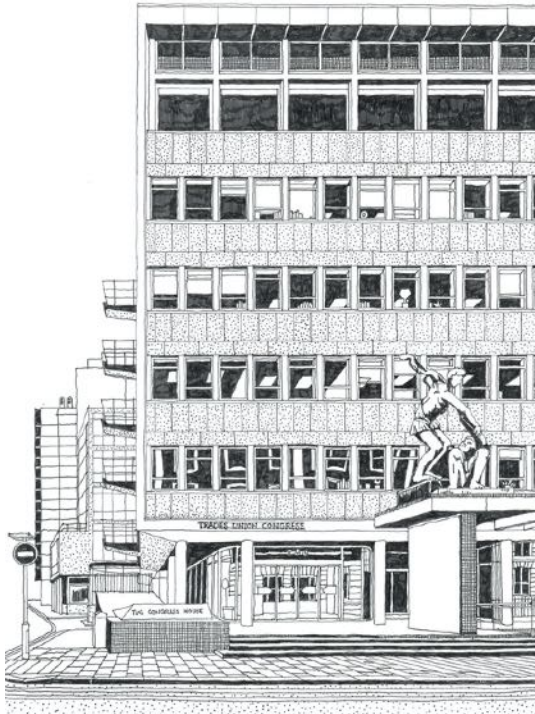




Changing the world
of work for good

Congress House
23-28 Great Russell Street
LONDON WC1B 3LS



Ground Floor Office Area Refurbishment

DESIGN & ACCESS STATEMENT Incorporating HERITAGE IMPACT ASSESSMENT

Ref : 5905.P014.DAS
Rev : 0
Date : 03.01.2023

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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 refurbish an area of office space at Congress House, 23-28 Great Russell Street, London WC1B 3LS

The proposals include:

Removal of elements of existing non-structural solid and glazed partitioning and doors

Installation of new non-structural partition to suit a new layout complete with non-fire rated single width full height veneered timber doors in matching frames, and new ironmongery consisting of hinges, latches and lever furniture.

Installation of new decorated MDF skirtings (to new partitions only. Existing skirtings to be retained elsewhere).

Existing floorcoverings to be removed and replaced with new (Carpet tiles and Vinyl Planks).

Existing suspended ceilings to be retained. Damaged and discoloured tiles will be replaced with new.

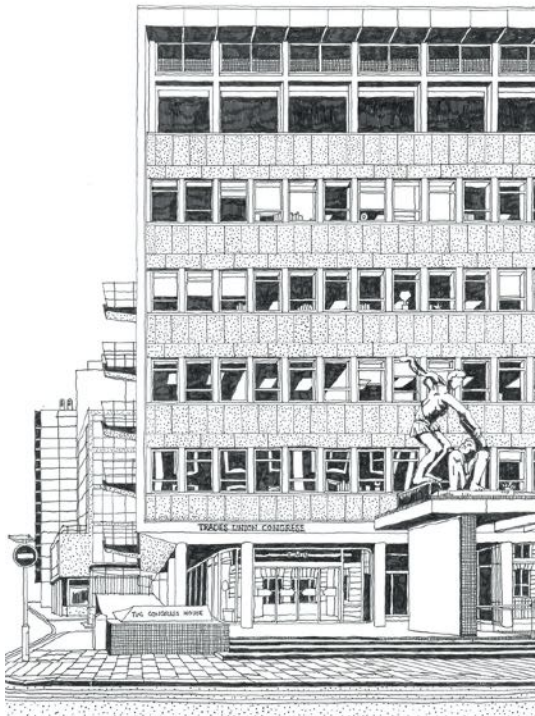
Existing Lighting to be removed and replaced with new LED lighting.

Installation of new AC Supply and Return Grilles

Removal and replacement of existing Teapoint (inc. joinery)

Re-decorations throughout

Upgraded power and data installations within existing containment and new wall mounted outlets where required



2.0

Heritage Impact Assessment



The works proposed involve only very minor works a limited area of the building that has undergone prior refurbishment and change. The following is intended to provide background context to the overall significance of the building in respect of its Grade II* listing.

Historical Context

The design of Congress House was the subject of an open architectural competition won by David du R Aberdeen in 1947. The TUC had acquired the site in 1946. The successful proposal not only ingeniously solved the complicated problems presented by the very restricted and awkwardly shaped site, but also created a worthy memorial to Trades Union members who had died during the two World Wars.

Although detailed development of the scheme was initiated immediately after the competition, construction was not begun until early 1953 following the granting of a building licence.

