

34 BLOOMSBURY STREET, LONDON, WC1B 3QJ

Introduction

This design and access statement serves to illustrate the application for full planning permission for the proposed change of use from B1 office to a dual use of B1/D1 at 34 Bloomsbury Street, London WC1B 3QJ.

Contents

Location

Existing photos - External facades

Exting photos - Internal

Internal floor plans - ground and basement

Internal floor plans - 1st, 2nd, and 3rd floors

Landscape

Access

Scaled drawings of the existing floor plans and elevations

Scaled drawings of the proposed floor plans and elevations

Location

The building is located on the east side of Bloomsbury Street between the junctions with Great Russell Street and Bedford Avenue.

It is within the Bloomsbury Conservations Area and backs onto the rear of the British Museum.

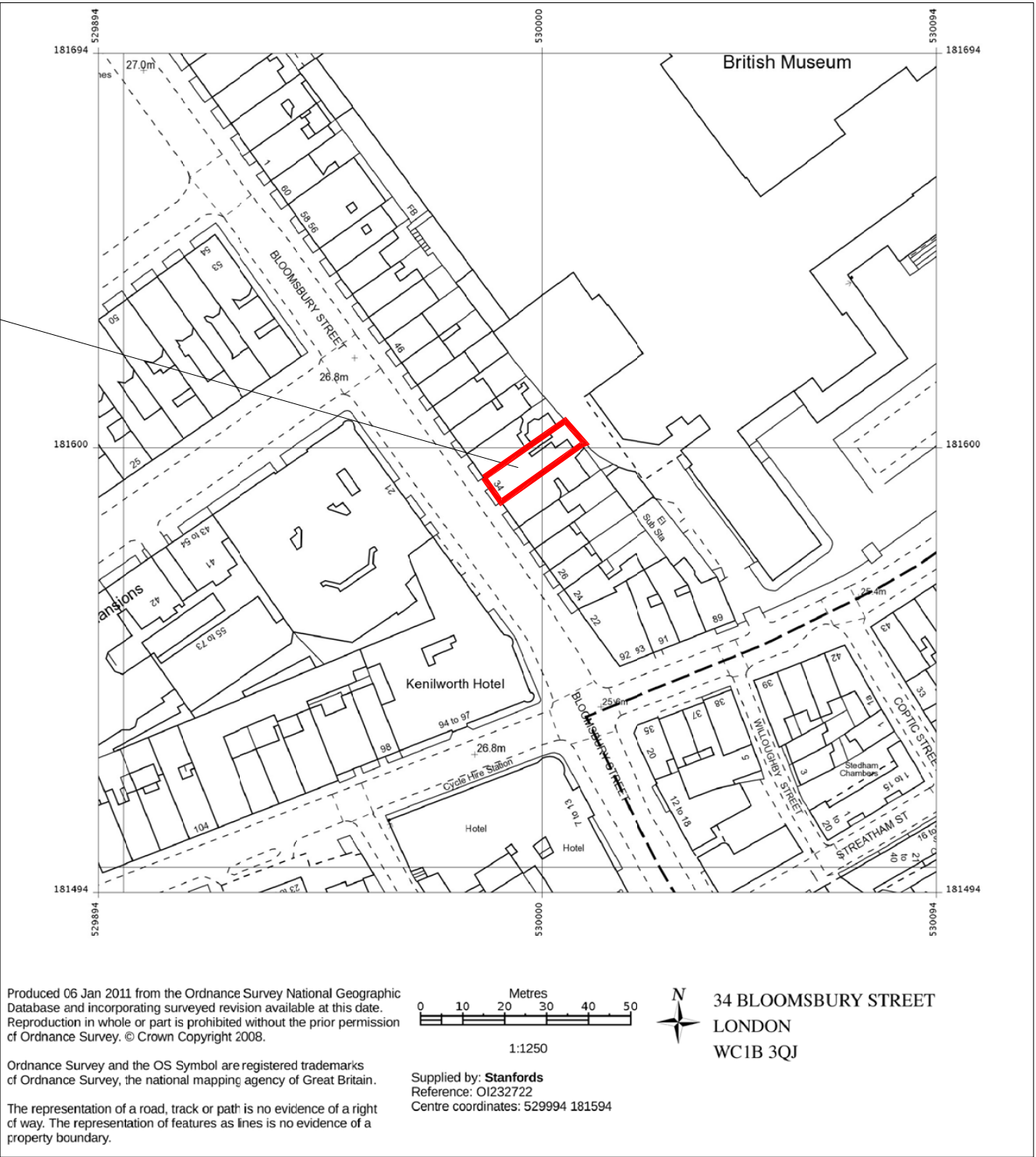


View looking north along Bloomsbury Street



View looking south along Bloomsbury Street

No. 34 Bloomsbury St  
London WC1B 3QJ







Front street facade looking from across the street



Rear facade looking from the rear garden

### Existing Building

The existing building is a three storey plus basement and attic mid terrace Georgian townhouse dating from the 1760's.

It is grade II listed.

No parking facilities are provided on site.

Rear garden 52sqm external space. Mainly hardlandscaped (paved) with some soft landscaping.





Rear view from 34 Bloomsbury Street looking out onto the British Museum

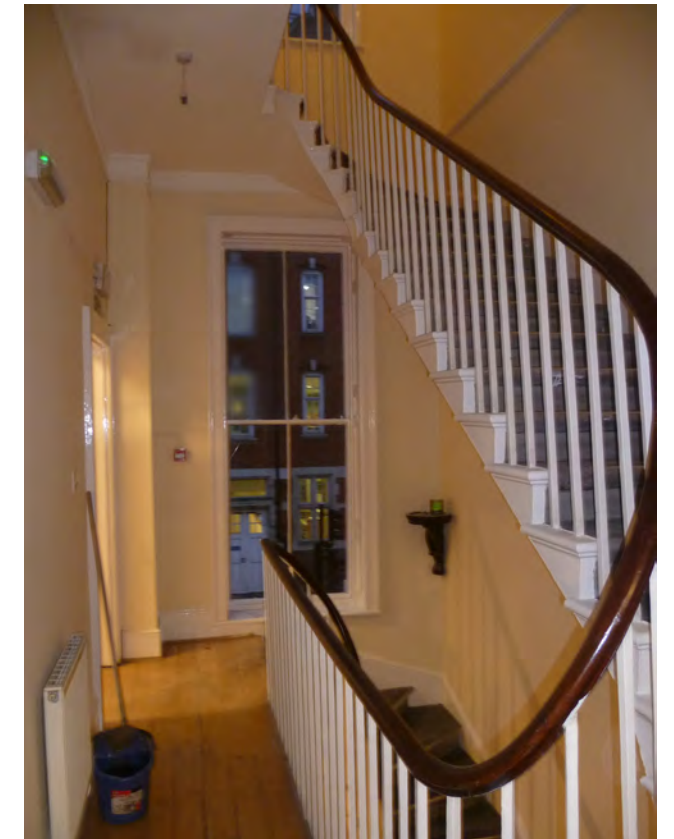




3rd floor room in roof



1st floor room at rear



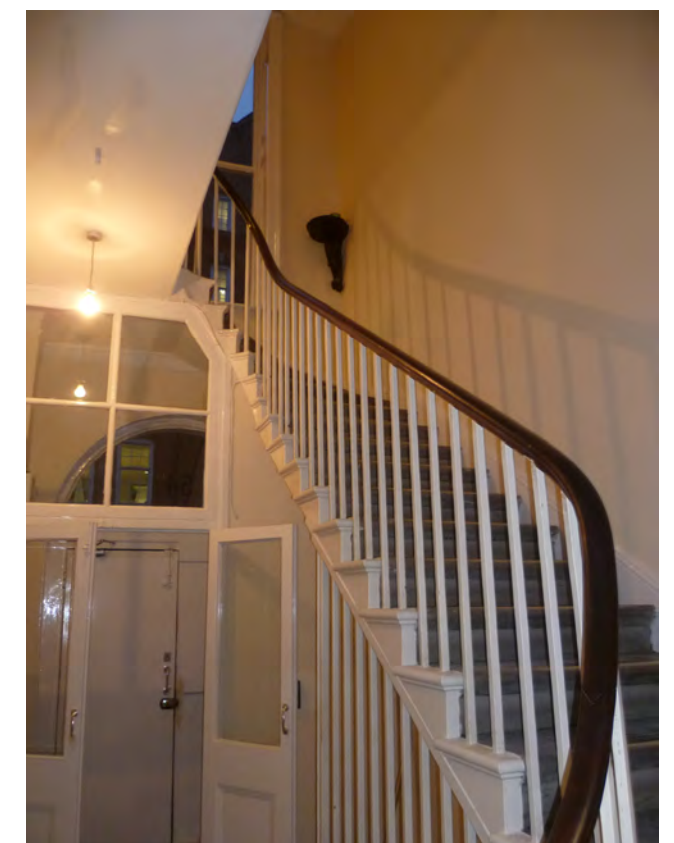
Stair at 1st floor level



2nd floor room at rear



3rd floor toilet

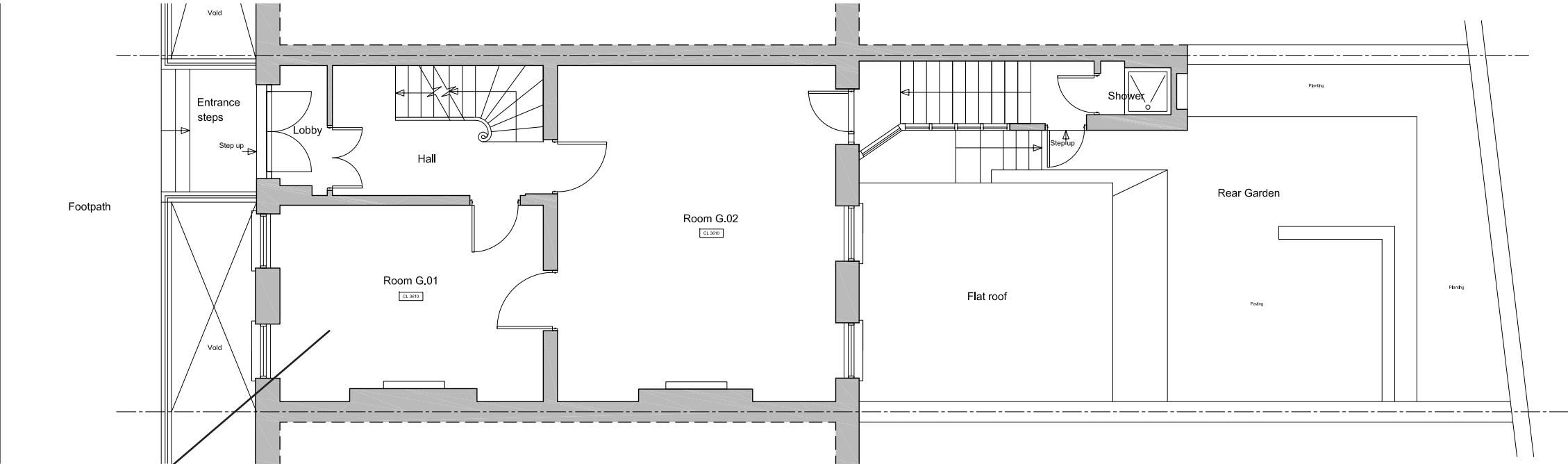


Entrance hall at ground floor main entrance

Gross Internal Areas (m2)

