

3 EVALUATION

3.1 RESPONSE TO HERITAGE APPRAISAL

In consideration of the heritage and conservation area analysis the design team have approached the brief with a heritage led design. The main consideration is to enhance the building where at all possible. This is principally the restoration and removal of previously poorly executed additions and refurbishment of interiors to provide finishes that are more suitable for the heritage asset and highlight the visible features. The following notes highlight key heritage considerations, starting from the top of the building and working down:

Level 4 & Roof

- Removal of existing guarding railing and replacement with a less conspicuous railing which still provides safe access to the roof and is more discreet.
- Replacement of roof finishes that are beyond repair.

Levels 3

- Removal of non original wcs adjacent to stair case
- Removal of non original staircase.

Levels 2

- A key architectural strategy on level 2 is the removal of a number of walls between the central corridor and the rear room in each house. These are later additions which have had a very significant heritage impact. It is proposed that these rooms and are to be left open to the corridor or the partition replaced with fully glazed screens. These will create a clear and easily read architectural distinction between the original and the new. This strategy will allow the original plan form to be read, provide greater opportunity for orientation within the building and allow more light into the circulation corridor.
- Removal of a non original staircase
- Restoring plan form.

Level 1

- The addition of the glazed partitions and open tutorial areas on level 1 matches the approach taken on level 2 and ensures no further harm to existing cornicing
- Restoring plan form.
- Removal of detracting items to the roof including canopy

Level 0

- Reinstatement original appearance of front doors, including restoration of fanlights, reversal of modern interventions and removal of surface-mounted services
- Remodelling of the reception area including an exhibition on the Bloomsbury Group or to the

history of the building.

- Relaying of loose paving stones to external entrance bridges and re-instatement stone paving slabs.
- Cleaning, repair and repainting of railings

Level B1 (basement)

- Cleaning and repainting of the external light wells

MEP design

- Existing exposed and unattractive mechanical and electrical equipment to be removed and relocated to a consistent location in the building to ensure the least harm caused to the building. Areas where existing penetration have been made is to be reinstated and cornicing repaired. This will allow original plan form to be achieved.
- Proposed services utilise existing riser locations and their size has been optimised to minimise the impact of the services on the building. Risers have been uprated to meet required, current building regulations and although they are slightly larger than the current boxing out, their size and intrusion has been minimised as far as possible.

GENERAL / BUILDING WIDE

- Rationalisation or concealment of internal services, including boxing/risers in principal rooms
- Suspended ceilings removed to expose soffits and original features
- Cornice repair and re-instatement
- Heritage led detailing of partitions
- Removal of surface mounted MEP items and removal of intrusive light fittings and replacement with a more sensitive lighting scheme
- Repair of windows and external front doors
- Repair of external brickwork and stucco

Heritage design benefits are further identified in diagrams following pages.



