

# HaworthTompkins



33 Tavistock Square

Design and Access Statement, April 2023

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- 4.1 CONCLUSION





# 1.1 Executive Summary



West Side of Tavistock Square

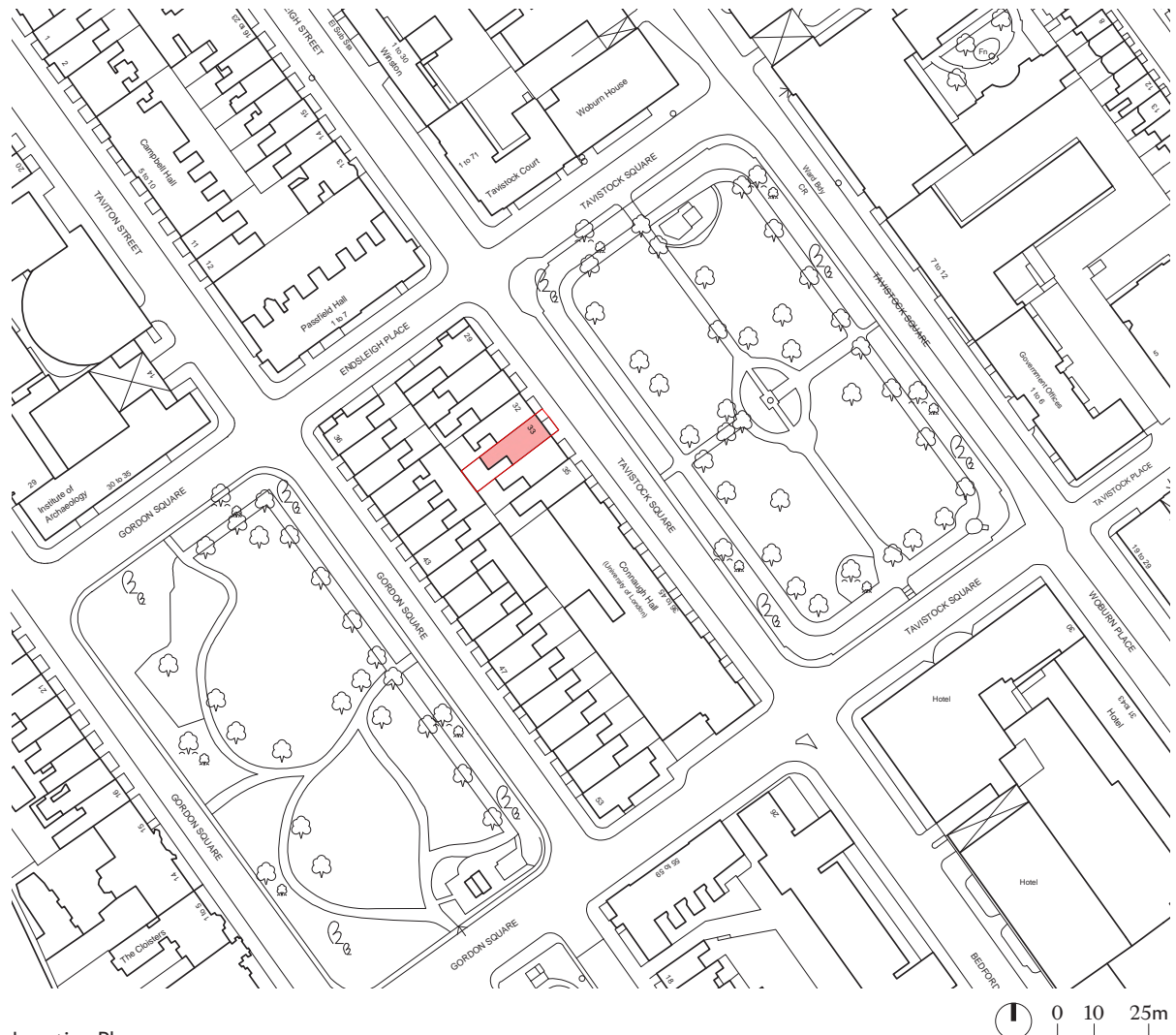
This Design & Access Statement has been prepared on behalf of The University of London (UoL) in support of a planning application and Listed Building Consent for alteration and refurbishment works to 33 Tavistock Square.

The existing building, owned by UoL, is a mid-terrace Georgian Townhouse comprising 5 individual residential flats at lower ground, ground, 1st, 2nd and 3rd floors.

The property is Listed Grade II\* as part of the entry for No.s 29-45 Tavistock Square (ref. 1378967) and sits within the Bloomsbury Conservation Area. This DAS should be read in conjunction with the Heritage Statement produced by Icen.

This report describes the existing building in its current condition, and summarises the proposed alterations and repair works. The proposed works are relatively minor and aim to upgrade the existing finishes and furnishings, in addition to improving previous alterations to the historic layouts and fabric.

## 1.2 Site Location & Context



Location Plan

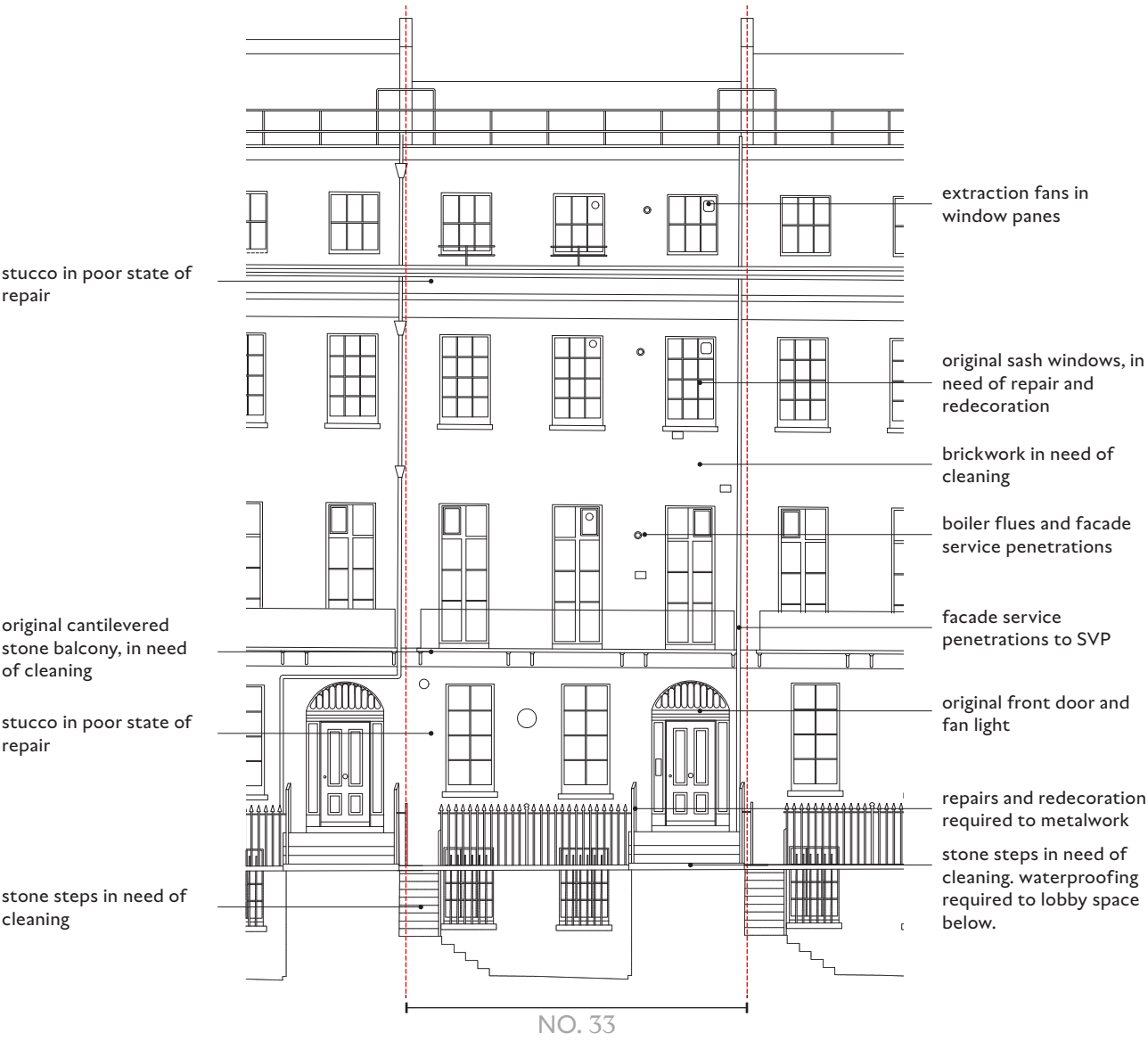
The application site, no. 33 Tavistock Square, is located on the western side of Tavistock Square, in the Bloomsbury conservation area. It forms part of a terrace of Georgian townhouses, constructed in the 1820s as part of the Bedford Estate development. In the late 19th and early 20th Century, the square underwent extensive demolition and rebuilding. As such, the terrace on the west side of the square is one of the only remaining parts of the first phase of the development.

No. 33 is a mid-terrace townhouse, and shares party walls with no. 32 and 34 Tavistock Square. The principal street frontage overlooks the garden square. The building is set back from the pavement by a lightwell to the lower ground floor. At the rear of the property there is a small garden space, which in turn backs onto the terraces of Gordon Square. The garden is predominantly paved, and contains a small tree.

## 2 – Existing Building Appraisal

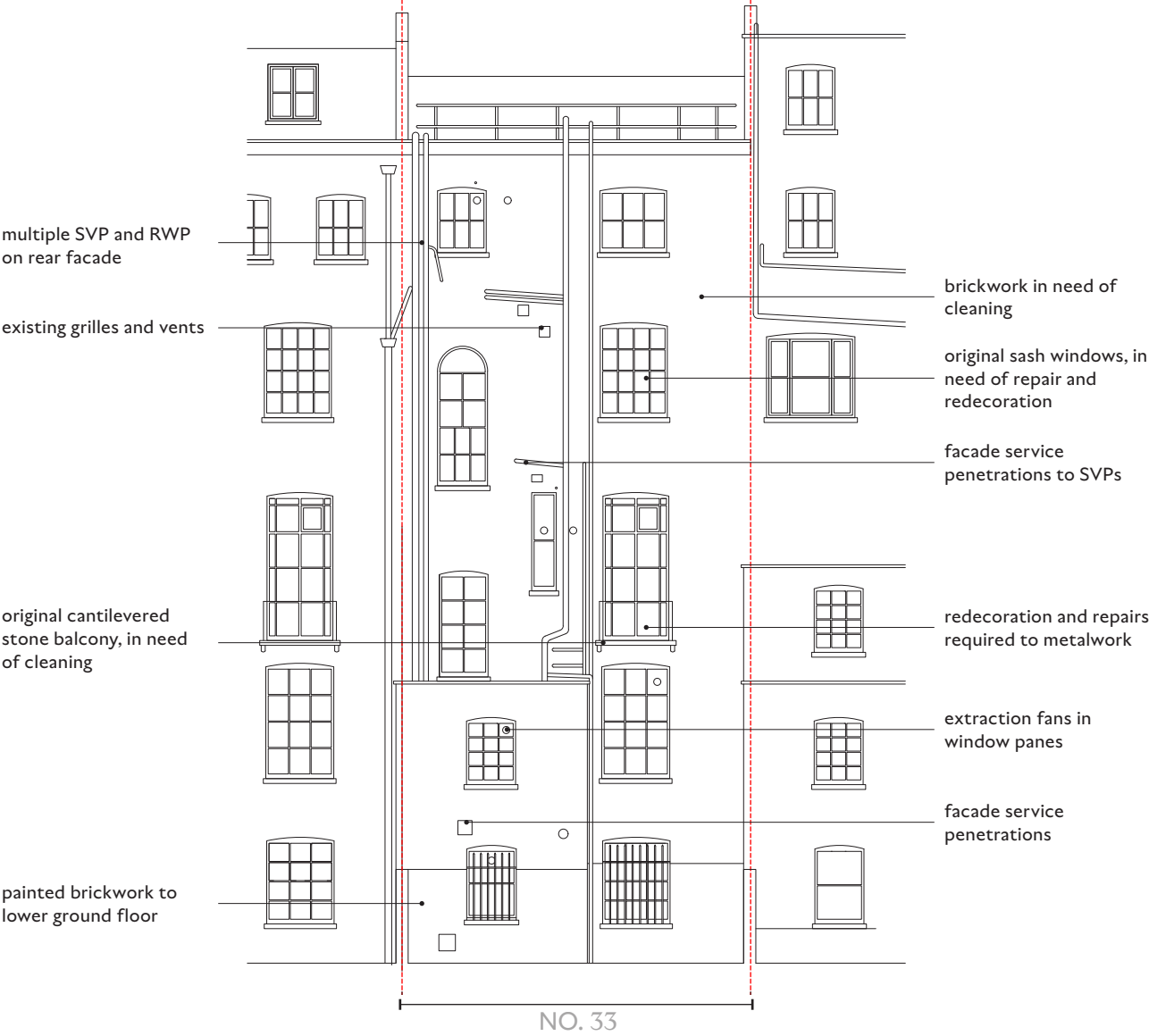
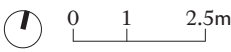
# 2.1 Front Facade

