



0729: Conquest House

Hoarding Planning Application
Design and Access Statement

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0729-0000-REP-018

P02

Revision	Date	Comments	Checked
P01	09.03.2009	Design and Access Statement	AJ
P02	01.05.2009	Graphic added	GE

Overview

Site and Context

- 1.01 Site Survey Information
- 1.02 Survey Drawings
- 1.03 Site Photographs

Conservation Area Approach

- 2.01 Hoarding Design and Visual Impact

Scheme Design

- 3.01 Proposed Scheme Drawings

Document Control

- 4.01 A-EM Drawing Issue Sheet

This document has been produced to give some background information on the proposed project and sets out the design intent. We are seeking full planning permission for the proposals. In its current form the building has reached the end of its useful life and in order to protect and secure the now vacant building a hoarding that surrounds the property is proposed.

Application Site

Conquest House is situated at the junction of Theobald's Road and John Street in the Bloomsbury Conservation Area. Following extensive bomb damage to the site during WWII the site was rebuilt around 1955 in a style to match the adjacent Georgian terrace.

The building is not listed and consists of lower ground, ground and four upper floors, the lower two stories are clad with a pale stone with red brick to those above. Each of the street elevations are split into three principle bays with flanking infill. On the front elevations the fourth floor consists of a slate mansard with dormer windows that have lead roofs and copper cheeks. The main roof is bitumen.

On top of the roof there are two brick build enclosures topped with keyclamp fall protection and these house the existing lift overruns, water tanks and boiler flues. There is also Keyclamp fall protection to the main roof see the existing drawings in Section 1.2 and photos in Section 3.1 for further details.

Surrounding Area

The site is situated in a mixed-use residential / commercial area containing buildings of differing age, form and aesthetic. The area is generally one of high quality and it lies inside the Bloomsbury Conservation Area.

Bloomsbury Conservation Area

Designated in 1968 the Bloomsbury Conservation Area stretches from the University of London and Fitzroy square in the West to Gray's Inn Road in the East, from Oxford Street in the South to Euston Road in the North. The Bloomsbury Conservation Area Statement published in 1998 is currently under review and the revised draft appraisal was published in April 2008. The 2008 draft has not been formally issued and the 1998 version primarily focuses on the Georgian terraces and squares of locations such as Bedford Square.

John Street

John Street faces the principle elevation of Conquest House and is lined on both side by 4 story Georgian Town Houses that are currently in use for office and residential purposes. The roof forms vary from gabled and mansard slate roofs behind parapets to bitumen flat roofs see site photos 13,14 and 15 in Section 1.03.

John Mews

To the rear of the courtyard garden are John Mews which consist of two and three storey residential accommodation. The application building is not visible from the mews see photo 3 Section 1.3 and the view from this vantage point is dominated by the Library and the new development at 28-30 Theobald's Road

Theobald's Road

Is a major route running East to West from Greys Inn Road to Southampton Row and houses a variety of accommodation, consisting predominantly of commercial units at ground floor with office or residential accommodation above. Nos 24 to 38 were badly bomb damaged in WWII and were consequently redeveloped

in the late 50s early 60s. Holborn Library was constructed at 32-28 Theobald's Road and consists of two concrete bottom stories with brick and continuous glazing above. It has a copper roof the level of which is approximately 2.3m above that of Conquest House. Along the North side of Theobald's Road the buildings date from the 18th to 20th Century and *"are an eclectic mix of styles and heights , particularly in terms of their gabled roofs"* The roof forms are again a mix of different styles No 12-22 Theobalds road have slate pitched roofs and the old bank at no 1 John Street has a flat bitumen roof behind the parapet wall, see photo 14 in Section 1.3. The South side of Theobalds Road is bounded by Gray in Fields, see next sub heading for further information.

Grays Inn

Gray Inn consists of a much altered walks and gardens first set out in the 16th Century. Immediately bounding Theobalds road and opposite Conquest House lies Greys Inn Walk a landscaped green sward. *"A gravel walk runs along the edge of the raised terraces with line of mature planes on the side opposite the slope. The lawns on the terraces have scattered trees. The northern terrace has shrubbery along its northern boundary"* The application building is visible from the walk but obscured from view in the Gardens. When the Plane trees on the boundary of Theobald's Roads and the field are in leaf the view from the Walk is also severely obscured.

