

PLANNING STATEMENT

to accompany planning application

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

for Mr & Mrs P Athill and B Arbuthnot

16 October 2015

INTRODUCTION

Planning permission and Listed Building Consent is sought to make the upper parts of 30 Museum Street a self contained single family dwelling 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. Use, amount, layout, scale, landscaping, appearance and access respect the original property and its surroundings by assessing and evaluating the site context, and designing the work professionally.

STATEMENT OF COMMUNITY INVOLVEMENT

Public involvement of neighbours and the local council is invited by statutory consultation to include South Bloomsbury Tenants and Residents Association.

APPLICANT

The applicant is the owner occupier of the property since 1998.

AGENT

Mr. Gregory Munson MA(Cantab) DipArch RIBA is the designer. He is a chartered architect who has twenty six years experience in practice. He is qualified to deal with work like this.

PHYSICAL CONTEXT

Museum Street is a 180m long unclassified road of forty properties between Great Russell Street and New Oxford Street. Between Little Russell Street and Gilbert Place, Museum Street is pedestrianised. It is a specialist shopping area (Museum Street Local Area) in the Central London Area which is a 'clear zone' area and an archaeological priority area. Uses are a mix of retail, restaurant and café, public house, commercial and residential, and buildings are similar in height and style to that of no.30. Upper parts of its properties are predominantly residential otherwise one is an hotel, four are offices and seven are unidentified.

No.30 is a mid terraced building of four storeys plus basement below flat roofs on the west side of the northern end of the street which is a shopping parade. It is a shop on the ground floor with offices upstairs and basement storage. It is made of masonry with a painted stucco façade decorated with embellishments including moulded window surrounds, dentilled cornices, architraved oculi and quoins. Joinery is timber and the interior retains many original features including staircase, doors, architraves, skirtings and plasterwork. Layout is largely original. It is Grade II listed in the Bloomsbury Conservation Area. It contains no trees subject to preservation orders. Movement routes are retained unaltered. Pedestrian access is from the street. There is no vehicular access. There is no planning online.

The site is Controlled Parking Zone CAC. Parking is controlled 24hours. Public transport accessibility rating is PTAL 6b. Local cycle route 6 is on Museum Street and 39 is on New Oxford Street/Bloomsbury Way. Twenty six bus routes are within 8minutes walk; the nearest bus stop being 135m away in New Oxford Street. The local railway network is 6minutes walk via London Underground 438m and 480m away at Tottenham Court Road and Holborn stations. Nearest Blue Badge parking is Coptic Street. Nearest Green Badge parking is Great Russell Street. Nearest Car Club is Barter Street. Nearest electric car charging is Mallett Street. Pay and Displays are in Museum Street and Great and Little Russell Streets. Nearest Loading Bay is Bloomsbury Street. Nearest Motorcycle and Resident's Car Parking Permit Bays are in Museum and Little Russell Streets.

National statistics record that there are 169 properties in this postcode; no detached, two semis, 6 terraced, 72 purpose built flats, 68 converted flats and 21 dwellings in commercial buildings. Occupiers and uses for Museum Street are listed overleaf.

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MUSEUM STREET OCCUPIERS AND USES