0 1 2.5m



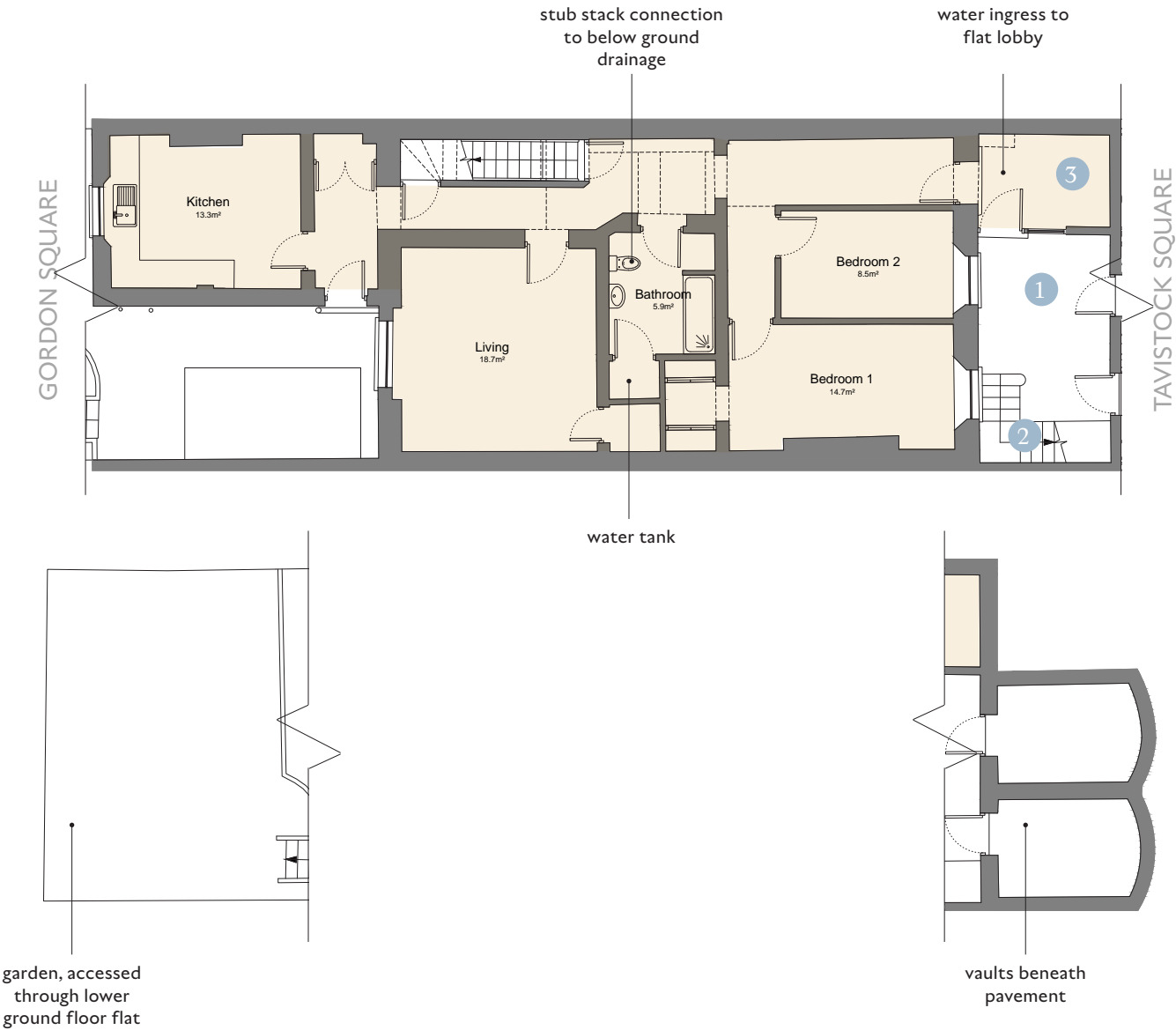
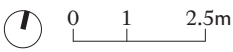


# 2.2 Rear Facade

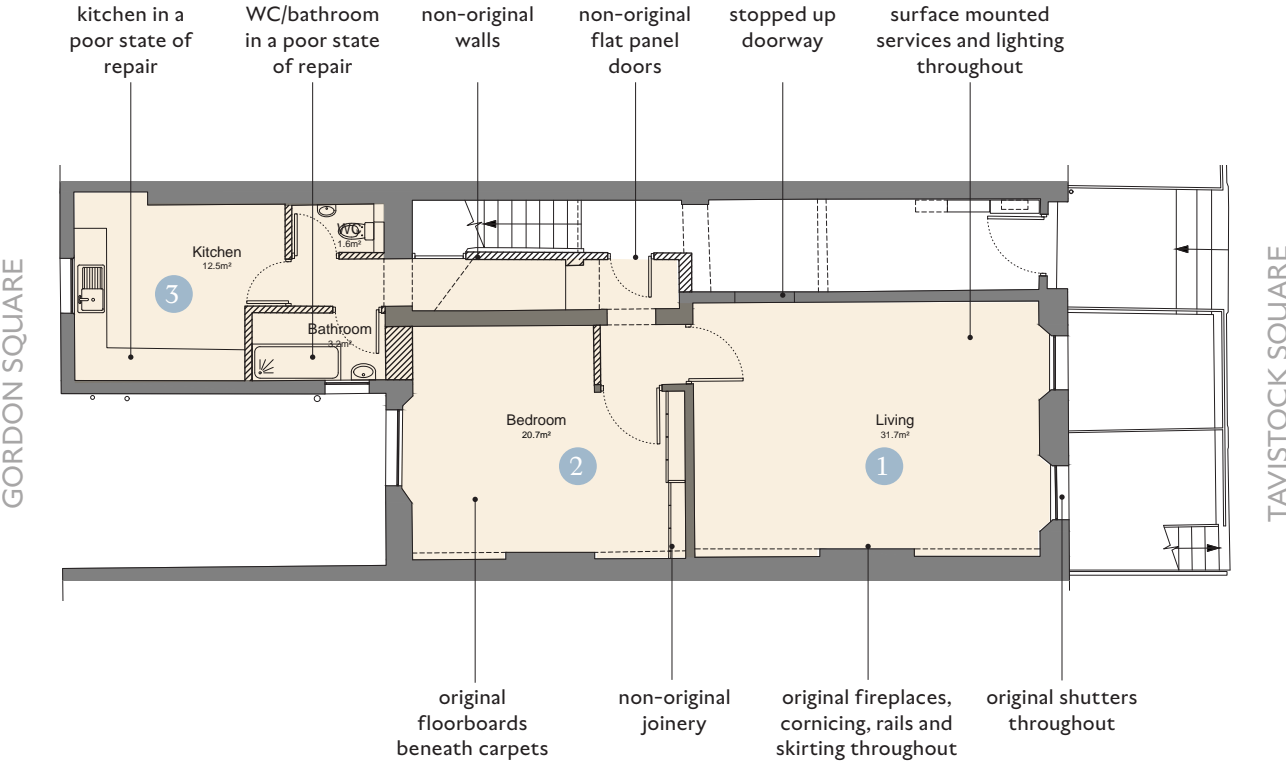
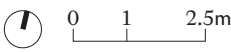




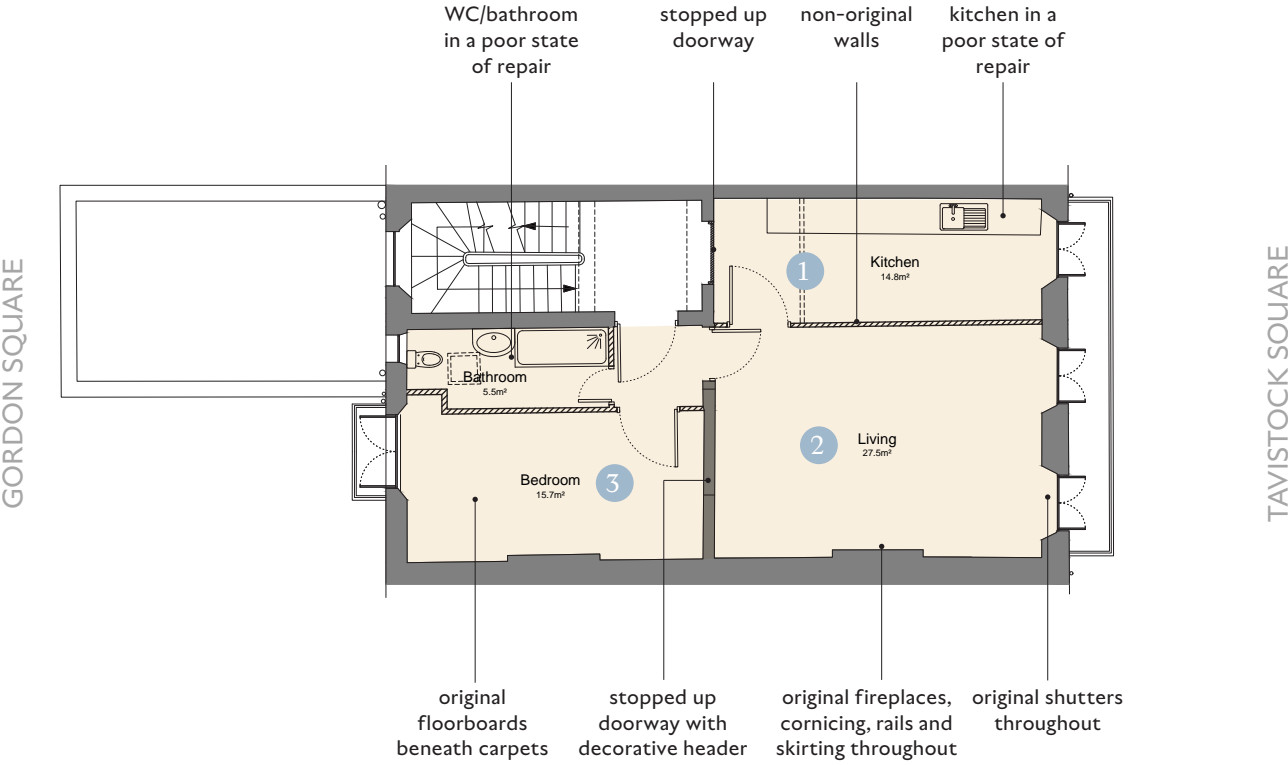
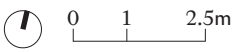
# 2.3 Lower Ground Floor Flat



# 2.4 Ground Floor Flat

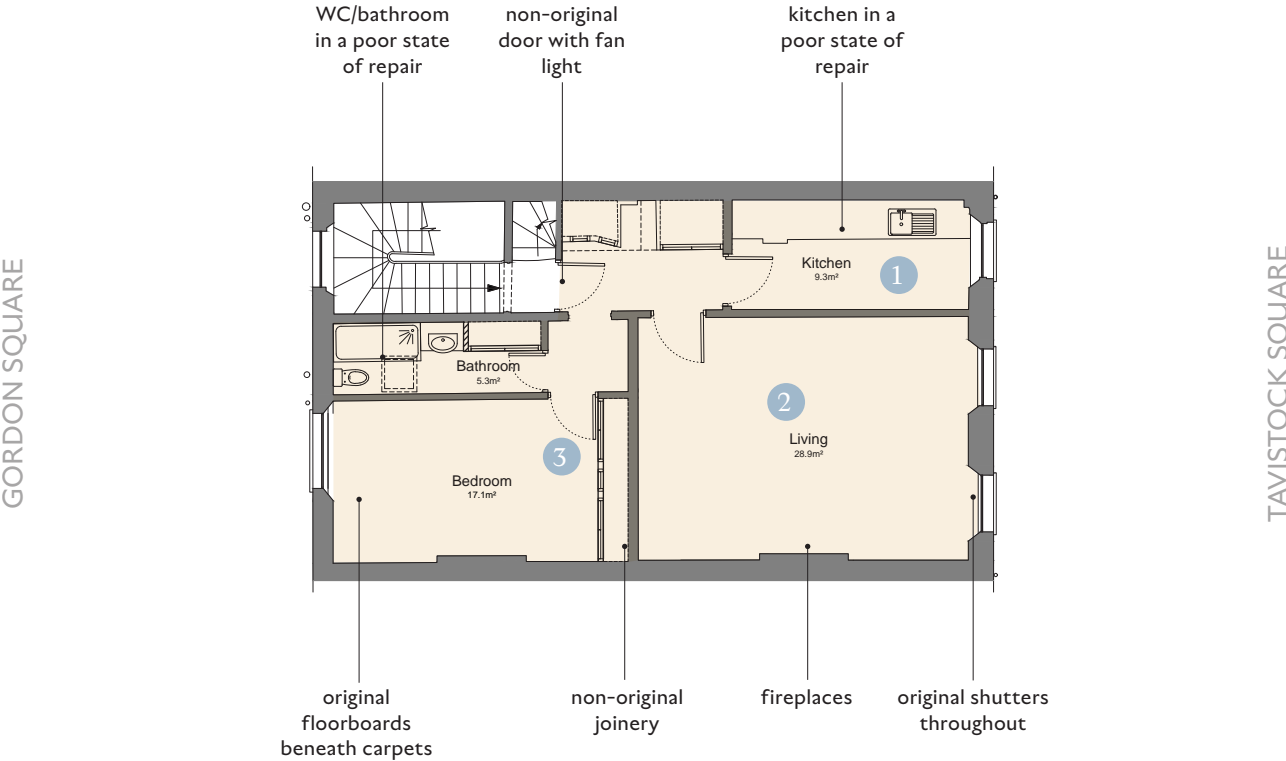
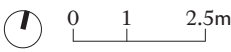


