THE APARTMENTS OF
THE SOCIETY OF ANTIQUARIES
BURLINGTON HOUSE
LONDON W1

CONSULTATION DRAFT

CONSERVATION MANAGEMENT PLAN
Volume 1: The plan

The Paul Drury Partnership
Historic environment policy and practice

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SUMMARY

Introduction

This Plan is intended to form a strategic conservation framework for managing the interior of the Society of Antiquaries' apartments in Burlington House, held on lease from the Department for Communities and Local Government, who are responsible for maintaining the structure and exterior of the building.

Historical overview

The Society was founded in 1707, and granted a royal charter in 1751. In 1770 it was provided with apartments in Somerset House, and, with the other 'learned societies', moved to the purpose-built courtyard of Burlington House, in 1874. The Society's accommodation was originally divided between the Society's apartments, primarily meeting room and library, to the south and a Secretary's house to the north (for plans, see Figs 1-6). The buildings were designed in an Italianate style by Robert Banks and Charles Barry Jnr. The prototype for the building was primarily the former apartments in the Strand block of Somerset House, designed by Chambers in 1775-80. The Secretary's house was absorbed into the Society's apartments in two stages, in 1885-7 and 1910-12. Subsequent alterations have been superficial, save for the installation of a lift in 1990-2.

Significance

The Society's Apartments, listed grade II*, are of exceptional significance for their architectural value externally as a constituent part of one of London's foremost 19th century public buildings. Internally, the principal rooms are of exceptional significance as a very good example of a major Victorian public building interior that survives largely as built, and is still in use by the Society for which it was designed. Areas of the building originally intended for private or service use are typical of a high status domestic building of this era. Individual spaces range from considerable to neutral significance, depending on the quality of detailing and the survival of original fabric (see plans, Figs 16-21).

Conservation policies

Draft Policy 1: The conservation policies recommended in this conservation management plan will be endorsed by Council as a guide to the future management of the Apartments.

Draft Policy 2: The assessments of significance set out in this conservation management plan will be used to inform decisions about the future management of the Apartments.

Draft Policy 3: Responsibility for updating the conservation management plan will ultimately rest with Council.

Draft Policy 4: Listed building consent will be sought for all alterations that would affect the character of the listed building. When formulating proposals for alterations or significant repairs, advice will be sought at an early stage from Westminster City Council's Conservation Section and English Heritage.

Draft Policy 5: The Society will appoint a 'Surveyor to the Fabric' to provide continuity of advice, support and a guiding professional hand in all works to the internal fabric of the Apartments.

Draft Policy 6: A cumulative building archive will be established and maintained, based on the digital surveys undertaken in 2007-8.

Draft Policy 7: Management of the Apartments will seek to retain all elements of significance. However, the loss of elements of relatively low significance will be acceptable in order to preserve, reveal or reinforce elements of high significance, or in order to preserve the wider significance of the place.

Draft Policy 8: Priority will be given to protecting, revealing and reinforcing the planning, architectural qualities and historic contents of the principal spaces. The designed and current use of those principal spaces will generally be maintained, with modern services discreetly introduced as necessary.

Draft Policy 9: Other spaces will be brought into their optimum viable use consistent with their historic character and quality, through careful design and planning and the use of high quality, sympathetic, durable materials.

Draft Policy 10: In conjunction with the Landlords, the causes of localised, significant damp penetration of the basement will be investigated and addressed and any underlying problems with services remedied. Internally, the environment in the basement will continue to be managed through background heating and appropriate ventilation, and generally maintaining or reinstating permeable wall finishes in the course of future works.

Draft Policy 11: Any future major refurbishment of the basement will be informed by a strategy for environmental management based on full detailed investigation of existing walls, floors and external dry drains.

Draft Policy 12: In conjunction with the landlords, the location of internal rainwater pipes will be traced, their condition periodically checked using CCTV, and where necessary their positions discretely marked internally to prevent accidental damage.

Draft Policy 13 : In any of the spaces identified as being of moderate significance or better, there is a general presumption in favour of retaining and repairing surviving original or early (Phase 1) work. Restoration and new work will normally follow the criteria set out in the English Heritage Conservation Principles, Policies and Guidance (2008).

Draft Policy 14 : In spaces of considerable or exceptional significance, internal redecoration will be informed by paint analysis, supported by understanding of the original use of colour in comparable buildings.

Draft Policy 15 : Historic (fitted) furniture identified as significant in the Gazetteer will normally be retained in the building.

Draft Policy 16: A future Library refurbishment will be undertaken in the context of improving the functionality of the library within the building as a whole. Appropriate glazing will be reintroduced into the lay lights and if feasible, the fireplace will be reinstated. The feasibility of under floor heating in place of the present radiators will be explored as part of a wider environmental strategy for the room. The potential to reduce the negative impacts of the more modern Library furniture will be considered in its future functional development.

Draft Policy 17: The Museum Room will become a 'Collections Study Room' with appropriate facilities for researchers consulting the Society's collections.

Draft Policy 18 : The integrity of unaltered historic rooms will be sustained, other than in the Basement (level 1), where there are opportunities for rationalisation. Uses of rooms will normally be related to their historic form and significance.

Draft Policy 19: In considering the future use of the building, basement store rooms 1.10 and 1.11 will be safeguarded for the provision of additional toilet accommodation. As part of that provision, a fully accessible WC will be provided at ground floor level.

Draft Policy 20: Basement access will be primarily via the lift and the Secretary's stair, which will be repaired and redecorated.

Draft Policy 21: Reasonable provision for disabled access to all levels will be provided, consistent with not causing disproportionate harm to the significance of the building, as areas of the building are refurbished. The installation of an intercom at the north door, providing level access by adjustment of the paving, and the provision of an accessible WC, are priorities.

Draft Policy 22: Consideration will be given to improving the quality and utility of space at basement level, by the amalgamation of historically-partitioned spaces and the improvement of their appearance.

Draft Policy 23 : Historic services identified as significant in the Gazetteer will be retained in or ex situ as appropriate.

Draft Policy 24 All contracts for works to services will require superseded pipes and cables in accessible locations to be removed. Other pipes and cables identified as being redundant during such work will normally also be removed.

Draft Policy 25 Modern services will normally be designed to minimise visual intrusion, with service runs concealed.

Draft Policy 26 All major works will be designed to incorporate environmental controls appropriate to the conservation of the collections housed in the areas concerned.

1 INTRODUCTION

1.1 The purpose of the conservation management plan

1.1.1 In October 2007 The Paul Drury Partnership was appointed by the Society of Antiquaries of London, a registered charity, to produce a conservation management plan for the Society's apartments in Burlington House, part of a grade II* listed building. The plan is intended to form the strategic conservation framework for managing the apartments by:

- Understanding the development of the building;
- Assessing its cultural significance;
- Identifying issues potentially affecting the cultural significance of the building; and
- Recommending conservation polices to guide the future management of the building.

1.1.2 The Society's apartments are now held on lease from the Department for Communities and Local Government (DCLG) for 10 years from 1 February 2005, renewable every 10 years up to maximum term of 80 years. The landlord is responsible for the external maintenance of all the learned societies' apartments around the Burlington House courtyard, although the costs are recovered through a service charge. The Society is responsible for keeping the interior other than structural elements in 'good and substantial repair', for redecoration, and for provision and maintenance of internal building services. Internal alterations may be made with the Landlord's consent. This plan therefore relates primarily to the interior of the apartments. Rooms elsewhere in Burlington House allocated to the Society for meeting and storage purposes are not covered by the Plan.

1.1.3 The primary role of the apartments is to support the mission of the Society, which, from its Royal Charter of 1751, is 'the encouragement, advancement and furtherance of the study and knowledge of the antiquities and history of this and other countries'. The Society currently has four strategic objectives, each having associated business plan objectives, which include a number directly related to the role and functioning of the Apartments:

- *Fostering public understanding,* including promoting the Society's assets, resources and collections, and developing Burlington House as a prime venue for the cultural heritage community
- *Engaging in public policy,* including providing an independent forum for policy making at Burlington House
- *Supporting research and communicating its results,* including maintaining the library as a leading specialist library, and developing the Society's lecture and research seminar programme at Burlington House
- *Developing its Fellowship,* including involving fellows in its activities, improving communications, and making the

most effective use of its assets in support of its strategic objectives.

1.1.4 Like all government buildings, the Apartments are subject to quadrennial inspection. The most recent was undertaken by conservation architects Buttress Fuller Alsop Williams in February 2007, following comprehensive repair of the building envelope by the landlords. It states that the maintenance standard to be applied is 'Exceptional' – 'Maintenance in impeccable order at all times for reasons of operational necessity, public importance, and status of occupier or environmental quality'. Works necessary to bring the building up to this standard were identified and prioritised, and the key items are considered in the 'Issues and policies' section of this Plan. The next quadrennial survey is due in February 2011.

1.1.5 This plan has been prepared in the wake of the completion of a first phase of internal redecoration and modernisation of the services, covering the entrance hall, meeting room and principal staircase, which coincided with the tercentenary celebration of the Society's foundation in 1707. The plan is specifically intended to inform a strategy to make the best use of the Society's accommodation, consistent with the significance of the building, and in due course the redecoration and re-servicing of the Library as the completion of the restoration of the public spaces of the building.

1.1.6 The plan is intended to be a working document that responds to changing circumstances. As such, new information about the building should be added as it comes to light, and policies periodically updated in response to new or changing issues facing the Society. A five-year cycle of review and updating is desirable.

1.2 The structure of the plan

1.2.1 The conservation management plan consists of two volumes:

Volume I *The Conservation Management Plan*: This begins with an *Understanding* section, an account of the original form of the apartments, they way in which they were originally used, their subsequent development, and an evaluation of their historical and architectural context. This is followed by the *Significance* section, an assessment of the cultural heritage values attached to the apartments, culminating in a statement of significance. Finally the issues affecting the apartments are discussed, and recommendations to address them made, in the *Issues and Policies* section.

Volume II *The Gazetteer*: A room-by-room survey, documenting the historic development, current form and significance of individual elements within the apartments.

1.3 Preparation

1.3.1 The plan has been prepared by Paul Drury FSA and Richard Peats of The Paul Drury Partnership.

1.3.2 The writing of the plan involved a visual survey of the building and documentary research carried out using the Society's library, archives and the library of the Royal Institute of British Architects.

1.3.3 It is intended that this conservation management plan be adopted by the Society of Antiquaries. It is also important that the plan is accepted by other parties with an interest in the building. This includes:

- [*note who we consulted with*]

1.3.4 Note on consultation process

1.4 Acknowledgements

1.4.1 The Paul Drury Partnership would like to thank all the staff of the society for their assistance in preparing the plan; and in particular David Gaimster, Chief Executive and CEO; Bernard Nurse and Heather Rowland, successive heads of Library and Collections; Adrian James, Assistant Librarian; and Stephen Papworth, Porter. Plowman Craven Associates were commissioned to expand their existing outline survey of the building, and Stow and Beale Conservation Architects to look at strategic options for reorganising and expanding toilet accommodation.

2 HISTORICAL OVERVIEW

2.1 The founding of the Society, early accommodation and the move to Burlington House

2.1.1 The Society of Antiquaries of London had its beginnings in 1707, when three friends with an interest in antiquarian activities, Mr Talman (son of the architect), Mr Bagford and Mr Wanley decided to meet each Friday evening at the Bear Tavern in the Strand. They agreed that the business of their new society should be limited to 'the subject of Antiquities; and more particularly, to such things as may illustrate and relate to the History of Great Britain.'[1] This group continued meeting only until 1708, but in July 1717 a revived society began meeting at the Mitre Tavern.[2] The Society was granted a Royal charter on 2 November 1751.[3] Its first permanent home, from 1753, was in a former coffee house in Chancery Lane, but in 1780 it moved, along with the Royal Society and Royal Academy, into apartments in the newly built government offices in Somerset House.[4]

2.1.2 Somerset House became increasingly crowded, following the expansion of the machinery of government during and after the Napoleonic wars, and consideration began to be given to finding alternative accommodation for the learned societies. In May 1856 the Secretary to the Treasury laid before the Society's Council a proposal that all the learned societies move to Burlington House as a temporary measure. The Antiquaries, along with the Royal, Chemical and Linnaean Societies, initially indicated that they wished to stay at Somerset House. However, this situation soon changed, and in June 1856 all the societies bar the Antiquaries agreed to move, while the latter began negotiating for extra space.[5]

2.1.3 Little further development took place until the mid 1860s, when a plan was drawn up to accommodate the Royal Academy in Old Burlington House and the learned societies in rebuilt flanking wings. The Antiquaries were initially resistant to the idea, but following government pressure, and progressive encroachment on their rooms in Somerset House, the Society's Council resolved to accept the proposal in 1866. The Royal Academy signed a 999 year lease on Old Burlington house in 1867 and the plans for the new wings, drawn up by the architects Banks and Barry, were approved in the same year. Under protest the Society assumed responsibility for insurance and internal repairs.[6] The Society moved into its new apartments between October and December 1874, and took responsibility for fitting them out with book

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[1] Evans, J. *A history of the Society of Antiquaries of London*, University Press, Oxford 1956 p.36
[2] *ibid*. p.51
[3] *ibid.* p.105
[4] *ibid.* p.112/174
[5] *ibid*. p.314
[6] Evans *op. cit.* p.318

shelves and show cases, with a government grant of £800. The first meeting in the new premises was held on 14 January 1875.[7]

2.1.4 The new apartments had considerably more library space than those at Somerset House, but less space for artefacts; new homes had to be found for many items. Architectural fragments from the Norman Westminster Hall were given to the Dean and Chapter of Westminster Abbey for exhibition in the Chapter House, and other items were given to the British Museum.[8]

2.2 The original form of the Society's apartments

2.2.1 As built the Society's accommodation was divided between the Society's apartments to the south, and its Secretary's house to the north (see figs. 1-6). The apartments were used in much the same way as they now, with an entrance hall leading to a meeting room and a grand staircase to the library. These rooms remain largely in their original form and are grandly decorated in a classical style. The most significant alteration has been to the layout of the meeting room, where the original seating arrangements, in which benches faced a central table, parliamentary style, to allow objects to be examined and discussed, was carried over from the apartments at Somerset House. It persisted until the 1920s, by which time lantern slides were in general use.[9] The following detailed account and reconstruction drawings are based on a reconciliation of the contract drawings with the building as constructed, the two differing substantially in detail.

2.2.2 Rooms for the Porter were incorporated at the base of the stair (now the gent's toilets, room 2.04). These consisted of a ground floor room, with stairs to a mezzanine level above. The basement immediately below was fitted out as a kitchen for the Society and the porter (room 1.14, still fitted as a kitchen). The remainder of the Society's basement contained a larder (room 1.04, now used as an office) and pantry (room 1.03, now a stock room), a boiler room (room 1.28, still in use as a boiler room, though reduced in size) and a store for the Society's transactions (now rooms 1.01 and 1.02). The basement had its own external entrance for the porter, and was linked to the Entrance Hall by a steep stair set under the Principal stair (room 1.13). Lavatories for Fellows (then all male) were originally provided opposite the basement entrance, in what is now a small kitchen (room 2.07). Coal stores were provided in vaults under the courtyard, accessed from the basement area. As built the apartments differed markedly from the contract plans. The following plans of the building as originally built are based on the contract plans augmented by observations on site.

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[7] *ibid*. p.315-16
[8] *ibid.* p.318
[9] *Making History: Antiquaries in Britain, 1707-2007* Exhibition Catalogue Royal Academy of Arts, London (2007) p.67