Conclusion

The application site lies within a conservation area that contains a generally high quality street scape and whilst itself not of architectural importance it is noted that its location demands a sensitive approach.

Outline of Proposals

The proposed development comprises of:

A timber hoarding 2400mm high with two points of access that forms a background for the advertisement of the development.

Site Survey Information

Site survey information was obtained from Premier Surveys on 6th November 2007. All information produced in this planning application is based on this survey. This survey information can be found in the attached drawings and for reference only on the following pages.



- NOTES:**
- Drawing based upon the formal survey information issued by Premier Surveys, dated 06.11.2007
 - Information to read in conjunction with Structural Engineer and MEP Engineer package information
 - All levels indicated as height above Ordnance Survey Datum
 - All dimensions subject to a tolerance of +/-5mm.

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REV	NO.	DESCRIPTION	DATE
P01	Planning - not issued		09.03.09



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TITLE
 CONQUEST HOUSE
 37 - 38 JOHN STREET WC1N 2AT

DWG
 PL - HOARDING APPLICATION

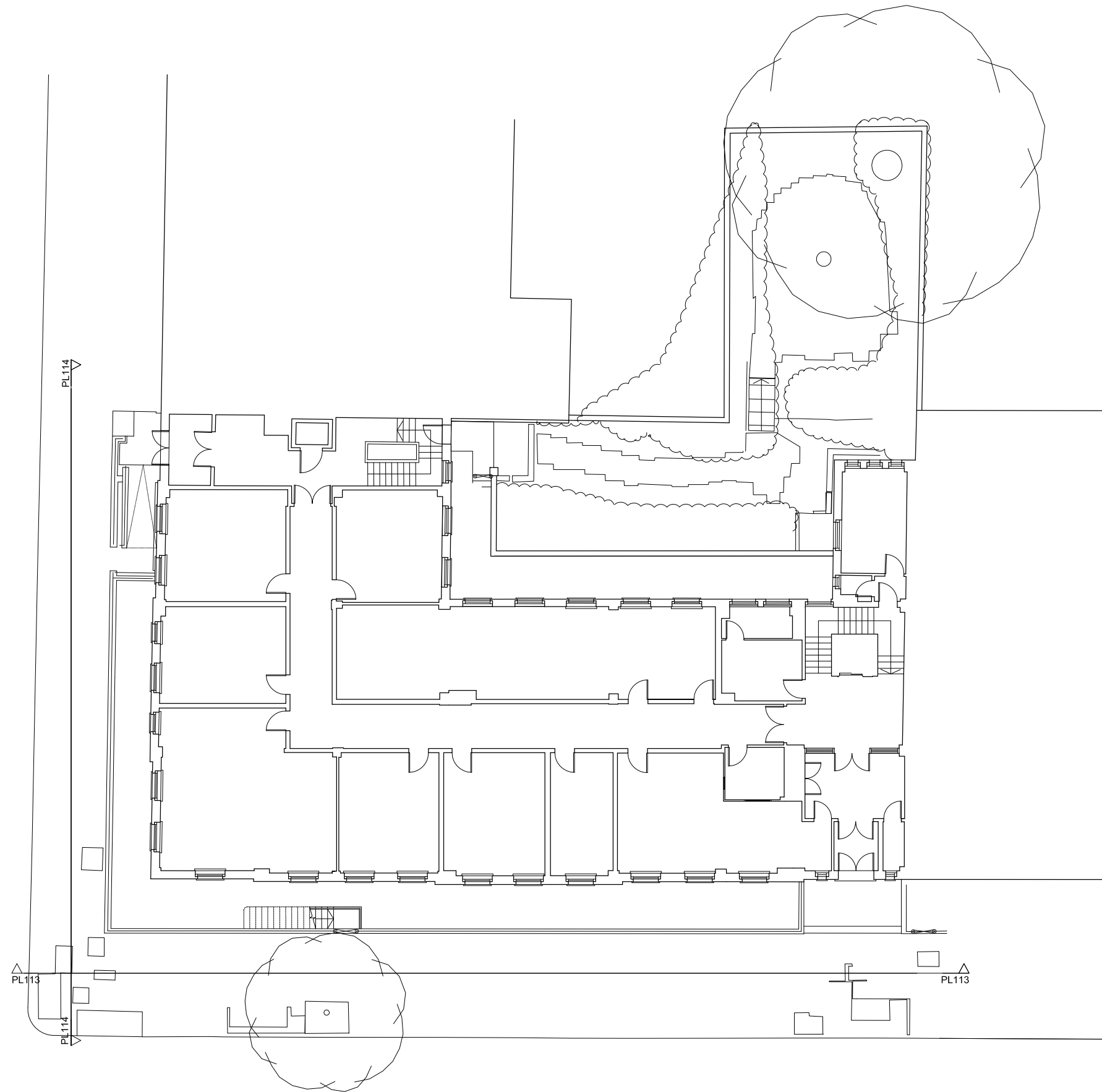
OS Site Map Location Plan

JOB NO.	DWG NO.	SCALE @ A1	DRAWN BY
0729	0729-PL-111	1:500	PO

REV	STATUS	DATE	CHECKED BY
P01	PLANNING	04.03.09	AJ

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- EXISTING CONSTRUCTION
- ▨ PROPOSED CONSTRUCTION

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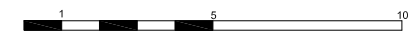
REV	NO	DESCRIPTION	DATE
P01	Planning		09.03.09

CONQUEST HOUSE
37 - 38 JOHN STREET WC1N 2AT
PL - HOARDING APPLICATION
Existing GA Plan
Ground Floor

JOB NO.	DWG NO.	SCALE	DRAWN BY
0729	0729-PL-112	1:100	PO

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P01	PLANNING	04.03.09	AJ

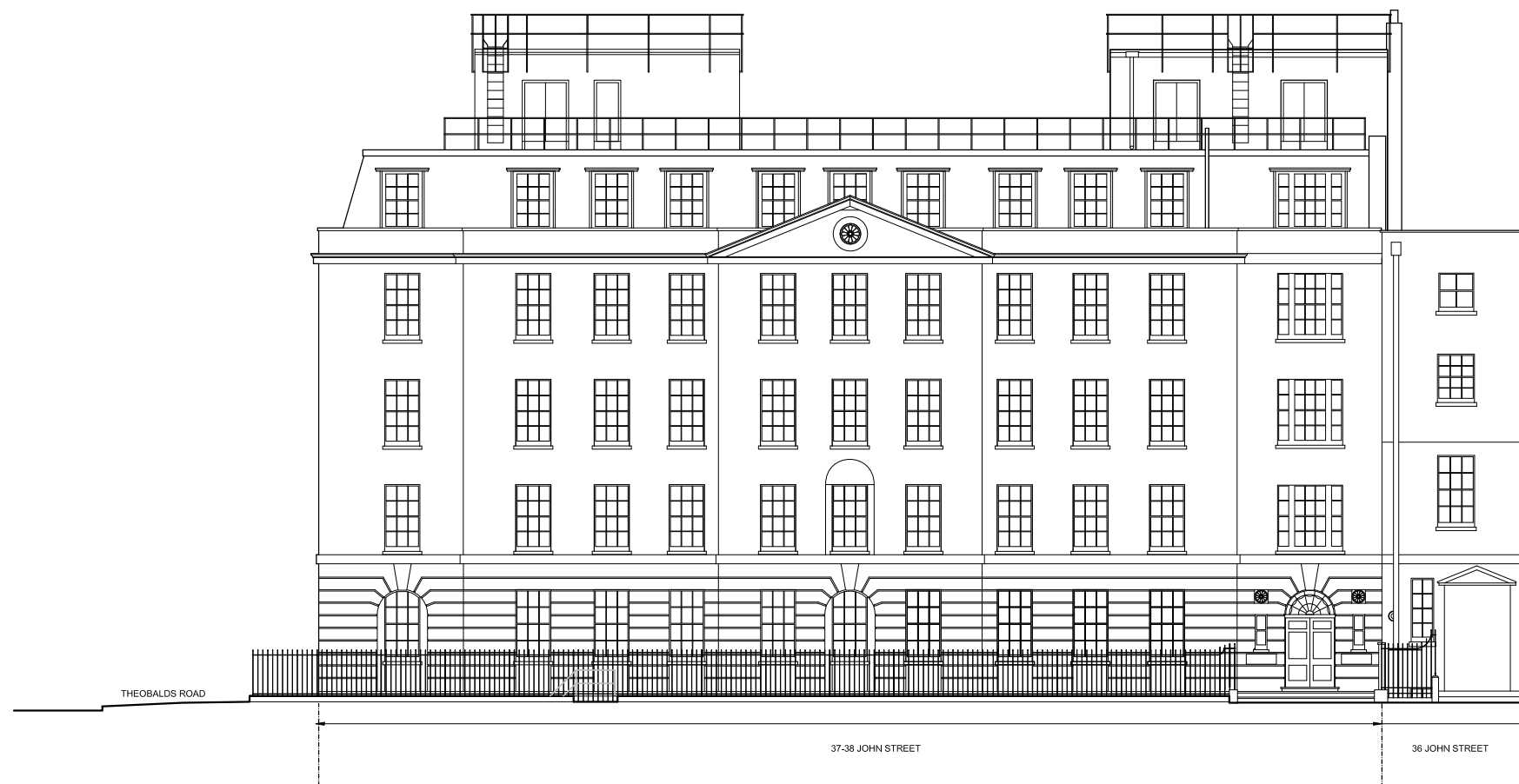
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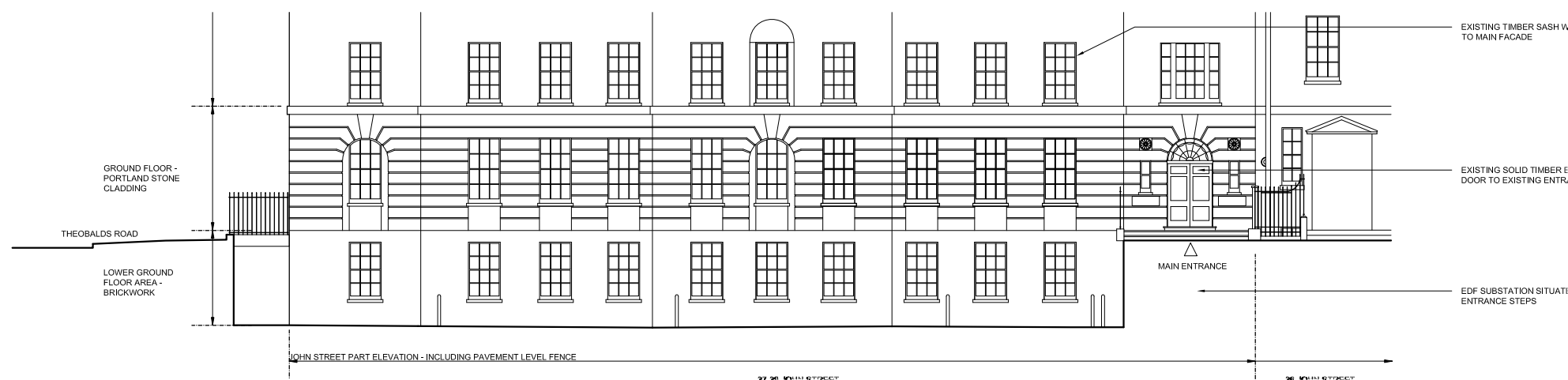
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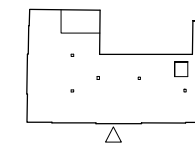


