



## B01-09 DESIGN & ACCESS STATEMENT

Project Name: 39 Marchmont Street,  
Project Address: London, WC1N 1AP  
Project Number: 24002  
Date: 11/07/2024

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## 1.1 INTRODUCTION

This Design & Access Statement has been prepared by MDLR Architects for our client Fortune Green Capital Ltd. It forms part of a Full Planning and Listed Building Consent application submission to the London Borough of Camden for a proposal to reinstate the original front lightwell together with the replacement of the unoriginal shopfront and refurbishment of the commercial unit which occupies the basement and ground floor levels located at 39 Marchmont Street, London, W1CN 1AP.

This document is to be read in conjunction with MDLR drawings, structural report and drawings by Banfield Wood LLP, heritage report by John Low Heritage and planning statement by City Planning.

## 1.2 SITE & BUILDING ASSESSMENT

### 1.2.1 SITE LOCATION, INFORMATION & ANALYSIS:

The site is located on the west side of Marchmont Street, between Tavistock Street (to the north) and Coram Street (to the south). No. 39. The site is also located in the Bloomsbury Conservation Area and within the setting of several other listed buildings and is part of the terrace of Nos. 39-73 Marchmont Street, which were built as townhouses in the early 19th century and are Grade II listed.

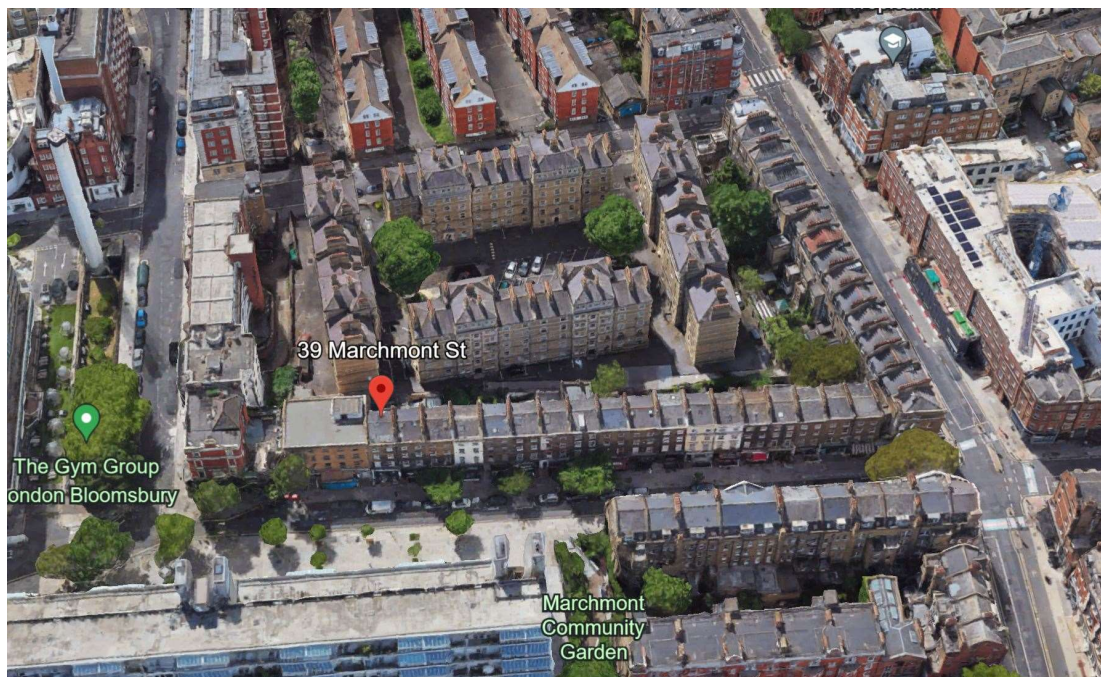


Image 01- Aerial view- east



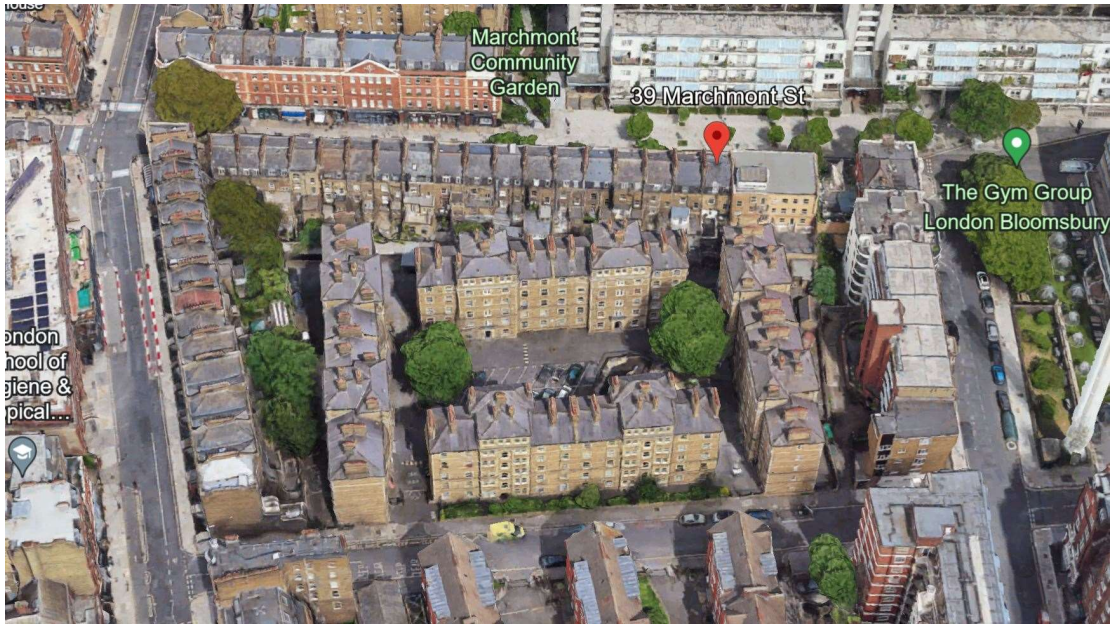


Image 02- Aerial view-west

## 1.2.2 SURROUNDING BUILT CONTEXT:

Marchmont Street has predominantly a mix of commercial units occupying the ground and basement levels and residential units above. 14 out of 18 buildings within the terrace have a lightwell to the front. Shopfront designs vary from one another along the terrace. Directly opposite is The Brunswick Centre which is a grade II listed residential and shopping centre.



Image 03- Photograph of Marchmont Street view looking towards No39



Image 04-Photograph of Marchmont Street looking towards higher numbers



Image 05-Photograph of No39 Marchmont Street from across the road



