

39 & 42-43 STORE STREET, LONDON, WC1E 7DB

DESIGN & ACCESS STATEMENT

Prepared for **THE BEDFORD ESTATES
BLOOMSBURY LTD**

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APPLICATION**

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1.0 INTRODUCTION

This statement has been prepared on behalf The Bedford Estates Bloomsbury Limited in support of a Town Planning Application for the interior conversion of the properties at 39 & 42-43 Store Street, along with the associated plant equipment.

The existing buildings are all mixed-use, mid-terraced buildings that are part of a continuous run of 5 storey (Ground plus 3 no. + Basement) terraced properties along Store Street.

The ground floor of each property is a commercial unit, with the upper storeys accessed via a separate entrance door and staircore. The upper storeys of no. 43 are a singular residential dwellinghouse, with the upper storeys of no. 42 & 39 in office use.

The proposed works are for the internal removal of the staircore in no. 43, and the lateral conversion to connect through no.'s 42 & 43 to create singular residential dwellings across each storey, for the upper three storeys.

In no. 39, the proposals are for an internal reconfiguration of the layouts to provide 2 dwellings across the three storeys.

There will be minor interventions on the roof, with the inclusion of plant equipment being discreetly located here.

The proposals provide the off-site residential accommodation in conjunction with the current planning application for the office refurbishment and extension at 50 – 51 Russell Square (Ref: 2023/5470/P).

2.0 SITE & CONTEXT

The properties along Store Street are located within the Bloomsbury Conservation Area, though are not Listed nor Locally Listed. Store Street itself is comprised of a terrace dating from the 1920s, originally design by Holborn Architect Charles Doll, and contributes positively to the character of the Conservation Area.

The proposals seek to provide quality residential dwellings in an area well suited to dwellings.

3.0 EXISTING BUILDING

The existing building is comprised of dark brown stock brick with timber sash windows. The street-facing Ground floor is faced in stone/render with refurbished shop frontages, previously designed by Garnett Architecture in 2008. The upper storeys are detailed with Portland stone accents such as pilasters, Key-stones and frieze's.

The roofscape of the existing terrace is typically a flat roof, hidden behind a parapet wall, with the exception of no. 43, which has a 'gambrel' pitched roof form and mansard windows.

Drawing List (Existing)

0963-0100-L01_OS_PLAN	Site Location Plan
0963-0110-L01_EXTG_GF_PLAN	Ground Floor Plan Plans as Existing
0963-0111-L01_EXTG_1st_PLAN	First Floor Plan Plans as Existing
0963-0112-L01_EXTG_2nd_PLAN	Second Floor Plan Plans as Existing
0963-0113-L01_EXTG_3rd_PLAN	Third Floor Plan Plans as Existing
0963-0114-L01_EXTG_RF_PLAN	Roof Plan Plans as Existing
0963-0115-L01_EXTG_BM_PLAN	Basement Plan Plans as Existing
0963-0200-L01_EXTG_N_ELEV	North Elevation Elevations as Existing
0963-0201-L01_EXTG_S_ELEV	South Elevation Elevations as Existing
0963-0300-L01_EXTG_SECTN_A-A	Section A-A Sections as Existing
0963-0301-L01_EXTG_SECTN_B-B	Section B-B Sections as Existing

4.0 DESCRIPTION OF PROPOSAL

The proposal is to convert the upper floors (First, Second and Third) of 39 & 42 Store Street from office use, to residential, with a lateral conversion through from the already residential 43 Store Street into 42.

42-43 Store Street

The proposals at 42-43 Store Street create three separate residential flats across the three floors, through the removal of the existing staircore in no. 43, creating additional area in the Ground Floor commercial unit and additional area across the upper storeys.

The dwellings contained laterally across 42-43 provide three 2bed 4person flats in-line with London Plan unit size space standard requirements, and an upgrade to the interiors. Due to the limitations of the existing building fabric and internal (presumed load-bearing walls), the secondary bedroom is smaller than the required London Plan area, though exceeds National Space Standards required area. Offsetting this, the provision of extra area in the units provide additional space for the residents.

The flats are accessed via the retained staircore in no. 42, with the half landing closet-wing being utilised to house the Home Booster tanks for the dwellings new water supplies, maintained as landlord demise.

The proposals seek to have a light-touch approach to the internal configuration of the buildings, utilising existing walls where possible though providing high-quality dwelling spaces, providing modern-living concepts within the historic building envelope.

39 Store Street

The proposals for the dwellings contained in 39 Store Street provide two flats; one 1bed 1person Studio at first floor, and one 2bed 4person split-level maisonette across the upper two storeys.

The flats are accessed via the retained staircase, which is communal to the first floor, before being demised to the maisonette above. This allows for the half-landing closet wing to also be utilised for Home Booster tanks as Landlord demise at the first closet level, with the second closet level becoming integrated into the demise of the maisonette, serving as an additional shower room.

The proposals seek to have a light-touch approach to the internal configuration of the buildings, utilising existing walls where possible though providing high-quality dwelling spaces, providing modern-living concepts within the historic building envelope.

