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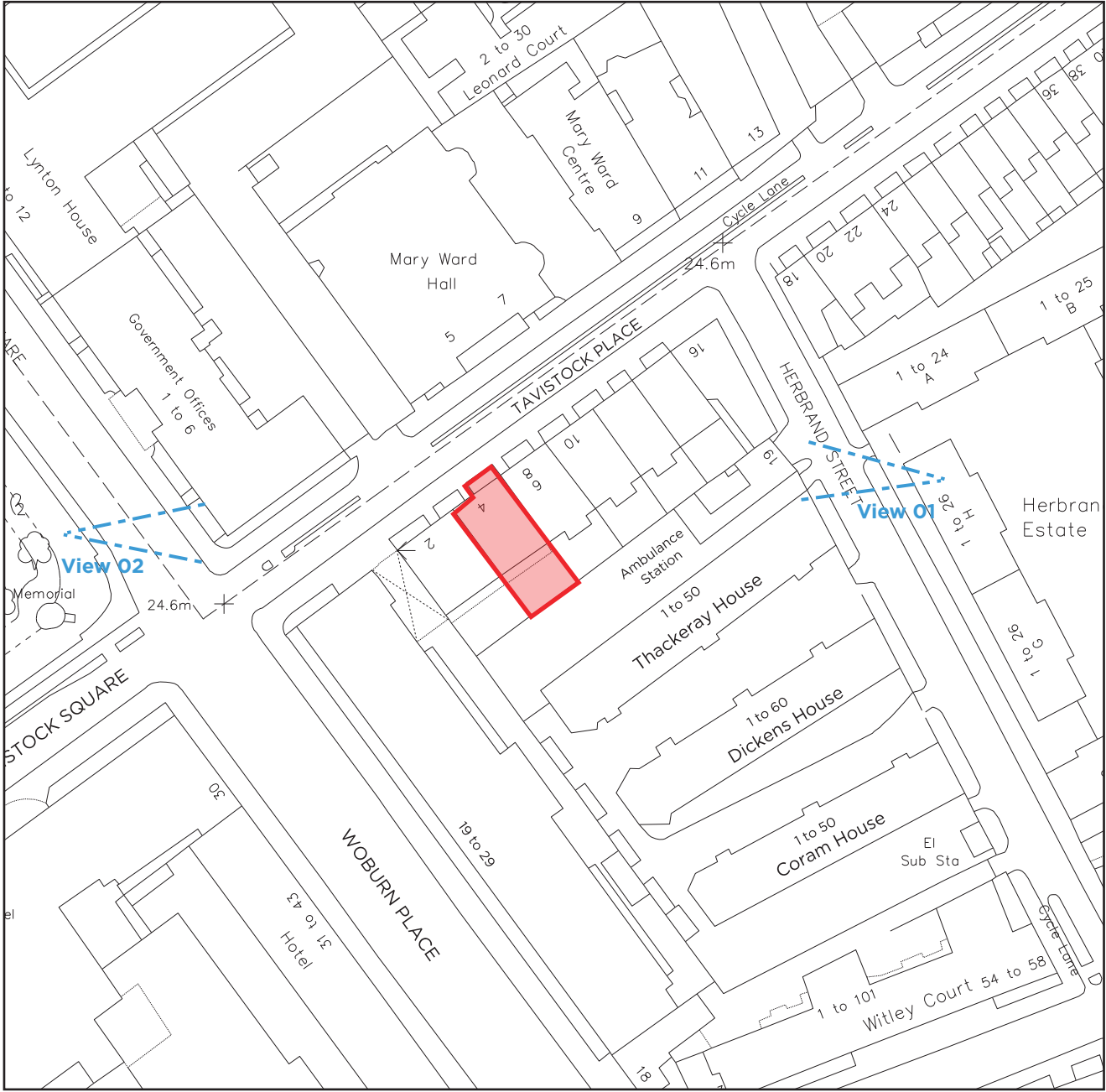
DESIGN EVOLUTION, FINAL PROPOSALS & PLANNING CONSIDERATIONS

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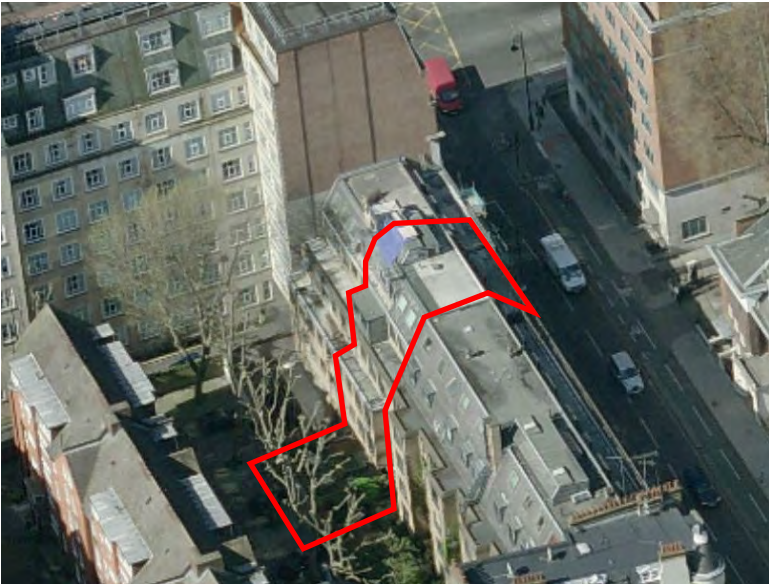


SECTION ONE:  
INTRODUCTION





Site Location Plan  
1:1000 @ A3  
(Site outlined in red)



Tavistock Place and Surroundings  
Aerial View 01  
(Site outlined in red)



Tavistock Place and Surroundings  
Aerial View 02  
(Site outlined in red)

1.0 INTRODUCTION

1.1 Marek Wojciechowski Architects have been instructed to prepare a planning application for the property at No.4 Tavistock Place, WC1H 9RH. The site consists of a 6-storey property, arranged over ground to fourth floor, plus lower ground and mansard levels. The property is Grade II listed, it was rebuilt around 1975 with a facsimile front façade.

1.2 This application relates to the proposed change of use of the property from office (Class B1) to provide 9no. self-contained residential (Class C3) units. Comprising of the follow unit mix: 1no. Studio, 2no. 1 Beds, 5no. 2 Beds and 1no. 3 Bed units.

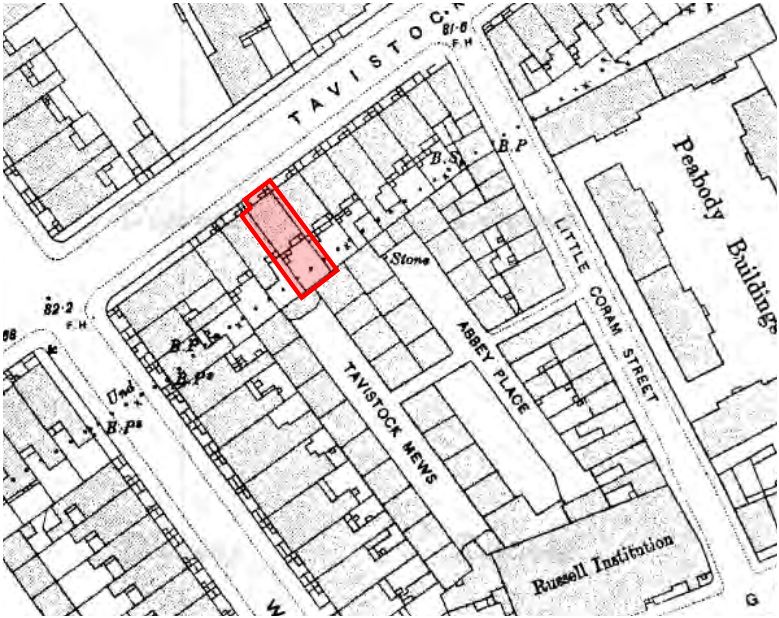
1.3 Works related to the above change of use are outlined in Section 2.0 of this design and access statement as well as the design drawings pertaining to this planning application. The works include (but are not limited to):

- Internal alterations and modernisation at all levels.
- Extension to the rear of the lower ground floor, providing terrace to ground floor.
- Infilling the rear of the ground, third and floor in line with No.2 Tavistock Place.
- Creation of terraces to the third, fourth and fifth floor levels.
- Alteration to roofscape, working within the existing highest ridge line, while not impacting visually from the public highway

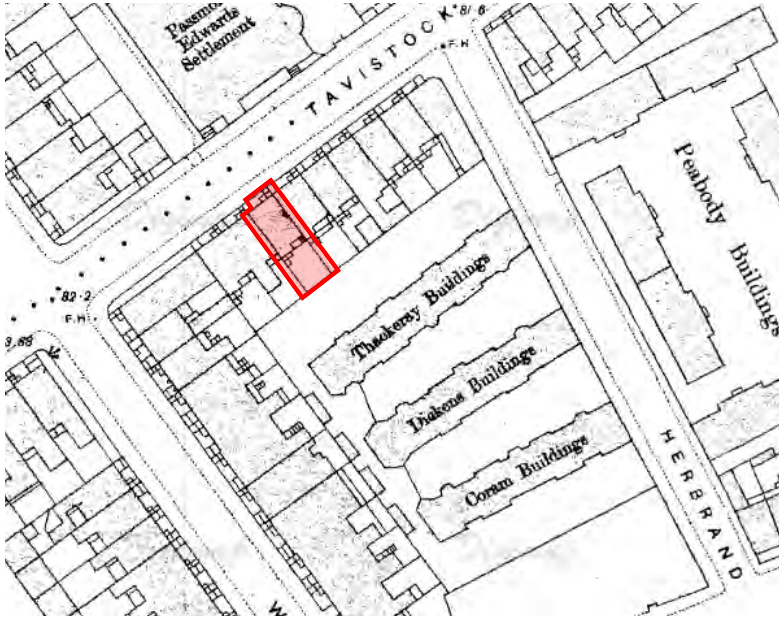
1.4 This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its surroundings, as well as all local and national planning policy.



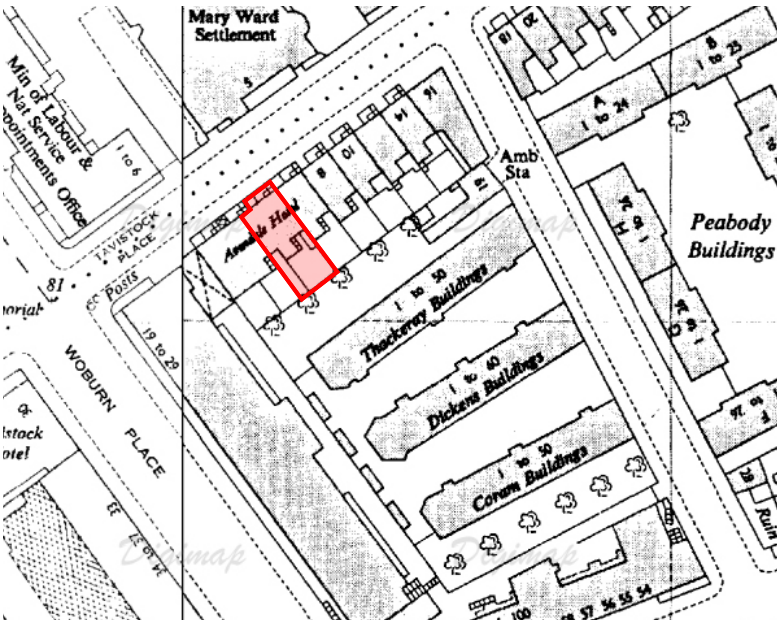




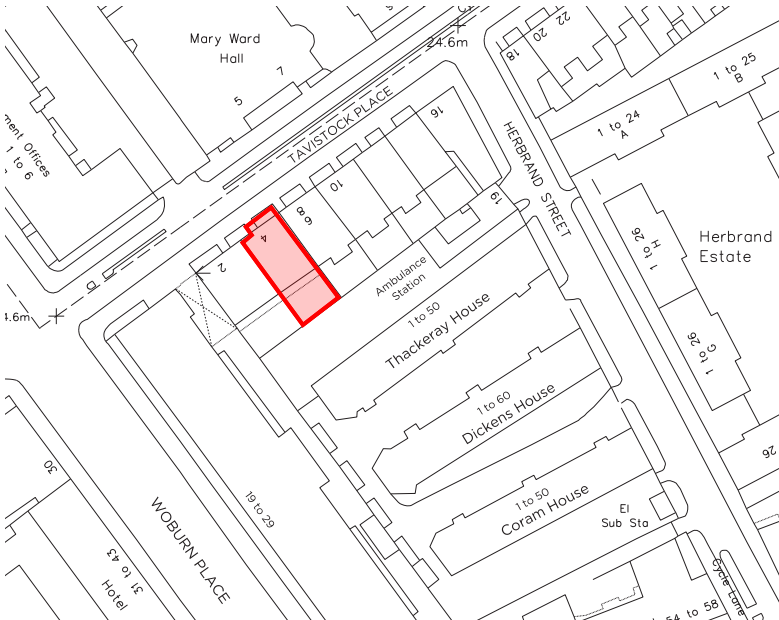
1890s  
Ordnance Survey Map  
4 Tavistock Place  
& Surroundings  
(Current site boundary in red)



