

29B Montague Street

Design and Access Statement

May 2023

SPPARC



29B Montague Street

Design and Access Statement

Project Address:

29B Montague St, London WC1B 5BW

Client:

The Bedford Estates

Prepared by:

GK

Checked by

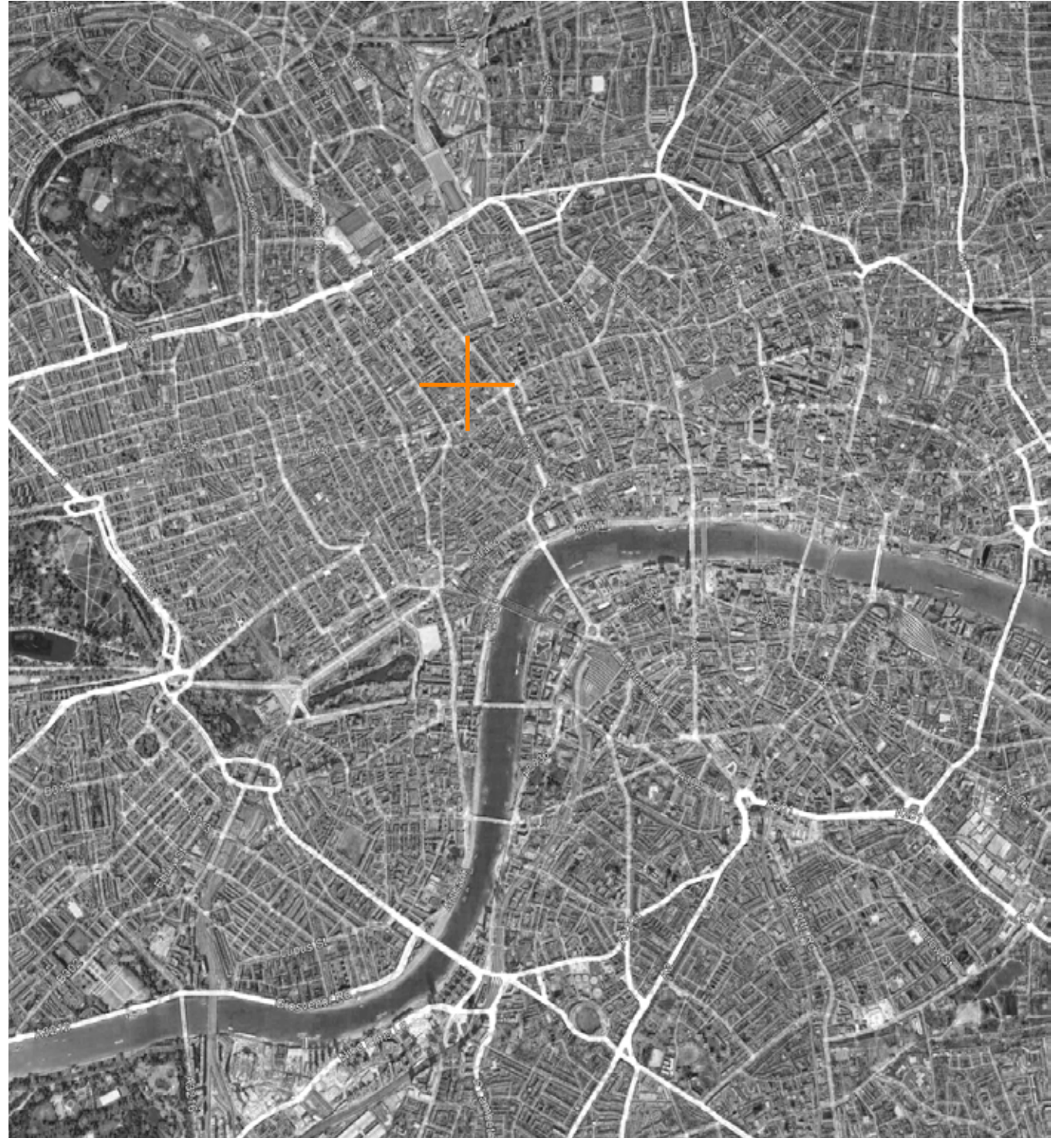
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Version

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29B Montague Street

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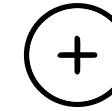
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Introduction

1.1



INTRODUCTION

This Design and Access Statement (DAS) was prepared to provide a comprehensive description of the proposed works at 29B Montague Street. This DAS forms one of a series of documents to support the May 2023 planning submission.

The documents submitted for this application include :
- Planning Statement - Savills

The property is located in the Bloomsbury conservation area within the London Borough of Camden.

29B Montague Street is a modern 4 storey office block, having been constructed in the 1970s and is located to the rear of Great Russell Street. The building at 29B Montague Street is not listed.

The proposal consists of the replacement of the existing sash windows and the reconfiguration of the front garden.

The aim is to improve the energy performance of the building, as the current windows are performing poorly, but also create a safer working environment where the openable portion is at the top and not at the bottom. The proposed sash windows will match the existing format.

The reconfiguration of the garden wishes to create a more pleasant environment and welcoming arrival experience for the tenant. It is worth mentioning that the Bedford Estate gardens to the rear of 29B Montague Street are designed and maintained at high standards and this will be the objective for the front garden too. An additional benefit of the new garden design is the introduction of a ramp and regular sized steps that will make the site more accessible for ambulant and wheelchair user people.

The aspiration of the proposal is to create a more accessible and sustainable environment alongside to respecting and enhancing the setting of the Listed Buildings.



Left: View from the enclosed front garden of 29A-B, looking towards the entrance of 29B at lower ground.