JOHN STREET ELEVATION - INCLUDING SECTION THROUGH



REVISES
P01 Planning

DATE
09.03.09



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**CONQUEST HOUSE
37 - 38 JOHN STREET WC1N 2AT**

PL - HOARDING APPLICATION

**Existing GA Elevation
John Street**

0729 0729-PL-113 SCALE @ A1 1:100 DRAWN BY PO

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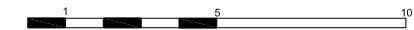




THEOBALDS ROAD ELEVATION - INCLUDING SECTION THROUGH



THEOBALDS ROAD PART ELEVATION - INCLUDING PAVEMENT LEVEL FENCE



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- EXISTING CONSTRUCTION
- PROPOSED CONSTRUCTION

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P01	12.02.09	Planning

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CONQUEST HOUSE
 37 - 38 JOHN STREET WC1N 2AT

PL - HOARDING APPLICATION

Existing GA Elevation
 Theobalds Road

JOB NO.	DWG NO.	SCALE	DRAWN BY
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Photo 1 - View of Conquest House from corner of Theobalds Road and John Street



Photo 2 - View of John Street Ground Floor Elevation



Photo 3 - View of Theobalds Road Ground Floor Elevation

Hoarding at Ground Floor

The hoarding at Ground floor is proposed in order to secure the perimeter of the building and provide controlled access to the site whilst providing a platform on which to advertise the buildings redevelopment.

