

Store Street Green Wall
London WC1E 6HW

Planning, Design and Access Statement

June 2023



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1.0 Introduction



This Planning, Design & Access Statement forms part of the Planning and Listed Building Consent Application submission for proposed works to the garden wall on Store Street, Bloomsbury, WC1E 6HW.

The proposed works seek to introduce a green wall to the existing garden wall between 6 Store Street and 15a Gower Street.

The following documents should be read in conjunction with this statement:

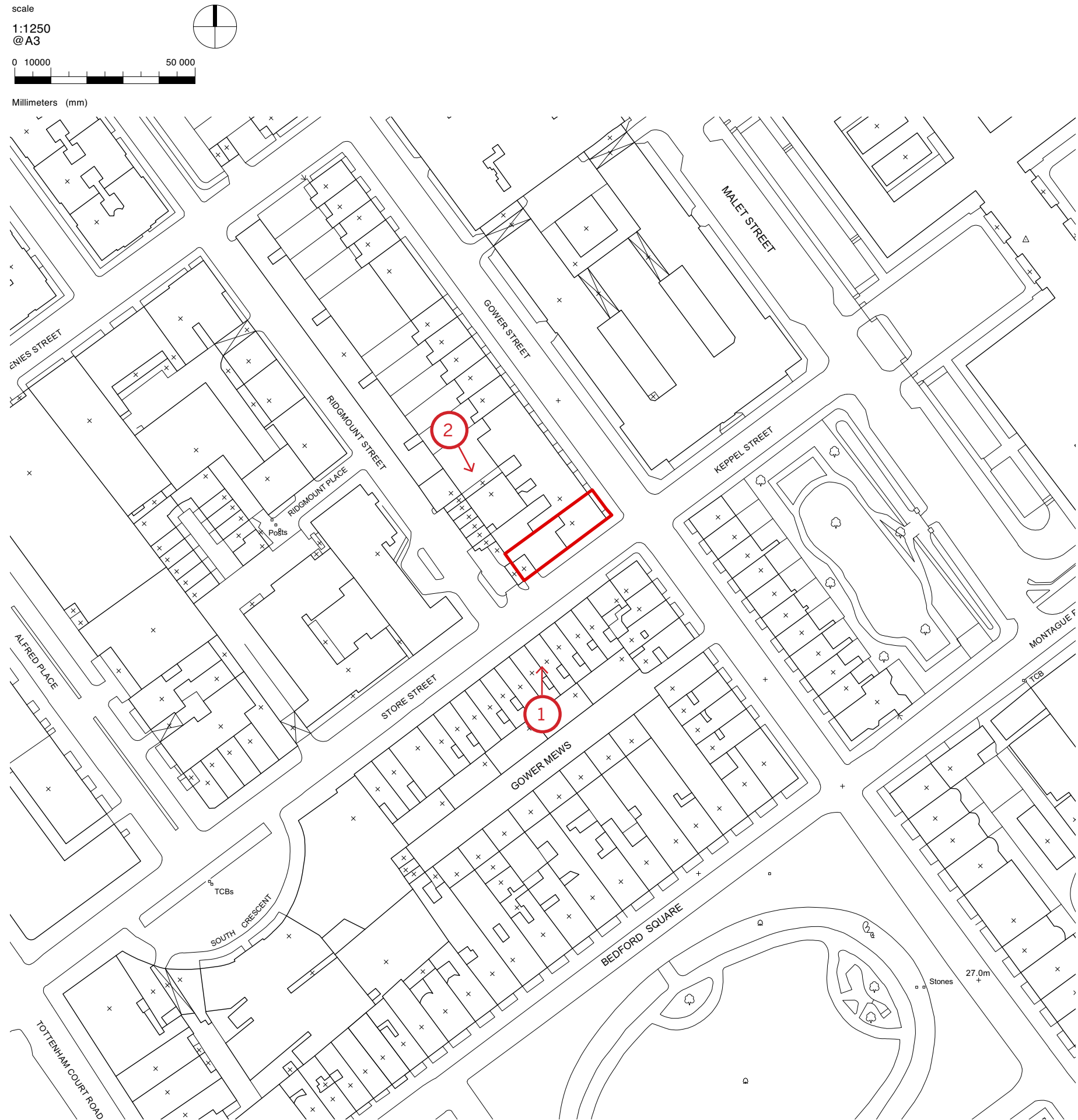
- Photographic Survey
- Heritage Assessment
- PlantBox system specification (included in the appendix)