		South side	East side		
Upper parts	Ground floor	No.	No.	Ground floor	Upper parts
Great Russell Street (GRS)					
3 flats converted by PP9301257 & LB937020 4/10/93	Fancy That London (Souvenirs)	48 GRS	49 GRS	Museum Tavern (PH)	Publican's flat
		34			
1no. 3storey maisonette converted by PP2006/3453/P & LB2006/3458/L 14/6/07	MOKSpace (gallery)	33	37	Bibimbab (Café)	1no. 2 storey maisonette converted by PP2014/6799/P & LB2014/7144/L 20/11/14 plus Print Room (Books)
Unknown	Fishface (Café)	32	38	Heart of London (Souvenirs)	1no. 2 storey maisonette converted by PP2014/6799/P & LB2014/7144/L 20/11/14 plus Equinox Travel
1no. 3storey maisonette converted by PP2011/5960/P & LB2011/5961/L 20/12/11	Vigilize (Telecommunications)	31	39	Lebara (Souvenirs)	3 flats converted by PP9200517 1/6/92
	Abbott & Holder (Art Dealer)	30	Gilbert Place		
Residential converted by PP8401503 11/9/84	Seoul Trading	29	40	West & Skye (Clothes)	Offices converted by PP8900097 2/3/89
1no. 3storey maisonette converted by PP2011/6466/P 13/1/12 & LB2012/0260/L 13/1/12	Pancake Cafe	28	40A	Satchels & Co. (Clths)	Landmark Financial Ltd. Anthony Quinn Solicitors Shranks Solicitors
	The Plough (PH)		27	41	
			41		
Little Russell Street					
Part residential converted by 2014/4117/P 3/7/14, 2013/7239/P 2/12/13, 2013/4368/P 12/7/13 and part offices: Burton Woods Solicitors Gould & Co. Solicitors Henry Stuart Publications I-Mage Communications Replay Centre for Reform	Edmund Cude (Estate Agent)	26	42	Robert Kime (Furnishings)	1no.3 storey flat converted by PP2010/2381/P & LB2010/2336/L 19/5/2010
	Edwards & Todds (Gift shop)	25A	43		1no.3 storey flat converted by PP2008/5725/P & LB2009/0328/L 5/2/09
		25	44	Aperture (Cameras)	flats converted by PS9804066R1 8/4/98
	Ma'jon (Hairdrssrs)	24	45	Eton Crop (Hairdrssr)	
	Noisette (Café)	23	46	Dwelling	
		22	47	Abeno (Restaurant)	1 no. maisonette converted by PPPSX0005206 & LSX0005207
Offices	Cards Galore	21	49B	Echo (Hairdresser)	unknown
	Shreeji (Newsagent)	20	49A	Atlantis Bookshop	
	Giovannis (Café)	19	49	Bush & Fields (Café)	
		18	49	Natural Health or Clive's Midtown Diner	unknown
Bloomsbury Way (BW)					
	Public House	33 BW	21-31 BW	Royal Mail	Sorting Office
Unknown	Shop (vacant)	12			
Unknown	Shop (vacant)	11			
Offices converted by P14/13/1/33012 19/9/81	Shop (vacant)	10			
West Central Street					
Travelodge Hotel	NCP Shaftesbury car park	1			
High Holborn					

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Museum Street is sub-area 7 of the Bloomsbury Conservation Area Appraisal and Management Strategy 18/4/11 as forming a view north of the British Museum (pg8).

No.30 is mentioned in para 5.108:

"Adjoining this block is a grade II listed corner landmark, the Museum Tavern (No 49), which is part of a distinctive group of four-storey 1860s stucco terraces designed by William Finch Hill and possibly E L Paraire, with ground-floor shops extending along Great Russell Street and Museum Street. The group also includes the grade II listed Nos 43-48 (consec) Great Russell Street, Nos 37-47 (consec) and Nos 27-34 (consec) Museum Street. The buildings share common features including a continuous parapet (partly balustraded), rusticated quoins and a bracketed fourth-floor sill-level cornice. Nos 43-49 (consec) Great Russell Street have a symmetrical frontage to the street stepping up in height at each corner. This frontage is emphasised due to the slight bend in the alignment of the street. The two corner blocks and Nos 27-41 (consec) Museum Street have arched windows at first-floor level with roundels above. Several interesting shopfronts survive with late 19th century detailing (of particular note are Nos 29-33 (consec) and Nos 37 and 38). However, there are instances of unsympathetic signage that detract from the character and appearance of the Conservation Area."

Para 5.113:

"Bury Place, Museum Street and Coptic Street connect Great Russell Street to Bloomsbury Way and New Oxford Street. They are characterised by a combination of shopping and residential uses, and are narrower and quieter in nature than the principal streets. Looking north along these streets, there are important glimpse views of the British Museum."