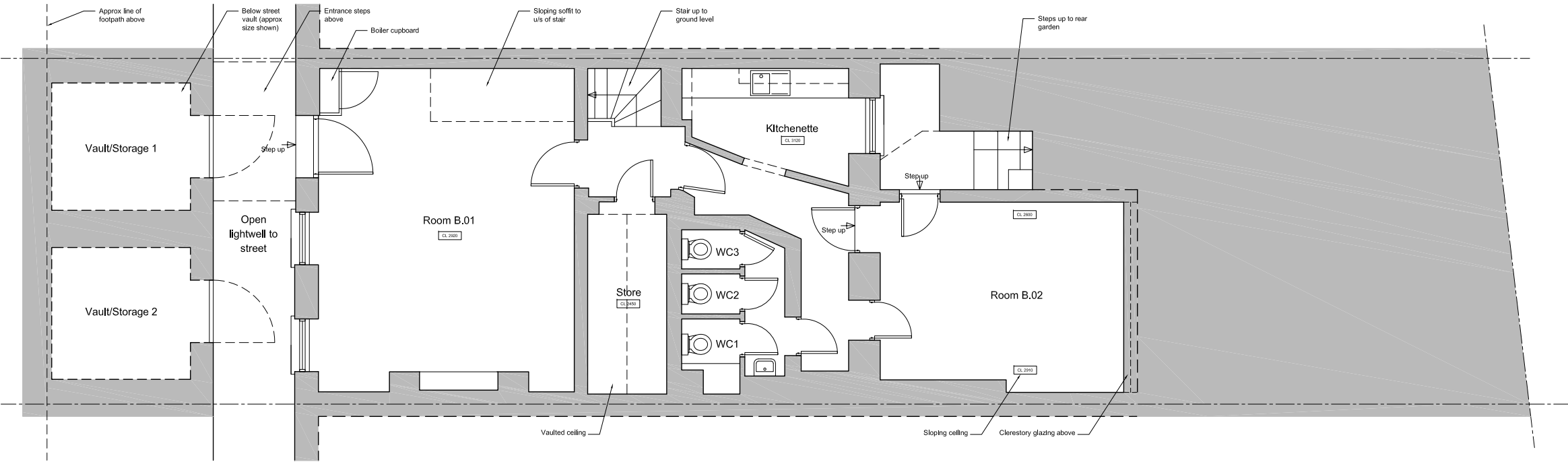
Basement	87 sqm
Ground	78 sqm
1st floor	71 sqm
2nd floor	71 sqm
3rd floor	70 sqm
<b>Total GIA</b>	<b>377 sqm</b>
Rear Garden	52 sqm
Front light well	12 sqm

Schedule of existing areas



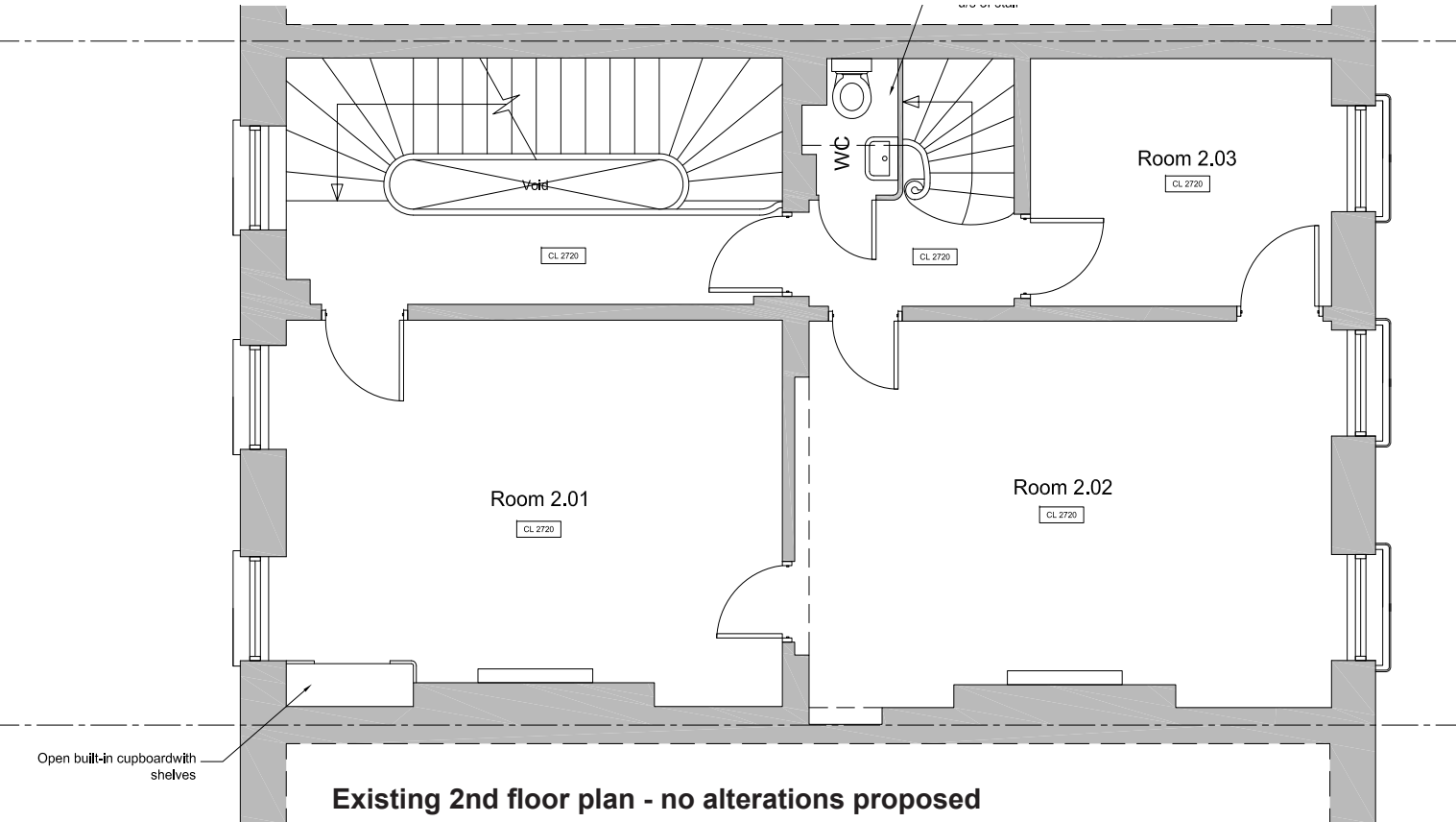
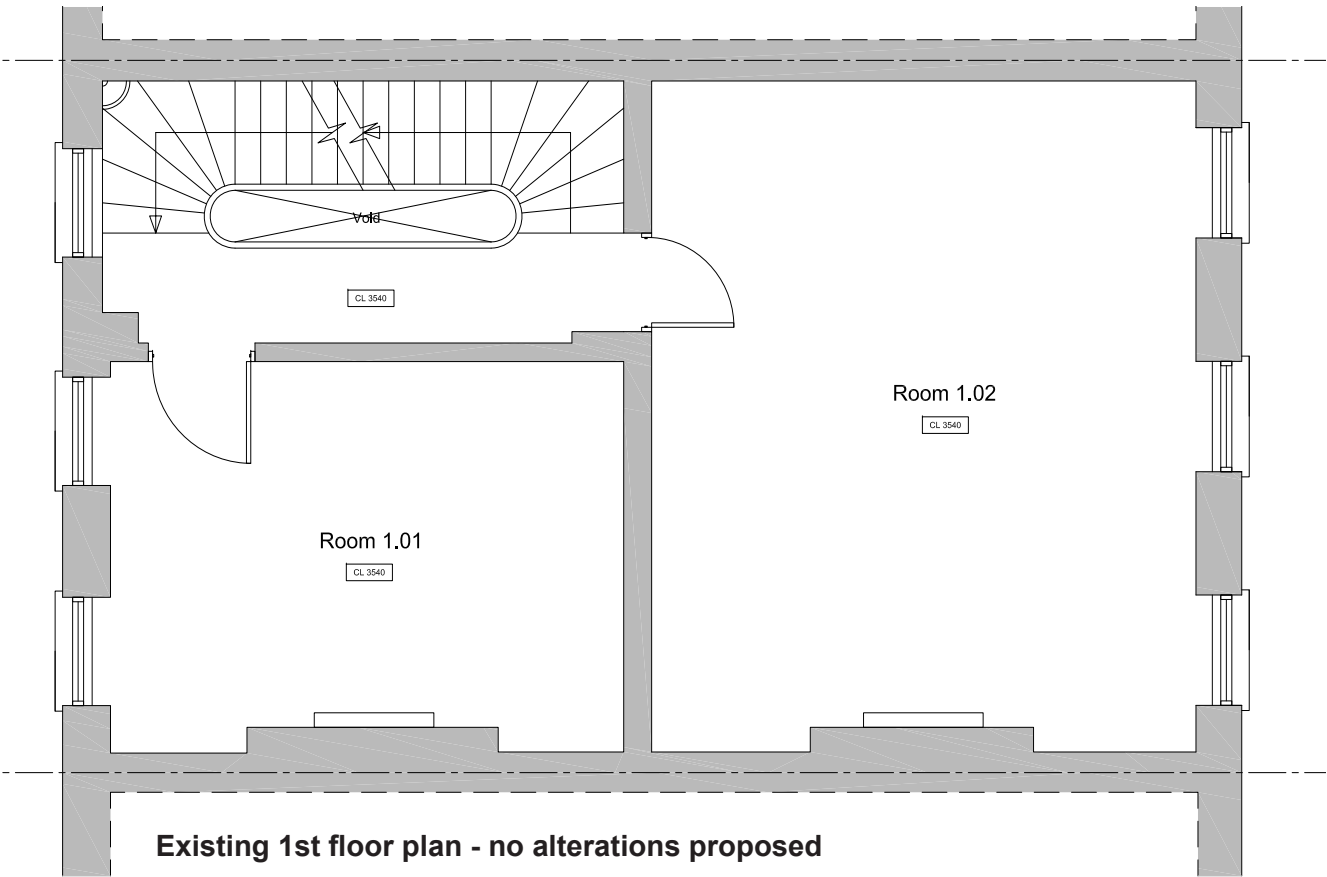
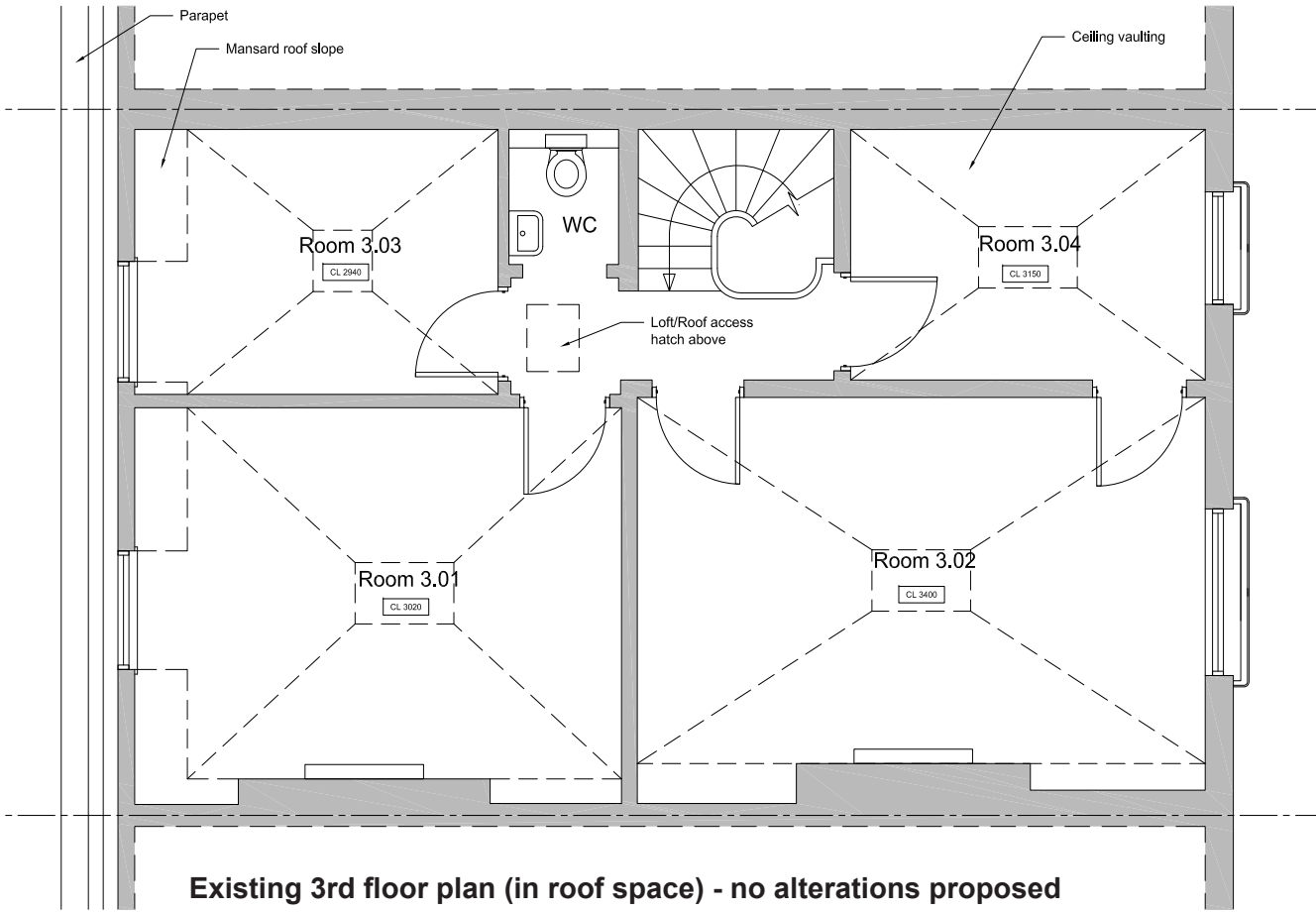
Room G.01 to be used  
as a reception