The proposals would result in a significant improvement and modernisation of the existing internal use of the properties and the proposals accord with national, regional and local planning policy and although predominantly internal works, would positively contribute to

the Conservation Area and streetscape through activating windows on the upper floors with the removed staircase.

Drawing List (Proposed)

0963-0150-L01_PROP_GF_PLAN	Ground Floor Plan Plans as Proposed
0963-0151-L01_PROP_1st_PLAN	First Floor Plan Plans as Proposed
0963-0152-L01_PROP_2nd_PLAN	Second Floor Plan Plans as Proposed
0963-0153-L01_PROP_3rd_PLAN	Third Floor Plan Plans as Proposed
0963-0154-L01_PROP_RF_PLAN	Roof Plan Plans as Proposed
0963-0154-L01_PROP_BM_PLAN	Basement Plan Plans as Proposed
0963-0250-L01_PROP_N_ELEV	North Elevation Elevations as Proposed
0963-0251-L01_PROP_S_ELEV	South Elevation Elevations as Proposed
0963-0350-L01_PROP_SECTN_A-A	Section A-A Sections as Proposed
0963-0351-L01_PROP_SECTN_B-B	Section B-B Sections as Proposed

Proposed Residential Unit Mix

First Floor

<u>R.01.01:</u>	1Bed 1Person – 37m ² (<i>Shower room</i>)
<u>R.01.02:</u>	2Bed 4Person – 75m ²

Second Floor

<u>R.02.01:</u>	2Bed 4Person – 82m ² (<i>Duplex Up</i>)
<u>R.02.02:</u>	2Bed 4Person – 77m ²

Third Floor

<u>R.03.01:</u>	2Bed 4Person – 73m ²
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5.0 BUILDING SERVICES

The proposal for the conversion and refurbishment of the properties upgrades the services within the properties, providing new water and electricity connections, with each residential unit being served with hot water and heating services from an Heat Pump unit in each dwelling, supplied from the ASHP's located on the flat roofs to each building.

The ASHP's are located to the centre of the roofscape, adjacent to the existing chimney stacks to limit the visibility of the units on the roofline as much as possible. The units will be limited in their visibility, with the existing parapet and chimney stacks screening the units. An indicative long view from Ridgmount Street is shown below, which will have the most visibility – albeit as indicated, only a minor portion of the units will be seen.



Existing versus Proposed (Limited visibility of ASHP along Ridgmount Street)

6.0 SUSTAINABILITY

The existing properties are currently heated by gas fired boilers. As noted above, the strategy under these proposals shall be to decarbonise the demises by removing the existing gas supplies and gas heat sources and install high efficiency Air Source Heat Pumps to provide heating and hot water to each apartment.

The units shall be capable of providing a heating efficiency COP of 5.1 (at 7oC / 35oC) and a hot water efficiency COP of 3.3, equating to being approximately 5 and 3 times more efficient than the existing gas based systems. This heat pump solution is also favourable in terms of emissions to the surrounding atmosphere, as the heat pumps do not emit any

gases directly. The heat pumps shall not be capable of delivering cooling to the apartments.

The heat pumps shall be mounted at roof level, illustrated to have limited visibility from the streetscape, and the rear parapet assisting in reducing noise impact to the apartments at the rear, which are acoustically screened by the parapet. A background noise assessment has been completed and the noise generated does not trigger the need for acoustic enclosures.

High efficiency LED lighting shall be provided throughout to further improve efficiency and minimise energy usage.

The apartments shall have low flow devices fitted to each water outlet ensuring water usage is reduced.

7.0 ACCESSIBILITY & SERVICING

Access

The proposal has been designed to match the existing access arrangements.

The properties are accessed from Store Street, with independent entrances separate from the Ground Floor commercial units. The street-facing entrance doors will remain the same, with the dwellings' private front doors being located directly off the existing (no. 42) staircore landings.

The internal layouts are designed where possible to M(4)2 standards; due to the nature of the existing building, there are limitations on implementation of these standards throughout, though the accessibility conditions will be made no worse than existing.

Cycles, Refuse & Servicing

Due to the limitations of the existing building fabric and the location in the conservation area, cycle storage is not currently provided in the existing condition. This is maintained in the proposals, though there are several 'Sheffield' and 'M' stands within the near vicinity.

Refuse is to be stored in the properties, and will be taken out by residents in line with the current servicing arrangements for the existing residential dwelling in 43 Store St.

8.0 SUMMARY

The proposed development will positively contribute to the use of Store Street as a whole, adding to the street's unique character. The proposed upgrades will:

- Provide five high-quality, sustainable residential flats to the area (an uplift of four dwellings from the existing uses).
- Remain sympathetic to the existing building and the surrounding properties through minimal intervention into existing fabric.
- Decarbonisation and movement away from Gas Boiler supplies, with renewable energy ASHP sources to residential dwellings.
- Increase internal area within the Ground Floor unit of 43 Store Street.