposed for the Print Room refurbishment. Tiled finishes, to be of a neutral nature, will provide continuity from a previous refurbishment project within the Lower Ground Floor. Any timber door sets compete with architraves within the Ground Floor works areas will be retained and revarnished.

Proposed external decorations include window and door redecorations, finish and colour to match existing. A replacement cast iron downpipde to the rear extension of the Faber Building is also included within the proposed scope of works.

Remodelling works proposed are minimal and are considered not to impact the original features of the building. These works are minimal in nature and seek to improve existing modern facilities and provide a contemporary open plan office solution on the Ground Floor in addition to improving the building's performance in terms of sustainability.

Mechanical & Electrical Design - Key Features

Proposed Mechanical & Electrical works to the Lower Ground Floor office and Ground Floor Print Room include the upgrade of power, data and lighting installations, the replacement of radiators, and the installation of a heat coil to the perimeter of each lantern void to reduce heat loss. Power to the replacement lanterns is proposed to facilitate the automatic openable window operation. This will replace the Teleflex operation in the existing scenario which is not correctly functioning. For the most part, wiring associated with new Mechanical & Electrical installations is proposed to be routed within the void of the dry-lining system, however all ceiling mounted installations will remain as exposed fixtures to the underside of the slab to enhance the industrial feel of the Print Room and Lower Ground Floor Office spaces.

The existing lighting arrangement is be replaced with new LED lighting, fixed to the exposed soffit in the Ground Floor Print Room and Lower Ground Floor Office. New lighting installations to the WCs are to be fixed to the newly installed plasterboard ceiling.

To the corridor adjacent to the Print Room, Mechanical & Electrical works comprise the upgrade of lighting installations and the installation of access control to an internal door. It is envisaged that the new access control to the corridor adjacent to the Print Room will be surface-mounted to the internal wall, to replace a previously existing system.

Necessary pipework alterations will need to be made to the existing system to adapt the new layout of the WCs, however, existing pipework runs will be

made use of within the property where possible to minimise disruption. The Mechanical & Electrical consultant has proposed the installation of two new hot water heaters to the works area, one to serve each set of WCs on Ground and First Floor. These are to replace the existing heaters within each set of WCs.

8.00 Proposed Works

Architectural drawings, plans and elevations for the proposed works will be uploaded to the Planning Portal.

9.00 Works Impact & Justification for the Proposal

The Faber Building will be in occupation throughout the duration of the works, however access will be restricted to the works areas. This will enable uninterrupted access to the contractor in order to facilitate as short a programme duration as possible to complete the remainder of the works. It is not considered that the works will have a significant impact upon the surrounding teaching spaces.

Works are anticipated to start on site April 2020. The programme is anticipated to be 14 weeks.

The proposed works internally are considered to cause minor impact upon the existing building. The proposed design of the external works is in keeping with the existing materials and design, and therefore whilst the proposal will present a minor increase in roof level, it will be inoffensive to the streetscape. There will be a large benefit to the University in the releasing spaces back to teaching buildings in addition to the improved sustainability aspects of the refurbishment, to the building overall.

10.00 Access

There are access layout alterations proposed within the works. A collapsible steel bollard is proposed to be installed to the internal side of the side access gates to restrict student access.

There are no proposed alterations to the existing designated fire exits within the Property.

Accessibility to the main entrance of the Property will remain unchanged throughout the duration of the works and post completion of the refurbishment. There is one proposed external access arrangement with the installation of a platform lift to the rear of the property and the installation of a double door to the Print Room (to become new Post Room).

Parking conditions and vehicle access will not alter throughout the duration of the works. Parking permits will be sought from the London Borough of Camden.

Throughout the duration of the works, a temporary welfare unit, site office and skip, proposed to be situated at the following approximate location, will be installed within a secure enclosure to restrict access.

Fig. 14 - Approximate location of site compound and access to the property

11.00 Summary & Conclusion

Throughout the design process every effort has been made to reach developed proposals which not only meet the client's usage requirements but also respect the original features of the Faber Building. The works are moderate in nature and are not considered to have a detrimental effect upon the Property.

It is hoped this design approach, the information contained within this statement coupled with the supporting documentation will serve to uphold the validity of our application for Listed Building Consent.

Should any further information be required or a site visit become necessary please do not hesitate to contact us.