The following drawings should be read in conjunction with this statement:

- 337.00 001 Location Plan [1/1250]
- 337.00 002 Site Plan [1/500]
- 337.00 100 Existing drawings [1/100]
- 337.00 200 Proposed drawings [1/100 & 1/20]

2.0 Site and context

Site and existing building



The garden wall is located between 6 Store Street and 15A Gower Street enclosing the rear garden to 15A. The wall forms an unremarkable part of the Store Street elevation with a modern garage door to the west and existing doorway to the east end. The wall has a modern concrete coping.

The Green wall is proposed as a part of The Bedford Estates Greening Policy and wider sustainability strategy for the Bloomsbury area. The intention is to form green areas within the area to encourage wildlife, increase the quality of the natural environment and form a wider green corridor across the estate.



1. Birds-eye view of the Garden Wall from south, Store Street Side



2. Birds-eye view of the Garden Wall from north, 15A Gower Street Garden side

3.0 Design proposal



Proposed visualisation of the green wall in situ (Signboard design TBC)
Red dashed line indicates proposed water supply route

The proposal is limited to the introduction of 7.2m of green wall along Store Street. It will create a feature along the elevation whilst enhancing the natural environment of the area.

The proposed PlantBox system is ground bearing, only requiring restraining at height using simple wall plug and screw fixtures (refer to Appendix for PlantBox Structural Summary). This will cause no damage to the existing wall and ensures the proposal is entirely reversible.

The garage which has an existing water supply which is proposed to be used for the irrigation system to the green wall. It is proposed this is connected over the top of the wall so as not to damage the garden wall.

A signboard aligned to the tree plant bed (on Store Street pavement) is proposed to ensure that the pavement width is maintained in this area to minimise impact to passing pedestrians.

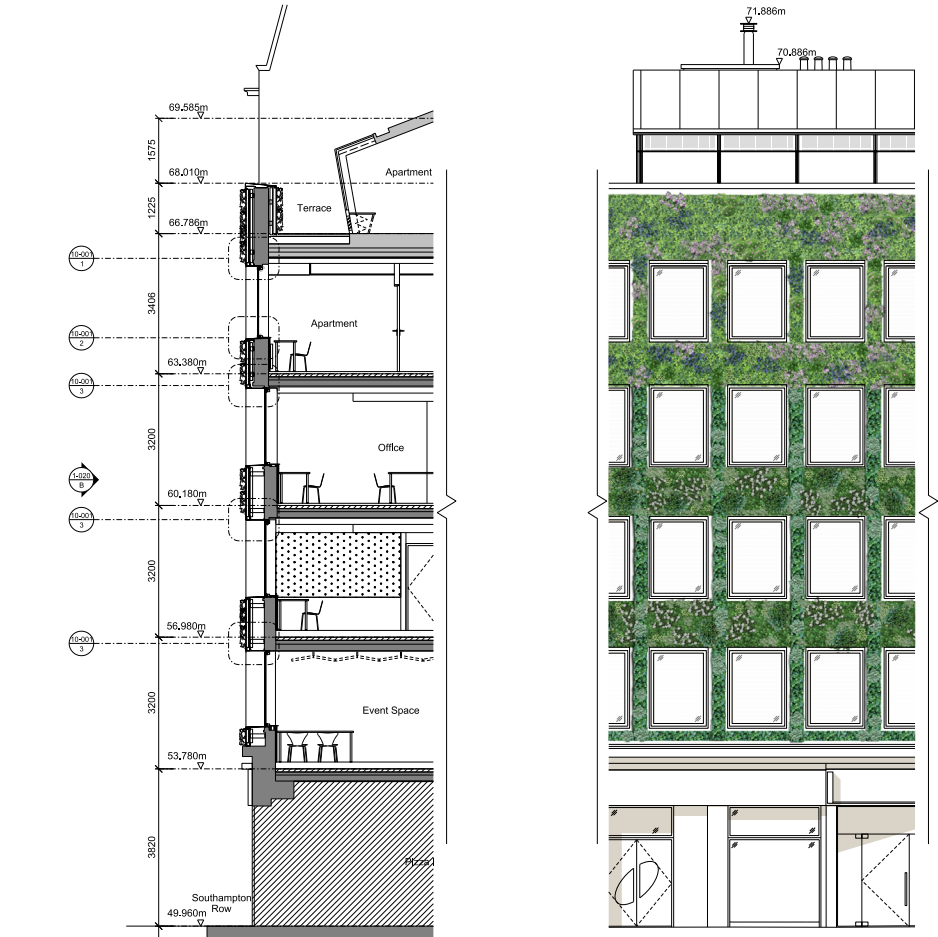
In accordance with the Camden Local Plan, Policy A3 Biodiversity identifies the importance and enhancement of the natural environment and Biodiversity. With reference to clause E and F which seek to improve the experiences of nature and improve the green corridors within Camden. The proposed green wall seeks to enhance the Bloomsbury area by introducing a new green element, encourage biodiversity and utilise the opportunity of the existing wall of limited merit.