Context & Site Analysis

The Site

2.1



The Site
South Aerial View



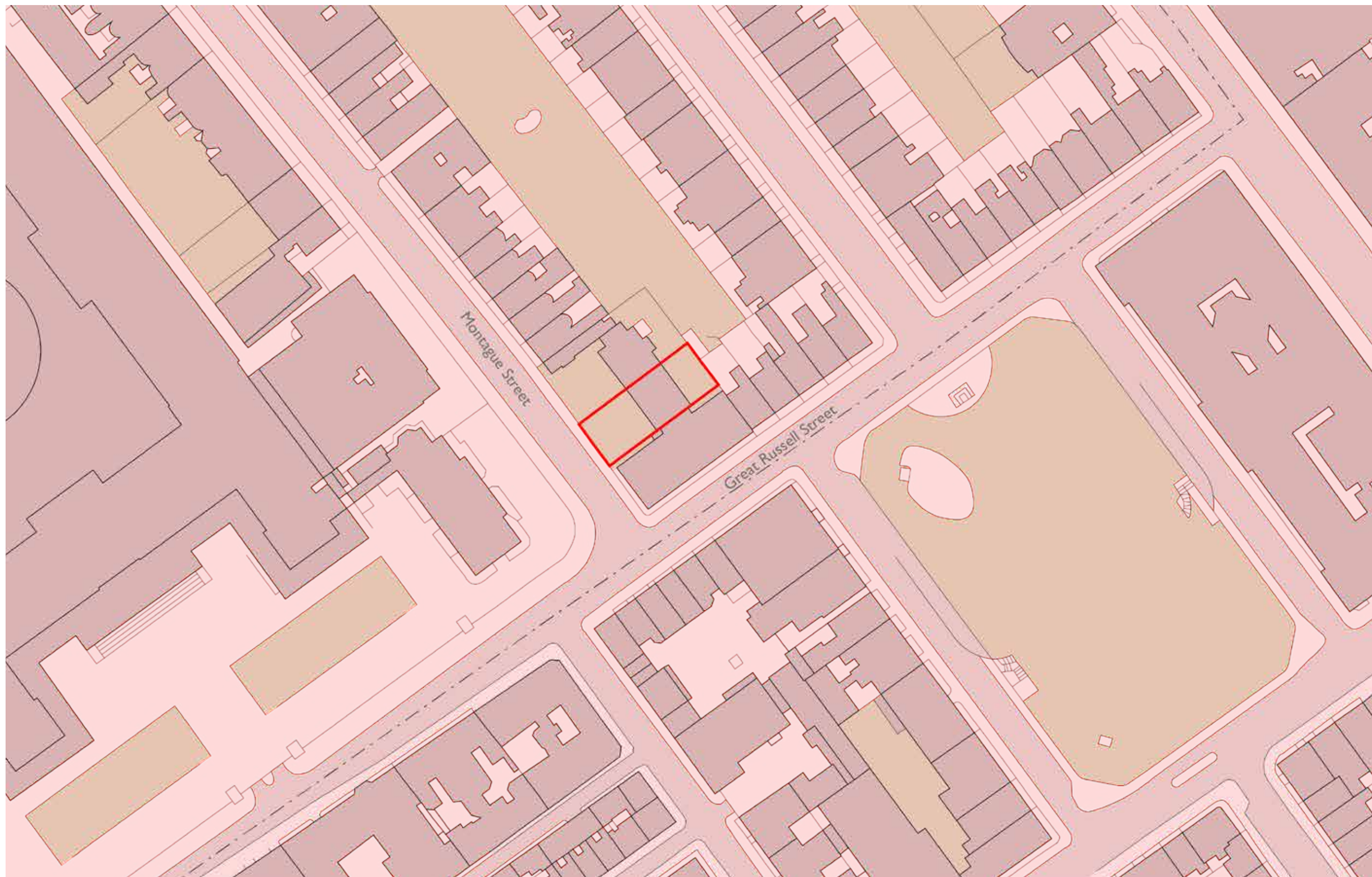
The Site
North Aerial View



The Site
Plan view



The Site
Site Location



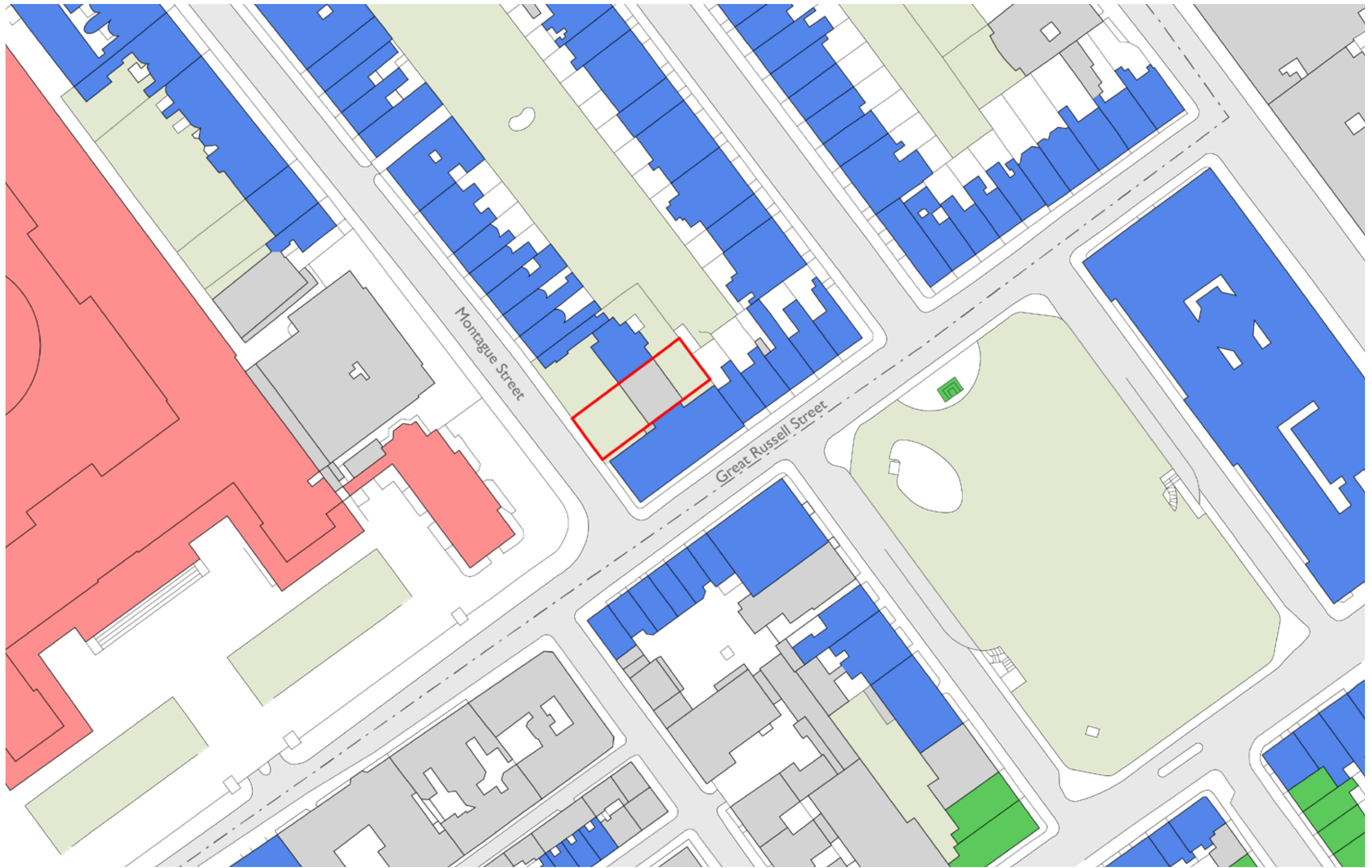
The Site

The site is located within the Bloomsbury area.



The Site

The site is neighbouring large squares and private gardens.



The Site

The site comprises of 2 Grade II listed buildings and at close proximity of the British Museum (Grade I)



The Site
View from Montague Street



The Site
View from Montague Street

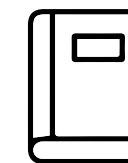


The Site
Street View from Great Russell Street

Context & Site Analysis

The Building

2.2



HISTORY - 1970s until now

The building forming part of this application is located on Montague Street, at the heart of Bloomsbury Conservation Area (Camden, London) which consists of a number of listed buildings from the mid 17th to the 19th century.

The block which is now known as the 29B extension was granted planning consent in 1972 to act as a link between the four houses along Great Russell Street and the 29A villa.

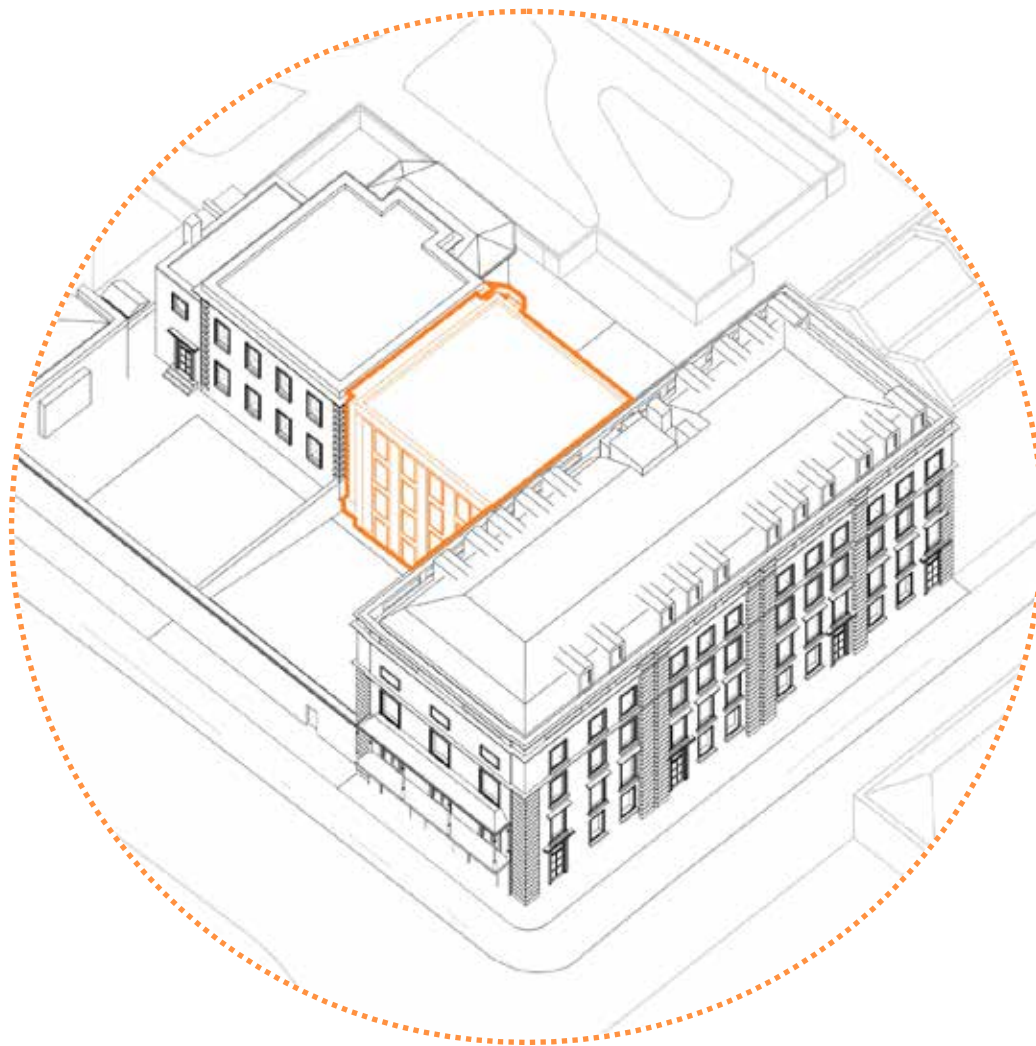


Top : Photograph of the front garden from 29A.

Bottom Left : Photograph of the stepped access to 29B from Montague Street, with the cycle store at lower ground.

Bottom Right : View of 29A and 29B from the front garden.

29B Montague Street



Situated behind a garden wall off Montague Street, 29B is located directly opposite the eastern edge of The British Museum in the heart of Bloomsbury. It was built in 1974 forming a modern but equally respectful addition to its heritage setting by Turner Lansdown Holt & Partners.

