
Design and Access Statement

relating to

Refurbishment Works

at

45 Russell Square

London, WC1B 4JP

for

The Bedford Estates

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Section 1 - Introduction

This Design and Access Statement has been prepared to accompany a Listed Building application for 45 Russell Square

45 Russell Square comprises 4,550 square feet and is arranged over basement, ground and three upper floors.

45 Russell Square one of 6 consecutive symmetrical terraced houses on Russell Square between the junction of Montague Street and 49 Russell Square, which abuts a more modern post war building on the corner of Bedford Place. As with all of the properties within the block, the property became Grade II Listed on 28 March 1969 (Listing Reference – 1246149). Supplementary to this document is a heritage statement which gives a commentary of the significance of the building and how the proposals impact on the original fabric of the building. This assessment has been submitted as part of this application.

Section 2 – Design Statement

Use

The current use of the property is D1 Non Residential Institution, having been granted change of use in 18th August 2010. This application does not seek to change this.

Internal Proposals

Our proposal is to refurbish the property whilst conserving the original fabric of the building. We propose to replace the existing comfort cooling to all rooms within the main building. By undertaking the following works, the property will be brought up to a modern day standard, suitable for office use, which will hopefully secure a long term tenant.

■ Installation of comfort cooling to offices

Comfort cooling was replaced as part of the 2010 refurbishment. The intention is to service the existing system and replace defective components as required. If found to be beyond repair it will be replaced on a like for like basis. If required replacement pipework will be run in existing services runs with no additional risers or notching required.

■ Kitchen facilities

The existing kitchenette in the basement will be removed to make way for new WCs. The existing kitchen at 3rd floor level will be replaced with a new modern facility. The services on the third floor will be retained in the original position.

■ Upgrade of existing WC's

The WCs are non-original and were replaced as part of the 2010 refurbishment. The existing finishes comprise wall and floor tiles, white china sanitary ware and chrome fittings. Our proposal extends to removing the WC in the rear basement level, which is inappropriately located and installing additional WCs in the former kitchen.

The existing WCs on 2nd and 3rd floor would be replaced and extended to provide additional WCs, to offset the loss of facilities at basement level. This would involve removing part of a non-load bearing partition to square off the rear rooms. Demountable stud partitions will be erected to enclose the new toilets.

■ Testing and repairs to existing electrical installations

The existing electrical system will be tested and where defective repaired. If found to be beyond repair it will be replaced to comply with the current statutory standards.

■ Lighting

The existing lighting comprises a mixture of relatively modern chandelier, surface mounted linear lights, suspended linear fittings and wall lights in staircase.

Generally, the existing chandeliers within the front principal rooms on the ground and first floors will be replaced with new contemporary chandeliers. This will ensure no damage is caused to the existing wall and ceiling finishes.

Slim line luminaires suspended from the ceiling will be installed in the basement, the rear rooms within the first, second and third floors.

Within the existing stairwell and landing, new fittings will be installed in a similar configuration.

When removing the wall fittings, the redundant cabling will be safely terminated and the walls made good. When removing the ceiling recessed fittings, the cabling will be removed and the ceiling repaired in a matching technique. The works will have limited impact on any lath and plaster ceilings.

Through our design, we have been careful to specify fittings which will not have a negative impact on the appearance of the building.

■ Fire Alarm

The existing fire alarm will be tested and where found to be beyond repair a new wireless fire alarm system will be installed throughout to meet current building regulation requirements. We have deliberately selected a wireless system so that no walls or floors

will need to be disturbed.

The fire alarm panels will be located behind the main entrance door in the position of the existing.

■ **Data / Telecommunications**

The existing property is provided with data and this will be tested and repaired. Where found to be beyond repair it will be replaced on a like for like basis. Where possible, existing wall mounted data points will be re-used to avoid chasing of walls and disturbance to existing skirting boards.

The existing floor boxes will be retained unless found to be defective, where they will be replaced on a like for like basis.

■ **Door Access Control**

The existing access control system will be tested and repaired. Where found to be beyond repair will be replaced on a like for like basis. If necessary the access panel will be replaced, but kept in the same position.

■ **Removal of Demountable Partitions**

The proposal extends to minor demolition works, much of which is non original, and installed during the previous tenants occupation. This includes the removal of the walls which were installed to create the lower ground floor WCs. We have no record of when these wall were installed, but the plans annexed to the lease do not show them at commencement.

The proposal also include removal of a dog-leg section of partition at 2nd and 3rd floor level to square of the rear room. In doing so this will allow the WCs to be extended. Within the WCs demountable partitions will be installed to create the individual cubicles.

■ **Flooring**

All existing carpets throughout the property will be replaced with new carpet. Stair runners with satin stainless steel stair rods will also be installed on staircases.

The existing floor tiles to all WC's will be replaced with new porcelain tiles.

■ **General Repairs**

Inevitably, there will be a need to undertake repairs to walls, floors and ceilings. Where required, these repairs will be undertaken to match the existing in terms of materials and method applied.

Any patched in wall and ceiling mouldings and joinery items will be made to match the existing as closely as possible.

■ **Redecorations**

All existing ceilings, walls and joinery items will be suitably prepared and redecorated. We do not propose to carry out poultice cleaning to the decorative coving unless it is deemed essential on site. Most of the areas of redecoration are sound but in some areas we may need to strip and relime the walls where damage has occurred, either through impact or water. It may also be necessary to replace plasterwork in those areas which is only obvious once we commence repairs. If repairs are required, we will use traditional lathe and plaster.

External Proposals

■ **External Condensers**

The external condensers will be tested and repaired, if found to be beyond repair they will be replaced on a like for like basis.

Section 3 – Use / Layout

The proposal seeks to reinstate the original layout in the basement removing the subdivision which has been installed since the building was constructed. The additional toilet facilities that the previous tenant installed suggests that the original provision was inadequate for a typical education use. The minor changes to the 2nd and 3rd floors will overcome this in a considered way.

Section 4 – Access

The existing stepped access into the property will be retained and we do not intend to alter the access into or around the building as part of these works.

Section 5 – Landscaping

There are no landscaping works proposed as part of this scheme.

Section 6 – Vehicular and Transportation Links

The vehicular and transport links to the building will not be affected by the proposed works.

Section 7 – Conclusion

We believe that the proposed works will not adversely affect the original fabric of the building. The removal of the basement WCs and additional provisions in the front of the building will remove an inappropriate alteration. The minor alterations to the 2nd and 3rd floor, to square off the rear rooms and provide additional space to the WCs will increase the much needed toilet facilities whilst have minimal impact on the original building.

Through our design, we have carefully considered the most discreet and practical location for the toilet facilities to minimise the impact on the building. The chosen positions are already well served by drainage and no external drain runs will be required.

The other works primarily involve the repair and replacement of modern additions. Where they are found to be beyond repair, they will be replaced on a like for like basis, following existing service runs to minimise the impact on the fabric of the building.

A careful considered approach will be implemented whilst lifting floorboards to repair or replace and services, and it is not envisages that an additional notching is required.

In our opinion the relocation of toilet facilities into more considered and suitable locations will reduce the impact on the building whilst ensure it is fit for its Educational use. All other works are to modern additions and will not impact the special interest of the building.