1910s  
Ordnance Survey Map  
4 Tavistock Place  
& Surroundings  
(Current site boundary in red)



1950s  
Ordnance Survey Map  
4 Tavistock Place  
& Surroundings  
(Current site boundary in red)



Current  
Ordnance Survey Map  
4 Tavistock Place  
& Surroundings  
(Current site boundary in red)

2.0 SITE HISTORY & HISTORIC BUILDING ASSESSMENT

2.1 The application property was Grade II listed as a terrace with Nos.2-14 Tavistock Place in 1976, and is described by English Heritage in the following statement:

*"Terrace of 7 houses. c1801-6. By James Burton, rebuilt with facsimile facade c1975. Multi-coloured stock brick with 1st and 2nd floor concrete sill bands. 3rd floor moulded sill band. 4 storeys and basements. 3 windows each. Round-arched entrances with cornice-heads, radial patterned fanlights and panelled doors. Doorway of house at west end (now part of No.2) replaced by a window). Gauged brick flat arches to recessed sash windows, 1st floor with continuous cast-iron balconies...attached cast-iron railings with urn finials to areas"*

As noted in the above listing, the property had been rebuilt in its entirety in 1975 (immediately prior to its being listed). Although the front façade was rebuilt facsimile, nothing beyond the front façade is of any historic merit whatsoever.

2.2 The above statement is supported by the historic Ordnance Survey maps shown left. These describe a clear change in the footprint of the property between the 1950's when the site was occupied by the Avondale Hotel and now, showing that the current footprint of 4 Tavistock Place (TP) actually occupies half of the site which was previously referred to as 4TP, as well as the entirety of the site previously known as 6TP.

2.3 Whilst it is not clear why the terrace was demolished in the 1970s, the maps shown left (and the historic image shown on the next page) show that the site was, at that time, used as a single hotel, the Avondale Hotel. It is likely that the hotel fell into a state of severe disrepair, and the buildings it occupied were so heavily altered that there was no merit in retaining and refurbishing the existing fabric.

2.4 Given the above, it is deemed that only the front façade of the building is of any historic interest. The proposed works will preserve this feature.

2.5 The property also lies within the Bloomsbury Conservation Area, a famed example of formal town planning with a predomination of terraced townhouses. However, its immediate surroundings reflect piecemeal redevelopment on a predominantly large scale (such as the Thackeray Buildings, and Nos. 19 to 29 Woburn Place).

2.6 With this historic research in mind, the proposals set out in this document look to respect and enhance the quality and heritage of the Bloomsbury Conservation Area and the listed building, providing an exemplary residential development and improving the built environment.







1950

**Tavistock Place**

Historic Photograph looking East along Tavistock Place, showing the property in use as part of the Avondale Hotel, prior to demolition.



1969

**Tavistock Place**

Historic Photograph looking West along Tavistock Place, showing the property in use as part of the Avondale Hotel, prior to demolition.



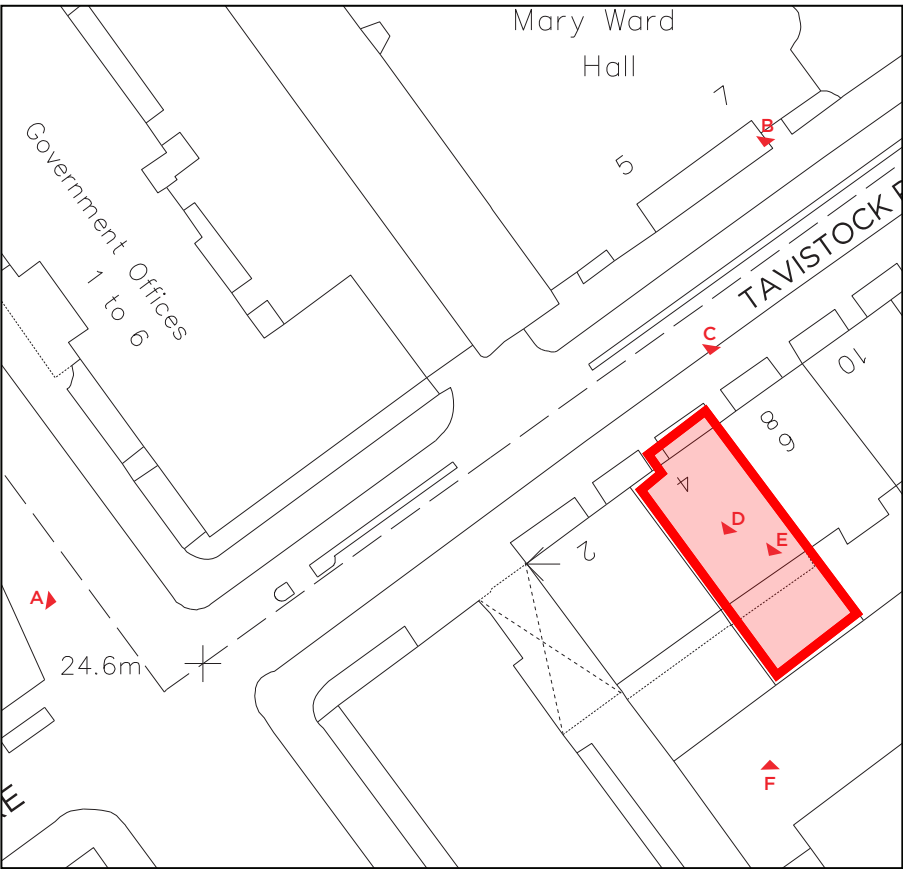




**Fig A/ Tavistock Place**  
Looking Southeast along Tavistock Place, across Woburn Place.



**Fig B/ Tavistock Place**  
Looking Southwest along Tavistock Place.



**Site Plan**  
4 Tavistock Place and Surroundings



**Fig C/ 4 Tavistock Place**  
Front lightwell.



**Fig D/ 4 Tavistock Place**  
Looking onto the neighbouring properties from roof level.



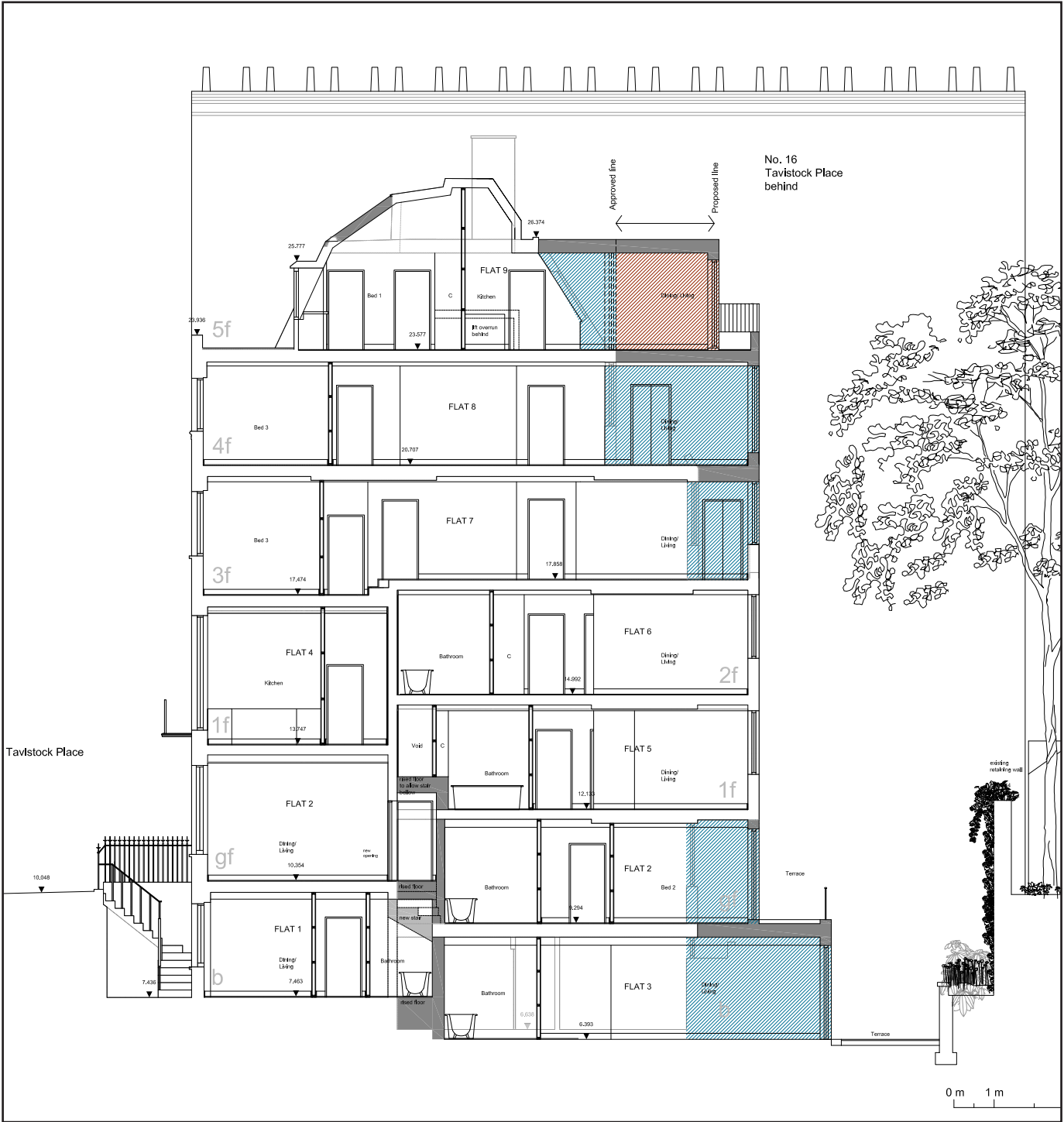
**Fig E/ 4 Tavistock Place**  
Rear of the property at ground level.



**Fig F/ 4 Tavistock Place**  
Looking to the rear of the property and the rear boundary, showing the buildings as they were rebuilt in the 1970's.







**2 Tavistock Place**  
Consented section showing new build extensions in **BLUE** and **RED**  
(ref: 2010/0543/P)



**2 Tavistock Place**  
As existing, per listed building consent 2008/0910/L dated 16/05/2008.



**2 Tavistock Place**  
As existing, per listed building consent 2008/0910/L dated 16/05/2008.

**5.0 PLANNING HISTORY**

**5.1** All recent planning history listed online for the application site relates to the installation of air conditioning units and other plant, in addition to the following applications:

- 8800378 & 8870156**  
Erection of an extension at rear third floor level to provide additional WC accommodation ancillary to the existing office floor space. Granted
- 2010/5427/P & 2010/5429/L**  
The installation of new A/C unit to rear. Refused
- 2011/3048/P & 2011/3049/P**  
Installation of 2x air conditioning units within enclosure, part retrospective. Granted

**5.2** A number of properties in the surrounding area have been granted relevant consents in recent years, including:

**2 Tavistock Place**  
**2010/0543/P**  
Amendments to listed building consent 2008/0910/L dated 16/05/2008 for "the erection of full-width extension at rear basement and ground floor level, part width extension at rear third, fourth and fifth floor level, extension of existing roof to full-width of building and internal alterations all in connection with change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create nine self contained flats (3 x 1-bed, 4 x 2-bed and 2 x 3-bed)", to include further enlargement of the approved roof extension and internal alterations.  
The section shown left succinctly describes the extensions consented under this, and the previous (2008) application.