With regard to the Bloomsbury Conservation Area Appraisal, the proposal has considered the following:

- Clause 5.12 states ‘*Initiatives to ‘green the city’ with street planing in appropriate areas is encouraged’*. This proposal is considered appropriate as it is a small intervention to an elevation of limited merit, which does not impact the use, access or enjoyment of the street. The proposal seeks to enhance the character of the urban realm by introducing the planting as a new green feature.
- The appraisal identifies the planning authorities agenda to enhance the public realm (point 5.62 and 5.66) with introduction of new elements to enhance the safety and design quality (5.70).
- There are several examples throughout the appraisal which consider the introduction of new green spaces as a ‘welcome addition’ (5.34) and identifying other existing green spaces in the Bloomsbury area and outlining their benefits to the urban environment.

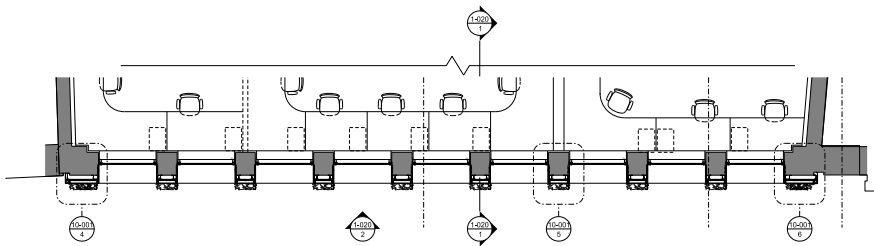
2014/3422/P
114-118 Southampton Row

The proposal at 114-118 Southampton Row utilises a living wall system across the entire elevation. It forms a substantial green break in the urban realm, creating a space for wildlife and biodiversity to thrive and a natural feature.



1 Proposed Section through front elevation
SECTION A-A - 1:50

2 Proposed Typical Front Elevation
ELEVATION - 1:50



3 Proposed Typical Floor Plan
SECTIONAL PLAN - 1:50

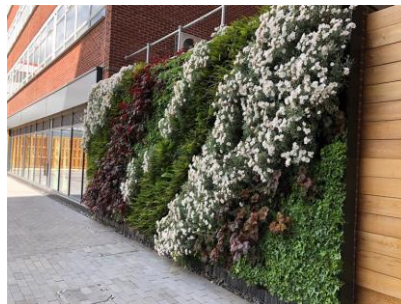
Proposed Front Elevation and Section

To conclude, the Planning, Design and Access Statement sets out the proposals for the proposed green wall to the existing garden wall between 6 Store Street and 15A Gower Street.

The propsoed PlantBox is ground bearing and requires minimal fixing to the wall so will cause no damage to the existing wall. There is an existing water supply which has been identified to serve the irrigation system.

The proposed system has a minimal projection of 150mm and will not impact the use or access of passing pedestrians, with a break introduced adjacent to the mature tree to ensure the width of the pavement is maintained and appropriate.

Lastly, this proposal is considered to align with the Bloomsbury Conservation Area Appraisal and the councils intention to introduce more street planting. This proposal will help to encourage wildlife in an otherwise urban area.

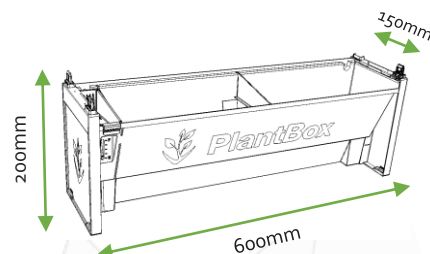


PRODUCT SPECIFICATION



THE CLEVERLY SIMPLE VERTICAL GARDEN

PlantBox is a stackable living wall system which will enhance your clients' outdoor space, however large or small. All at a price point that won't cost the earth...



