

# Kennedy O'Callaghan Architects

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## Bancroft Road Library

**Value:** Masterplan: £4m  
Construction cost Phase 1: £171,195  
Phase 2: £443,678

**Dates:** Masterplan: 2010-11 Phase 1: 2011  
Phase 2: 2010 - September 2013

**Client:** London Borough of Tower Hamlets

### Brief description of Project:

Phase 1: Internal alterations to provide fire compartmentation and protected means of escape

Phase 2: Access improvements, insulation, repairs to roofs, gutters and roof access, emergency stone repairs to the front façade

Phase 3: Masterplan for the development of the archive and library service

### Services provided:

Full architectural service from RIBA Stage 1 to 6 for phases 1 and 2

RIBA services Stage 1 and 2 for the masterplan

We assisted LBTH with stakeholder /public consultation meetings with representatives of local resident groups

### Alterations and repairs to a listed building

The project involved alterations and repairs to a Grade 2 listed building in the London Borough of Tower Hamlets, including structural repairs to the roof structure. We consulted with the Conservation team, Building Control and the North East Area Fire Inspection Officer

### Access improvements

We developed an access strategy which was implemented through the provision of a new stone entrance ramp, an enlarged panelled entrance lobby, a replacement lift, a wheelchair accessible toilet and a staff meeting room with altered floor level for level access

### Re-roofing

The re-roofing works reinstated slate roofs and lead gutters in keeping with the character of the listed building. Thermal performance and maintenance access were improved.

### Fire and safety

The alterations included careful upgrades to internal doors and panelled screens to provide fire protected escape routes. We liaised closely on the detail with LBTH Building Control. The stone on the front façade was found to be loose and this was de-frassed. The ornate plaster was in danger of falling and emergency repairs were proposed. This work required further funding and so only emergency works were included in Phase 2

### Education

We developed a masterplan for alterations and extensions to provide enhanced education, community, archive and support facilities to be run by the Idea Stores team

### Architects

Kennedy O'Callaghan, Janie Price



Typical cut-away view to explore circulation routes with client team



Roofs were re-slatted (original slates were re-used on the front slope), lead gutters, parapet walls and copings were restored; roof trusses were strapped



New entrance ramp, step and power-assisted doors



We advised on repairs to the stone facade