**12 Tavistock Place**  
**2014/4708/P**  
Installation of dormer on rear elevation and alterations to existing windows and doors.  
**2014/4709/P**  
Erection of rear extension at third floor level, creation of 2x rear balconies and alterations to existing windows and doors.  
**2014/4821/L**  
Internal alterations in association with the erection of a rear extension at third floor level, creation of 2x rear balconies and alterations to existing windows and doors.

**46, 47 & 47a Bedford Row**  
**2014/1628/P**  
2014 consent for change of use from office (Class B1) to residential use (Class C3) to provide 5 units (1 x 3 bed house, 1 x 1 bed & 3 x 2 flats), alterations to existing rear extensions including demolition of rear extensions at numbers 46 and 47, replacement of existing front door at No.47 with window, and alterations to railings.

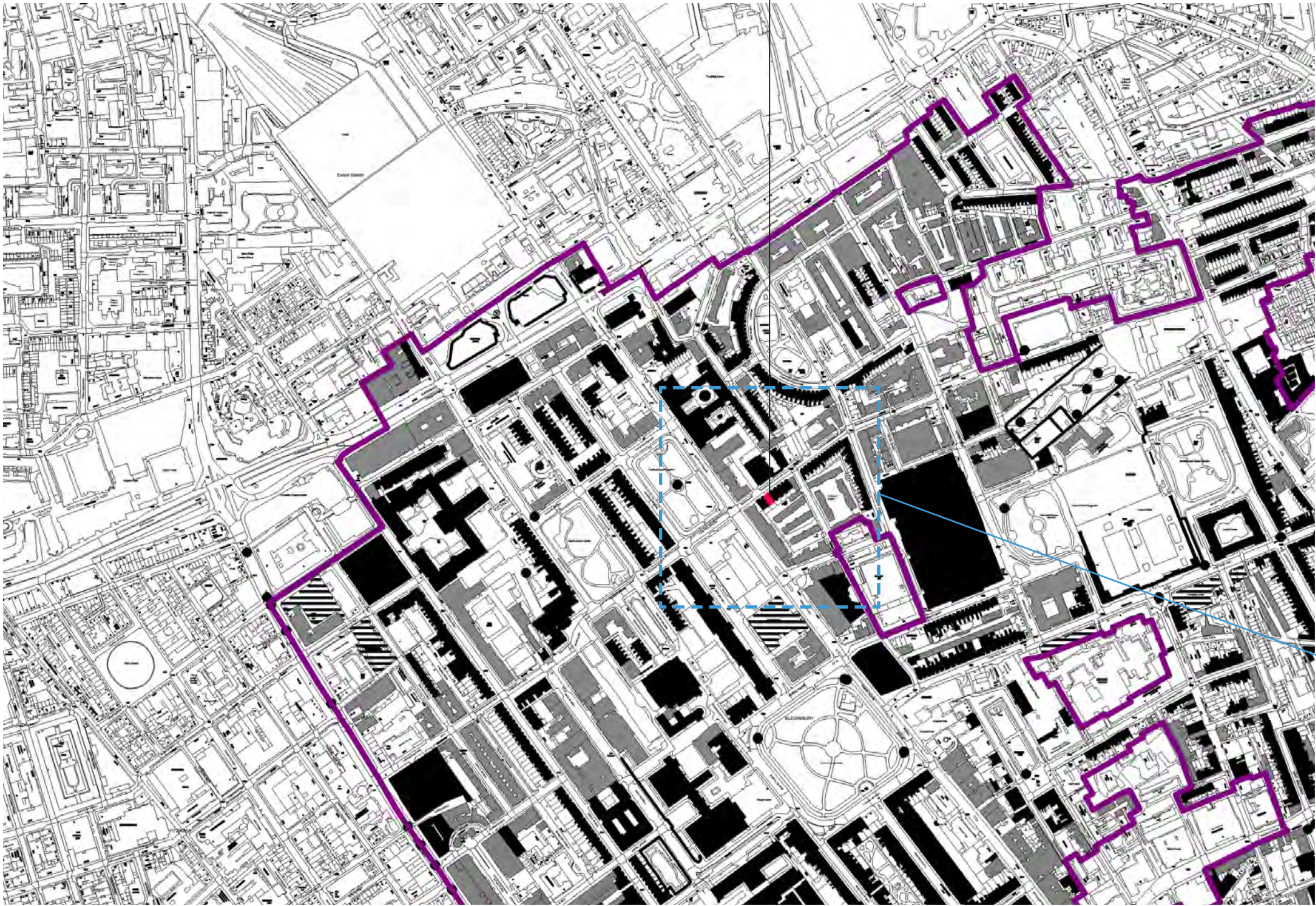
**20 John Street**  
**2013/1479/P**  
Consent for change of use of office (Class B1) to residential (Class C3) to create 5 flats and 1 mews house, and alterations to include, enlargement of front lightwell, addition of lightwell and railings to Roger St. elevation, insertion of windows and entrance door to proposed mews house on Roger St. elevation, reinstatement of basement level to non-original extension including roof terrace at 20A John St, insertion of 3 windows at front lower ground level of 20 John St., minor alterations to front railings, and the installation of a new refuse lift from basement lightwell to street level.

**5.3** Desktop research suggests that, in the past 24 months, Camden have not refused any B1 to C3 change of use applications in the WC1 area (based on change of use grounds). Given the similarity of the above applications to the works proposed in this document, they suggest that returning the listed building to its original residential use, and extending to the rear, would be acceptable in principle. The policy implications of these proposed changes are considered on the next page.





'The Site'  
4 Tavistock Place



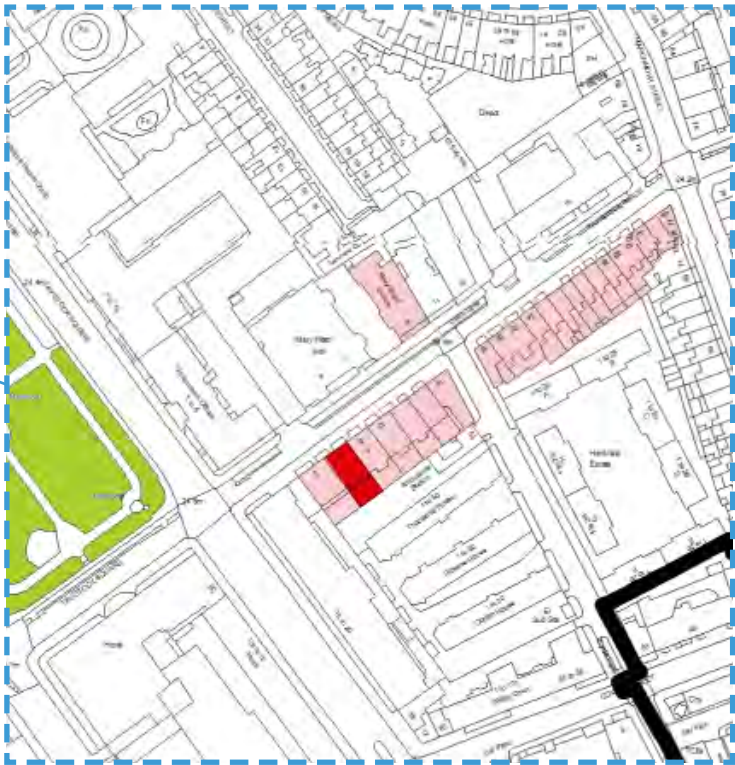
Conservation Area Plan with site location

- Listed Building
- Bloomsbury Positive Building
- ▨ Bloomsbury Negative Building
- Bloomsbury CA

6.0 CONSERVATION AREA APPRAISAL

**6.1** The property lies within the Bloomsbury Conservation Area, a famed example of formal town planning with a predomination of terraced townhouses.

**6.2** With this historic research in mind, the proposals set out in this document look to respect and enhance the quality and heritage of the Bloomsbury Conservation Area and the listed building, providing an exemplary residential development and improving the built environment.

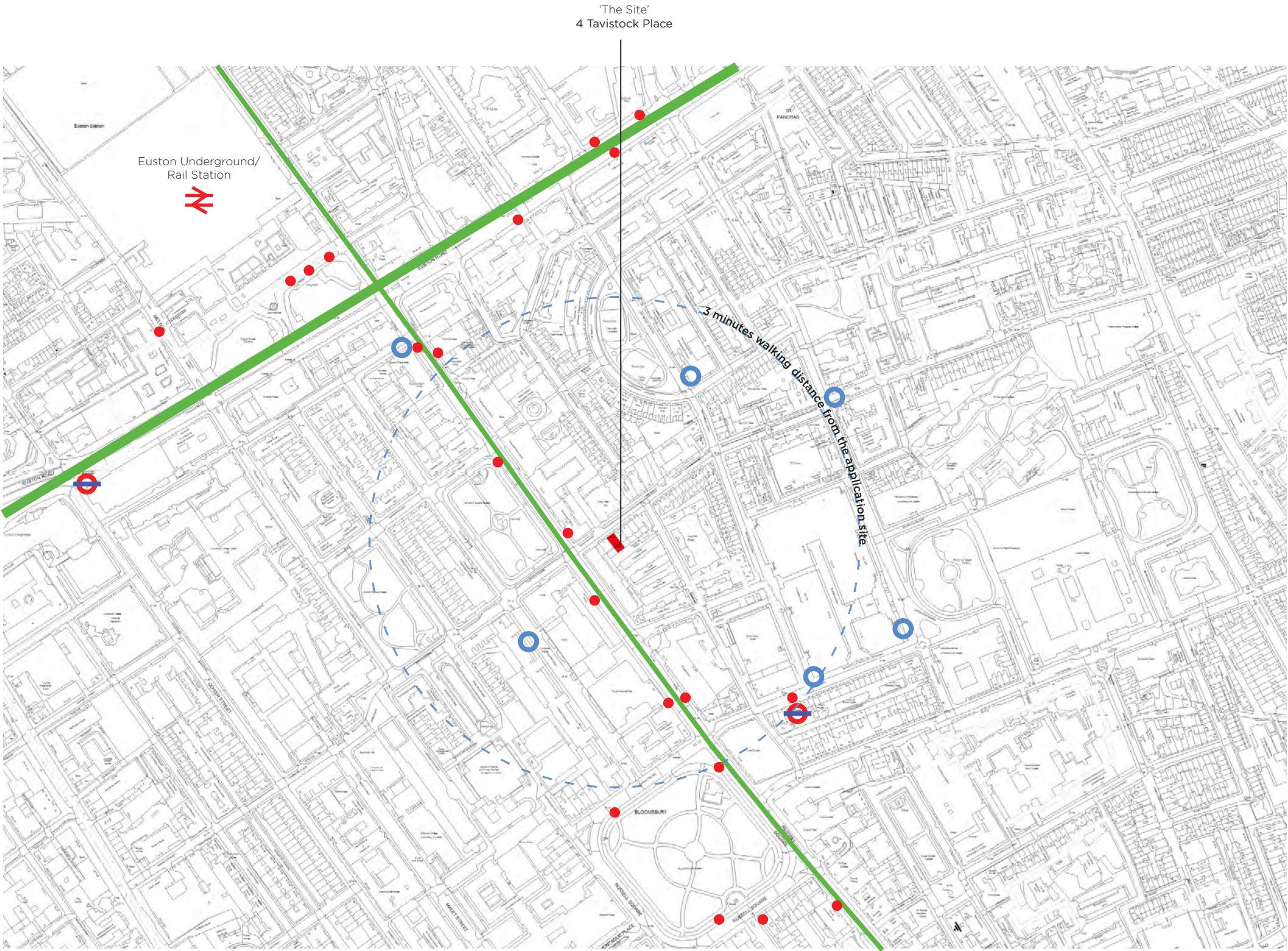


Conservation Area Plan with site location







- Site Location
- Neighbouring Grade II Listed Buildings
- Conservation Area
- Green Spaces in Area







Site plan with site location

-  Cycle Hire Stations
-  Underground Station
-  Mainline Train Station
-  Major Bus Route (10, 18, 30, 73, 205, 253, 390, 476)
-  Bus Route (59, 68, 91, 168)
-  Bus Stop

7.0 TRANSPORT LINKS ASSESSMENT

7.1 Transport Links

The application site has excellent access to nearby transport links. The site has a PTAL rating of 6b (excellent).