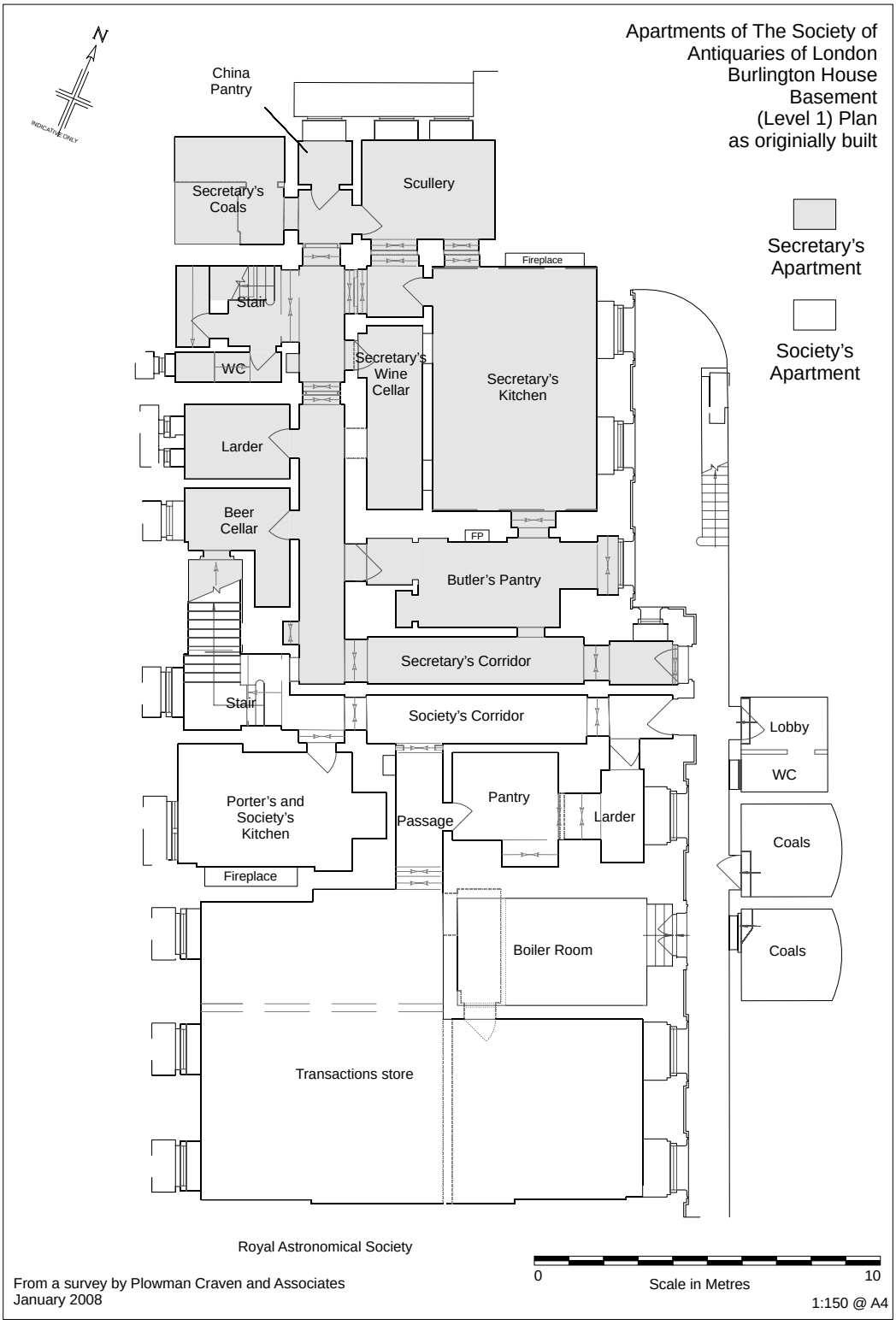

Figure 1: Basement as built

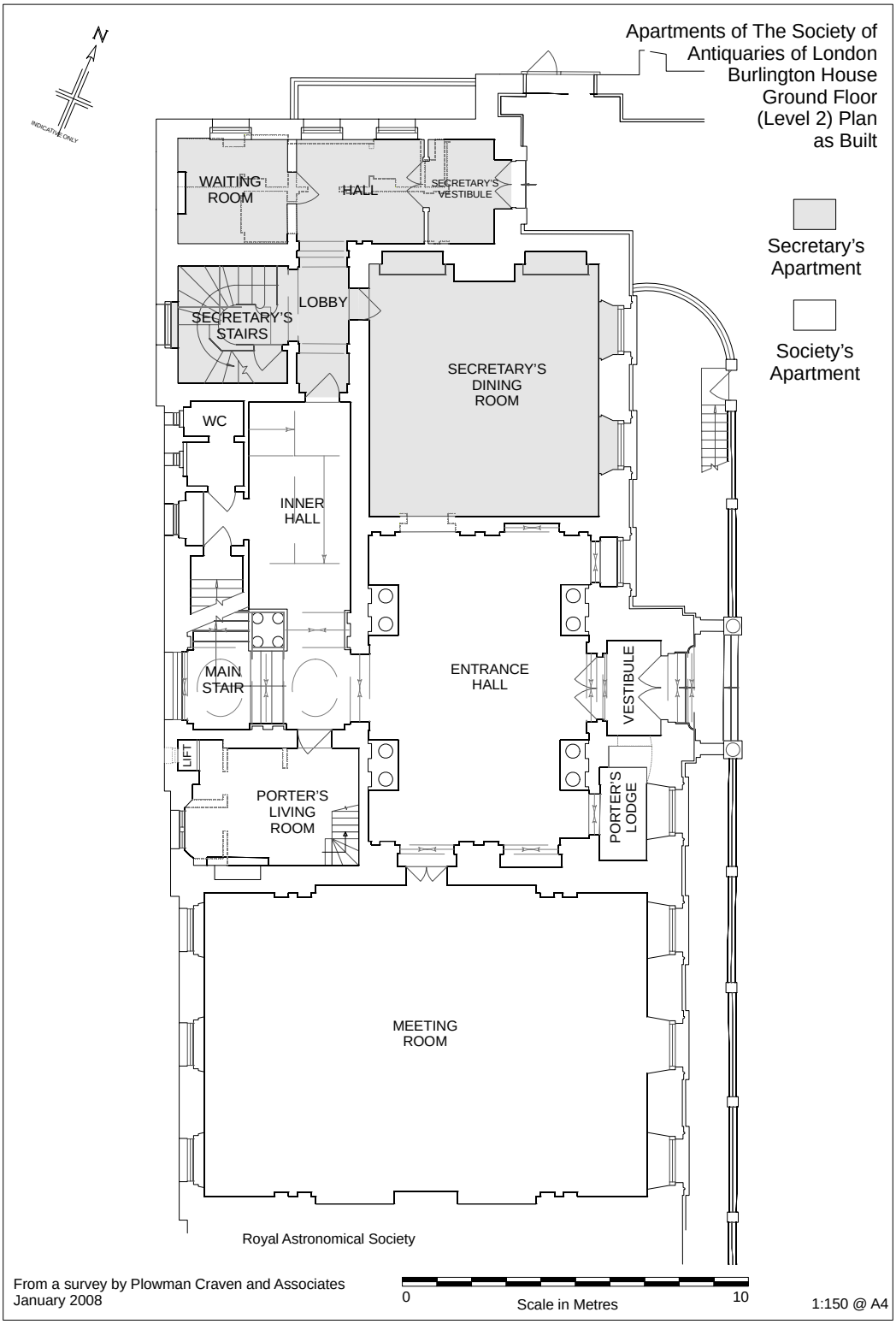

Figure 2: Ground floor as built

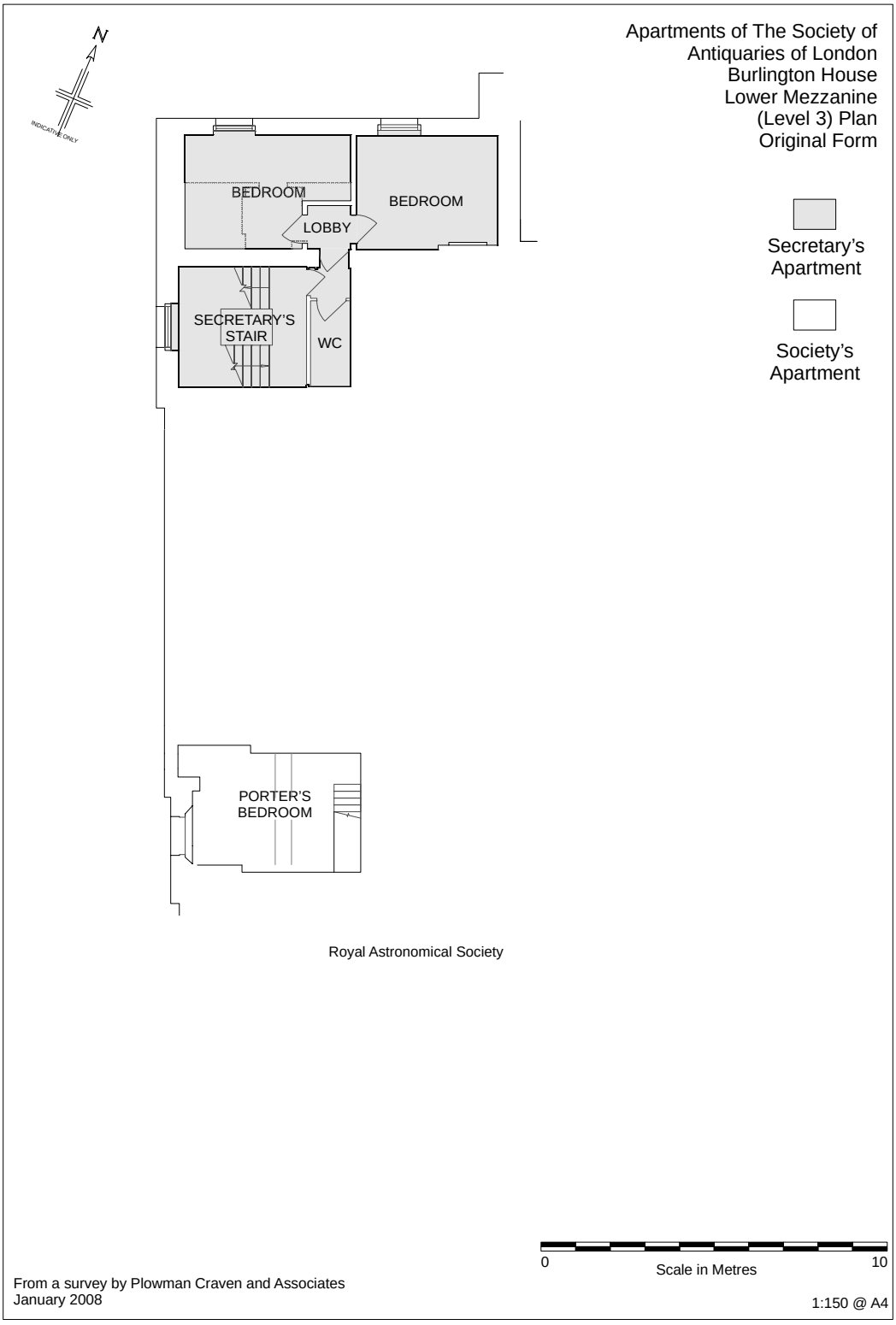

Figure 3: Lower mezzanine as built

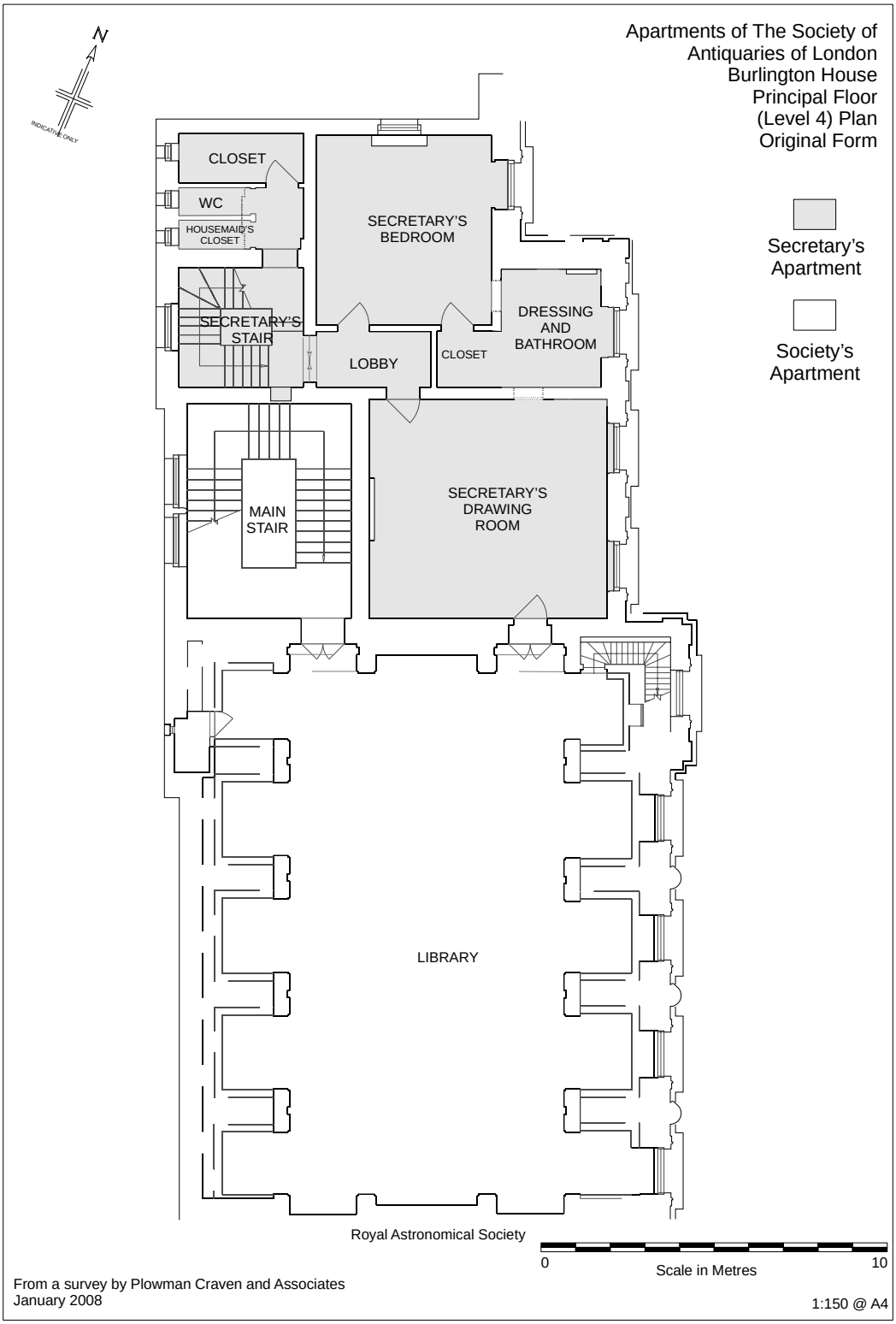

Figure 4: Principal floor as built

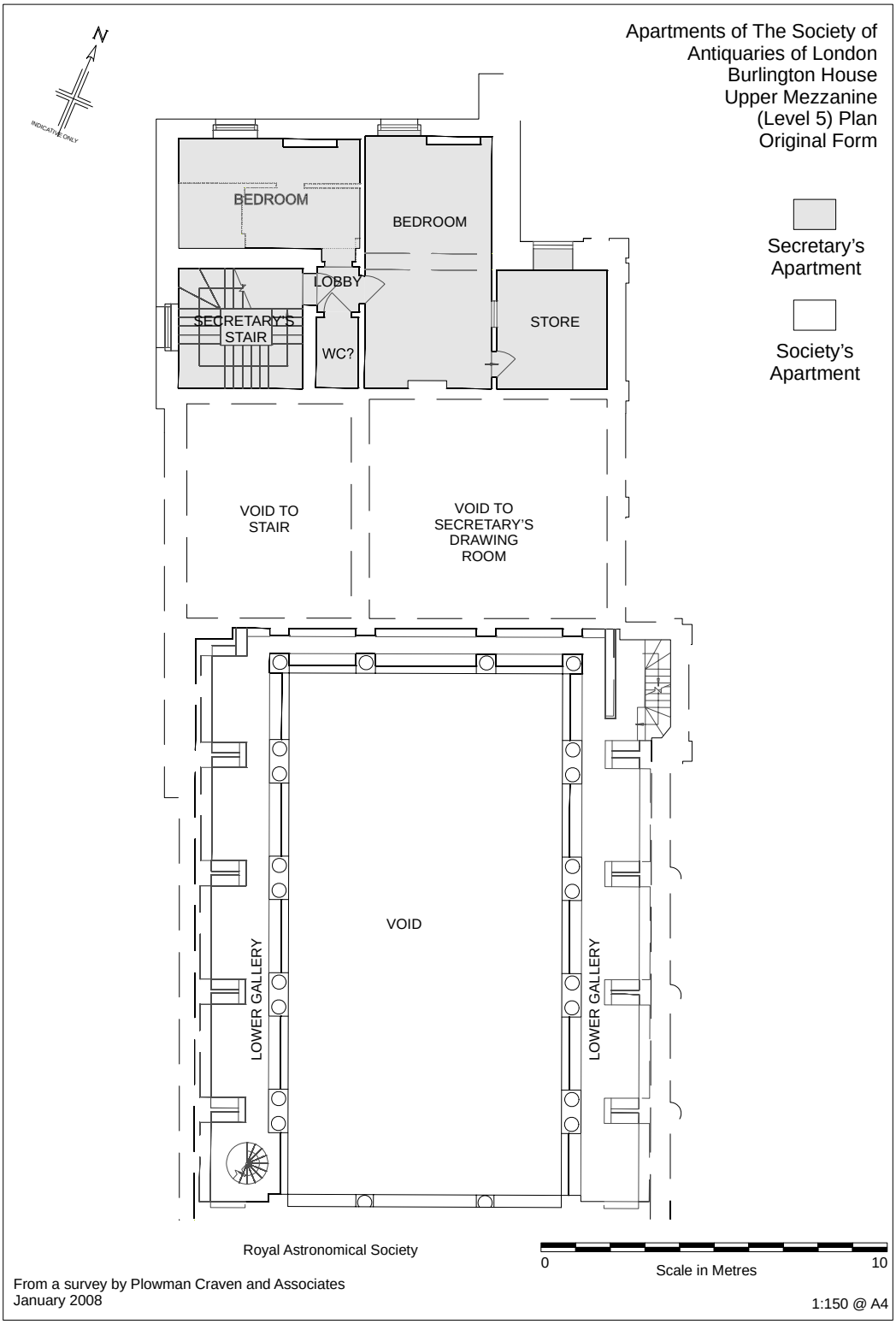

Figure 5: Upper mezzanine as built

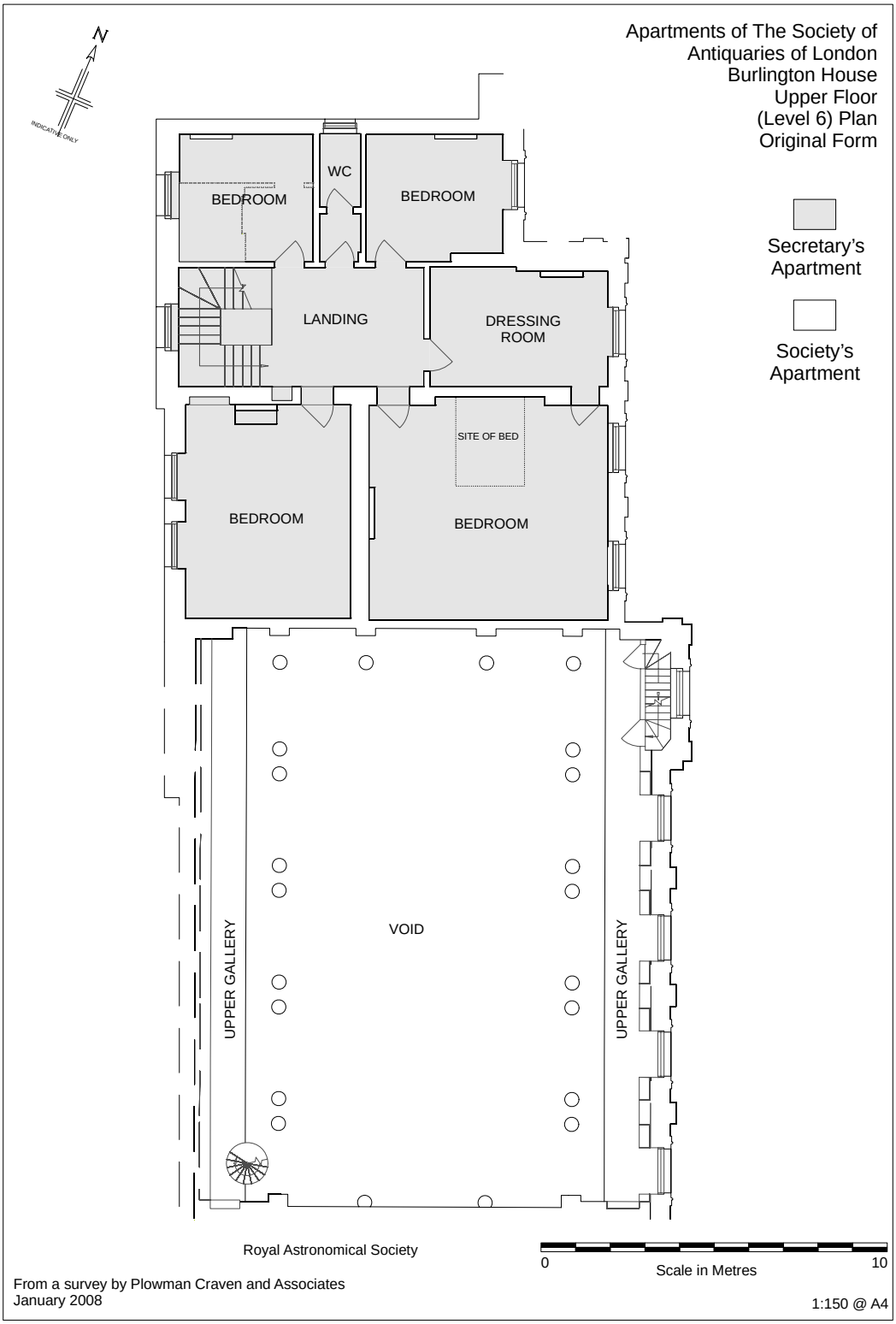

Figure 6: upper floor as built

Figure 7: Library and Principal stair

2.2.3 The Secretary's house to the north largely retains the décor and joinery typical of a high status town house of this period. The basement was taken up with service rooms: a kitchen (1.07), scullery (1.08), butler's pantry (1.05), larder (1.10) wine cellar (1.06), beer cellar (1.11), china pantry (1.24) and coal store (1.25). At ground floor level, the Secretary had his own front door (the current north entrance) and entrance hall (now sub-divided and part occupied by the ladies WC, 2.11) and used the current Council Room (2.13) as a dining room. The area now occupied by the lift was used as a waiting room. The principal rooms of the house were on the first floor, with a study (now the inner library 4.07), connected directly to the library and a best bedroom (now the Chief Executive's office 4.03). The upper floor and the mezzanine floors were used as bedrooms, but have changed little physically.