Existing Ground floor plan - no alterations proposed



Existing Basement plan - no alterations proposed









Front lightwell space

There is a narrow lightwell space that runs along the front of the property adjacent to the street public footpath. The lightwell provides daylight to the basement level and some storage vaults located below the footpath above.

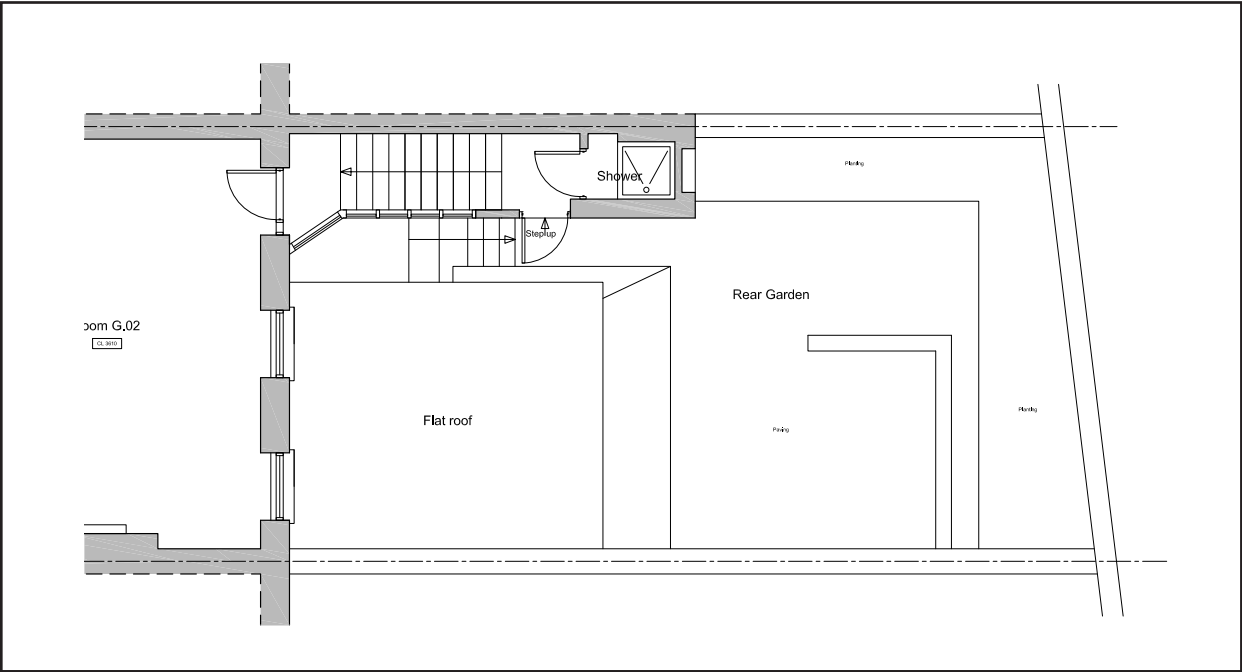
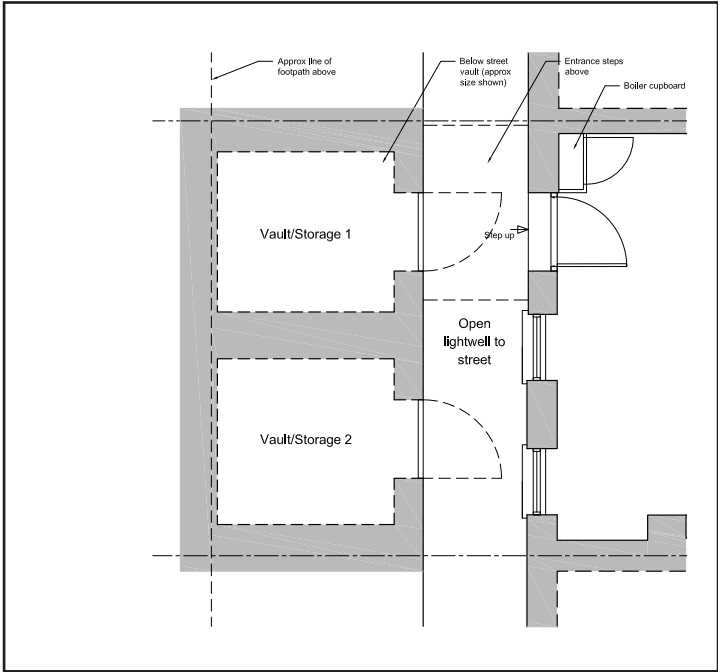
It is not proposed to utilise this space for anything other than maintenance and possible use of the storage vaults.



Rear Garden Space

There is small garden of approx 30sqm usable area at the rear of the property. It is mainly hardlandscaped (paved) with some soft landscaping

The small rear garden is small and cannot accommodate many users. Some cycle parking is provided.



## Access

The College seeks to ensure the highest standards of access and inclusion to all including disabled and ambulant disabled. In seeking to achieve this, the college understands the restrictions imposed by the listed building status of the building.

The college has implemented changes that do not infringe the listed status of the building such as the provision of portable induction loops, appropriately sized and contrasting signage, ensure entrances and routes around the building are free and uncluttered etc.

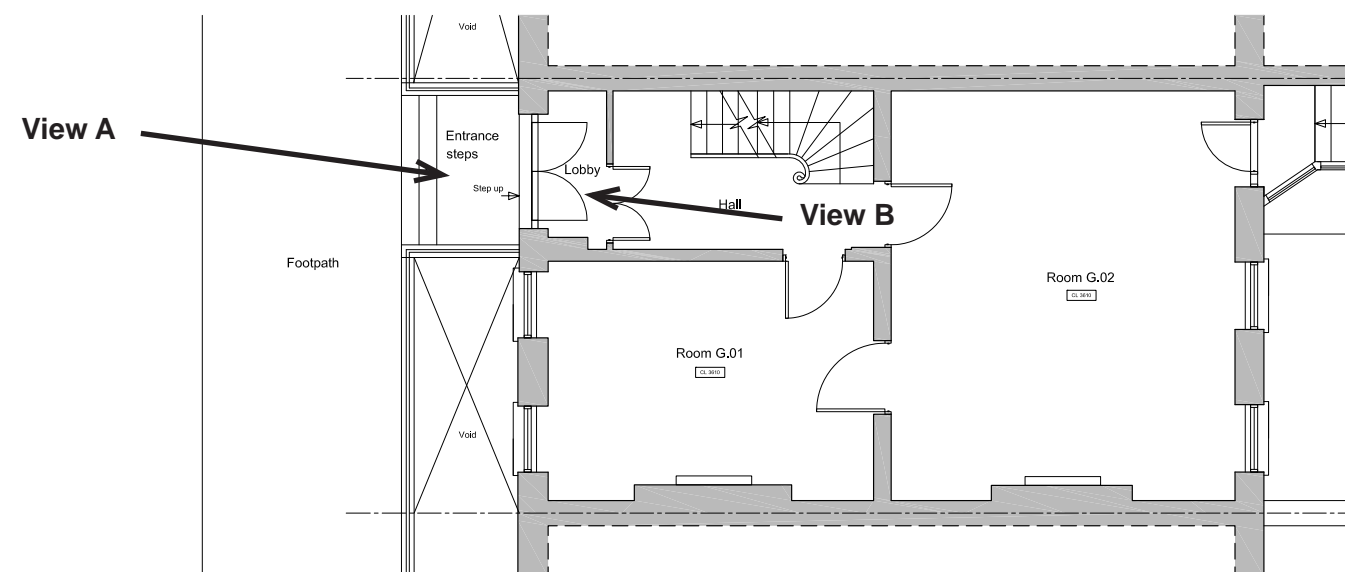
The entrance and door is a single door of approx 775mm clear width. The receptionist will be on hand to provide any assistance if required.



View B - Entrance lobby from hall



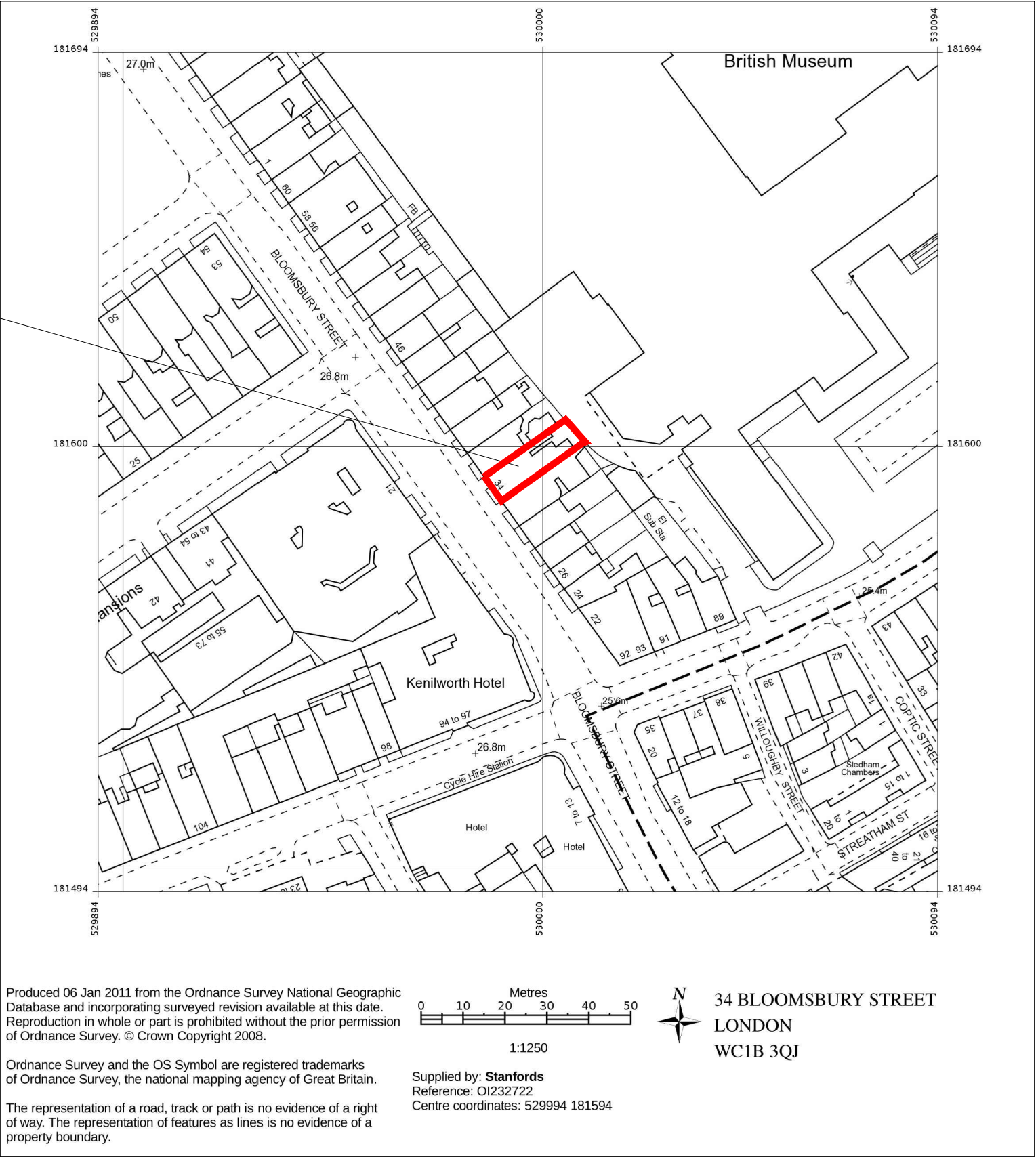
View A - Front entrance steps, landing and doors