Para 5.114

"The northern end of Museum Street has considerable visual consistency derived from the four-storey, stucco-faced mid 19th century terraces which turn the corner into Great Russell Street. Tavistock Chambers is situated at the junction with Bloomsbury Way and is seen together with Nos 23-26 (consec) Museum Street, since they are both red brick mansion blocks with residential uses above ground-floor shops."

Para 5.5:

"The uses within the Bloomsbury Conservation Area have changed over time. Changes of use have included expansion of the university into the former terraces and into offices, the change of use from residential to hotel and hostel use. The reuse of buildings for various uses may have implications for the character and appearance of the area. This can include:

- Unsympathetic amalgamation of terraces to accommodate a larger use, particularly the interruption of the pattern of the repeated terraced frontages within the street and the need for plant and servicing*
- Subdivision of houses into flats where this leads to a proliferation of building services.*
- Loss of vitality arising from the loss of a mix of small scale uses within an area*
- Loss of a concentration of specialist uses within an area where these contribute to the character of an area (such as loss of small specialist shops characteristic of the Museum Street Area to A3 (food and drink) uses."*

SOCIAL CONTEXT (courtesy of Cameo and Sensation)

The area is home to young and older singles (60% compared to average of 35%) and couples. 69 households are single people, 35 are couples, 15 are threesomes, 22 are four people, 14 are five people, 3 are six people and 1 is more than eight people. They are prosperous, more ethnically diverse than average (and 58% are not native English), wealthy. Social grade is ABC1. Twice as many residents as average are graduates, some are postgraduates and most have professional qualifications. Fewer than average are Christian (31% compared to average 59%) and most are aged between 20 and 44. They read broadsheets, rarely order by mail, have very high internet usage and very low car ownership.

Unemployment is average. Those at work are professionals, office workers and self employed, and there are a very high number of company directors. Employers are typically service industries such as tourism and retail, as well as research, technology and education. Most travel to work by public transport, walk or cycle. More than average are female (57%) and transient with residents staying less than 10 in housing which is small. Residents are more than usually students (31% compared to average 9%). Health is better than average. Broadband connection is reasonably fast.

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Housing tenure is more than usually social housing at 41% compared to 18%. Thirty homes are owned outright, 18 are mortgaged, 49 are rented from the Council, 13 are rented from Housing Associations, 39 are rented from private landlords, and one is rented from a charity. Commercial tenure is unknown.

Social diversity remains unaltered. Social benefits of the proposal are (i) increased housing and its multiplier effects, (ii) improved mix by redressing the shortage of open market housing, (iii) increased housing quality, and (iv) capital investment in preserving and enhancing the neighbourhood.

ECONOMIC CONTEXT

Economic context is the site's contribution to the local economy and running costs consisting of a current business rate of £11,040 per annum, buildings insurance, statutory services, heat, light, power, water and the turnover of the current occupier which is art dealer Abbott and Holder. Increasing on-line sales, fairs and other platforms mean the shop needs less space on site. No occupier has been found to share this property by occupying upstairs. Consultation has included commercial and community users and concluded that residential conversion is the only viable alternative beneficial use of the upper parts.

Economic benefits of the proposal are (i) rejuvenating under-used accommodation to enable the occupier to remain in business at these premises to help sustain this speciality shopping parade, (ii) yielding a return on investment, increased wealth and sustainability of the conservation area and its facilities, shops and transport with (iii) sustainably intensified residential use, (iv) £7,500 community Infrastructure Levy payable to the Mayor of London, (v) £75,000 community Infrastructure Levy payable to Camden, (vi) more affordable business rates. Current rateable value of £23,000 with effect from 1 April 2010 will reduce because some of the commercial use becomes residential. Economic costs of the proposal are CIL payments, construction costs, professional fees and Camden Council application fees including planning and building control, legal and CIL processing and monitoring fees.

The property cannot be demolished because it is a designated heritage asset nor can it be removed from the Rating List so it has to earn its keep because the freeholder is not a charity, government or NGO.