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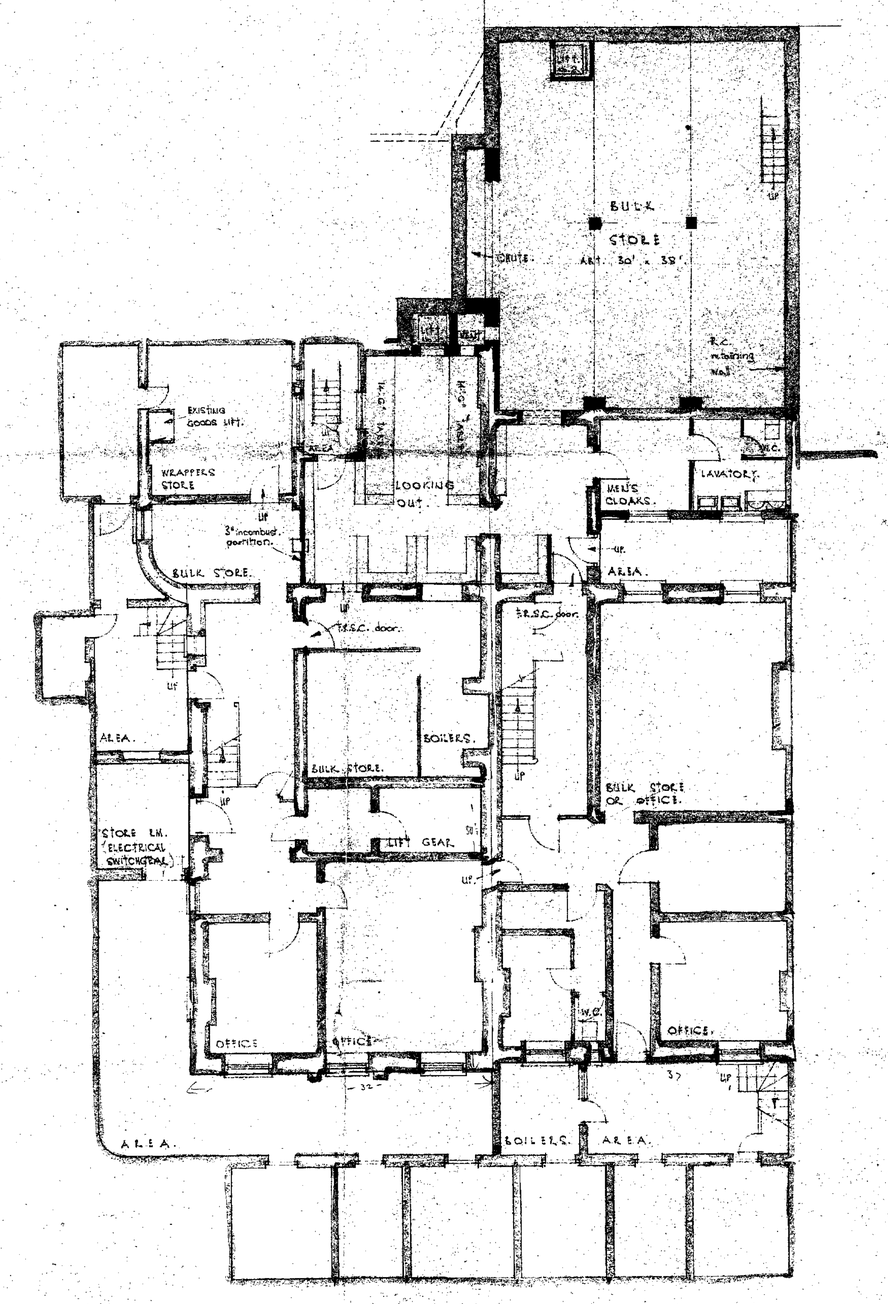
