

# TEAM MEMBERS



**Stuart Rackham**  
Planning Consultant



**Spike O'Connell**  
Project Manager



**Lydia Breckon**  
Project Manager



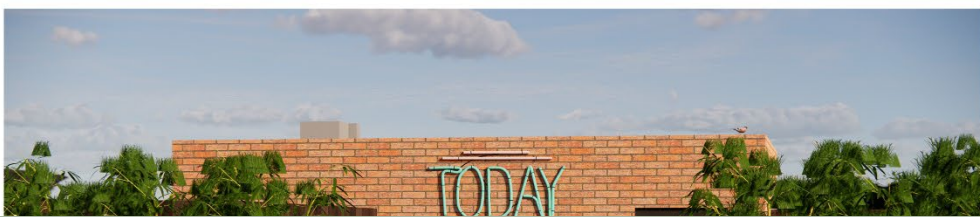
**Laura Stephens**  
Design Lead

- The existing lawful use of the building is an office (class E).
- There will be no change in the use of the building – it will be occupied as a Co-working space by Runway East – Runway East provides flexible office space, meeting rooms and communal spaces for startups, SME's, and charities who align with our mission to create spaces that boost team happiness whilst contributing to the world and communities we operate in.
- There are several improvements proposed to the existing office:
  1. Modernisation of the existing internal floorspace to provide individual desks and meeting rooms and spaces for different sized companies and groups
  2. Update and enhance the existing ventilation and extraction equipment.
  3. Additional cycle storage to supplement the existing provision.
  4. Provision of roof terrace available for use by those renting space within the office only.
- Separate planning applications have been submitted to Camden Council for the ventilation and cycle storage and these are awaiting determination.

- RWE are conscious of the land use planning issues associated with the roof terrace. As a result, a number of supporting studies and reports have been prepared by specialist professional advisors and consultants in advance of the submission of a planning application. These include:
  1. Planning assessment considering the main land use planning issues.
  2. Noise report considering the existing background noise levels to ensure that any future use of the roofspace does not exceed acceptable noise levels.
  3. Heritage Assessment to consider the impact of the terrace on the character and appearance of the Bloomsbury Conservation Area.
  4. Structural Survey to consider the physical impact on the building.
  5. Production of scaled plan and elevation drawings.
- These reports have informed the preparation of the proposal to date in respect of the siting of the terrace; and its set back nature from the building edge. It has also allowed us to have a better understanding of the impact of the following:
  1. the amenity of existing residential occupiers in respect of overlooking and noise;
  2. the visual impact of the proposal;
  3. the impact on the character and appearance of the conservation area.