It is noted in Camden's Core Strategy CS11 that as part of its approach to minimising congestion and addressing the environmental impacts of travel, the Council will look favourably on developments that minimise the provision for private car-parking and, in particular through car-free developments in the borough's most accessible locations. Thus, this proposed development is car-free.

7.2 Underground/National Rail

Within 4 minutes walking distance\* is Russell Square Underground Station which provides access to the Piccadilly Line. Within 8 minutes walking distance\* are Euston Underground and Rail Stations. Within 5-10 minute walking distance\* are Holborn and Farringdon, which open up connections to the Northern Line, the Victoria Line, the London Overground as well as National Rail services to numerous locations across Great Britain.

7.3 Bus

Just 6 minutes walking distance\*\* from the site is a major bus route which runs between the City of London and numerous locations in Hackney and Islington, to the West End, Paddington Station, Victoria Station and Hammersmith.

7.4 Bicycle Hire

There are 3no. cycle hire stations located within a 3 minute walk\*\* radius from the site.

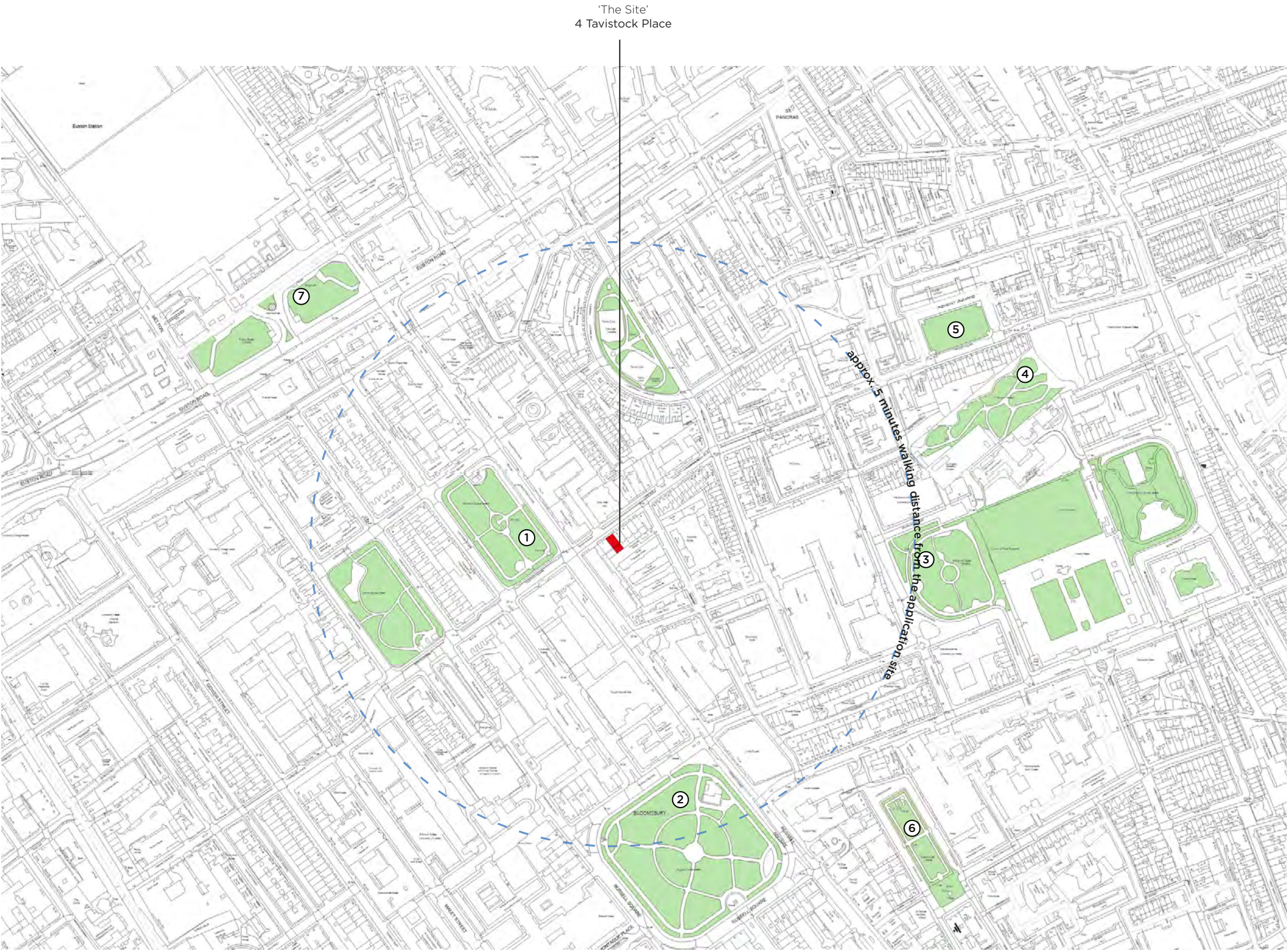
The site is also located moments from Tavistock Square Gardens, an ideal amenity space for families.

\* Walking times obtained from Transport for London's website.

\*\* Walking times obtained from Google Maps' travel calculator.







Site Plan with site location (in red)

8.0 PUBLIC AMENITY SPACE

8.1 Surrounding Area

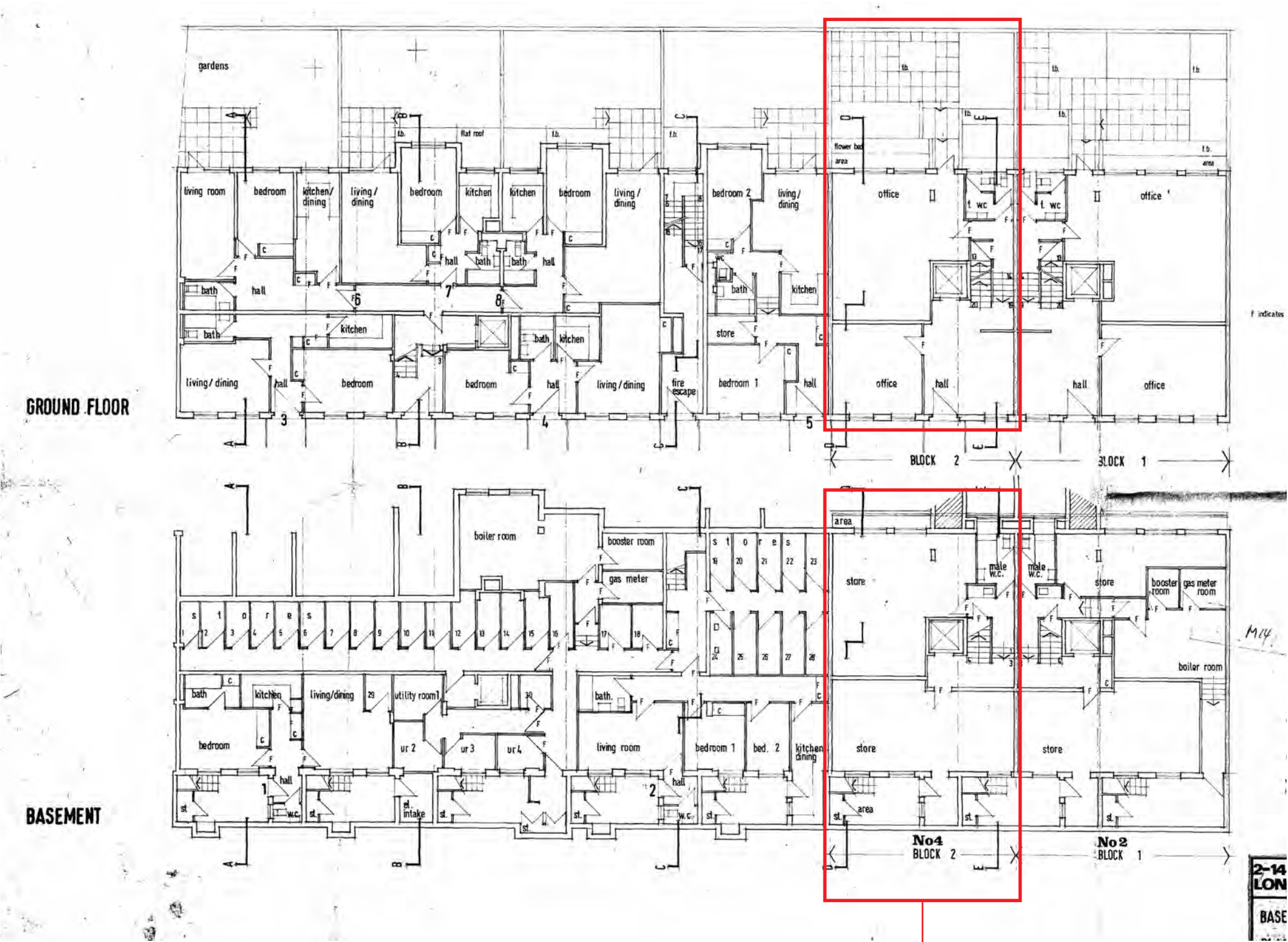
The application site has excellent access to numerous nearby, high-quality gardens and green spaces. They are all maintained to an excellent condition and should provide adequate amenity space for the residents of Tavistock Place.

The closest of these are listed below:

- ① **Tavistock Square Gardens**  
Described by the LBC as "leafy, shaded and less busy than nearby Russell Square. The Gardens include fine mature trees and shrubs around the border with lawns and flower beds in the centre. A number of memorial features can be found in Tavistock Square."
- ② **Russell Square Gardens**  
As described by the LBC: "Russell Square has a café which is open all year and the expansive lawns and vibrant floral displays make it a popular lunchtime spot. Russell Square now benefits from the attentions of a permanent gardener."
- ③ **Brunswick Square Gardens**  
As described by the LBC: "Today Brunswick Square is open to the public as a garden. Near the centre of the garden is the finest example of a London Plane tree to be found anywhere in Camden. Brunswick Square was recently renovated with new railings, paths, park furniture, tree and landscape improvements."
- ④ **St George's Gardens**  
Having recently undergone a restoration project, St George's Gardens is described by the LBC as "a real oasis. The many large plane trees create shade and imposing ivy clad tombs and gravestones are found throughout the Gardens."
- ⑤ **Regent Square**  
Regent Square is described by the LBC as "another typical 19th century residential square consisting of lawns, shrub beds, paths and mature trees."
- ⑥ **Queen Square Park & Gardens**  
As described by the LBC, "the square is packed with features - lawns, rose beds, flowers, shrubs, trees, statues and monuments. The square is much used, especially in the summer."
- ⑦ **Euston Square Gardens**  
As described by the LBC, "The benches, lawns and shrub beds of Euston Square provide a pleasant environment for travellers using Euston Station. The square is divided in two by a bus lane which passes between stone lodges from the original entrance to Euston Station. Given its location this park probably has more visitors than any other in Camden!"







**Nos. 2-14 Tavistock Place**  
Plans of the ground and lower ground floors, dating from 1978, showing Nos. 2 and 4 Tavistock Place used as office accommodation.

**No. 4 Tavistock Place**

### 9.0 IDENTIFYING NEED/ CHANGE OF USE

**9.1** This section is written in conjunction with Appendix K - the loss of employment supporting statement by Montagu Evans.

**9.2** As set out in the accompanying report, the need for the change of use comes from the general under-utilisation of the site, the low standard of office accommodation and high cost associated with refurbishment to office space (which would then expect to yield a low rent).

An extract from Camden Planning Guidance 5 as follows:

*"Camden's Core Strategy sets out the projected demand and planned supply of office floorspace in the borough. We expect the supply of offices to meet the projected demand over the plan period and as a result we may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. Our priority is for the replacement use to be permanent housing or community use. This approach is in line with policy DPI3 Employment premises and sites in the Camden Development Policies."*

The site at No. 4 Tavistock Place identifies with a number of these considerations, as described below:

**9.3** The building is severely constrained in terms of its ability to provide suitable accommodation for B1 uses and is entirely unsuited to other business uses other than office. Given the significant refurbishment works needed and the listed status of the property, the standard of B1 accommodation that could be achieved through refurbishment is extremely limited.

