

PLANNING STATEMENT

to accompany Planning Permission and Listed Building Consent applications

Self Containment of upper parts at 30 Museum Street, London, WC1A 1LH

for Mr & Mrs P Athill and B Arbuthnot

15 April 2016

INTRODUCTION

The LPA prohibits residential conversion of the upper parts of 30 Museum Street so Planning Permission and Listed Building Consent is sought instead to simply separate them from downstairs so they can operate independently and associated works to retain this long established local business and maintain its contribution to the appearance and character of this speciality shopping and Conservation Area and provide new employment opportunity.

STATEMENT OF COMMUNITY INVOLVEMENT

The Bloomsbury Conservation Area Advisory Committee objected to residential conversion of these upper parts so should welcome these applications to retain them in commercial use.

APPLICANT

Unchanged from previous application.

AGENT, PHYSICAL CONTEXT, SOCIAL CONTEXT, ECONOMIC CONTEXT, POLICY CONTEXT

Unchanged from previous application except that the LPA prohibits residential use.

OTHER CONSTRAINTS

Work demanded by the Building Regulations according to appendix B page 5.

USE

Unchanged unlike previous application because the LPA prohibits residential use. Upper parts of no.30 are redundant but not physically separate from the rest of the property and have no independent access so cannot be occupied independently from Abbott and Holder. These applications make upper parts independent so that Abbott and Holder can remain.

AMOUNT

Unchanged from previous application except as follows because the LPA prohibits residential use. Separating the upper parts makes three self contained offices totalling 66.6m² over three floors plus 79.4m² for toilets, stairs, landings and lobbies according to the Building Regulations. Rearranging the ground floor and inhabiting the basement enlarges the shop from 31.4m² to 44m² and makes 44m² ancillary offices (excluding toilets, teapoint and storage).

Location	Existing internal area (m ²)			Proposed internal area (m ²)	
	Use	Valuation office	Measured gross	Measured gross	Use
Roof	Ancillary office	-	5.7	5.7	Stair & landing (office)
3	Ancillary office	33.61	44	31.6 10.8	Office 3 Stair & landing (office)
2	Ancillary office	33.45	48	31.3 14.5	Office 2 Lobby, stair, landing, wc
1	Ancillary office	37.62	47.8	30.6 14.7	Office 1 Lobby, stair, landing, wc
Ground	-	-	-	4.5	Stair (office)
	-	-	-	8.1	Common corridor
	Retail zone A	25.5	42	44	Shop
	Retail zone A	5.9			
	Mess/office	12	21		-
Basement	Kitchen	3.35		6.4	Shop toilet & stair
	Storage	31.21	61	17	Storage & teapoint
	-	-	-	44	Ancillary office
Totals		182.64	269.5	269.5	

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LAYOUT

Unchanged from previous application except as follows because the LPA prohibits residential use. Office layout maintains the traditional victorian townhouse arrangement of individual rooms off a staircase with toilets in the closet wing except the staircase must become protected from the accommodation at every floor according to page 5 of my Planning Statement – Addendum 16 January 2016;

“Part B requires that the staircase is lobbied at each landing according to paragraph 4.34... Two additional toilets would need to be installed to comply with Workplace Regulation 20 as the offices need two and shop needs one (there is currently only one in the whole building).”

Rear rooms become accessible only from front rooms. Remaining spatial arrangement remains unchanged except that top rooms become interconnected otherwise the rear room becomes inaccessible.

SCALE

Unchanged from previous application except that the LPA prohibits residential use.

LANDSCAPING

Unchanged from previous application except that the LPA prohibits residential use.

APPEARANCE

Unchanged from previous application except that the LPA prohibits residential use.

ACCESS

Upper parts become accessed separately from the shop so they can operate independently. The shop becomes more accessible according to the Disability Discrimination Act 1995 because its toilet is relocated to ground level and its offices become only one flight from ground level. Further improvements are prohibited because the building is historic and the LPA prohibits residential conversion. Business parking entitlement remains unchanged. Refuse storage and collections from the kerbside remain unaltered. No highway concerns are identified except that pedestrianisation has damaged the speciality trade of this shopping parade.