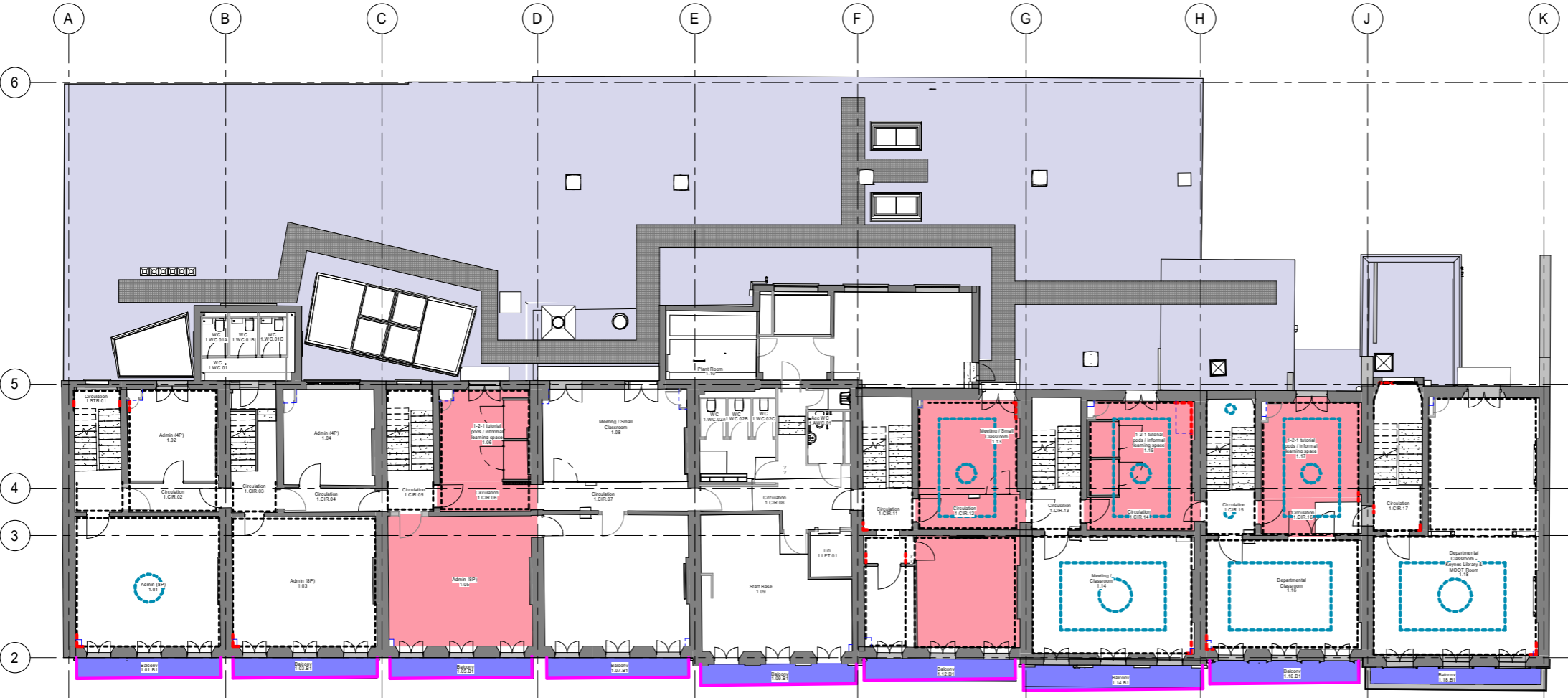
1. Planning - Level B1 - Proposed Heritage Impact
1 : 100



1. Planning - LEVEL 00 - Proposed Heritage Impact
1 : 100



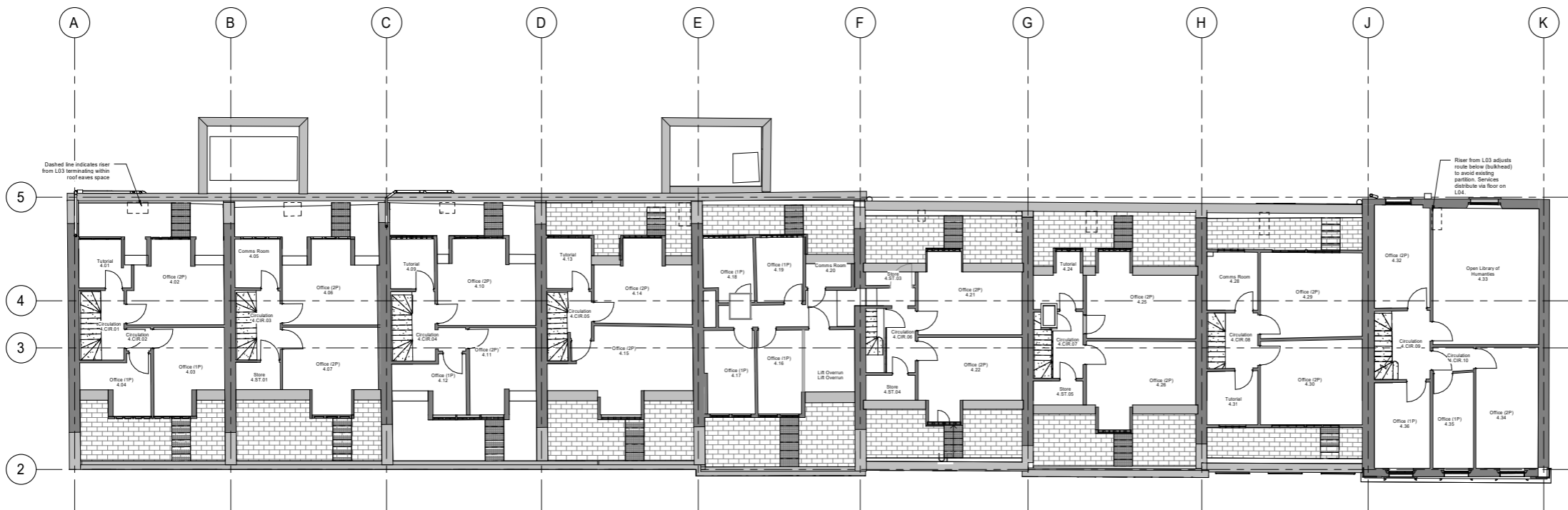
2. Planning - LEVEL 02 - Proposed Heritage Impact
1 : 100