- ✓ Excellent price point, from less than £100 per m²
- ✓ Lightweight, quick and easy to install
- ✓ Irrigation kit available
- ✓ Made in the UK from 100% post-consumer waste plastic
- ✓ Self contained unit - additional irrigation optional
- ✓ Click and stack in any configuration
- ✓ Freestanding or wall-mounted
- ✓ Versatile use including roof gardens, courtyards, patios or boundary walls
- ✓ Works with any plant palette
- ✓ Immediate delivery from UK stock
- ✓ Minimum of £1 donated to charity for every trough sold



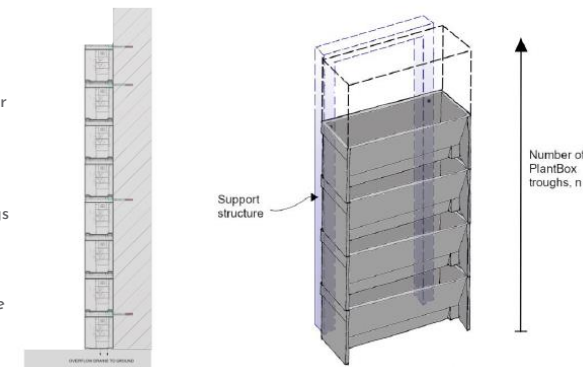
www.growingrevolution.com/trade

Specification Details

Unit dimensions	600mm x 200mm x 150mm
Fully loaded weight	70kgs per m ²
Base material	100% recycled polypropylene
Trough depth	200mm
Reservoir capacity	1.8L
Recommended support structures	Treated timber (plywood), aluminum, steel, masonry, concrete
Recommended fixings	Plywood (wood screws), Aluminum/steel (8.8 bolts), Masonry/concrete (Resin anchors) - 2 fixings per trough
Plants per m ²	33 plants (8.33 troughs per m ²)
Pot size	Anything up to 13cm (1 LTR) - 4 plants per trough
Design life	>10+ years
Compost type	Peat-free multi-use - 4.5L compost per trough
Nutrient feed	Drip feed or slow-release pellet into substrate

Installation Notes

- Fix vertical rails onto support structure at 600mm centres
- Pre-assemble PlantBox units and clip together to desired configuration
- Fix back to rails using appropriate fixings
- Attach PlantBox units with 2 fixings on the bottom row of troughs, before fixing every 3 troughs until the top and apply 2 more fixings to top row of units
- Attach irrigation lines if required
- Fill units with substrate
- Plant units and backfill around with substrate
- Fill units by adding water on the top row of filters
- Watch plants flourish!



PlantBox is so easy to install, we supply it in kit form. Fixing guides are online, plus advice videos for your clients. After-care is simple and can be done by contractor or client.