Please refer to Section 5 of Appendix K (Marketing Report) for a more detailed assessment of the building's current condition against Camden's Development Policy.

**9.4** Furthermore, the framework places emphasis on the need for residential accommodation and states:

*"Local planning authorities should ... approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes)"*

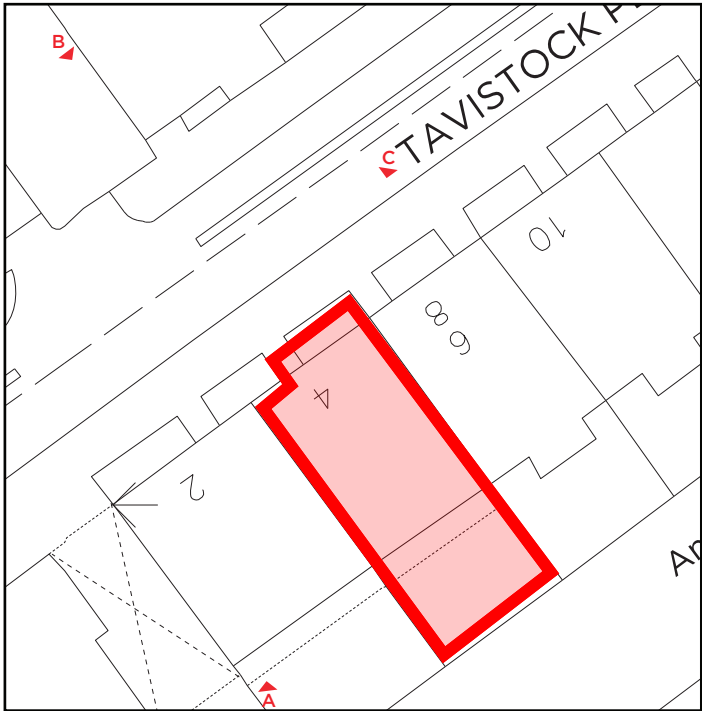
The demand for housing in the United Kingdom and, in particular, in London is exceptionally high. As noted in Camden's Core Strategy, any opportunity to reuse existing buildings to increase the availability of sustainable, quality homes should be regarded as beneficial.





**SECTION TWO:**  
DESIGN EVOLUTION, FINAL PROPOSALS  
& PLANNING CONSIDERATIONS





Site Plan  
4 Tavistock Place and Surroundings



Fig A/ Nos. 2, 4, 6 & 8 Tavistock Place, 16-28  
Woburn Place  
Rear view looking North West.



Fig B/ 4 Tavistock Place and Surroundings:  
View from the rear of Mary Ward Hall



Fig C/ Nos. 2, 4 & 6 Tavistock Place:  
View from Tavistock Place (looking West).

10.0 PLANNING POLICY

**10.1** The London Borough of Camden (LBC) 'Core Strategy' states that "the Council will consider proposals for other uses of older office premises if they involve the provision of permanent housing" (Policy CS8 Section 8.8).

**10.2** Camden Development Policy DP13 provides further guidance on the loss of B1 (office) uses:

*"The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:*  
*a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use;*  
*AND b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time."*

**10.3** Finally, Camden Planning Guidance (CPG) 5 reiterates what is said in CS8 and DP13 above. It also contains a summary of situations in which the loss of office use may be acceptable:

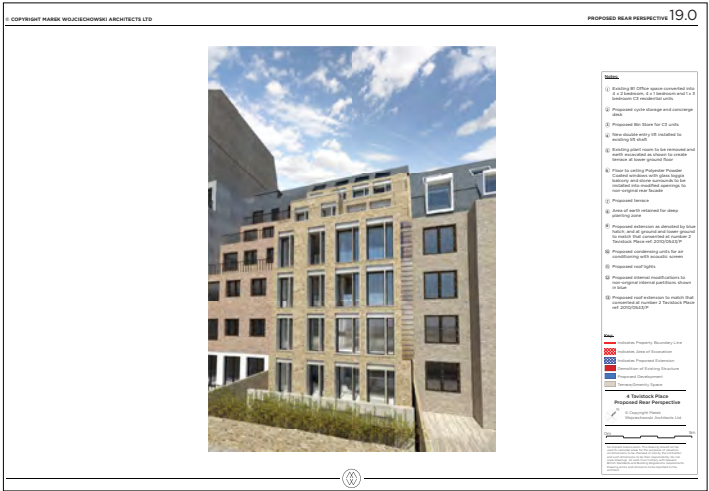
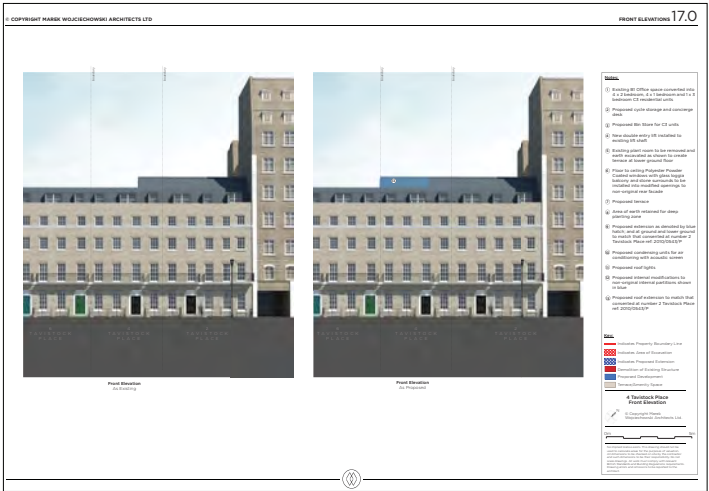
*"There are a number of considerations that we will take into account when assessing applications for a change of use from office to a non business use, specifically:*  
*• criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;*  
*• age of the premises. Some older premises may be more suitable for conversion;*  
*• whether the premises include features required by tenants seeking modern office accommodation;*  
*• quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;*  
*• whether there are existing tenants in the building, and whether these tenants intend to relocate;*  
*• the location of the premises and evidence of demand for office space in this location; and*  
*• whether the premises currently provide accommodation for small and medium businesses."*

**10.4** We believe that the application site complies with a number of the scenarios listed in the above points, particularly considering the current state of the premises, lack of existing office tenants and the extensive supply of higher quality B1 office space in the surrounding area. Refer to Appendix K for the Loss of Employment Supporting Statement.

**10.5** In light of the above, we believe that the proposed change of use from B1 to C3 use is not contentious in planning terms, and would contend that it is a positive move in heritage terms.







11.0 PRE-PLANNING APPLICATION FEEDBACK

11.1 Pre-planning advice was received from Alex McDougall of Camden Borough Council on 23/12/2014 (ref 2014/6819/PRE). The main points of this response are as follows:

**Black Text - 2014/6819/PRE extracts**

**Red text - MW-A response**

**-While it is knowledged that the current layout of the building does not easily lend itself to office use, and it can be reasonably assumed that the building was originally in residential use, more evidence is required to justify your assertions that there would be no demand for this space for either B1(a) or any other commercial use.**

**Refer to Appendix K for the Marketing Report.**

**-The current proposal would provide 1x 3 bed units, 4x 2 bed units and 4x 1 bed units. While this goes some way to overcoming the initial concerns with dwelling mix, it is considered that two of the 1 bed units could be further converted to a 3 bed unit to provide a better overall mix and reduce the density of units to more line with the London Plan density recommendations.**

Following the recommendation to reduce massing to the third floor, working within the constraints of the existing listed building while trying to satisfy the London Plan and Lifetime Homes the we have managed to achieve a mix of 1x studio, 2x 1 beds, 5x 2 beds and a 3 bed unit.

Further discussions have been in place with planning officer Alex McDougall and Aaron Thompson (MWA) in January 2015 regarding the unit mix's constraint by the existing building's floor plates. Mr McDougall's response was positive and did not require a marketing strategy to support the proposed unit mix.

Refer to Section 14 of this Design and Access Statement for the areas of the proposals.

**-The 3rd floor rear extension should be no more that half the width of the building and positioned to the western side of the building, in keeping with the extension at no 2 Tavistock.**

**The rear elevation at the top floor should be clad in a dark zinc cladding, in keeping with the extension at no 2 Tavistock Place, to ensure the building maintaines a 'roof' element.**

**The projecting element on the western side of the fourth floor should also be clad in dark zinc, in keeping with the extension at no 2 Tavistock Place.**

All of the above comments have been taken on board and implemented. Refer to Section 12 of this Design and Access Statement, as well as drawings P\_12 and P\_18 for further details.

**-The roof extension would be hidden from street views and generally matches that of the adjoining extension at No. 2 Tavistock. As such the roof extension if likely to be considered acceptable.**

The proposed roof extension has been sympathetically detailed with traditional materials proposed.

**-Terraces are likely to be considered to be acceptable. However, please ensure that the terraces are secured with simple black painted steel railings, in keeping with those at the adjoining property.**

The above comment has been taken on board and implemented.

**-The proposal include A/C units enclosed by a timber-clad enclosure running up the southern side of the rear elevation. It is considered that such a large timber clad element would not be in keeping with the appearance of the listed building or the character of the conservation area.**

The timber clad enclosure has been removed, please refer to Appendix F - Services Design Report for proposed external A/C locations.

**-It is noted that the internal areas will be largley rebuilt. As such the proposal should satisfy Lifetime Homes standards.**

Every effort has been made to comply with the Lifetime Homes criteria. Refer to Section 18 of this Design and Access Statement.

**- As such the proposal will be expected to be a car-free development**

Noted. The proposal is designed to be car-free.

**-The plans suggest that the bin store would be located in the lightwell. While this would be convenient for pick up and out of sight, it would be directly in front of the living room window of the proposed lower ground flat. This would no doubt impact on the visual and acoustic amenity of this flat. As such please consider how to avoid/minimise this conflict.**

The proposal includes a slatted timber bin store enclosure. Refer to Section 17 of this Design and Access Statement

**-The proposal also includes excavation in the rear garden. It will be necessary to demonstrate that the proposed excavation will not harm the trees. As such please provide a tree survey and arboricultural report outlining the necessary protection measures.**

Refer to Appendix J for the Arboricultural Report.

The pre-application response also requested the following documents, all which are provided in this application:

- a) Planning statement (regarding the loss of offices) - *Refer to Section 19 of this Design and Access Statement and Appendix K.*
- b) Landscape plan - *Refer to design drawing P\_01*
- c) Energy statement - *Refer to Appendix C*
- d) BREEAM pre-assessment - *Refer to Appendix C*
- e) Construction management plan - *Refer to Appendix G*
- f) Lifetime homes statement - *Refer to Section 18 of this Design and Access Statement and drawings P\_01 to P\_07.*





**Fig A/ 4 Tavistock Place**  
Looking onto the front elevation from street level.



**Fig B/ 4 Tavistock Place**  
Front lightwell.



**Fig C/ 4 Tavistock Place**  
Existing plant room, cannot be seen from street level.



**Fig D/ 4 Tavistock Place and Surroundings**  
As seen from roof level.

## 12.0 DESIGN STRATEGY AND HERITAGE IMPACT ASSESSMENT

### 12.1 General Strategy

The design, massing and materials of the building envelope has been developed following close consideration of the site and its context.

In developing the design the following principles have been adopted:

- Retain and locally repair the listed front façade.
- Convert poor layout office to modern residential accommodation
- Provide a cohesive and high quality contemporary design for the rear façade that complements its surroundings while enhancing the 20th century design.
- Integrate both traditional and contemporary materials, to the rear elevation, to help the design blend in with its surroundings whilst being a conscious contemporary statement.
- Provide high quality internal living space with well-planned, light and flexible living accommodation with adequate storage and ancillary spaces.
- Retain the character of the original listed building whilst using this development as an opportunity to re-plan and subsequently improve on the design of the non-original extensions, façades and partitions.

As the front façade is the key element of the listing, all refurbishment works will seek to enhance and preserve the traditional look and feel of the elevation looking onto Tavistock Place. The non-original concrete frame will be altered to make it more fit for use as living space, while the non-original rear façade is to be replaced with a contemporary brick version incorporating larger fenestration and terraces, which will also serve to improve the quality of the proposed residential units.

