



Design and Access Statement

31 Bloomsbury Way London WC1A 2SA

Ref: 10215 401 DAS

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Rev: -



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00 Contents

01 Introduction

02 Location

03 Proposals

04 Planning

05 Access

06 Conclusions

Appendix

A1 Access Statement

A2 Area Schedule

A3 Photographic Survey

01 Introduction

This Design & Access Statement forms part of the full planning application submission for 31 Bloomsbury Way an existing 4 storey building. The proposals comprise reconfiguration of existing residential accommodation at second and third floor levels and new roof extension to create 5 new flats.

There is a current approval 2012/1222/P for 31 Bloomsbury Way for erection of roof extension in association with conversion of upper floors at first, second, third and new fourth floor from 4 self-contained flats (1x1, 1x2 and 2x3-bed) to 7 self-contained flats (3x1 and 4x2-bed) (Class C3).

The statement deals with the planning implications of the proposal: describing the site and surrounding buildings, outlining relevant planning history, explaining the proposals in detail and finally discussing the main issues raised by the application. Other material considerations are then examined and a conclusion stated.

02 Location

Physical Context

The site is situated within the Borough of Camden Council comprising a 0.132 hectare corner plot at the junction of Bloomsbury Way and Bury Place.

Social Context

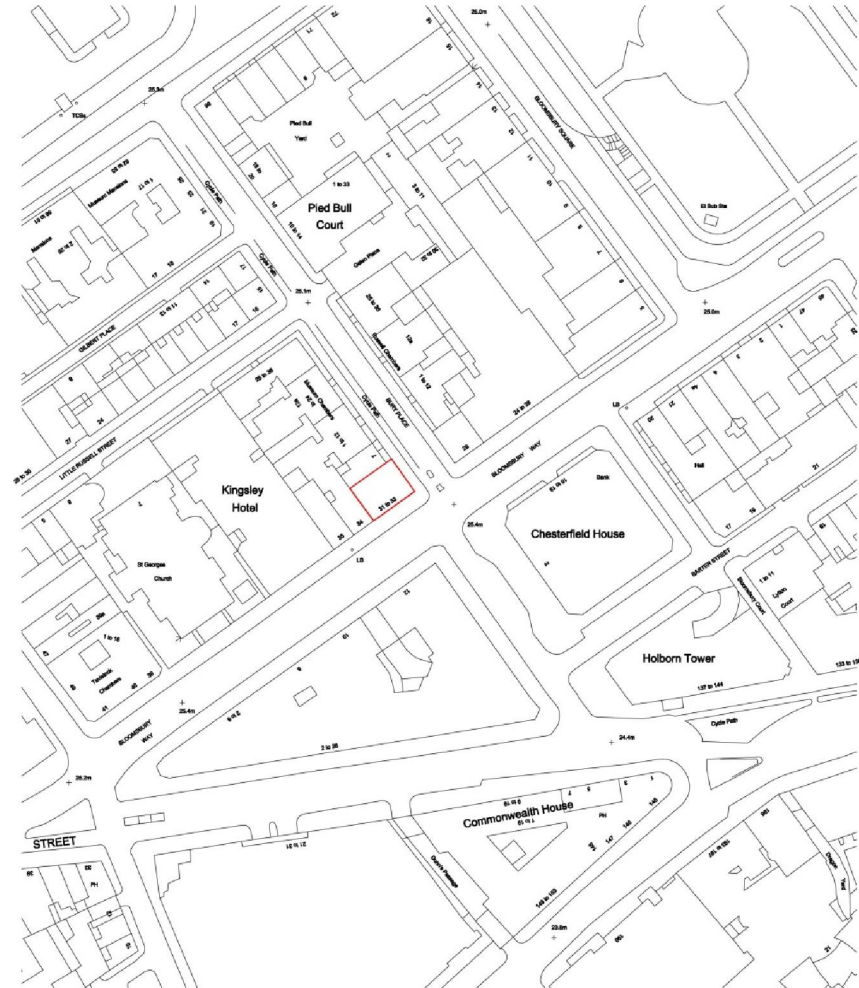
The proposed development retains the existing residential and commercial use and will not adversely affect people in the immediate locality and looks to retain the existing building fabric and create high quality city centre residential development.

Economic Context

The proposals are for the creation of new residential accommodation and therefore the economic effect would be centred on the potential benefits additional residents moving to the area would bring.