1. Planning - LEVEL 01 - Proposed Heritage Impact
1 : 100

- KEY:**
- Existing fabric
 - Proposed elements
 - Roof replaced - existing roof is in disrepair, to be removed and replaced with existing slates and new slates to match existing where retention not possible
 - Asphalt roof repaired and re-finished in Bitumen flat-roof system
 - Paving relaid where unsecure and replaced where damaged or missing
 - Extents of existing risers
 - Balconies repaired and resurfaced
 - Lightwells cleaned and decorated
 - Modern stair removed & new floor installed in same place as original
 - Original plan form restored
 - Out of Scope
- Existing external metal railings:**
To be repaired and redecorated where required. Railings to be thoroughly cleaned
- Existing ceiling rose / ceiling decoration**
To be retained and restored where necessary
- Existing cornicing**
Existing cornicing to be redecorated.
- New cornicing**
New cornicing to be formed where existing has either been damaged or has been removed or is missing. Cornicing to match that of the room in which it is situated.

- NOTE:**
- Proposals to the building that take place in all places and provide heritage benefits, that are not shown on this drawing, include the following:
- All floor finishes removed and replaced with new flooring
 - All modern light fittings removed and replaced with light fittings that are inkeeping with the heritage asset and complement the existing features including cornicing and ceiling roses
 - Existing Mechanical and Electrical equipment which visually detracts from the heritage asset are proposed to be removed. A new distribution route is proposed with routes and access locations designed with the heritage asset as a priority.
 - Existing sash windows repaired
 - Facade repairs - refer to external work drawings for further details.



KEY:

- Existing fabric
- Proposed elements
- Roof replaced - existing roof is in disrepair, to be removed and replaced with existing slates and new slates to match existing where retention not possible
- Asphalt roof repaired and re-finished in Bitumen flat-roof system
- Paving relaid where unsecure and replaced where damaged or missing
- Extents of existing risers
- Balconies repaired and resurfaced
- Lightwells cleaned and decorated
- Modern stair removed & new floor installed in same place as original
- Original plan form restored
- Out of Scope

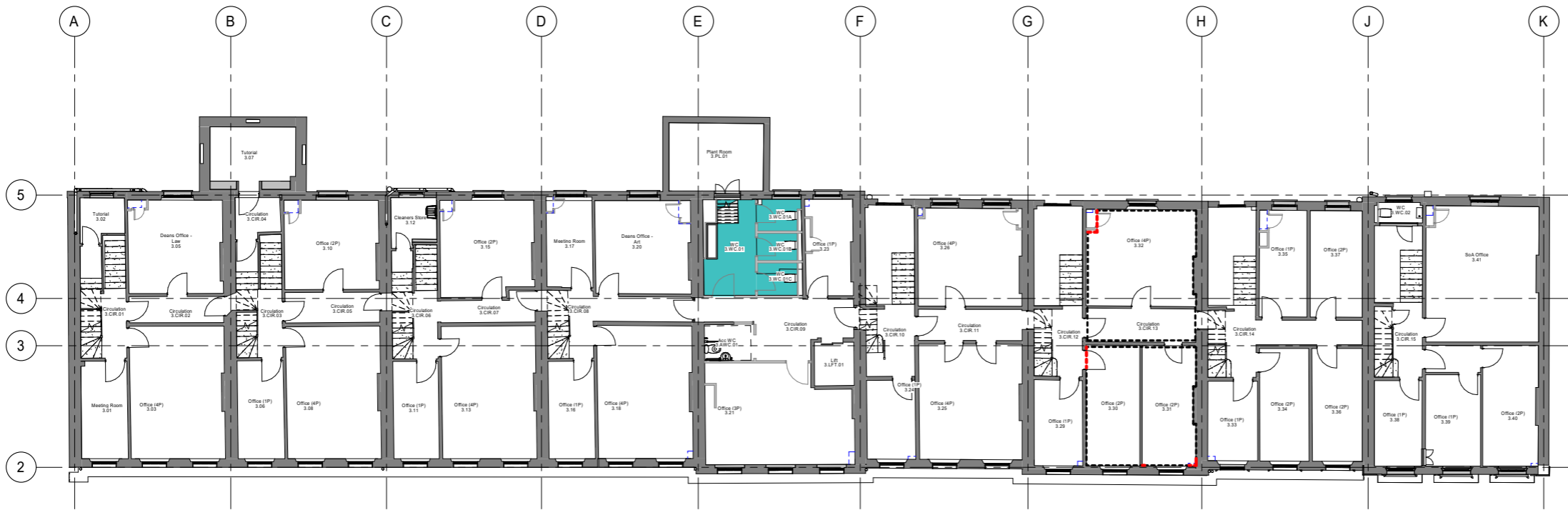
- Existing external metal railings:
To be repaired and redecorated where required. Railings to be thoroughly cleaned
- Existing ceiling rose / ceiling decoration
To be retained and restored where necessary
- Existing cornicing
Existing cornicing to be redecorated.
- New cornicing
New cornicing to be formed where existing has either been damaged or has been removed or is missing. Cornicing to match that of the room in which it is situated.