Image 06- Photograph of The Brunswick Centre opposite No39 Marchmont Street



### 1.2.3 EXISTING BUILDING:

The building and surrounding area of Marchmont Street have a diverse history. The building was likely constructed somewhere in the period 1800 to 1806 as part of the wider Foundling Estate development by architect Samuel Pepys Cockerell. During World War II Marchmont Street sustained heavy bomb damage. The adjacent 37 Marchmont Street was bombed and later demolished due to being beyond repair. Originally the building was mid terrace within a row of identical townhouses, however due to the bomb damage and subsequent demolition of the adjacent structure, the building is now effectively end of terrace. The building is a four-storey terrace building, with a basement.

The upper three levels which are excluded from this application consist of residential apartments accessed from a ground floor communal side corridor. The ground and basement floors which this application relates to contain a commercial unit with a ground floor rear store room and enclosed courtyard. The commercial unit is currently vacant.

The panelled timber residential entrance door and fanlight above appears to be original though glazed parts have been painted over. The shopfront is unoriginal but contains elements of original features such as the moulded corbel bracket.

The original lightwell at the front has been filled with concrete but collapsing in parts which are visible in the photographs below.

The rear of the building has been subject to extensions to create further internal floor space for the shop's use. Overall, the quality is very poor, and its condition detracts from the building's architectural interest.

The basement floor is accessed from the back of the shop via makeshift timber stairs. There are later addition mezzanine timber floor structures at the back of the shop to create additional storage areas. At the front of the property, the original window opening into the once lightwell is blocked off. The basement continues under the pavement forming two vaulted storage areas which are in a very poor state structurally and architecturally due to damp issues and services penetrations over the years.