THE BUILDING :

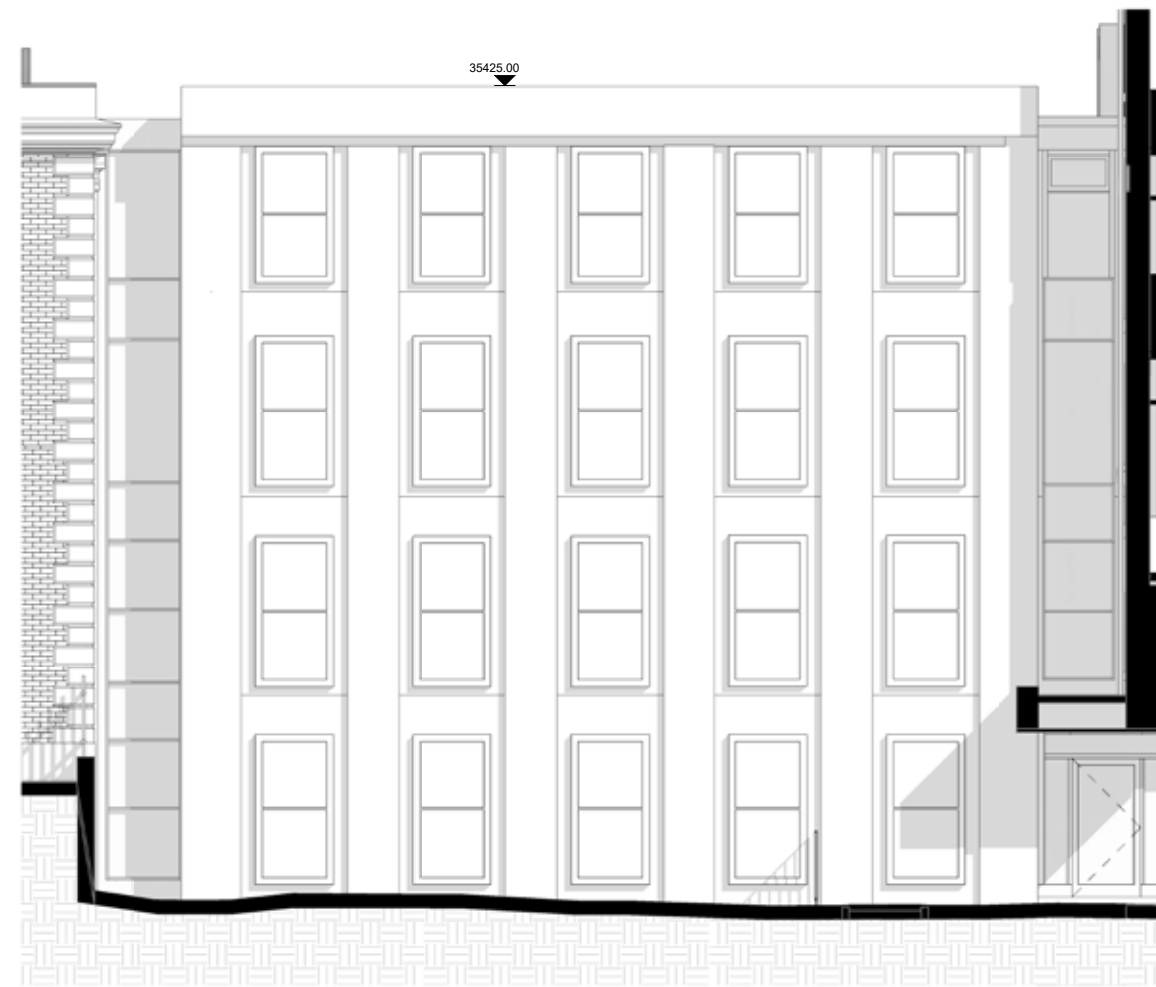
- Important Bloomsbury location
- Direct access to private amenities (ie. garden)
- Dual aspect floor plates
- Rare modern building in wonderful heritage setting

OBSERVATIONS :

- Poorly performing facade.
- Lack of street presence – poor arrival experience
- Lack in clarity of accessible route from the street level
- Unusable front garden

THE PROPOSAL / SCHEDULE OF WORKS :

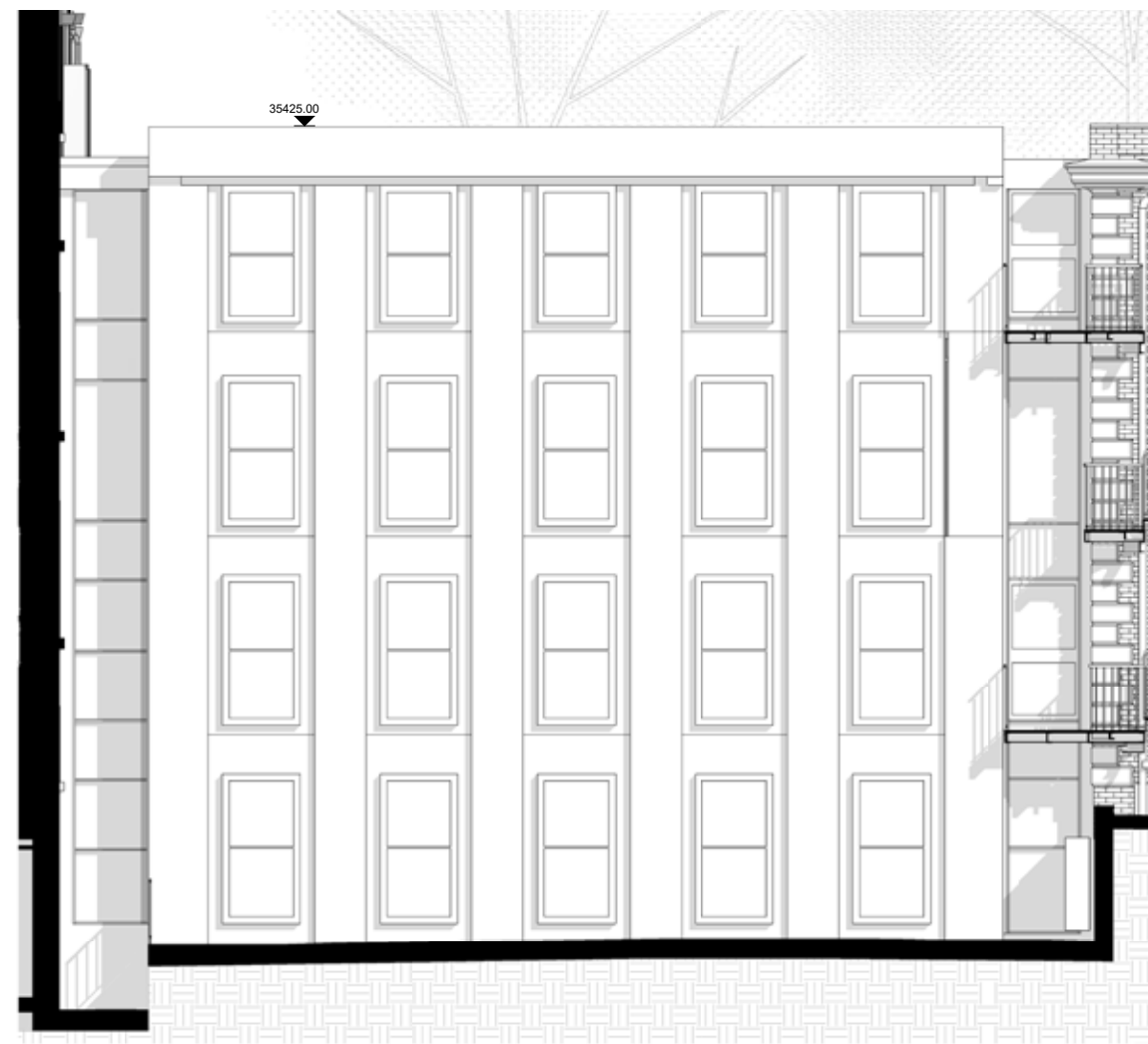
- Achieve compliance with inclusive design regulations
- Create an individual building with a unique character within the Estate
- Create accessible entrance from Montague Street
- Improve energy performance of the building