Objectives

- Preserve and enhance the appearance and setting of the Conservation Area.
- Provide secured and safe access to the building.
- Advertise the redevelopment of the building.

Proposals

- It is proposed to place a timber hoarding at ground level to secure the perimeter of the building and to provide a surface on which to advertise the redevelopment of the building.

Reasoning

- The proposed temporary hoarding make a positive contribution to the street frontage of John Street and Theobalds Road and displays that the building is under redevelopment and not simply standing empty.
- The proposal includes anti-flyering battens to reduce the risk of fly posting.
- By securing the site the chance of squatters and break-ins is reduced.

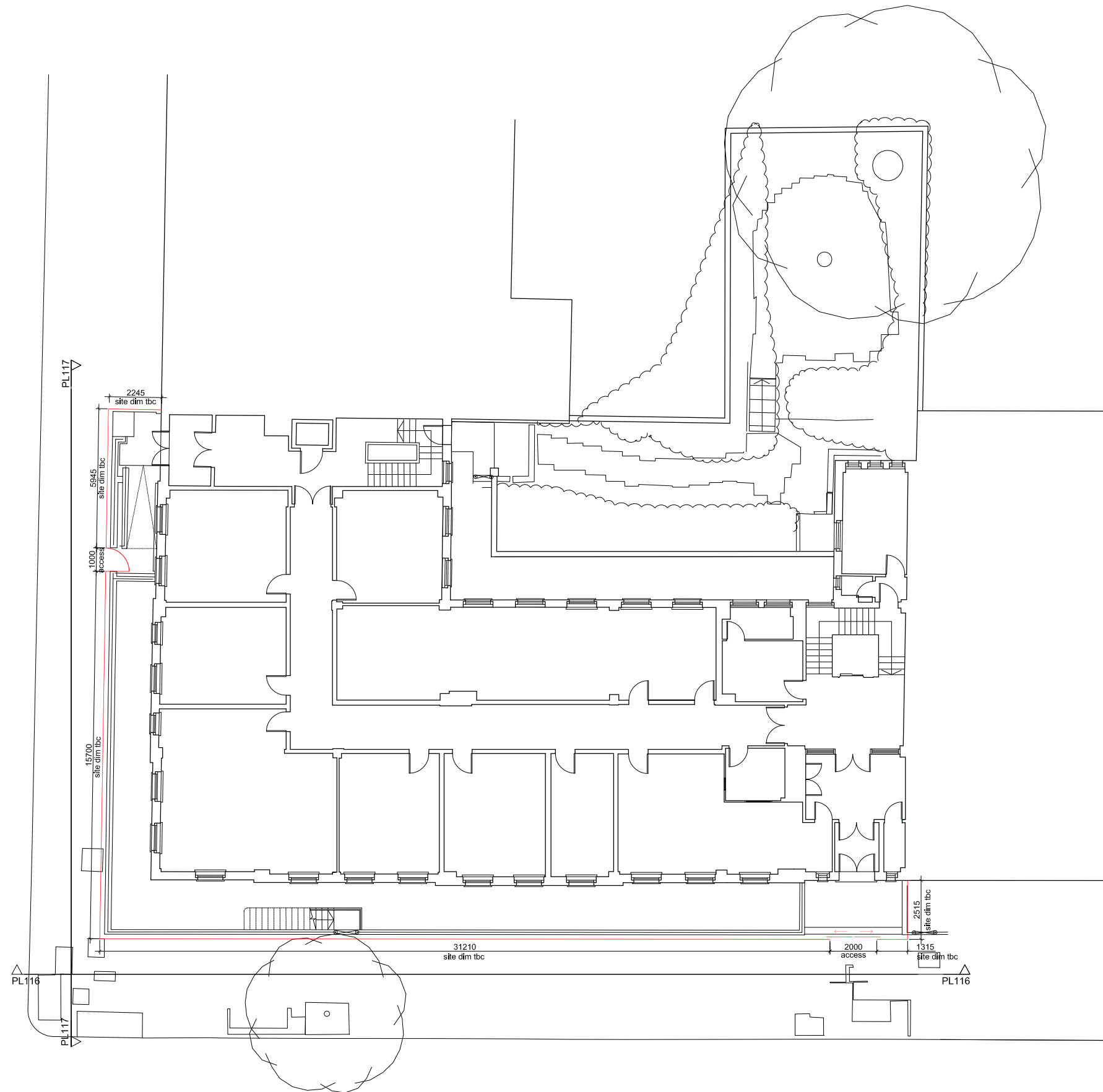
Impact on Strategic Views

The proposals do not have any impact on strategic views and the interventions are deemed to be minimus when compared to the facade as a whole and are executed in a sensitive manner.