Occupation by the TUC commenced in September 1956 and all the upper floor accommodation was in use by March 1957. The formal opening was on 27th March 1958 although the building was not fully completed until the following June.

Nearly 65 years on the seven storey building stands as a rare example in London of a building still in use by the organisation that originally commissioned it after such a period of time.

Congress House was added to the Department of National Heritage's statutory list of Buildings of Special Architectural or Historic Interest in March 1988 and designated Grade II*.

2.0

Heritage Impact Assessment (cont...)

Architectural Design Significance

Completed ten years after its conception, the design of the building is architecturally something of an anachronism. It pre-dates the expressionism of the Festival of Britain (1951) and has none of the features of the Brutalism being developed at the time by Lasdun and Goldfinger.

Instead, and reflecting du R Aberdeens pre-war training at the Bartlett School of Architecture, it has more in common with the late 1920's public buildings of Le Corbusier, such as the League of Nations (Geneva 1927) and the Centrosoyus (Moscow 1928) and much of the refined detailing is inescapably reminiscent of the Corbusian principles of that period.

The works covered under this application are exclusively related to external areas of the building which remain largely unchanged from their original construction and upon which the impact of the proposed works will be limited



2.0

Heritage Impact Assessment (cont...)

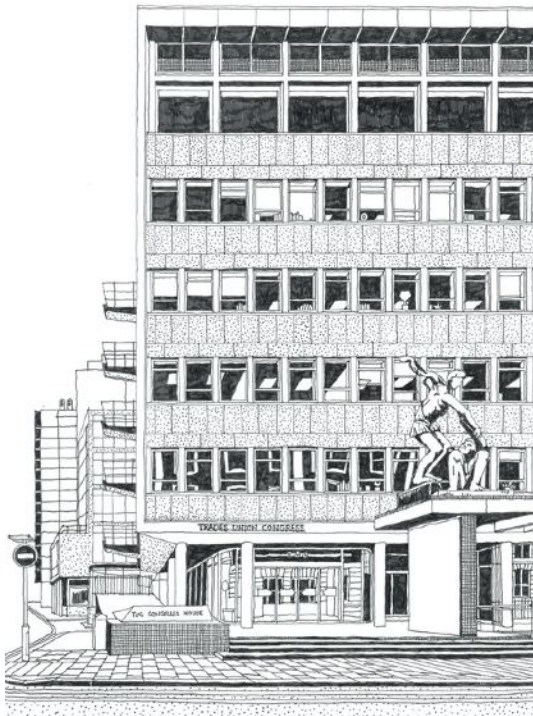
Refurbishment Rationale

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.



2.0

Heritage Impact Assessment (cont...)

AREAS IDENTIFIED AS BEING OF SIGNIFICANT ARCHITECTURAL AND HISTORIC INTEREST

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.

AREAS IDENTIFIED AS BEING OF MODERATLY SIGNIFICANT ARCHITECTURAL AND HISTORIC INTEREST

These include lift lobbies that are generally considered as being of moderate special architectural and historic interest.

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



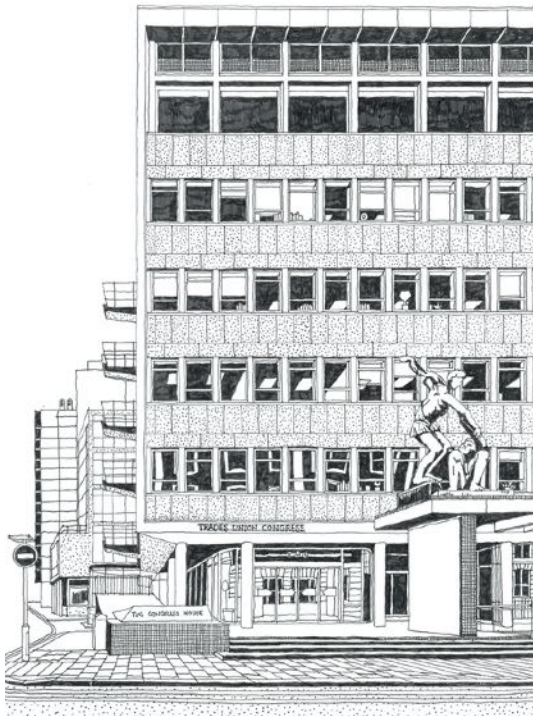
2.0

Heritage Impact Assessment (cont...)

AREAS IDENTIFIED AS BEING 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 and these have been referenced in respect of the current proposals.