# 2.5 First Floor Flat

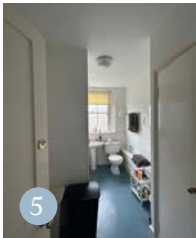
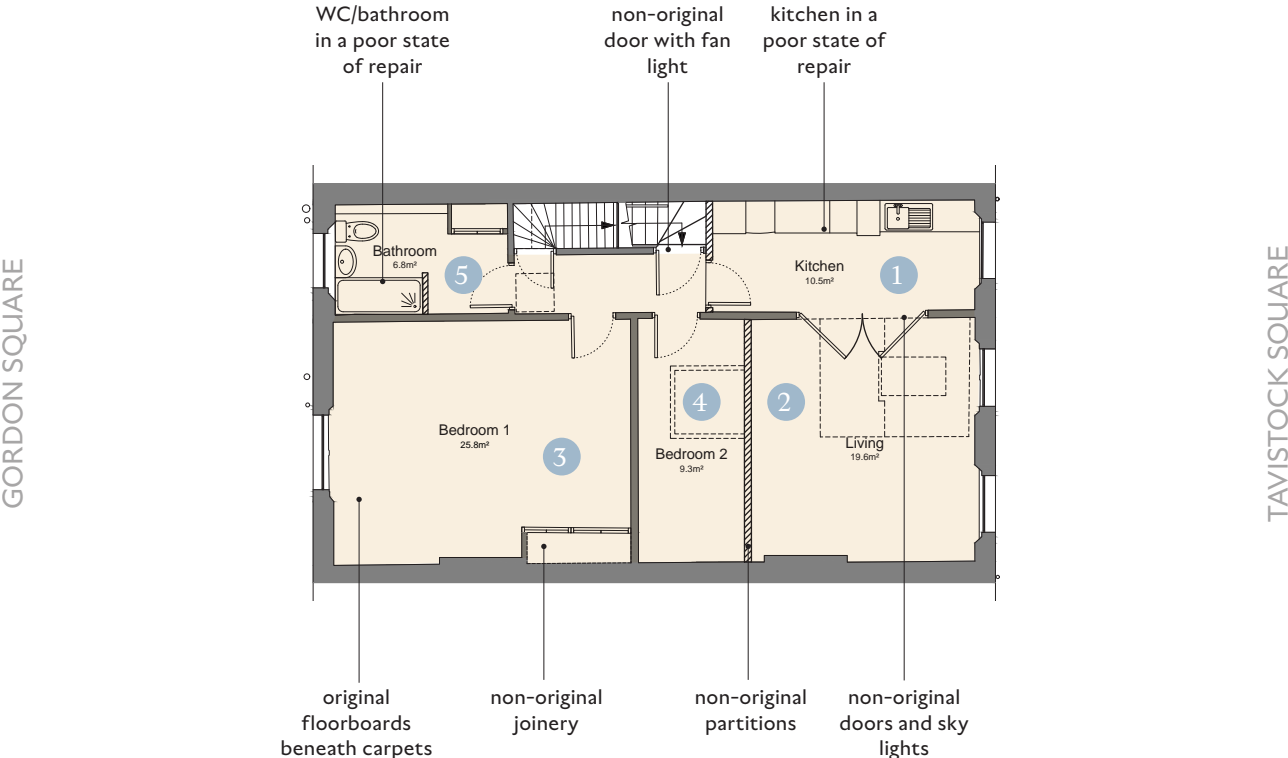
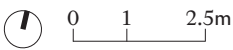




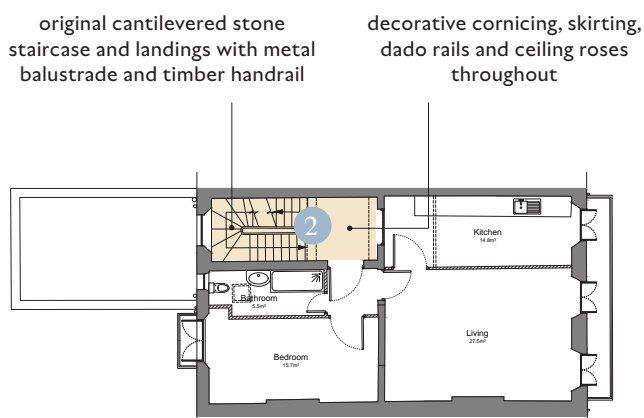
# 2.6 Second Floor Flat



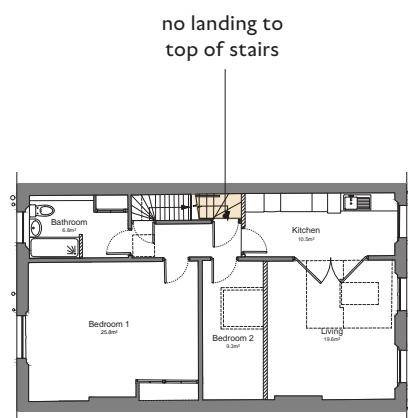
# 2.7 Third Floor Flat



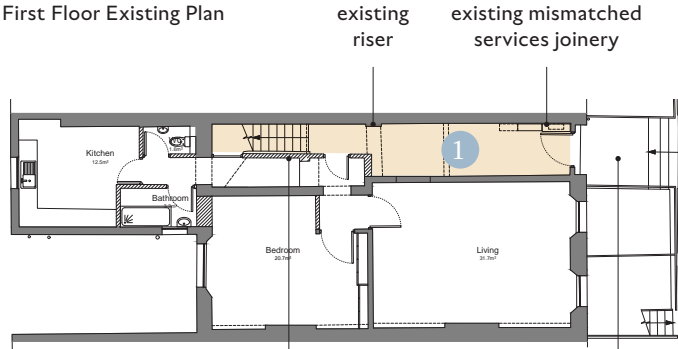
# 2.8 Communal Areas



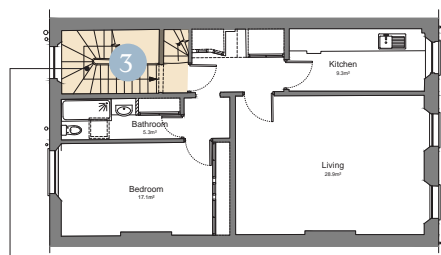
First Floor Existing Plan



Third Floor Existing Plan



Ground Floor Existing Plan



Second Floor Existing Plan

non-original walls and boxing in of original balustrade

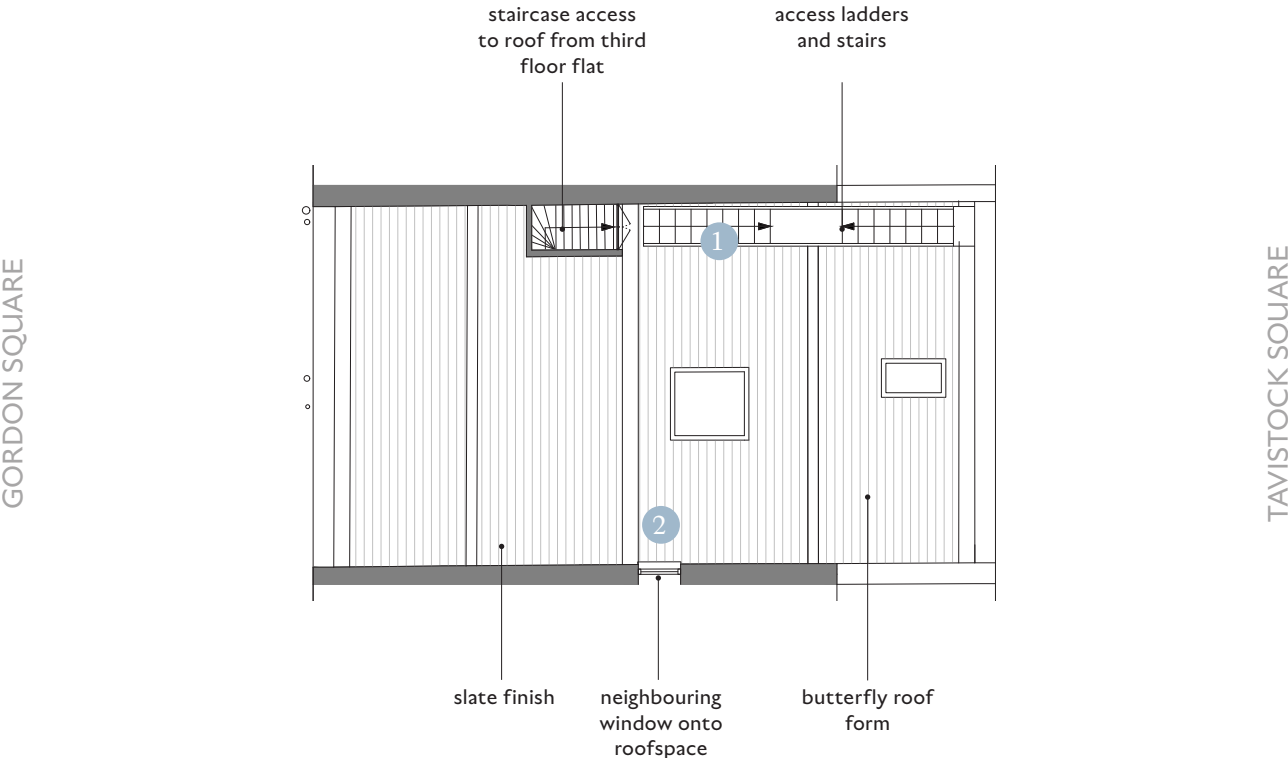
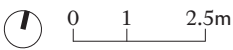
steps in need of cleaning and waterproofing

surface mounted services and lighting throughout





# 2.9 Roof



# 3 – Proposed Refurbishment Works

## 3.1 Design and Access Statement Summary

The following sections summarise the proposed works.  
Additional information is set out below:

### USE

The existing use as 5 separate residential flats is to be retained.

### AMOUNT

The existing gross internal (c.462sqm) will be unchanged.  
A small change to the internal unit area of the ground and third floor flats is proposed.

| UNIT | EXISTING AREA (sq.m) | EXISTING BEDROOMS | PROPOSED AREA (sq.m) | PROPOSED BEDROOMS |
|------|----------------------|-------------------|----------------------|-------------------|
| LG   | 102.2                | 2                 | 102.2                | 2                 |
| G    | 83.1                 | 1                 | 76.0                 | 2                 |
| 1    | 68.9                 | 1                 | 68.9                 | 1                 |
| 2    | 72.5                 | 1                 | 72.5                 | 2                 |
| 3    | 79.2                 | 2                 | 78.3                 | 2                 |

### ACCESS

All flats from ground to 3rd floor are accessed from the common entrance / stairwell. This access remains unchanged.

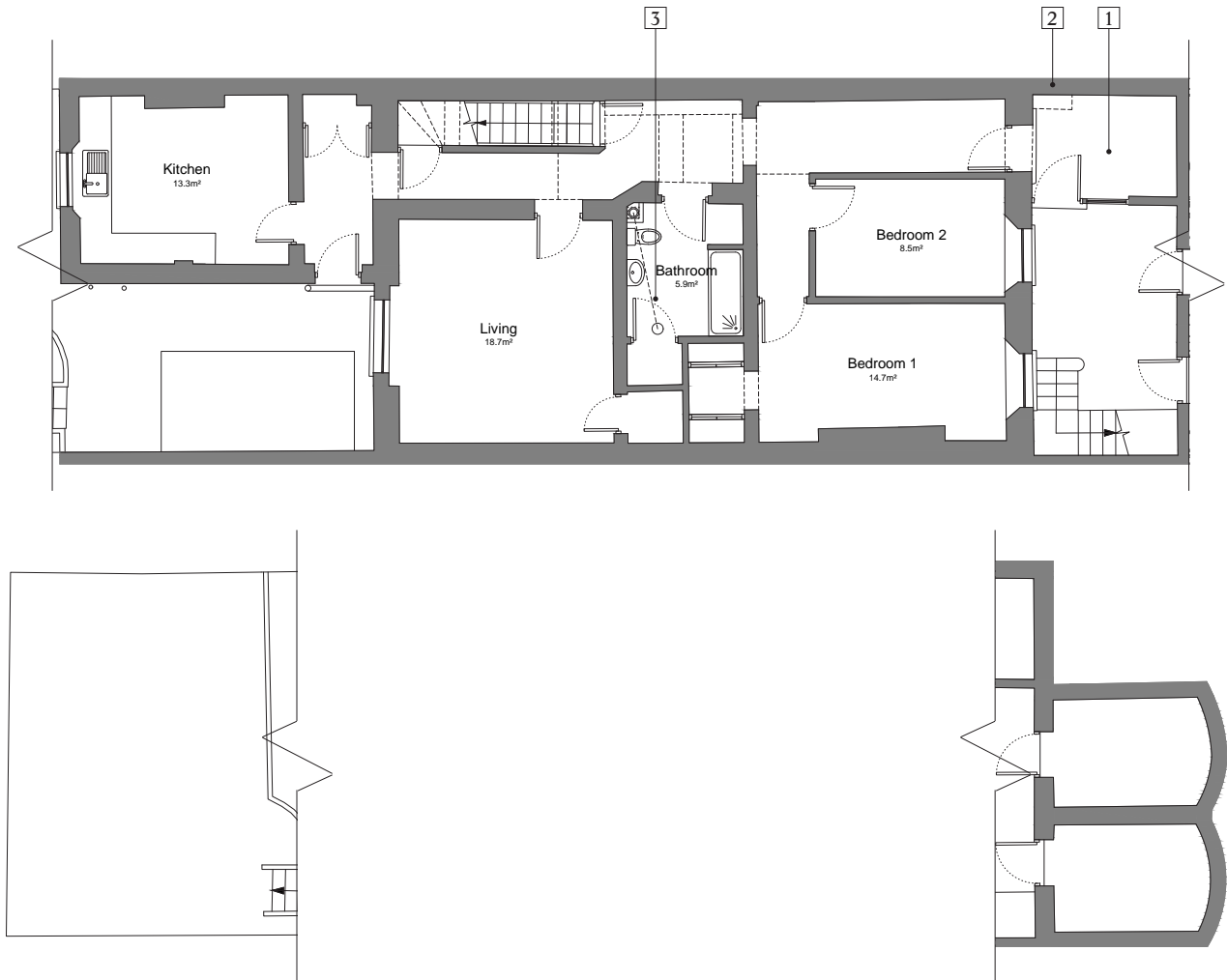
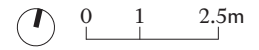
The lower ground floor flat has separate access from the street light well. This access remains unchanged.