Conclusions

The proposal is temporary in nature, it complies with the statutory requirement to preserve or enhance the character or appearance of conservation areas and to have regard to the setting of listed buildings.

The following pages contain the proposed drawings of the scheme.



NOTES:

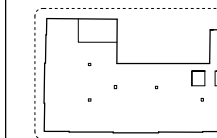
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P01 Planning

DATE 09.03.09



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PL - HOARDING APPLICATION
GA Plan
Proposed Hoarding
Ground Floor

JOB NO. 0729 DWG NO. 0729-PL-115 SCALE @ A1 1:100 DRAWN BY PO

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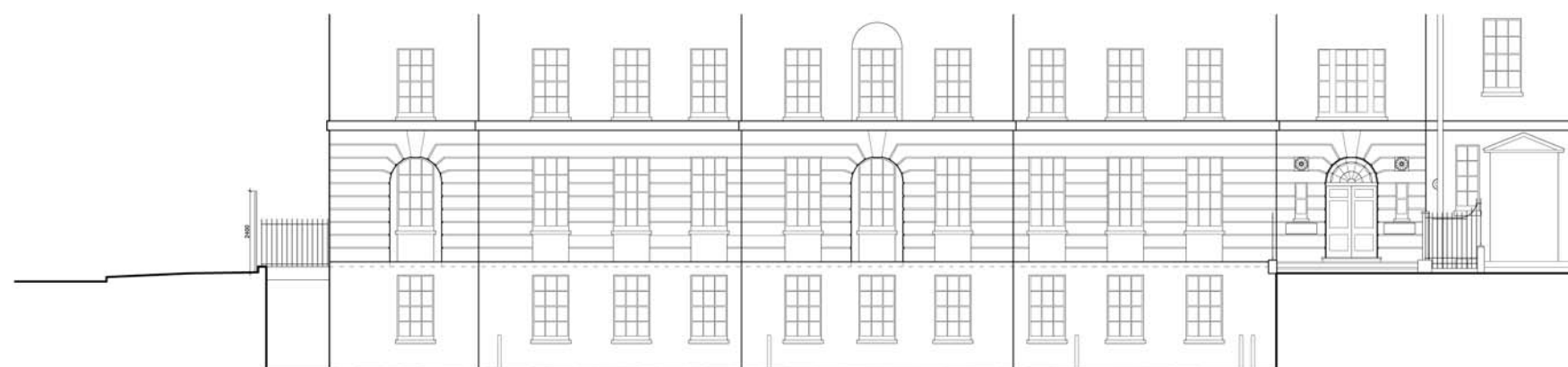


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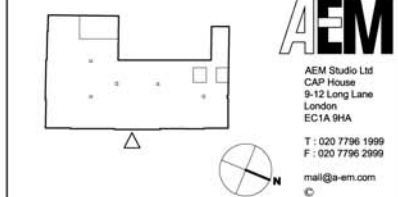


JOHN STREET ELEVATION - INCLUDING SECTION THROUGH



JOHN STREET PART ELEVATION - INCLUDING PAVEMENT LEVEL FENCE

REVISIONS
 P02 Planning - Graphic added plus access door to lightwell DATE: 21.04.09
 P01 Planning DATE: 09.03.09



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TITLE **CONQUEST HOUSE**
37 - 38 JOHN STREET WC1N 2AT

DATE **PL - HOARDING APPLICATION**

Existing GA Elevation
 John Street

REF NO 0729
 DRAWING NO 0729-PL-113
 SCALE @ A1 1:100
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REV P02
 STATUS PLANNING
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THEOBALDS ROAD ELEVATION - INCLUDING SECTION THROUGH



THEOBALDS ROAD PART ELEVATION - INCLUDING PAVEMENT LEVEL FENCE

REV	DESCRIPTION	DATE
P02	Planning - Graphic added	21.04.09
P01	Planning	09.03.09

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TITLE CONQUEST HOUSE
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DESC PL - HOARDING APPLICATION
GA Elevation
Proposed Hoarding
Theobalds Road

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