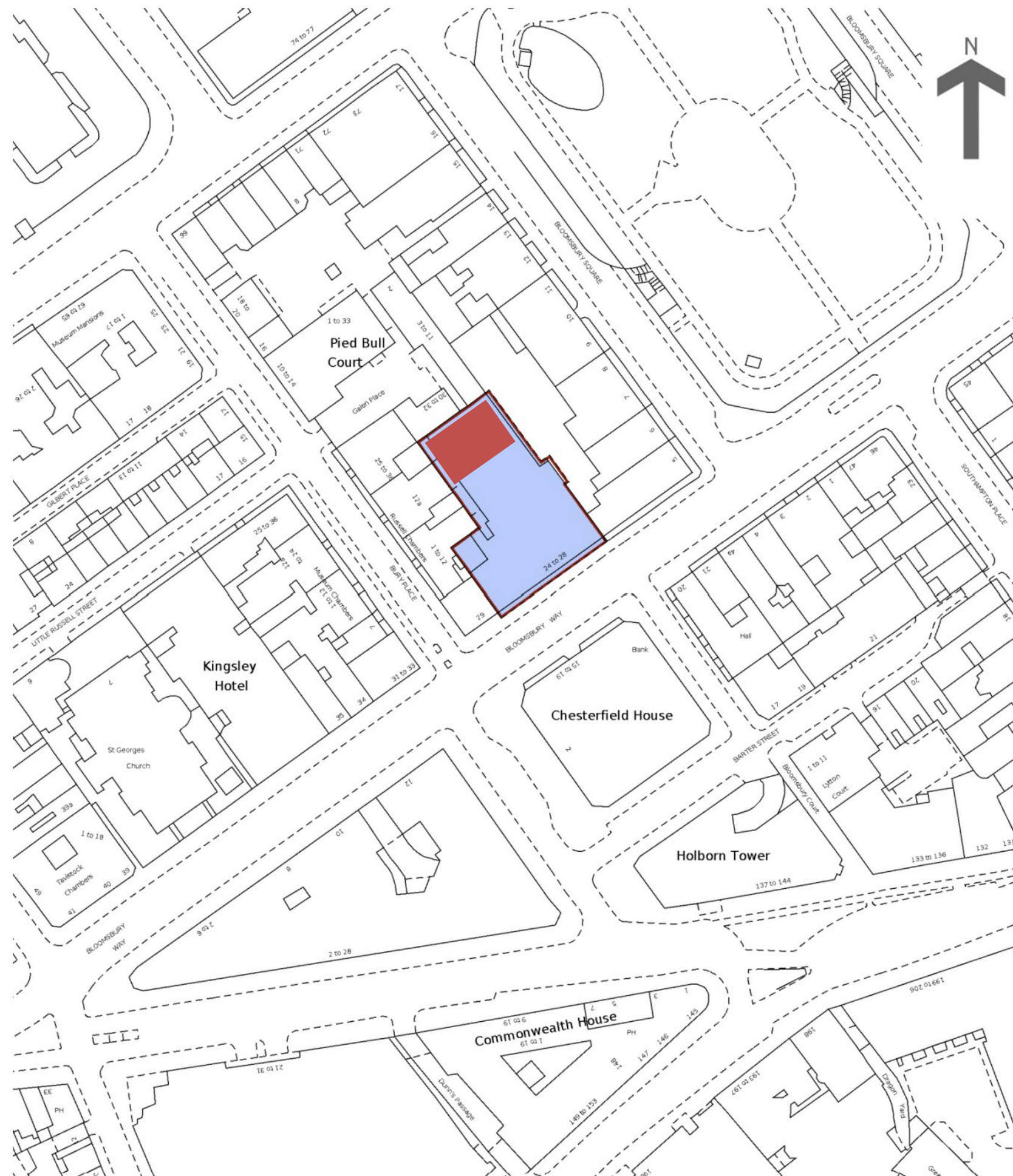
- As a result of these studies the proposals have been developed in the following way:
  1. a roof terrace setback 2 metres from the edge of the building to reduce the overlooking and intervisibility between the terrace and existing residential occupiers within Russell Chambers, Gallen Place and the properties on the southern part of Bloomsbury Square.
  2. Screening in the form of a fence 1.8 metres in, set back 2 metres from the building edge to further reduce opportunities for overlooking.
  3. The terrace only to be used during office hours (9am – 5pm) Monday to Friday.
  4. Confirmation that the use and appearance of the terrace will not have any harmful impact on the character and appearance of the Conservation Area.
  5. No lighting is proposed to ensure no adverse impact on residential amenity.
- Prior to the submission of the application, public consultation has been carried out with local residents including:
  1. Two letter drops to the surrounding flats providing information of the proposed works.
  2. This Drop-in session to discuss plans and hear the views of local residents.
- We are keen to understand your thoughts on the proposed submission and discuss any concerns or issues you have in advance of the application being submitted to Camden Council.