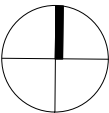
No. 34 Bloomsbury St  
London WC1B 3QJ



Status

THE AUTHOR TAKES NO RESPONSIBILITY FOR ANY DIMENSIONS OBTAINED BY SCALING FROM THIS DRAWING. IF NO DIMENSION IS SHOWN THE RECIPIENT MUST ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT AND MAY NOT RELY UPON THIS DRAWING. SUPPLYING THIS DRAWING IN DIGITAL FORM IS SOLELY FOR CONVENIENCE AND NO RELIANCE MAY BE PLACED ON ANY DATA ON DIGITAL FORM. ALL DATA MUST BE CHECKED AGAINST THE HARD COPY.

Revisions



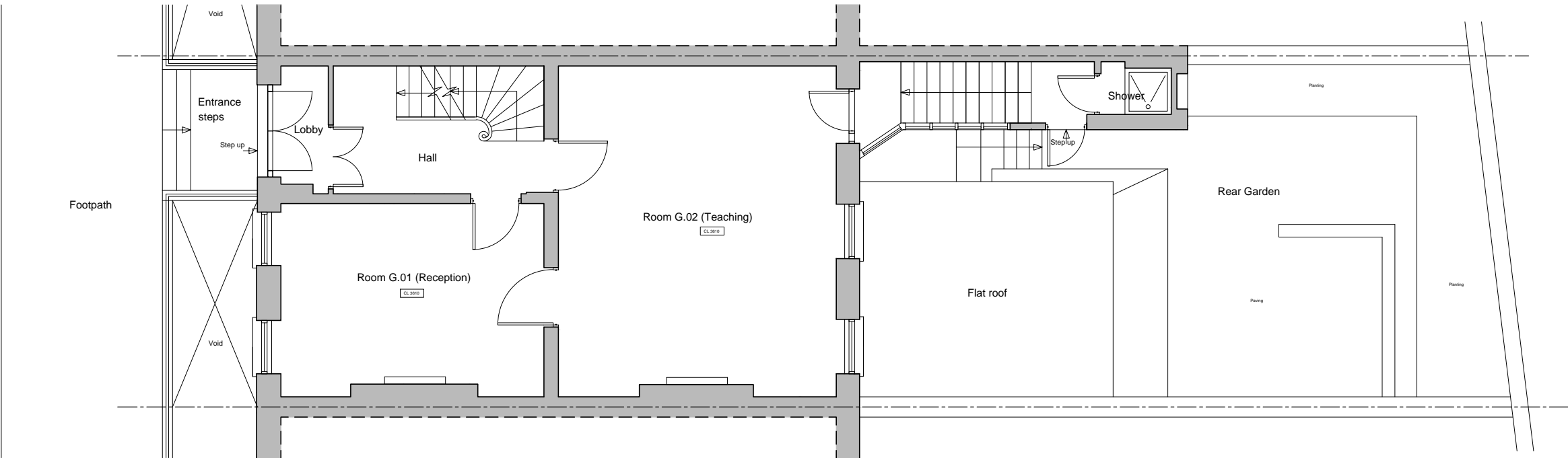
Client	Shakespeare College				
Project	34 Bloomsbury Street, London, WC1B 3QJ				
Title	SITE LOCATION PLAN				
Drwg No.	240_SL_01	Rev	-	Scale	1:1250 A3
				Date	Nov 14

**MATTHEW HARDCASTLE ARCHITECTS**  
33 Lockhurst Street  
London E5 0AP  
t 020 8533 0995  
m 07939 266608  
info@hardcastlearchitects.com  
www.hardcastlearchitects.com

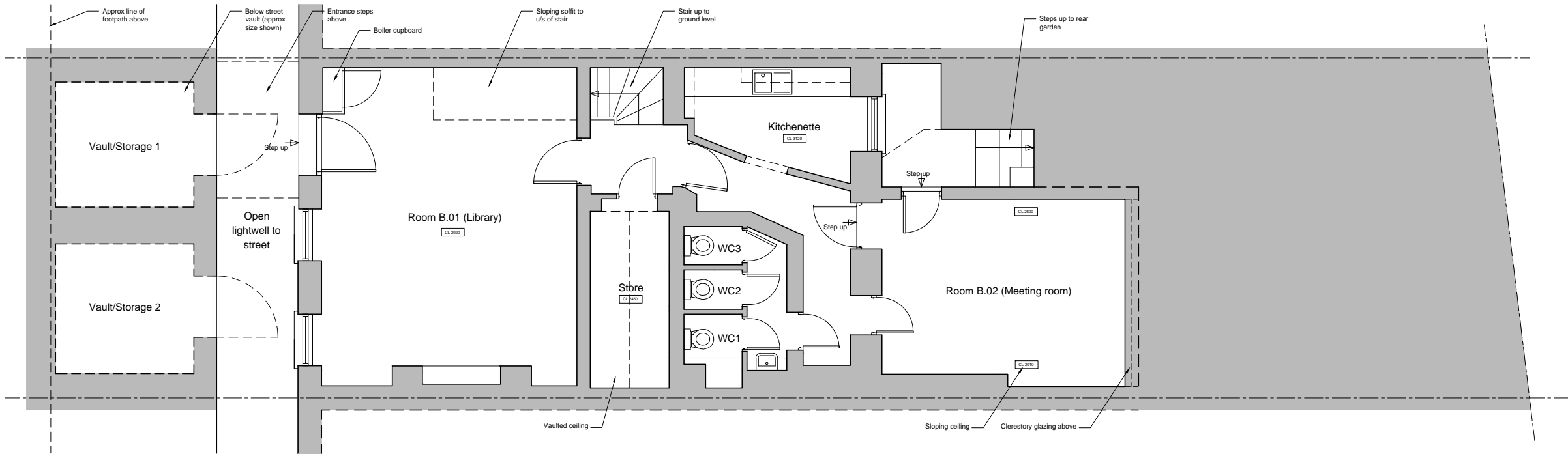


Gross Internal Areas (m2)

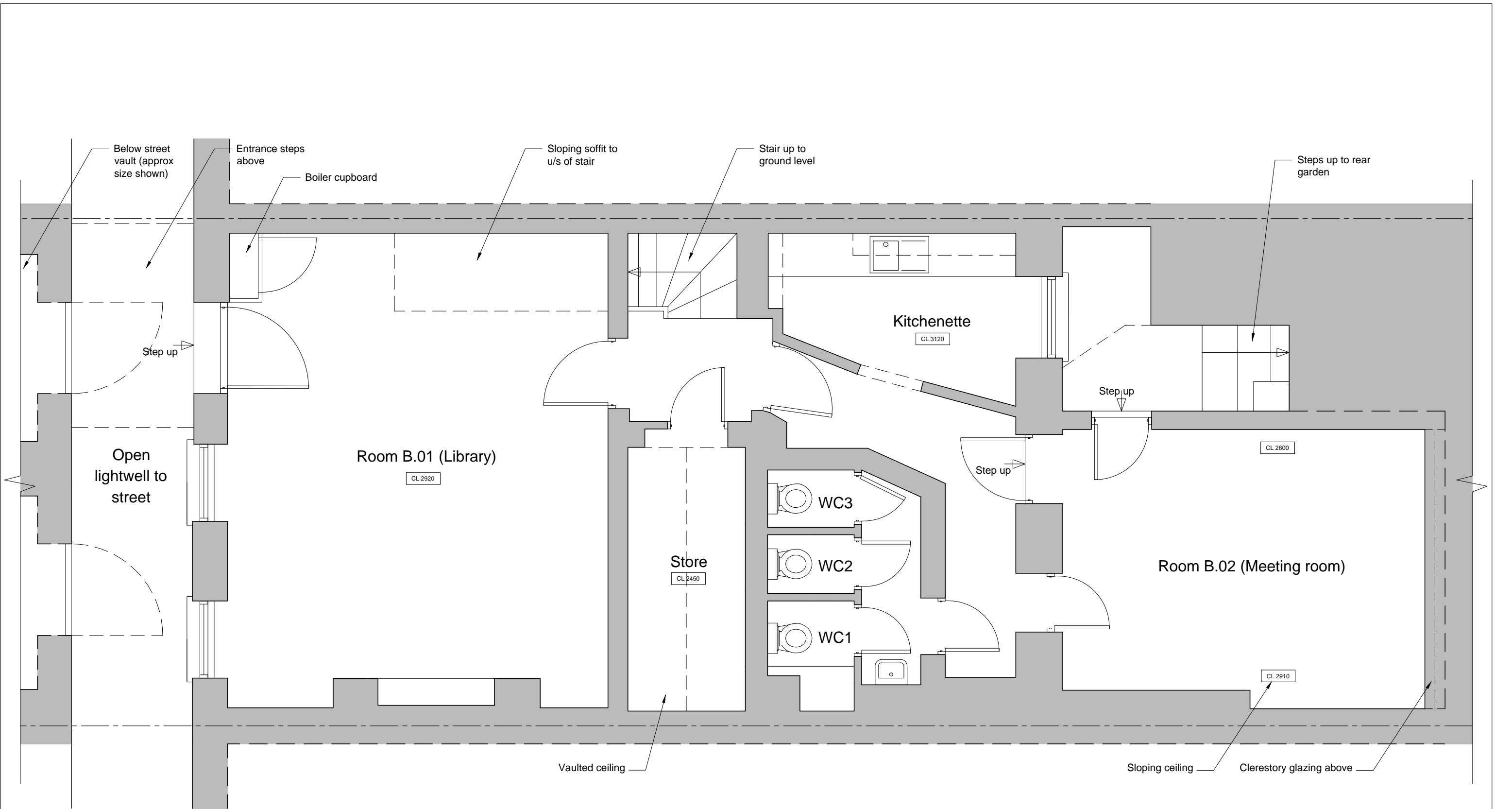
Basement	87 sqm
Ground	78 sqm
1st floor	71 sqm
2nd floor	71 sqm
3rd floor	70 sqm
<b>Total GIA</b>	<b>377 sqm</b>
Rear Garden	52 sqm
Front light well	12 sqm