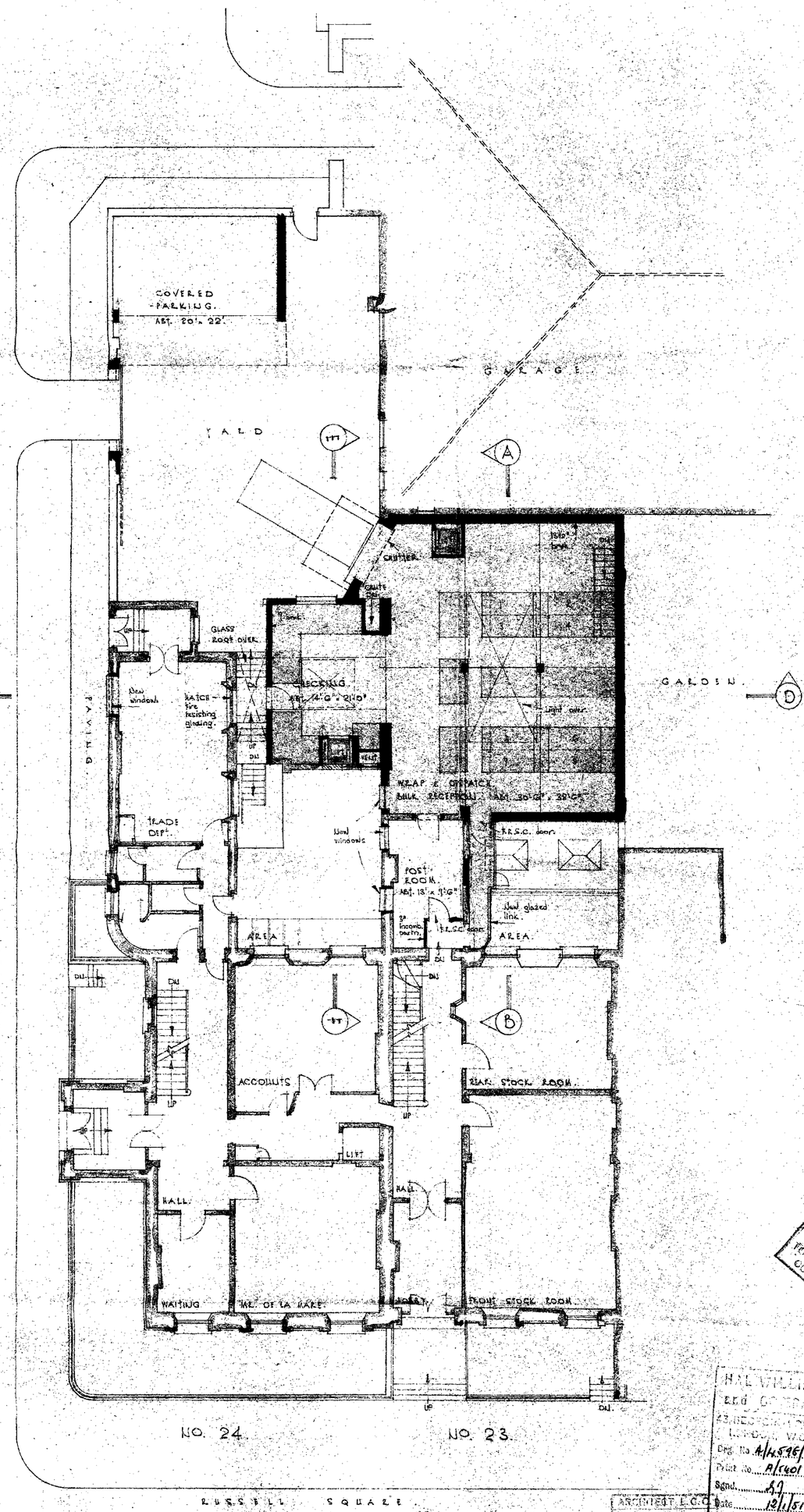
Appendix A - Archive Plans