Please refer to the Photographs section at the end of this report.





Image 07- Photograph of 39 Marchmont Street



Image 08- Photograph of shopfront and residential entrance door

## 1.2.4 OPPORTUNITIES & CONSTRAINTS

The commercial unit is currently vacant and in need of repair. It has had many unsympathetic alterations and additions over the years. The opportunity exists to bring the commercial unit and the building façade at pavement level back to its former glory in accordance with the core planning policy objectives, whilst respecting the historic value of the site, the terrace and the character of the Bloomsbury Conservation Area.

- Opportunities
  - The proposed refurbishment and repair works would ensure the longevity of the building and its continuing contribution to the terrace and the Bloomsbury Conservation Area
  - The proposed lightwell and the basement window would effectively be a reinstatement of the original features
  - The proposed replacement of the unoriginal modern shopfront with a traditional shopfront would contribute positively to the terrace and Bloomsbury Conservation Area
  - The proposal to remove the cluttered additions inside and outside at the back of the building including the timber stairs, timber mezzanine floors and temporary roof structures at the back would be a positive contribution and improvement
  - The proposed alterations will allow for continued and appropriate use of the vacant commercial space for its intended use.
- Constraints
  - The building is Grade II listed
  - The building is in Bloomsbury Conservation Area

## 1.3 PLANNING HISTORY & POLICIES

### 1.3.1 PLANNING HISTORY

Recent relevant approved planning permissions specifically in relation to the application site include:

- Granted, 04-04-2024  
Listed Building Consent  
2024/0381/L  
Restoration and repair of 39 Marchmont Street, including internal configuration of the first floor flat and refurbishment of the second and third floor flats.
- Granted, 07-06-2013  
Listed Building Consent  
2013/1626/L  
Installation of commemorative plaque to Charles Fort, following the removal of existing steel plaque on the external wall of 39 Marchmont Street
- Refuse Full or Outline Permission, 01-08-1989  
Full planning  
8900186  
Change of use of ground floor from retail to restaurant/ take away as shown on drawing numbered MAR 1 and 2.

### 1.3.2 PLANNING POLICY

The proposals have been developed to address all key policies within the Camden Local Plan 2017 such as Policy D1 Design, D2 Heritage, D3 Shopfront, E2 Employment premises and site, Camden Planning Guidance on Design, Heritage and Shopfront and the London Plan 2021.

## 1.4 DESIGN PROPOSAL

The design team's focus from the start has been to improve the existing state of the commercial unit structurally and esthetically by paying careful attention to the building's original identity. The proposal seeks to reinstate the original features where possible and introduce period appropriate design features and materials respectful to the host building and the terrace it belongs to. The proposed works include:

- Removal and replacement of the existing unoriginal shopfront with a traditionally designed timber shopfront and signage that is in keeping with the remaining of the terrace
- Removal of existing unoriginal and failing concrete slab infill to the original lightwell and installation of a new lightwell together with new floor slabs to either side to allow access to the residential and commercial areas.
- Installation of new period appropriate metal railing and gate to lightwell surround
- Installation of a new metal stair that is designed to meet Approved Document Part K
- Reinstatement of the blocked off original window opening to the front wall of basement and installation of a new white painted conservation style timber sash window with slim line double glazing
- Installation of a new solid timber panelled external door within the existing opening in

the lightwell area at basement level.

- Removal of the existing unused unoriginal stair to the front of basement and the later addition column that supports it.
- Removal of the existing unoriginal timber stairs connecting basement, mezzanine structures and ground floor at rear to allow for installation of new stairs and landing.
- Removal of existing unoriginal small window to the rear at basement to create access route by dropping the cill to floor level and enlarging the opening
- Removal of all unoriginal existing timber partitions at basement level.
- Removal of the existing unoriginal toilet, floor slab, toilet wall, patio door & external steps at the back by dropping the cill level to give level access from the new stair landing.
- Replacement of the unoriginal timber patio door mentioned above with a new timber door with fanlight above
- Installation of new stairs between basement and ground floor levels and ground and store area at the back as shown on proposed floor plans
- Retention and restoration of the original timber panelled residential entrance door and fanlight above to its original condition by a specialist.
- Replacement of the unoriginal 1<sup>st</sup> floor rear terrace roof with warm roof and non-combustible porcelain tiles
- Removal of the failing roof coverings and unoriginal timber support structures over the rear courtyard
- Replacement of corrugated roof over store area at the back with warm flat roof.