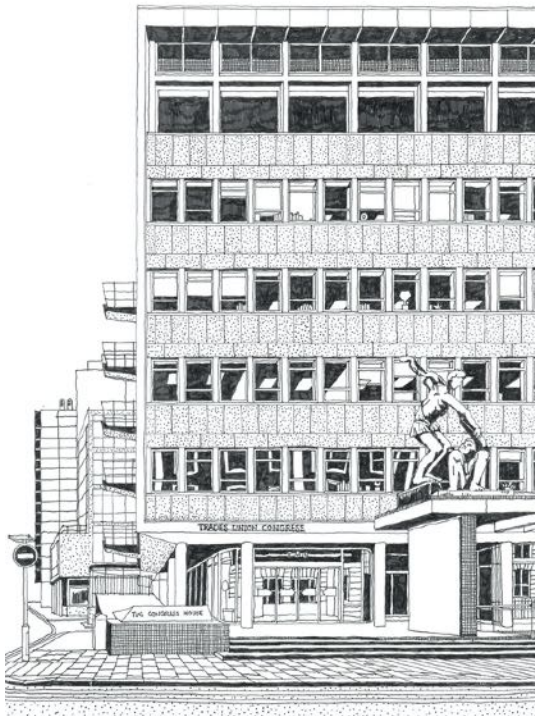
3.0

Design Statement

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.



3.0

Design Statement (cont...)

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

STIPULATION:

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)

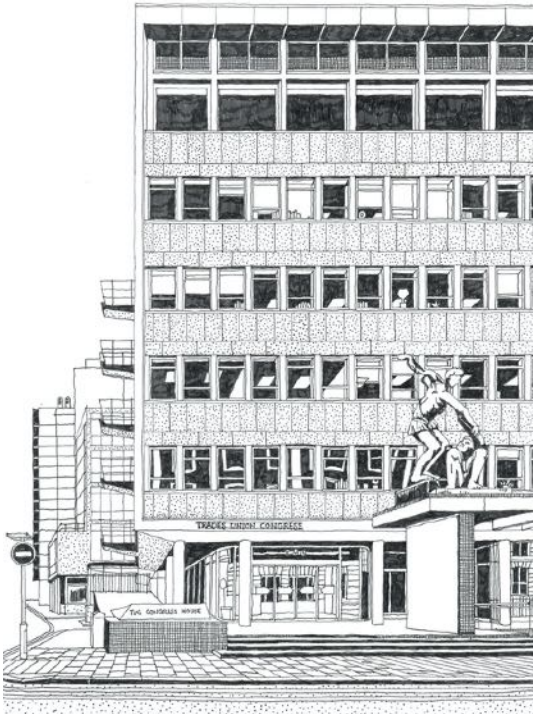
Where existing partitions are removed, the walls and ceilings should be made good, flush with adjacent wall or ceiling.

(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)



3.0

Design Statement (cont...)

GUIDELINE EXTRACTS (cont...):

3.3 (4.1.1.4) Ceilings

STIPULATION:

Existing ceiling:

Generally, office areas have suspended tile ceilings

New ceiling:

Existing suspended tiled ceiling system retained and repaired

(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)

