

**ZRP020\_23B Tavistock Place, Holborn, WC1H 9SE**

**Ms Patrizia Pollano**

**Rear Extension to First Floor Office & associated Alterations including New  
S.M.O.E**

## **DESIGN AND ACCESS STATEMENT**

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## 01.00 Introduction

- .01 The application site is located on the northern side of Tavistock Place, just within the Bloomsbury Conservation Area. It comprises a four storey plus basement terraced building to the front with rear two storey extension. There is a shared circulation area between the commercial units with a separate stairwell serving 1st, 2nd and 3rd floors of front building. This is split into four distinct units:

### Front Building:

Unit A Ground floor plus basement studio space, use class A2

Unit B First floor BI office space

Unit D Second and third floor residential apartment.

### Rear Building:

Unit C Two storey office space

- .02 The building dates from the early 19th century with the shopfront being added at a later date and more recent renovation work in the 1980s. The building forms the end of a terrace featuring a mix of architectural styles and uses. The building is not listed.
- .03 The applicant wishes to extend Unit B to the rear over the shared circulation space, increasing internal floor space within the commercial unit. In addition this will allow the creation of a small balcony above serving the residential unit and provide access to existing flat roof over the new commercial unit which is proposed to have walls extended so as to create an external amenity space for the commercial unit.

## 02.00 Brief & Design Process

- .01 The applicant has engaged local architects with experience in the London commercial and residential sectors and set a clear brief to the architects to ensure that the proposals are in keeping with the locality and appear in keeping with the main, original building. The proposals do not constitute an inappropriate form of development and providing a high quality and discrete addition to the existing mixed use building.
- .02 The applicant's principle requirement is to form additional commercial floor space in Unit B, an office of BI use class.
- .03 Further to this, the applicant wishes to make use of the resultant flat roof, creating a small balcony for Unit D, the 2 storey apartment.
- .04 In addition, the flat roof of the two storey rear building is utilised as a walled external amenity space for Unit B, the office space. The existing brick walls of the building below are therefore extended to provide full screening to/from the surrounding properties.
- .05 The architects have also considered the further implications of UK Building Regulations to ensure that the application as proposed is fully compliant with contemporary requirements. As part of this application it has been identified that it will be advisable to create an alternative means of escape. Due to existing arrangements and limitations a proprietary, drop-down ladder is therefore also included in the application.
- .06 The final principle which the applicant set within the brief was to maximise floor area of Unit B and therefore internal remodelling of WC/sanitary/kitchenette facilities and partitions are also included in the scheme.

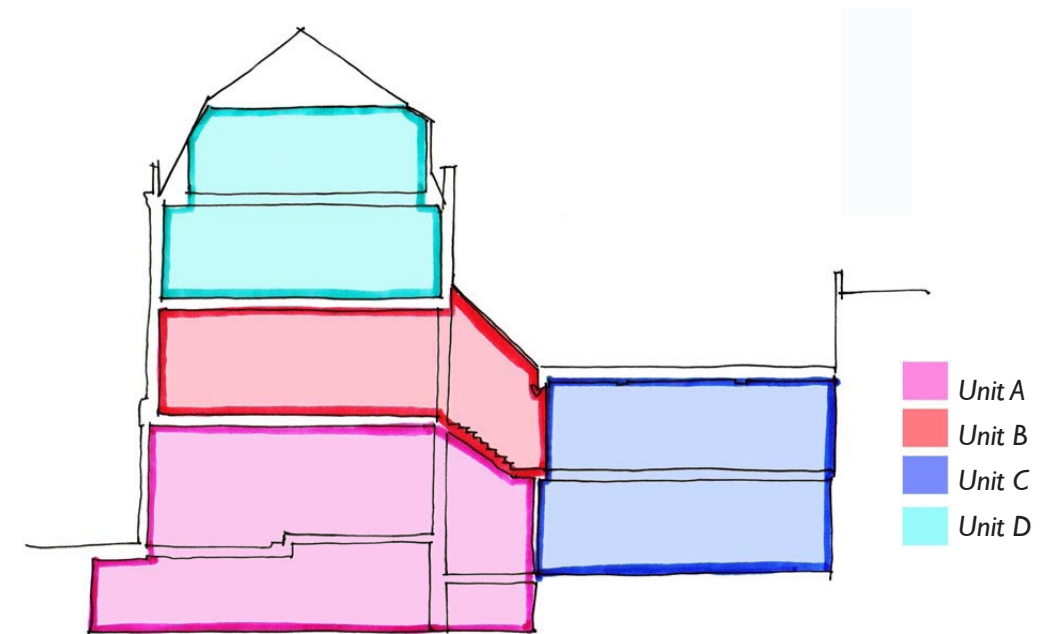
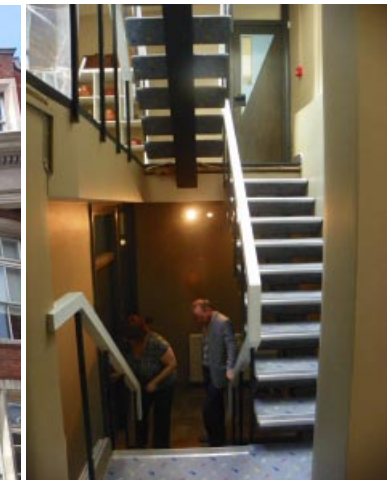


