



Trade Union Congress
Proposed Works to Syndicate Room
2nd Floor
Congress House
23-28 Great Russell Street
London
WC1B 3LS

DESIGN AND ACCESS STATEMENT (INCORPORATING HERITAGE IMPACT ASSESSMENT)

Ref: 5905.P006.DAS

Rev. 0

27 April 2021

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1.0 Introduction

This report has been prepared by Bartlett Hughes Consulting for the Trades Union Congress and is submitted to the London Borough of Camden in support of the proposals to remove, relocate and rebuild a partition on the 2nd floor of Congress House, 23-28 Great Russell Street, London WC1B 3LS

2.0 Heritage Impact Assessment

2.1 Background

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

In 2004, Ove Arup & Partners, in conjunction with Hugh Broughton Architects and the London Borough of Camden produced and published the document entitled "Management Guidelines for Congress House". The objective of this document was to create a working framework for ongoing maintenance and improvements to the Grade 2* listed building and identifying 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.

The following sections describe the areas of the building that will be affected by the proposed refurbishment and explains the level of special architectural and historic interest for the existing building fabric within those areas.

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

2.2 Existing Internal Building Fabric

2.2.1 SIGNIFICANT AREAS

Internally, significant spaces such as the Entrance Areas, Congress Hall, the Council Chamber, and 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 any of these areas included in this application.

2.2.2 AREAS OF MODERATE SPECIAL ARCHITECTURAL AND HISTORIC INTEREST

Lift lobbies are generally considered as being of moderate special architectural and historic interest. Within these areas the following features are expressly commented on.

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. (APPENDIX: Images 3 and 4)

These remain under the works proposed. The amount of timber floor that is visible will be reinstated to its original extent through the removal of later carpet covering in adjacent Meeting Room – Syndicate Room 4

2.2.3 AREAS OF LOW ARCHITECTURAL INTEREST - Office Areas (inc. General Meeting Rooms)

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.

The Meeting Rooms originally opening directly off the Lift Lobbies are considered of moderate interest but this is due in the main to the access they give to the feature external balconies. (APPENDIX: Images 1, 5 and 6)

Other than the currently covered hardwood timber floor they contained nothing of architectural or historic significance. LBC consent was given for the removal of the corresponding rooms on the 3rd and 4th floors in 2016. (APPENDIX: Image2)

The current application is for the retention, but enlargement to a more usable size of the room on the 2nd floor.

3.0 Design Assessment

The following section is an explanation and justification of the proposed works forming the basis of this application.

The proposed works have been planned in conjunction with the previously referred to “Trades Union Congress - Congress House Management Guidelines – April 2004” (Prepared by Ove Arup & Partners and Hugh Broughton Architects in conjunction with the London Borough of Camden, English Heritage and the Twentieth Century Society and circulated to the Bloomsbury Conservation Area Advisory Committee).

The key relevant elements of the guidance are outlined below together with confirmation of compliance of the current proposals with this guidance.

GUIDELINE EXTRACTS:

The removal or alteration of nonstructural interior office partitions to create open plan or cellular office space is permissible as long as the following guidelines are followed:

3.1 (4.1.1.1) Walls – Internal Office Partitions

New office partitions should be aligned with the window mullions. Under no circumstances should windows be blanked off or subdivided by partitions, which are not located on the natural grid of the building.

(COMPLIED WITH)

New office partitions should be full height and constructed in either studwork lined with plasterboard with a smooth finish or clear or translucent glass (not patterned glass).

(COMPLIED WITH)

Where existing partitions are removed, the walls and ceilings should be made good, flush with adjacent wall or ceiling.

(COMPLIED WITH)

3.2 (4.1.1.2) Skirtings

SUGGESTED SPECIFICATION - Height profile and finish of replacement skirtings should match existing. In office areas these are predominantly plant-on skirtings.

(COMPLIED WITH)

3.3 (4.1.1.4) Ceilings

Existing ceiling: Painted Soffit

New ceiling: Plasterboard Suspended Ceiling System

STIPULATION:

M/F Suspended Ceiling System or similar

(COMPLIED WITH)

3.4 (4.1.2.2) Wall Finishes

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)

3.5 (4.1.2.6)

Doors

STIPULATION:

Doors and Ironmongery to match existing finishes and frame detail.

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. The existing fire stairs will be maintained and access to the office floors will continue to be controlled by maglock and swipe access card systems as existing. Disabled refuges will be as existing.

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

The proposed works included in this application have no impact on the accessibility to the areas involved or to adjacent spaces.