### 12.2 Proposals Summary

The terrace which the building originally belonged to, was entirely demolished and rebuilt. The site had previously been occupied by the Avondale Hotel. A plan from 1978 (*Refer to Section 8 of this Design and Access Statement*) shows the terrace as it was reconstructed, and it appears that while Nos. 2 and 4 were rebuilt as offices, the remainder of the terrace was occupied by housing.

#### 12.2.1 Front Elevation

The front elevation was rebuilt facsimile and is listed as part of the terrace.

The brick and stone work will be repaired and cleaned as necessary. The windows will be refurbished, redecorated and fitted with new secondary glazing internally. The front door will also be refurbished and redecorated. A new intercom panel will be fitted externally, in the same location as existing.

#### 12.2.2 Front Lightwell

The lower ground floor lightwell area will be refurbished and fitted with a more sympathetically-detailed front door. The security grills to the windows will be removed as well as the cycle storage canopy.

The front railings and steps into the lightwell will be refurbished as required.

The bin store enclosure will be located here, providing 4no. 360 litre capacity bins, for waste and recycling storage. Refer to Section 17 of this Design and Access Statement.

#### 12.2.4 Roof

The proposals set out to improve the quality of the living space at fifth floor level by increasing the floor to ceiling height. This will be done by demolishing and rebuilding a portion of the existing roof. To preserve the appearance of the terrace, as seen from Tavistock Place, this extension to the roof will not be seen from street level.

As there is currently a plant room on top of the roof which cannot be seen from street level, we believe that if the existing height, distance from the front parapet and pitch are adhered to, then the roof extension

would not be seen from street level (see Fig C). The front of the roof will be refurbished and the appearance, materials and details maintained. The existing windows to the dormers will be replaced with more traditional, white-painted timber casement windows (to match No.2 Tavistock Place, see Fig D). The new portion of the roof will be clad in traditional slate tiles.

#### 12.2.3 Rear Façade and Terraces

The proposal is that the non-original rear façade to be re-built and infilled in certain parts, providing terraces on several floors. All new brickwork will complement the adjacent properties.

#### Massing:

In terms of massing, the rear is to be infilled in places. The infilled portions match those that are found at the neighbouring property, No.2 Tavistock Place. The lower ground floor will be extended in line with next door's, providing a terrace above which is accessible at ground floor level. The ground floor will be infilled to bring it in line with the floors above. The third and fourth floors will be partially infilled (in line with the floors below), creating terraces where the elevation recesses. The fifth floor will also be infilled, in accordance with the neighbouring property.

#### Materials:

The materials chosen for the rear façade is deliberately contemporary and has been chosen according to their suitability to different aspects of the rear elevation design. The lower ground floor is to be clad in buff-coloured stone to brighten the outdoor terrace. The ground, first and second floors are to be brick-clad. The recessed portions of the third and fourth floors are to be brick-clas as well, while the extended portions of the third, fourth and fifth floors are to be clad in dark zinc, giving them a more lightweight, roof-like appearance in line with the pre-application comments.

With the exception of the lower ground floor, the materials have been chosen to compliment the neighbouring property, No.2 Tavistock Place.

#### Fenestration:

The enlarged window openings are intended to improve the light levels internally. All new windows to the rear elevation will be aluminium framed windows - providing access to the terraces (where possible), otherwise fitted with external balustrades to juliet balconies, with deep reveals. The reveals will be clad in metal where they occur adjacent to brick or zinc clad wall and are proposed to be stone to the lower ground.

#### 12.2.5 Internal

The existing concrete structure will largely be retained, as well as most of the existing stair core and lift shaft. Openings will be made in the existing floor slabs to install new service risers and to improve accommodation across the various level changes.

The lift shaft will be extended to the fifth floor to provide stair-free access to that level. A new through-fare lift car will be installed, and the lift will open onto each floor (even with the varied level changes), improving accessibility and providing each flat with stair-free access.

The existing floors are to be retained with new acoustic insulation and finishes to be applied.

### 12.3 Development Objectives

The principle of the design proposal is to maximise the development potential for residential use, providing a high quality residential environment and enhancing the rear elevation and amenity space currently provided.

The design strategy is to:

- Identify and respond to key constraints and opportunities provided by the site
- Address pre-application advice and respond to established planning policy frameworks
- Provide accomodation which addresses market requirements to ensure a viable and successful development which meets local housing needs.
- Consider policy and guidance in respect of access and safety to ensure an attractive, safe and accessible development.







**Fig A/ Nos. 2, 4 & 6 Tavistock Place**  
As seen from Mary Ward House. The portion of the roof level shown here cannot be seen from the public highway (Tavistock Place).

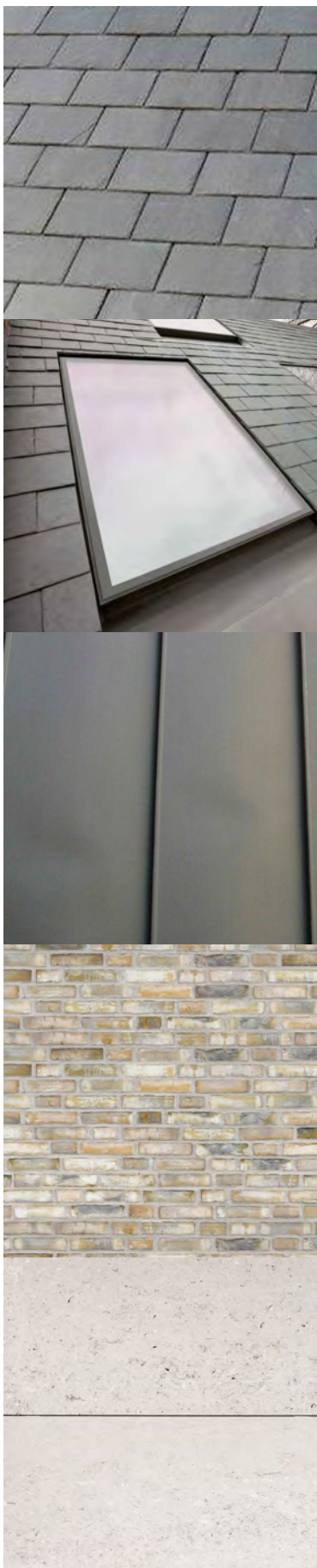
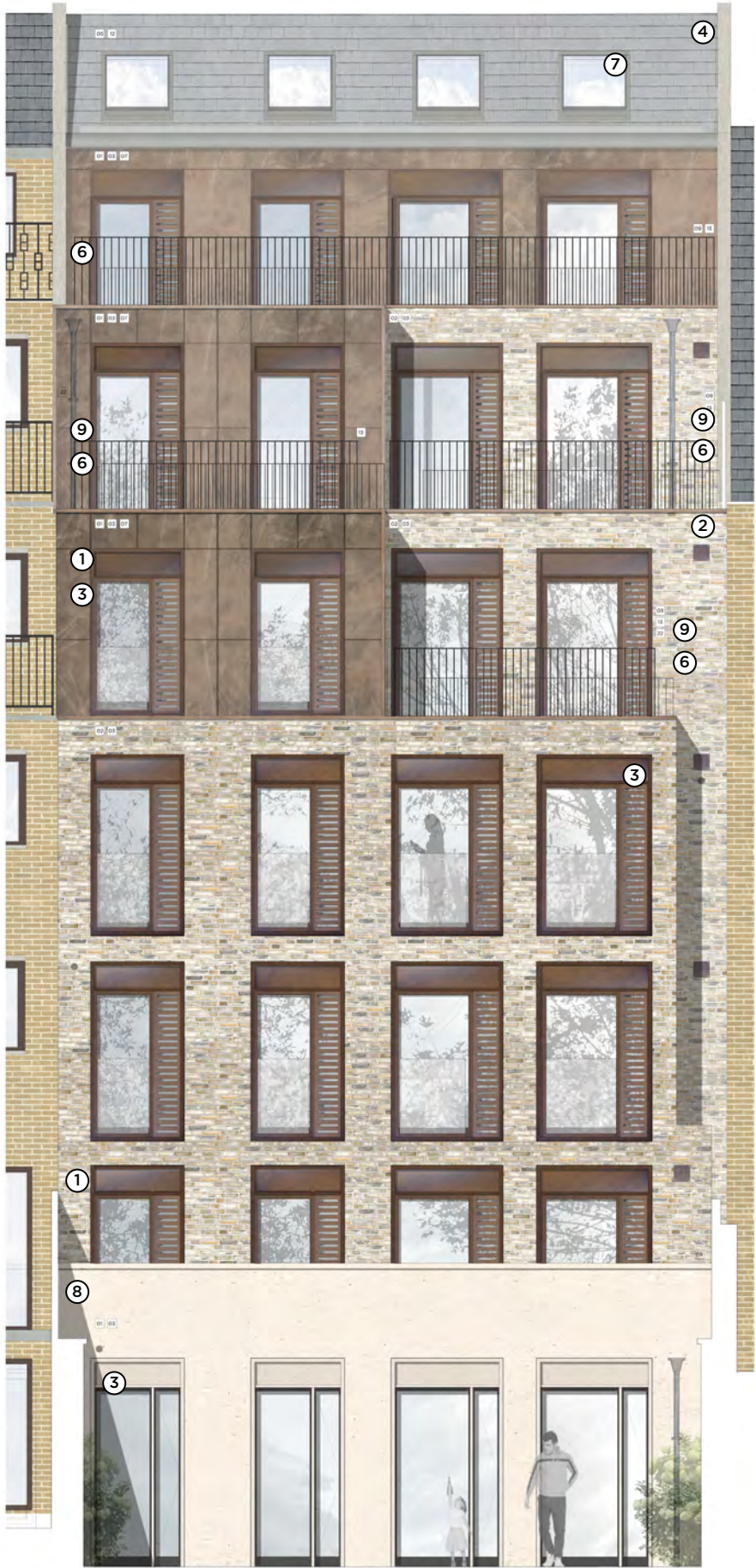
**13.0 FRONT ELEVATION**

**13.1** The listed front elevation will be retained and refurbished. These refurbishment works will retain its character while improving its existing condition.  
The following refurbishment works are proposed:

- ① Existing Plant Room**  
*Proposed roof extension to be raised to no higher than the existing plant room's height.*
- ② Existing Sash Windows**  
*Existing sash windows to be retained and redecorated as necessary. New secondary glazing to be fitted internally.*
- ③ Existing Brickwork**  
*Existing brickwork to be retained*
- ④ Dormer Windows**  
*Dormers to be rebuilt to match existing and fitted with white-painted timber casement windows, to match No.2 Tavistock Place.*
- ⑤ Front Door**  
*Front door to be retained and redecorated as necessary. New intercom panel to be fitted externally in existing location.*
- ⑥ Roof Finish**  
*Portions of the existing roof will be demolished and rebuilt facsimile, and clad in traditional blue-grey welsh slate roof tiles.*
- ⑦ Neighbouring Roof Terrace**  
*Existing balcony and railings to No.6 Tavistock Place.*







14.0 REAR ELEVATION

The image to the left describes the rear elevation and the key proposed materials noted below.

Refer to Drawing P\_18 Proposed Rear Elevation Material Study for the full drawing.

- ① Proposed extension to rear elevation.
- ② Façade brickwork system.
- ③ Floor to ceiling polyester powder-coated windows with either stone/zinc surrounds.
- ④ Roof with slate finish.
- ⑤ Zinc-clad façade system.
- ⑥ Proposed terrace with painted metal balustrade.
- ⑦ Conservation style rooflights.
- ⑧ Lower ground rear extension clad in stone.
- ⑨ Privacy screen to proposed terraces.

Blue grey Welsh slate roof tiles

Flush conservation style rooflights

Zinc cladding

Bricks to rear facade

Stone





15.0 SUSTAINABILITY AND M&E SERVICES

15.1 Sustainability

Please refer to Appendix C - Energy and Sustainability Statement for full details of the sustainability strategy.

Overall, the development is expected to achieve a BREEAM (Domestic Refurbishment) rating of 'Very Good'. It is also estimated that the proposal will potentially achieve a 50% improvement over the 2013 Building Regulations Part L standards considering the material change of use from office to residential dwellings.

The existing concrete structure has been largely retained, minimising the need for new-build elements.

Thermal insulation levels for all of the existing building elements will be improved through insulated linings to party walls, insulation to floors and refurbishment of finishes.

