

Planning Application Stage

Design and Access Statement – Issue 1

16 Tavistock Place, Bloomsbury, WC1H

On Behalf of

The London Borough of Camden

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Report prepared by	jmarchitects Ltd. 2 nd Floor Threeways House 40-44 Clipstone Street London W1W 5DW www.jmarchitects.net 020 7580 5330
Status	Pre-Planning Application
Date issued	2015-12-02
File name	S:\Projects\5735\documents\3.1\Design and Access Statement Issue 1
Revision	Planning Application
Author	Robert Fernandes-Dwyer
Reviewed by	-
Approved by	David Lees

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1 Application Address

1.1 16 Tavistock Place, Bloomsbury, WC1H 9RU.

2 Site Description

2.1 The property is the basement of a seven storey mixed-use building situated on the Tavistock Place / Herbrand Street Junction. The property is not listed but identified as making a positive contribution to the Bloomsbury Conservation within which it is located.

2.2 The property is in the ownership of the London Borough of Camden. The ground floor is currently occupied by 'Tavistock Dental'. The basement rooms are unused except for storage. The upper floors appear to be in residential use.

3 Listing Details

3.1 *16 Tavistock Place is not listed however it is attached to a grade II listed building.*

3.2 *TQ3082SW TAVISTOCK PLACE 789-1/95/1589 (South side) 30/01/76 Nos.2-14 (Even) and attached railings*

4 Overview of Proposal

4.1 It is proposed to convert the existing basement into a new dental surgery, containing two surgery rooms, waiting room, consulting room and utility spaces. The existing external staircase will be refurbished to provide the main access to basement level. A new entrance door will be positioned at the corner of the building in the basement, roughly below the ground level entrance doors. The floor of the basement external spaces will be re-surfaced and an existing archway will be opened up to create a fire escape from the under pavement light well space.

4.2 The dental practice operates an accessibility policy, a copy of which is attached at the end of this document.

5 Existing Condition

5.1 The property is in a poor condition internally. In the past this property has been converted several times to suit all different tenants. Many original features have been previously removed or damaged by previous work.

5.2 The proposal seeks to utilise unused space and rationalize the layout to create two new surgery rooms and supporting accommodation to improve the existing dental service provided at ground floor level. The aspiration is to renovate the interior of the property to a high standard.

6 Planning Policy

6.1 The development will consider policies which cover the following issues:

Listed buildings and impact on the Conservation Area, Transport.

6.2 Policies DP16-21 Promoting Sustainable and Efficient Transport.

The site location has excellent connections to public transport being extremely close Russell Square Underground station and is within a 15 minute walking radius of Warren Street, Euston, Euston Square, Holborn, Kings Cross, St Pancras and furthermore numerous bus routes.

6.3 Policy DP 22 Promoting sustainable design and construction

The aim would be to improve the thermal and energy performance of the property by higher levels of insulation and airtightness and more efficient space and water heating equipment. Low energy lighting and water efficient sanitary and kitchen fittings will also improve the performance of the property.

6.4 DP25 Conserving Camden's heritage

The proposal has minimal impact on the appearance of the building from the street, whilst the small intervention at the back enclosing the unused passage adding an elegant piece of design and construction maximising the quality and space of the property which can be formed. Minor internal remodelling will be required to bring the property up to the space standards required, but the essential form of the original building will be maintained.

6.5 Managing the impact of development on occupiers and neighbours

The completed project will have no negative impact on the neighbours privacy, outlook, access to sunlight, daylight, it will create equal or less noise, pollution and waste than the existing property would have when occupied.

6.6 DP 27 Basements and Lightwells

The development re-develops the existing basement with no greater impact on the surroundings than the existing building.

7 **Design Principles**

The main principle adopted in the redevelopment of this property is to strip back the decades of adaptations to understand the historic volume of the building. Although the intention is to partition off surgery rooms, it is important to adapt these original volumes to suit the proposed use - for instance retaining the current intact basement entrance.

8 **Proposed Works to the Building**

8.1 **Basement Level**

There is little of the original fabric or any note remaining at the basement level.