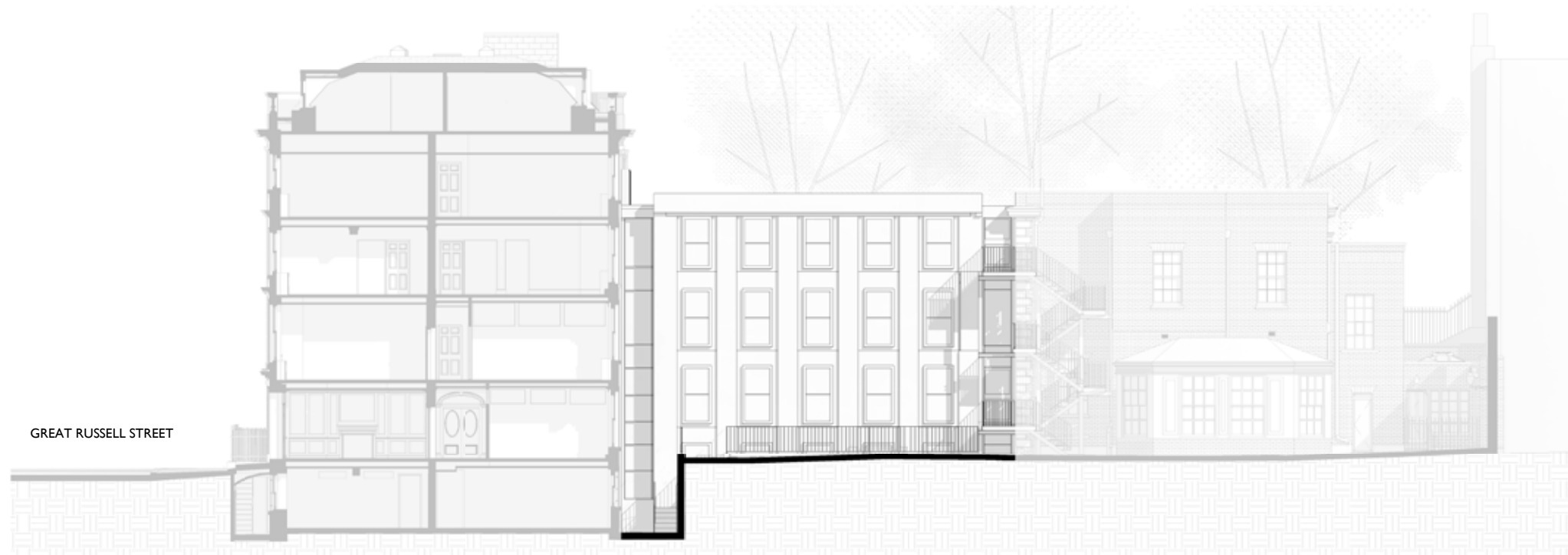
Existing SW Elevation
1 : 50



Existing Street Elevation
1 : 100



Existing NE Elevation
1 : 50



Existing Rear Long Elevation
1 : 100

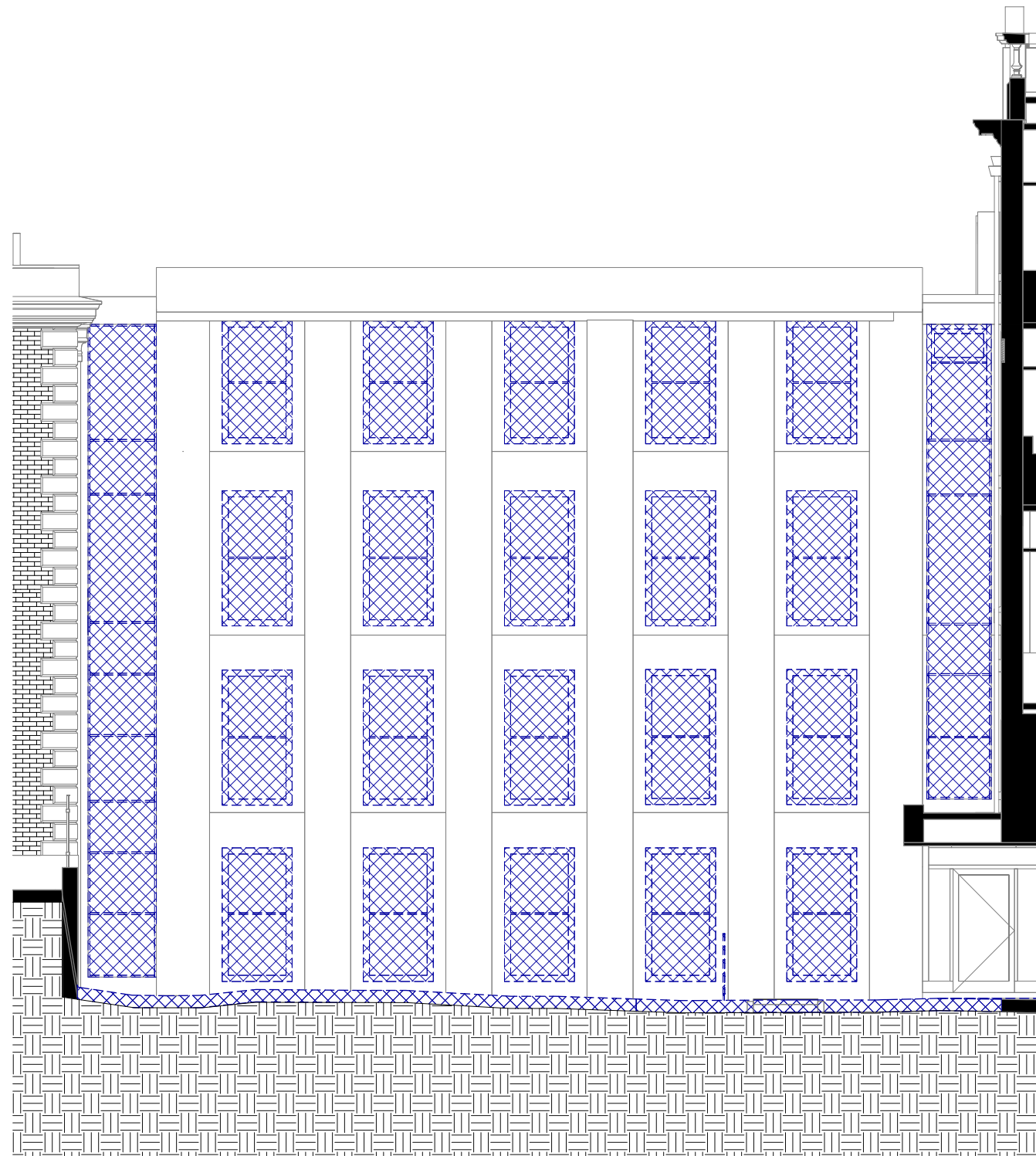


Left: 29B West Elevation
 Top centre: 29B Front Garden
 Centre bottom: 29B Stepped Access from Pavement Level
 Top Right : 29B MS, 2nd floor office
 Bottom Right : 29B MS, 2nd floor office