Diagram showing distribution of units



Photograph of front elevation on Tavistock Place



Photograph of existing stairwell



Photograph of buildings to rear, used as stores to commercial units



- .07 The applicant and their architects have spent a number of months drawing up the proposals which form the basis of this application and have studied a range of options for the proposals in order to come to the current scheme. This process has ensured that the proposals are sympathetic to the locality and the main building.
- .08 Furthermore, while seeking to take design, detailing and materiality cues from the main building it has also been a constant aim of the applicant and their architects to ensure that the new element which forms the basis of this application is deferential to and respectful of the main, original 19th Century host building.
- .09 The proposal therefore seeks to fulfil the applicant's requirements and replace the existing, outdated single leaf, patent glazed roof over the internal circulation area with a more permanent, well-proportioned and well detailed extension, containing the necessary facilities.

### 03.00 Amount & Scale

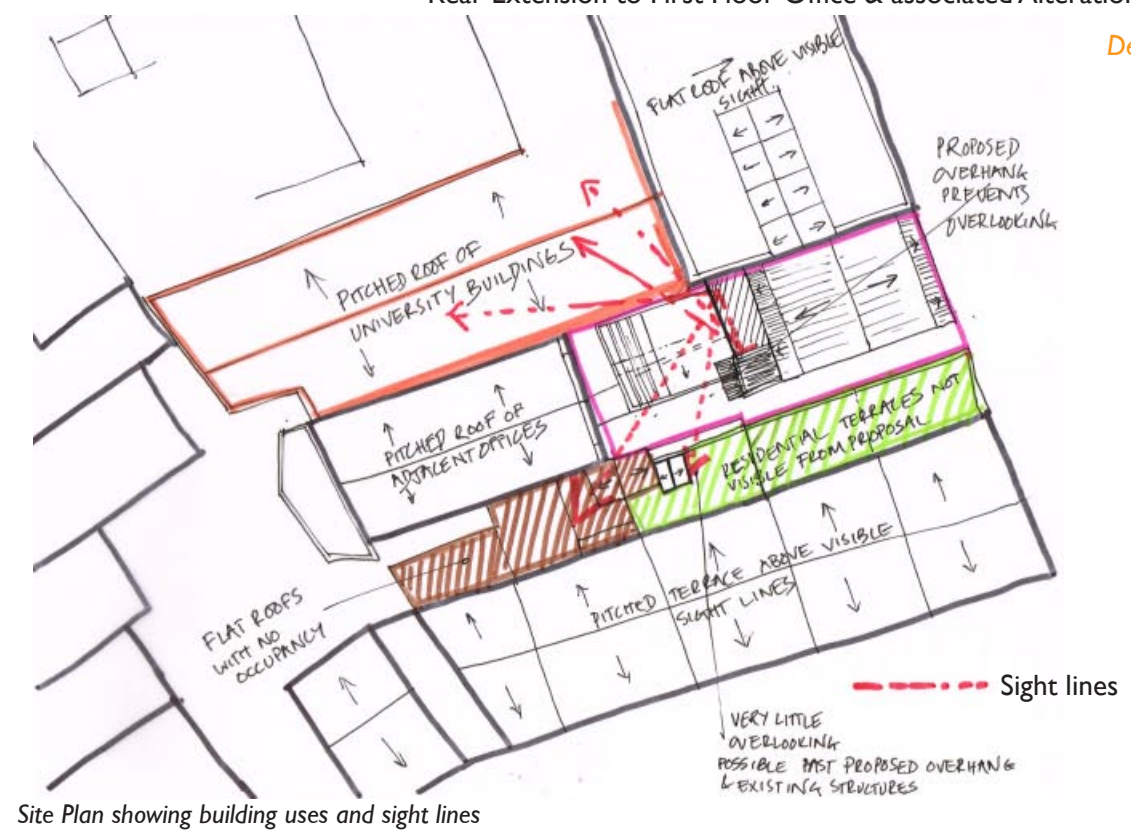
- .01 The proposed rear extension will add a very small amount of internal floor space to the building (11m<sup>2</sup>). This is less than 4% of the property's overall floor area.
- .02 In addition, the roof of the extension will be used as a small balcony for unit D, and a walled amenity space will be constructed over the roof of the existing rear building.
- .03 The volume of additional internal space will be only 7m<sup>3</sup>, meaning there will be an addition of only 0.5% to an initial volume of 1345m<sup>3</sup>.
- .04 The footprint of the building will remain unchanged.
- .05 The proposed balcony area will not add any internal floor space and the proposed guarding will be built to 1.1m to comply with relevant legislation.
- .06 The wall of the external recreation space will be built to 1.8m high to prevent overlooking.
- .07 The new amenity space is set back from the existing adjacent office spaces to the north to maintain outlook from the property and is generally arranged such that it will not affect their daylight levels, nor overshadow their windows.