CONCLUSION

The local planning authority prohibits residential conversion of the upper office floors of this building so is instead invited to share my analysis of this application for Planning Permission and Listed Building consent to simply isolate them according to the Building Regulations subject to the minimum of clear and simple conditions according to The Use of Conditions in Planning Permissions Circular 11/95, DoE 1995.

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APPENDIX A – PREVIOUS PLANNING STATEMENT DATED 16 OCTOBER 2015

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for Mr & Mrs P Athill and B Arbuthnot

APPENDIX B – PREVIOUS PLANNING STATEMENT ADDENDUM DATED 16 JANUARY 2016

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APPENDIX C – LOCAL VALIDATION CRITERIA

AIR QUALITY ASSESSMENT

Unchanged from previous application except that the LPA prohibits residential use.

AFFORDABLE HOUSING STATEMENT

Unchanged from previous application except that the LPA prohibits residential use.

ARCHAEOLOGICAL ASSESSMENT

Unchanged from previous application except that the LPA prohibits residential use.

BASEMENTS

Unchanged from previous application except that the LPA prohibits residential use.

BIODIVERSITY SURVEY AND REPORT

Unchanged from previous application except that the LPA prohibits residential use.

LAND CONTAMINATION ASSESSMENT

Unchanged from previous application except that the LPA prohibits residential use.

COMMUNITY INFRASTRUCTURE LEVY

Unchanged from previous application except that the LPA prohibits residential use.

CONSTRUCTION MANAGEMENT PLAN

Unchanged from previous application except that the LPA prohibits residential use.

CRIME IMPACT ASSESSMENT

Unchanged from previous application except that the LPA prohibits residential use.

DAYLIGHTING / SUNLIGHT ASSESSMENT

Unchanged from previous application except that the LPA prohibits residential use.

DRAWINGS

Unchanged from previous application except that the LPA prohibits residential use.

ECONOMIC STATEMENT

Unchanged from previous application except that the LPA prohibits residential use.

ENVIRONMENTAL ASSESSMENT

Unchanged from previous application except that the LPA prohibits residential use.

FLOOD RISK ASSESSMENT

Unchanged from previous application except that the LPA prohibits residential use.

FOUL SEWAGE AND UTILITIES ASSESSMENT

Unchanged from previous application except that the LPA prohibits residential use.

HERITAGE STATEMENT

Unchanged from previous application except as follows because the LPA prohibits residential use. Principle of the development is to use the building better whilst retaining its existing use because the LPA refuses to allow upper parts to revert to their original residential use. Justification of the development is that upper floors are redundant and require separation from the rest of the building to be used independently according to the Building Regulations. The proposed schedule of work has no effect on the significance of the designated heritage asset and a neutral effect on its insignificant features because the special interest of the property is not stated by the listing to include the areas affected by the proposal. It leaves historic features clearly readable to maintain existing remaining historic character and safeguard it from future disuse and dilapidation. Spatially, the proposal (a) reinstates segregation on the ground floor of the shop and the upper parts, (b) removes the non original modern partition across the staircase to separate the top floor which is not sufficient when the office use becomes self contained, (c) and leaves the original spatial arrangement clearly readable everywhere.

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LANDSCAPING DETAILS

Unchanged from previous application except that the LPA prohibits residential use.

LIFETIME HOMES AND WHEELCHAIR HOUSING STATEMENT

Unchanged from previous application except that the LPA prohibits residential use.

LIGHTING ASSESSMENT

Unchanged from previous application except that the LPA prohibits residential use.

LONDON VIEW MANAGEMENT FRAMEWORK

Unchanged from previous application except that the LPA prohibits residential use.

NOISE VIBRATION AND VENTILATION IMPACT ASSESSMENT

Unchanged from previous application except that the LPA prohibits residential use.