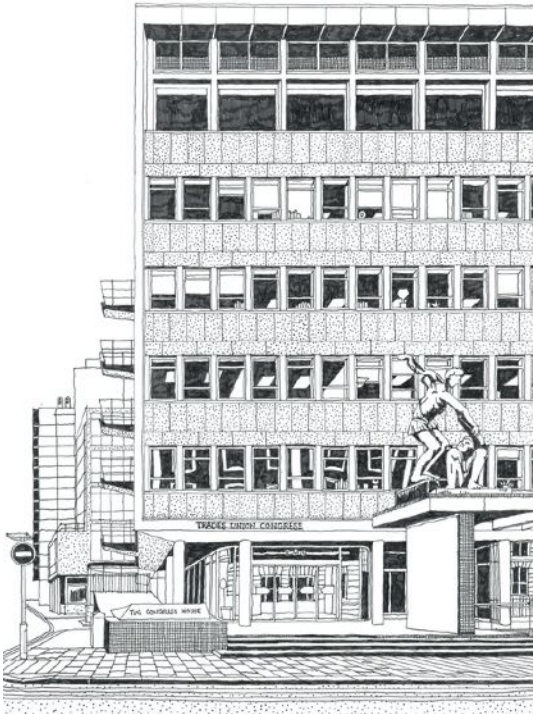
3.5 (4.1.2.6) Doors

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

Accessibility Statement

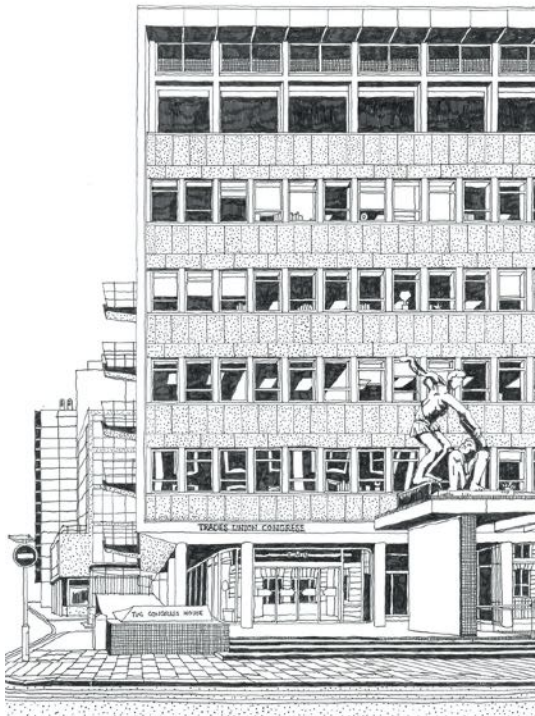
The main reception facing Great Russell Street and the separate entrance to The Rookery (Bainbridge Street) have fully compliant disabled access ramps.

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 are 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. The new teapoint will incorporate necessary accessibility provision as required.



5.0

Appendix - Proposed Plans



NOTES :

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NOTES

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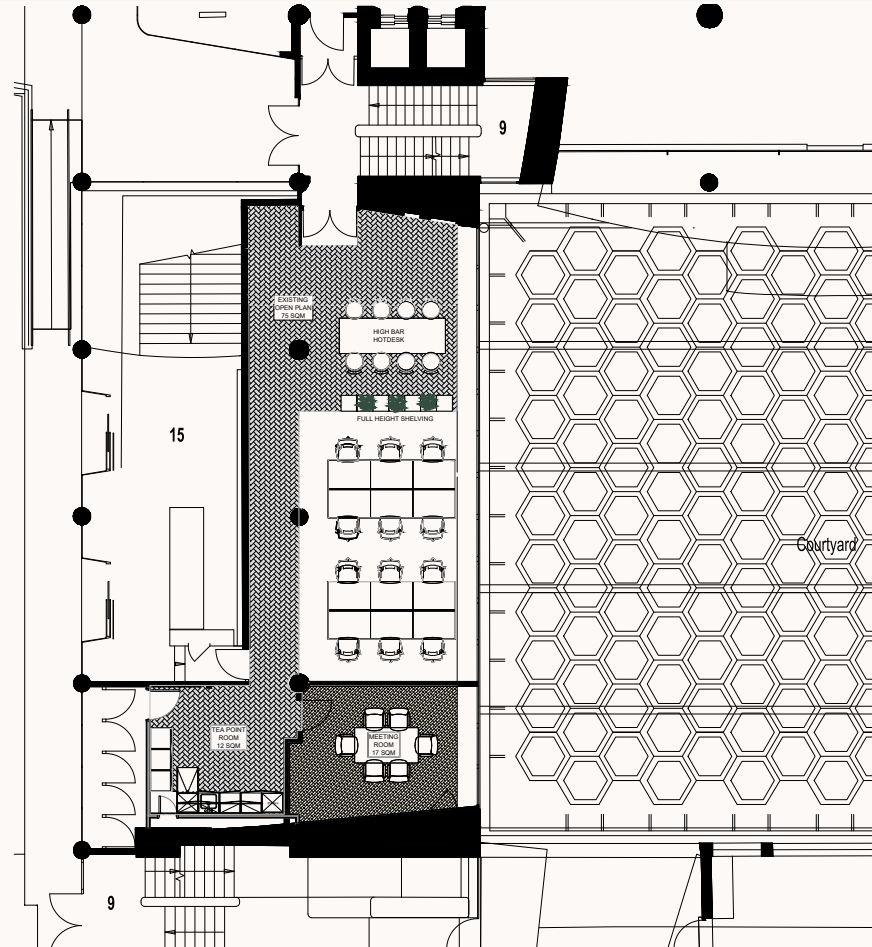
EXISTING GENERAL ARRANGEMENT

CONGRESS HOUSE GROUND FLOOR



PROPOSED GENERAL ARRANGEMENT

CONGRESS HOUSE GROUND FLOOR





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of work for good

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