NOTE:

Proposals to the building that take place in all places and provide heritage benefits, that are not shown on this drawing, include the following:

- All floor finishes removed and replaced with new flooring
- All modern light fittings removed and replaced with light fittings that are inkeeping with the heritage asset and complement the existing features including cornicing and ceiling roses
- Existing Mechanical and Electrical equipment which visually detracts from the heritage asset are proposed to be removed. A new distribution route is proposed with routes and access locations designed with the heritage asset as a priority.
- Existing sash windows repaired
- Facade repairs - refer to external work drawings for further details.

2. Planning - LEVEL 04 - Proposed Heritage Impact
1 : 100



1. Planning - LEVEL 03 - Proposed Heritage Impact
1 : 100

3.2 DESIGN DEVELOPMENT

The design proposals as submitted within this Listed Building Consent Application have been developed in response to the consultation undertaken and in line with the heritage response as described in the previous section.

The following pages seek to demonstrate and justify certain elements of the design in more detail. Where changes to the existing building layout or changes to the historic features are proposed justifications have been provided. The key design strategies align with the client brief and are as follows:

- Improve heritage assets
- Improve the arrival experience
- Increase office occupancy
- Improve the quality of teaching spaces
- Enhance circulation and way-finding
- Centralise and improve the accessibility and quality of welfare facilities
- Improve maintenance access, specifically roof access

3.2.1 IMPROVING ARRIVAL

Birkbeck occupy nine terrace houses in a row but only utilise one as a main entrance to the building. This entrance, however, is not clearly identifiable and thus there is confusion about how to enter the building. The main entrance is the door to house no. 42. To improve the experience of entering the building and allow the entrance to the building to be clearly identified the following are required to be reviewed and improved:

- External Signage
- External facade & flooring



VIEW OF THE MAIN ENTRANCE



VIEW NORTH TOWARD 39-47 GORDON SQUARE

EXTERNAL SIGNAGE PROPOSAL

The current signage to the main entrance is comprised of fabric banners to the front railings and a small metal sign to the main facade. Neither of these are considered sufficient by Birkbeck, in addition these signs are not sympathetic with the architecture and Conservation Area.

The design team have and undertaken precedent studies and carried out a number of options studies for signage locations.

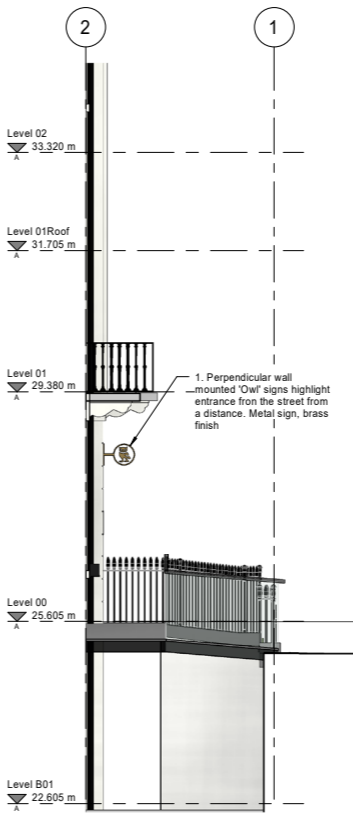
Following consultation a final signage proposal has been submitted for approval which comprises of two railing mounted signs, one floor sign which fits seamlessly with the floor stone, a facade sign and also two wall mounted signs which will be visible when approaching from each direction down the street.