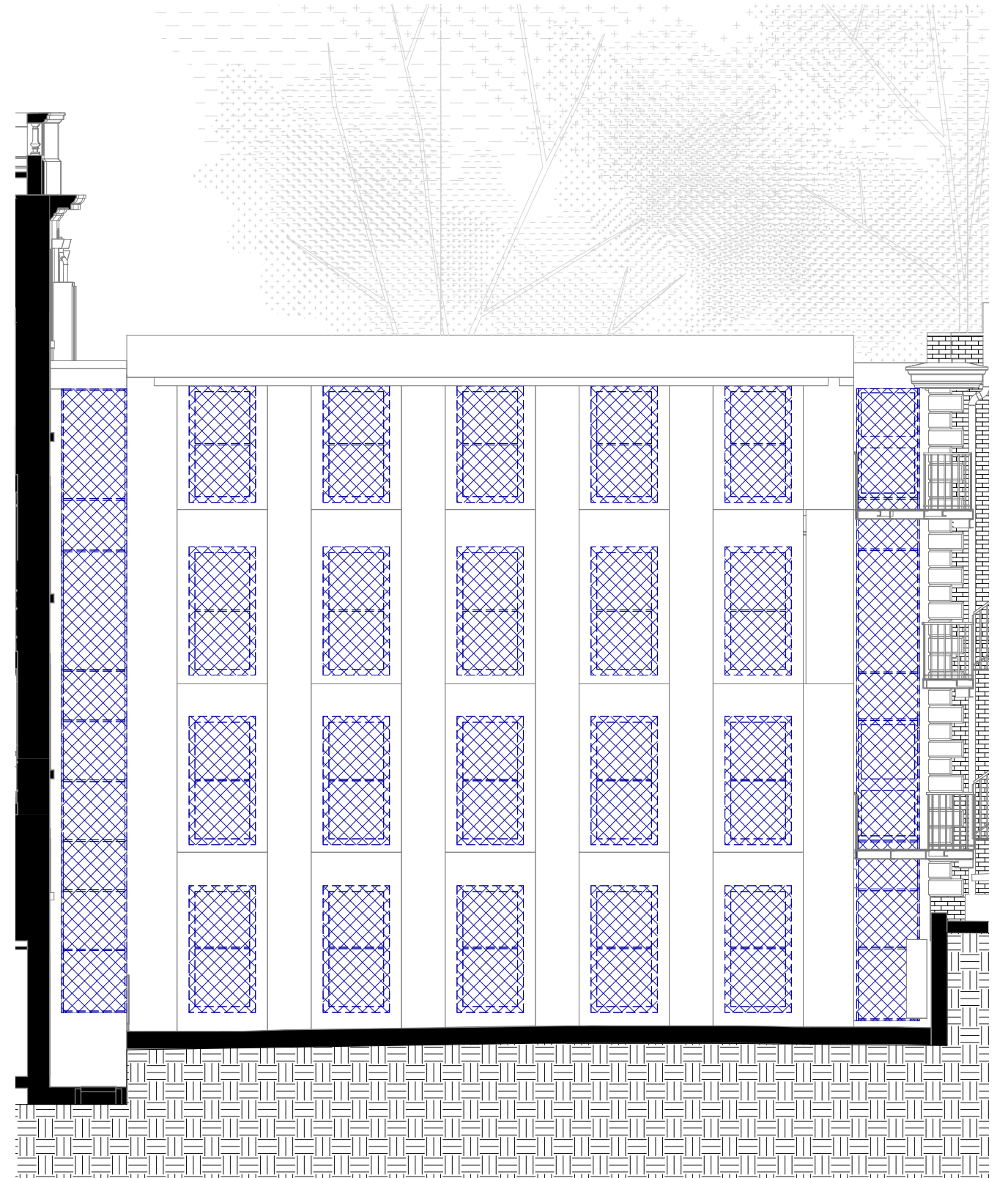
Proposed Works

Extent of Demolition

3.1



Demolition SW Elevation
1 : 50

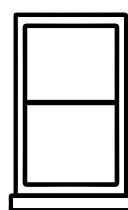
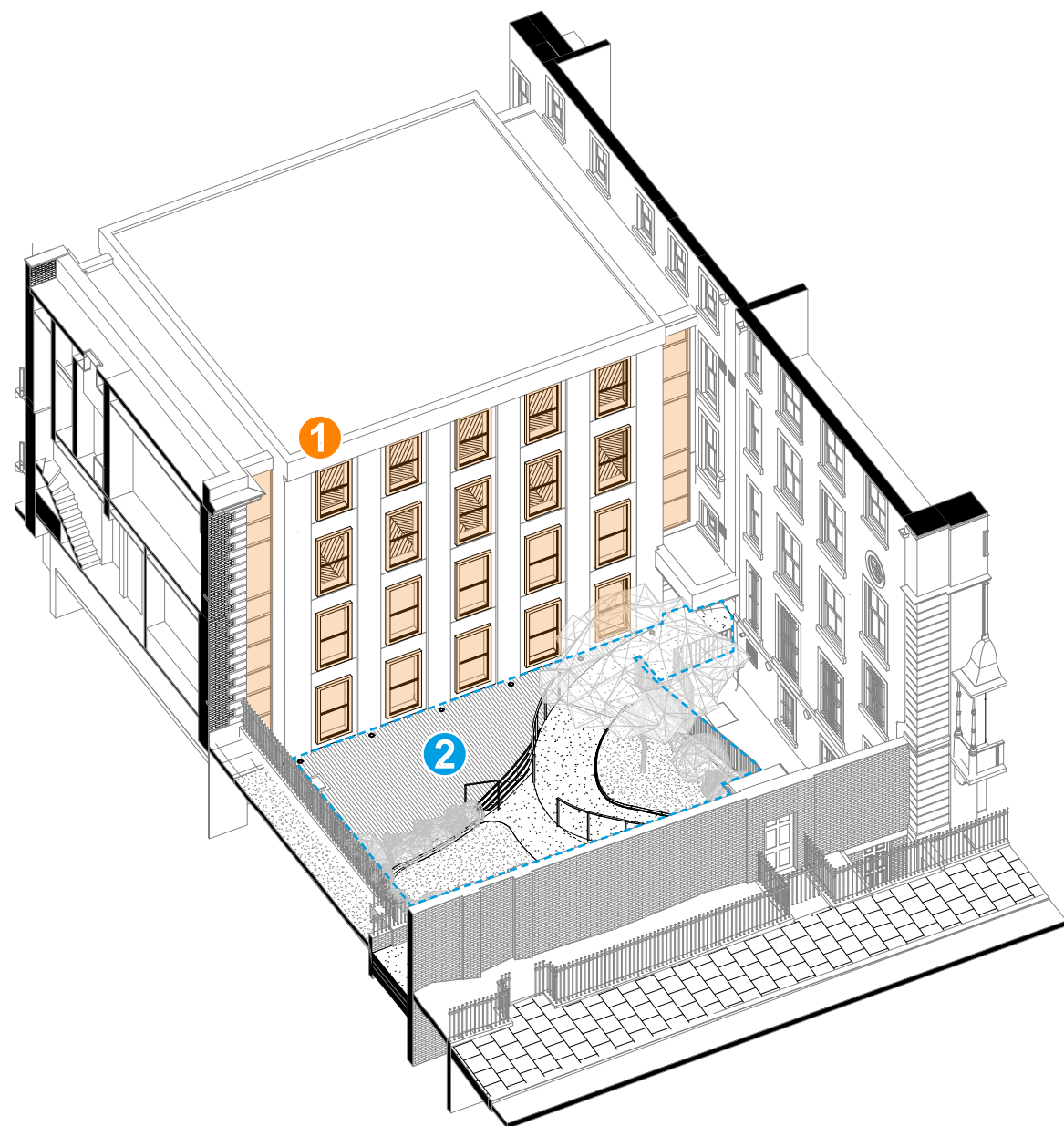


Demolition NE Elevation
1 : 50

Proposed Works

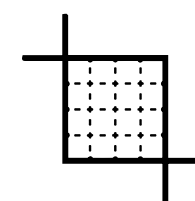
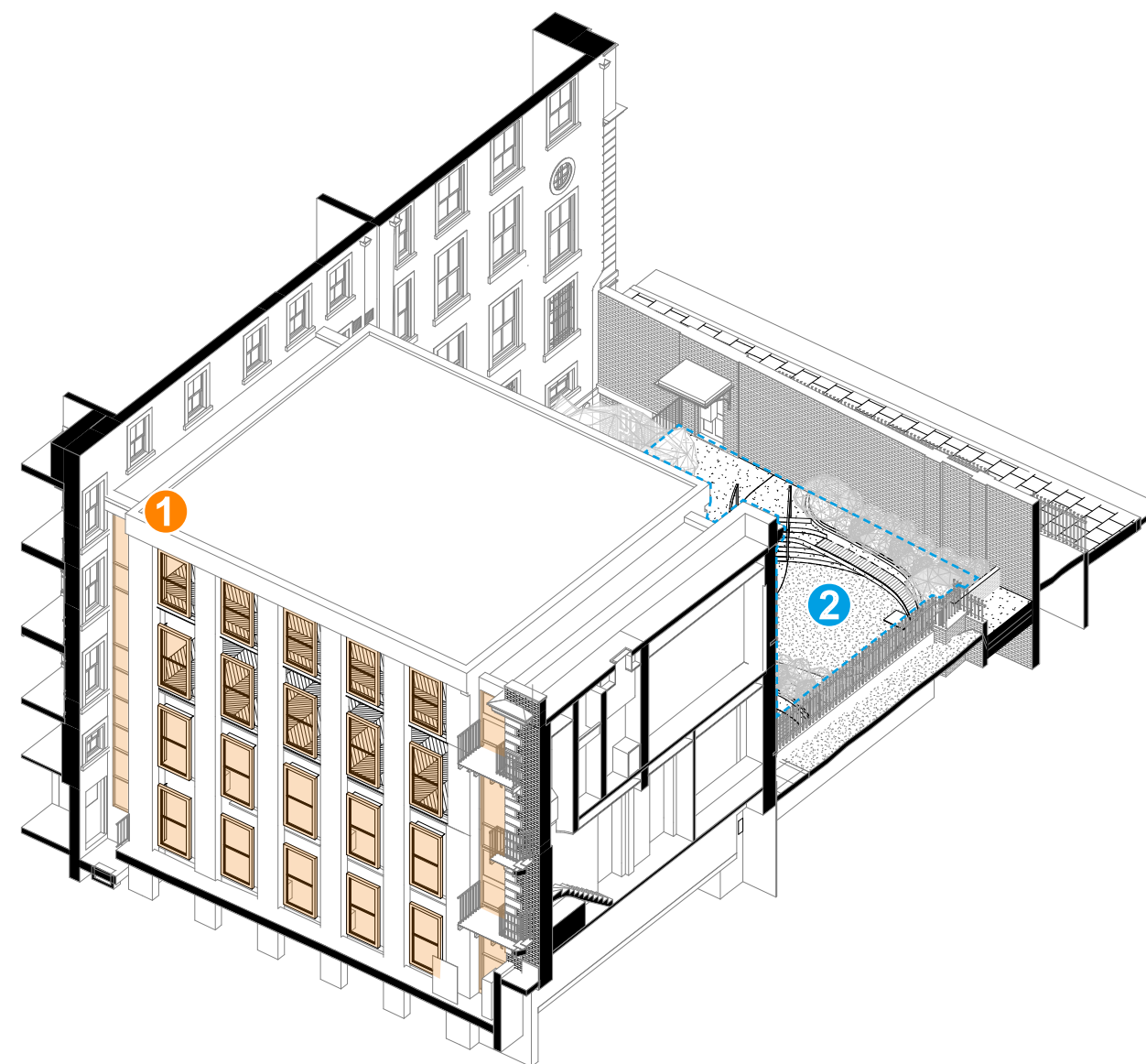
Glazing Replacement & Garden Design