Passive strategies are employed where possible, large windows in the rear façade to increase daylight levels and operable windows at the front and rear to improve natural ventilation.

Low environmental impact is the key consideration for the development at 4 Tavistock Place, whilst still providing a high quality residential developement.

15.2 Servicing Strategy

Please refer to Appendix F - Services Design Report.

15.2.1 Heating

Individual boilers will be installed to each unit to provide underfloor heating and heated towel rails throughout the apartments. These are located centrally in the apartments with flues generally running to the rear elevation.

15.2.2 Cooling

A/C condensers are located on the terraces and at roof level, in an attempt to reduce acoustic and aesthetic impact and improve accessibility for maintenance. Cooling is then delivered by units within each of the habitable rooms designed discreetly into joinery units.

Refer to Appendix E for acoustic report.

15.2.3 Ventilation

The apartments will be naturally ventilated thoughout with the new rear façade providing inward opening windows to juliet balconies. The front façade will retain the traditionally detailed timber sash windows, which will be fitted with secondary glazing internally to improve acoustic and thermal performance.

15.2.4 Water

Booster and pump located in the plant room at lower ground floor level and break tank will be located on the ground floor. Refer to Appendix F - Services Design Report.

15.2.5 Incoming Services/Plant

The existing incoming services come in to the front lightwell. These services will then delivered to meter cupboards at the point of the incoming main within the lightwell and within the plant room, which are then distributed around the building through vertical risers adjacent to the lift and stair cores.





16.0 PROPOSED USE, UNIT SIZE AND DENSITY

**16.1 Proposed Use.**  
As outlined in the Change of Use Report appended to this planning application, the need for the change of use comes from the general under-utilisation of the site.

Following Camden’s Core Strategy Policy CS8, it is acknowledged that there is a high concentration of commercial propoerties in the Borough. While the Camden Employment Land Review 2008 forecasts that the demand for offices will increase between 2006 and 2026, the Council will be looking to direct new business development to other areas of the Borough, with the majority being in King’s Cross. Consequently, the Council will favourably consider proposals for other uses of older office premises if they involve the provision of permanent housing.

**16.2 Proposed Mix of Units**  
The proposal comprises 2no. Studio apartments, 1no. 1 bedroom apartment, 5no. 2 bedroom apartments and 1No. 3 bedroom apartment. These units comply with the minimum space standards set out in the London Plan (July 2011) where possible, given that the building is listed and the concrete structure is largely retained.

**16.3 Gross External Areas**  
In addition to the gross internal areas shown in the schedule, the existing proposed gross external areas are as follows:

Existing GEA: 753 sqm (8,105 sqft)

Proposed GEA: 812 sqm (8,740 sqft)

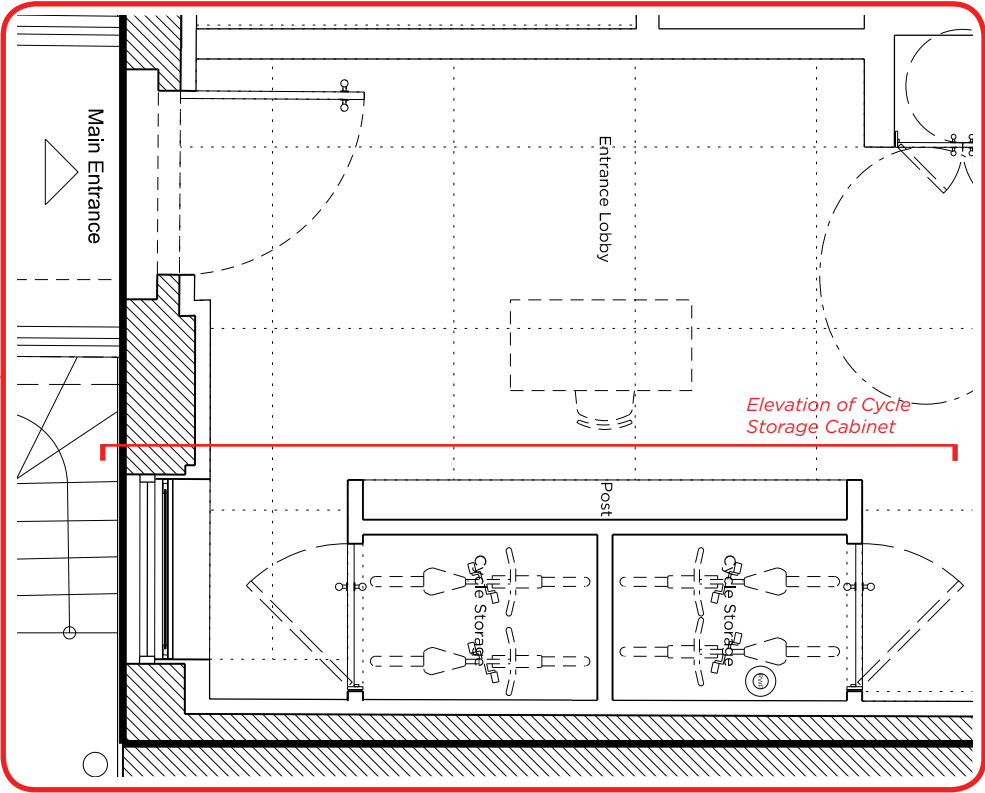
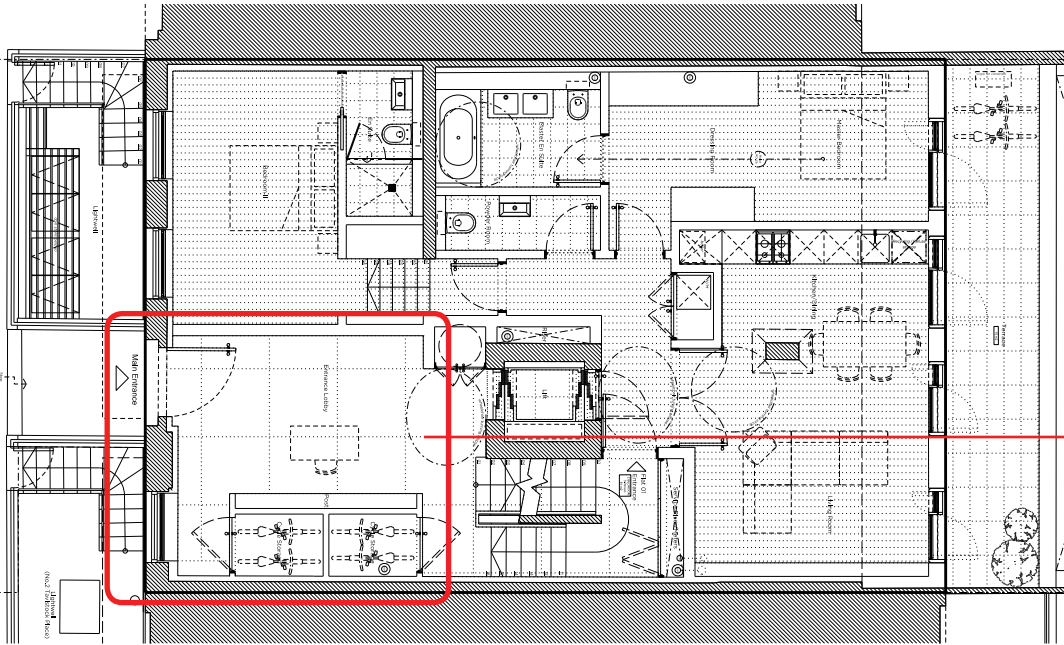
The uplift of 59 sqm being due to the re-configuration and infill of the rear façade.

16.4 Unit Schedule

		GIA (m²)	Amenity (m²)
Flat 01	2B4P	81	16
Flat 02	2B3P	62	-
Flat 03	2B3P	64	23
Flat 04	3B5P	101	-
Flat 05	1B2P	58	-
Flat 06	Studio	36	-
Flat 07	2B3P	59	4.5
Flat 08	1B2P	46	-
Flat 09	2B4P	95	28







17.0 CYCLE STORAGE PROVISION

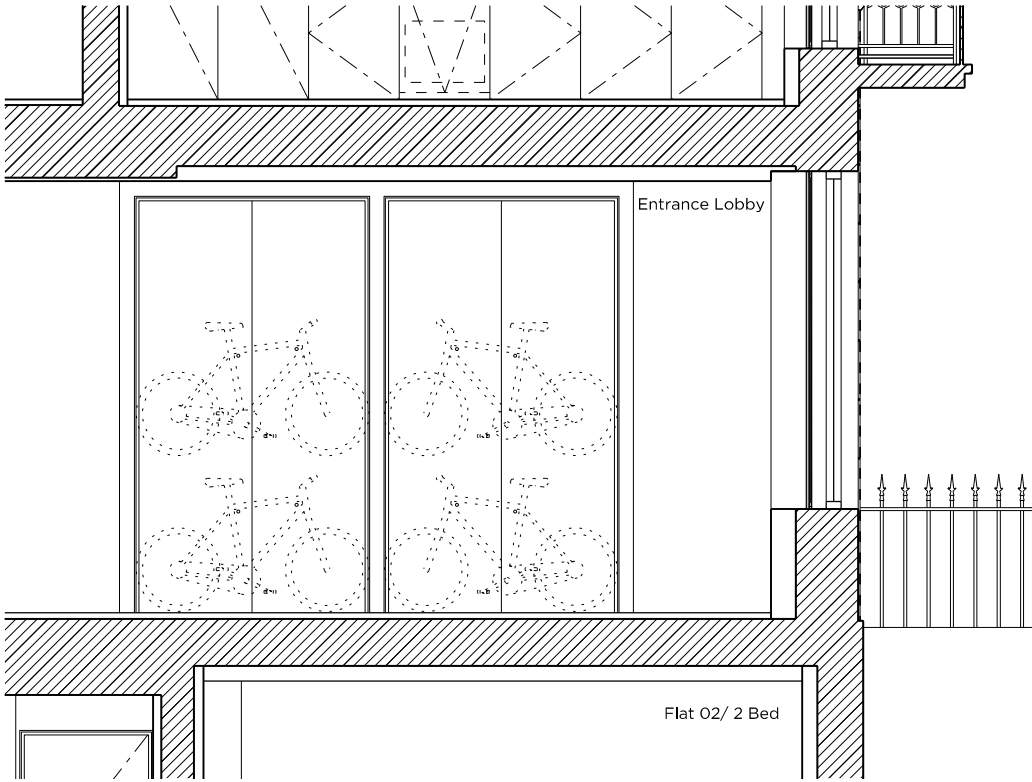
**17.1 Access and Parking**  
The development at No.4 Tavistock Place will be car-free. This is considered viable due to the high concentration of public transport in the vicinity and is in line with Camden's Core Strategy CS11 which aims to minimise congestion and environmental impact within the borough.

**17.2 Cycle Storage**  
Following Camden's Core Strategy policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

Cycle Parking has been provided on the basis of 1no. cycle per apartment, in accordance with advice received through pre-application advice.

Flat 01 (ground floor) benefits from access to its rear terrace, where bicycles may be stored. Flats 02-03 (lower ground floor) may store their bicycles in the entrance vestibule and in the rear terrace respectively. It is proposed that Flats 04-09 will store their bicycles in joinery units within the front entrance at ground floor level. This is due to a lack of space in the front lightwell and the ease of storing them at entrance level that will provide 8 cycles.

A plan and elevation of the proposed joinery unit is indicated in the diagrams to the left. Refer to drawings P\_01 and P\_02 for the locations of the bicycle storage areas for Flats 01-03.