PLANNING OBLIGATIONS

Unchanged from previous application except that the LPA prohibits residential use.

PLANNING STATEMENT

Unchanged from previous application except that the LPA prohibits residential use.

PHOTOGRAPHS

Unchanged from previous application except that the LPA prohibits residential use.

REGENERATION STATEMENT

Unchanged from previous application except that the LPA prohibits residential use.

SCHEDULE OF WORKS

Unchanged from previous application except as follows because the LPA prohibits residential use.

O1 Overall – unchanged except to new offices not new maisonette

O2 Overall – unchanged

O3 Overall – unchanged

O4 Overall – unchanged

O5 Overall – unchanged

O6 Overall – unchanged

O7 Overall – strengthen upper floors for office loadings according to Building Regulation A as directed by Building Control

O8 Overall – make all doors ½ fire resisting and self closing according to Building Regulation B as directed by Building Control

O9 Overall – raise all balustrades according to Building Regulation K as directed by Building Control

O10 Overall – Teapoint in each rear room upstairs – three in total

B1 Basement – unchanged

B2 Basement – unchanged

G1 Ground floor – unchanged

G2 Ground floor – unchanged

G3 Ground floor – unchanged except to new offices not new maisonette

G4 Ground floor – unchanged except screwed shut to appear unaltered from the stair

G5 Ground floor – unchanged

G6 Ground floor – unchanged

G7 Ground floor – unchanged

F1 First floor – unchanged

F2 First floor – deleted

F3 First floor – deleted

F4 First floor – unchanged

F5 First floor – deleted

F6 First floor – unchanged

F7 First floor – partition lobby from front room in lightweight timber studwork but matching skirtings, architraves and doors

F8 First floor – hang door to rear room from landing (missing) and screw shut

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S1 Second floor – deleted
S2 Second floor – unchanged
S3 Second floor – deleted
S4 Second floor – unchanged
S5 Second floor – unchanged
S6 Second floor – screw shut door to rear room from landing
S7 Second floor – partition lobby from front room in lightweight timber studwork but matching skirtings, architraves and doors
T1 Third floor – delete
T2 Third floor – delete
T3 Third floor – delete
T4 Third floor – hand door to front room from landing
T5 Third floor – screw shut door to rear room from landing
T6 Third floor – form new doorway from front to rear rooms
T7 Third floor – partition lobby from front room in lightweight timber studwork but matching skirtings, architraves and doors
R1 Roof – delete
R2 Roof – delete

NB all infill, partitions and ceilings are nonloadbearing and demountable so can be reversible. All furniture is to be freestanding unless stated above and all floorcoverings will be unfitted ie. carpet or vinyl or floated woodstrip but not stone.

SERVICING MANAGEMENT PLAN

Unchanged from previous application except that the LPA prohibits residential use.

STATEMENT OF COMMUNITY INVOLVEMENT

Unchanged from previous application except that the LPA prohibits residential use.

STATEMENT OF JUSTIFICATION

Alterations cause no substantial harm or total loss of significance of the historic building.

STRUCTURAL REPORT

Unchanged from previous application except that the LPA prohibits residential use.

STUDENT HOUSING STATEMENT

Unchanged from previous application except that the LPA prohibits residential use.

SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT

Unchanged from previous application except that the LPA prohibits residential use.

TELECOMMUNICATIONS DEVELOPMENT

Unchanged from previous application except that the LPA prohibits residential use.

TRANSPORT ASSESSMENT INCLUDING TRAVEL PLAN

Unchanged from previous application except that the LPA prohibits residential use.

TREE SURVEY/ARBORICULTURAL STATEMENT

Unchanged from previous application except that the LPA prohibits residential use.

TOWN CENTRE USES EVIDENCE

Unchanged from previous application except that the LPA prohibits residential use.

VENTILATION/EXTRACTION STATEMENT

Unchanged from previous application except that the LPA prohibits residential use.

WASTE STORAGE AND COLLECTION

Unchanged from previous application except that the LPA prohibits residential use.

END