

Design Assessment Statement

Introduction

The site at 27-28 Woburn Square is situated within a mixed-use area comprising both residential and commercial properties, benefitting from excellent access to public transport and essential amenities. This statement supports the planning application for the refurbishment and internal modifications of 27-28 Woburn Square, a Grade II-listed building located within the Bloomsbury Conservation Area. The property forms part of the historic Institute of Education, University of London (Nos. 24-27 Woburn Square), contributing significantly to the architectural and institutional heritage of the area. The proposed works seek to enhance the building's functionality while preserving its historic character, ensuring compliance with Camden Council's conservation policies.

Design Proposal

The key elements of the proposal include:

- **Refurbishment and Internal Modifications:** Upgrading the existing internal spaces to enhance usability and functionality.
- **Selective Demolition:** Removal of specific internal walls to create more efficient layouts.
- **Reconfiguration of Internal Doors:** Optimizing access and movement within the building.
- **Outdoor Seating Area:** Creating a landscaped rear seating area with permeable paving and native planting, in keeping with the conservation area's material palette.
- **Flagpole Installation:** Positioning a flagpole at first-floor level to avoid obscuring the original front door or fanlight, reinforcing national identity while respecting the building's architectural integrity.

The proposed design ensures that all changes are in keeping with the character of the surrounding area while improving the internal layout and external appearance of the site.

Heritage Impact Assessment

The 27-28 Woburn Square is Grade II-listed building and located within the Bloomsbury Conservation Area, the proposal has been carefully developed to respect the architectural significance of the site.

Key heritage considerations include:

- Retention of original architectural features where possible.
- Compliance with Historic England and Camden Council's conservation policies to ensure the proposed works do not harm the historic character of the site.

Scale & Layout

The modifications retain the existing scale and proportions of the structure, ensuring minimal visual impact on the surroundings. The internal reconfigurations maximize space efficiency, improve accessibility, and enhance user experience.

Access & Connectivity

- **Pedestrian Access:** Clear and well-defined entry points are maintained for ease of movement.
- **Vehicular Access & Parking:** The proposal ensures minimal disruption to existing traffic and parking arrangements.
- **Public Transport Links:** The site benefits from excellent transport connectivity, encouraging sustainable travel.

Fire Safety & Building Regulations Compliance

To ensure safety and full compliance with building regulations, the proposed works will incorporate enhanced fire protection measures. This includes upgrading to fire-rated doors, installing advanced fire detection systems, and ensuring clear, unobstructed means of escape.

Additionally, all modifications will adhere to Approved Document M (Access to and Use of Buildings) and other relevant Building Regulations, improving both accessibility and overall safety standards.

Noise & Disturbance Mitigation

To minimise disruption to neighbouring properties and the wider conservation area:

- A Construction Management Strategy will be in place to limit noise, dust, and vibrations during works.
- Working hours will be carefully scheduled to reduce impact on surrounding residents and businesses.

Planning Policy Compliance

The proposal is fully compliant with both national and local planning policies, adhering to established development standards. The design approach has been carefully developed to:

- Respect the historic and architectural significance of the building.
- Enhance functionality and accessibility in a manner that aligns with conservation and heritage principles.
- Maintain harmony with the character of the surrounding conservation area.

CONCLUSION

The proposed refurbishment and internal modifications at 27-28 Woburn Square have been thoughtfully designed to improve the building's functionality, accessibility, and sustainability.