#### 1.4.1 SCALE & MASSING

It is not proposed to change the scale or massing of the existing building.

#### 1.4.2 USE

It is not proposed to change the existing Class Use E

#### 1.4.3 SITE LAYOUT & FLOOR PLAN ARRANGEMENT

The new door to the shop would be via the right-hand side to allow for lightwell installation. The proposal keeps the open plan layout and creates a better flow by raising the rear of the shop floor to match the front. The store area at the back will be blocked off internally and be accessed from the rear patio. The plan form of the basement floor will be retained. Please refer to proposed floor plans below.

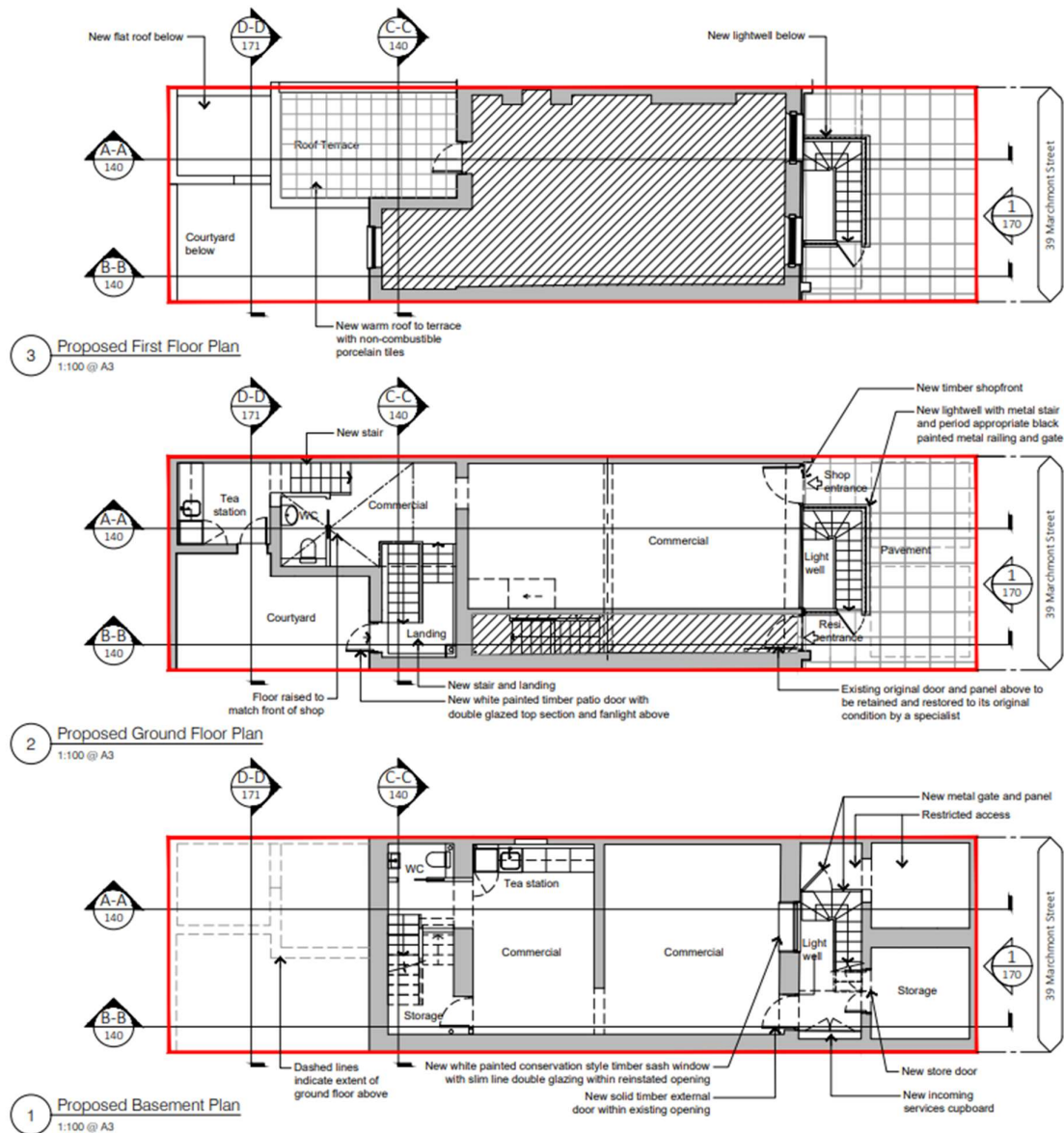


Image 09- Proposed Floor plans

#### 1.4.4 ELEVATION COMPOSITION, ARCHITECTURAL MATERIALS & FEATURES

The existing shopfront is of a modern design with no reference to the host building's age, historic identity or the terrace. The proposed reinstatement of the lightwell and replacement shopfront which is of a traditional design takes inspiration from the original architecture of the host building and neighbouring premises within the terrace. The proposed design reflects the scale and style of the existing language that is already established along the road. It is proposed to keep the remaining original features such as the residential door, signage structure and the pillars and restore them to their original condition as much as possible. Installation of a high-quality traditional timber shopfront