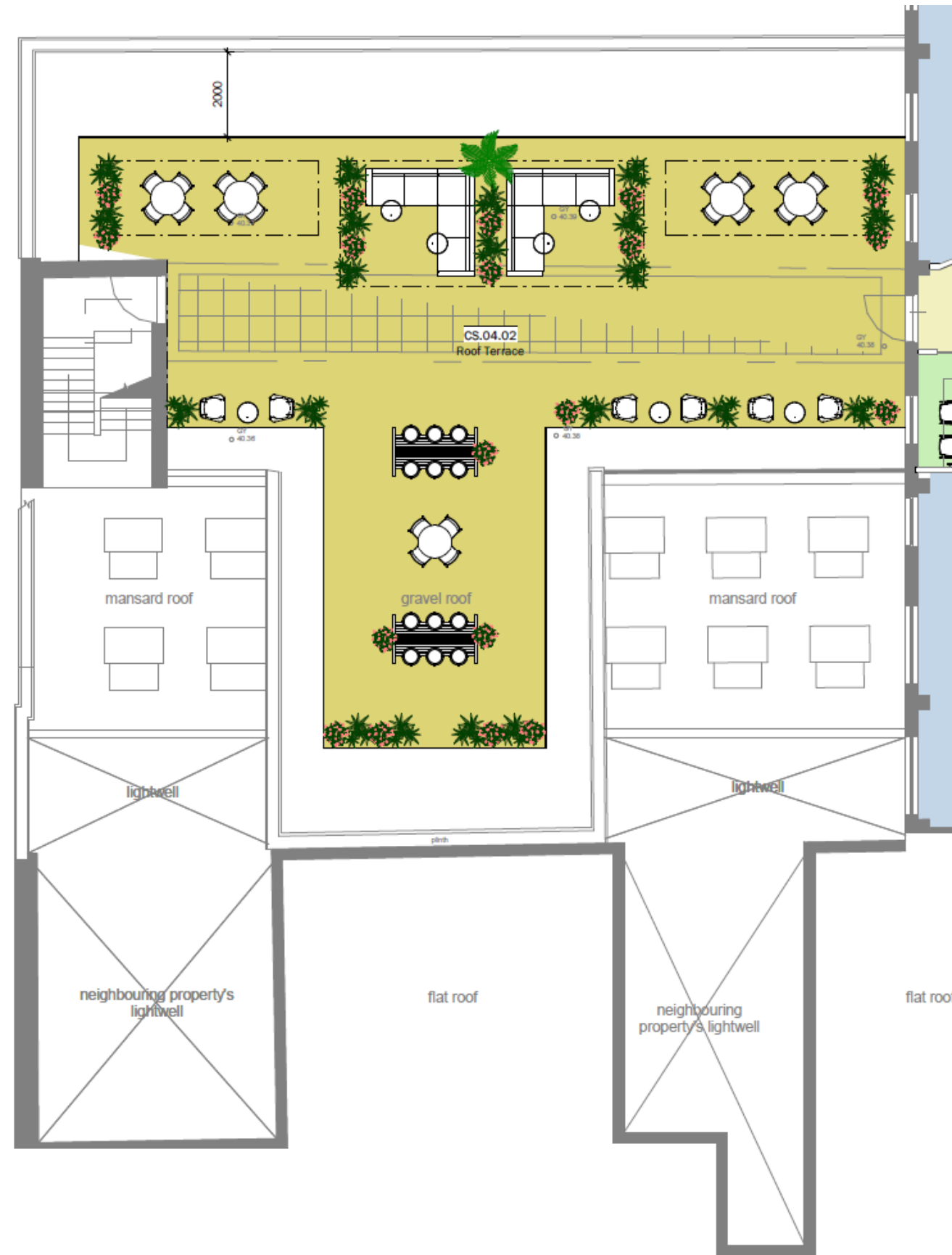




Bloomsbury Terrace









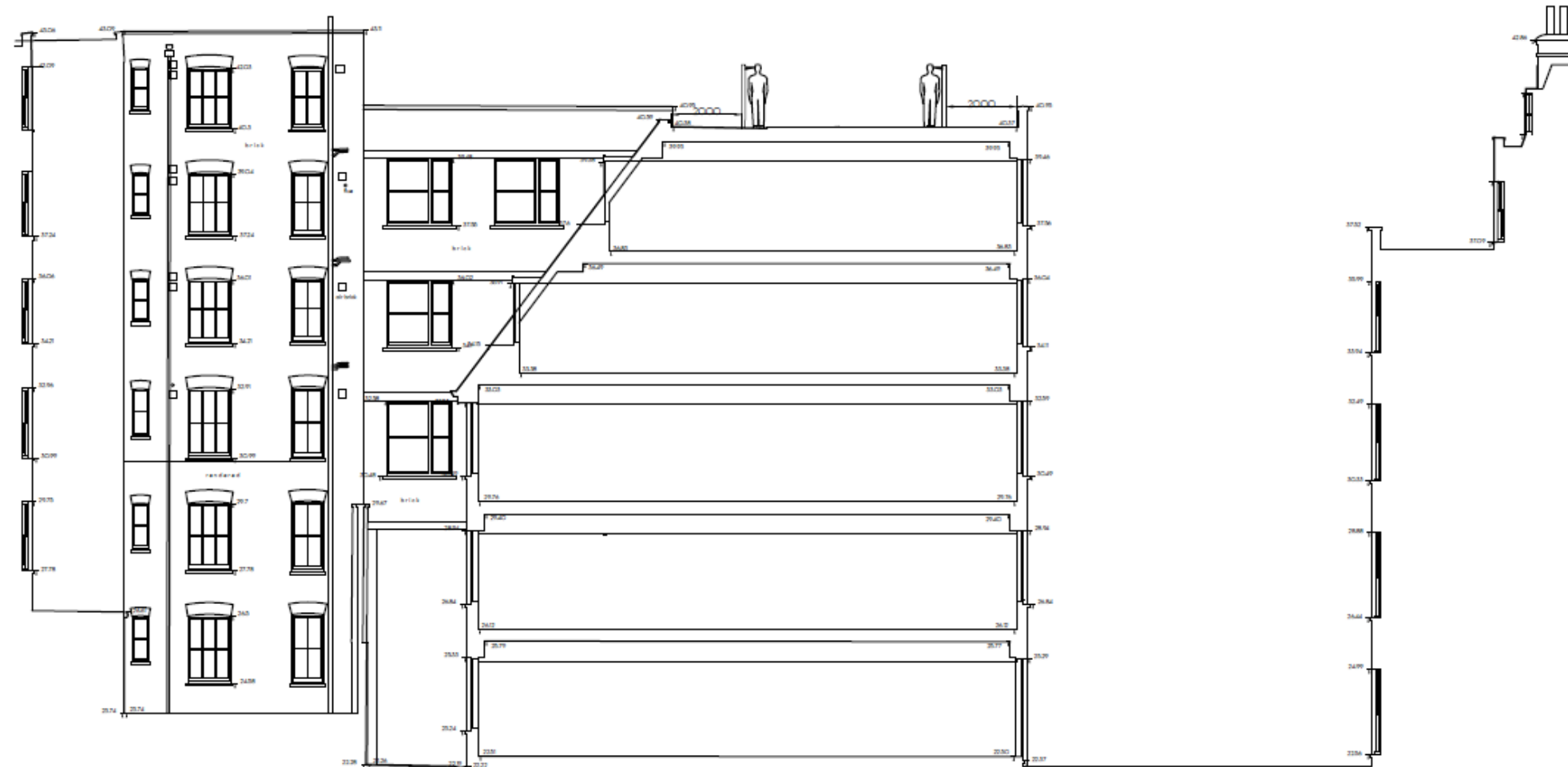