POLICY CONTEXT

Policy context of this application is the Local Development Framework (LDF) according to the London Plan 2011 and associated Guidance, and the National Planning Policy Framework (NPPF). Development policies DP1, 6, 10, 13, 17, 18, 22, 24, 25, 26, 29, 30 are the only relevant policies to the application supplemented by Camden Planning Guidance 1 Design, 2 Housing, 3 Sustainability, 6 Amenity, 7 Transport and 8 Planning Obligations. The maisonette is not obliged to be a Code Home according to the Code for Sustainable Homes.

DP1 – development is mixed.

DP2 – more housing cannot be provided unless more alteration is allowed to this historic building.

DP3 – social housing is not applicable.

DP4 – affordable homes are not lost.

DP5 – a mix of house sizes is not applicable to one maisonette. The size of market housing proposed here is rated by Camden as a medium priority. High priority housing does not fit.

DP6 – the maisonette achieves the standards of Lifetime Homes in so far as it is above ground within a historic building so it is not wheelchair accessible.

DP7 – sheltered housing is not involved.

DP8 – housing the homeless and vulnerable is not involved.

DP9 – student housing, bedsits or other housing with shared facilities is not involved.

DP10 – the small and independent shop is conserved and enhanced.

DP11 – markets are not involved.

DP12 – food, drink, entertainment and other town centre uses are not involved.

DP13 – the site continues to employ workers because the proposal is mixed use.

DP14 – tourism and visitor accommodation is not involved.

DP15 – community and leisure uses are not involved.

DP16 – access to the site and its neighbours remains unaltered.

DP17 – the maisonette will help sustain public transport and can store a bicycle because visitor parking is not required.

DP18 – the maisonette imposes negligible stress on car parking not least because it will not be entitled to a

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residents car parking permit. Business parking entitlement will remain unaltered.

DP19 – car parking is not created.

DP20 – goods and materials movements will remain unaltered.

DP21 – highway connections are not involved.

DP22 – the proposal is sustainable.

DP23 – water use is minimized and surface and groundwater remains unaltered.

DP24 – design is high quality.

DP25 – Camden's heritage is conserved.

DP26 – neighbouring amenity remains unaltered.

DP27 – using the existing basement is not development.

DP28 – noise and vibration is not involved.

DP29 – access is improved because the shop's toilet is relocated to the ground floor and most of the offices become residential.

DP30 – the shopfront is retained unaltered except that the service access is reopened to serve the maisonette and means of escape from the shop.

DP31 – open space and outdoor sport and recreation facilities are not involved because the maisonette is less than 60 dwellings

DP32 – air quality is not involved.

OTHER CONSTRAINTS

Work complies with Building Regulations.

USE

The whole property is valued as offices and premises according to Valuation Office ref. 121688. It has been the art dealership of Abbott & Holder since 1987. It was established as a partnership of Robert Abbott and Eric Holder in 1936 to provide, *"beautiful and interesting pictures affordable from income..."*. It originally operated from premises in Barnes and was joined by John Abbott from 1971-81, and then Philip Athill in 1984. On the retirement of John Abbott in 2001, Abbott and Holder became a Limited Company of which Philip Athill is Managing Director and Tom Edwards is a Director.

Abbott and Holder wishes to remain in Museum Street but no longer needs the whole building for its business which is increasingly on-line and at art and antique fairs in line with market trends according to Niru Ratnam in The Spectator, 17 May 2014:

"The rise of the art fair – and the death of the small gallery - In the age of the ubiquitous art fair, traditional private galleries are becoming an expensive loss-leader

In 1967, two Cologne-based gallerists came up with the Cologne Art Market — a trade fair where German galleries could set up temporary gallery-style spaces for a few days to showcase their stock. The following year, three dealers in Basel copied the idea but opened up their event to international galleries. For years these two art fairs were discrete yearly shows which were in the background to far more visible gallery exhibitions, museum shows and biennials.