BASEMENT PLAN.



NO. 24. NO. 23.

RUSSELL SQUARE.

GROUND FLOOR PLAN

PRESENTED TO THE LONDON COUNTY COUNCIL TOWN PLANNING OFFICER

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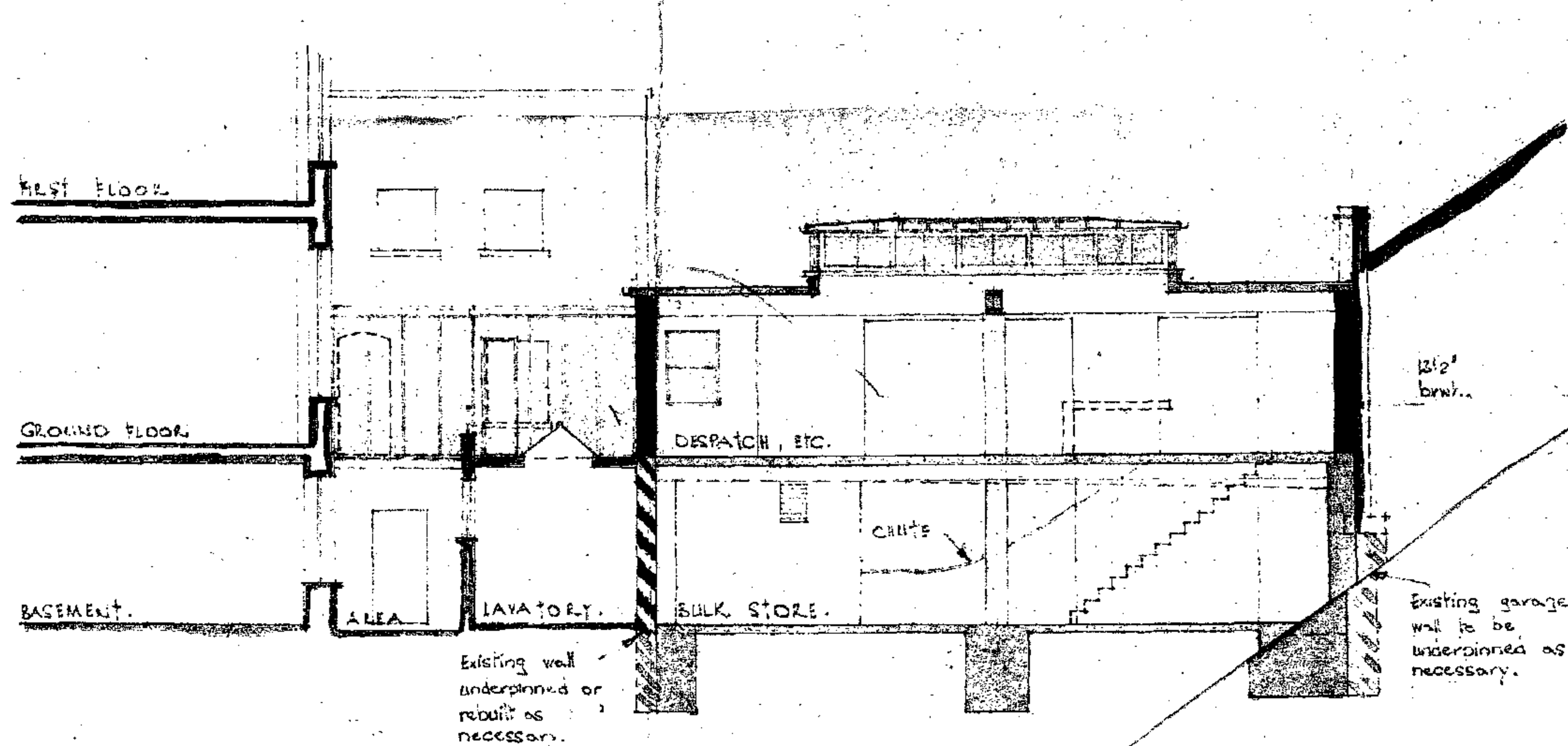

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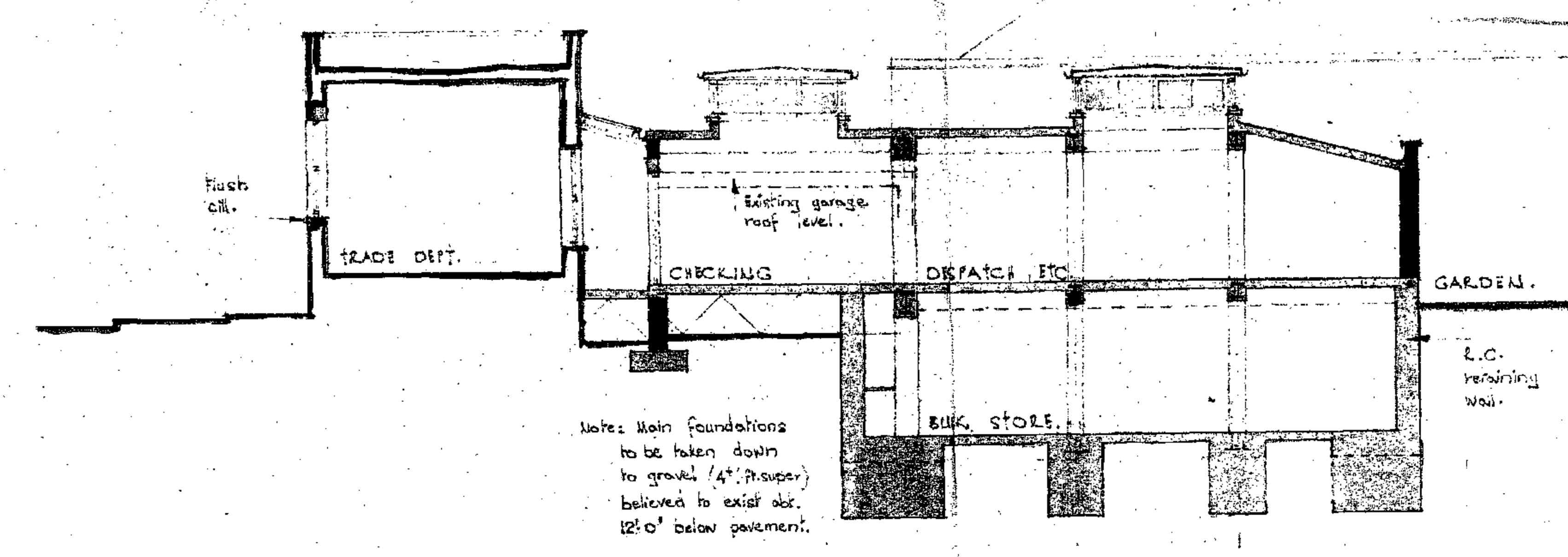

