

## **DESIGN AND ACCESS STATEMENT**

### **(Incorporating Historic Building Impact Assessment information requirements where relevant)**

#### **Introduction**

This Design and Access Statement and Historic Building Impact Assessment accompanies an application for external alterations at roof level at the Jeremy Bentham Public House, 31 University Street, London, WC1E 6JL.

The application proposes to reduce the height of the existing chimney. It is considered that the proposals will enhance the appearance of the Public House and the buildings setting within the Conservation Area.

No extensions are proposed and the alterations accord with the CABE publication Design and Access Statements: How to write, read and use them (June 2006).

This application proposes alterations to the chimney of the Jeremy Bentham Public House. The proposal seeks to demolish the part of the existing chimney to reduce the height to 43.33m above ground level (see drawing 12046-PLA-JB-002). The existing chimney was previously extended in response to the development of the Rosenheim Building (bordering the site to the north and west).

In light of the redevelopment of the former Odeon Site and the Rosenheim Building being granted approval by the London Borough of Camden (2013/8192/P) on the 22nd September 2014 the existing Rosenheim Building will soon be demolished. Once the Rosenheim Building is demolished the existing chimney will be significantly out of character to the existing Public House, thus having a negative impact on the buildings setting with the Conservation Area.

#### **Use**

The application relates to external alterations to the rooftop of the Public House only. The proposal involves demolishing part of the existing chimney to reduce the height to 43.33m above ground level. The use of the building would not change and will remain in use as a Public House.

#### **Amount**

The proposal does not involve the creation of any new floorspace. It relates to external alterations to the chimney of the existing building only.

## **Layout**

The existing layout of the building would not change with the chimney remaining in the same location. Therefore, in terms of the Historic Building Impact Assessment, the proposal would not have a detrimental impact on the original layout of the building.

## **Scale**

In the context of the wider building, the scale of the alterations would not have a detrimental impact upon the building, as the proposals are limited to the chimney of the building. The reduction in height of the chimney would result in an improvement to the scale of the building allowing it to be more in-keeping as a whole, in line with policies CS14 and DP24.

## **Landscaping**

The proposal does not bring forward any areas of landscaping as part of the development. Given the specific nature and scale of the proposed development it is considered that landscaping is not applicable to the proposal.

## **Appearance**

The proposal seeks external alterations to the chimney of the public house only. It is proposed that the height of the chimney will be reduced to allow the building to be more in-keeping with the permitted new development bordering the Public House and to enhance the setting of the building within the Conservation Area.

The proposal will retain the existing materials and will complement the existing chimney on the corner of Huntley and University Street.

The works are restricted to the chimney of the building only. The main architectural features of the building are still clearly visible and the immediate setting would remain unharmed in line with policies CS14 and DP25 and the Bloomsbury Conservation Area Appraisal.

## **Access**

Access both into the building and within the building will be unaffected by the proposals. Indeed, there would be no obstructions to any of the access points as a result of the proposal, ensuring that safe access is maintained at all times.

## **Historic Building Impact Assessment**

This section of the report considers the impact that the proposed works would have on the architectural features of the original building. We examine the National Planning Policy Framework (NPPF) and the relevant planning policies (Core Strategy Policy CS14 and Development Plan Policy DP25)

The proposed alterations relate only to the chimney of the Public House (refer to proposed drawings) and there will be no harm caused to the original fabric of the building. Additionally, the proposed minor alterations will result in less than substantial demolition, thus according with policy CS14 and the provisions of the NPPF.

Policy DP25 advises that proposals should take account of the Conservation Area Appraisals. It is recognised that the Public House is a positive contributor to the Conservation Area, therefore it has been ensured that the proposals would not negatively impact the setting and character of the Conservation Area. Further detail in this respect is provided in the accompanying covering letter.

## **Conclusion**

The proposed demolition of part of the Public House chimney is in response to the redevelopment of the site bordering the Public House. Due to the demolition of the Rosenheim building the existing chimney will be out of context to the proposed redevelopment on the adjacent site and the existing Public House. The reduction in height of the chimney will improve the appearance and setting of the Public House, thus making a positive contribution to the setting and appearance of the Bloomsbury Conservation Area. In addition, the alterations do not compromise the special architectural features or historic interest of building, which is recognised as a 'positive contributor' to the Conservation Area. The proposals are therefore considered to be in accordance with the London Borough of Camden's Planning Policies CS14 and DP25.

**Jones Lang LaSalle Ltd**

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