Growing Revolution is a Planet Biotechture company
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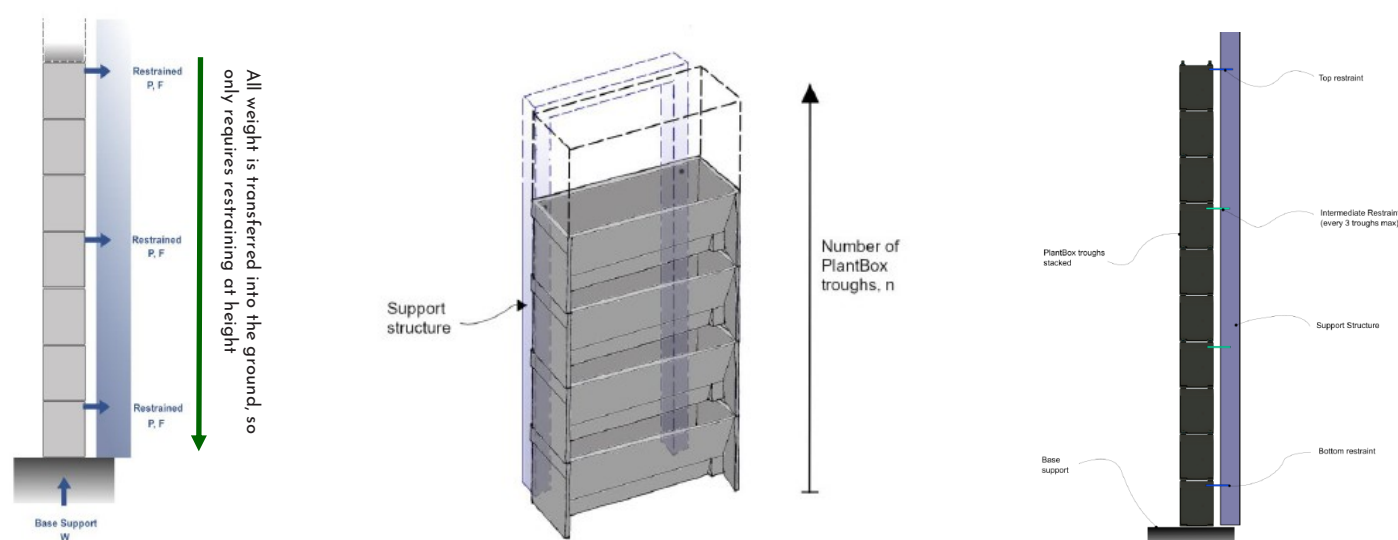
✉ plantbox@growingrevolution.com

Growing Revolution



STRUCTURAL SUMMARY

PlantBox has been designed to be ground-bearing and only requiring restraining at height using the fixings below (or similar).



RESTRAINT FIXING OPTIONS

Brickwork, Blockwork and Timber

- 5.0mm Fischer SX Nylon Wall Plugs (Brickwork/Blockwork)
- 5.0mm A2 stainless steel Multipurpose Ultrascrew PZ

Note: Each of the above fixings has surpassed the 0.67kN of pull out force required for external applications up to 8M

Plasterboard

- 35mm Fischer GKM SK Metal Plasterboard Fixings
- 4.5mm A2 stainless steel wood screws

Note: Each Plasterboard fixing has surpassed the 0.09kN of pull out force required for internal applications up to 8M

Number of PlantBox troughs				1	2 to 10	11 to 20	21 to 30	31 to 40
Max Base Weight, W (kN)				0.2	1.7	3.4	5.0	6.7
				Max Restraint Load (kN)				
Applied Lateral Load (kN/m²)	Internal	0.2	Pull-out, P	0.05	0.07	0.09	0.09	0.09
			Lateral Shear, F	0.01	0.02			
	External Sheltered	0.6	Pull-out, P	0.07	0.20	0.26	0.28	0.29
			Lateral Shear, F	0.02	0.05			
	External Exposed	0.8	Pull-out, P	0.10	0.29	0.35	0.37	0.38
			Lateral Shear, F	0.02	0.07			
		1	Pull-out, P	0.12	0.36	0.44	0.47	0.48
			Lateral Shear, F	0.03	0.09			
		1.4	Pull-out, P	0.17	0.50	0.61	0.65	0.67
			Lateral Shear, F	0.04	0.13			

Ref: EVOLVE Structural Assessment PlantBox

Note: The above fixings or equivalent are recommended by Biotecture to be in line with a full independent structural assessment. Both the pull out test results and a full independent EVOLVE Structural Assessment are available on request. If in doubt about specific project requirements, always seek further independent professional advice.

Shady Daze (shade and part shade mix)

Species	Variations	Pot size	Qty SD12 (Set of 3)	Qty SD20 (Set of 5)	Qty SD40 (Set of 10)
Asplenium scolopendrium	N/a	13cms	0	1	3
Bergenia	'Baby doll', 'Cordifolia'	13cms	1	2	3
Euonymus	'Emerald gaiety', 'Emerald n' gold'	13cms	2	3	5
Fatsia japonica	N/a	9cms		1	3
Hedera helix	'Green wonder', 'Shamrock'	13cms	2	3	5
Heuchera	'Marmalade', 'Fire chief', 'Lime marmalade', 'Coral bells'	13cms	1	2	3
Leafy fern	'Polystichum', 'Polyblepharum', 'Dryopteris'	13cms	2	2	6
Lonicera maigrun	N/a	13cms	2	3	6
Pachysandra	N/a	9cms	2	3	6
TOTAL			12	20	40

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