### CURTILAGE AND REAR GARDEN

The existing railings to the street, steps and front lightwell will be cleaned and re-decorated.  
No works are proposed to the rear garden.



## 3.2 Lower Ground Floor Layout

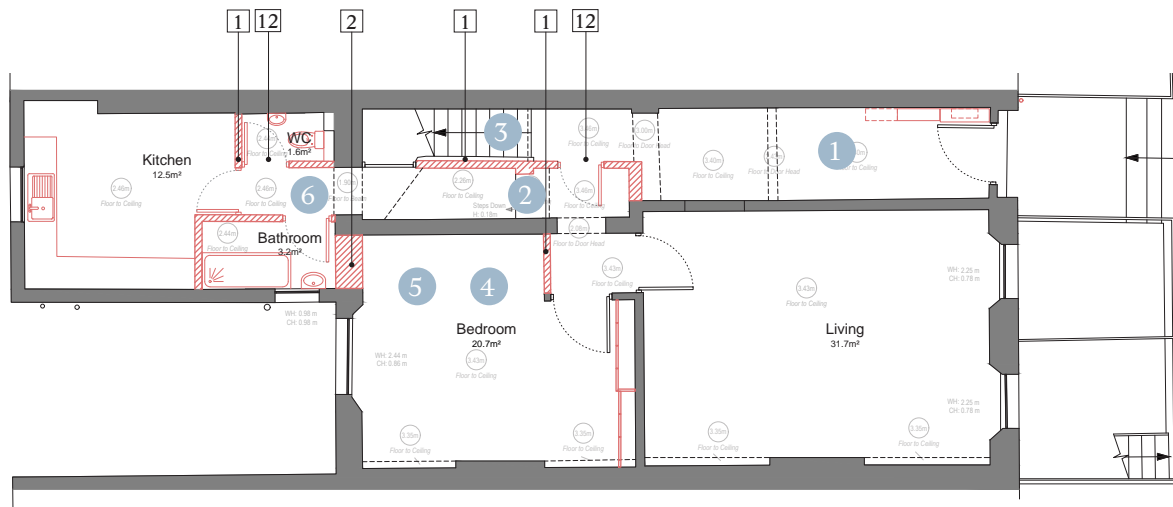
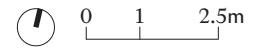


Lower Ground Floor Proposed Plan

### SCOPE OF WORKS

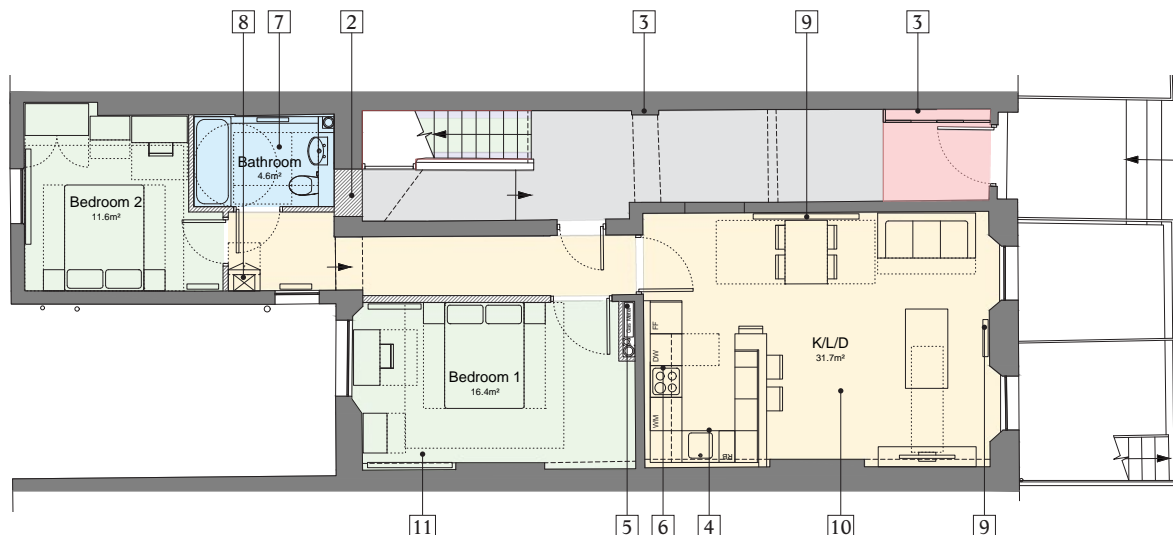
1. Waterproofing and overcladding of main entrance steps, to prevent water ingress to lower ground floor lobby
2. Repairs to wall to prevent water ingress to lower ground floor lobby.
3. New SVP connection to existing sub stack. Localised opening up works to ceiling and new pipework boxing.

### 3.3 Ground Floor Layout



Please refer to following page for existing photographs

Ground Floor Demolition Plan



Ground Floor Proposed Plan



#### SCOPE OF WORKS

1. Demolition and reconfiguration of non-original partitions
2. New structural opening and stopping up of existing opening
3. Services in communal areas concealed using existing riser and new joinery
4. New kitchen location, fixtures and fittings
5. New SVP to serve kitchen, connecting to existing stub stack at lower ground floor.
6. New ventilation duct to serve kitchen. Concealed extract route through dropped ceiling in hallway.
7. New bathroom location, fixtures and fittings. Connection to existing SVP stack.
8. Boiler relocated and flue routed through external wall
9. New radiators, with pipework concealed under floor
10. New floor finishes, with an acoustic layer in tenant spaces. Original floorboards retained.
11. Repainting of all internal walls and ceilings.
12. All non-original doors replaced with panel doors. Original panel doors retained in-situ or relocated

## EXISTING PHOTOGRAPHS



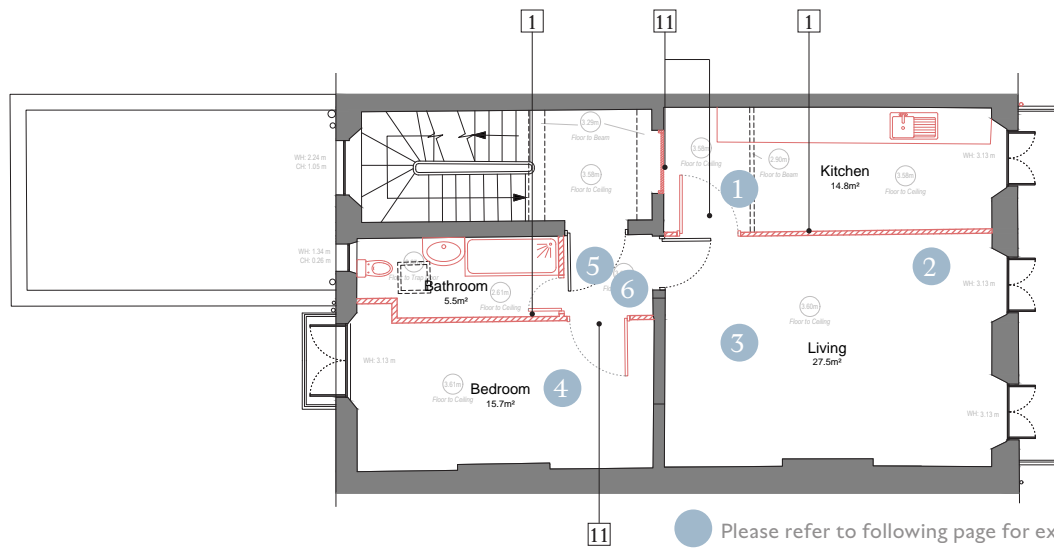
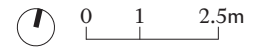
- Non-original partition wall to communal hallway to be removed, restoring stairwell to original width
- Wall to be retained below the first run of steps
- Boxed in original balustrade to be exposed
- Existing opening to rear outrigger extension to be stopped up



- Demolition and reconfiguration of non-original partition walls to bedroom and bathroom/kitchen
- New structural opening to provide access to rear outrigger extension

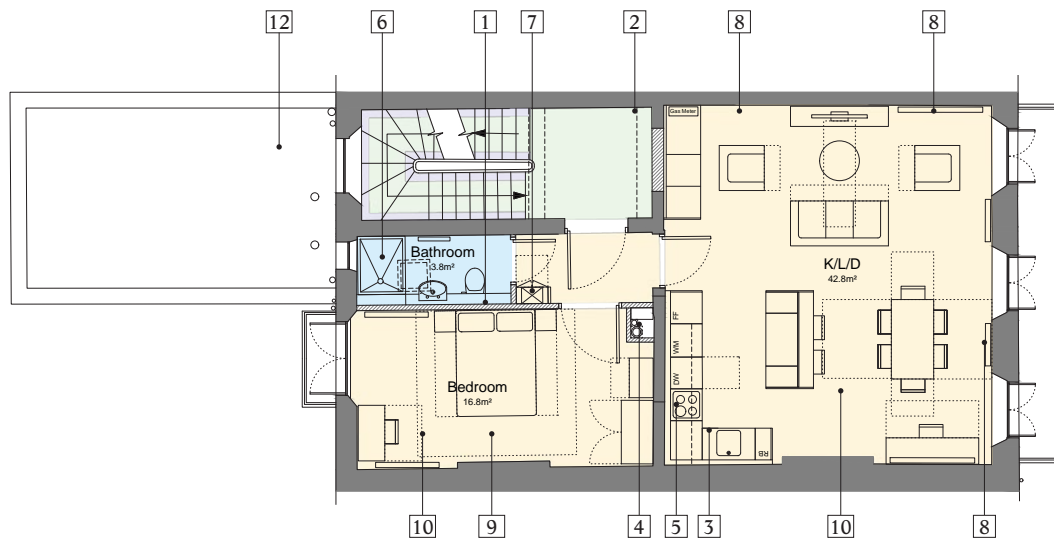


## 3.4 First Floor Layout



Please refer to following page for existing photographs

First Floor Demolition Plan



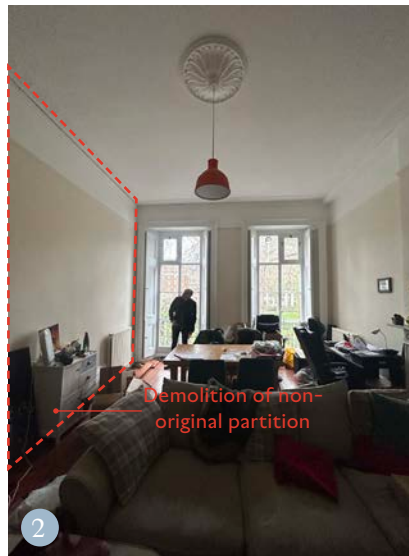
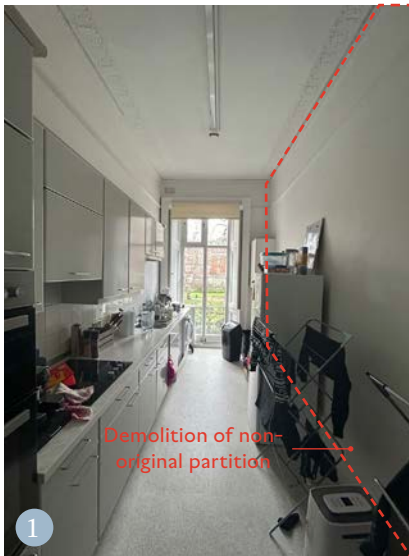
First Floor Proposed Plan



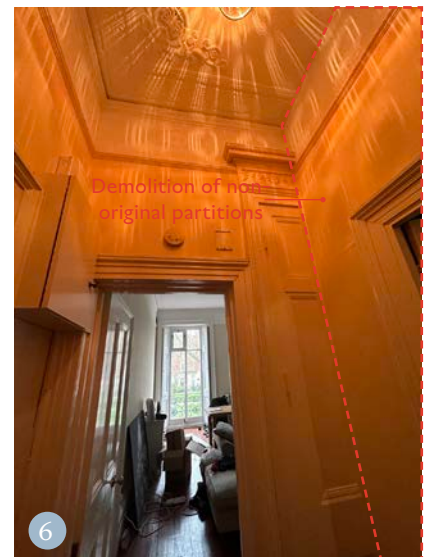
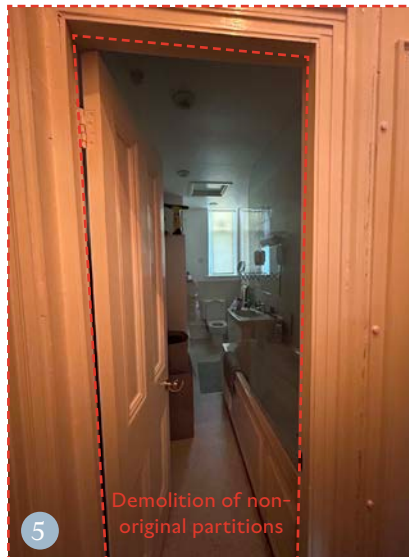
### SCOPE OF WORKS

1. Demolition and reconfiguration of non-original partitions
2. Services in communal areas concealed using existing riser
3. New kitchen location, fixtures and fittings
4. New SVP to serve kitchen, connecting to existing stub stack at lower ground floor.
5. New ventilation duct to serve kitchen. Concealed extract route through dropped ceiling in hall.
6. New bathroom fixtures and fittings. Connection to existing SVP stack.
7. Boiler relocated and flue routed through external wall
8. New radiators, with pipework concealed under floor
9. New floor finishes, including an acoustic layer in tenant spaces. Any original floorboards retained.
10. Repainting of all internal walls and ceilings.
11. All non-original doors replaced with panel doors. Original panel doors retained in-situ or relocated.
12. New service penetrations to roof from bathroom below.