Today there are hundreds of art fairs, with an explosion of these in the last few years. Last December 18 different art fairs took place in the same week in Miami alone. There are nine art fairs in New York this week. Next week there are art fairs in Hong Kong, San Francisco and Athens. Major gallerists end up doing more than ten fairs a year. Art fairs have become the favoured location for people to look at and buy contemporary art. Conversely, commercial gallery exhibitions seem to be on the wane, with gallerists outside the very top tier (David Zwirner, White Cube and so on) reporting fewer visitors and a shift towards doing most of their business at fairs.

There is some scepticism from art world insiders about this. The Art Newspaper and Financial Times writer Georgina Adam coined the term 'fairtigue' to describe her reaction to the ever-growing roster of fairs. Curators tend to be sniffy about fairs and artists always profess to hate them. And yet there is something appealing about being able to look at gallery presentations without having to press a buzzer of a gallery and negotiate the frosty stares of front-desk staff.

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Fairs even out the power structure that dealers in their galleries enjoy, where gallerists sit in their office and scrutinise whether you are important enough for them to grace you with their presence. Fairs are more democratic than the gallery circuit — aside from preview days, celebrity collectors have to share the same space as anyone who stumps up for a ticket. There is no overall curatorial concept to grips with, nor any press releases filled with regurgitated critical theory.

The proliferation of fairs and the steadily rising awareness of the role that the internet can play in buying art do seem to point to a future where gallery exhibitions are less about sales and more about building an artist's career. And even though such exhibitions play an important role in developing artists' CVs and pushing up prices, it does mean that gallery spaces might start to become very expensive loss-leaders for most art dealers. The model of dedicated collectors spending weekends looking at exhibitions is most probably on its way out, replaced by an international circuit of fairs that more accurately convey what is happening in a rapidly globalising art world. And with collectors now living around the world, the idea of limiting looking at art to a few galleries in New York, London and Berlin seems outdated. As the art critic Jerry Saltz concluded last year: 'Do we need art fairs? I don't. But for now and for whatever complex reasons, we do. That's how the art game works right now.'

The upper parts of no.30 are not physically separate from the rest of the property and have no independent access so cannot be occupied independently from Abbott and Holder. No alternative premises are suitable for Abbott and Holder. So upper floors must be separated from the rest of the building. This would change their use to self contained offices contrary to their original residential use and contrary to current building regulations parts A, B, K, L and M ie. structure, fire safety, protection from falling, conservation of fuel and power, and access to and use of buildings.

So residential remains the most appropriate use upstairs so is proposed to be restored unless public consultation identifies otherwise because the existing use of ancillary office is no longer required and (a) the property is Listed, (b) upstairs was originally used residentially, (c) residential use is capable of being restored, (d) restoration minimises alteration of the historic building, (e) housing is needed locally, and (f) upper parts locally are predominantly residential. Shop use is retained downstairs because this was its original use which remains its most appropriate commercial use.

Housing is small scale open-market because (i) this is most appropriate to the site's size, layout and status, (ii) the site is too small for large development, (iii) the site is incapable of redevelopment, (iv) the freeholders wish to retain ownership, (v) such a site would be of no interest to social landlords.

Housing is single family accommodation for families and sharers to improve the mix of existing accommodation on the site and support neighbourhood facilities. This use increases the site's accessibility to nearby community, retail and recreational facilities, public transport and the nearby town centre. This use enhances the area's mixed use and the site's potential for future adaptation. It enhances neighbouring amenity because site use becomes like more like its neighbours and residential access becomes independent and protected from commercial access according to "Safer places – The Planning System and Crime Prevention" (ODPM/Home Office 2003). Residential use of the rear yard does not damage adjoining uses because it next door is already residential and it does not exacerbate overlooking.

AMOUNT

Site area remains unaltered at 67m². Volume remains unaltered because the property is not extended.

Converting the upper parts into a single maisonette creates a residential property density of 98dph. The maisonette sleeps six people in 3 double bedrooms and is 150m² which exceeds the 95m² required by the Mayor's London Housing Design Guide and the 93m² required by Camden Planning Guidance. Also according to the Guide and exceeding Planning Guidance, its living space is split into two spaces and exceeds 31m², each bedroom is at least 12m² at least 2.75m wide, there are two toilets, the roof terrace is at least 1.5m wide and exceeds the external private amenity space required of 9m², the roof store exceeds the fitted storage required of 3.5m², and a utility provides space to wash and dry clothes.

