

**Scope of Works Justification Statement/Design and Access
Statement**

Prepared by:-

Canaway Fleming Architects

In respect of:-

43-45 Bloomsbury Square, London

059.10.1/NF01
10 May 2010

Hannah Walker
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Dear Hannah

43-45 BLOOMSBURY SQUARE, CAMDEN.

We are currently preparing listed building application, on behalf of Holborn Links Ltd, for renovation works to 3no. existing, grade II listed Georgian terrace buildings at number 43, 44 and 45 Bloomsbury Square, London. The works include relatively minor interior alterations, upgrading the services and some external decorations.

The works have been recorded on the attached drawings including a photographic record of the buildings.

At pre-application consultations with Hannah Walker it was agreed that the existing features and decorations could be recorded in photographic format and this would be sufficient to enable a listed building application to be valid when describing the proposed new works.

Further, the scope and nature of the work was discussed and the drawings submitted for this application reflect the conversations and agreement. The following is the scope and justification for the works and constitutes the design and access statement for the application:

1. Scope

The existing listed building requires the following works:

A. Strip Out

1. Removal of internal partitions at basement level (nos. 43-45 incl)
2. Creation of new doorway link between no. 44 and no.45 at basement level.
3. Opening up of existing external basement vaults to enable continued valuable use as bicycle stores (nos. 43-45 incl)
4. Very Minor partition removal adjacent to existing lifts at ground (no. 43 and no. 45 only)
5. Very Minor partition removal adjacent at first floor (no. 43 and no. 45 only)
6. Removal of internal partitions at second floor (nos. 43-45 incl)
7. Removal of internal partitions at third floor (nos. 43-45 incl)
8. Removal of internal partitions at fourth floor (nos. 43-45 incl)
9. Removal of redundant services. (nos. 43-45 incl)

B. Proposals

1. Introduction of painted metal doors and grilles to the front of the basement bicycle stores in the vaults (nos. 43-45 incl)
2. Introduction of one new door opening between no.44 and no. 45 at basement level.
3. Door opening between no.43 and no. 44 blocked up at basement level.
4. 2no.door openings between no.43 and no. 44 blocked up at ground floor.
5. Introduction of toilets and kitchens at basement level (no.43 and no.45 only).
6. Re-introduction of a subdividing wall with large doors on the original wall line at second floor in no. 45.
7. Re-introduction of subdividing wall with large doors on the original wall line at third floor in no. 44 and no. 45.
8. Introduction of a new doorway between no. 44 and 45 at fourth floor.


9. Door opening between no. 43 and no. 44 to be blocked up.
10. Services to be upgraded.
11. Internal surfaces and retained fixtures to be repaired and repainted to match the existing finishes.
12. External surfaces to be repaired and repainted to match existing.

2. Justification for the Proposed Works

1. The proposed works are required to enable the continued economic use of the three listed buildings. Holborn Links Ltd has successfully undertaken similar works to the approval of the statutory authorities in the past, on these types of properties in Bloomsbury.
2. The three buildings, nos 43-45 Bloomsbury Square, have been subject to internal subdivision and modification from their original state from time to time. Previous alterations include the inclusion of lifts, new services, new internal walls, new openings within existing walls and between the properties themselves. These alterations have been carried out in the past to enable flexibility of occupation thereby ensuring that the buildings retain their economic viability, and the works carried out have not been considered detrimental to either the historic fabric, the external appearance or the setting of the building within the Conservation Area.
3. The provision of new cycle stores at basement level represents an excellent use of existing external facilities and promotes national and local policy supporting a green travel plan.
4. None of the proposals detrimentally affect the external appearance of the existing listed buildings within the Conservation area. The proposed external redecorations to match the original appearance will represent an enhancement of the buildings' appearance and their setting within the conservation area.
5. Where walls are to be removed internally, these walls are not original and consist of non-original lightweight studwork. No historic fabric is to be removed, these studwork walls do not represent a valuable historic feature within the properties.
4. The removal of these walls attempts to re-emphasise the grandeur and open nature of the original historic layout.
6. Where walls are introduced in the principle spaces above first floor level, these are to be constructed upon existing structural lines where walls originally existed, thus reinforcing the reversion to a plan form more consistent with the nature of the original property.
7. No historic fabric, nor historic features, is to be removed or damaged. The precedent for the two link openings between the three properties has been established. The proposals allows for three openings between the buildings to be blocked up and two alternative openings to be created. This is a net reduction in openings and at levels that are not considered principal levels i.e. basement and fourth floors.
8. The upgrading of the existing services is a necessary requirement to enable proper occupation and the landlord's statutory obligations and will not affect the listed structure nor undertaken in a manner that compromises and historic features or finishes.

We trust that this is sufficient for you to consider the application. Please do not hesitate to contact me should you require any further information.

Yours sincerely



Martin Canaway
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