Figure 8: Council room, Fellows' room

Structure and services

2.2.4 The contract drawings by Banks and Barry survive, and, together with examination of the existing fabric, give a great deal of information about the main aspects of the construction of the building. It is essentially of load-bearing brickwork, faced with Portland stone on the Courtyard front, and with shallow, slated and glazed roofs hidden behind the balustrade. All the floors are framed with wrought iron plate girders, carrying iron 'filler joists' on their lower webs, with concrete infill. Apart from the entrance hall floor, built up solid, these structural floors carry shallow joists and boards. This form of construction was popularised by Fairbairn in his 1854 book *On the Application of Cast and Wrought Iron to Building,* and was common in public and commercial buildings by the 1870s. The construction of the building is, in summary, sound and robust in the Office of Works tradition, but not innovatory.

2.2.5 Much the same can be said of its services – water, drainage, and gas. It is the survival of the gasoliers in the library, rather than their installation, that is notable; they were in use for only about 12 years before being overtaken by electricity. Perhaps the most interesting survival is the plenum ventilation system, with horizontal ducts on three sides of the Library at roof level, gathering in a slate-capped louvred 'turret' on the west side of the roof. Grilles in the Library ceiling presumably connected with the ducts, while vertical ducts in the thickness of the walls provided ventilation from grilles in the meeting room ceiling. The system survived, with some mechanical assistance, until the air conditioning of the Meeting Room in 2007.

2.3 Architectural context

The firm of Banks and Barry

2.3.1 *Charles Barry Junior* (1823-1900) was the eldest son of the architect Sir Charles Barry, the designer of the new Houses of Parliament, along with most of the important government building projects of the 1830s. Barry Junior began work in his father's office and assisted with the rebuilding of the Houses of Parliament. *Robert Richardson Banks* (1813-72) worked in Barry senior's office for nine years, eventually becoming Barry's confidential assistant. The pair went into partnership in 1847, and remained so until the death of Banks in 1872.[10]

2.3.2 By the 1870s Barry had become a leading member of the architectural establishment. He was president of the RIBA between 1876 and 1878, received the RIBA gold medal in 1877 (rather controversially as, being President, he effectively awarded it to himself), and in 1878 was the sole British member of the International Jury for the fine arts section making awards for architecture at the Paris Exhibition of 1878.[11] By

[10] *The Builder* Dec 21 1872 vol. 30, June 9 1900 p.571
[11] *The Builder* June 9 1900 p.571

contrast, Banks remains a little-known figure. His obituary in *The Builder* is very short and gives no information other than that he was of exemplary character.[12] All high profile buildings constructed by the practice have been attributed to Barry Junior. This is borne out by the records of the Society of Antiquaries, where all contact concerning the building was directly with Barry.[13]

2.3.3 Banks and Barry were to a great extent inheritors of Barry Senior's legacy, taking on many of his clients. Charles Barry Junior succeeded his father as the architect to the Dulwich College Estate in 1858 and rebuilt Barry Senior's central wing at Clumber House, Nottinghamshire, which had been destroyed by fire in 1880.[14] The firm also perpetuated Barry Senior's style, that of Italianate classicism, as exemplified by Barry Senior's houses at Trentham Hall, Staffordshire (1834-42; demolished) and Cliveden, Buckinghamshire (1851). The style was adopted by a large number of architects all over the country for banks, clubs and grand houses. However, like Barry Senior, where necessary the practice could turn their hand to the Gothic and Elizabethan styles, although (again like Barry Senior) they were never as comfortable working in them.

2.3.4 The practice's first major building was Bylaugh Hall, Norfolk, an enormous pile in the Jacobeathan style erected in 1852 and recently restored after standing ruined. Their greatest impact was in Dulwich, where they built a large number of houses and several churches, the best of which were the Gothic St Stephen's and St Peter's. The latter, though described by Ruskin as 'meagre' and 'useless', is an attractive building and probably Barry's best church.[15] Barry was also probably responsible for the fantastic and rather bizarre Romanesque conservatory at Bessemer Grange, Dulwich, in 1865; an Italianate extension of Dulwich Picture Gallery; and the new College building, an impressive structure in an Italian renaissance style enlivened with free gothic elements.[16]

2.3.5 Other important works included nine churches, the Institution of Civil Engineers, Great George Street, London (1895), the West, or Alexandra, wing of the London Hospital (1864) and the Jubilee wing of Great Ormond Street Children's Hospital (1890), the classical Oxford University Observatory (1874-75), the polychrome brick Curtis Museum, Alton, Hampshire (1880) and Stevenstone, North Devon, a rather unfortunate mix of Italian and Loire chateaux styles (1872-3).[17]

2.3.6 Banks and Barry were also frequent entrants in the many architectural competitions which characterised the high Victorian period, though

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[12] *The Builder* Dec 21 1872 vol. 30
[13] SAC Minute book vol. VII, 6. Nov 1866, p.206-11
[14] Dulwich Picture Gallery *Charles Barry Junior and the Dulwich College Estate* (1980) p.10, p.33
[15] *ibid.* p.15
[16] *ibid.* p.17, 18 & 22
[17] Dulwich Picture Gallery *op. cit.* pp.31-35

they had little success. Entries for Preston Town Hall (1854), the Albert Memorial (1863) and the National Gallery (1867) were all unsuccessful.[18] The practice came second in the 1856 competition for a new Foreign Office building with an Italianate design. A classical design by H. B. Garling won the competition, and George Gilbert Scott came third. However, the Prime Minister, Palmerston, did not like any of the winning designs. Extensive lobbying by Scott, and a change of government, led to Scott's design being accepted by Lord Derby's incoming Tory administration. Derby's government fell in 1859 and Palmerston returned to power; but Scott held onto the commission despite being forced to redesign the building in a classical style. The Burlington House commission was essentially given to Banks and Barry by way of compensation.[19]

2.3.7 In summary, the firm of Banks and Barry were a firm of competent, establishment architects with a preference for the Italian renaissance, but capable of producing buildings in a wide range of styles. However, they produced few innovatory or outstanding buildings. Dulwich College and the Burlington House courtyard ranges are recognised as the best examples of there work.

A prototype: Somerset House

2.3.8 One of the key influences on the design of the Society's Apartments was their former home in Somerset House. These were purpose built for the Society's use as part of Chamber's rebuilding of Somerset House of 1775-80. The Society of Antiquaries, the Royal Society and the Royal Academy all shared the entrance block on the Strand frontage. This consisted of three stories (plus garret and basement) with a tripartite vaulted passage through the centre. The Antiquaries and the Royal Society occupied the eastern part, sharing an entrance, hall and staircase, and the Royal Academy occupied the western part.[20] These shared facilities were in many ways an advantage, as many Fellows of the Society of Antiquaries were also Fellows of the Royal Society. Meetings were held consecutively on the same evening, allowing individuals to attend both.[21]

2.3.9 The entrance hall and stair to the Antiquaries' and Royal Society's Apartments was an inspired example of planning, producing a grand entrance in a very small space by the expedient of a semi-circular stair. Each society had its own meeting room and library which, in the case of the Antiquaries, were elegantly decorated with plasterwork by James Clarke. The resident secretary of the Antiquaries was accommodated in three rooms in the attic and three in the garret;

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[18] *ibid*. p.9

[19] Port, M. H. *Imperial London: civil government building in London 1850-1915* Yale UP, New Haven and London 1995, p.89

[20] Colvin, H. M.; Mordaunt Crook, J.; Downes, K & Newman, J. *History of the King's Works Volume V 1660-1782.* London HMSO (1976) p.369

[21] Street, R. 'Founders and Fellows' in *Making History: Antiquaries in Britain, 1707-2007* Royal Academy of Arts, London (2007) pp.53-58, at p.55

one of the latter accommodated his housemaid. Possession of the basement was hotly contested with the Royal Society. The Antiquaries eventually secured possession of a kitchen, a cellar, two vaults and a privy. At ground floor level the lobby had to be used to accommodate the porter, as the Royal Society had taken possession of the porter's lodge.[22]

2.3.10 The library in the Society's Apartments was modified in 1807-8, when a gallery was added by Smirke.[23] The Royal Society vacated its apartments in 1857, when they moved into Burlington House, and the Society of Antiquaries colonised the entire western part of the Strand block.

2.3.11 The north block of Somerset House is thus a model for both Burlington House as a whole and the individual apartments contained within it. The basic plan form, of individual apartments arranged around a rectangular courtyard with a tripartite vaulted entrance, owes much to Somerset House. Most of the elements of the Antiquaries' Burlington House apartments can be traced back to Somerset House, namely the galleried library and meeting room as the two principal rooms, a grand entrance hall and staircase, and rooms for the resident secretary.

2.3.12 The layout of the Burlington House apartments also reflects lessons learnt at Somerset House. Most obviously each Society became completely self-contained, with individual entrances and stairs. This reflects not only the practical difficulties encountered in sharing an apartment, but the increased specialisation of the learned societies during the course of the 19th century; by the 1870s, few fellows belonged to more than one. Greater emphasis and space is devoted to the library, which overtook the meeting room as the focus of the apartments. Finally, the Secretary's house was afforded greater dignity, with more space, a front door on the courtyard and its own stair, leading to rooms of substantial size and quality.

Other influences on plan form: government buildings, clubs and technical institutions

2.3.13 The Society's apartments should also be seen in the context of the development of similar buildings, including government offices, gentleman's clubs and technical institutions, all of which were being erected in substantial numbers at the time. However, in terms of plan form, the parallels are limited. Government offices tended to be driven by the need to accommodate large numbers of administrative staff in separate offices and, in the case of Scott's India Office (1863-68), the need to receive Maharajas in the appropriate style. Clubs, whilst often tending to have a plan in which the library featured very strongly, are more complex in plan, with sophisticated catering arrangements and bedrooms for members. Following Barry Senior's Reform Club (1837),

[22] www.somersethouse.org.uk/about_somerset_house/history/63.asp
[23] Mordaunt Crook, J & Port, M.H. *History of the King's Works Volume VI 1782*-1851 London, HMSO (1973)

they tended to be built on rectangular plans based on the Italian Palazzo model.

2.3.14 In terms of plan form, there are closer similarities with the professional institutions which emerged during the 19th century. Early examples of this type of building were converted from houses, such as the Royal Pharmacological Society (converted 1860). One of the earliest purpose built examples was the Royal College of Physicians, Trafalgar Square (by Robert Smirke 1824-27). Like the Antiquaries' apartments, this is based around a grand entrance hall leading to a library and lecture hall (equivalent to the Antiquaries meeting room), all in the Greek Revival Style (now part of Canada House). Another early example was the Royal College of Surgeons (by Charles Barry Senior 1835-30), which again is based around the library. However, these are stand-alone buildings that are considerably larger and more complex than the individual apartments in Burlington House; and as buildings financed by their occupiers, their interiors tend to be richer in decoration. Subsequent Institutes, such as Belcher's free classical Institute of Chartered Accountants (1889) and Waterhouse's Royal Institution of Chartered Surveyors (1896-98), build on the model set by the Colleges of Surgeons and Physicians. Despite this, these buildings may have been influenced by the way in which the Burlington House apartments demonstrate that this form can be successfully applied to more limited accommodation.

The architectural style: Italianate revival

2.3.15 Although the plan of the Antiquaries' apartments was heavily influenced by Somerset House, stylistically the building forms part of the Victorian Italianate revival. This was pioneered by Barry Senior at the Reform club (1837-41), and became a popular style for clubs, grand houses (including Osborne House, by Prince Albert and Thomas Cubitt, 1844-51), railway stations (such as London Bridge, by Henry Roberts, Lewis Cubitt and J. U. Rastrick, 1840), banks, commercial and public buildings. As the century progressed, these became more opulent and showy, culminating in the Free Trade Hall, Manchester (1853-6 – part demolished) by Edward Walters, and Sydney Smirke's Carlton Club (1854-6 – demolished).

2.3.16 By the mid 19th century Italianate had become both the standard style for gentleman's clubs. The closest contemporaries with Burlington House are the (lost) Carlton, the Garrick (c.1860, by F, Marrable), the Victoria Sporting Club, Exeter Street (1863-4 by C. O. Parnell), the Constitutional Club (1862 by James Knowles Junior) and the East India Sports Club (1865 by Charles Lee), and government offices, the grandest of which was Scott's Foreign Office (1862-75).

2.3.17 Burlington House represents one of the last major public buildings to be constructed in the Italianate style, after which Gothic became for a time the preferred style for monumental public architecture. Scott's initial design for the Foreign Office was Gothic, and the major public

building projects of the 1870s in London, including the Royal Courts of Justice (1870-2 by G. E. Street) and the Natural History Museum (1872-86 by Alfred Waterhouse) were Gothic and Romanesque respectively.

2.3.18 In comparison to contemporary clubs and the Foreign Office, Burlington House, though imposing, is less ornate, reflecting the fact that it was the product of a constrained budget compared to the private clubs. While the learned societies had to be housed with appropriate dignity, there was no necessity to impress, in the way that there was at the Foreign Office. This restraint is clear in the interiors of the apartments. The Antiquaries' library and the approach to it are architecturally the most ambitious (and fortunately best preserved) of the interiors, most of which are more comparable to contemporary interiors in good London houses. The materials are robust but economical: painted plaster columns and pilasters, for example, rather than scagliola or marble.

Conclusion: the Apartments' place in the development of London Public Buildings

2.3.19 The learned societies' apartments in Burlington House are unusual buildings serving a highly specialised purpose. While they have similarities with gentleman's clubs and closer ties with early professional institutes, their closest links are back to Somerset House, where both the courtyard arrangement and the basic plan of individual apartments were developed. Lessons learnt from that experience, most notably the need for separate entrances, were incorporated into the new building.

2.3.20 Stylistically the treatment of elevations and the decoration of interiors of the building follow that of contemporary London clubs in general and the Italianate style pioneered by Barry Senior in particular. The courtyard is one of the last major buildings erected in this style, which fell out of favour shortly afterwards.

2.3.21 The apartments appear to have had little impact on subsequent clubs or government buildings. This is almost certainly due to their specialised plan form and the fact that there is nothing innovatory about their design. It is possible that they may have had a small influence on the design of professional institutes, as at the time there were relatively few purpose built models for them.

2.3.22 As a whole, Burlington House should be seen along with the Foreign Office as the culmination of a strand of monumental classical architecture that was the accepted style for public buildings until *c*.1850, after which Gothic designs tended to dominate. These buildings began the transformation of London into an imperial capital that was completed in the Edwardian period. However, Burlington House is not as grand externally, nor are the interiors as opulent, as the Foreign Office, largely due to the rather more modest nature of its use.

2.4 Later alterations

2.4.1 The Society's Apartments have developed in four major phases:

Phase I: The introduction of electricity and the colonisation of the grander parts of the Secretary's house by the Society – 1885-7

Phase II: The vacation of the Assistant Secretary's residual apartment - 1910-12

Phase III: Redecoration and modernisation - 1924-34

Phase IV: Post-war repair and redecoration - 1945-2000

Phase V: Conservation and modernisation - 2005 onwards

The current form of the building, with alterations shown as hatched areas, is shown graphically in figs. 15-19 (pp. 35-40).

Phase I: The introduction of electricity and the colonisation of the grander parts of the Secretary's house by the Society – 1885-7

2.4.2 In 1885 it was decided that the secretary should no longer be resident, and receive no honorarium of any kind. Instead a full time resident assistant secretary was to be appointed on a salary of £200 per annum, to attend to the Society's business full time. The first Assistant Secretary was William St John Hope, who was already a Fellow, and became of the most distinguished archaeologists of his day. St John Hope was required to resign his fellowship to take up the appointment.

2.4.3 These changes had a significant impact on the fabric of the building, as the Assistant Secretary was not accommodated as splendidly as the Secretary had been. As a result the best of the Secretary's rooms, the dining room and study, were taken over by the Society. The dining room (ground floor) became a coffee room and the study (first floor) the Council Room.[24]

2.4.4 Electric light was installed in the principal rooms in 1887-91, in place of the gas lighting installed from the outset, but better at producing heat than light.[25]

Phase II: The vacation of the Assistant Secretary's residual apartment - 1901-12

2.4.5 During the late 19th and early 20th century, the principal issue facing the Society regarding the Apartments was that of library space. Despite the larger library at Burlington House, the Society's collections quickly expanded and the library soon reached capacity. Additions included a collection of 160 architectural drawings by Samuel Lysons, given in 1882, and the Wiltshire collections of the Rev. J. E. Jackson, given in 1891.[26] The Library continued to expand into the 20th century, including

[24] Evans *op. cit.* p.327-8
[25] Evans *op. cit*. p.329; *Annual Report*, 2005, p5
[26] *ibid.* p.325

the acquisition of the manuscript collections of a history of the Savoy Palace in 1894, more than 1,100 books on heraldry in 1895, Augustus Wollaston Frank's personal library in 1897, a large number of books from the Royal Archaeological Institute, Willis's notes and architectural sketches in 1901, and in 1906 a portfolio of drawings for the House of Commons by Barry and Pugin.