3.2



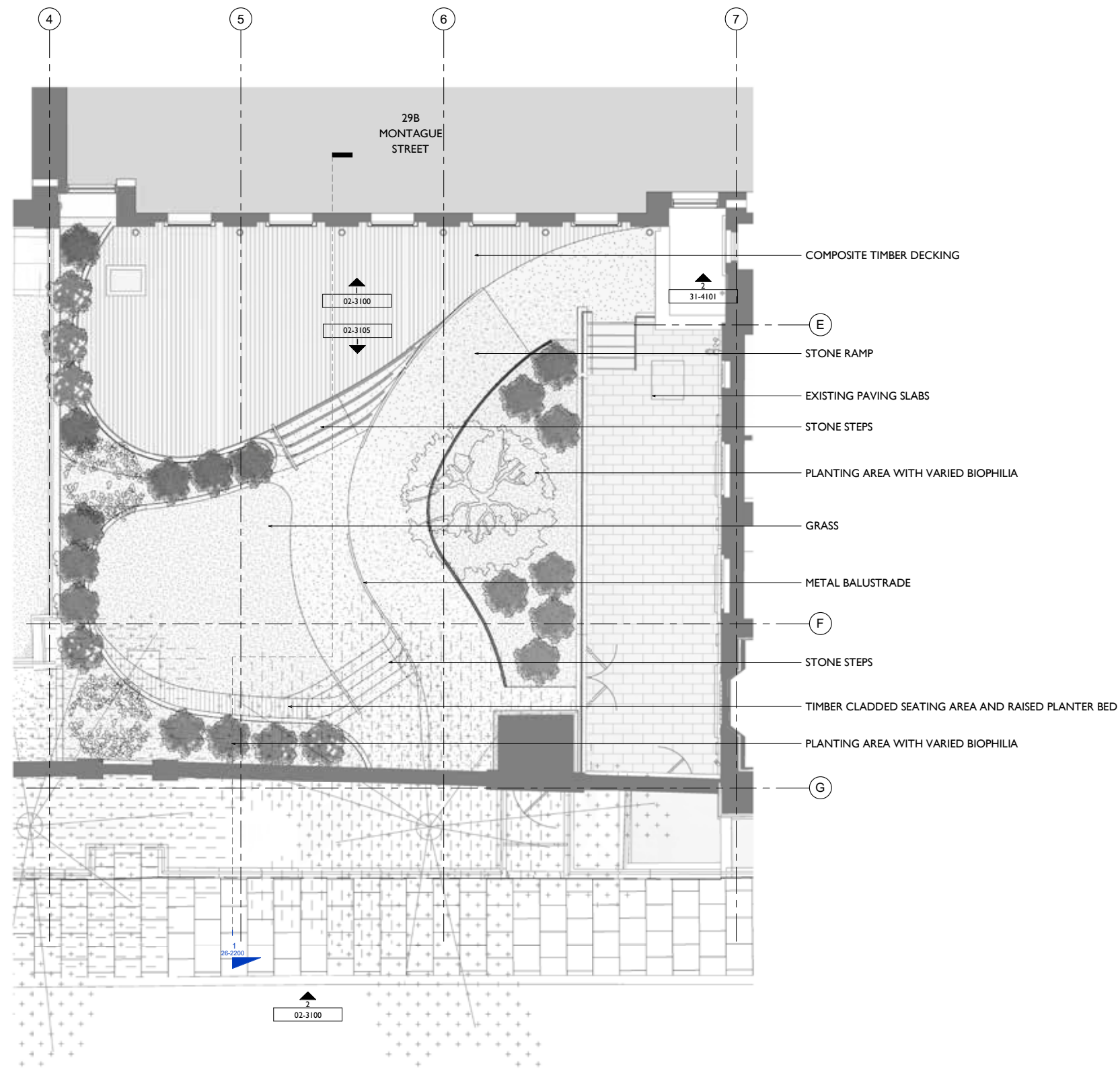
1. WINDOWS

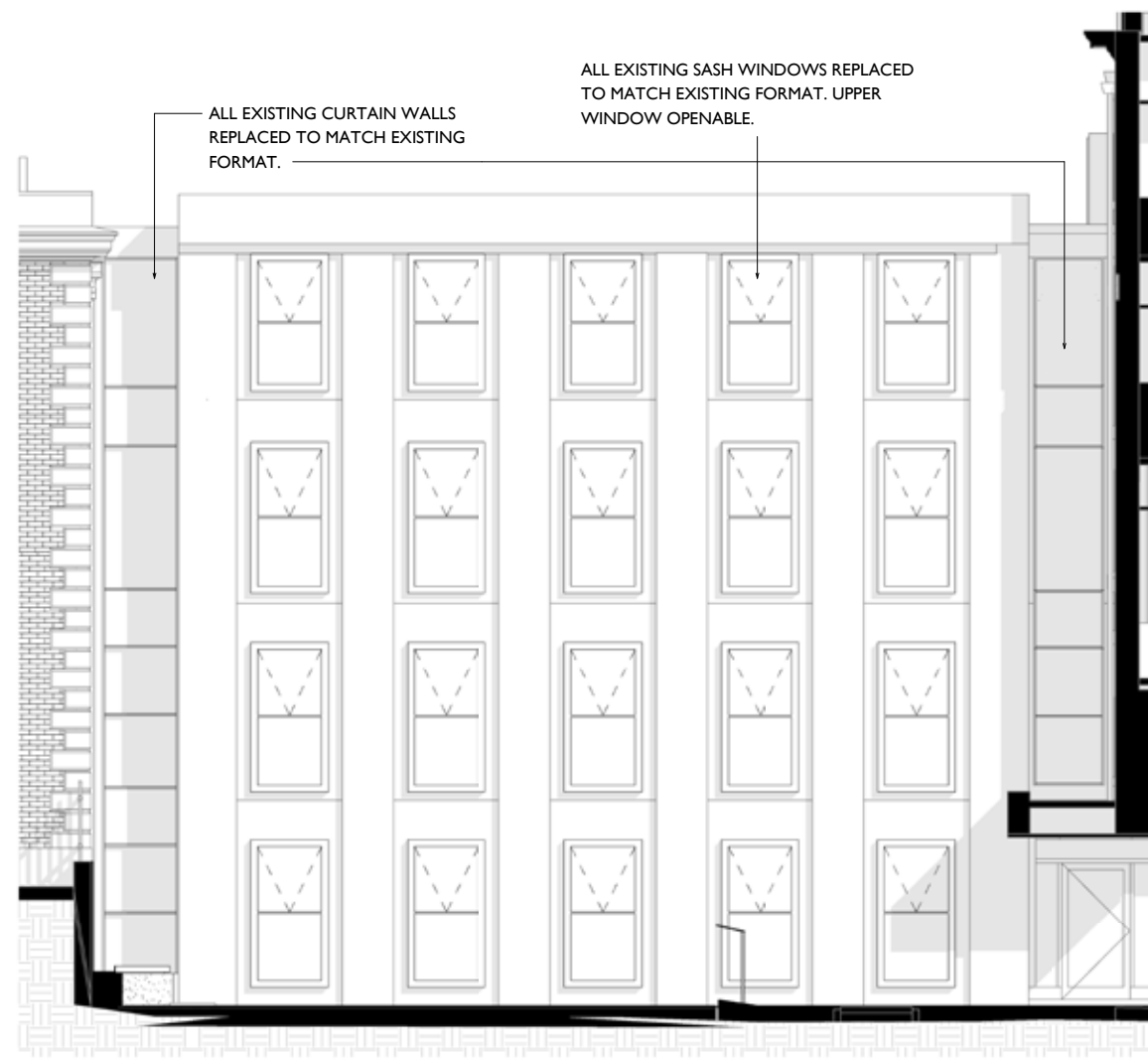
All glazed elements of 29B to be replaced with new ones in the same format as the existing to improve the thermal performance of the building and create a safer environment by making the upper part of the windows openable instead of the bottom part as the current design.



2. GARDEN RECONFIGURATION

Partial excavation of the front garden to create tiered seating areas, planting areas, new steps and a new ramp.

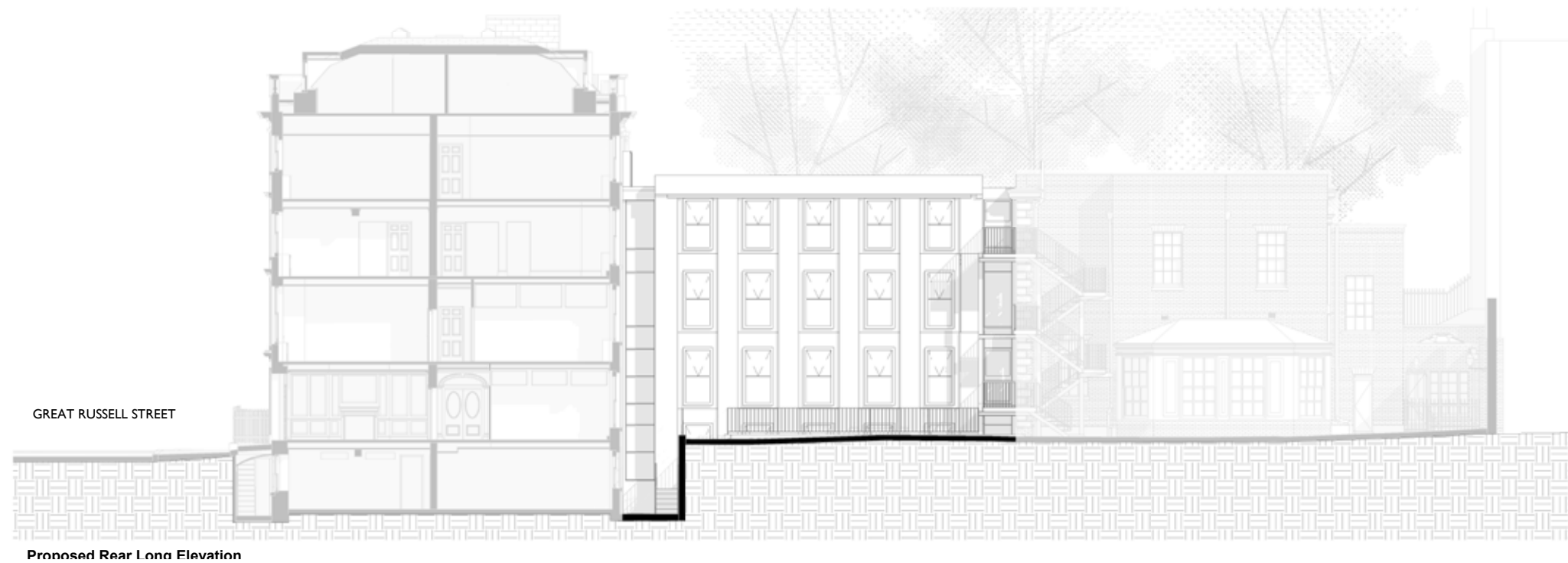
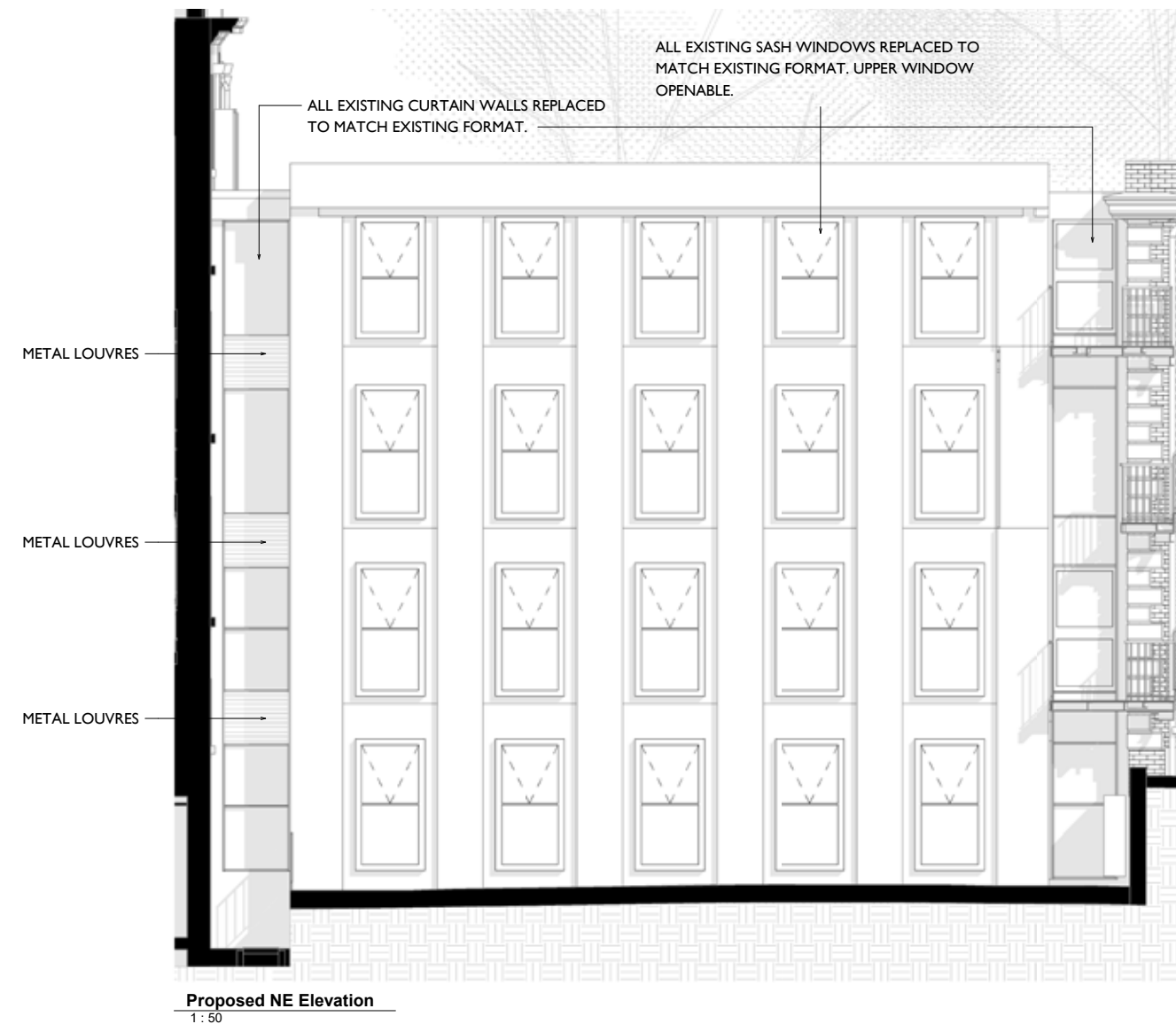