1 EXISTING GROUND PLAN  
Scale 1:100

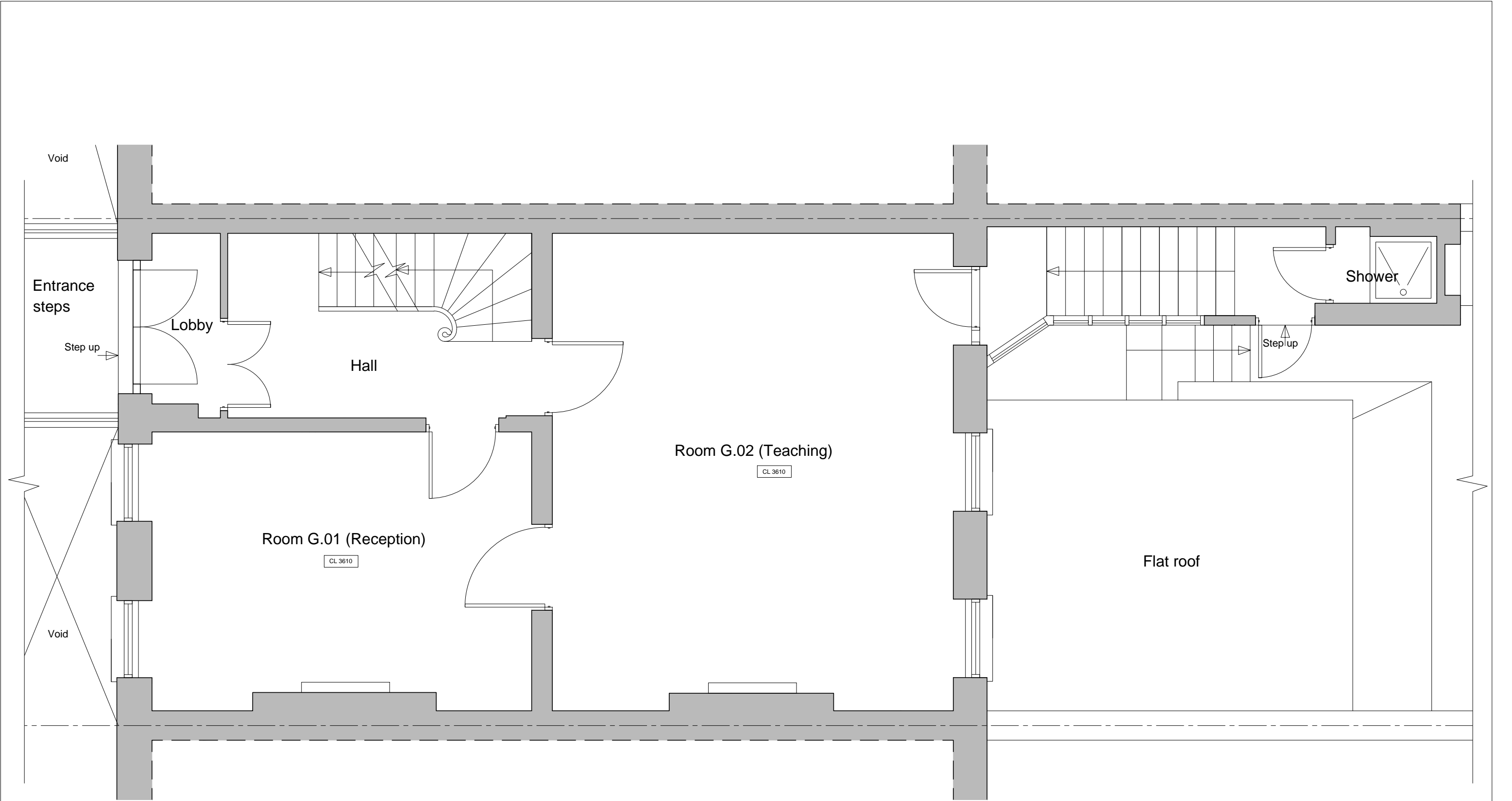


2 EXISTING BASEMENT PLAN  
Scale 1:1000

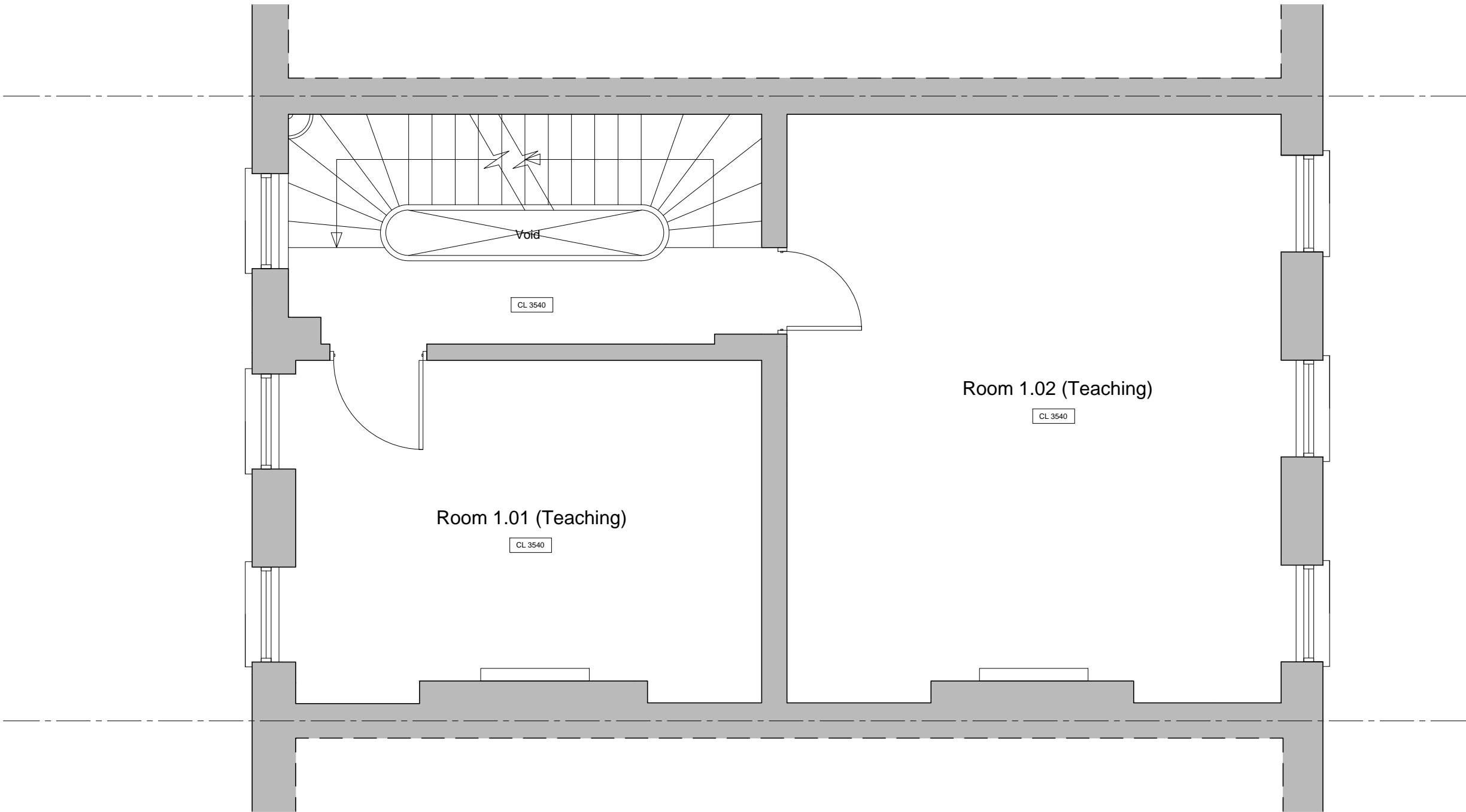


1 EXISTING BASEMENT FLOOR PLAN  
Scale 1:50





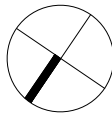
1 EXISTING GROUND FLOOR LAYOUT  
Scale 1:50



1 EXISTING 1ST FLOOR PLAN  
Scale 1:50

Status  
THE AUTHOR TAKES NO RESPONSIBILITY FOR ANY DIMENSIONS OBTAINED BY SCALING FROM THIS DRAWING. IF NO DIMENSION IS SHOWN THE RECIPIENT MUST ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT AND MAY NOT RELY UPON THIS DRAWING. SUPPLYING THIS DRAWING IN DIGITAL FORM IS SOLELY FOR CONVENIENCE AND NO RELIANCE MAY BE PLACED ON ANY DATA ON DIGITAL FORM. ALL DATA MUST BE CHECKED AGAINST THE HARD COPY.