2.4.6 In order to accommodate all this, a drastic weeding of the library and collections took place. A proposal of 1886 to increase library space by fitting an additional spiral stair appears to have come to nothing.[27] However, in 1901 it was still necessary to evict the Porter from his lodgings to create more space.[28] The Coffee Room had to double as the Council Room (it still does), the 1885 Council Room became the Inner Library, and both, and the Inner Hall, were lined with bookcases.


Figure 9: Inserted bookcase in the inner hall; hall, terrazzo floor

2.4.7 In 1910 St John Hope expressed his wish to retire. At his suggestion, future Assistant Secretaries were not resident, and the residual Secretary's apartments were taken over by the Society. Most of the area appears to have been given over to book storage; but in 1912 the museum was created in the top floor room that it still occupies. At this time the porter again appears to have become resident in part of the basement.[29] The building was re-wired.

Phase III: Redecoration and modernisation – 1924-34

2.4.8 Minor modernisation works were undertaken in the interwar period. This included the laying of a terrazzo floor in the entrance hall in 1924, in place of the original stone one, along with the redecoration of this room and the replacement of the boiler.[30] Rewiring again took place, between 1932 and 1933. Another important change was the alteration

[27] Letter to SAL from Perry and Co, 6. January 1886
[28] Evan *op. cit.* p.360-363
[29] *ibid.* p.355, 362
[30] Letter from SAL to Office of Works 31 Jul 1924, in SAL Apartment file

of the benches in the meeting room to face the high table, in 1929. This probably reflects a change in the nature of meetings, with the examination of objects giving way to presentations using magic lantern slides.

2.4.9 Women were first admitted to the Society in 1920. Previous to this they had been strictly excluded. Even the wife of Sir John Evans, the elderly and infirm vice-president and former president, herself an Oxford graduate and classical archaeologist, was not allowed to sit beside her husband and assist him during meetings, and had to wait outside. Women fellows were forced on the Society by the Sex Disqualification Act of 1919, despite an attempt to amend the bill to exempt the Society by the then vice-president, Sir Martin Conaway MP. In order to accommodate lady fellows, a WC and cloakroom were incorporated in the former Secretary's waiting room (now occupied by the lift, room 2.09) – but not until 1934.[31]

Phase IV: Post-war repair and redecoration – 1945-2000

2.4.10 Wartime damage was limited to the breaking of most of the window and roof glass in an air raid of 1941.[32] There was therefore little need for post-war repairs. In 1950 consideration was given to moving, with the other Societies, to a new site on the South Bank, but none of the Societies had any wish to move.[33]

2.4.11 During the second half of the 20th century, piecemeal alterations took place, mainly aimed at improving storage facilities for archives, decoration in the principal rooms and the upgrading of services. In 1958 a secure archive store was created in the basement. The Entrance Hall was redecorated by David Nye and Partners in 1963-67, including the covering of the terrazzo floor with linoleum tiles. A fire alarm was installed throughout Burlington House in 1967 by the Ministry of Public Buildings and Works. The gents lavatory was refitted in 1983, and the space above (originally the Porter's bedroom) became a muniment room. In 1990-92 the lift was installed, the ladies lavatory reconfigured, and an air-conditioned and secure archive room installed in the basement under the direction of Donald Insall Associates.

2.4.12 Much of this work, and minor works elsewhere in the building, was undertaken on a limited budget, using materials that have not worn well in the testing environment of an increasingly well used public building. In the 1990s, the right of the learned societies to occupy the buildings free of rent or responsibility for the exterior fabric, long assumed to be perpetual, a 'species of freehold', was challenged by the government as freeholders. The uncertainty created by this situation was a significant disincentive to long term investment.

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[31] Council minute book vol. XIII p.30, 17 October 1934.
[32] Evans *op. cit.* p.425
[33] *ibid.* p.440

Phase V: Conservation and modernisation, 2005 onwards

2.4.13 The eventual settlement with government saw 10 year leases renewable for up to 80 years granted to the societies, for rents which, while not commercial, are nonetheless substantial in relation to their resources (see para 1.1.2). On the granting of the leases in February 2005, the freeholders undertook comprehensive conservation repairs and cleaning of the external envelope, which followed the repaving of the courtyard by the Royal Academy. Some problems at the interface, considered below (eg 4.6.1), do, however remain to be resolved. The societies are now obliged to bring and maintain the interiors into good order.

2.4.14 The Society of Antiquaries entered into this new era with the redecoration and re-servicing of the entrance hall, meeting room and Principal stair in 2007, including revealing and repairing the 1920s terrazzo floor. This was undertaken by Julian Harrap Architects, with the colouring (following investigation of the evidence for previous schemes) devised by Ian Bristow.

2.4.15 In the latter part of 2008, the boiler providing central heating was renewed, and a new heating circuit linked to it to serve all the rooms in the former secretary's house, wherever possible using cast iron radiators of traditional type. For the first time, the whole building is now served by a single heating system.

3 SIGNIFICANCE

3.1 Introduction: significance and values

3.1.1 In accordance with the English Heritage *Conservation Principles, Policies, and Guidance* (April 2008), the significance of the Society of Antiquaries' apartments is articulated as the sum of its heritage values. These can be considered under four headings:

- Evidential values: The potential of the built fabric of the Apartments to yield primary evidence about past human activity;
- Historical values: the way in which the Apartments provide a means of connecting the present to past people, events, and aspects of life, both by illustrating important aspects of social history, and through its association with notable people and events;
- Aesthetic values: the way in which people derive sensory and intellectual stimulation from the Apartments, in this case its architectural qualities; and
- Communal values: the meaning of the Apartments for the people who identify with it and whose collective memory it holds.

3.1.2 Various instrumental values, particularly the value of the Apartments as the ability to generate revenue as a prestigious venue for meetings, flow from its heritage values. These are not considered to be part of the Apartments' significance, but their relationship with the building is examined in the Issues and Policies section. The significance of each individual space is summarised in figs 15-19 below (pp. 34-39).

3.2 Grading significance

3.2.1 The following grading system has been adopted to enable the relative weight of the values contributing to the significance of the Apartments and their setting to be compared:

A: Exceptional significance
Elements whose values are both unique to the Apartments and are relevant to our perception and understanding of 19th century public buildings in a national and international context. These are the qualities that warrant the building's grade II* listing.

B: Considerable significance
Elements whose values contribute to the Apartments' status as a nationally important place. These are the qualities that justify statutory protection at national level.

C: Moderate significance
Elements whose values make a positive contribution to the way the Apartments are understood and perceived, primarily in a local context.

D: Little significance
Elements whose values contribute to the way the Apartments are perceived in a very limited but positive way.

N: Neutral significance
Elements which neither add to nor detract from the significance of the Apartments.

INT: Intrusive
Elements of no historic interest or aesthetic or architectural merit that detract from the appearance of the Apartments, or mask the understanding of significant elements.

3.2.2 The significance of individual spaces, and the elements within them, is fully assessed in the *Gazetteer* (part II of this conservation plan).

3.3 Architectural values

3.3.1 The primary value of the apartments is architectural. Together with the other apartments of the Learned Societies, the courtyard to Burlington House forms a dramatic and impressive space. The high central entrance block is a major landmark on Piccadilly. The vaulted courtyard behind clearly echoes that of Somerset House, though on a smaller scale and in Italianate rather than Neo-Classical dress. This makes for not only a fine space in itself but a dignified setting for Burlington House 'proper', namely Campbell's much amended 1717-20 building. Viewed as a whole, this is a composition of great dignity, strength and cohesion, despite the many different designers involved (Campbell, Smirke, E. M. Barry and Banks and Barry). It is of exceptional architectural significance (**A**).

3.3.2 Internally, the entrance hall and library, with their high trebeated ceilings, are striking monumental spaces, as is the Principal stair, but it is the high standard of classical detailing that really makes these spaces. Details are always scholarly and correct. Heavily moulded cornices, marbled pilasters, enriched architraves around doors and windows result in an atmosphere of strength and refinement. Other principal rooms, including the Meeting Room, Council Room and the Inner Library, are less dramatic but are also carefully proportioned and meticulously detailed. The Library is enhanced by the survival of the original bookcases designed for it. The architectural form of these spaces remains largely as built, with some losses (eg the fireplace from the library). Later additions consist principally of 20th century bookcases. These add little to the architectural qualities of these rooms, but apart from some in the library, do not greatly detract from them. The 1920s terrazzo floor in the hall on the other hand, although not universally admired, actively enhances this space. These principal rooms, the 'public face of the Society', are therefore considered to be of exceptional architectural significance (**A**).

3.3.3 The large rooms on the top floor, originally the principal bedrooms of the secretary's apartments, are of considerable architectural significance, as is the Secretary's Stair (**B**). While plainer than the principal rooms, these are well proportioned and detailed and retain original, through relatively simple, fireplaces.

3.3.4 The basement and rooms of the mezzanine floors have no particular merit in architectural terms, beyond one or two fireplaces in the mezzanine rooms, and are thus of little (**D**) or neutral (**N**) significance in architectural terms.

3.4 Historical values

3.4.1 The historical values of the Apartments are twofold. Firstly, there is the illustrative value of the building as an example of the development of public buildings in the 19th century. Secondly, the apartments have an associative value in terms of their role as the home of one of the oldest learned societies in the country. The principal rooms are thus of exceptional historical significance, in that they survive overwhelmingly in primary condition.

3.4.2 The form and decorative style of the apartments is similar to contemporary London clubs. Its principal interest in terms of architectural history is as an unusual building type which has evolved from its first incarnation at Somerset House in parallel with, and influenced by, clubs and professional institutes. In architectural and structural terms there is little that is innovative about the building, rather it is a competent example of high Victorian classicism. The use of iron and concrete structural floors was well-established, and the lack of expression of the iron structure if anything conservative. The survival of original furniture and furnishings in the library and the meeting room, some carried over from Somerset House, increases the historical interest of these spaces, as do the surviving gasoliers and original ventilation system. This interest is confined to the 'public' rooms of the apartments and is of considerable value (**B**).

3.4.3 The minor rooms and basement have some illustrative value, in that they show the way in which a building of this type was serviced. However, as very little remains beyond the basic room layout, this aspect of the building is of little value (**D**) in historical terms.

3.4.4 Many of the most important archaeologists of the later 19th and 20th centuries were Fellows of the Society and thus closely linked with the building. The strongest link is with William St John Hope, who occupied the Secretary's apartment during his long term as Assistant Secretary and was one of the leading archaeologists of his generation. Arthur Evans, the excavator of the Minoan palaces of Crete, was president between 1914 and 1919, as was the great scholar of Anglo Saxon art and architecture, Alfred Clapham (from 1939 to 1944). R. E. Mortimer Wheeler, one of the pioneers of modern systematic excavation, served as both Secretary and Director of the Society (and who became a

nationally known figure through appearances on the BBC TV programmes *Animal, Vegetable, Mineral?* and *Buried Treasure* in the 1950s). General Pitt-Rivers, another pioneer of modern excavation techniques, was also an active Fellow of the Society.

3.4.5 Although not widely known outside archaeological circles, these men are important figures in the history of archaeology. As they were closely associated with the fabric of the building, presenting papers in meetings, carrying out research in the library and attending Council Meetings, this associational value is of considerable importance (**B**).

3.4.6 The Society has played an important role in promoting the study of the past primarily through its material remains. It was one of the earliest bodies to collect early prints, drawings, manuscripts and antiquities. For example in 1746 it acquired a collection of State letters addressed to Oliver Cromwell and the 1619 Bolton petition for a Royal Academy in 1770.[34] The sheer variety of these collections, both in terms of period and nature, reflects the diversity of the Society's interests and its holistic attitude to the study of the past. Its concentration on British antiquities was also rare until the 1850s. Until then, the British Museum did not actively collect British material, and pressure from the Society was instrumental in changing the British Museum's attitude to native antiquities.[35] This diverse range of interest was reflected in the wide range of excavations carried out by Fellows, which from the start included the excavation of Roman and prehistoric sites along with the opening of medieval tombs.

3.4.7 Accurate recording was also pioneered by the Society. Founder members, such as William Stukeley and John Talman, were fine draftsmen, and the Society's articles on its re-formation in 1718 specified the importance of producing engravings of antiquities. The Society employed draftsmen to record finds, artworks and buildings from 1784, with the appointment of John Carter.[36] Archaeological publication began with the publication of individual antiquities, such as the Windsor Lamp and Edward the Confessor's shrine at Westminster Abbey in 1718. The 350 prints in the *Vesta Monumenta* series, published from 1747 demonstrated not only the Society's diverse interests, including coins, seals documents, historic buildings and wall paintings, but also an early concern for conservation, by recording demolished buildings for posterity.[37]

3.4.8 Fellows of the Society were also leaders in the development of archaeology as a scientific discipline in the later 19th and early 20th centuries. This is demonstrated by General Pitt Rivers' pioneering

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[34] Nurse, B. 'Collecting for Britain' in *Making History: Antiquaries in Britain, 1707-2007* Royal Academy of Arts, London (2007) pp.69-71 p.69

[35] *ibid*. p71

[36] Smiles, S. 'The Art of Recording' in *Making History: Antiquaries in Britain, 1707-2007* Royal Academy of Arts, London (2007) pp.123-125 p.123

[37] Nurse, B. 'Bringing Truth to Light' in *Making History: Antiquaries in Britain, 1707-2007* Royal Academy of Arts, London (2007) pp.143-145 p.143

excavations at Cranborne Chase (1887-98), George E. Fox and William St John Hope's excavations at Silchester (1890-1909) and Mortimer Wheeler's excavations at Maiden Castle (1934-37), which were published in the Society's journals and often sponsored by the Society.[38]

3.4.9 The Society was also instrumental in the development of the 1882 Monuments Protection Act. It has a long history of protesting and lobbying against proposals to damage or destroy important historic buildings or archaeological sites, for instance the successful campaign against the proposal to demolish the Wren library at Westminster Abbey in 1892. William Morris was elected a Fellow in 1894, as much in recognition of this conservation work as for his interest in late medieval material culture.[39] The Apartments were closely linked with these activities, with papers being read in the meeting rooms and most important decisions concerning the Society made in the Council Room.

3.5 Evidential values

3.5.1 Underpinning the architectural and historical values of the Apartments is the evidential value of the building itself. This primarily derives from the fact that the building remains largely as designed by Banks and Barry and as used by the likes of St John Hope, Pitt-Rivers and Mortimer Wheeler. The principal rooms, which have been seen very little alteration, and in which the majority of the Society's business takes place, are therefore of exceptional value (**A**) in evidential terms. The Secretary's stair and top floor rooms, as typical examples of a high quality domestic interior of the time, are less remarkable but are of considerable value (**B**) in evidential terms due to their largely unaltered state. Other areas of the building, the mezzanine floors and the basement, are generally of little evidential value (**D**) due to the extensive amount of alteration, though the occasional historic fittings, such as fireplaces and architraves, survive.

3.6 Communal values

3.6.1 The Apartments are of great value to the Society of Antiquaries, not only in functional terms as a place to meet and a repository for knowledge, but because of the continuity that the building gives with the Society's past. The Society's conception of itself has been and is still to a great extent shaped by its history and its status – in origin a matter of royal privilege and patronage - as an occupant of an apartment built specifically for it, first in Somerset House, and for the past 130 years, in Burlington House.

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[38] Evans, C. 'The Birth of Modern Archaeology' in *Making History: Antiquaries in Britain, 1707-2007* Royal Academy of Arts, London (2007) pp.185-187 p.187

[39] Gaimster, S. 'Rescuing the Past' in *Making History: Antiquaries in Britain, 1707-2007* Royal Academy of Arts, London (2007) pp.201-203, p.202

3.6.2 The Apartments are valued because they give a sense of identity and continuity to the Society and its Fellows, and a public status which enables the Society still to influence public attitudes to the physical remains of the past and a focus for the wider heritage community. The Society's resistance to relocation, most recently when its tenure of the apartments was questioned by government, provides ample evidence of this[40]. A key part of the ethos of the Society is to promote the inter-disciplinary study of the past: the apartments provide the physical space in which this continues to happen. Furthermore, the architectural and historical values of the Apartments can only be fully appreciated in the context of the Society's continuing use of the principal rooms of the building essentially for the purpose for which they were designed. The building, the institution, and its collections are also valued by an academic community extending well beyond the Fellowship and beyond the UK, and the Society is increasingly reaching out to a wider public. The communal value of the Apartments is thus of considerable value (**B**) as an integral part of its significance.

3.7 Summary: statement of significance

3.7.1 The Society's Apartments are of exceptional significance for their architectural value externally as a constituent part of one of London's foremost 19th century public buildings. Internally, the principal rooms are of exceptional significance as a very good example of a major Victorian public building interior that survives largely as built, and is still in use by the Society for which it was designed.

3.7.2 Areas of the building originally intended for private or service use are typical of a high status domestic building of this era. Individual spaces range from considerable to neutral significance, depending on the quality of detailing and the extent of survival of original fabric.

3.7.3 Historically the Apartments are of considerable significance in illustrative terms, as an interesting example of a high Victorian public building influenced by contemporary clubs and professional institutions. They are also of considerable significance in associative terms, through the use of the building by leading archaeologists of the last 130 years, such as St John Hope and Mortimer Wheeler.

3.7.4 The Apartments are also of considerable significance in communal terms, as a tangible link with the Society's illustrious past, which heavily influences current Fellows' self image.

3.7.5 The significance of the Apartments is largely associated with the building as designed by Banks and Barry. Later alterations, while of some interest in that they document the evolution of the building to suite the Society's needs, are generally of little interest in broader historical or architectural terms.