with panelled stallrisers with large transparent glazed sections above offer a welcoming and attractive building. The lightwell will be enclosed by period appropriate black metal railings/gate. The new lightwell stair will be black metal. The lightwell walls will be rendered and painted white.

The preservation of the original features along with usage of new high-quality materials



and design detail enhances the host building's historic merit and the terrace. The proportions and the unified design of the proposed shopfront is in harmony with the host building whilst also respecting the character of the terrace.

#### 1.4.5 SITE PHOTOGRAPHS



Image 10- Recent photograph of the failing lightwell infill at the front of the



Image 11- Recent photograph of the failing lightwell infill at the front of the building



Image 12- Photograph of back of shop showing later addition timber stairs and the unoriginal window. Stairs and window are proposed to be removed. A new opening in the location of the removed window to be created to allow access.



Image 13- Photograph of later addition unoriginal timber stairs and mezzanine floor at the back of shop that is proposed to be removed. Floor in this area is proposed to be levelled with front of shop.

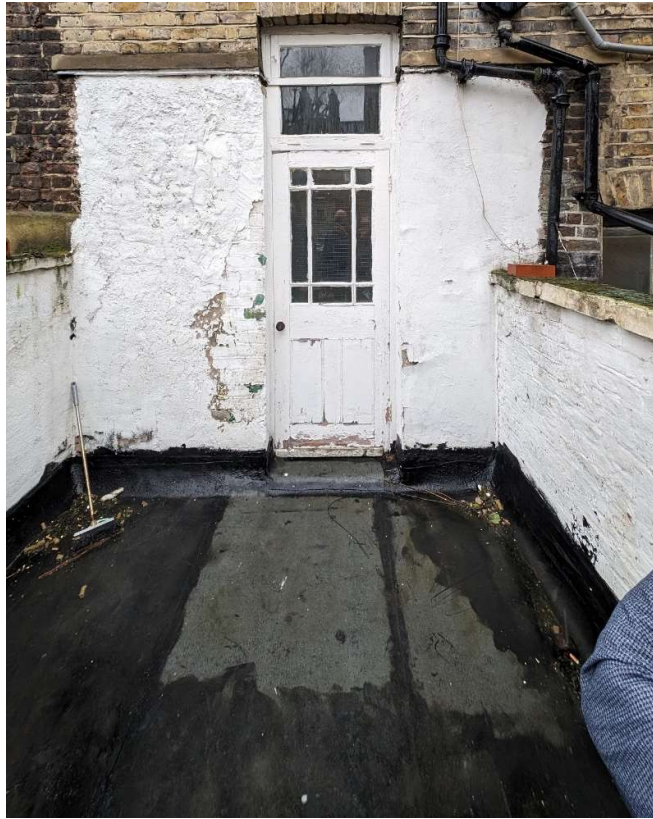


Image 14- Photograph of the 1<sup>st</sup> floor rear roof terrace above shop that is proposed to be replaced with new warm roof with non-combustible porcelain tiles on pedestals.