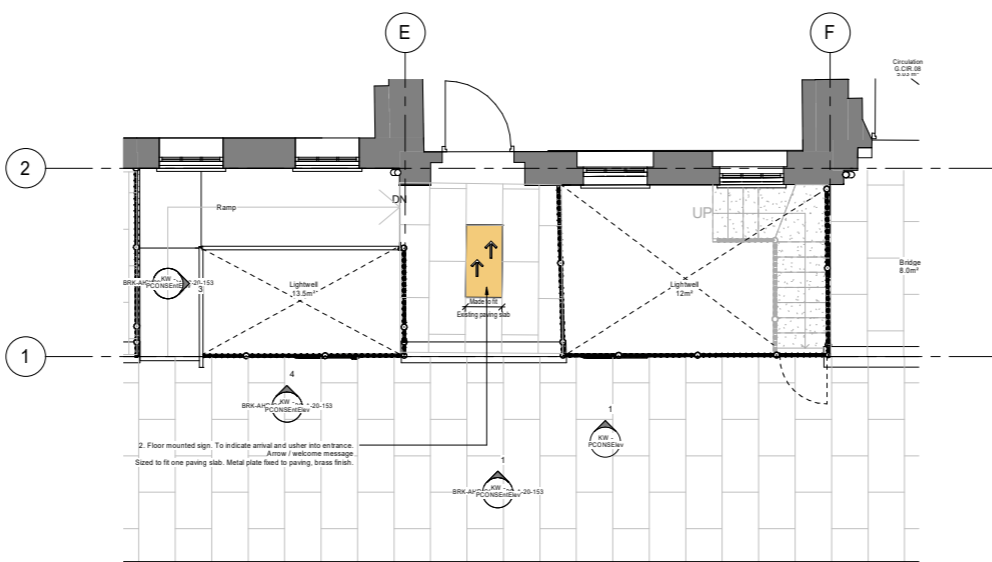
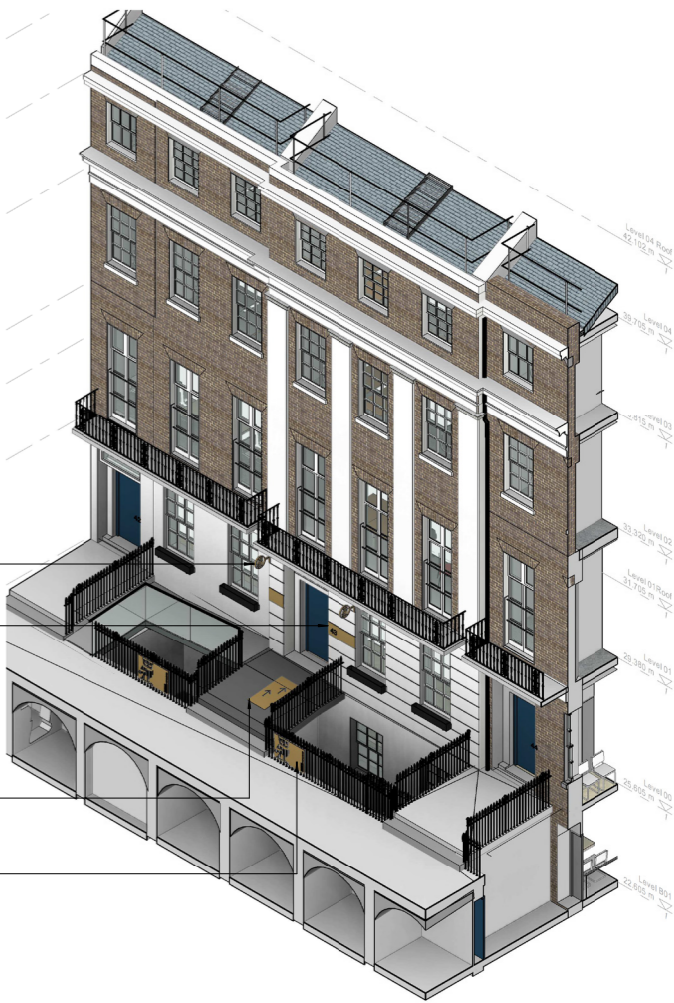
1. Proposed Elevation - Front No. 43
1 : 50