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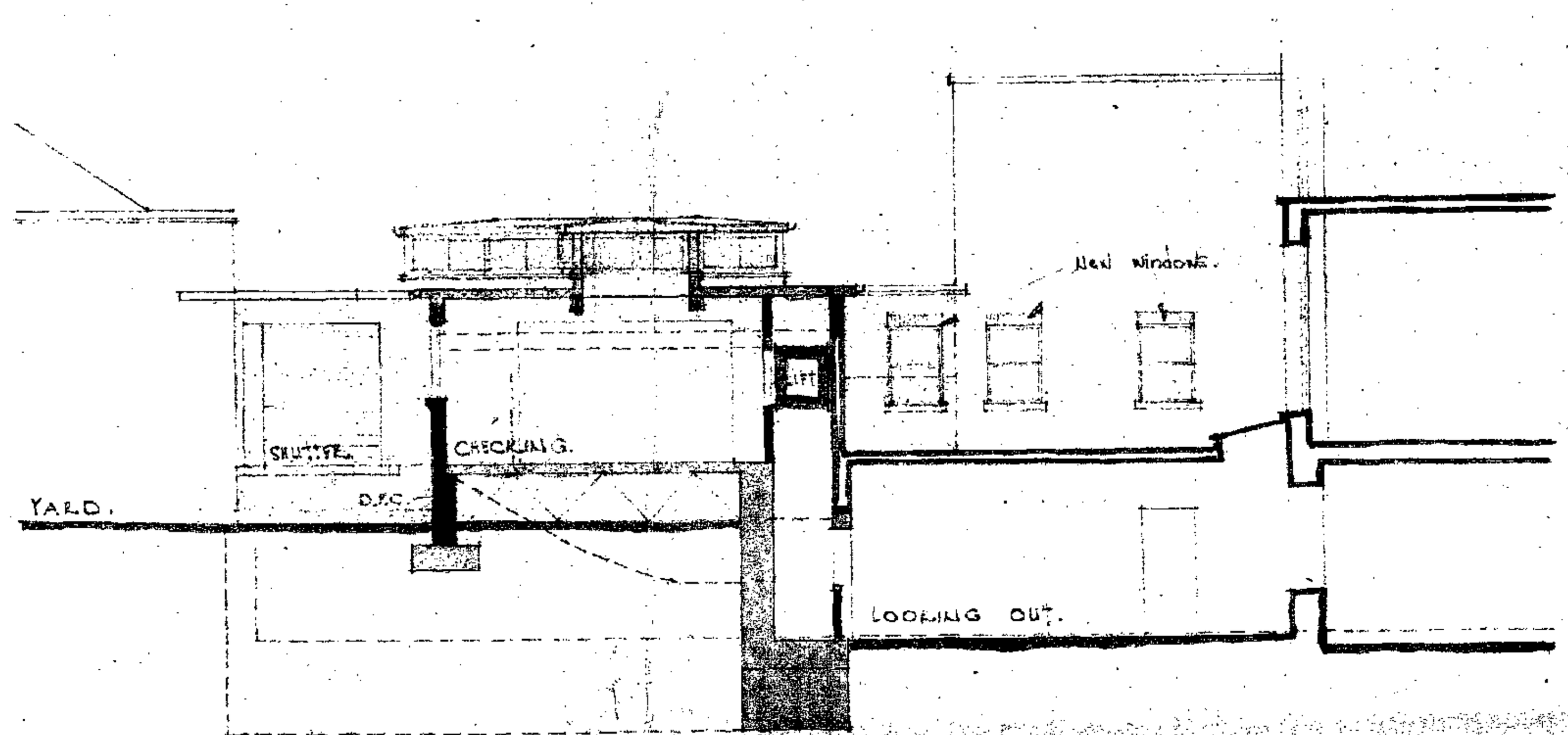