APPENDIX



IMAGE 1 – Existing Syndicate Room 4



**IMAGE 2 – Corresponding Refurbished Area on Upper Floor
(showing doors to balcony)**



IMAGE 3 – Existing Lift Lobby showing door to Syndicate Room 4



IMAGE 4 – Existing Floor Finish Transition between Syndicate Room and Lift Lobby

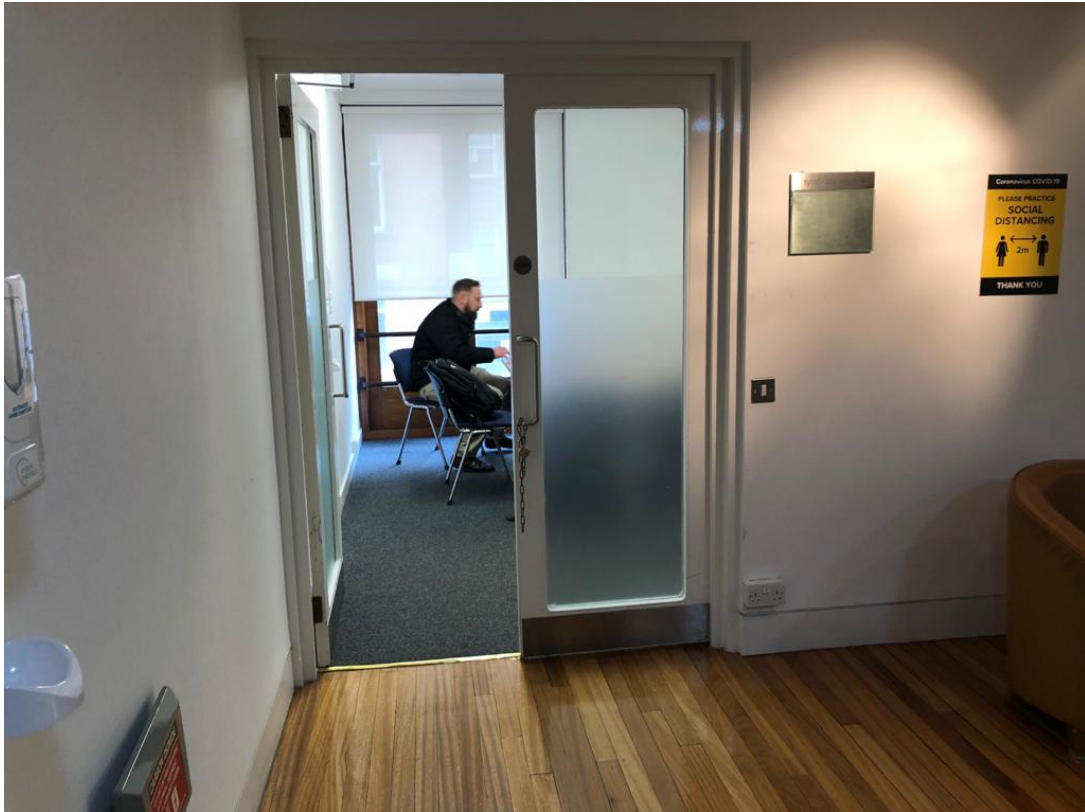


IMAGE 5 – View from Existing Lift Lobby into Syndicate Room 4
(showing non-original entry doors and balcony door within room)

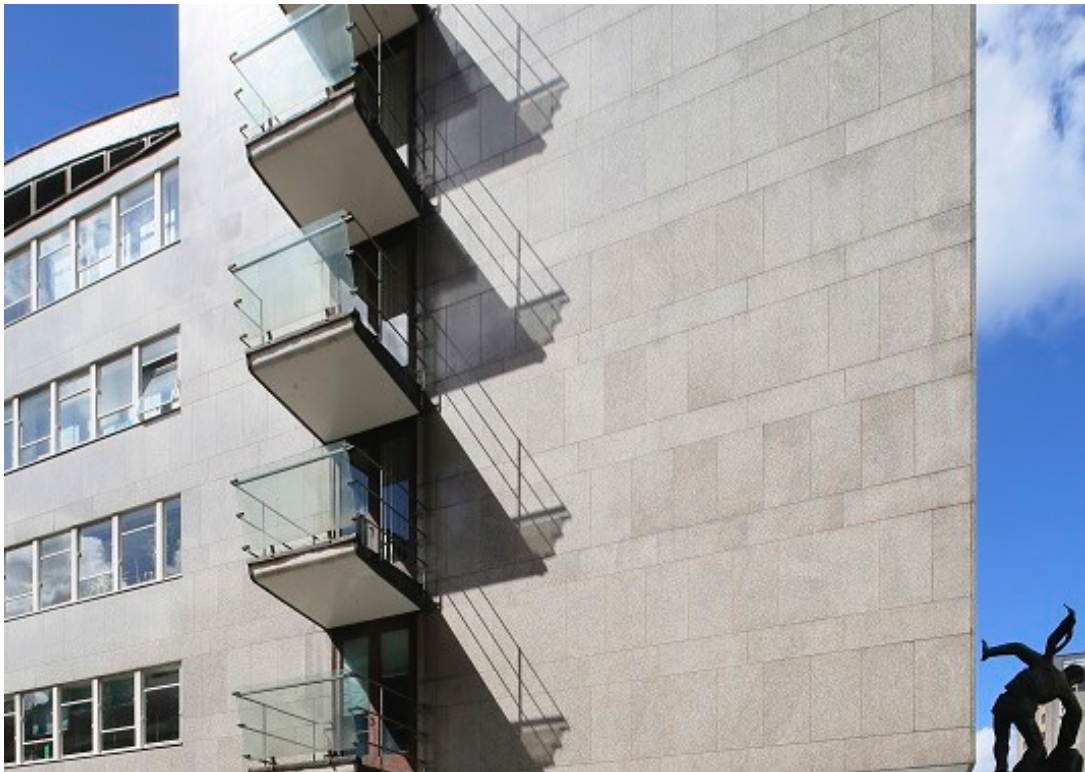


IMAGE 6 – External View of Balconies