Image 15- Photograph of rear 1<sup>st</sup> floor rear roof terrace from inside of the shop that is proposed to be replaced with new warm roof





Image 16- Photograph of the 1<sup>st</sup> floor rear roof terrace from inside shop and unoriginal timber mezzanine structure. It is proposed the roof is to be replaced with new warm roof and mezzanine structures to be removed.

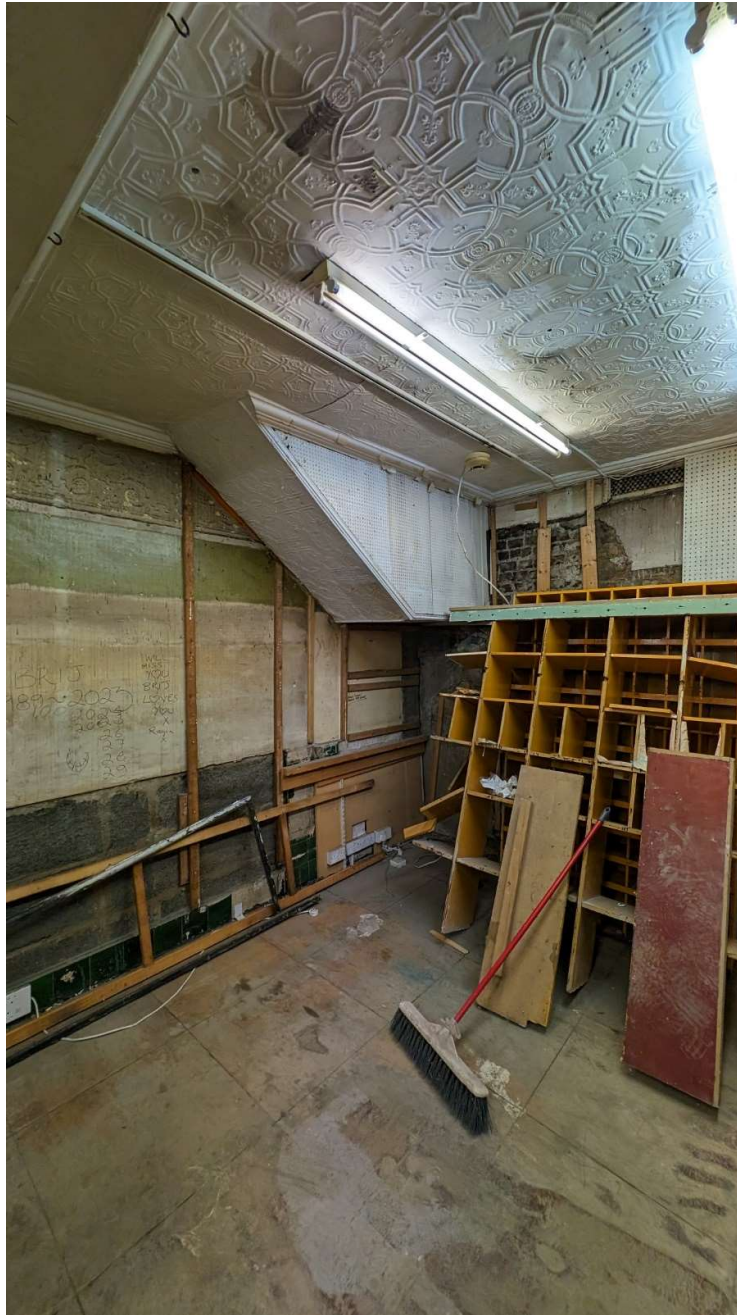


Image 17- Photograph of shop on ground floor



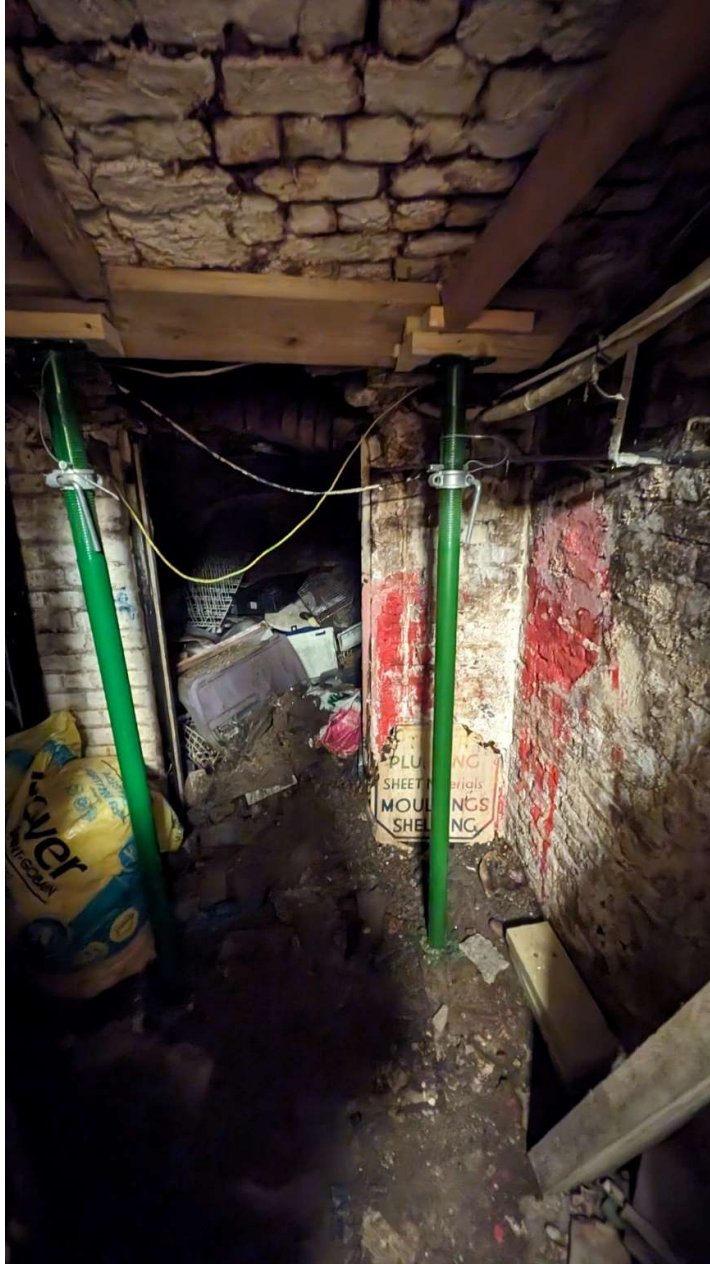


Image 18- Photographs of existing vaults. Repair of the vaults were permitted as part of recently approved application 2024/0381/L