## EXISTING PHOTOGRAPHS

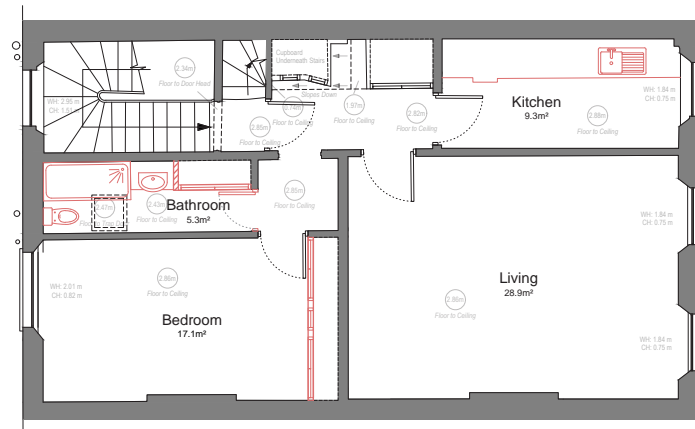
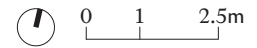


- Non-original partition wall to be demolished, restoring room to original proportions
- Non-original cornicing, skirting, picture rails and ceiling rose to be removed

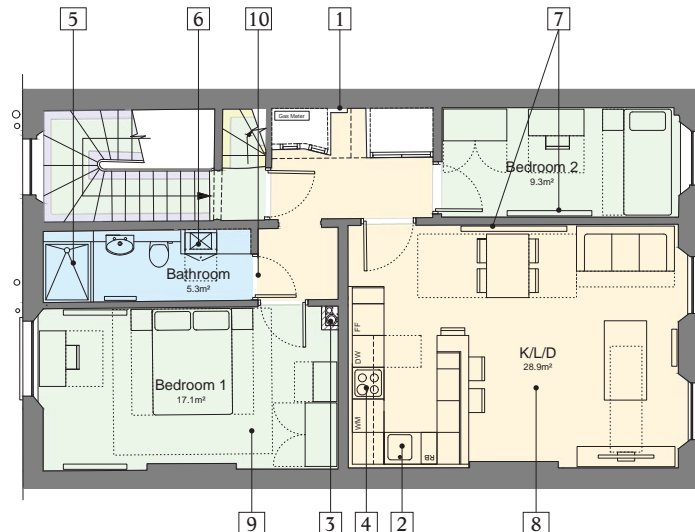


- Demolition and reconfiguration of non-original partition walls to bedroom and bathroom

## 3.5 Second Floor Layout



Second Floor Demolition Plan



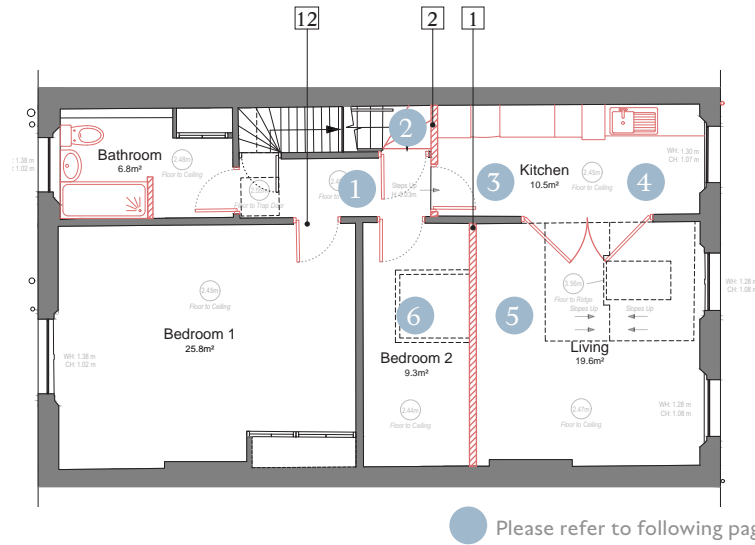
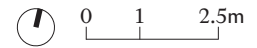
Second Floor Proposed Plan



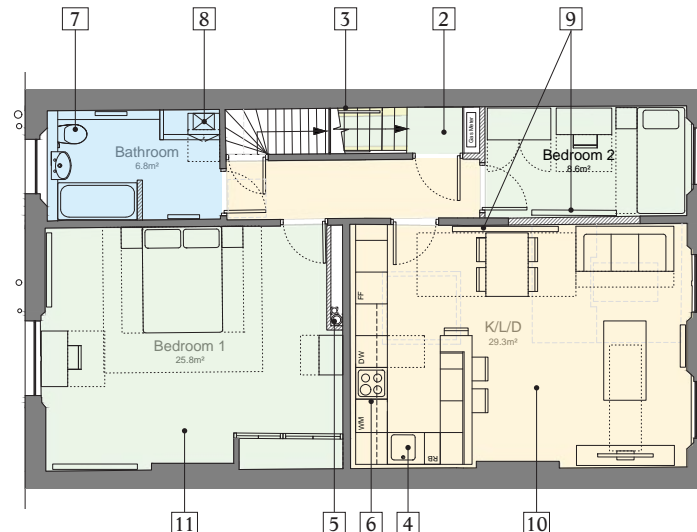
### SCOPE OF WORKS

1. Services concealed using existing riser
2. New kitchen location, fixtures and fittings
3. New SVP to serve kitchen, connecting to existing stub stack at lower ground floor.
4. New ventilation duct to serve kitchen. Concealed extract route through dropped ceiling in hall and bathroom.
5. New bathroom fixtures and fittings. Connection to existing SVP stack.
6. Boiler relocated and flue routed through external wall
7. New radiators, with pipework concealed under floor
8. New floor finishes, including an acoustic layer in tenant spaces. Any original floorboards retained.
9. Repainting of all internal walls and ceilings.
10. All non-original doors replaced with panel doors. Original panel doors retained in-situ or relocated.

## 3.6 Third Floor Layout



Third Floor Demolition Plan



Third Floor Proposed Plan



### SCOPE OF WORKS

1. Demolition and reconfiguration of non-original partitions
2. Reconfiguration of stairs to make space for a landing outside flat entrance. Relocation of gas meter.
3. Services in communal areas concealed using existing riser
4. New kitchen location, fixtures and fittings
5. New SVP to serve kitchen, connecting to existing stub stack at lower ground floor. Vent through roof.
6. New ventilation duct to serve kitchen. Extract route through roof.
7. New bathroom fixtures and fittings. Connection to existing SVP stack.
8. Boiler relocated and flue routed through roof
9. New radiators, with pipework concealed under floor
10. New floor finishes, including an acoustic layer in tenant spaces. Any original floorboards retained.
11. Repainting of all internal walls and ceilings.
12. All non-original doors replaced with panel doors. All original doors retained in-situ or relocated.



## EXISTING PHOTOGRAPHS

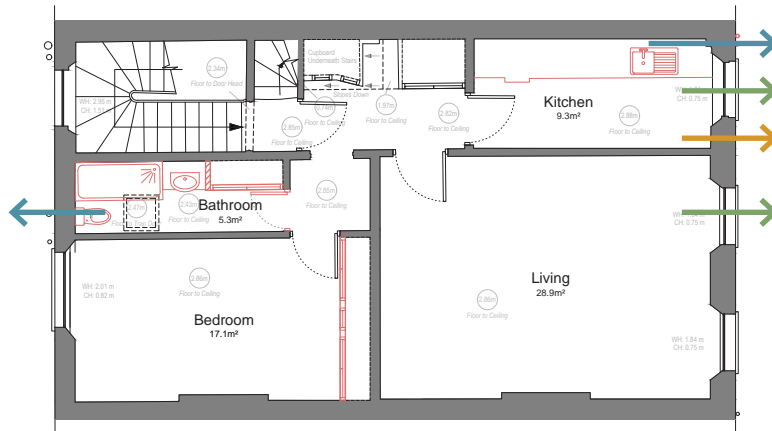


- Reconfiguration of top of stairs and kitchen/hallway partition to provide a landing space before the flat entrance door.

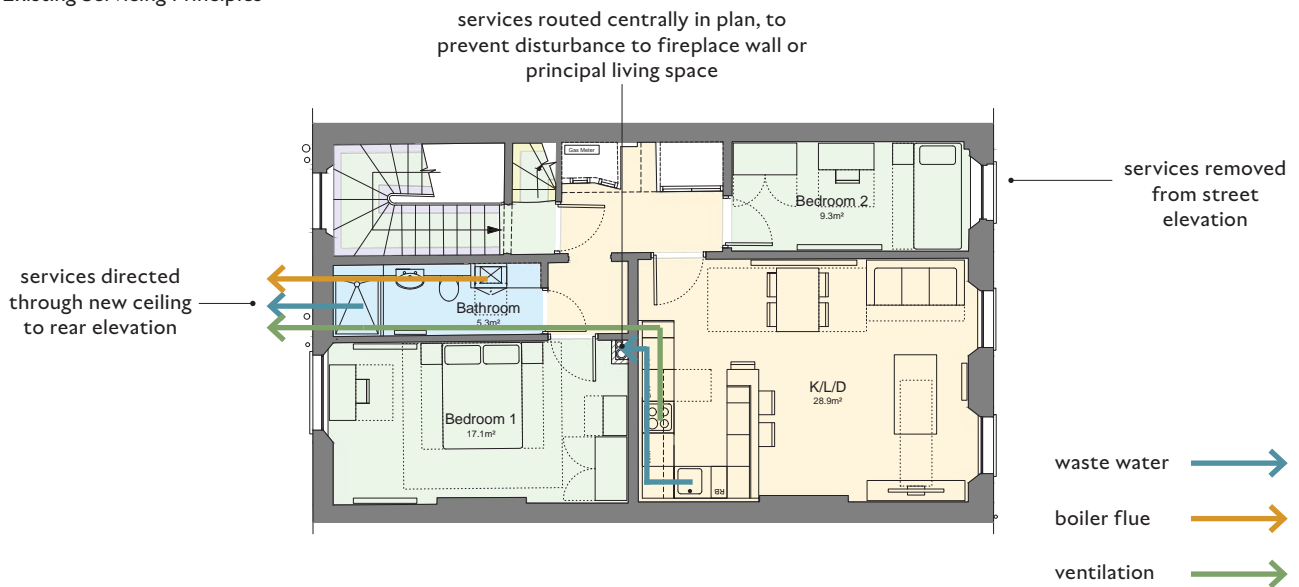


- Stopping up of non-original folding doors between kitchen and living space
- Demolition of non-original wall between living space and 'land-locked' single bedroom, restoring symmetry around fireplace.

## 3.7 Building Services



Existing Servicing Principles



Proposed Servicing Principles

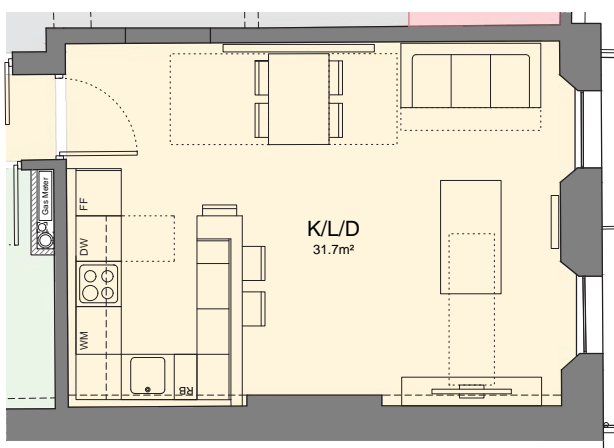
### SUMMARY

- Concealed services in communal areas - existing service void utilised and new entrance hall joinery
- Ventilation from bathrooms and kitchens - routed to roof and rear facade through dropped ceilings
- Boiler relocations, making good of flues on main facade. New flue penetrations on rear facade. Flue routes concealed in dropped ceilings.
- Services routed centrally in plan, in bathroom/lobby ceilings, to avoid disturbance to fireplace wall.
- Radiators - removal of any wall mounted pipework. New pipework concealed under floors, using existing joist notches where possible.
- Lighting - chasing in of any surface mounted conduit. Reuse of existing light locations.
- Gas meters retained in existing positions, except at third floor.
- Removal of SVP facade penetrations on front facade. New SVP penetrations on rear facade.
- Kitchen location rationalised from ground to third floor

## 3.8 Kitchen Layout Principles



Ground floor principal living space, perspective view



Ground floor principal living space, plan

FF = Fridge Freezer  
 DW = Dishwasher  
 WM = Washing Machine  
 RB = Recycling Bins, Food Waste & Residual Waste

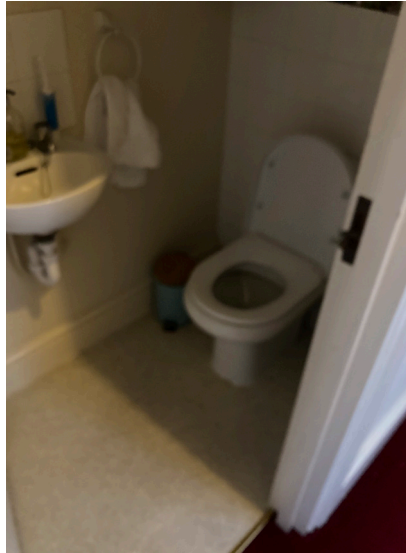
- Gap maintained between cabinets/work surface and wall units to rear wall only - to maintain legibility/symmetry of the fireplace and chimney breast
- Full height fridge/freezer unit to 'book-end' the kitchen
- Alignment of top of units with existing doorways

## 3.9 Bathrooms

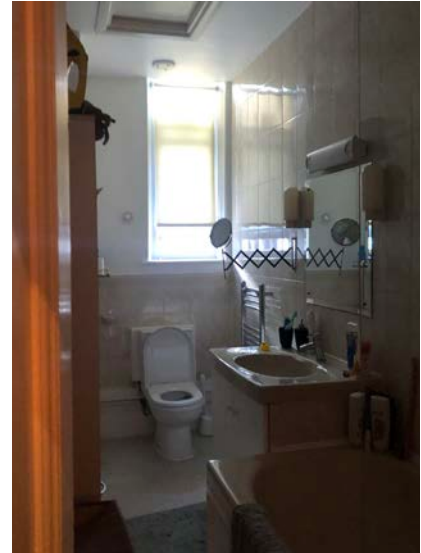
The bathrooms in each flat vary in layout, fixtures/fittings and finishes. The proposed scheme looks to refurbish and upgrade all bathrooms, as outlined below.