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[40] See, eg, the 2004 Anniversary Address by Professor Rosemary Cramp: *Annual Report 2004*, 6-8

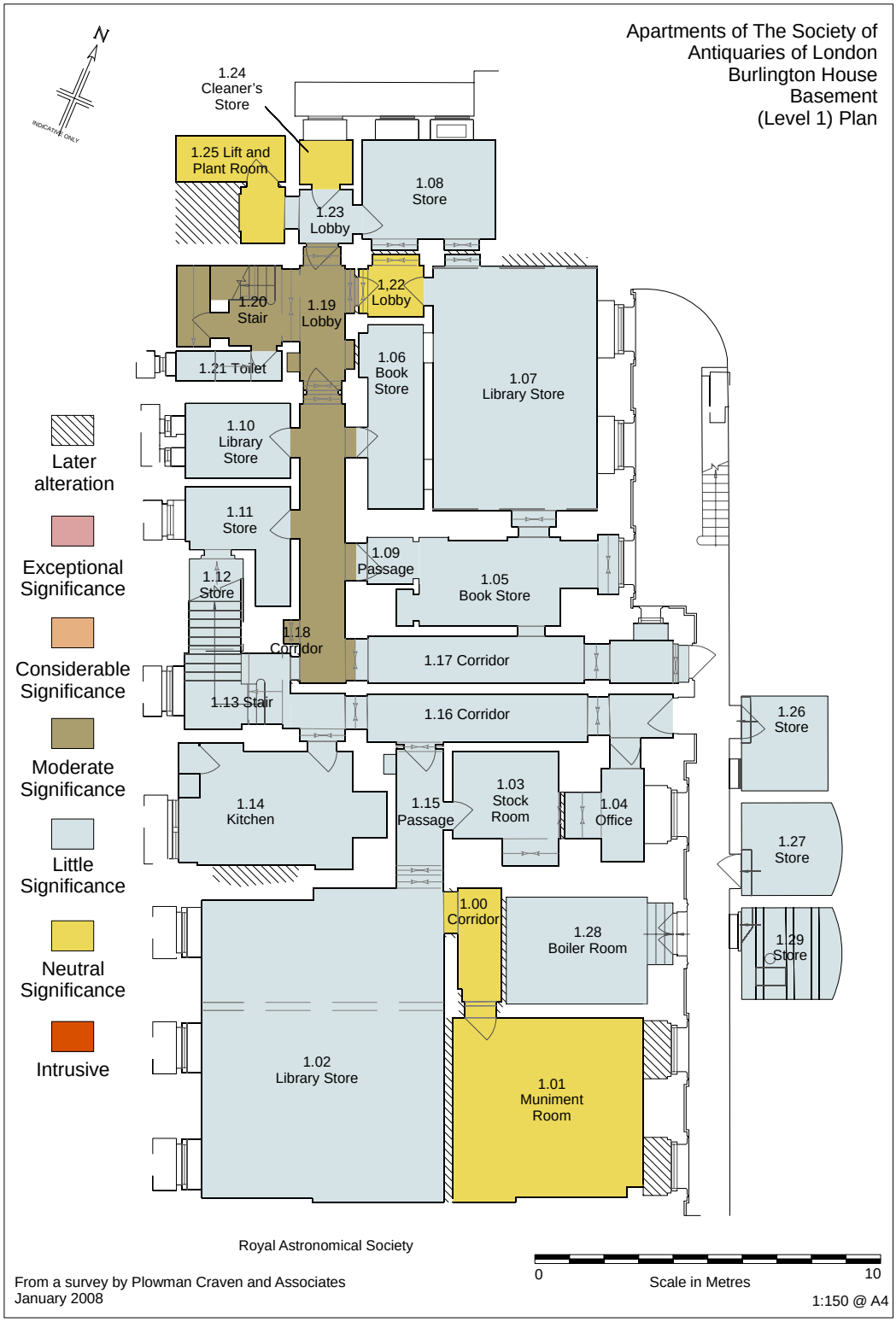

Figure 10: Significance 1 - basement

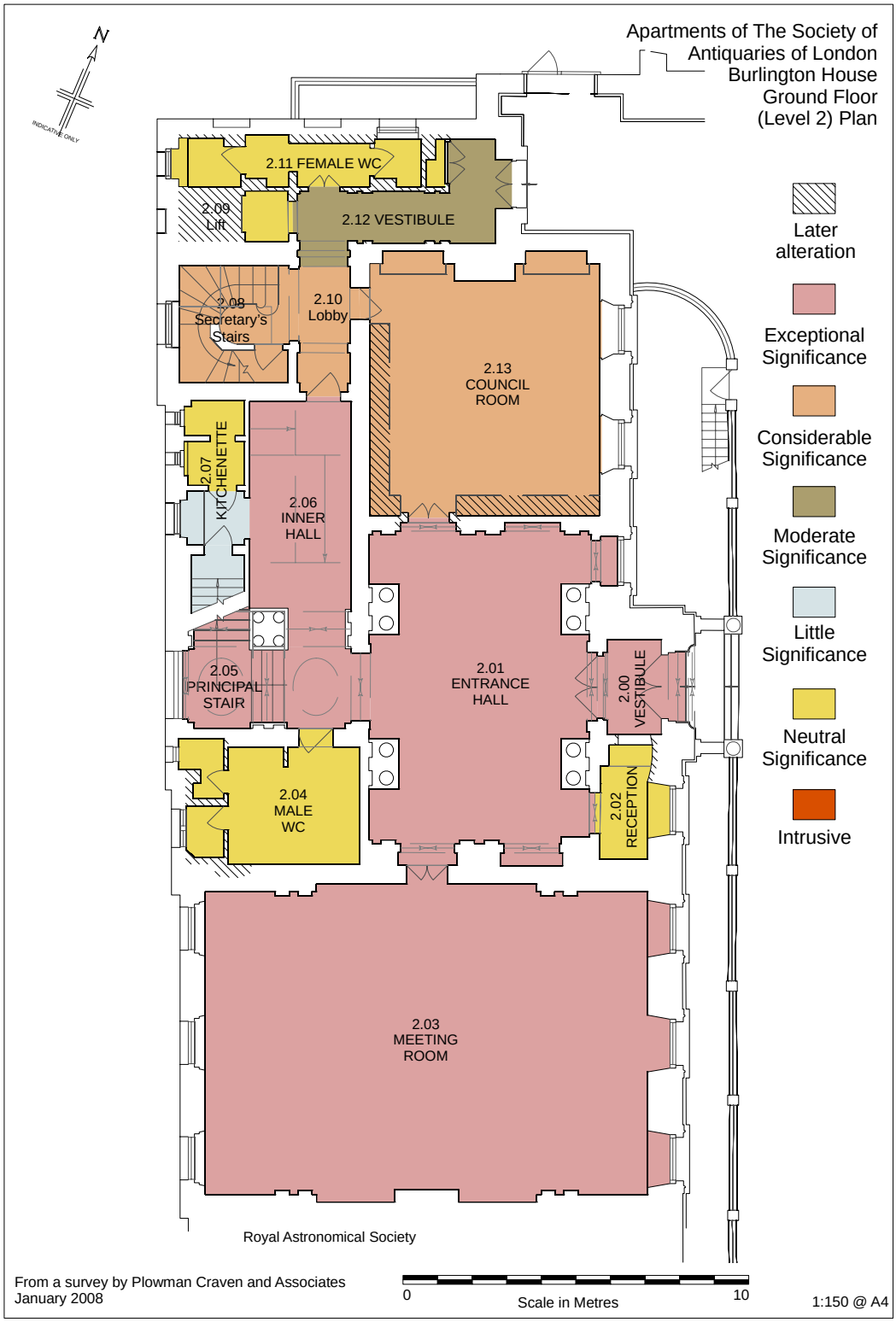

Figure 11: Significance 2 - ground floor

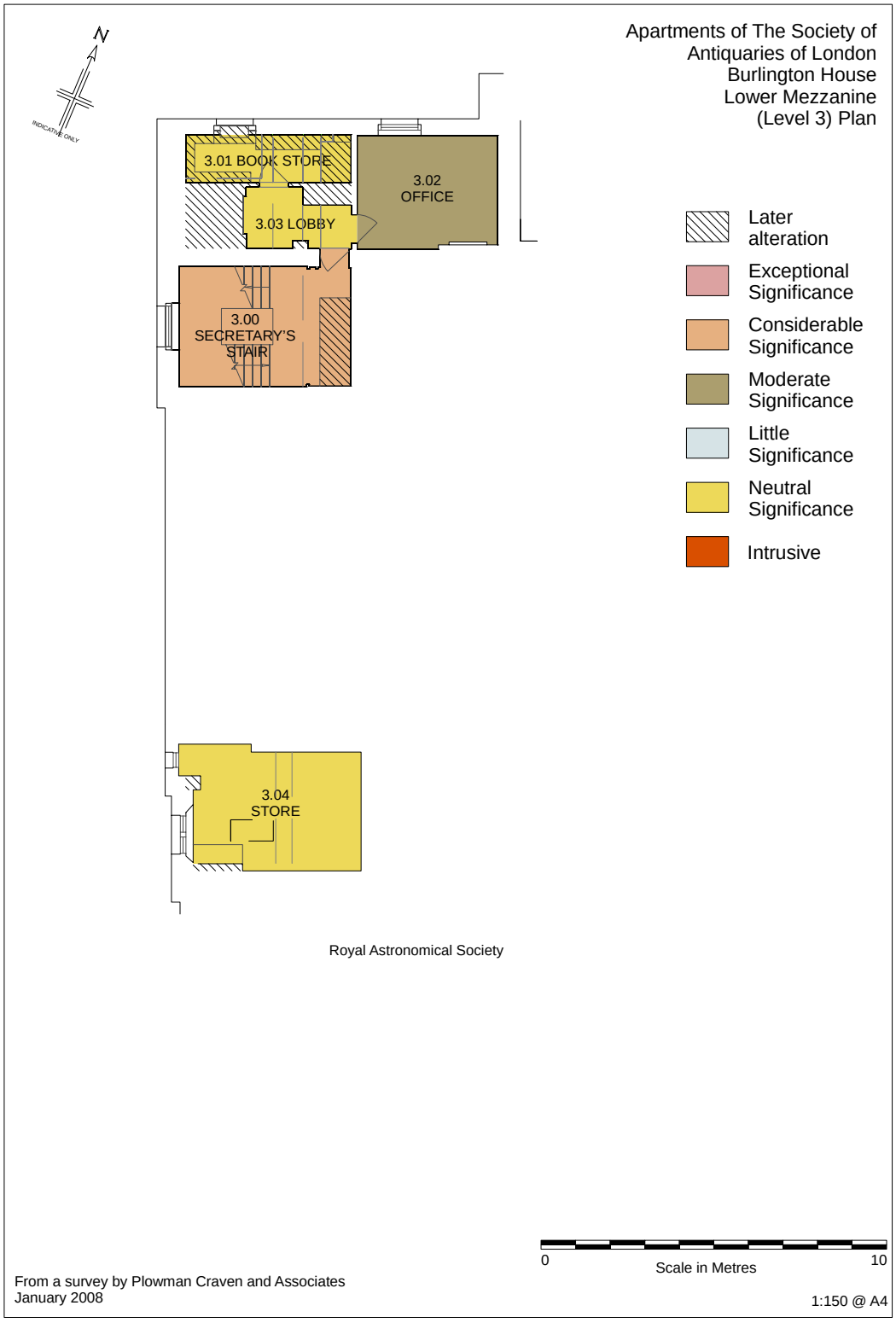

Figure 12: Significance 3 - lower mezzanine

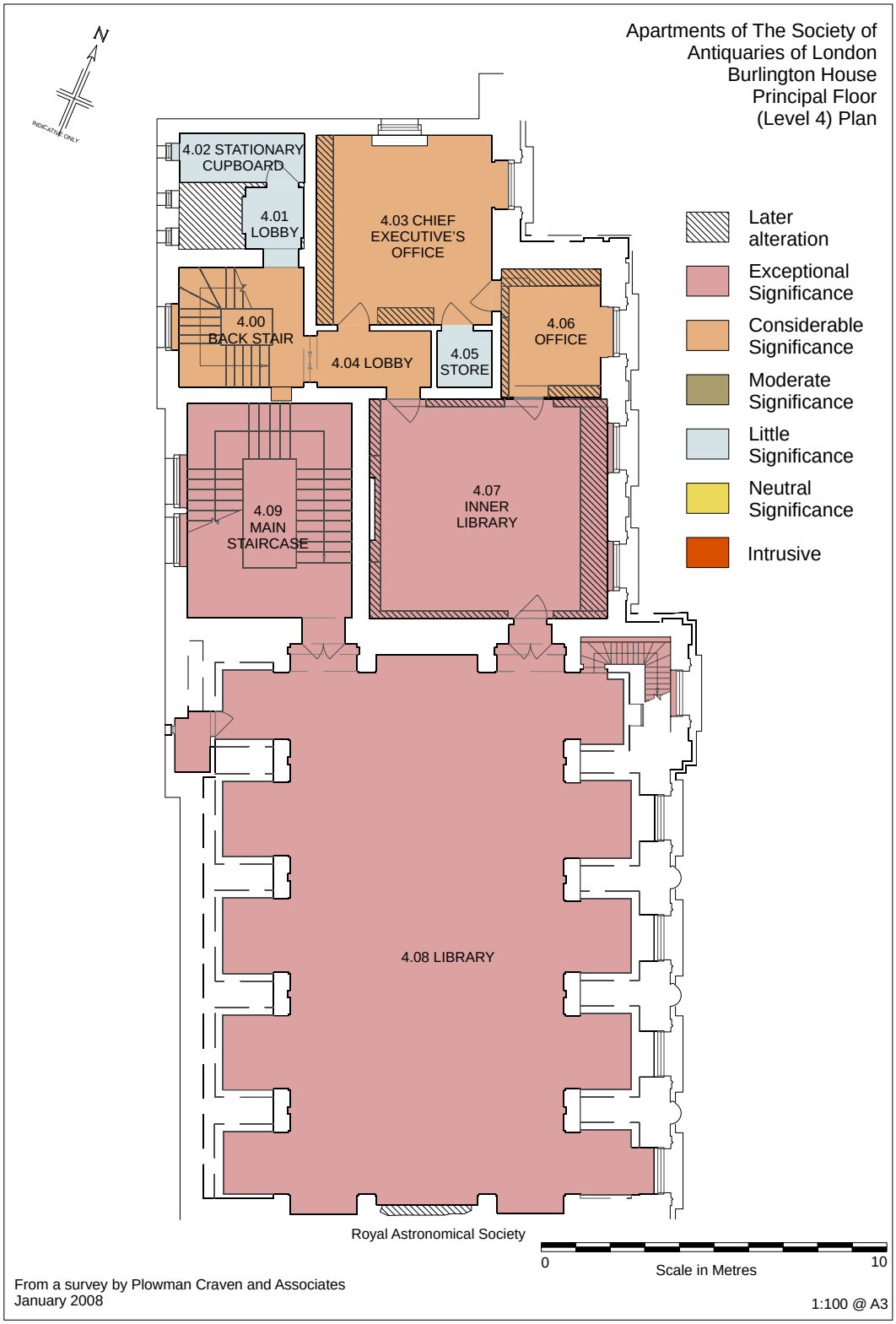

Figure 13: Significance 4 - principal floor

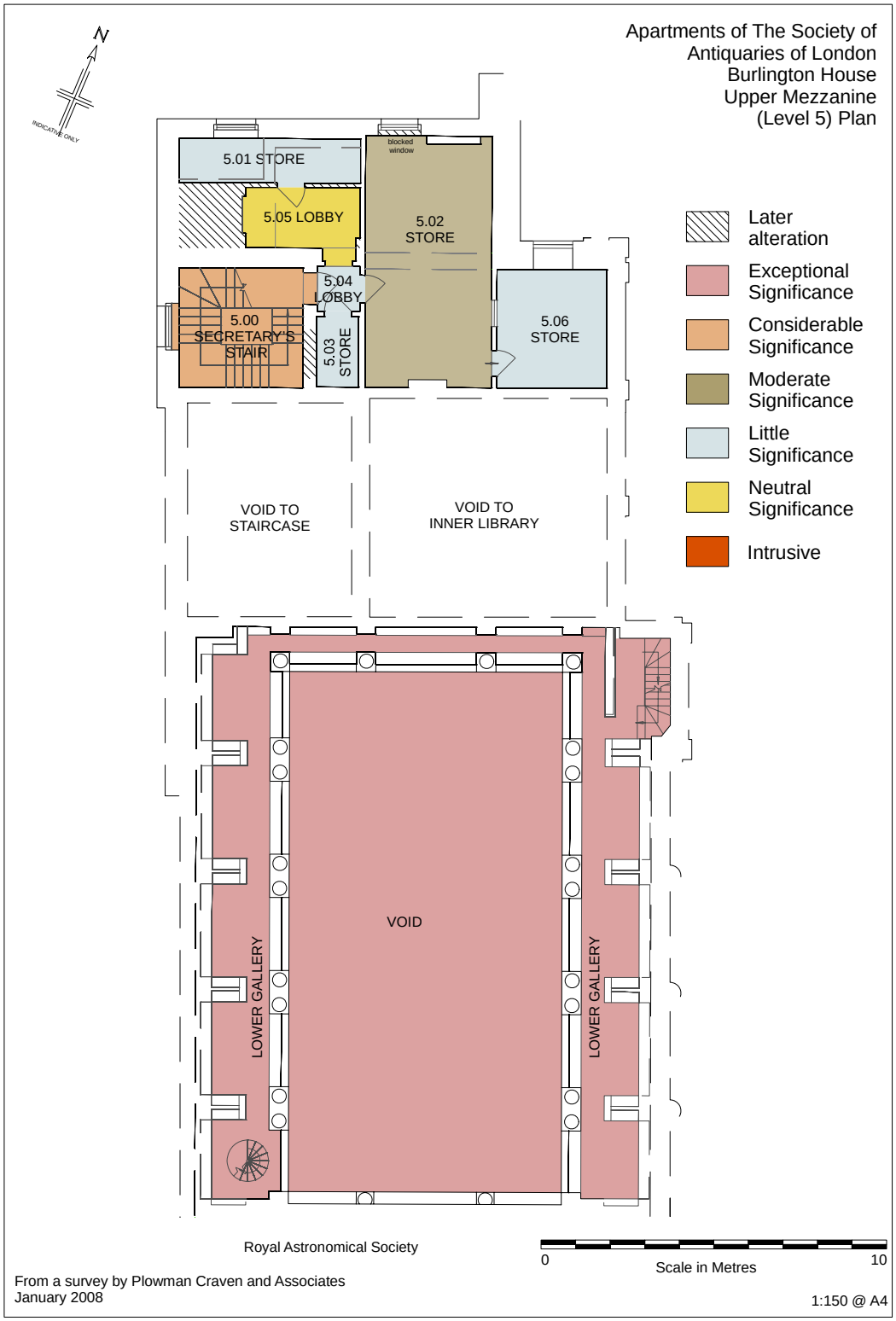

Figure 14: Significance 5 - upper mezzanine

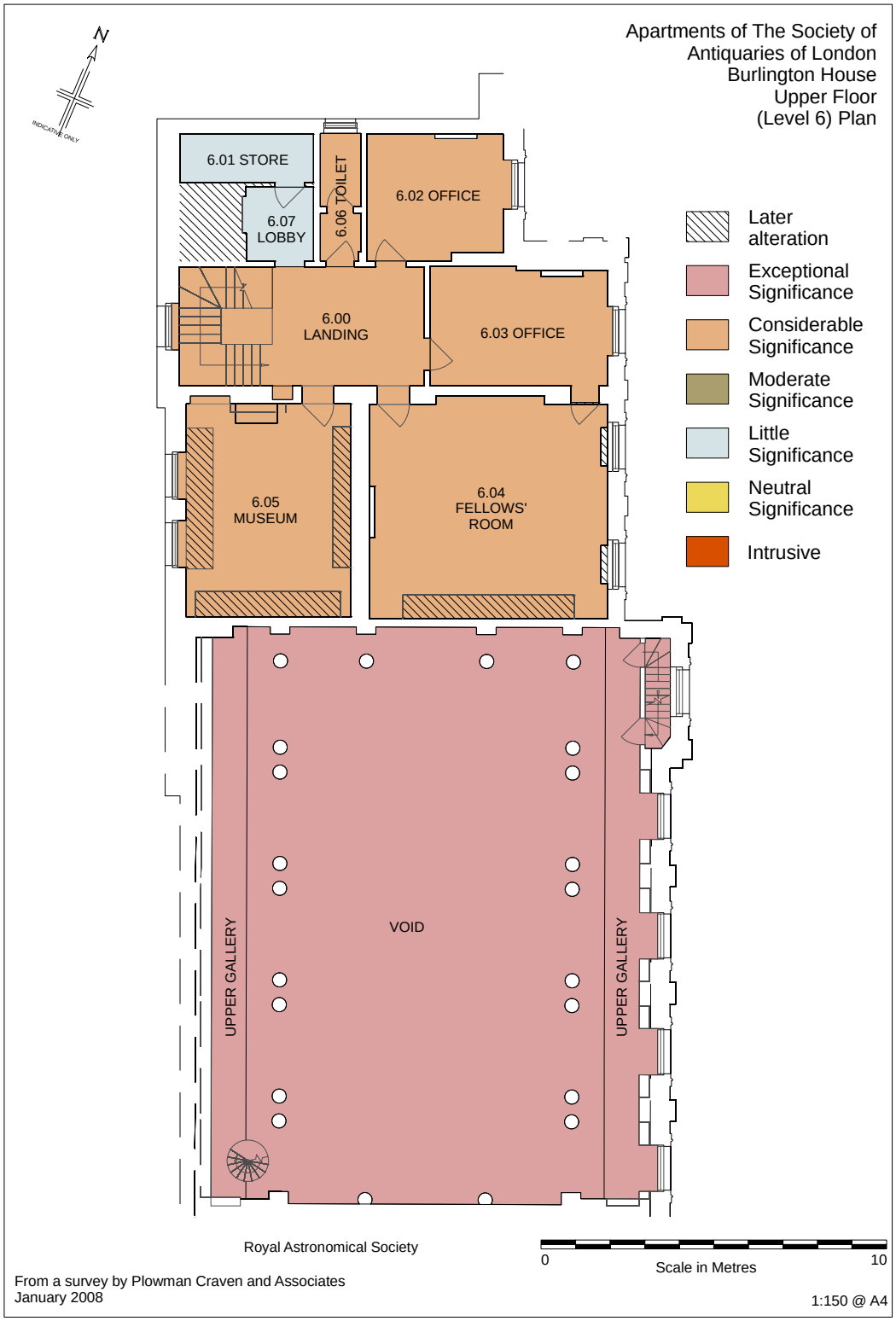

Figure 15: Significance 6 - upper floor

4 ISSUES AND POLICIES

4.1 The adoption and use of the Conservation Management Plan

4.1.1 The purpose of this Conservation Management Plan is to inform and guide the long term future management of the Apartments. Future management decisions should be informed by the assessment of significance and the policies set out in it. In order to achieve this, it is important that the Plan is adopted by the Society's Council. It is also important that the Plan is distributed to, and used by, all those involved in managing the building. It should be a living document, which is updated and amended as new information comes to light. In order to ensure that this happens regularly and systematically, an electronic master copy should be held by the General Secretary's office and responsibility for holding and updating it should be allocated to a specific person.

Draft Policy 1: The conservation policies recommended in this conservation management plan will be endorsed by Council as a guide to the future management of the Apartments.

Draft Policy 2: The assessments of significance set out in this conservation management plan will be used to inform decisions about the future management of the Apartments.

Draft Policy 3: Responsibility for updating the conservation management plan will ultimately rest with Council.

4.2 Statutory and other consents

4.2.1 The Courtyard buildings at Burlington House are statutorily protected by listing in grade II*, placing them among the important 8% of English listed buildings in terms of architectural and historic interest. They are also within the Mayfair Conservation Area, 'the character or appearance of which it is desirable to preserve or enhance'[41].

4.2.2 Listed building consent is necessary for 'all works, both internal and external that affect a building's special interest, whether or not the particular feature is specifically mentioned in the list description. Consent is not normally required for repairs, but, where repairs involve alteration which would affect the character of the listed building, consent is required'.[42]

4.2.3 The listed building consent process is handled by the development control section of the planning department of Westminster City Council, advised by the conservation section. As a grade II* listed

[41] Planning (Listed Buildings and Conservation Areas) Act 1990, s69(1).
[42] *Planning Policy Guidance Note 15* (September 1994), at para 3.2,

building, and because it is in Greater London, English Heritage must also be formally notified of any application.

4.2.4 It is important to develop a good working relationship with the Conservation Section at Westminster City Council and to seek advice at an early stage when considering works which will, or may, require listed building consent. For major works, early engagement with English Heritage is also desirable. While the target period for determining most applications for listed building consent is 8 weeks, in practice it often takes many months, so it is important to make applications in good time.

4.2.5 Listed building consent is a different regime from planning control and does not supersede the need to apply for planning permission. Where works constituting development are proposed, planning permission must be sought in parallel with listed building consent. Unless a change of use is involved, planning permission is only required for a material change in the external appearance of the Apartments, including the placing of plant at the rear of the building or on the roof.

4.2.6 The Heritage Protection Bill, if it passes into law, could facilitate a 'Heritage Partnership Agreement' which would permit minor changes to the building without the need specifically to obtain what is likely to be termed 'Heritage Asset Consent' in each case. Given, however, the level of understanding and co-operation that currently exists with those authorities, the potential for such an agreement to offer substantial benefits to either party is limited.

4.2.7 Under the terms of the lease, material alterations or additions to the interior of the building require a licence from the landlord, who must also approve the colours and materials used in redecoration.

Draft Policy 4: Listed building consent will be sought for all alterations that would affect the character of the listed building. When formulating proposals for alterations or significant repairs, advice will be sought at an early stage from Westminster City Council's Conservation Section and English Heritage.

4.3 Managing the fabric

4.3.1 The Courtyard buildings at Burlington House, like all government buildings, are subject to Quadrennial Inspection by conservation architects, supported by building services engineers. The most recent survey, by Buttress Fuller Alsop Williams, took place in February 2007. It covers both the exterior, the responsibility of the Department for Communities and Local Government (DCLG, who operate through managing agents), and the interior, the responsibility of the Society. While it is clearly beneficial for the Society not to have to bear the responsibility for the external envelope, and for the Courtyard buildings to be treated as a single entity, responsibilities between DCLG and the

Society can be blurred (for example in relation to damp in the basement; see 4.6 below).

4.3.2 For its recent major works to the Entrance Hall, Meeting Room and Principal Stair, the Society appointed Julian Harrap Architects to develop and manage the project. This followed previous practice, with Donald Insall Associates being responsible for the major works of 1990-92. Before, between, and since these works, there have, inevitably, been more minor interventions, many of them connected with introducing and altering services, which have been undertaken by various contractors, without a guiding architectural hand. The side effects, or unintended consequences, of these *ad hoc* interventions, like surface-mounted services, on significance and quality are all too evident, while at the same time unexciting problems like damp penetration of the basement have gone without solution.

4.3.3 This Plan is intended to provide a baseline level of information to inform interventions and avoid harm to the significance of the Apartments. But to be effective its policies need to be applied with consistency, drawing on the appropriate level of conservation skills. There are, of course, many Fellows with such skills and an interest in the conservation of the Apartments; but the diversity of opinion that this can produce is not always conducive to clear and timely decisions. Nor, on such a basis, can any one of them take on professional responsibility, let alone project management, which tends to fall on the Society's staff.

4.3.4 It seems desirable to establish some continuity of professional involvement in the management of the fabric and services of the building, including the interface with the professional team responsible for the external envelope. One approach to this would be to appoint an individual conservation architect or practice as 'Surveyor to the Fabric', in the same way as cathedrals and other major buildings, to provide advice, support, and a guiding professional hand. Such an arrangement would be for a fixed but renewable term, and need not necessarily tie to Society to using the person/ practice for major works with a significant design input; indeed they might usefully manage the selection process.

Draft Policy 5: The Society will appoint a 'Surveyor to the Fabric' to provide continuity of advice, support and a guiding professional hand in all works to the internal fabric of the Apartments.

4.4 The need for a cumulative building archive

4.4.1 In connection with the leases to the Learned Societies, DCLG commissioned from PCA outline floor plans of the courtyard buildings. To facilitate the preparation of this Plan, PCA were commissioned to undertake further survey, to work these outlines up into a full set of digital floor plans, accurate at a nominal scale of 1:100. Until then, the only extant overall plans of the building were the contract drawings of 1869-72. These were extensively modified in detail during construction,

and of course the building altered later. All the interventions to date have nonetheless used the contract drawings for space planning, and then commissioned localised survey to inform works.