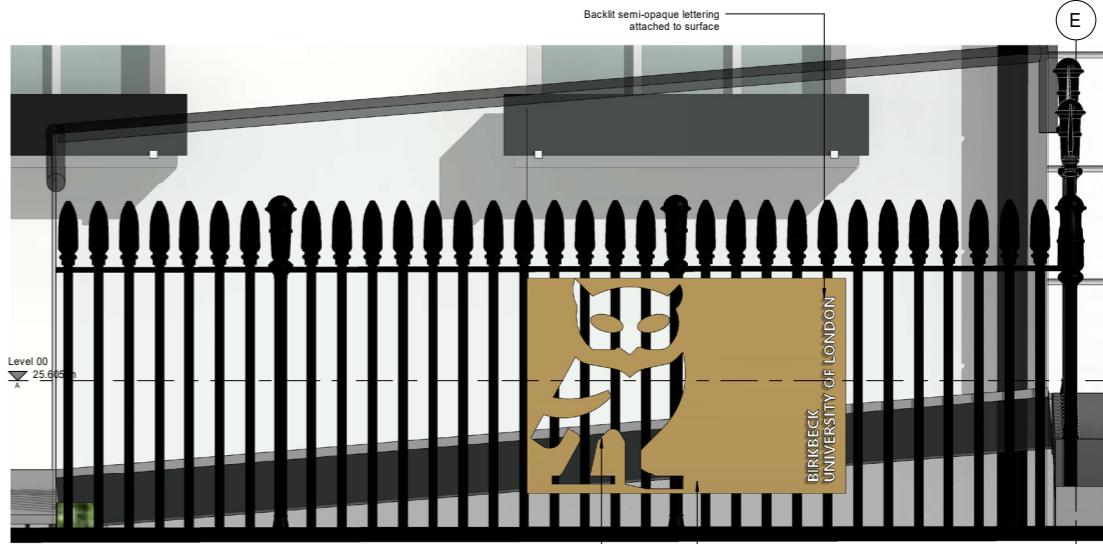
CURRENT MAIN ENTRANCE SIGNAGE



3. Proposed Elevation - Front/Side No. 43
1 : 50



2. LEVEL 00 - Proposed Plan - Front No. 43
1 : 50



4. Proposed Detail - Front Signage
1 : 10

EXTERNAL FACADE & PAVING

The façades have areas of damaged pointing and stucco that are to be repaired. Timber windows are to be repaired and redecorated and balconies refurbished addressing water ingress issues.

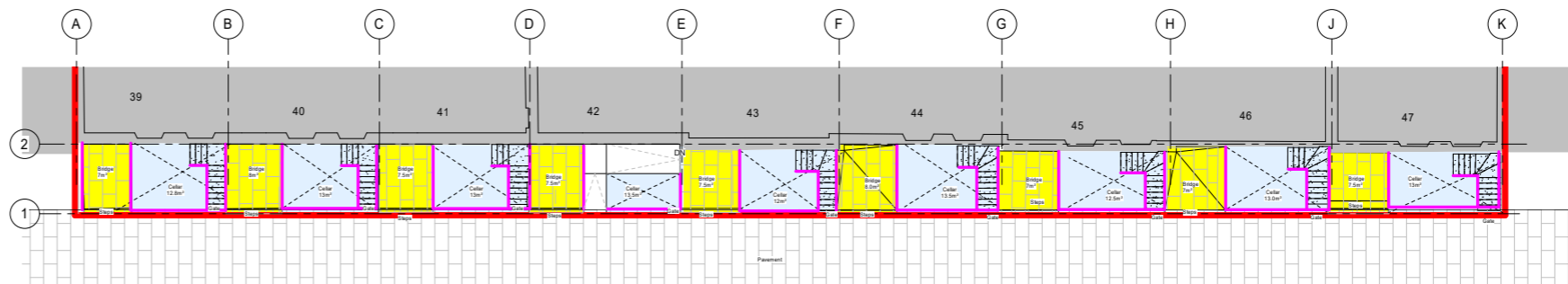
We have also taken the opportunity to improve the appearance of the bridges to the ground floor with the re-instatement of missing and the repair of existing stone paving slabs.



2. Planning - Scope of Works to Front Elevation (South West)
1 : 150



3. Planning - Scope of Works to Rear Elevation (North East)
1 : 150



1. Planning - Proposed External Works Plan
1 : 100

- Notes:**
All areas, lengths and dimensions are accurate to the survey model.
Site measurements are required to determine extent of accuracy
- Cellar Bridge:** Repave stone tiles, heritage team to advise on detailed method/works
 - Cellar Area:** Clean stone floor tiles, relay where necessary and replace where missing or broken (Area includes steps)
 - Localised render repairs where required - Paint finishes to be removed, stucco render to be repaired with a lime based mortar to improve ventilation. Area to be repainted with a breathable paint finish.
 - Brickwork and mortar repairs as required. Mortar to be raked out and reinstated where damaged
 - Timber windows and doors to be repaired and redecorated as required. Windows deemed beyond repair will be replaced with new timber windows to match design and proportions of existing
 - Ponding occurring on existing balconies - Asphalt to be relaid with to provide fall away from building. Upstand to asphalt to be built up at junction of balcony and wall with new flashing into brickwork
 - Rainwater goods and soil vent pipes to be overhauled to renew the joints and replace the fixings
 - Existing external metal railings:** To be receive deep clean with repairs and redecorations where required
 - Site boundary