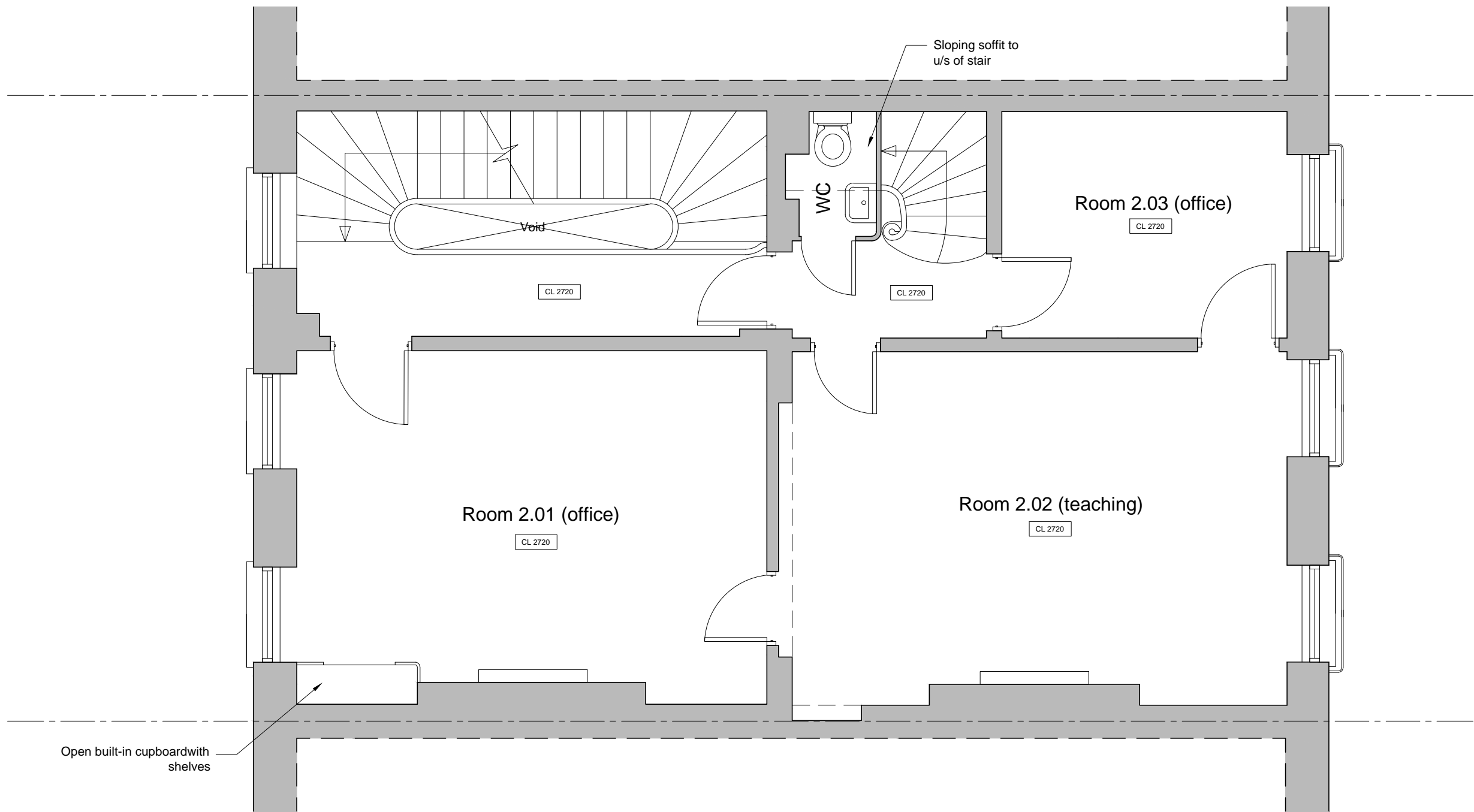
Revisions



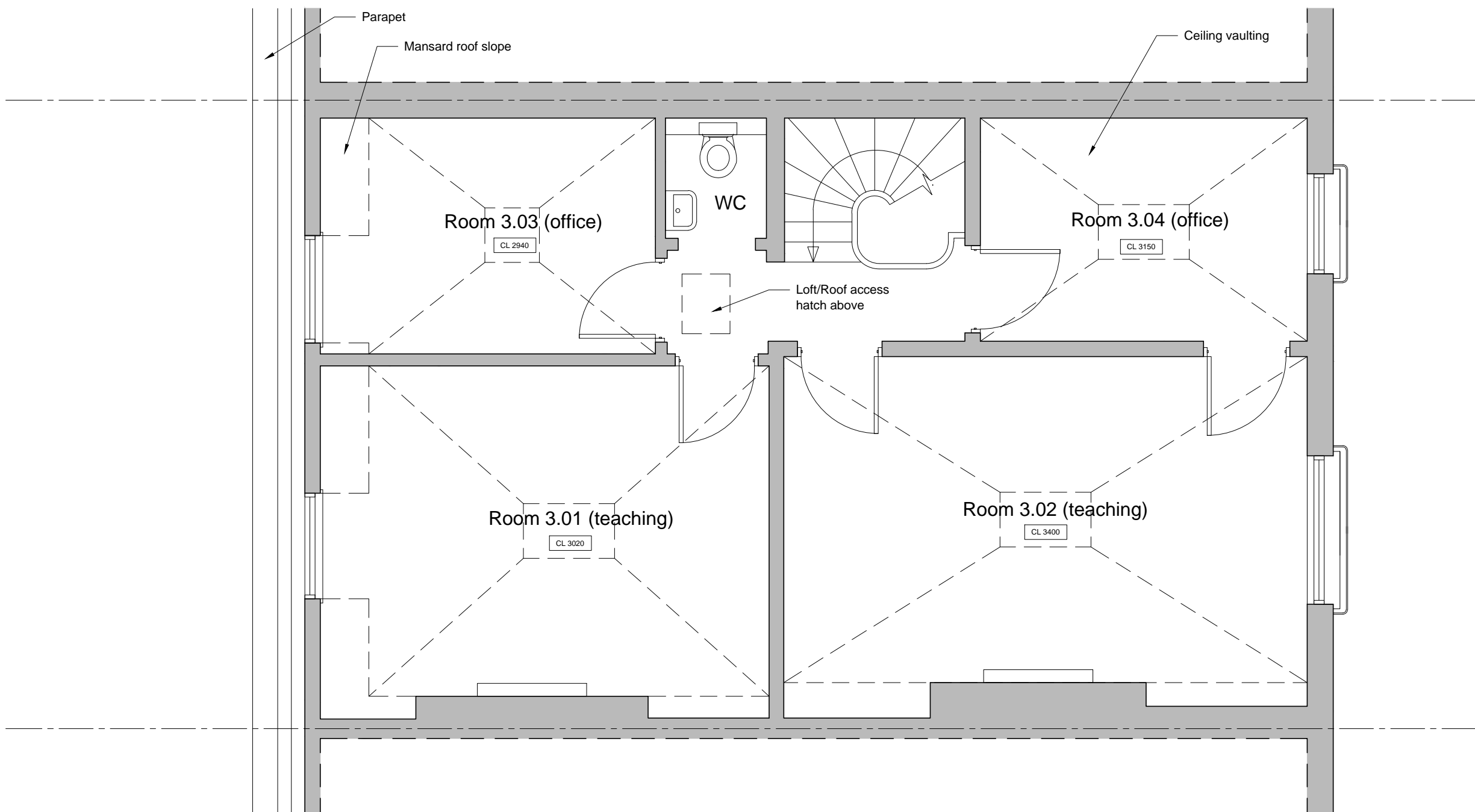
Client	Shakespeare College				
Project	34 Bloomsbury Street, London, WC1B 3QJ				
Title	EXISTING 1ST FLOOR PLAN				
Drwg No.	240_EX_04	Rev	-	Scale	1:50
				A3	Date
					Nov 14

**MATTHEW HARDCASTLE ARCHITECTS**  
33 Lockhurst Street  
London E5 0AP  
t 020 8533 0995  
m 07939 266608  
info@hardcastlearchitects.com  
www.hardcastlearchitects.com





1 EXISTING 2ND FLOOR PLAN  
Scale 1:50

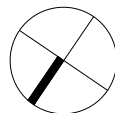


1 EXISTING 3RD FLOOR PLAN  
Scale 1:50

Status

THE AUTHOR TAKES NO RESPONSIBILITY FOR ANY DIMENSIONS OBTAINED BY SCALING FROM THIS DRAWING. IF NO DIMENSION IS SHOWN THE RECIPIENT MUST ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT AND MAY NOT RELY UPON THIS DRAWING. SUPPLYING THIS DRAWING IN DIGITAL FORM IS SOLELY FOR CONVENIENCE AND NO RELIANCE MAY BE PLACED ON ANY DATA ON DIGITAL FORM. ALL DATA MUST BE CHECKED AGAINST THE HARD COPY.

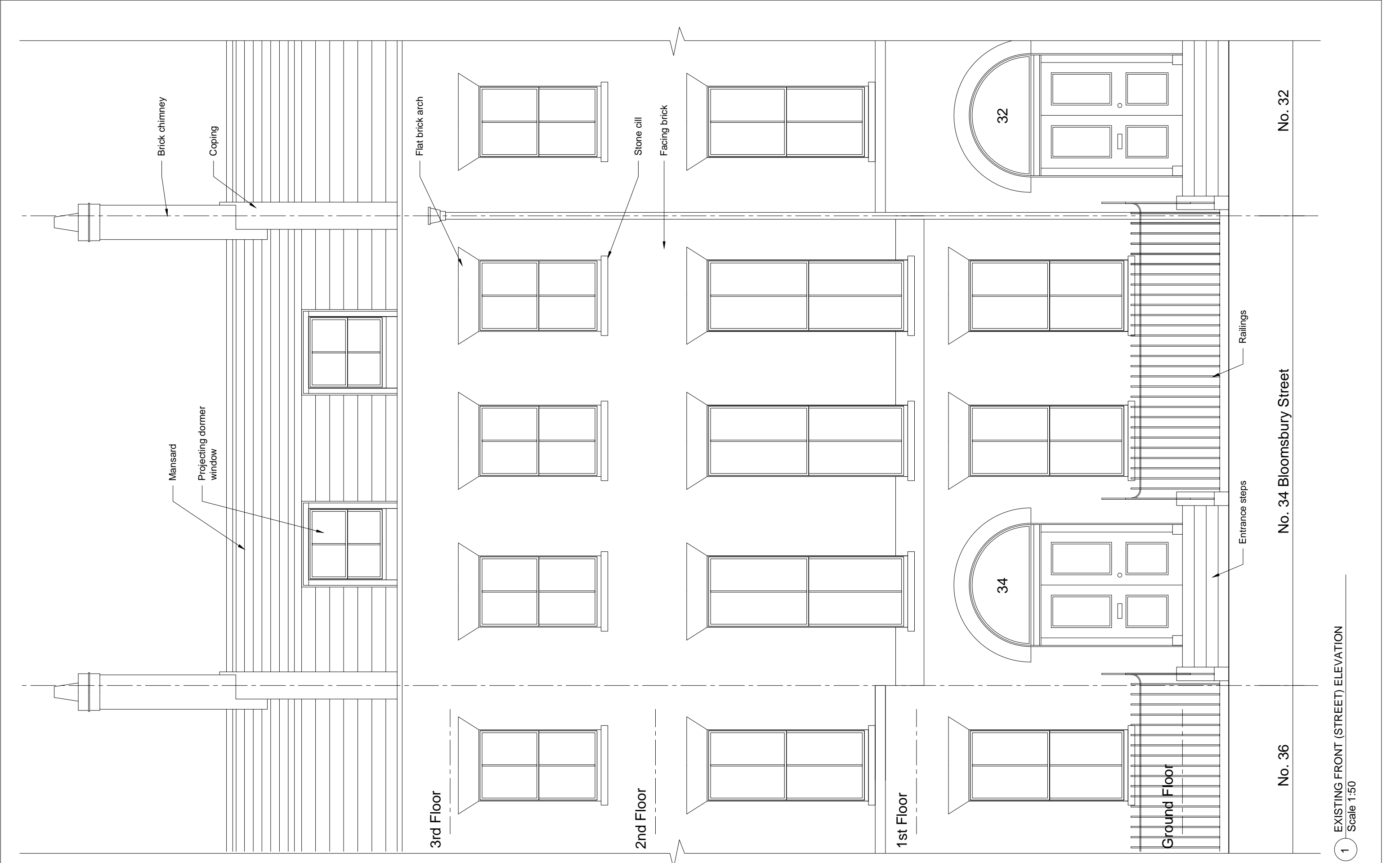
Revisions



Client	Shakespeare College				
Project	34 Bloomsbury Street, London, WC1B 3QJ				
Title	EXISTING 3RD FLOOR PLAN				
Drwg No.	240_EX_06	Rev	-	Scale	1:50
				A3	Date Nov 14

**MATTHEW HARDCASTLE ARCHITECTS**  
33 Lockhurst Street  
London E5 0AP  
t 020 8533 0995  
m 07939 266608  
info@hardcastlearchitects.com  
www.hardcastlearchitects.com