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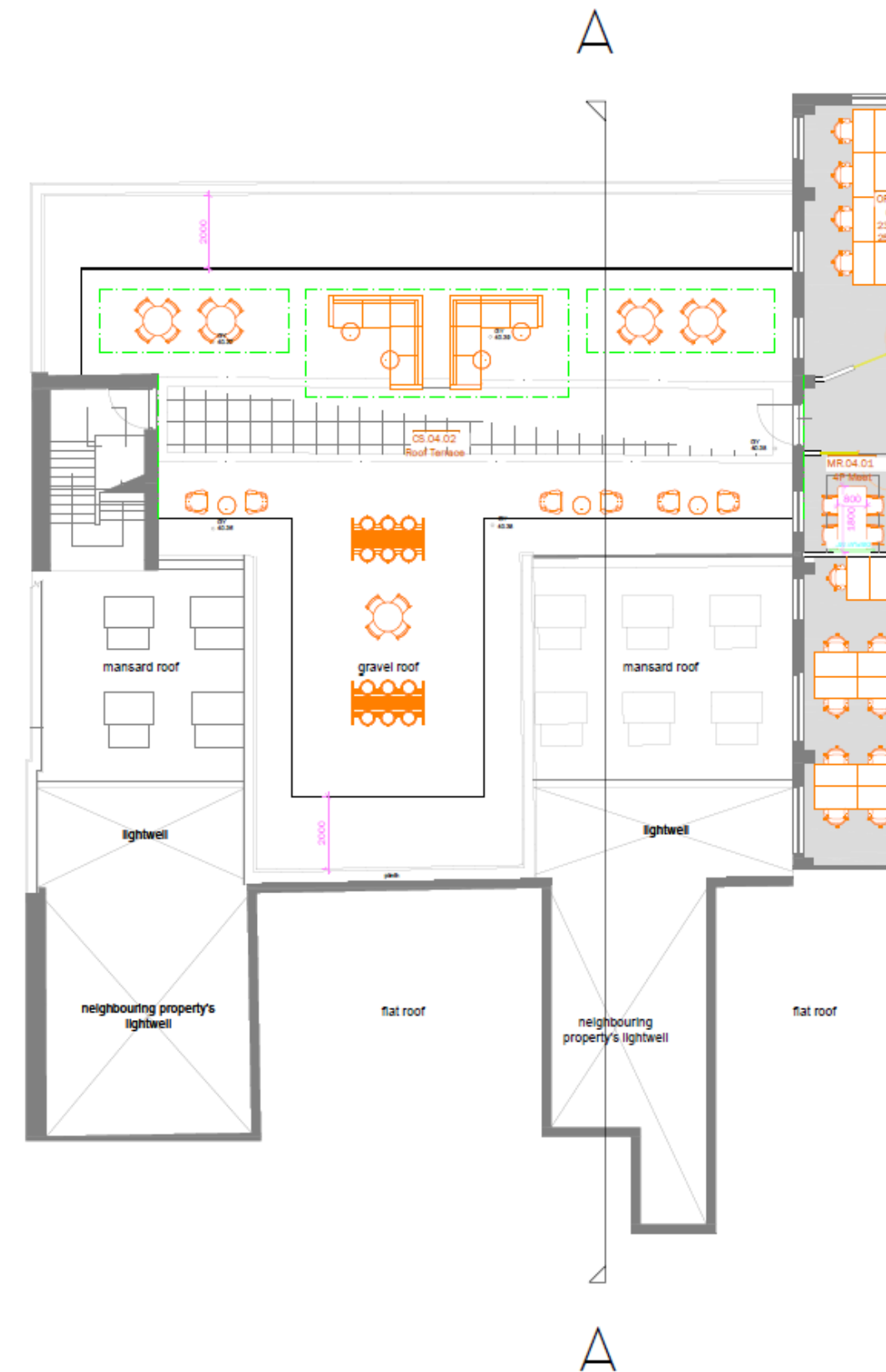
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