Conservation

The site falls just within the designated Bloomsbury Conservation Area. There are no listed buildings either within the site or on neighbouring sites. Refer to Section 4 for additional information.



Site Location Plan: Not to scale

03 Proposals

Use

The proposals are for the alteration and extension of the existing building and to create 5 new apartments accessed via the existing entrance and circulation core. The restaurant unit is to be retained as existing.

The Camden area is a very suitable location for residential accommodation within London city centre, having excellent transport links and amenities to support new housing and provide a high quality standard of living. Within a 10 minute walk radius there are multiple good pedestrian routes leading to tube and bus stops, established shopping parades, community facilities, commercial areas and open green space.

Design Context

The proposals have been carefully designed to respond to the site and the existing surrounding buildings. The new build roof extension conforms to the approved use under application 2012/1222/P, following the general principles established by the consented application in terms of form, materiality, privacy and outlook. The delegated officers report stated that the 'proposed roof addition is not considered to have a significant visual impact on the character and appearance of the building itself or on the wider streetscene'.

The proposed mansard roof extension is design to be understated and sympathetic to the existing building and its surrounding context.

Layout

Internally the proposed residential accommodation has been calculated to conform to Camden's supplementary planning guidance and create 4 new city

centre apartments, providing and mixed tenure of 2 x 1 bedroom units, and 2 x 3 bedroom units in compliance with the London Plan space standards.

The proposals for the most part retain the existing structural layout, utilising the current building shell, floor levels and window openings. The existing stair core has been retained and extended to allow access moving up through the building.

The proposals look to create new internal apartment layouts at 2nd, 3rd & 4th floor level accessed via the existing and extended stairwell. The mansard roof is inset from the building façade behind the existing parapet to reduce its physical impact.

Other than the new mansard roof accommodation and extension of the existing stairwell there are no proposed external changes other than general refurbishment to the existing building facade, retaining all existing openings and materials.

Scale

The scale of the existing building is retained and the proposed mansard extension has utilised the proportions of the existing façade to infer its form and scale. Therefore by using the existing context to influence the design it relates the proportions of the extension back to the existing built environment. The resulting massing is appropriate for its site and will have no detrimental impact on its surroundings.

Appearance

Externally the aesthetic of the existing building will be retained and refurbished to enhance the traditional aesthetic of the conservation area as currently experienced from street level. The new build elements have been meticulously considered to work with the existing context, preserve the amenity of the neighbouring properties and enhance the built environment and the wider conservation area.

Internally the extensions and alterations reconfigure the layouts to create accommodation that will provide high quality living spaces that work with the existing building fabric.

The proposed roof extension is defined as a new element, but one that compliments the existing building and is considerate of its context. The proposed materials are natural slate in the form of a traditional mansard roof to give a clean and simple aesthetic that is stepped back from the building line on the two street facades.

Landscaping

The existing site provides no external space and the proposal will not alter this existing provision.

04 Planning

Relevant Planning History

31 Bloomsbury Way London WC1A 2S

2012/1222/P

Erection of roof extension in association with conversion of upper floors at first, second, third and new fourth floor from 4 self contained flats (1x1, 1x2 and 2x3-bed) to 7 self contained flats (3x1 and 4x2-bed) (Class C3).

01-05-2012 Granted Subject to a Section 106 Legal Agreement

2006/3270/P

The installation of a new shop front.

26-07-2006 Refused

2006/4671/P

Retention of existing shopfront of restaurant (Class A3).

01-11-2006 Refused

Adjoining Properties

St George's Court, 2-12 Bloomsbury Way \ 2-28 New Oxford Street
London WC1A 2SH

2012/1400/P

Erection of single storey glazed extension with associated roof terraces and new rooftop plant to provide additional office space (Class B1) at 9th floor level (following removal of existing 9th floor rooftop plant), change of use from offices to three flexible retail or restaurant units (Class A1/A3) at part ground floor level, reconfiguration of front entrance to corner of Bloomsbury Way and New Oxford Street, replacement of ground and first floor façade with double storey glazed frontages to all elevations and associated alterations for refurbishment of existing offices (Class B1).