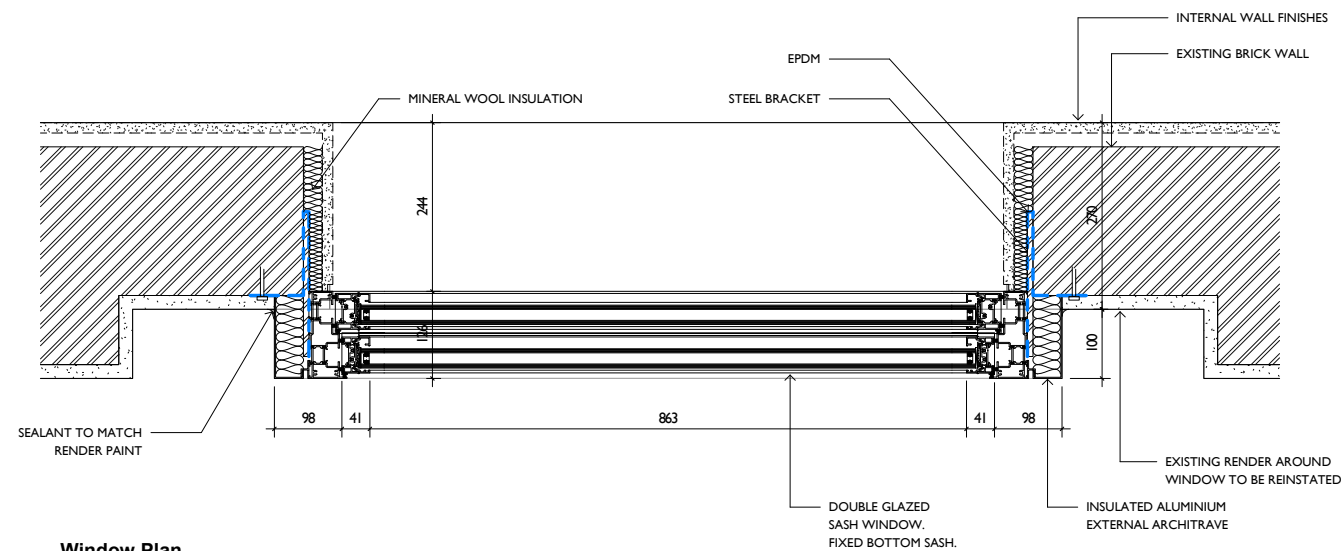


Proposed SW Elevation
1 : 50

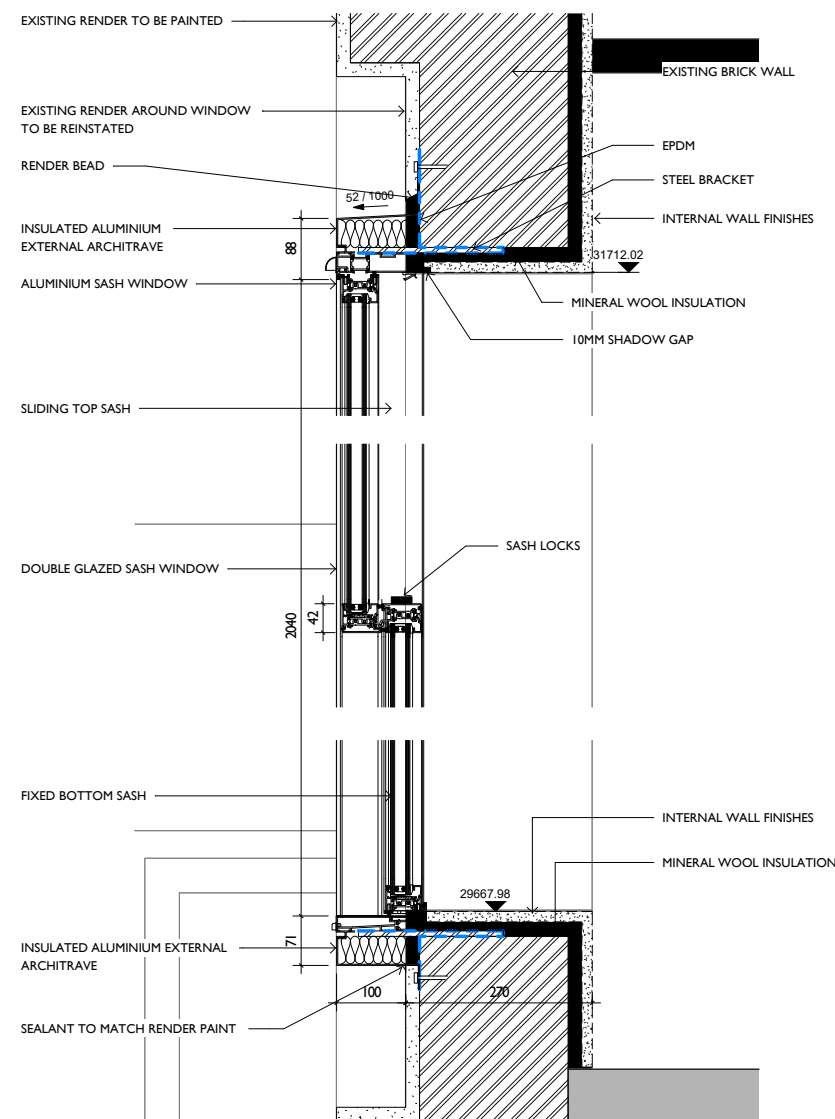


Proposed Street Elevation

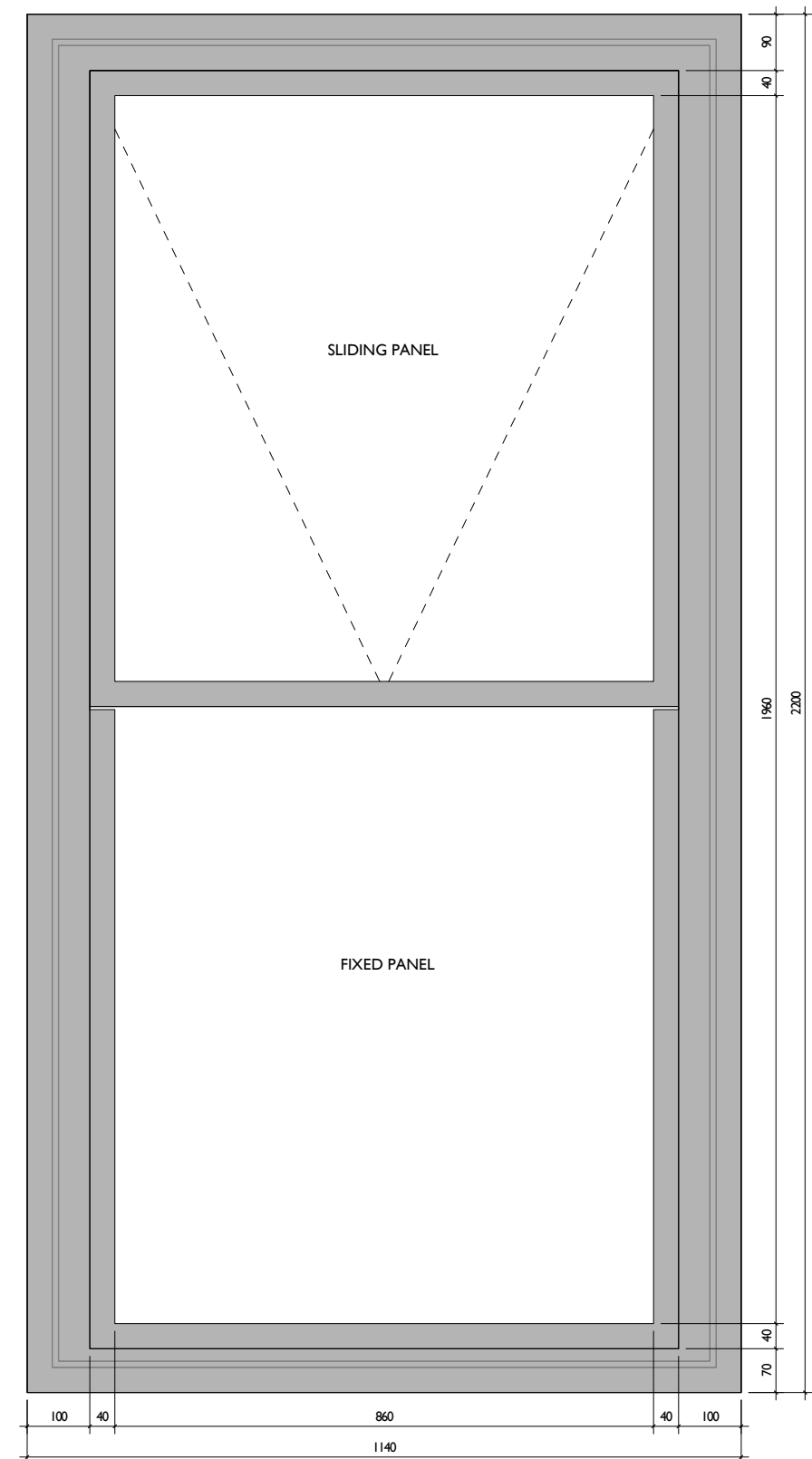




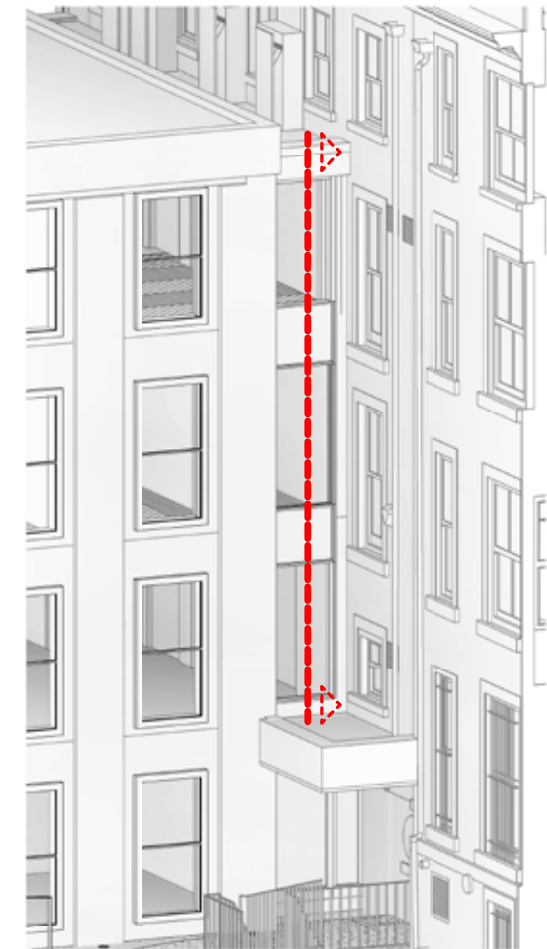
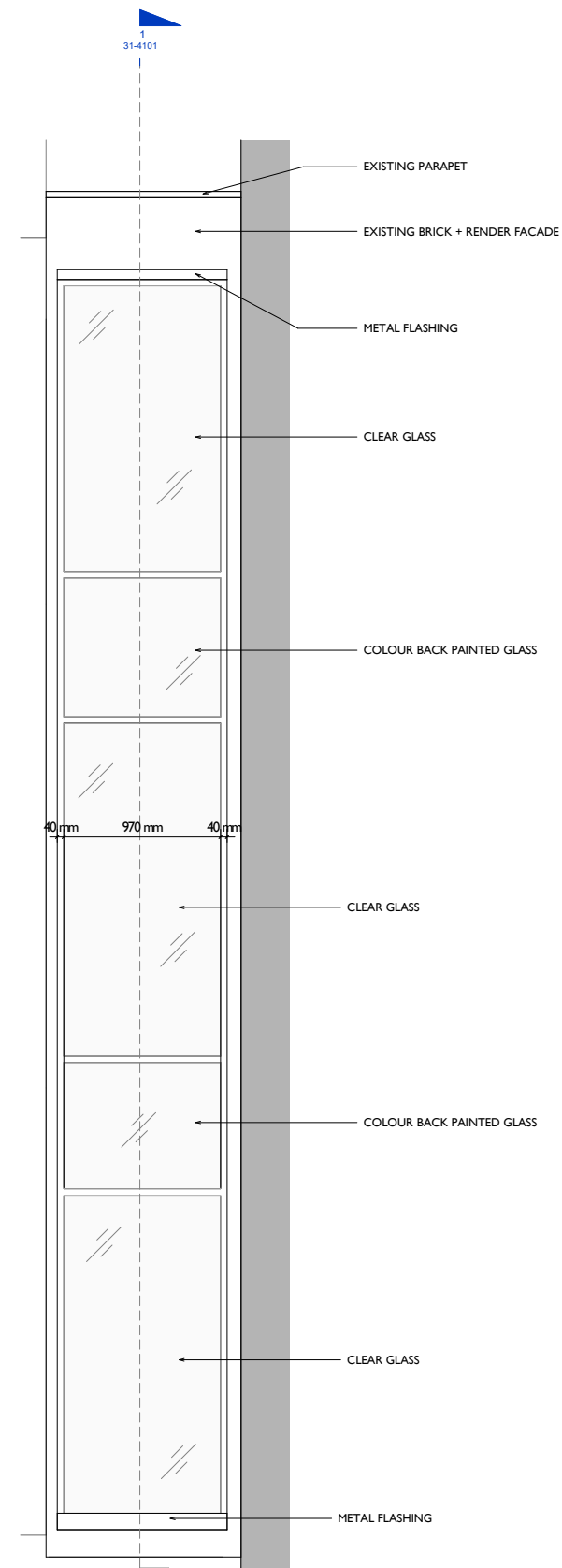
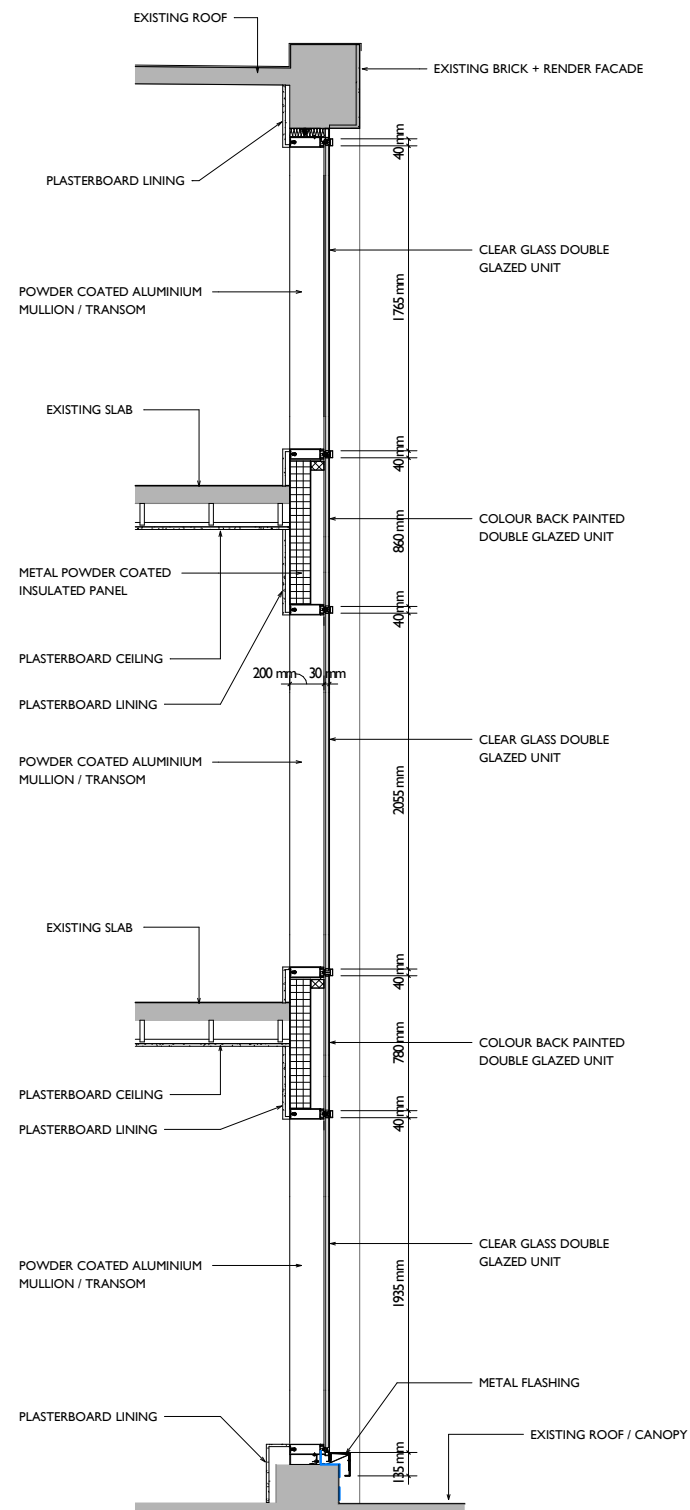
Window Plan
1:5



Window Section
1:5



Window Elevation
1:5



Curtain Wall 3D View

Conclusion

4.0



CONCLUSION

It is recognised that the building dictates and deserves a creative yet measured heritage lead architectural response due to its listing setting.

The Bedford Estates in association with the consultant team will deliver an exemplar project ensuring the new garden design is of the highest quality set within the surrounding Conservation Area. Strong architectural detailing completely informed by the adjacent Grade II listed buildings is the key principle that informs the scheme.