Refer to the following drawing series for scope of works and details:

- 27 series - Roof
- 31 series - External Windows & Doors

3.2. IMPROVE THE QUALITY OF TEACHING SPACES

Improving teaching spaces includes the following initiatives:

- Strip out of existing floor finishes and modern outdated light fittings and replace with new.
- Review of lighting locations and choice of fittings to ensure their effectiveness within the space and also their energy efficiency.
- Removal of outdated AV and IT and replacement with new state of the art facilities that fit better with the heritage asset.

The below options were developed and discussed with the client to enable a final approach to be chosen. The key consideration being the heritage asset be respected and not harmed. As an example of this was the suggested use of free-standing units containing screens and AV equipment instead of overhead projectors and wall mounted AV to prevent damage to walls, ceilings, and corncoring from surface fixings and cable routing.



Left; Illustration of free-standing AV unit



SERVICE RISER LOCATIONS AND FLOOR BOX DISTRIBUTION

The design team have worked through a number of options for vertical service riser locations within the building, to provide an optimal location in terms of servicing and least disruption and harm to fabric.

Disruption to historic fabric has been carefully considered and the service rises are to be consolidated into one or two existing routes to the rear of the townhouses. This allows the remaining services distributed in an ad-hoc manner across the floors to be removed, reinstating the room proportions to the front of the terrace. Heritage features such as cornicing and coving will be reinstated where risers are removed.

There has been the need to enlarge these remaining risers slightly in order to accommodate the services in one location and contain them in the fire-rated enclosure required by Building Regulations. Please refer to the Heritage Impact Plans that show existing riser extents alongside proposed. The design team have worked carefully to ensure this increase has been minimal and enlargements have been made in rooms without ornate heritage assets.

Access is provided to the risers via discreet flush metal doors and lift off access panels. It is anticipated that access will be required infrequently once services are initially installed.

Power and data will be distributed through the floor void to recessed floor boxes. Their position will be determined by the use and space plan of each room. Cable distribution will be developed with our structural engineers once access beneath the floor is gained in order to minimise intervention to existing fabric.

The design team consider floor boxes to be a more historically sensitive distribution solution to surface mounted conduit. This has been demonstrated in the recently completed refurbishment of the adjoining townhouses at 36-38 Gordon Square.



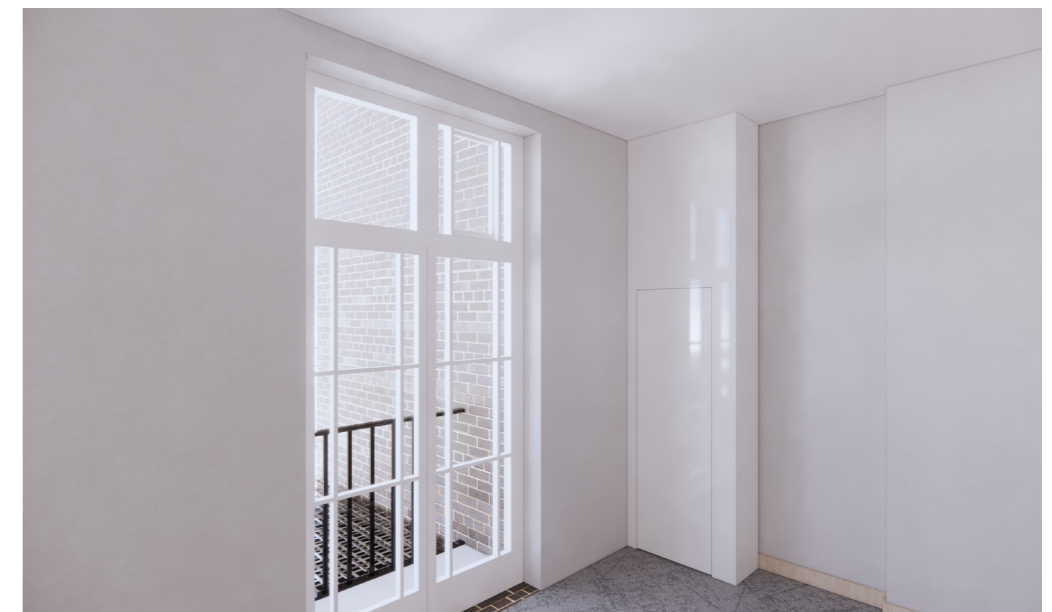
Above; Existing boxed in services are in poor condition with poor quantity junctions to existing fabric and poor access



Above; Where size and shape of service enclosures has been adjusted new fire rated risers are to be formed. These will be finished to match the adjoining walls and have neat junctions to the existing fabric. Flush access doors will provide access.