The proposal is overhaul the external stairs leading to the basement, and to upgrade the external spaces below pavement level. A new entrance is formed into the basement of the building leading firstly to the reception and consulting room and the surgeries at the rear. The first space will be partially partitioned to create a waiting room, consulting room, and utility

room. An opening will be formed through the existing wall to connect through to the central waiting space. The existing half flight of stairs will lead to a new opening through the external wall into a newly enclosed corridor linking to the two new surgeries at the rear.

The new corridor links to the two surgeries, a small utility room under the existing stairs and a new WC in the position of the existing outside WC.

8.2 General Works

The property will receive new plumbing, air conditioning, ventilation and the drainage positions will be overhauled and rationalized to minimize the external pipework on the rear elevation. Any flues will be connected to existing flues or positioned discretely to the rear of the property.

The electrics will be renewed throughout.

The external windows will be overhauled or where necessary replaced with new timber double glazed sliding sashes to match the design of the original property.

The external fabric of the property will be renovated in keeping with the original building-brickwork cleaned and repaired where necessary.

8.3 External Works

On the Tavistock Place elevation, the building presently has an external staircase leading down to the basement. This staircase area will be fully refurbished; the railings and gate will be repainted black.

The external under pavement spaces are to be overhauled, and existing pavement lights replaced with heel safe, non-slip grilles which will provide increased ventilation and light to the basement void.

9 Impact on Neighbours

The proposed works will benefit the neighbouring properties, by fully renovating and bringing back into use derelict space.

The installation of a new roof to the rear corridor will have no impact on the neighbouring properties access to daylight, sunlight or outlook.

10 Pre Application Comments

2015/ 4150/PRE – 16 Tavistock Place, London, WC1H 9RU - Extend the existing dental surgery at ground storey level into the basement and other alterations and refurbishment works.

A pre planning request for advice was prepared and submitted to the London Borough of Camden. A site visit was held with the case officer, Kate Phillips and an inspection of the property was carried out.

The pre-app response was supportive of the proposals and made negative comments and concluded as follows:

The use of the basement as a dental surgery in connection with the existing dental surgery is likely to be considered acceptable. This is based on the assumption that the extended dental surgery would be linked to the existing ground floor dental surgery rather than operating as an independent business, which would be secured via a suitably worded planning condition. This is also subject to the use of high-quality and long-lasting materials.

It is the applicant's intention that the basement space will be operated by the same dental practice occupying the ground floor space.

All works would be designed to be durable, low maintenance and high quality, ensuring the quality of the space for the future.

11 Conclusion

The proposed redevelopment of this property reinstates a large portion of inhabited space, whilst also preserving an interesting piece of the borough's heritage.

The applicant has taken on board feedback from the pre-app stage, and developed the proposals working with the dental practice, services and structural consultants to ensure the proposals submitted for planning are thorough, well considered and will produce a high quality development.

Access Statement Provided by 'Tavistock Dental'

Disabled Access Policy

Tavistock Dental recognises that under the Disability Discrimination Act it is unlawful for a service provider to treat a disabled person less favourably for a reason related to the person's disability unless it can be reasonably justified. This policy details the philosophy and practices within Thornhill Dental Surgery that reflect our commitment to complying with this standard.

We aim to accommodate all patients where possible. If patients require wheelchair access, we offer to help them over the threshold of the practice. We are very clear with patients what access is like before they make an appointment. If they require step free access we have provision for local practices to see them usually on the same day. We have a ground floor surgery specifically allocated to see patients that cannot climb stairs. Our dental chairs are specifically adapted to allow wheelchair users easy access onto them. If we need to, we can liaise with NHS England who have a responsibility to ensure patients receive the best treatment possible.

We do treat patients with visual impairments and hearing impairments as we would anyone else. Written literature and documents are tailored according. Patients are welcome to attend with an escort so that they are more comfortable.

We encourage our patients, whether disabled or otherwise, to bring any accessibility issues at any of our properties to our attention. We will always welcome their input and will work to address their concerns, for their benefit and for the benefit of all our future patients and visitors.

Parents attending with push chairs/ buggies are also users of the practice. Offering NHS treatment means free dental treatment for children. We encourage early attendance of children to create good habits. As a result, we are aware of the challenges parents have in accessing treatment. We have spaces that parents can use to store their pushchairs during their visits. For parents attending with more than one child and a pushchair, we can book appointments so that the pushchair can be wheeled into the treatment room.

This is a live document that is reviewed annually or if there are any issues raised during the intervening period.