21-03-2012 Granted Subject to a Section 106 Legal Agreement

Planning Policy

London Plan

The relevant policies of the London Plan are listed below and it is considered that the proposals are consistent with these policies for the following reasons:

Policy 3.3 Increasing housing supply – Strategic

The Mayor is clear that London desperately needs more homes in order to promote opportunity and real choice for all Londoners, with a range of tenures that meets their diverse and changing needs and at prices they can afford. To achieve these aims, he is committed to taking effective steps to encourage the provision of new homes through the policies in this Plan (which deal with identifying housing need and capacity to help meet this) and in his London Housing Strategy (which deals, among other things, with detailed questions of investment and delivery for which he has particular responsibility). The proposal provide high quality residential accommodation with a mix of tenures.

Policy 5.2 Minimising carbon dioxide emissions

The materials, services and environmental strategy used in the proposals will contribute to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- 1 Be lean: use less energy
- 2 Be clean: supply energy efficiently
- 3 Be green: use renewable energy

Policy 5.3 Sustainable design and construction

Sustainable design principles have been considered from the outset and will be incorporated into the construction process.

The use of materials with low embodied carbon energy is proposed. The proposal would result in an efficient use of energy through allowing easy access to public transport, thereby reducing carbon emissions.

Natural lighting is maximised where possible. Due to the nature of the site with surrounding buildings on all sides, we have cut back the floor plate in areas to maximise light penetration down into the residential spaces from the roof lights.

The materials for the building have been chosen responsibly where possible to minimise the impact to the environment by specifying recyclable materials. The pre patinated zinc roof cladding material has low embodied energy due to the relatively low energy extracting and processing procedures the material is recyclable as it can be re-smelted.

The proposal also introduces a green roof to enhance biodiversity, absorb rainfall, improve the performance of the building and improve the appearance of this development. Particularly as one of the main viewing aspects will be of the roof of the building from the surrounding properties.

Policy 5.9 Overheating and cooling

The proposals intend to minimize internal heat generation through energy efficient design, passive ventilation and mechanically assisted natural ventilation.

Policy 5.15 Water use and supplies

The proposals will look to incorporate water saving devices where possible in the sanitary specification.

Policy 5.16 Waste self-sufficiency

Sustainable design principles are at the heart of this scheme, incorporating natural ventilation and sustainable material specification.

The proposals aim to minimise waste, encourage the reuse of and reduction in the use of materials, and where possible exceed recycling/composting/wastage target levels.

Policy 5.17 Waste Capacity

Suitable waste and recycling storage facilities are incorporated into the detailed design of this proposal.

Policy 7.4 Local Character

The proposed development is a contemporary architectural response to the site. The Building is directly informed by its context to respect its neighbours, but it is independent and contemporary in its design and form adding to the rich variety of building and roofscapes which characterizes this area of London. The form and design of the building responds to the residential use that is intended for the building.

The building will incorporate the highest quality of materials and is of an appropriate scale for this site.

Policy 7.6 Architecture

Detailing and use of materials such as pre-patinated zinc, are of a scale and intricacy appropriate to the variety and age of the different buildings surrounding the site.

The alterations to the existing shopfront are a sympathetic intervention to the existing architecture, enhancing the conservation area. Internally the layout has been reconfigured to provide functional yet pleasurable spaces and create an improved retail environment for both customers and employees.

Policy 7.14 Improving Air Quality

7.14 The proposal incorporates sustainable design initiatives and sustainable building practices will be taken forward to the construction of this building following the best practice guidance in terms of control of dust and emissions.

The proposal optimises the use of previously developed land and an underused building, and is accessible by public transport, walking and cycling. The proposal uses a design led approach to optimise the potential of the site. The proposal takes into account the physical constraints on the development of the land.

The proposal maximises the potential of the site. The development would be accessible, usable, sustainable, durable, safe for occupants, and would respect the local character

Core Strategy

The following key planning policies of the Camden's Core Strategy have been considered in submitting this application:

CS1 (Distribution of growth)

CS3 (Other highly accessible areas)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS9 (Achieving a successful Central London)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

DP2 (Making full use of Camden's capacity for housing)

DP6 (Lifetime homes and wheelchair homes)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and limiting the availability of car parking)
DP20 (Movement of goods and materials)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

The following Camden Planning Guidance has been considered in submitting this application:

CPG 1 (Design)
CPG 2 (Housing)
CPG 3 (Sustainability)
CPG 6 (Amenity)
CPG 7 (Transport)
Bloomsbury Conservation Area Appraisal and Management Strategy, 2011

Conservation

The site is located within Sub Area 7 of the Bloomsbury Conservation Area.