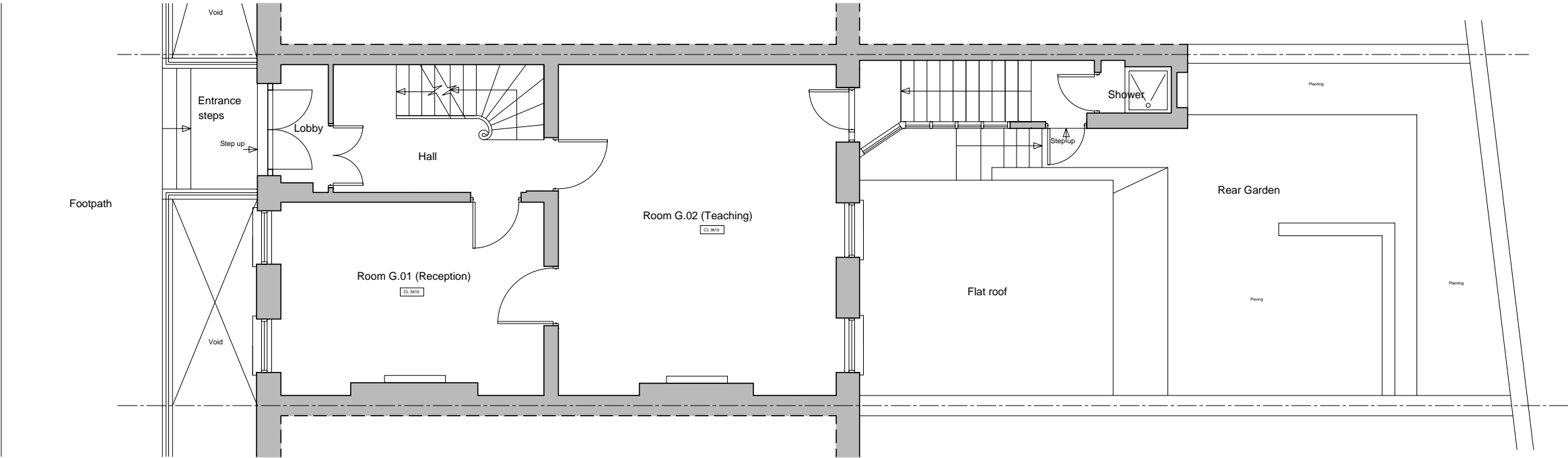




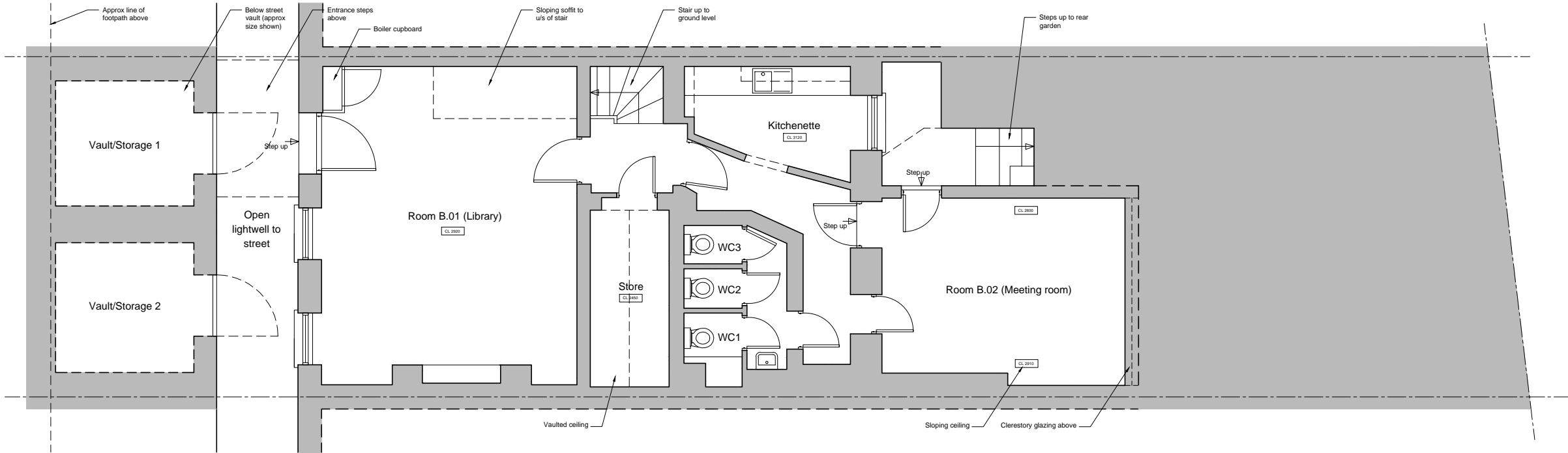




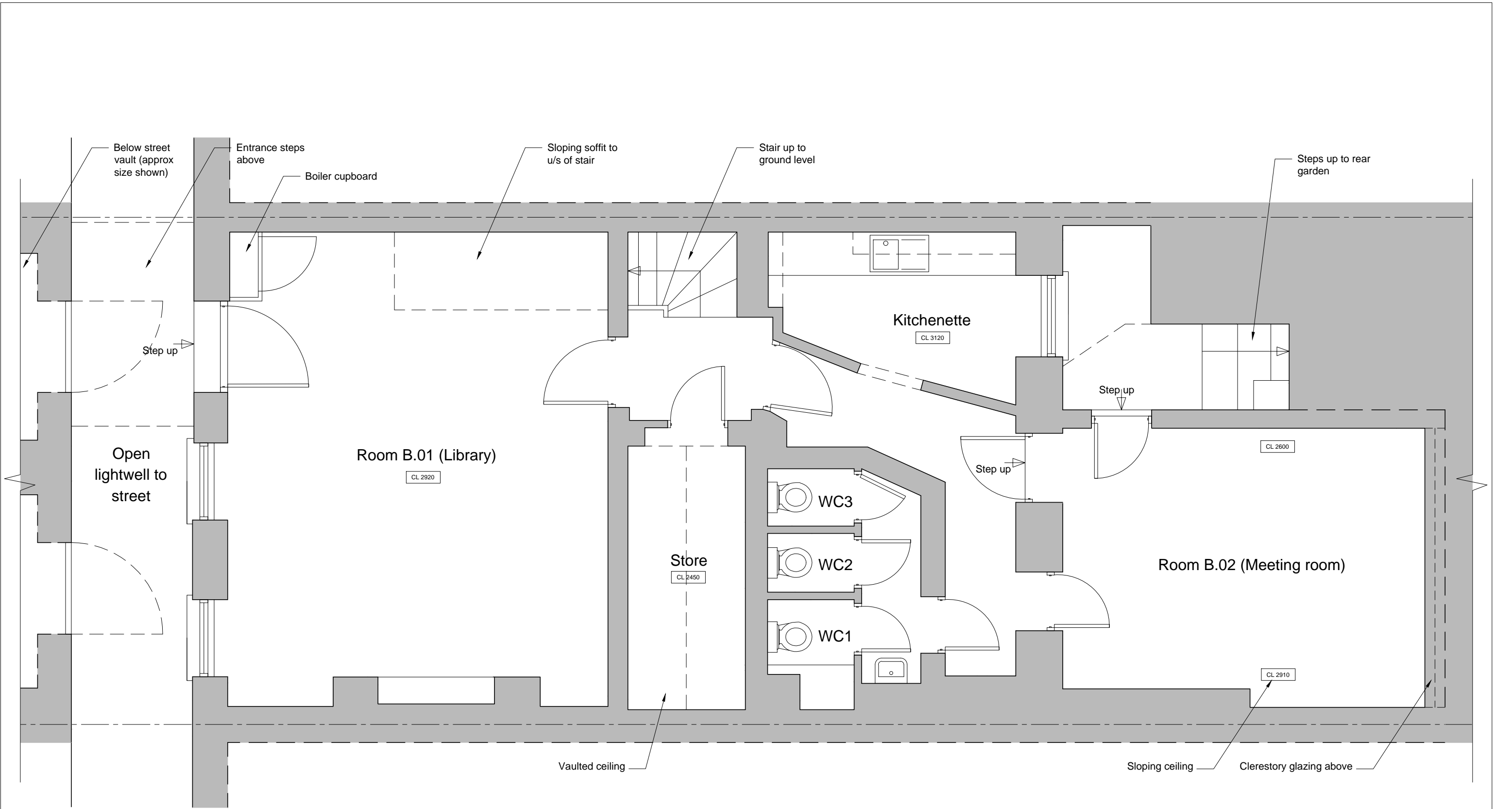
Gross Internal Areas (m2)	
Basement	87 sqm
Ground	78 sqm
1st floor	71 sqm
2nd floor	71 sqm
3rd floor	70 sqm
<b>Total GIA</b>	<b>377 sqm</b>
Rear Garden	52 sqm
Front light well	12 sqm



1 PROPOSED GROUND PLAN  
Scale 1:100



2 PROPOSED BASEMENT PLAN  
Scale 1:1000



1

PROPOSED BASEMENT FLOOR PLAN  
Scale 1:50

Status

THE AUTHOR TAKES NO RESPONSIBILITY FOR ANY DIMENSIONS OBTAINED BY SCALING FROM THIS DRAWING. IF NO DIMENSION IS SHOWN THE RECIPIENT MUST ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT AND MAY NOT RELY UPON THIS DRAWING. SUPPLYING THIS DRAWING IN DIGITAL FORM IS SOLELY FOR CONVENIENCE AND NO RELIANCE MAY BE PLACED ON ANY DATA ON DIGITAL FORM. ALL DATA MUST BE CHECKED AGAINST THE HARD COPY.

Revisions

Client	Shakespeare College			
Project	34 Bloomsbury Street, London, WC1B 3QJ			
Title	PROPOSED BASEMENT FLOOR PLAN			
Drwg No.	240_PR_02	Rev	Scale	Date
			1:50	Nov 14