### 04.00 Use & Layout

- .01 There is no change of use or material change to the make up of the property through this application. The proposals which form the basis of this application simply extend the existing commercial unit on the site and rationalise and improve the overall building's functionality.
- .02 The proposals will connect to existing surface and foul water drainage.

### 05.00 Appearance

- .01 The proposal to be added to the existing building have been designed in scale and detailing to be entirely sympathetic to the existing building and the terrace in which it is located.
- .02 The applicant and their architects have developed the proposals to tone with the existing buildings, taking cues from their materiality and form; the proposal uses bricks to match the existing and the space mimics the form of the adjacent roofline. Blank windows are proposed to coordinate with those below.



Site Plan showing building uses and sight lines

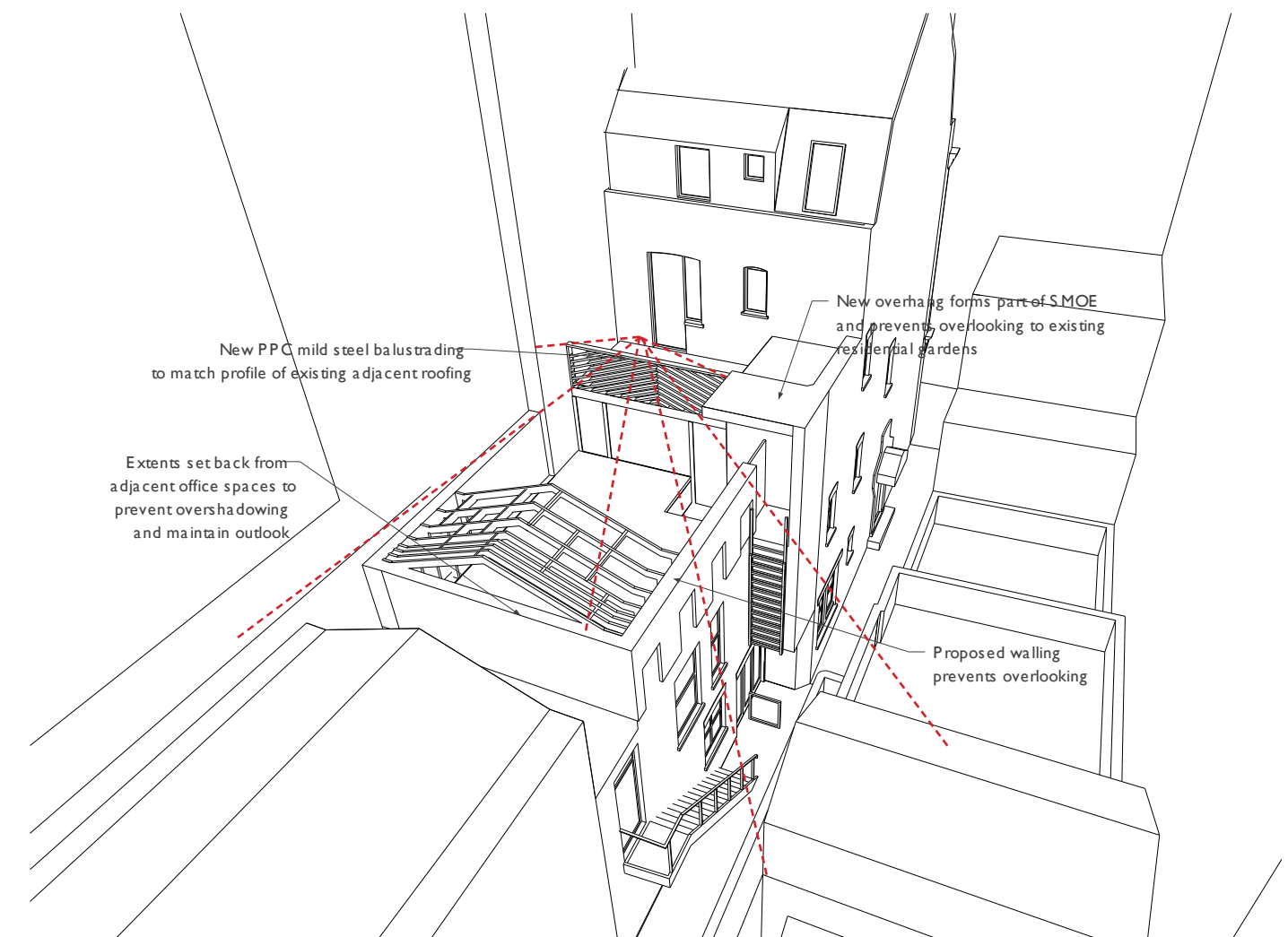


Diagram of Arrangement and schematic overlooking



- .03 The principal, overall effect of the proposal will be to provide unity and neatness to the side elevation and help to provide unity to the rear of existing site by replacing and improving on the existing, rudimentary and ramshackle structures, thereby enhancing the look of the immediate locality and the area as a whole.
- .04 The proposal will have no tangible effect on any surrounding properties other than the general enhancement of the street scene that will be provided by the implementation.



Photograph of existing ad-hoc addition to be replaced



Photograph of rear unit (D) and patent glazing to be replaced



Sketch view from Unit D balcony, showing no overlooking possible from amenity space.

#### 06.00 Access & Landscaping

- .01 The proposals are conceived and designed so as to generally improve the access to and around the property, making it safer and improving its operation.
- .02 New areas of hard landscaping are created to provide fully screened external amenity areas to existing residential and commercial units which, at present, are without.

#### 07.00 Conclusion

- .01 The proposals which form the basis of this application seek to create a very small extension and improve the layout of an existing commercial unit, improve the amenity spaces in the building as a whole and also to improve its safety.
- .02 The proposals have been carefully designed and detailed so as to be in keeping with the main building which has been on site since the late 19th Century.
- .03 Many materials have been transposed from the existing building so as to match. These materials will be reclaimed where possible and appropriate.
- .04 The scale, massing and layout of the proposals have also been carefully considered to ensure that the scheme is sensitive to its surroundings while remaining sub-ordinate in overall appearance to the main building.
- .05 The proposal has been designed so as to ensure the only impact on adjacent buildings will be a positive enhancement of the immediate environment and an improvement to the general street scene.
- .06 The proposals which constitute this application have been well considered in terms of design and the relevant Local and National Planning Policies and, as such, the application should be favourably received by the London Borough of Camden