"In Bloomsbury Way, the most notable building is the grade I listed St George's Church, which has recently been fully restored. Built in 1716-1731 to the design of Nicholas Hawksmoor its unusual spire, topped with a statue of George I, acts as a local landmark. At street level the building does not dominate its surroundings; the frontage, comprising a stone portico with Corinthian columns topped by a pediment, is set back from Bloomsbury Way and reached via a flight of steps situated behind a set of cast-iron railings. The steeple of the church is embellished by lions and unicorns. Either side of the church are two, large red brick buildings with horizontal stone banding dating from the turn of the 20th century. Tavistock Chambers, to the west, is a five-storey mansion block with ground-floor shops. The Kingsley Hotel, to the east, rises to six storeys and has a prominent corner turret, a notable element in views along Bloomsbury Way

Between the hotel and Bury Place are Nos 34 and 35, two yellow stock brick terraced townhouses, which form a notable group with the neighbouring corner public house which also faces Bury Place. These buildings have strong parapet lines and vertically proportioned openings above the ground-floor shops and bar. The public house has stucco decoration, and the timber shopfronts have high quality details although No 35 is in a poor state of repair.

The North-South Routes

Bury Place, Museum Street and Coptic Street connect Great Russell Street to Bloomsbury Way and New Oxford Street. They are characterised by a combination of shopping and residential uses, and are narrower and quieter in nature than the principal streets. Looking north along these streets, there are important glimpse views of the British Museum."

(Bloomsbury Conservation Area Appraisal and Management Strategy 2011)

As previously indicated there are no listed buildings on or adjoining the site; however there is a Grade I listed buildings/features in the immediate area defining the wider urban context.

- CHURCH OF ST GEORGE AND ATTACHED RAILINGS, GATES AND LAMPS
Designation Type Listing Grade I
List Entry ID 1272341

The above are considered to be the key listings for consideration in preparing the proposals; however we would note that the proposed building does not share a direct relationship with the listed building.

The design is considered to be an enhancement of the conservation area providing new residential accommodation in an architecturally sympathetic extension, appropriate for the age and character of the building and maintains its overall integrity.

05 Access

The site benefits from a high level of public transport accessibility. It is located 2-3 minutes' walk from Piccadilly Circus Underground station and the numerous bus routes serving Oxford St, Regent St, Shaftesbury Avenue and Piccadilly. In addition, Oxford Circus, Tottenham Court Road and Leicester Square Underground Stations are all within 5 minutes' walk.

Transport Network

The existing property is well located for pedestrian access to facilities set out below:

Open Space	1.1 miles to St James Park linking to Green Park and Hyde Park
Tube	0.5 miles to Holburn, 0.3 miles to Tottenham Court Rd, 0.8 miles to Oxford Circus or 0.5 miles to Leicester Square.
Bus	0.2miles to Oxford Street for multiple routes.
Railway	0.8 miles to Charing Cross Rail Station

In all cases there are no steep gradients or major roads to cross giving a high level of pedestrian accessibility.

The street is in close proximity to local amenities and transport links with a PTAL rating of 6b.

Car Provision

The proposals are for a car free scheme

Cycle Provision

There is no existing cycle storage spaces provided within the scheme at as shown on the application drawings. There is nearby on street cycle parking in Southampton Place and elsewhere in the form of the TfL cycle hire scheme.

Fire brigade Access

Fire engines can access the site via Lexington Street as existing.

Refuse Collection

Given the site constraints no provision has been made for a designated refuse storage area. Refuse would be set out by the residents of the proposed flats on the designated day as per existing arrangements at the site.

Part M Compliance

In respect of the existing listed building context wherever possible the proposals aim to improve the existing access to and within the building, complying with all relevant sections of Approved Document M where required.

06 Conclusions

The application for planning consent seeks to create high quality residential accommodation. The scheme will provide new housing which is encouraged and required in this area. It is set within the Bloomsbury Conservation Area and the design proposal responds to this.

The proposed alterations to the existing building will not change its character or that of the surrounding context and will improve the quality of space internally and rejuvenate the aesthetic appearance of the property externally, lifting and reinvigorating the existing building and enhancing the conservation area.

The new accommodation at fourth floor level will further enhance the area, replacing the existing roof with a considered intervention that compliments the site and its surroundings.