The maisonette is accessed from the street via a corridor of 8.1m which doubles as the alternative means of escape from the remaining shop and ancillary offices, storage etc. which becomes 111.4m². So only 3% of the property becomes shared.

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Location	Existing internal area (m2)			Proposed internal area (m2)	
	Use	Valuation office	Measured gross	Measured gross	Use
Roof	Ancillary office	-	5.7	5.7	Residential
3	Ancillary office	33.61	44	44	Residential
2	Ancillary office	33.45	48	48	Residential
1	Ancillary office	37.62	47.8	47.8	Residential
Ground	-	-	-	4.5	Residential (stair)
	-	-	-	8.1	Common corridor
	Retail zone A	25.5	42		Shop
	Retail zone A	5.9		44	
	Mess/office	12	21		-
	Kitchen	3.35		6.4	Shop toilet & stair
Basement	Internal storage	31.21	61	17	Storage & teapoint
	-	-	-	44	Ancillary office
Totals		182.64	269.5	269.5	

LAYOUT

Maisonette layout maintains the traditional victorian townhouse arrangement of individual rooms off a staircase with a vertical hierarchy of living space on the piano nobile, master bedroom suite on the second floor, and other bedrooms and family bathroom on the top (third) floor. This maintains existing original spatial arrangements except that the top front room becomes partitioned to form the family bathroom similar to planning permission ref. PP2011/5960/P & Listed Building Consent ref. LB2011/5961/L 20/12/11 at no.31. The maisonette is dual aspect, ventilation is natural, and daylight, sunlight, privacy and outlook exceed Building Regulations, Camden Planning Guidance and the standards of "Site Layout Planning for Daylight and Sunlight; A Guide to Good Practice" by P.J.Littlefair, Building Research Establishment, 1991. More than one habitable room has a window facing within 30 degrees of south, the living area is dual aspect, no rooms face north, and only one room (the dining room) looks only inward (to the roof terrace). Bathrooms are private because of internal blinds rather than obscured glass. Bedrooms are accoustically remote from neighbouring living rooms. Neighbouring amenity increases because (i) windows become curtained at night, (ii) site fenestration remains unaltered, (iii) the site remains too distant or too oblique to residential privacy, and (iv) this was not considered relevant to neighbouring planning approvals. First floor roof layout remains unaltered but becomes used as a terrace because it is already screened from neighbours.

Shop layout retains the existing spatial arrangement facing the street except that the rear office becomes used as part of the shop and the basement is fitted out as replacement office space daylit via the retained pavement lights plus storage and teapoint.

The shared corridor is a fire-proof, ventilated and daylit lobby separating and protecting each occupancy.

Solar panels face southeast against the party chimney wall.

Amenity of other properties remains unchanged because they are too far away. No rights of light are affected. Quality of life of neighbours therefore remains unaltered.

SCALE

Scale and form remains unaltered because the french window is the only external alteration and are in keeping identical to planning permission ref. PP2011/5960/P & Listed Building Consent ref. LB2011/5961/L 20/12/11 at no.31.

LANDSCAPING

Landscaping remains unaltered.

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APPEARANCE

Appearance from Museum Street



Appearance from Gilbert Place



The property is not apparent elsewhere within the public realm.

Appearance from the street remains unaltered because the new french door is at the back which is invisible from the public realm so the Conservation Area appears preserved unaltered.