4.4.2 The Society's archives include proposal drawings related to the alterations of Phase 4 (late 20th century), but rarely, if ever, 'as built' drawings. As the servicing of the building becomes more complex, the lack of records of service installations and runs is becoming problematic (see 'services' below). The practical knowledge gained, about the construction of the building, floor voids, ducts, location of services, etc during each intervention is not being recorded, so on each occasion needs to be rediscovered by a new team. Moreover the risk of inadvertent damage to buried and hidden services is growing.

4.4.3 If a Surveyor to the Fabric were appointed, one key responsibility could be to ensure that in the future, knowledge gained through interventions, and cumulative, 'as built' information about works and services installed, are used to form the basis of a cumulative building archive. This would be an ongoing working tool for all involved with the building, to be passed on from one appointment to the next, with a back-up/ reference copy held on the premises. The current digital format surveys provide a base, which should ideally be extended to include some key sections through the building. As built, digital record drawings of the 2007 works need to be captured and incorporated in this archive.

Draft Policy 6: A cumulative building archive will be established and maintained, based on the digital surveys undertaken in 2007-8.

4.5 Overall conservation philosophy

4.5.1 While there should be a presumption in favour of preservation of all elements identified as being of significance in this Plan, there is a clear hierarchy of spaces within the building. The principal rooms, designed and still used for the formal activities of the Society (which are identified as being of *exceptional* significance) are clearly the areas most sensitive to even minor changes. Other areas, such as the larger rooms and stair in the former Secretary's house, are less elaborate or impressive but are important as they survive substantially in their original condition (these are identified as being of *considerable* significance). By contrast, the service areas and the entire basement (identified as being of *moderate or little* significance) have scope for extensive adaptation without damaging the significance of the building.

4.5.2 The conservation of the Apartments must therefore concentrate on protecting, revealing and reinforcing those aspects of exceptional significance, namely the Courtyard elevations (outside the Society's remit) and the planning, architectural qualities and historic contents of the principal interior spaces. This must be achieved in the context of sustaining those principal spaces for essentially the purposes for which

they were designed (which of itself is an important aspect of their significance) while making them fit for current and future working practices; and making optimum use of the remaining accommodation to support those principal spaces and the work of the Society.

4.5.3 The landlord's cleaning and repair of the exterior, and the Society's works to the Hall, Meeting Room and Stair in 2007, have exemplified this approach, revealing and recovering the qualities of the building while (in the latter case) discreetly installing the intensive servicing now required. The quality of the spaces revealed through conservation, as well as improved functionality, should also, through lettings, generate an income stream which can help maintain the Apartments and support the work of the Society.

4.5.4 The Apartments must continue to develop to meet the needs and expectations of Fellowship, provide good working conditions for the staff, appropriate environmental conditions for the collections, and a distinctive, high quality venue for events. This will involve the restoration and re-servicing of the Library, to complete the restoration of the principal rooms; and work to ensure that the remaining space is put to its optimum viable use to support those principal rooms and the work of the Society, while seeking to retain such historic character and quality as exists. These issues are explored in more detail in subsequent sections, but all are likely to involve primarily improving services and facilities rather than radically altering the building. Careful planning and high quality design and materials, comparable with that of both the original construction and the 2007 works, will be essential.

4.5.5 Many late 20th century (Phase IV) additions and alterations to the building are of poor quality, neutral or negative in their effect on the building. As with the 2007 works, opportunities should be taken to remove these and, where necessary, replace them with more sympathetic designs in keeping with design and material quality/ durability of original.

Draft Policy 7: Management of the Apartments will seek to retain all elements of significance. However, the loss of elements of relatively low significance will be acceptable in order to preserve, reveal or reinforce elements of high significance, or in order to preserve the wider significance of the place.

Draft Policy 8: Priority will be given to protecting, revealing and reinforcing the planning, architectural qualities and historic contents of the principal spaces. The designed and current use of those principal spaces will generally be maintained, with modern services discreetly introduced as necessary.

Draft Policy 9: Other spaces will be brought into their optimum viable use consistent with their historic character and quality, through careful design and planning and the use of high quality, sympathetic, durable materials.

4.6 The building envelope: water ingress and damp

4.6.1 The Society is not responsible for the maintenance of the external envelope of the building, and following the external restoration and repair, it is generally in sound condition. However, there are some areas of interface between interior and exterior where responsibilities overlap, and where the Society internally suffers the consequences of problems externally. The most important of these is dampness, almost wholly confined to the basement.

4.6.2 The contract drawings do not show an original damp course, and no definite signs of one have been observed. Away from the basement areas (mostly on the courtyard side), the contract drawings show 'vertical vaults' or (to the rear) simple 'dry drains' to keep the surrounding earth away from the walls. The latter have been seen behind the Royal Astronomical Society's apartments, so there is good reason the believe that they were constructed more or less as shown on the contract drawings, but there is no sign of their ventilation. Given that the basement was not tanked, it is therefore inevitable that its fabric will conduct some moisture from the surrounding earth, but with the historic use of permeable materials, background heating and reasonable ventilation, not necessarily enough to be problematic. The tendency to introduce impermeable materials (concrete floor screeds, oil paint) tends to concentrate evaporation in adjacent areas, and that in turn can lead to the introduction of more impervious materials to try to remedy the problem. Such measures are inevitably without long term success unless the intervention escalates to 'tanking' the entire space.

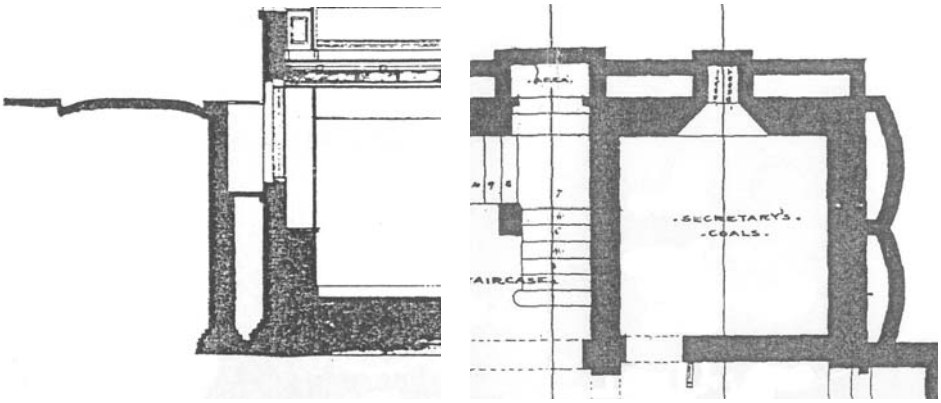

Figure 16: Section and plan of vertical vaults (from contract drawings)

4.6.3 Within these constraints, however, the basement generally performs well; the space will always have a relatively high humidity level, but not necessarily so great as to be incompatible with use as storage for books. There are some signs of localised 'damp proofing' interventions, notably replastering below dado level on proprietary 'Newtonite lathing' (which has merely driven the problem up the walls), probably following the introduction of an impervious floor finish,

and there is an injected DPC to the muniment room. There are, however, some localised areas which are very damp, and the causes of these must be equally local.

4.6.4 One of these, in room 1.02, the foreign periodicals bookstore, offers clues to a more general problem. The external wall (west) shows long-standing signs of significant damp penetration, particularly at the corners. Impervious paint applied to the inside of the wall exacerbates rather than helps. The problem at the south end is presumably associated with a rainwater pipe that in September 2007 appeared to have been blocked at low level for some time, the water exiting from an open joint near the head of the ground floor windows. The pipe disappears into the ground without a gulley or rodding eye, but appears to be fractured as well as blocked below ground level, since water was seeping into the base of the adjacent light well, some long time after rain, and only from the side next to the rainwater pipe.

4.6.5 The problem at the north end of the room seems to be associated with a cast iron back inlet gulley of archaic form, quite possibly original to the 1868-71 building. A small diameter inlet appeared to run continuously with clean water. The purpose of this gulley and the source of water are not obvious, but the cleanliness of the water and consistent flow suggest leakage from a water supply pipe.