Above; Existing boxed in services are in poor condition with poor quantity junctions to existing fabric and poor access



Above; Where risers remain the same size replacement services enclosures are to be high quality joinery items finished to match the adjoining walls. Enclosures will have neat junctions to the existing fabric and demountable panels to provide access.

CORRIDOR REALIGNMENT & PARTITIONING

Whilst undertaking the exercise to realign the horizontal circulation the design team have taken the opportunity to remove the existing stud partitioning to the rear rooms of the building, replacing in some instances with full height glass partitioning. This is proposed for two reasons:

- To allow for the existing cornicing to be seen from both within the room and within the corridor and still be appreciated as being formally one whole room. Visually re-instating the original plan form.
- To improve way-finding and allow views to the external windows. This allows for greater opportunity for people to orientate themselves in the terrace.

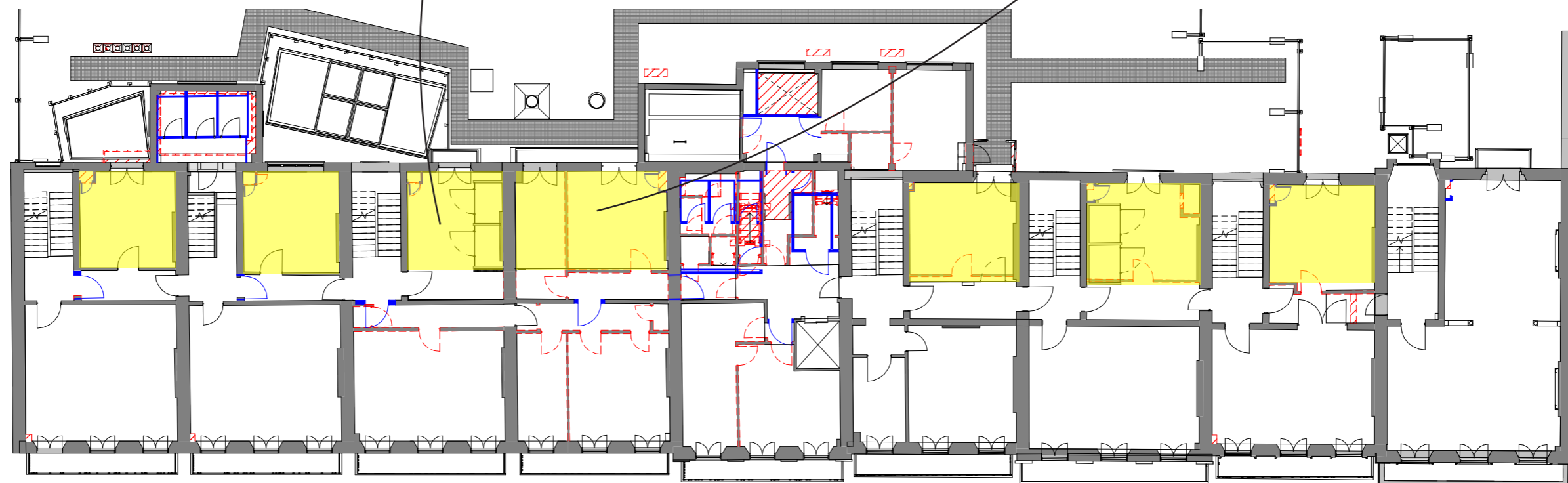
There are two locations on the first floor where existing cornicing is intact to the full rear room. In these locations the space is left open as a social breakout area with free standing 'meeting pod' furniture items to provide the privacy required for one to one meetings and tutorials. This allows the client brief to be achieved whilst ensuring no harm is caused to the heritage asset through further subdivision.



ARTISTS IMAGE OF OPEN TUTORIAL PODS AND MEETING SPACE



ARTISTS IMAGE OF GLAZED PARTITION TO MEETING ROOM



LEVEL 01 ALTERATIONS PLAN