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ACCESS

The proposal complies with the Code for Lifetime Homes and the Building Regulations because the maisonette is conveniently accessible by pedestrians via the reinstated street entrance and existing staircase which is gentle enough for ambulant access direct from the street to all upper floors whose rooms are sufficiently spacious with generous doorways, and have grab rails and accessible windows and electrical accessories. It is inaccessible to wheelchairs because (i) all its accommodation is above ground, (ii) there is no lift, and (iii) it is not feasible to provide ten units according to London Plan Policy 3A.5. The street entrance is clearly visible and conveniently accessible. Visitors access via video entryphone. The shop becomes more accessible because ancillary offices become combined and relocated on one (the basement) floor. This together with the maisonette's elevation makes a safe and secure environment which has designed out crime according to EN10. Mobility impaired pedestrians access refuse on the pavement (and thereby cycle parking) via the street entrance. This incorporates letterboxes for deliveries to enhance the security of both uses. Accesses are inclusive of age, ethnicity and social grouping. The site remains inaccessible to the public except by invitation because this would jeopardise neighbouring amenity and the dwelling is elevated from the street. Means of escape is 2.12 and 2.15 of Approved Document B Volume 2 of the Building Regulations.

The maisonette complies with Cabe Principles for Inclusive Design within the constraints of this historic building to be inclusive, responsive, flexible, accommodating, welcoming and realistic by (i) having relatively low headroom to improve aspect (ii) marking doors by visual contrast, (iii) avoiding steps where possible, (iii) artificial lighting to exploit contrast, (iv) placing people at the heart of the process, (v) acknowledging diversity and difference, (vi) offering choice where a single solution cannot suit all users, (vii) providing flexibility in use, and (viii) making the site convenient and enjoyable to use.

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.

Vehicle access is not provided because (i) accommodation for the new (residential) use is above ground, (ii) garages elsewhere in the building would harm the historic interest of the building, (iii) pavement crossovers would reduce on-street parking, (iv) the applicant owns no other property nearby, (v) sufficient space exists to park on-street nearby, (vi) public transport exists nearby, and (vii) eligibility to park on street will be constrained by Planning Obligation according to S18.2(iii).

Refuse storage complies with the Camden Planning Guidance because internal storage is in the bin store and collections are from the kerbside. The bin store is an internal space which provides for recycling and refuse storage, comprising adequate space for a recycling receptacle (typically a green reusable box or bag), food waste caddy, and waste bin for nonrecyclables. Mixed recyclables, organic kitchen waste and non-recyclable waste is stored internally in the kitchen (140/210litre) because there is nowhere externally. It is naturally ventilated, artificially lit, and washable with a hose point. It is within 30m travel distance of the street. Residents will be informed of refuse arrangements by the LPA. Bins will be provided and emptied by the LPA. On street parking is restricted. Non-residential waste storage and collection remains unaltered.

No highway concerns are identified except that pedestrianisation has damaged the speciality trade of this shopping parade.

CONCLUSION

The local planning authority is invited to share my analysis of these applications for planning permission and Listed Building consent to convert the upper floors into a self contained maisonette and associated works according to the application drawings subject to the minimum of clear and simple conditions according to The Use of Conditions in Planning Permissions Circular 11/95, DoE 1995 because it causes no amenity issues and is not visible from the public realm so brings sustainable development, economic, social and environmental gains jointly and simultaneously according to the National Planning Policy Framework.

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APPENDIX A – Curriculum Vitae of Gregory Munson MA(Cantab) DipArch RIBA

Gregory Munson is a sole practitioner in private general practice with unlimited liability and 16 years experience. He is used to working on private residential leasehold historic metropolitan property with managing agents, owners, resident associations, builders, the statutory authorities and their consultees, and neighbours.

Gregory is a Master of Arts in Architecture at Cambridge University (Class 2: 1, 1988) and has a Diploma in Architecture (also from Cambridge, 1991). He was a scholarship student and was elected a Corporate Member of the Royal Institute of British Architects (RIBA) in 1995. He is a member of the Architects Registration Board (ARB). He is 49 years old.