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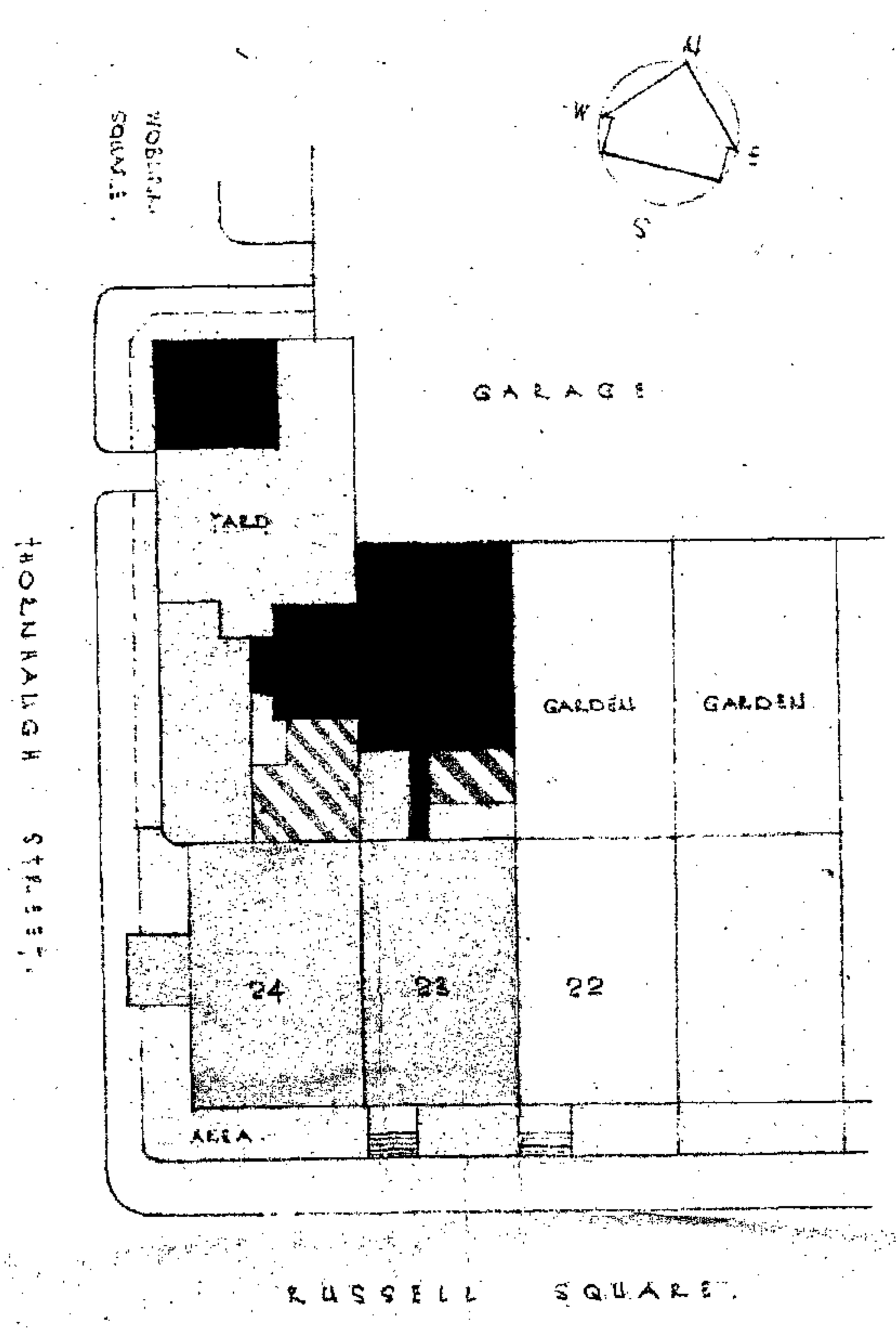

LOCATION PLAN.
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