Ground Floor Bathroom



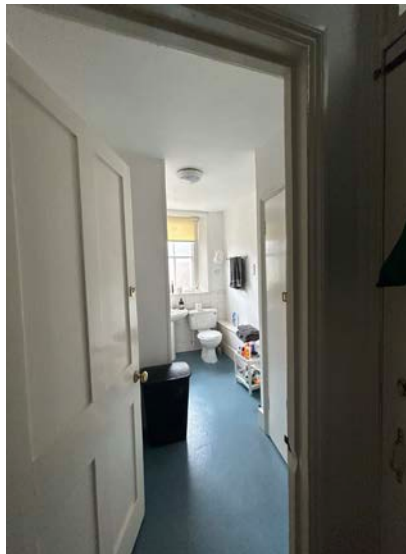
Ground Floor WC



First Floor Bathroom



Second Floor Bathroom



Third Floor Bathroom



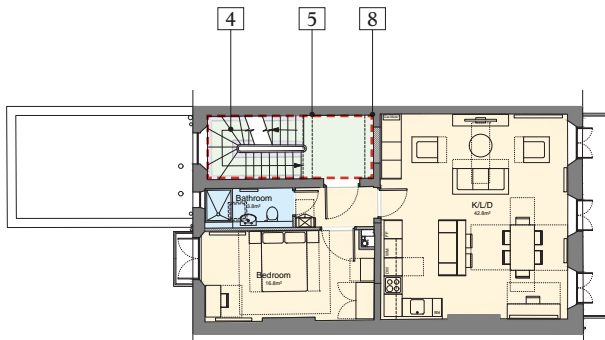
Third Floor Bathroom

### SCOPE OF WORKS

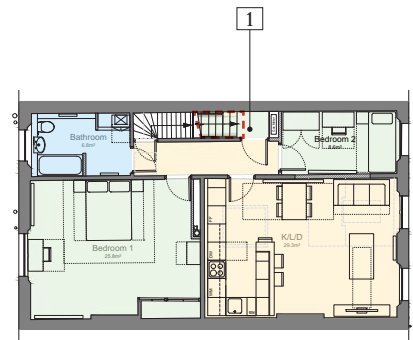
- Removal of all fixtures, fitting and finishes
- Layout reconfigurations to ground, first and second floors
- New sanitaryware and finishes to walls, floors and ceilings
- Removal and reconfiguration of dropped ceilings at first and second floors, to conceal service routes
- New WC extracts and SVP connections through rear facade
- Relocation of boilers to bathroom spaces
- New lighting and window treatments



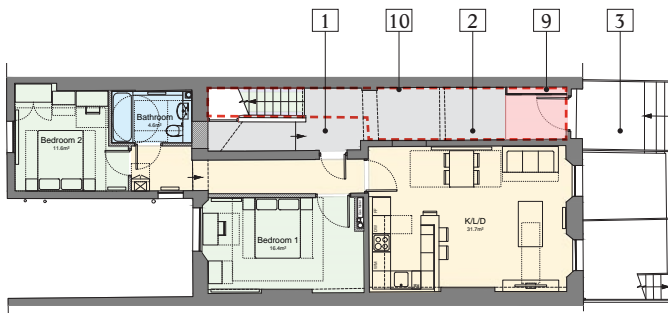
## 3.10 Communal Areas



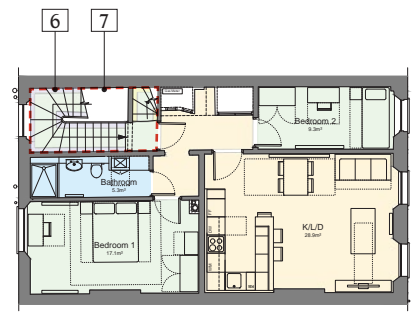
First Floor Existing Plan



Third Floor Existing Plan



Ground Floor Existing Plan



Second Floor Existing Plan

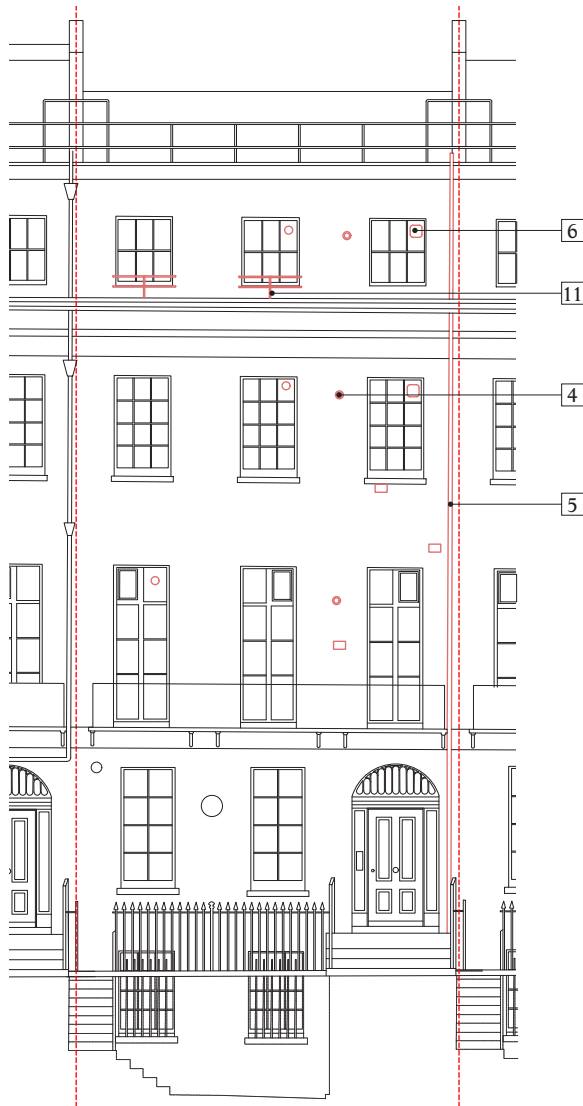


### SCOPE OF WORKS

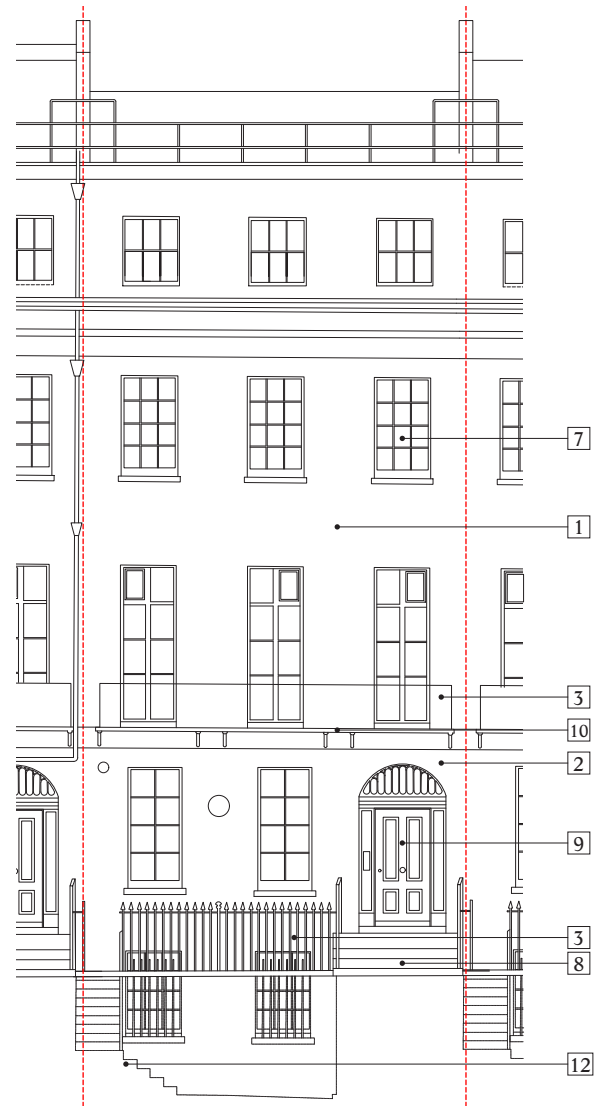
1. Layout reconfigurations to ground and third floors
2. Existing stone entrance flooring exposed, cleaned and resealed
3. Waterproofing and overcladding of main entrance steps
4. Stair carpet removed. New stair carpet runner and repainting of stone. Refurbishment of balustrade
5. Removal of non-original textured wallpaper beneath dado rail
6. Retention of existing cornicing, ceiling roses, rails and skirting
7. Repainting all walls and ceilings
8. Use of existing service void as distribution route. Stripping out / concealment of exposed services
9. Removal and replacement of non-original existing hallway joinery to conceal services
10. New lighting, including emergency PIR lighting

## 3.11 External Building Fabric

0 1 2.5m



Front Elevation, Demolition



Front Elevation, Proposed

### SCOPE OF WORKS

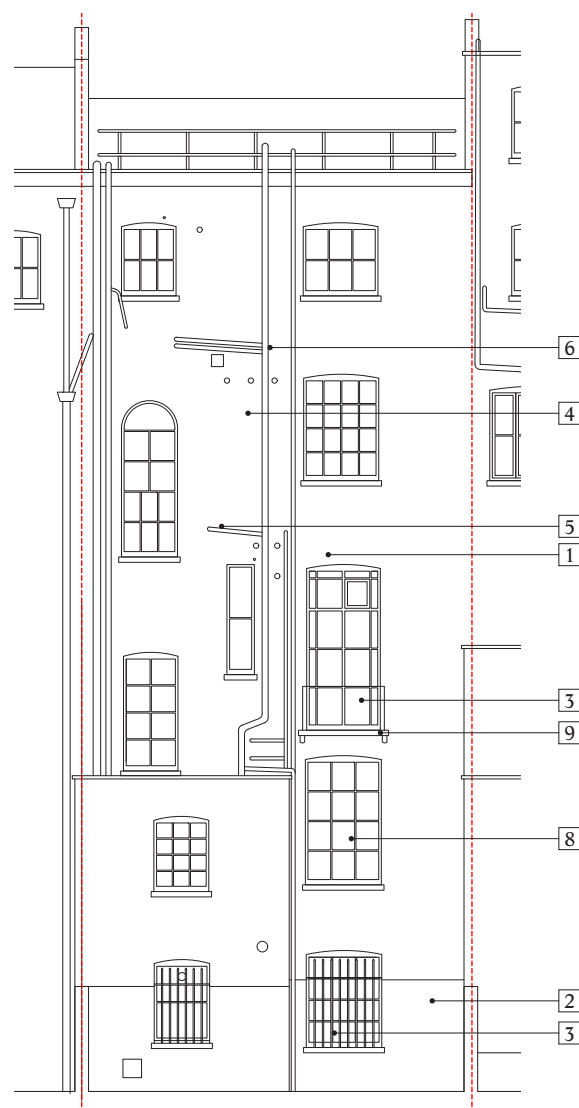
1. Doff cleaning of brickwork
2. Repairs and repainting of stucco, to match existing colour
3. Repairs and repainting of metalwork, to match existing colour
4. Removal and making good of existing boiler flue facade penetrations
5. Removal and making good of existing non-original SVP and associated facade penetrations
6. Removal of window fans and installation of new glass panes
7. Repairs, repainting and draft sealing of windows
8. Cleaning, waterproofing and overcladding of stone steps
9. Repainting front door
10. Cleaning and repairs to stone balcony
11. Removal of non-original metalwork
12. Cleaning stone steps to lower ground floor lightwell