MATTHEW HARDCASTLE ARCHITECTS

33 Lockhurst Street

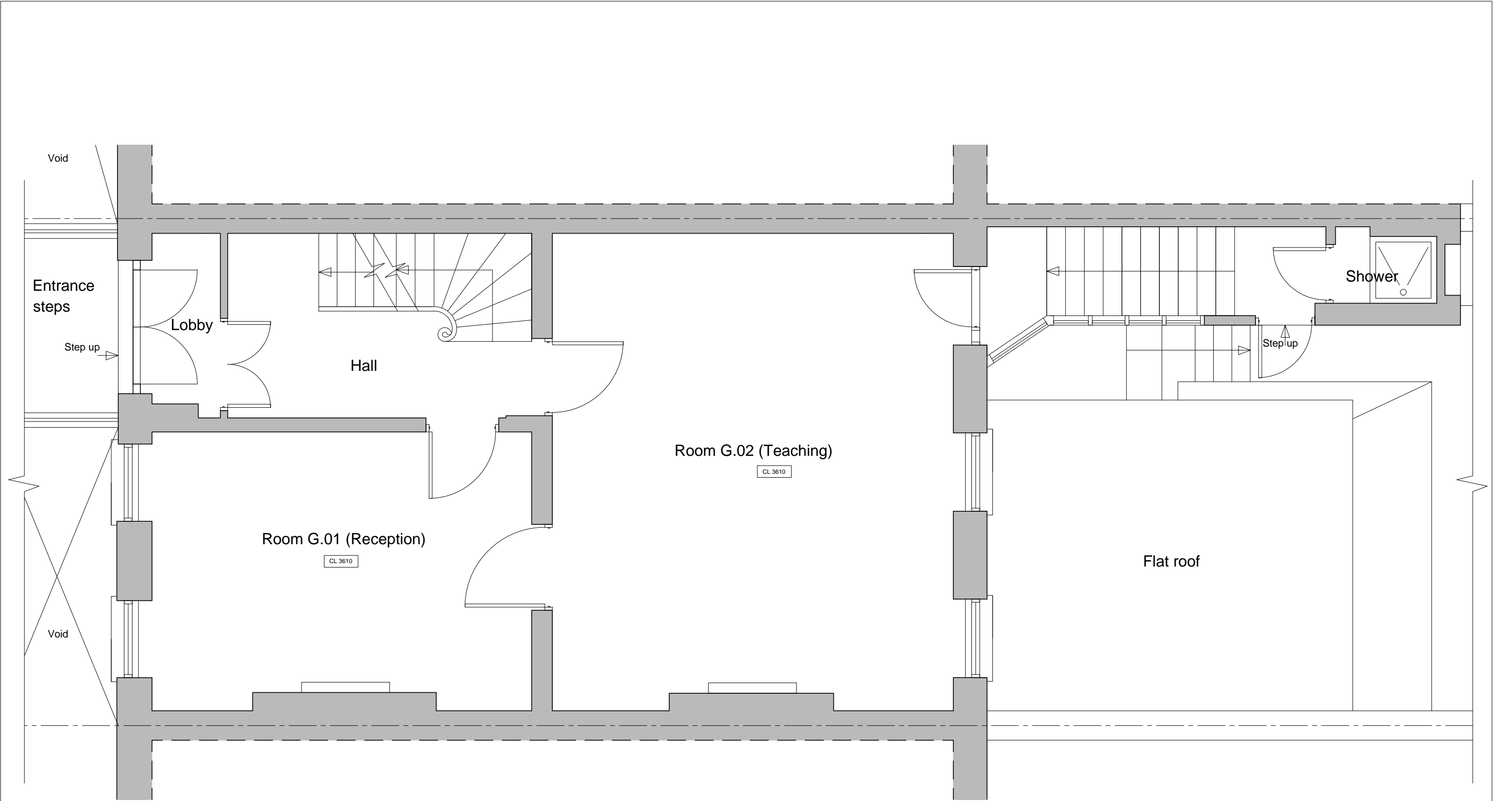
London E5 0AP

t 020 8533 0995

m 07939 266608

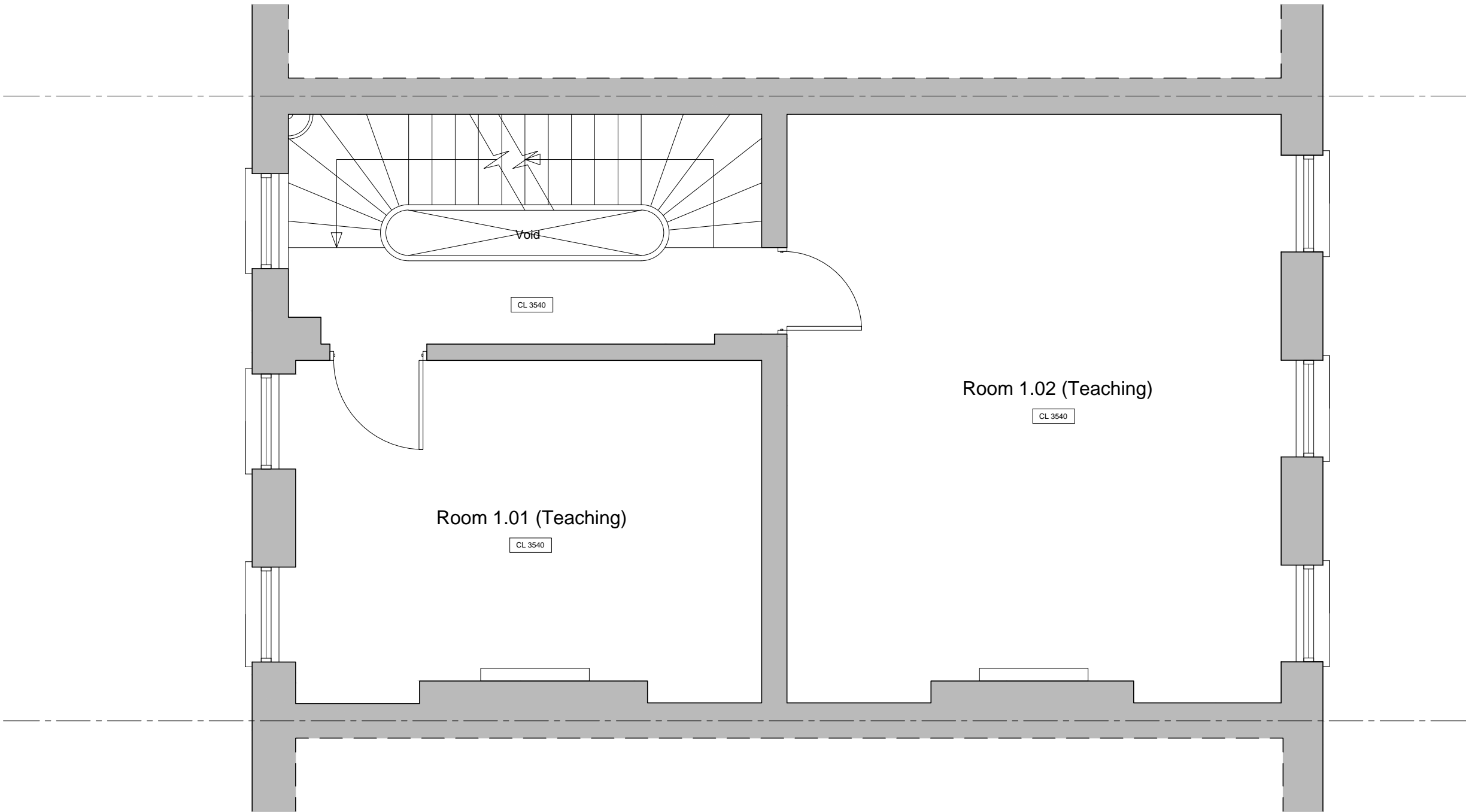
info@hardcastlearchitects.com

www.hardcastlearchitects.com



1 PROPOSED GROUND FLOOR LAYOUT  
Scale 1:50

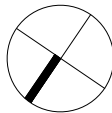




1 PROPOSED 1ST FLOOR PLAN  
Scale 1:50

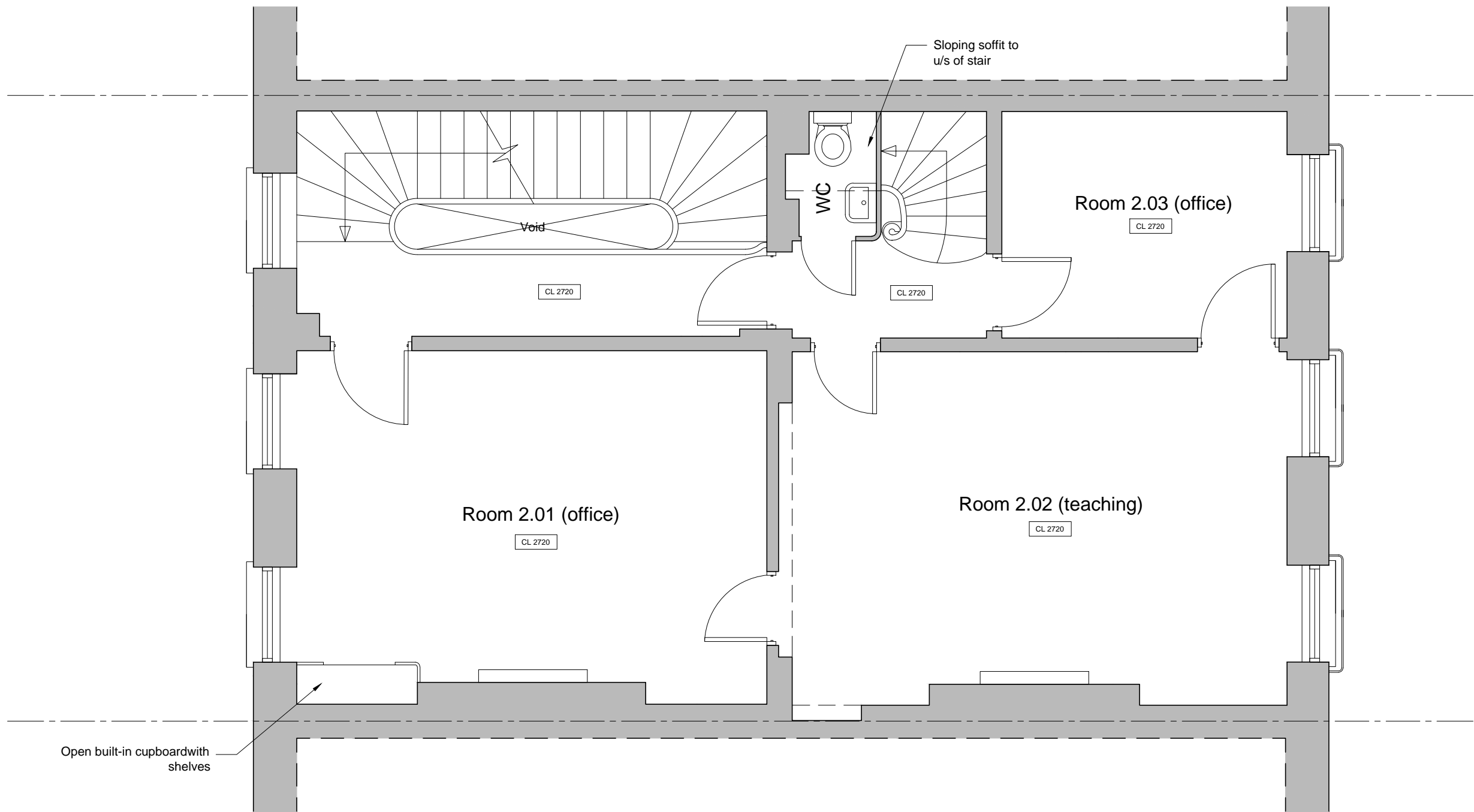
Status  
THE AUTHOR TAKES NO RESPONSIBILITY FOR ANY DIMENSIONS OBTAINED BY SCALING FROM THIS DRAWING. IF NO DIMENSION IS SHOWN THE RECIPIENT MUST ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE ARCHITECT OR BY SITE MEASUREMENT AND MAY NOT RELY UPON THIS DRAWING. SUPPLYING THIS DRAWING IN DIGITAL FORM IS SOLELY FOR CONVENIENCE AND NO RELIANCE MAY BE PLACED ON ANY DATA ON DIGITAL FORM. ALL DATA MUST BE CHECKED AGAINST THE HARD COPY.

Revisions

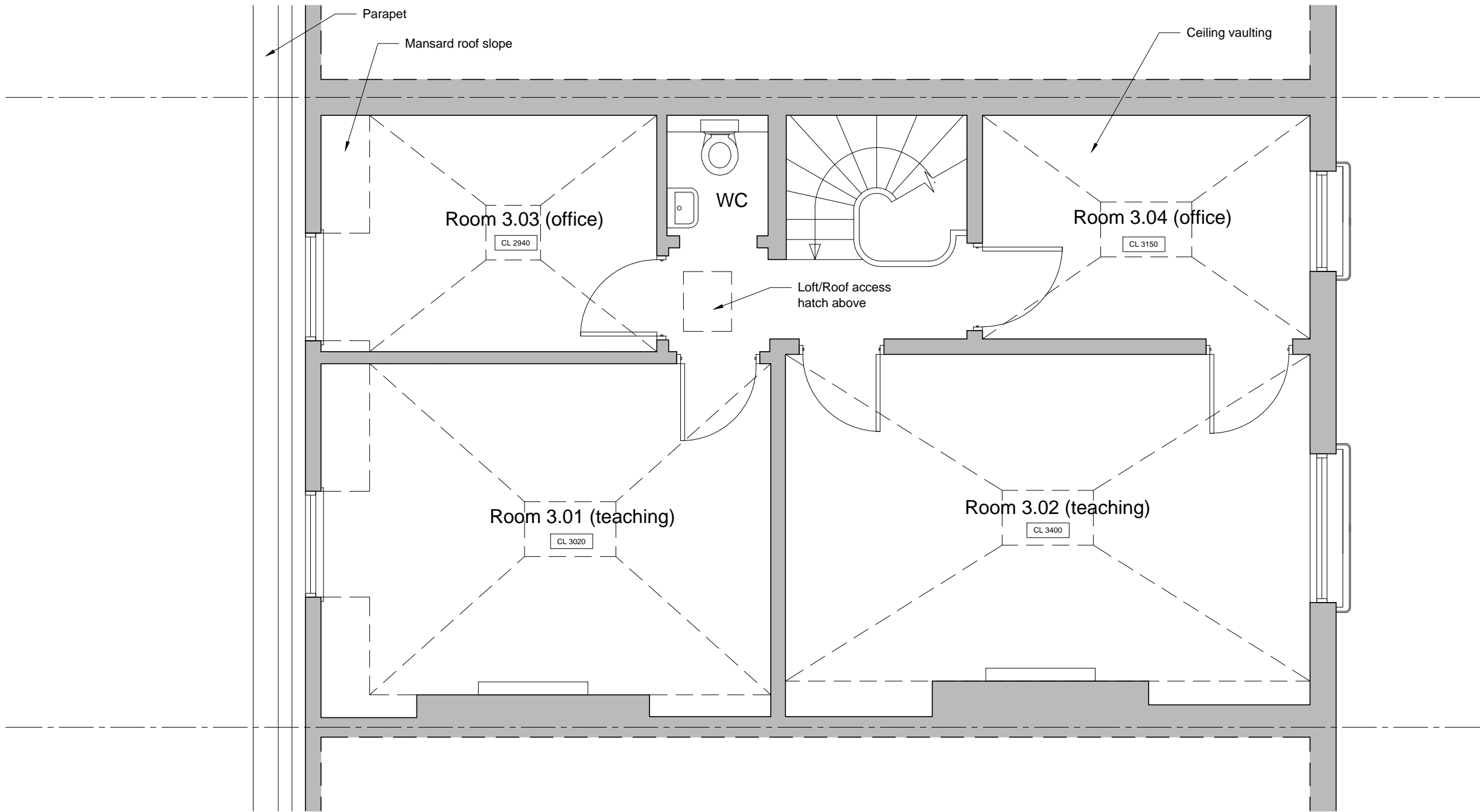


Client	Shakespeare College			
Project	34 Bloomsbury Street, London, WC1B 3QJ			
Title	PROPOSED 1ST FLOOR PLAN			
Drwg No.	240_PR_04	Rev	Scale	Date
			1:50	Nov 14

**MATTHEW HARDCASTLE ARCHITECTS**  
33 Lockhurst Street  
London E5 0AP  
t 020 8533 0995  
m 07939 266608  
info@hardcastlearchitects.com  
www.hardcastlearchitects.com



1 PROPOSED 2ND FLOOR PLAN  
Scale 1:50



1 PROPOSED 3RD FLOOR PLAN  
Scale 1:50