Appendix

A1: Access Statement

SPECIFIC ISSUES	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Public Transport: The site is conveniently located close to multiple central London tube stations. There are a number of bus routes in the area providing comprehensive links to all parts of London.	Planning & Highways	Planning and detailed design
External Lighting: External lighting at the entrance to be designed to Part 3 BS5489 to ensure good access and reduce crime risk – follows DFT guidance on Inclusive Mobility.	Planning / Highways, Building Regulations	Planning and detailed Design

SPECIFIC ISSUES	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
<p>Residential Entrance:</p> <p>The existing entrance into the building will be retained. Any alterations to comply with Part M where possible within the existing constraints. The main entrance will be provided with manually operated non-powered entrance doors and internal doors, which mean that door closers will be selected to meet the requirements of both Part M and Part B in relation to their closing force. Door entry systems to be suitable for deaf and hard of hearing people and those who do not speak. Door handles, controls and card swipe security system to be suitably located. All glazed surfaces to have appropriate manifestation to comply with Part M. Entrances will be level, have flooring of slip resistant materials and be kept free of trip hazards at all times. Entrance matting chosen to allow smooth transition whilst reducing risk of slipping. Floor surfaces to have low level of reflectance.</p>	Building Regulations Part M, DDA	Planning and detailed design
<p>Residential Horizontal Vertical:</p> <p>The existing common staircase will be retained and extended to provide entrance to all dwellings. The existing vertical circulation will satisfy Part M Section 3 as closely possible due to the constraints posed by an upgraded existing building.</p>	Building Regulations Part M, DDA	Planning and detailed design
<p>Residential Horizontal Circulation:</p> <p>All new corridors and internal lobbies to be designed in accordance with Part M. All internal doors and ironmongery will be designed to comply with Part M Section 3 in terms of clear width, opening devices, glazing and manifestation.</p>	Building Regulations Part M, DDA	Planning and detailed design
<p>Residential Layouts:</p> <p>All apartments are located on accessible routes with access to a wheelchair access lift. An entrance level WC is provided in all apartments in accordance with Part M Section 10.</p>	Building Regulations Part M, DDA	Planning and detailed design

SPECIFIC ISSUES	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
<p>All Accommodation Switches, Outlets and Controls:</p> <p>These will be installed at suitable heights and locations, in accordance with Part M Section 4. Controls will contrast visually with their surroundings will be used to be more convenient for visually impaired people.</p>	Building Regulations Part M, DDA	Detailed design
<p>All Accommodation Means of Escape:</p> <p>Audible alarm systems will be supplemented by a visual system. Ground floor exit routes will be accessible to all. Emergency egress plans will be available to all residents and occupants.</p>	Building Regulations Parts B and M, DDA	Planning and detailed design
<p>All Accommodation Management:</p> <p>External routes to be kept clean and unobstructed. Door closers and ironmongery to be regularly maintained. Maintain slip resistance to surfaces. Flooring to be replaced on a like for like basis. Redecoration is to retain the colour contrast scheme. Signage to be kept up to date. Alarm systems to be regularly checked. Exit routes to be regularly checked to ensure no storage of combustible goods, blocked by obstacles, including locked doors. Lighting to be well maintained.</p>	Building Regulations, DDA	Planning and detailed design and management
<p>All Accommodation Signage/Wayfinding:</p> <p>Legibility is key aim of the scheme. The entrance to the building will be clearly marked. Orientation signage will be provided in logical locations and in a logical sequence. Signs will be identifiable against their background and will be of a suitable size. Information will also be given in tactile form. Signs to be integrated with other communication systems.</p>	Building Regulations, DDA	Planning and detailed design and management

A2: Area Schedule

Use Class C3 - Residential

Location			Net Internal Area
GF	Entrance		2.2 m ²
1F	Apartment 1	1 Bed	35.9 m ²
1F	Apartment 2	2 Bed	55.2 m ²
2F	Apartment C	Studio	50.0 m ²
2F	Apartment C	1 Bed	38.2 m ²
3F	Apartment D	3 Bed	74.2 m ²
Total			185.7 m ²

A3: Photographic Survey



View from Bloomsbury Way looking towards 31 Bloomsbury Way



View from Bloomsbury Way looking towards 31 Bloomsbury Way



View from Bury Place looking towards 31 Bloomsbury Way



View from Bury Place looking towards 31 Bloomsbury Way