EXISTING PHOTOGRAPHS





Rear Elevation, Demolition

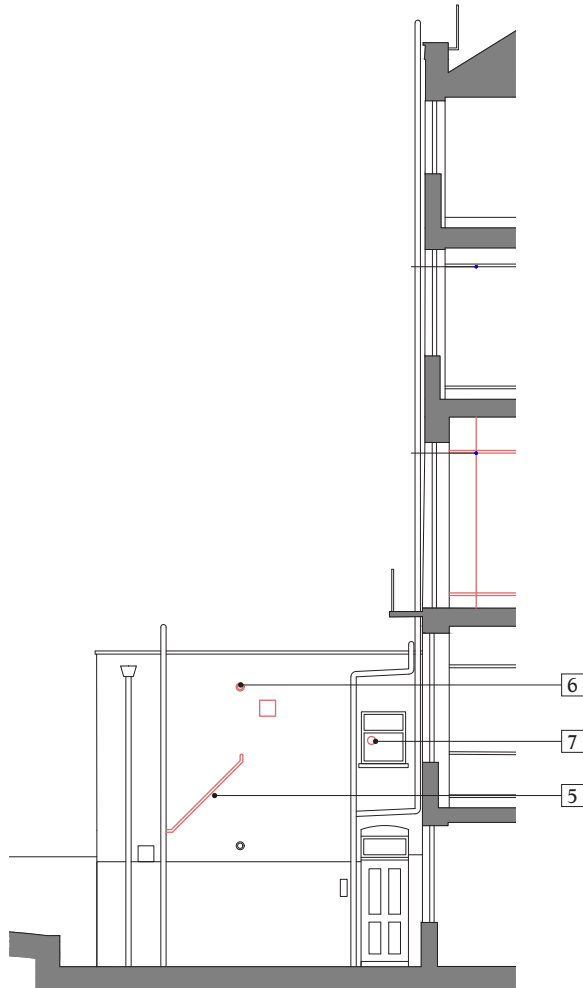


Rear Elevation, Proposed

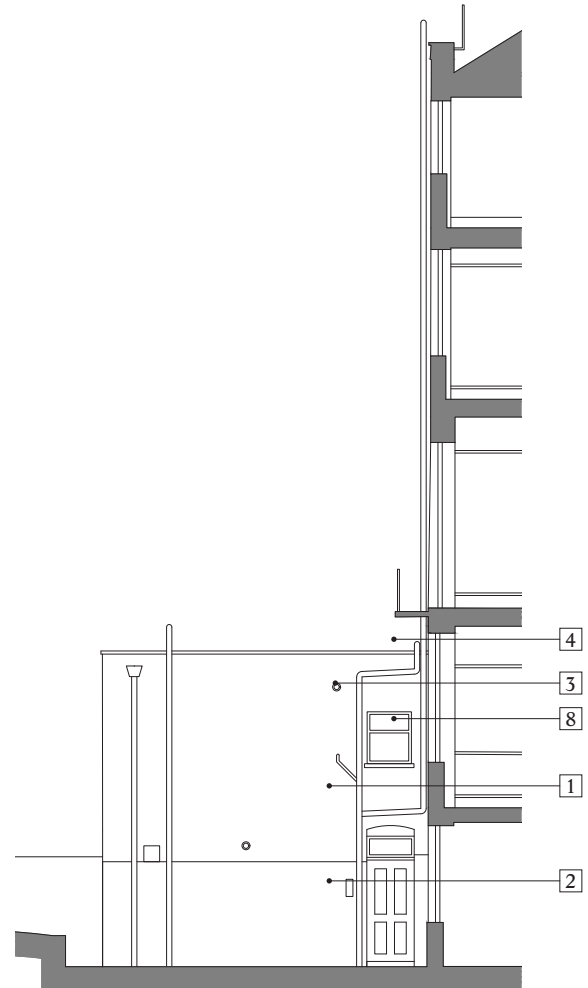
## SCOPE OF WORKS

1. Doff cleaning of brickwork
2. Repainting of painted brickwork, to match existing colour
3. Repairs and repainting of metalwork, to match existing colour
4. New boiler flue facade and roof penetrations. Existing service penetrations reused or made good.
5. New SVP connections and roof penetrations where required
6. New SVP to replace existing
7. Removal of window fans and installation of new glass panes
8. Repairs, repainting and draft sealing of windows
9. Cleaning and repairs to stone balcony





Side Elevation, Demolition



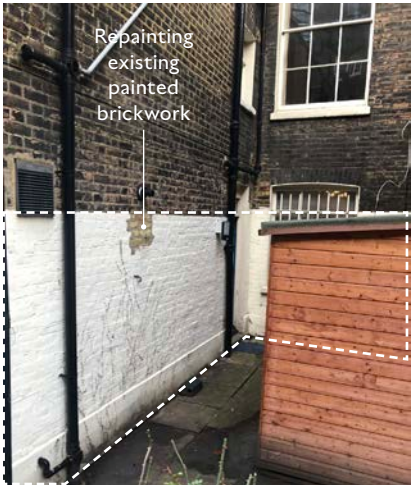
Side Elevation, Proposed

## SCOPE OF WORKS

1. Doff cleaning of brickwork
2. Repainting of painted brickwork, to match existing colour
3. New boiler flue facade and roof penetrations
4. New SVP facade and roof penetrations
5. Removal of SVP
6. Removal of boiler flue facade penetrations
7. Removal of window fans and installation of new glass panes
8. Repairs, repainting and draft sealing of windows

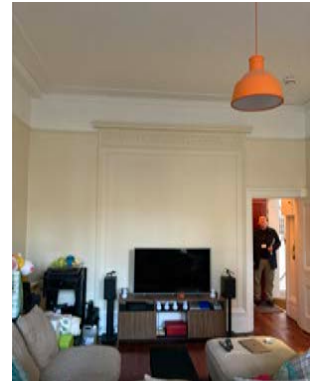


EXISTING PHOTOGRAPHS





## 3.12 Internal Building Fabric



### DECORATIVE DETAILS

Original cornicing, ceiling roses, picture/dado rails, skirting and fireplaces can be found throughout the building. The refurbishment works will retain these heritage features.

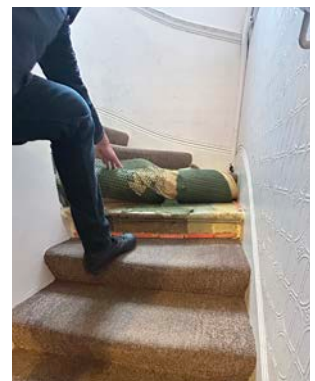


### DOORS

Any non-original flat panel doors will be replaced with panel doors. Any original panel doors are to be retained in-situ, or relocated.

### WINDOWS

Original windows to be retained, repaired, repainted and draft sealed. Original shutters to be retained.



### FLOORING

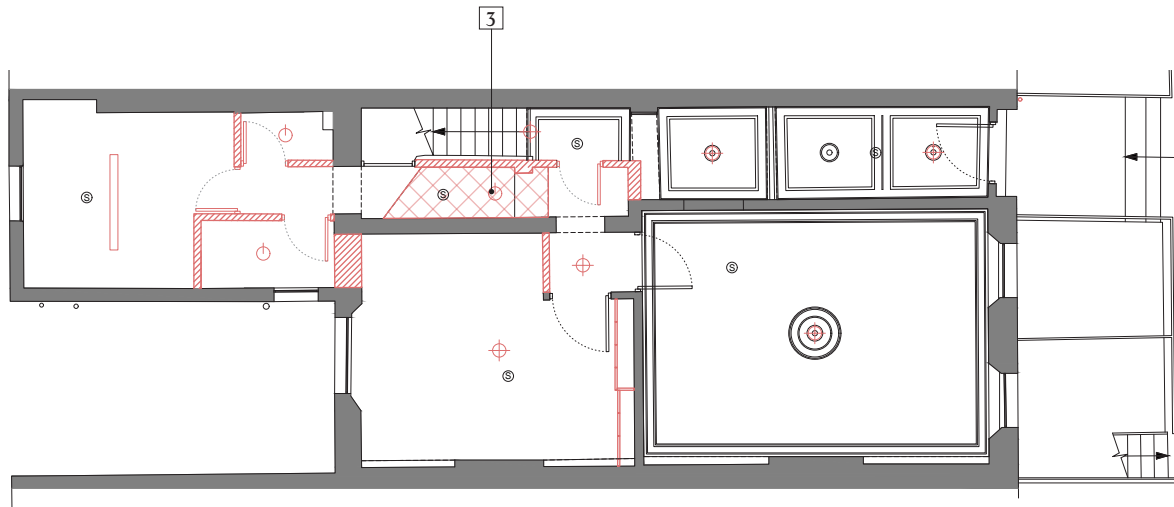
All original floor boards to be retained, with new floor finishes applied on top. The stone in the entrance hall will be exposed, cleaned and resealed.

### STAIR

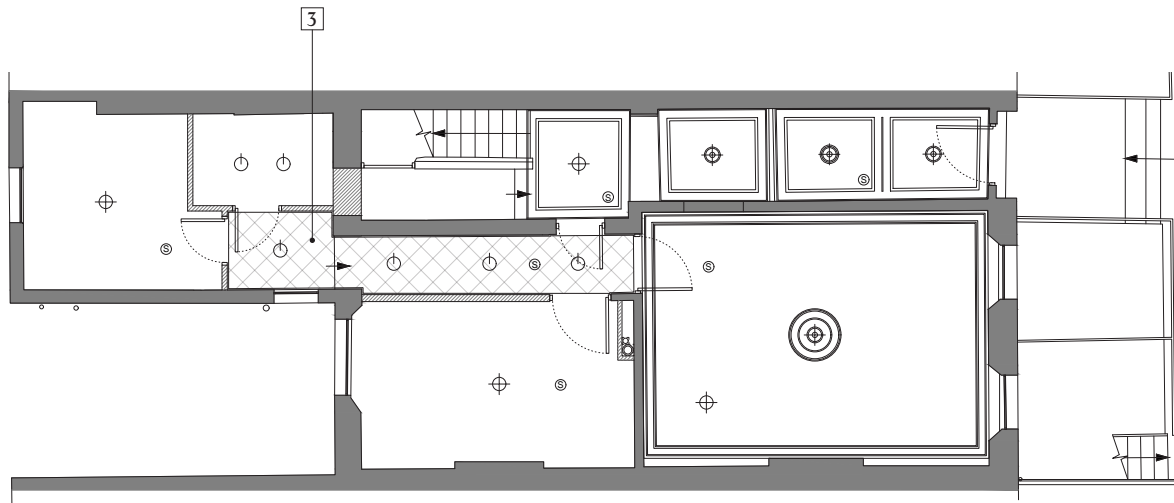
The stair is cantilevered stone with metal balusters and a timber handrail. The existing carpet will be removed and replaced with a runner. The stone and metalwork will be repainted.

## 3.13 Ceilings





0 1 2.5m



Ground Floor Existing/Demolition Reflected Ceiling Plan

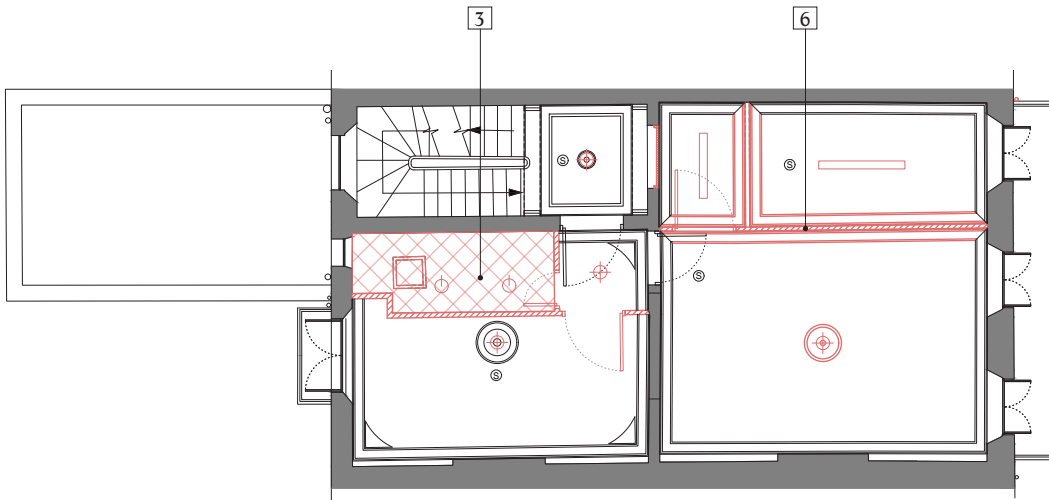


Ground Floor Proposed Reflected Ceiling Plan

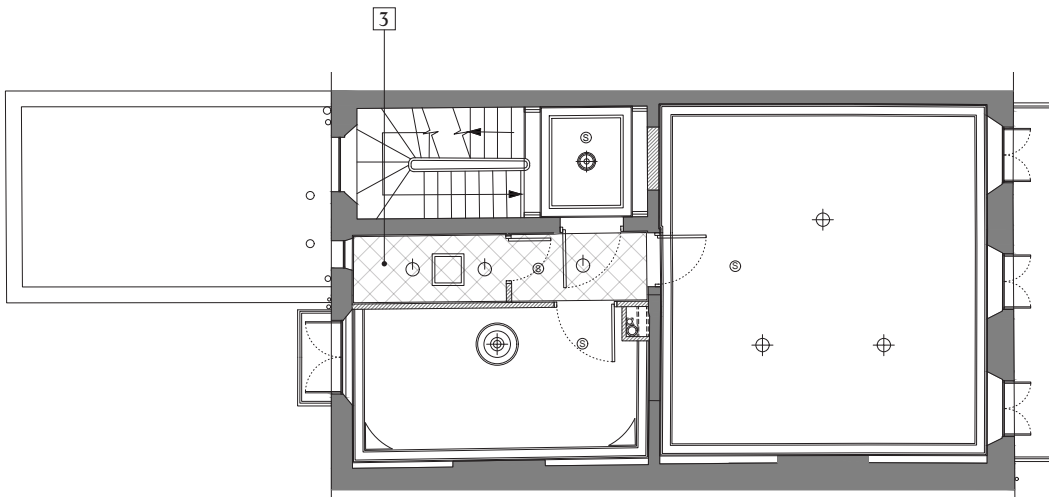
-  NEW DROPPED CEILING TO CONCEAL SERVICE RUNS AND PROTECT EXISTING CORNICING. EXISTING CORNICING RETAINED ABOVE.
-  LIGHTING - PENDANT
-  LIGHTING - DOWNLIGHT
-  SMOKE DETECTOR