Elevation of Cycle Storage Cabinet in Main Entrance





18.0 DAYLIGHT AND SUNLIGHT

18.1 Layout

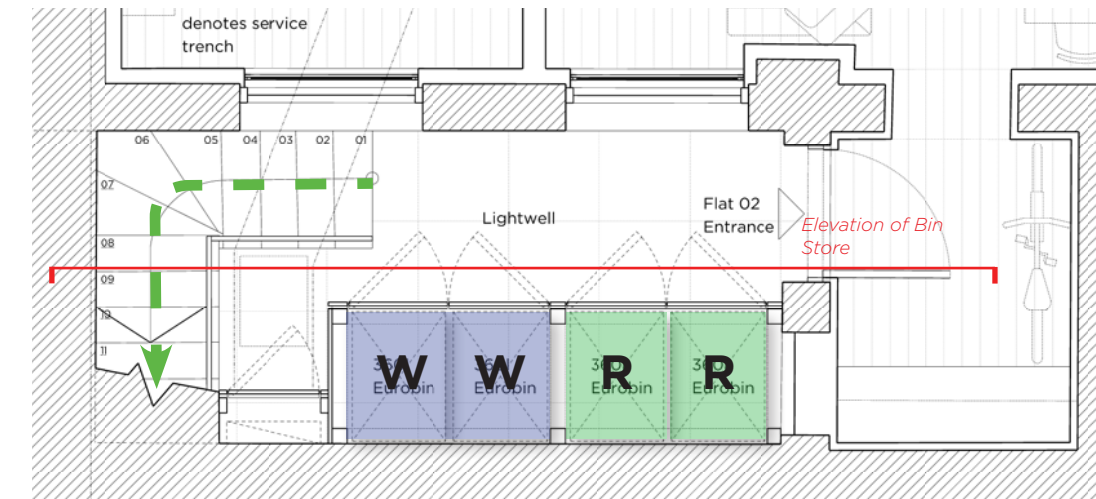
The opportunities for external architectural change on this site are limited, especially in terms of the form and massing of the building. Being a heritage asset, the front façade needs to be retained because of its listing and thus alterations to the fenestration in these locations are not possible.

The rear façade provides some opportunities to increase the window sizes and improve the daylighting internally and the layouts of each flat are designed to maximise the amount of daylight available to habitable rooms.

For further information on the effects of the proposals on the neighbours and the general daylight and sunlight analysis, please refer to Appendix D.







Plan of Lower Ground Floor Waste and Recycling Store



Fig A/ Example of wheeled waste bin (W)



Fig B/ Example of recycling containers (R)

19.0 WASTE MANAGEMENT

19.1 Encouraging Recycling

Each apartment will be fitted with separate waste and recycling containers within the kitchen units. (See Fig) This is considered to encourage occupants to separate their rubbish and recycle more regularly and reliably.

19.2 Waste Collection

Waste is collected from Tavistock Place twice a week, on Tuesday and Friday. Mixed recycling, food and garden waste are collected once a week, on Tuesday.

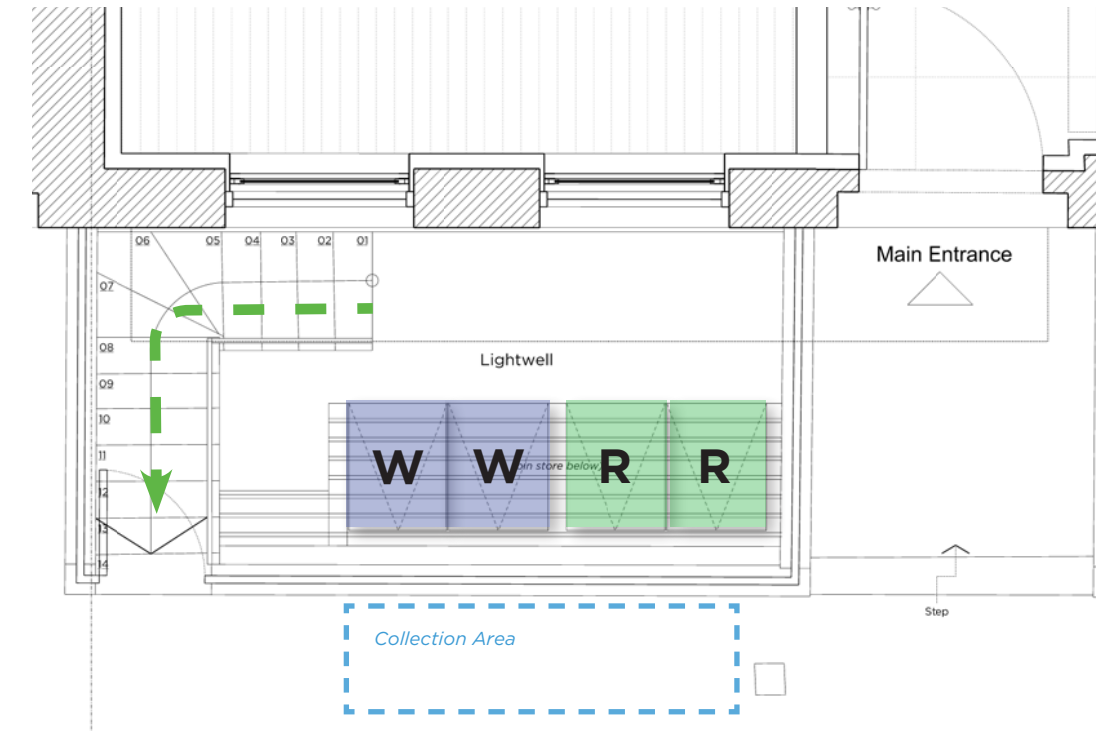
The waste is collected from the street with the waste vehicle located on Tavistock Place. As such, the collection point is immediately outside the property, where it is easily visible.

The provision of a managed solution is proposed to ensure that the bins are placed for collection and returned to their storage area in a timely fashion.

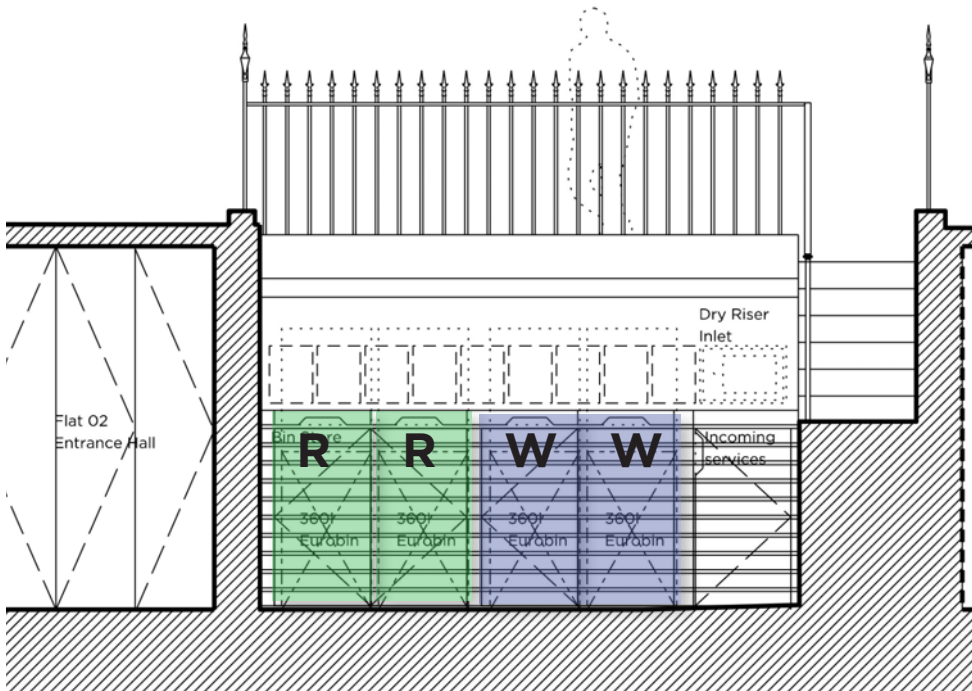
Due to the listed nature of the building, in particular the front façade, it is proposed that the bin store is located at lower ground floor level in the front lightwell, minimising visual impact at street level.

Bins and recycling containers in this area are for joint use.

The bins will be transported from lower ground floor level to ground floor level by the management company and placed in the collection area. They will be returned to the store via the same means after collection.



Plan of Ground Floor Collection Area



Elevation of Front Lightwell (looking towards Tavistock Place)



Fig C/ Example of in-kitchen waste and recycling storage





20.0 LIFETIME HOMES

Given the confines of the existing building and listed nature of the building every effort has been taken to comply with the 16 point criteria outlined in the Lifeime Homes guide.

The table below shows the Lifetime Homes assessment of each apartment.

Lifetime Homes Matrix  
4 Tavistock Place

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Parking	Parking Access	Level Approach	External Entrance	Communal Stairs	Doors & Hallways	Wheelchair Space	Living Room Level	Bed-space	Entry level WC	WC Walls	Stairlift Capability	Bed Hoist	Bathroom	Windows	Fixtures
Flat 01	Note A	Note A	Note B	✓	Note C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flat 02	Note A	Note A	Note B	✓	Note C	✓	✓	✓	✓	Note F	✓	✓	Note F	✓	Note E	✓
Flat 03	Note A	Note A	Note B	✓	Note C	Note D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flat 04	Note A	Note A	Note B	✓	Note C	✓	✓	Note G	✓	✓	✓	✓	✓	✓	✓	✓
Flat 05	Note A	Note A	Note B	✓	Note C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flat 06	Note A	Note A	Note B	✓	Note C	✓	✓	Note F	Note F	Note F	✓	✓	✓	Note F	Note E	✓
Flat 07	Note A	Note A	Note B	✓	Note C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flat 08	Note A	Note A	Note B	✓	Note C	✓	✓	Note F	Note F	✓	✓	✓	Note H	✓	✓	✓
Flat 09	Note A	Note A	Note B	✓	Note C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- Note A - No car parking spaces to be provided as part of the development.
- Note B - Existing access to the building is not step-free.
- Note C - Existing communal stairs to be retained.
- Note D - Existing structure restricts corridor width.
- Note E - Existing windows to front façade to be retained.
- Note F - Existing level changes interfere with the provision of entrance level living space, bed space or WC.
- Note G - Bedroom II in Flat 04 could be converted to a living space if the necessity arises.
- Note H - Flat 08 hoist route shown to living room area, which can be used for bedspace if need arises.





21.0 PLANNING STATEMENT

**21.1** The scheme involves the change of use of an existing property with a listed front façade from B1 (office use) to C3 (residential use). This is primarily due to the current building’s unsuitableness for office use.

**21.2** This proposed change of use is in keeping with Camden’s Development Policy which supports the change of use from B1 to C3 where the building is proven to be unfit for B1 use.

**21.3** The proposal was submitted for pre-planning advice on 23/12/2014 (ref 2014/6819/PRE). The advice received has been adhered to as much as possible. For more details refer to Section 10 of this Design and Access Statement.

**21.4** The scheme provides 9 net additional residential units and contributes, in a sustainable manner, to the housing figures conferred upon the local planning authority by the strategic planning authority. The unit mix places an emphasis on family accommodation. While the London Plan minimum requirements have been adhered to as much as possible, the constraints inherent in a building of a listed nature, and further complicated by the existing concrete frame has resulted in two unit sizes slightly below the minimum requirement.

**21.5** There is abundant amenity space in the surrounding area, giving ample provision for the Flats 02, 04, 05, 06 and 08, which lack their own amenity space.

**21.6** In terms of economic contribution, new housing contributes towards the economy at every level from the initial contract to build the properties, the fitting out and upkeep, heating and lighting, furnishing and all related matters. They will also provide a home to a couple or small family who, whilst no doubt taking full advantage of the public transport system (the site being well located to such with a PTAL of 6b) may work within Central London but still sustain local economy by utilising shops and services.

**21.7** The sun lighting and daylighting implications of the site are also shown to be acceptable except in one instance. Flat 02’s living room on the lower ground floor falls short due to its location facing the front lightwell. This situation cannot be improved due to the listed status of the front façade.

**21.8** In terms of the environmental dimension there is significant betterment in the building’s performance. The scheme with its emphasis on good quality design delivers this and ensures the overall sustainability of the scheme.

**21.9** Evidence that there is no demand to use this property for business use has been submitted as part of the planning application (refer to Appendix K).

**21.10** Evidence that alternative uses and layouts have been considered has been submitted as part of this planning application (refer to Appendix K).

**21.11** Evidence that the property has been marketed at a realistic price for a period of at least two yearshas been submitted as part of this planning application (refer to Appendix K).







**4 Tavistock Place and Surroundings**  
Aerial View looking from Southwest



**4 Tavistock Place and Surroundings**  
Isometric View looking from the South







4 Tavistock Place and Surroundings  
Street view looking South.

22.0 CONCLUSION

22.1 This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to create an exemplary set of residential apartments without impacting the amenity or character of the surrounding area or the Grade II listed terrace.