4.6.6 The second area of serious water ingress is at the north end of room 1.07, the library store and former Secretary's kitchen. Here water is getting in at high level, and apart from dampness is causing the plate girder at the wall head to corrode and blow off plaster. The source of this again seems likely to lie in a pipe or drain, quite probably an internal rainwater pipe buried in the wall near this corner; or simply water falling on the paving running towards the building rather than away from it.

4.6.7 The cost of full basement taking would be very high, it is difficult to do effectively from the inside alone, and it may drive problems higher up into the building. The (limited) historic character of the basement would be largely lost in the process. A more realistic approach, and much more appropriate in conservation terms, is likely to be to investigate and remedy the causes of localised problems and manage the basement so that it works effectively in its designed terms.

4.6.8 A key part of rectifying local problems will be to persuade the landlords to trace and survey the condition of all the foul and surface water drains and water supply pipes around the building, and take remedial action as necessary. This will involve some opening up, mostly externally. Within the basement itself, the use of lime plaster and permeable paint finishes is essential; redecoration and re-planning of basement areas should address this issue.

4.6.9 The rainwater pipes on the east (courtyard) side of the building are the original lead ones, carried down in ducts in the inside faces of the

walls. Should these block, or be accidentally punctured, they have the potential to cause serious water damage to the interior of the building and its contents (as happened a few years ago at Apsley House). While the locations of some are visible internally (eg the duct cover at the east end of the south wall in the Meeting Room), others are not.

Draft Policy 10: In conjunction with the Landlords, the causes of localised, significant damp penetration of the basement will be investigated and addressed and any underlying problems with services remedied. Internally, the environment in the basement will continue to be managed through background heating and appropriate ventilation, and generally maintaining or reinstating permeable wall finishes.

Draft Policy 11: Any future major refurbishment of the basement will be informed by a strategy for environmental management based on full detailed investigation of existing walls, floors and external dry drains.

Draft Policy 12: In conjunction with the landlords, the location of internal rainwater pipes will be traced, their condition periodically checked using CCTV, and where necessary their positions discretely marked internally to prevent accidental damage.

4.7 The historic interiors

Overview

4.7.1 The Society is fortunate in that the vast majority of its original or early (Phase 1) internal fit-out of the Apartments survives, due in part to continuity of occupation, and in part to the quality and robustness of the original materials and workmanship. Original wall and ceiling plaster, joinery and chimneypieces predominate in what are therefore authentic historic interiors. The major exceptions are the basement, where there has been an extensive and drastic change in the way much of the space is used, and the stack of rooms through which the lift was inserted in the 1990s. With those exceptions, all the rooms illustrate in their architecture and detailing the original hierarchy and, to varying but substantial extents, the appearance of the spaces.

4.7.2 In many ways the works of 2007 to the Meeting Room set a standard for the conservation of the interiors, and it is possible to draw out some general guidance related to that experience. In any of the spaces identified as being of *moderate significance* or better, there should be a general presumption in favour of retaining and repairing surviving original finishes, joinery and chimneypieces.

4.7.3 Accretions after 1920, and particularly after 1950, tend to be at best neutral and often intrusive. In the course of comprehensive overhaul of particular areas of the building, the opportunity should be taken to remove intrusive elements, and replace only those which are

functionally necessary. Restoration to the original form will be appropriate where the evidence exists to do so, and would be functionally appropriate; otherwise new work should aspire to a quality of design, in context, which may be valued now and in the future. The detailed criteria set out by English Heritage in its *Conservation Principles, Policies and Guidance*[43] are likely to be helpful.

4.7.4 In spaces of *considerable* or *exceptional* significance, redecoration should be informed by specialist paint analysis. Because early finishes were often executed in distemper, and so subsequently washed off, this will not always yield comprehensive results; indeed it may suggest 'original' finishes that are actually much later. It will therefore always need to be supported by both an understanding of the use of colour in comparable buildings in the late 19th century, and an appreciation of the practical needs of users of the building in the 21st century.

4.7.5 While this Plan is primarily concerned with the building, the presence of historic furniture and fittings – effectively those items brought from Somerset House, installed in the initial fit-out c1875, or during early (Phase 1-2) alterations, adds significantly to the quality and interest of many of the spaces. Individual items are noted in the *Gazetteer*, but many require more research to establish their original provenance and significance.

Draft Policy 13 : In any of the spaces identified as being of moderate significance or better, there is a general presumption in favour of retaining and repairing surviving original or early (Phase 1) work. Restoration and new work will normally follow the criteria set out in the English Heritage Conservation Principles, Policies and Guidance (2008).

Draft Policy 14 : In spaces of considerable or exceptional significance, internal redecoration will be informed by paint analysis, supported by understanding of the original use of colour in comparable buildings.

Draft Policy 15 : Historic (fitted) furniture identified as significant in the Gazetteer will normally be retained in the building.

The Library

4.7.6 The main Library is the most impressive architectural space within the Society's apartments, and arguably within the courtyard itself. It also has a clear 'character' as a working space, much appreciated by Fellows. Its refurbishment is likely to happen during the life of this Plan, following on from the works to the Principal Stair in 2007. The *Gazetteer* entry gives details of its evolution, and the general guidance above, particularly in relation to decoration and services, is fully applicable. However, there are some issues specific to the Library as a space which warrant discussion here. It is also important that changes and

[43] *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage, April 2008)

improvements to the Library as an architectural space are devised as an integral part of improving the functionality of the Library as an activity, embracing its stores and facilities elsewhere in the building and beyond, but especially the basement stacks.

4.7.7 The architectural framework and the bookcases remain essentially as built and installed in the early 1870s. The contract drawings show a walkway connecting the upper galleries across the north wall, but there is no evidence in the fabric that this was ever installed: it would have sat very awkwardly behind the northern pairs of columns. There have, however, been two significant losses which detract from the architectural quality of the Library: the fireplace(s) and the lay light glazing.

Figure 17: The Library in 1918

4.7.8 The contract drawings show fireplaces at either end of the library, but if there was ever one at the north end, it was replaced very early by the present bookcase. That at the south end, however, seems to have been removed in the 1960s, leaving three card index boxes as the architectural focus of the room. The original chimneypiece survives in a basement vault, and cries out for reinstatement, if this can be reconciled with the functioning of the library; but unfortunately the marble has been severely damaged by long term exposure to sometimes running water.

4.7.9 The original glass in the lay lights was presumably lost to the blast damage of 1941; the lights remain, but filled with crude 'Georgian wired' glass. No record of the original glass has yet been traced, but it was probably of etched patterned glass like that recently reinstated in the stairwell windows, although a tinted glass is possible. Either a restoration or a modern replacement is needed, for the colour and treatment of the glass should make a major contribution to the quality of the light in the Library, working with the decoration of the walls as part of a unified colour scheme. It could also reduce solar gain through the roof in summer.

Figure 18: Remains of the Library fireplace

4.7.10 The extensive lay lights in their present form contribute to the much larger problem of the lack of environmental control. The Library is too dry in winter and too hot in summer, to the detriment of both books and people. The original radiators along the east wall were supplemented by another row against the pilasters within the west wall, probably in the 1920s. These would be visually intrusive but for the catalogue stands in front of them. Radiators are not particularly effective at heating a very high space with a substantially glass ceiling and roof, although those on the east side cook nearby books to a crisp. In any major project, a fundamental rethink of the approach to heating and humidity control is needed. At the most basic level, replacing the radiators with under-floor heating could improve the appearance of the room, be more effective in keeping people warm while avoiding localised hot spots, and free the space taken up by the radiators. The grilles in the ceiling above the upper gallery, connected

to the original ventilation ducts above, might with appropriate controls provide the basis of effective ventilation of the room.

4.7.11 The windows have recesses at their heads to take roller blinds, but no blinds. They could be reinstated easily and quickly, achieving the practical purpose of controlling sunlight when needed and at the same time taking a first step towards the restoration of the room.

4.7.12 The Library has also become rather cluttered with furniture which detracts from its architectural qualities. The Phase 4 (late 20th century) inserted bookcases in the cross gallery are unsightly, cutting across the architectural framework of the end wall, and unduly restrict passage between the columns and the bookcases. Given the potential to improve the efficiency of the basement book stacks to compensate for any losses, these really should be removed. The (probably contemporary) low bookcases inserted behind the lower gallery balustrades run counter to the architectural intention of filtered transparency. They are probably too capacious to lose, but a dark finish to the backs against the balustrades could recover their architectural depth.

4.7.13 The conflict between these bookcases and the architecture of the Library manifests long-term compromises between aesthetic and functional demands. The way that the Library evolves physically must clearly relate to how it evolves functionally, which is in detail beyond the scope of a Conservation Plan. But in terms of relationship to the architectural space, the card indexes lining the ground floor make the carrels on the west side very dark, and as a result comparatively little used. Although the process of transferring records into electronic form is ongoing, there are at present no plans to computerise the subject index. In terms of making best use of the space and bringing out the architectural qualities of the room, removal of these card indexes should be a long term goal. The long central table arguably does not make best use of the space, and did not figure in early arrangements of the room (see Fig 23).

4.7.14 The present lighting neither provides general light that responds to the architecture of the space, nor good working lighting. A complete rethink will be needed in the future refurbishment project. IT provision will need to be increased, in a form that allows for upgrading without extensive structural disruption.

Draft Policy 16: A future Library refurbishment will be undertaken in the context of improving the functionality of the library within the building as a whole. Appropriate glazing will be reintroduced into the lay lights and if feasible, the fireplace will be reinstated. The feasibility of under floor heating in place of the present radiators will be explored as part of a wider environmental strategy for the room. The potential to reduce the negative impacts of the more modern Library furniture will be considered in its future functional development.

The Museum Room

4.7.15 The Museum Room is of *considerable significance,* but currently full of cases, some of which are stacked on top of each other. The current intention is to develop this space into a 'Collections Study Room' for researchers using and consulting the Society's collections, and relocating conservation activity elsewhere. Rationalisation and re-presentation of the collection is desirable, accepting that the seal collection (*c*10,000 items in four large cabinets for practical reasons have to remain here, but that some other material should be removed to alternative storage.

Draft Policy 17: The Museum Room will become a 'Collections Study Room' with appropriate facilities for researchers consulting the Society's collections.

4.8 The use of space

4.8.1 The Society needs to make the optimum use of its limited space, against a background of two particular trends: the long term growth of the Library collections, for the present, at least, eased by the use of rooms in other buildings within the Courtyard; and the recent growth in staff numbers, with the consequent need for more and better quality office space.

4.8.2 It is not the purpose of the Conservation Plan to suggest detailed space planning. However, on the basis that the uses of rooms should be related to their historic form and significance, it seems clear that 'non public' rooms above ground floor level tend to be suited to office uses, and the basement to storage, although Room 1.07 is potentially a reasonably light, pleasant space. This also avoids any concerns about floor loadings arising from intensive (rolling stack) book storage. In both conservation and practical terms, there is little opportunity for, or advantage in, linking rooms other than in the basement – which is addressed specifically below, as is the issue of toilet and cloakroom accommodation.

Draft Policy 18 : The integrity of unaltered historic rooms will be sustained, other than in the Basement (level 1), where there are opportunities for rationalisation. Uses of rooms will normally be related to their historic form and significance.

The provision of WCs and cloak rooms

4.8.3 Save for one WC in the basement (1.21), and the historic WC on the top floor (6.06), current toilet facilities are restricted to the ground floor, a long way from staff working on the upper floors, but rather less so from Fellows and visitors using the library. The women's WCs at Level 2 (Ground), which have only two cubicles, are perceived as inadequate, especially to support major meetings. In comparison, the men's facilities are spacious. Most importantly, there is no wheelchair

accessible (disabled) WC. A further problem, again associated with meetings, is the lack of a dedicated cloakroom.

4.8.4 BS6465-1 (2006) gives guidance (at para. 6.8) for provision for 'Assembly buildings where most WC use is during intervals or other concentrated periods of time'. Assuming a maximum 60% female attendance at meetings of 100 (the capacity of the meeting room), the minimum requirement under the BS is:

- Females: 3 WCs, 2 WB, for up to 60 females
- Males: 2 WCs, 3 Urinals, 3 WB for up to 100 males
- A unisex wheelchair WC at ground floor level, as close as possible to the entrance (this could also provide part of provision for normal use by either gender).

This confirms perceptions about the inadequacy of female provision, as well as for disabled visitors; but female provision is not dramatically below standard, and would reach it if the basement WC were upgraded and included within it.

4.8.5 This is a matter that has been considered on several occasions, most recently by Julian Harrap, but without any long term strategy being identified. However, it is key to future strategic decisions about the use of the building, and a strategic decision is an essential precondition of any decisions are made about the future uses of the basement. This section draws on an options study by conservation architects Stow and Beale in July 2008.

4.8.6 The ideal position for both the main toilets and a cloak room would be on the ground floor, accessed from the Entrance Hall, well-related to the Meeting and Council Rooms, while being relatively close to the Library. The problem is that the only available space is that currently used for toilets. Moving the main provision to the basement is possible, retaining disabled facilities at ground floor level, but apart from being more distant, this raises questions of access. Neither of the existing basement stairs is particularly suitable for major flows of people; the Secretary's stair at this level is quite narrow, while that under the Principal stair is wide, but steep and with inadequate headroom at the top.

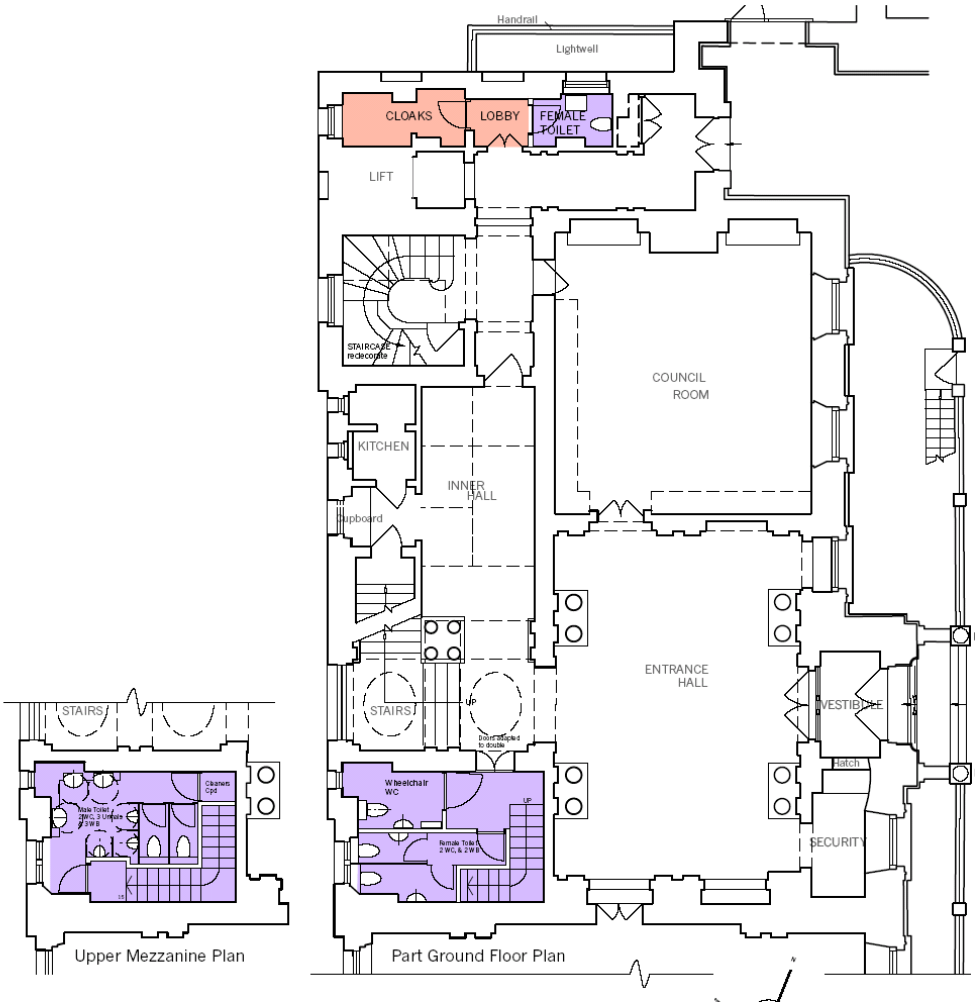

Figure 19: Indicative layout of potential toilets in 2.04 and 3.04

4.8.7 The one possibility for increasing capacity directly related to the ground floor would be to utilise the mezzanine store (3.04) above the male toilets, reinstating a stair in the approximate location of that which once served the porter's lodgings (Fig 2). The drawback is the space that a stair to current standards would occupy. This approach alone would not provide room for all the accommodation required; one of the existing female cubicles would still be needed (unless numbers were made up by the basement WC). All the accommodation would be cramped, and the present store 3.04 would also be lost (Fig 25).

4.8.8 The most promising approach would seem to be to split provision between the ground floor (existing male toilets) and the basement, utilising the small store rooms 1.10 and 1.11, close to the lift and Secretary's stair. The split could be by gender, or main/ overflow, but the key point is that a feasibility study has demonstrated that either arrangement could be accommodated within 1.10 and 1.11, and

leave the present ground floor female toilet free to be used as a cloakroom. Split provision would avoid the need for general access to the basement other than when major meetings are in progress.