### SCOPE OF WORKS

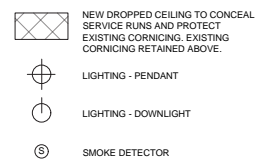
1. Retention of original cornicing, picture/dado rails, ceiling roses and skirting
2. Repainting of ceilings
3. Removal and reconfiguration of dropped ceilings to bathroom/hall zones. Concealment of cornicing above dropped ceilings.
4. Removal and replacement of light fixtures. Pendant lights, downlights and emergency lights installed. No recessed lights in existing ceilings.
5. Smoke detection system
6. Removal of non-original cornicing and ceiling rose



First Floor Existing/Demolition Reflected Ceiling Plan

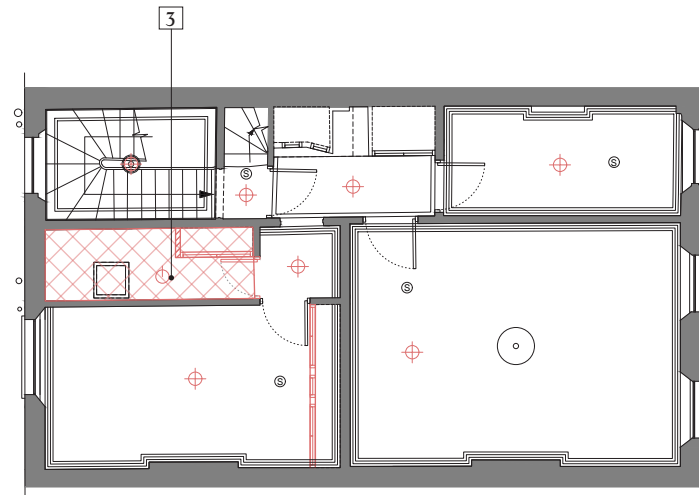


First Floor Proposed Reflected Ceiling Plan

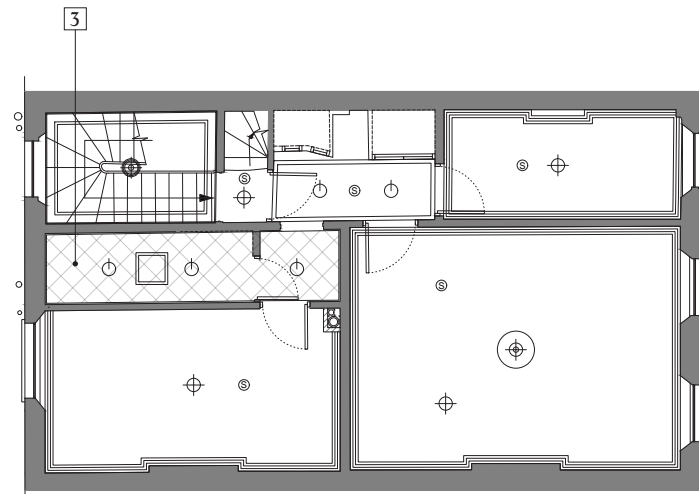


## SCOPE OF WORKS

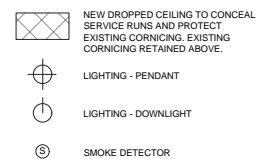
1. Retention of original cornicing, picture/dado rails, ceiling roses and skirting
2. Repainting of ceilings
3. Removal and reconfiguration of dropped ceilings to bathroom/hall zones. Concealment of cornicing above dropped ceilings.
4. Removal and replacement of light fixtures. Pendant lights, downlights and emergency lights installed. No recessed lights in existing ceilings.
5. Smoke detection system
6. Removal of non-original cornicing and ceiling rose



Second Floor Existing/Demolition Reflected Ceiling Plan



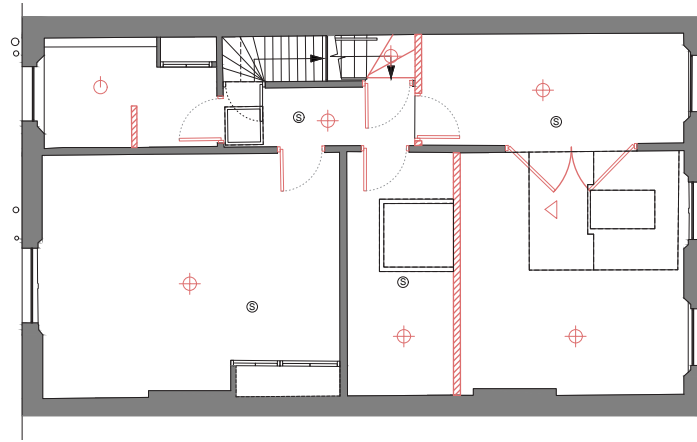
Second Floor Proposed Reflected Ceiling Plan



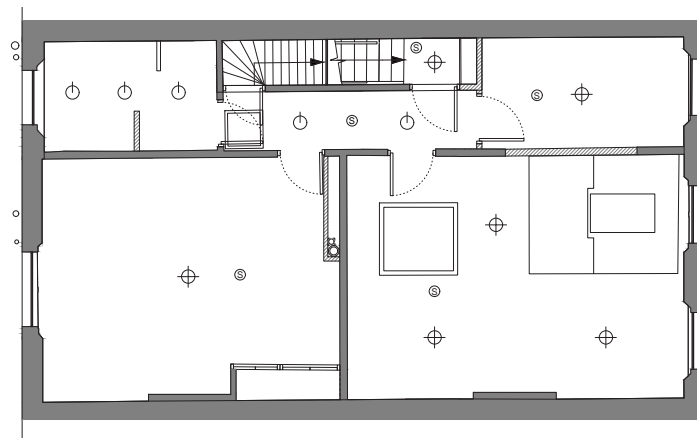
## SCOPE OF WORKS

1. Retention of original cornicing, picture/dado rails, ceiling roses and skirting
2. Repainting of ceilings
3. Removal and reconfiguration of dropped ceilings to bathroom/hall zones. Concealment of cornicing above dropped ceilings.
4. Removal and replacement of light fixtures. Pendant lights, downlights and emergency lights installed. No recessed lights in existing ceilings.
5. Smoke detection system
6. Removal of non-original cornicing and ceiling rose

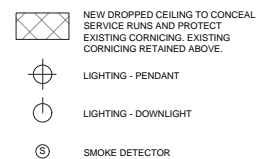




Third Floor Existing/Demolition Reflected Ceiling Plan



Third Floor Proposed Reflected Ceiling Plan



## SCOPE OF WORKS

1. Retention of original cornicing, picture/dado rails, ceiling roses and skirting
2. Repainting of ceilings
3. Removal and reconfiguration of dropped ceilings to bathroom/hall zones. Concealment of cornicing above dropped ceilings.
4. Removal and replacement of light fixtures. Pendant lights, downlights and emergency lights installed. No recessed lights in existing ceilings.
5. Smoke detection system
6. Removal of non-original cornicing and ceiling rose

## 3.14 Finishes – Tenant Spaces

### FLOORING

Engineered timber flooring and an acoustic layer will be laid in all living spaces and hallways, along with the first floor bedroom. Dark wool loop carpet will be laid in all other bedrooms. All original floorboards are to be retained and protected beneath new floor finishes.



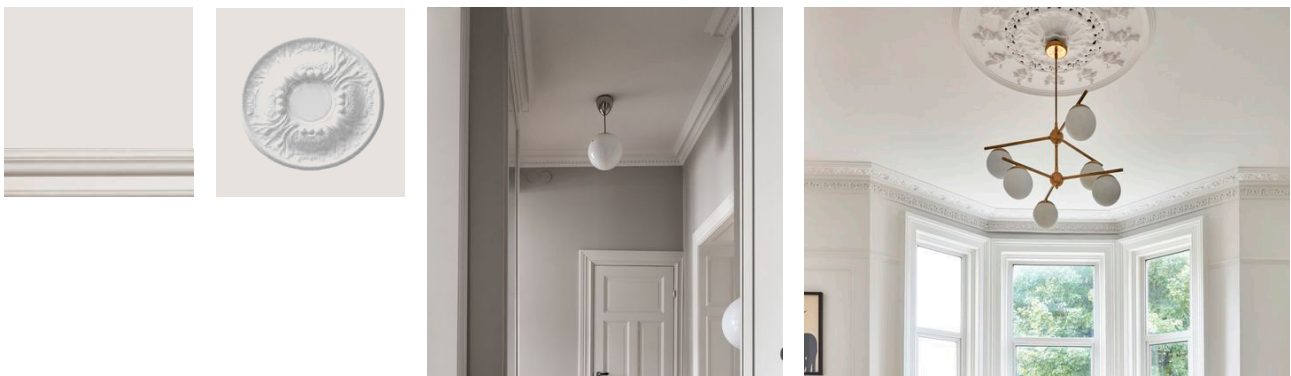
### WALLS

All walls are to be repainted in neutral, muted tones. There are opportunities for some subtle accent colours. Existing cornicing, dado rails and picture rails will be retained and repainted.



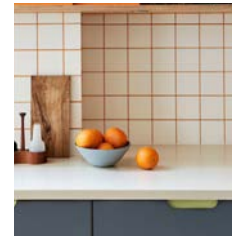
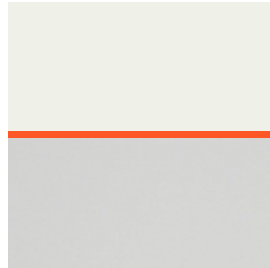
### CEILINGS

All ceilings will be retained and repainted. Any existing cornicing and ceiling roses will be retained and repainted. Any existing light fittings to ceiling roses will be replaced.



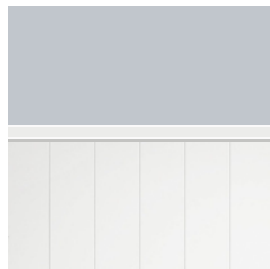
## KITCHEN FINISHES

New kitchens will be installed in four units. These are intended to have good quality painted doors and quartz worktops, as well as integrated oven/hob, washing machine, dishwasher and fridge freezer. There are opportunities for colour accents in the choice of tiled splashback.



## BATHROOM FINISHES

New bathroom fittings and finishes will be installed in four units. Tiles will be used on walls and floors. A datum to reference the dado rails found throughout the building can be created with tiles, timber panelling or paint. Chrome fittings and white sanitary ware are proposed.



## LIGHTING

Existing light fittings will be replaced. A mixture of pendant lights and downlights are proposed.



## RADIATORS

Existing radiators will be replaced with new flat panel radiators, and any surface mounted pipework will be concealed beneath the flooring, ideally using existing notches.



## WINDOW TREATMENTS

Many of the windows have original shutters, which will be retained, repaired where necessary and repainted. Full height curtains are proposed as an additional daylight and privacy control measure to all windows.



## 3.15 Finishes - Communal Spaces

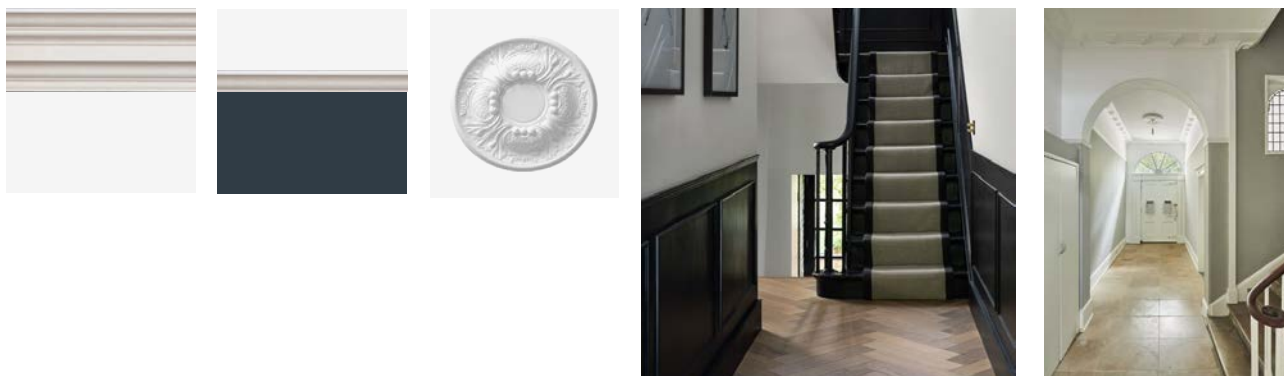
### FLOORING

A carpet runner is proposed to the existing stone staircase and landings. The stone and metalwork will be repainted. The existing entrance hall flooring is thought to be stone. This will be exposed, cleaned and resealed.



### WALLS & CEILINGS

Existing non-original textured wallpaper beneath the hallway dado rail will be removed, and the walls and ceiling will be repainted. Any cornicing, ceiling roses, rails and skirting will be retained.



### LIGHTING & JOINERY

Existing pendant light fittings are to be replaced, along with emergency lights. New joinery to conceal existing services will be provided in the entrance hallway.







## 4.1 Conclusion



The proposed works involve sensitive refurbishment of the existing fabric, internally and externally, MEP services upgrades, and minor layout alterations to return closer to the original plan form.

The work significantly enhances the existing residential accommodation and will prolong the life of the historic building.