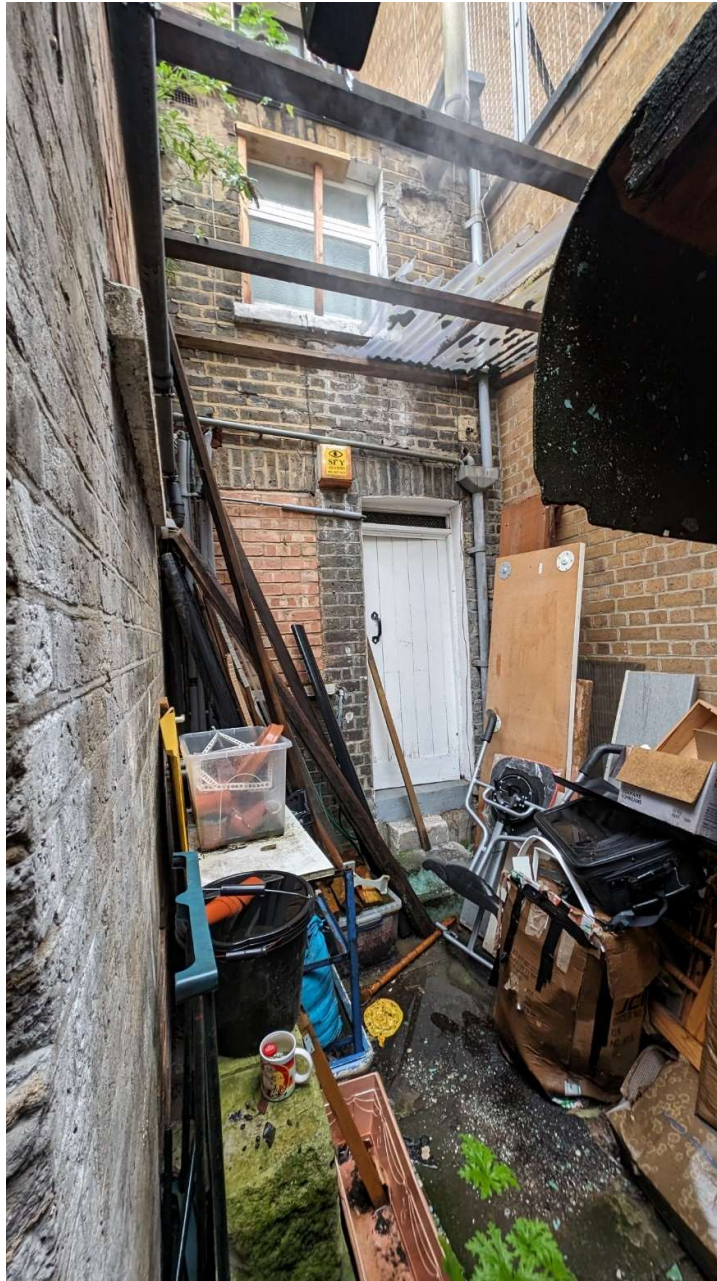


Image 19- Photograph of the rear patio door that is proposed to be replaced with a new door with lowered cill and larger fanlight above and no external steps





Image 20- Photograph of the failing roofs over the rear courtyard from above which are proposed to be removed



Image 21- Photograph of the roof over external store room which is proposed to be replaced with warm flat roof

## 1.5 ACCESS

The new shopfront design moves the shop door to the right-hand side to allow for installation of the lightwell. The access to the residential units will remain as existing. Internally, it is proposed the shop floor is one level with access to the basement floor via the new staircase. Basement floor can be accessed via the new lightwell stair at the front which is designed to meet Approved Document Pat K general access stair requirements. The rear patio would be accessed either via the new stair landing or the tea point at the back.

### 1.5.1 REFUSE STORAGE & COLLECTION STRATEGY

Bins are collected from the pavement by Camden Council. No change to the existing arrangement is proposed.

## 1.6 SUSTAINBIALITY

### 1.6.1 ENERGY EFFICIENCY MEASURES

The proposal involves replacement of the existing rear terrace roof which has no insulation with a new warm roof. The old unoriginal rear patio door will be replaced with a new external door. The new window to the lightwell is proposed to be double glazed. The proposed changes will contribute to a reduction in CO2 emissions.

## 1.6.2 FLOOD RISK MITIGATION

There are no flood warnings or alerts in this area.

## 17 CONCLUSION

The proposed replacement of the existing shopfront and the reinstatement of the original lightwell with high-quality and period appropriate materials and with carefully considered design that is respectful and fitting to the building's architectural character, age and historic merit whilst preserving and repairing the original features is a positive improvement. The proposed refurbishment works within the commercial unit are to be of a high quality without any damage to the existing historic fabric.

The proposed works would not only preserve and prevent further decay of the host building, but they would also complement and enhance the heritage asset of the host building ensuring its longevity and its continuing contribution to the terrace and the conservation area it sits in.

The improved shopfront design will give a new life to the vacant shop providing a welcoming view into the building creating interest which in return would contribute to the vibrant street scene.

The proposed works will be carried out with sensitivity with no damage or adverse effect to the original fabric.

In conclusion, the scheme proposes a sustainable, policy compliant development that is both sympathetic and complimentary to the surrounding context. Subsequently, planning permission and listed building consent should be granted.