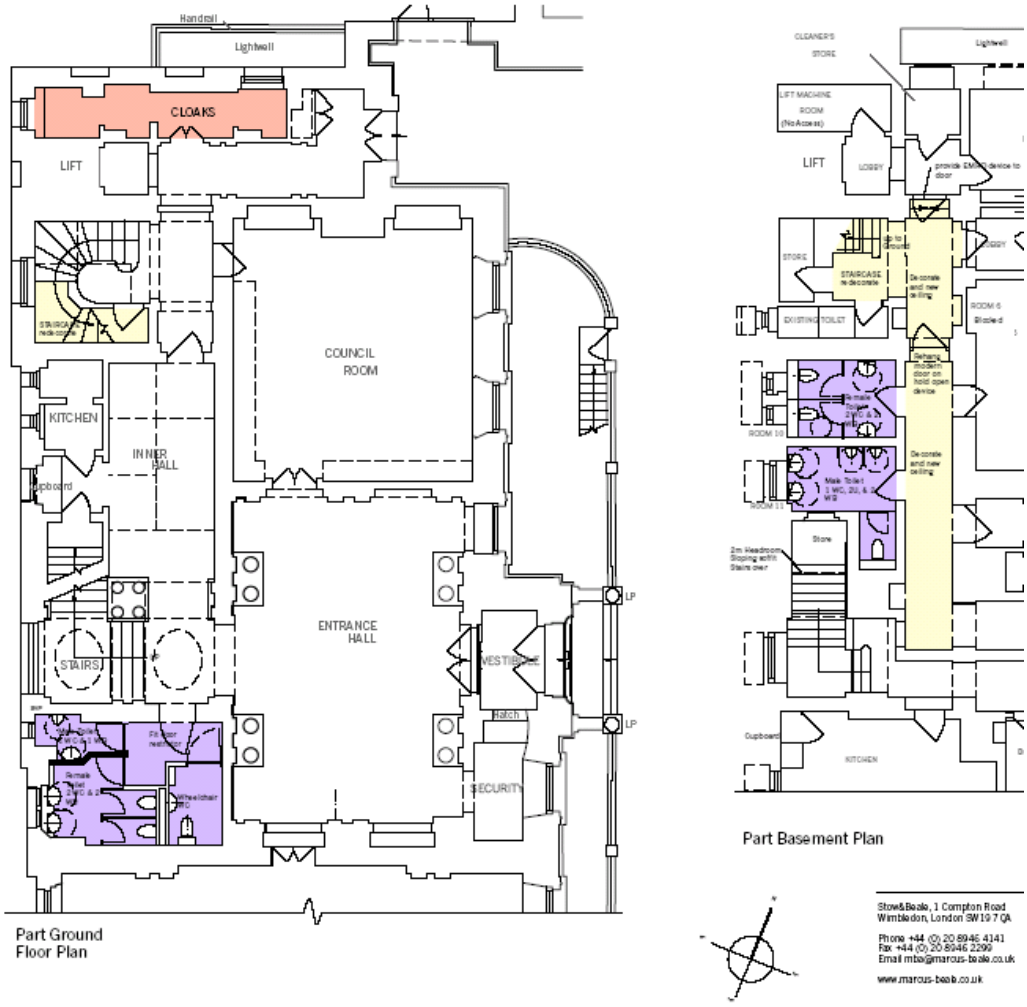

Figure 20: Possible split provision of toilet accommodation between ground floor and basement

4.8.9 It would be relatively easy to provide further separate WCs at any of the upper floor levels, in the small spaces adjacent to the lift on the north side. The most effective site for an extra WC would be at first floor level. The size and position of the cubicle would to a great extent be determined by any proposals for upgrading the lift (see below). However, if investment is made in extensive facilities and ground and basement levels, additional provision at these levels (which would be of little use to support ground floor meetings) would probably not be necessary.

Draft Policy 19: In considering the future use of the building, basement store rooms 1.10 and 1.11 will be safeguarded for the

provision of additional toilet accommodation. As part of that provision, a fully accessible WC will be provided at ground floor level.

Access to the basement

4.8.10 Access to the basement is presently via a lift, the Secretary's stair (but the lower, service part of it) and a set of stairs under the principal stair. The latter have restricted headroom and a door at the top, and are very steep; the design seems not to have been properly worked out prior to construction. The Secretary's stairs are rather constrained and their position at the north end of the building is somewhat removed from the main circulation space.

4.8.11 Current access should be adequate if the basement is to continue to be used largely as part of the library, as most users will make their way down from the library, via the Secretary's stair or the lift. The Secretary's stair from ground to basement is currently rather utilitarian in appearance, but has the potential through repair and redecoration to look a great deal better. If more prominent access to the basement from the main circulation space were required, it could be achieved by altering the stairs under the principal stair, moving their entrance to the north, on the site currently occupied by a small kitchen. This would involve very little harm to the architectural and historic significance of the building, given that the lower stair is utilitarian, but would be expensive, and eliminate the highly useful kitchenette. Upgrading the Secretary's stair seems the preferable option.

Draft Policy 20: Basement access will be primarily via the lift and the Secretary's stair, which will be repaired and redecorated.

Disabled access and the lift

4.8.12 A full access audit has not been undertaken, but a number of 'structural' issues are evident. The ground floor of the building provides level access between Hall, Council Room and Meeting Room, and level access to the building itself could, with modest adjustment to the external step, be available by the former Secretary's entrance. This is not ideal, but there is no reasonable alteration that could be made to the main entrance to permit wheelchair access. An intercom at the Secretary's entrance would, however, allow anyone arriving at the building but unable to use the front steps to make their arrival known.

4.8.13 Internally, the main problem for vertical circulation is the lift installed in 1990-92. It is not large enough to accommodate a wheelchair and carer, and does not work particularly well (for anyone). In part its problems may be due to the choice of a lift which did not require a motor room breaking the roof line. Replacement with a larger DDA-compliant lift would be desirable. A larger lift shaft could be created by extending either northwards or eastwards. Extending eastwards would only allow a slightly bigger lift, but would not have many implications for the rest of the building; it would merely make the lift lobby slightly smaller. Extending the lift northwards would encroach on the small stores here. The major consequence would be that some of

the current ladies WC/ potential cloak room would be lost, and it would be difficult to incorporate an extra WC at any upper level.

4.8.14 There is a final problem in terms of disabled access to the Library, namely the steps from the landing at first floor level near the lift, currently eased by 45° blocks. There is no obvious 'reasonable alteration' that would address this problem without sacrificing the integrity of the Chief Executive's Office (4.03), of considerable significance, by creating a by-pass corridor along its west side. That would so compromise the integrity of the space as to be unacceptable in listed building terms. Only if that room became part of the Library 'suite' would level access to the Library become achievable, by lowering the exit level of the lift (the structural floor of the lobby is at the same level as 4.03) and making a doorway from the lift lobby.

Draft Policy 21: Reasonable provision for disabled access to all levels will be provided, consistent with not causing disproportionate harm to the significance of the building, as areas of the building are refurbished. The installation of an intercom at the north door, providing level access by adjustment of the paving, and the provision of an accessible WC, are priorities.

The basement

4.8.15 The basement provides the main opportunity for the Society to make more effective use of its space. Although its layout reflects the separate service rooms originally provided for both the Society and the Secretary's household staff, all the fittings from these uses have long gone. These spaces are now of little or neutral significance, so there is considerable scope for re-arranging this area in a more logical way. Amalgamating some of these spaces would result in little further harm, but potentially bring great benefits in terms of usability.

4.8.16 The currently dominant use of the basement is open access library stacks, particularly of lesser-used journals. While alternative options are being explored, like holding little used books off site, an audit is required to determine how many of the books might be stored in this way, and the costs and benefits of doing so. One disbenefit to Fellows would be the loss of the ability to browse. Much of the material in the basement is currently well-used, and it seems likely that open access stacks will occupy a considerable area of the basement for the foreseeable future.

4.8.17 The open access areas have developed on an *ad hoc* basis, expanding from the original store in 1.02 into the former service rooms of the secretary's house. The layout of this space is thus confused, it is difficult for the uninitiated to locate books and it is not a pleasant environment in which to work. There is a clear dichotomy between the use of the space as part of the library, yet at the same time the lack of any attempt to discipline or hide the burgeoning service runs – many indeed installed in 2007-8.

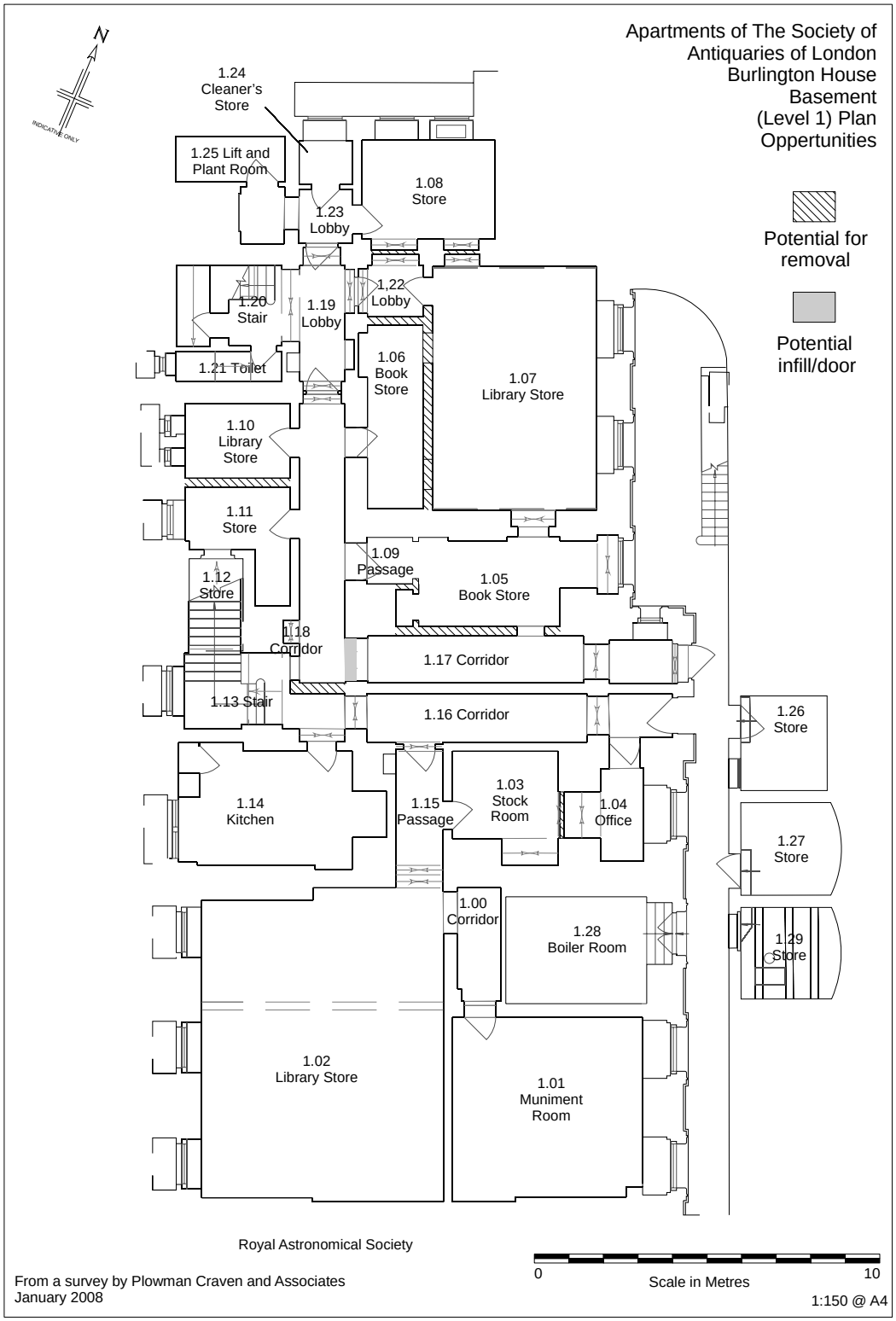

Figure 21: Potential for alteration to the basement

4.8.18 The kitchen (1.14) is now very rarely used as such, since major events are normally serviced by outside caterers and there is a kitchenette under the principal stair at ground floor level. As a highly serviced

space, the kitchen would easily adapt to a conservation workshop for the Society's books and collections, facilitating the development of the 'Collections Study Room' (see 4.7.18).

4.8.19 The potential for the removal of non-structural partitions – the most economical level of physical intervention –is shown in Fig. 27 (p. 61). This could both increase storage capacity (if book storage continues to dominate) and provide a better working environment for both staff and library users. The main opportunities are to create larger spaces by the amalgamation of 1.05, 1.09 and 1.17, and 1.07, 1.06 and 1.22; both could take (more) efficient rolling stacks. While other rooms could be reconnected (eg 1.08 and 1.07; 1.03 and 1.04), in practical terms 1.08 should probably remain a utilitarian store, which can also provide messing facilities when major works are in hand. Rooms 1.10 and 1.11 should be safeguarded for additional toilet accommodation (4.8.8).

4.8.20 The vaults under the courtyard (1.26-1.29) would require major works to make them dry enough for anything other than low-grade storage and existing plant, which is unlikely to be economic.

Draft Policy 22: Consideration will be given to improving the quality and utility of space at basement level, by the amalgamation of historically-partitioned spaces and the improvement of their appearance.

4.9 Building services

Historic services

4.9.1 There are some few remnants of early building services that warrant conservation in situ, principally the Library gasoliers, of value not only for their decorative heads integrated in the ceiling design, but also the surviving functional elements above; and the original second floor WC, now back in working order. The ventilation system of the Meeting Room and Library, surviving at roof level, is of interest, although now essentially non-functional. Other elements, like small sections of wooden wire casing associated with the 1880s electrical installation, might best be retained in the form of samples in the collections. In general, however, the modern rapid expansion of building services and their short life cycle means that most are recent, and so retro-fitted with varying degrees of care and sensibility.

4.9.2 Heating by hot water radiators is one of the few services that remains in use in parts of the building in essentially its historic form, although much renewed and extended. The system is being extended in 2008 to the northern rooms of the building, and traditional cast iron radiators set in window reveals are being used to be in sympathy with those rooms of *considerable significance.* In other areas, however, the use of simple wall-mounted panel radiators, consistent with those installed in 2007 in the Inner Hall, has been continued.

Draft Policy 23 : Historic services identified as significant in the Gazetteer will be retained in or ex situ as appropriate.

Redundant, uncharted and inadequate services

4.9.3 The renewal or reorganisation of established services, like water, gas, and electricity, has happened in an incremental, ad hoc way, with redundant service pipes and cables usually being left in situ rather than good practice being followed by removing them where they are accessible. Few services are labelled, and there are no 'as installed' drawings at all. The problems that this can cause became very clear during the extension of the heating system in 2008. Floor voids, ducts and the basement ceiling are cluttered with pipes and cables, which block routes for the installation of new services. The 'easy option' adopted in the basement corridors, of simply hanging new services ever lower, is visually degrading, and space is in any event running out. The installation of suspended ceilings offers the only possibility of visual improvement of the present situation, although even that would require some amendment to existing runs. Elsewhere in the heating installation, much time has been spent trying to identify the function of service pipes, and establish whether they are live, in order to be able to divert or remove them.

4.9.4 There can be more serious implications arising from this issue than the accumulating stratigraphy of the basement ceilings. The cold water storage tank in the roof void is long redundant, but the *c*1870 lead pipe serving it, following a largely unknown route up through the building, was found to be still connected to the mains supply. The long redundant 'wet riser' fire hydrant system had been disconnected, but the pipes were still full of water. Either of these, but particularly the first, could have caused significant damage to the building or collections. The gas supply will (following the heating works) be audited to ensure that nothing but the kitchen and boiler are connected to it, giving reassurance that the remaining gas pipe work is dead. Uncharted services can lead to serious problems: plastic conduit was encountered driven right through the boiler flue, just above the boiler.

Draft Policy 24 All contracts for works to services will require 'as installed' drawings to be provided on completion using the Society's digital survey as a base; and will require superseded pipes and cables in accessible locations to be removed. Other pipes and cables identified as being redundant during such work will normally also be removed.

New services

4.9.5 Apart from radiators, there is no authentic historic precedent for most modern building service fittings, and generalised faux-historic light and other fittings tend to detract from the integrity of any historic space. Few will last more than 20-30 years, often much less, by which time they will tend to appear old-fashioned rather than adding to the values of the building. While, therefore, essentially transient, their potential for visual intrusion, especially when associated with surface wiring or

conduit, is amply demonstrated in many parts of the building. The most sympathetic approach tends to be to minimise, so far as is functionally possible, the number and size of visible fittings, to use simple contemporary designs which do not draw undue attention to themselves (unless it is a clear design objective that they do so), and always to use concealed cable and pipe runs.

4.9.6 Comprehensive overhaul of any part of the building should include the editing of visible services (as happened in the 2007 works), the removal of inappropriate, visually intrusive, fittings, and the rerouting of exposed service runs out of sight or their concealment by suspended ceilings. Thought should also be given, in the design of any installation, to how they might be renewed in future without disproportionate intrusion into the fabric.

4.9.7 More generally, it is desirable to rationalise the use of different technologies and systems, both for operational and maintenance purposes, and to minimise visual impact and the use of space. A start was made in 2008 with the rationalisation of the heating system, now served from a single boiler, rather than two boilers supplemented by a miscellany of electric heaters.

Draft Policy 25 Modern services will normally be designed to minimise visual intrusion, with service runs concealed.

Environmental control

4.9.8 The apartments house outstanding and irreplaceable collections of artefacts, prints and drawings, archives and books, of which only the most precious can be kept in the environmentally-controlled muniment room. Protecting this material from harm, by seeking to provide environmental conditions necessary to the contents of particular spaces as well as those who work in them, should inform the design of systems incorporated in all future major works, seeking to meet them so far as the historic building reasonably allows. The Meeting Room refurbishment, for example, provided an air handling system capable of de-humidifying air, but not of humidifying it.

Draft Policy 26 All major works will be designed to incorporate environmental controls appropriate to the conservation of the collections and the well-being of people working in the areas concerned.

APPENDIX: THE SOCIETY'S OTHER ROOMS IN THE COURTYARD

A1. In addition to its historically-associated apartments, the Society's lease includes the 'Mortimer Wheeler Room' at ground floor level at the north-east corner of the Courtyard, and three basement rooms in the Chemistry Society's apartments on the east side. They are therefore part of the same buildings, held under the same lease, and so far as they are applicable, it is intended that, the policies in this plan will be applied equally to them.

A2. The 'Mortimer Wheeler Room' is fitted with library shelving, and houses part of the Society's library, as well as functioning as a general meeting room. Its shell is part of the primary building, with an off-centre chimney breast. The windows and linings to the courtyard, and the door, survive from the original fit-out; the main entrance was originally from the Chemistry Society stairwell. The room was extensively refitted on stylistic grounds around the 1970s, from which date the present bookcases and ceiling, with a central flush plain panel, perforated ceiling tiles to the perimeter and a modern plaster cornice. In its present form it is, to give credit to the coherence of the fit-out, of *moderate significance*. Managed in isolation, it is probably best maintained in essentially its present form, unless the original ceiling and cornice survive above the present one, in which case restoration might be considered.

A3. The basement store rooms (B/AN/01-3) have, like those in the Society's apartments, very basic finishes, and extensive exposed services. They are lit from largely original windows facing into lightwells. These rooms are of *little significance.* A specific issue is the plumbing from the toilets above 03, suspended from the ceiling, which has leaked in the recent past and makes the room unsuitable for storage of vulnerable contents. The partitions between 01 and 02, and within the arches between 02 and 03, are of no or little structural consequence respectively, and might be considered for removal if the functional gains (for example to install more rolling racks) justified the cost.