Gregory has been the consultant of a firm of Managing Agents for the last 15 years and is also currently a consultant to a firm of architects in West London. Previously he was a project manager for Bovis and London Underground for five years, an architect in private practice for two years, and an assistant for another two. He has taught architecture at the University of Greenwich for two years and presented projects to a House of Lords Select Committee, local Government, the Royal Fine Art Commission, the Planning Inspectorate, Royal Parks, English Heritage, Museum and Galleries Commission, special interest groups like the Open Spaces Society as well as private, institutional and commercial clients, consultants, and the public. He has guided architectural tours and won four design competitions (one in Canada) and competed in a further two. He is responsible for architecture in and out of metropolitan and provincial conservation areas and national parks and has successfully acted as Expert Witness in four local public enquiries two of which he also conducted himself and one hearing.

Architectural practice includes Listed and mixed use buildings (within and without Conservation Areas), and commercial buildings in London and elsewhere. Recent work for private clients includes restoring a grade II Listed farmhouse and seven outbuildings into a house and holiday complex on the Yorkshire Moors, restoring a grade II Listed mansion in Holland Park, converting two grade II Listed houses in London's Chinatown into flats and a restaurant, converting a building in Soho into a restaurant offices and a flat, new houses in Kensington, Spain and France, flat refurbishments and extensions in London, substantial house extensions in Wiltshire, Cleveland and Surrey, an auction centre extension in the Yorkshire Dales and concert rooms in Whitby. Work for architect and builder clients has included production information for design-build social housing together with full architectural services to managing agents for luxury housing, mixed uses, offices and a community centre in London, some provincial car parks and a shopping centre in Cape Cod.

Project Management assessed and monitored lottery grants for the Arts Council and National Heritage Memorial Fund, managed the design of new railway infrastructure which affected historic structures and landscape and authored a code for project development studies, an environmental statement, a project description, and parliamentary exhibits and evidence.

Gregory's work is regulated by professional bodies e.g. RIBA and ARB, processed according to industry standards to deliver British Standard technical performances which are independently certified and regulated by Building Control, and recorded according to CPI, CISfB and BS1192. Compliance with statutory and civil requirements is demanded by his professional bodies. Compliance is a pre-requisite of Professional Indemnity Insurance which in turn is required by ARB. Compliance with Historic project management was additionally governed by statutory and regulatory, legislative and commercial standards and procedures eg. LFCDA, HMRI and the Government Office for London.

PLANNING STATEMENT

for Mr & Mrs P Athill and B Arbuthnot

APPENDIX B – LOCAL VALIDATION CRITERIA

AIR QUALITY ASSESSMENT

The site is not subject to assessment because the road is not busy with poor air quality.

AFFORDABLE HOUSING STATEMENT

The application is not liable to provide affordable housing because it creates less than 10 new dwellings.

ARCHAEOLOGICAL ASSESSMENT

Not required because ground is undisturbed.

BASEMENTS

The basement is not enlarged.

BIODIVERSITY SURVEY AND REPORT

Site does not adversely affect protected species or adjoin a site of Nature Importance according to LDF maps.

LAND CONTAMINATION ASSESSMENT

It is unreasonable to believe that the land might be contaminated.

COMMUNITY INFRASTRUCTURE LEVY

Included in body text.

CONSTRUCTION MANAGEMENT PLAN

Not required as development is not a major application.

CRIME IMPACT ASSESSMENT

Not required as development is not a major application.

DAYLIGHTING / SUNLIGHT ASSESSMENT

No daylight or sunlight to nearby property is obstructed so rights of light remain unaffected. Daylight to adjoining property is not materially affected because it becomes no less than both 80% of its current value and 27% vertical sky component.

DRAWINGS

1:50 general arrangements at 1:50 including elevations of internal alterations and demolitions shown in red. Detail drawings at 1:20 and 1:5. Additional copies of documents and drawings are not required because the application is not major.

ECONOMIC STATEMENT

Included in body text.

ENVIRONMENTAL ASSESSMENT

The application needs no environmental statement according to the Town and Country (Environmental Impact Assessment) Regulations.

FLOOD RISK ASSESSMENT

The application improves the site's risk from flooding according to PPS 25 because its basement is waterproofed and cracks and joints in walls and around openings are sealed.

FOUL SEWAGE AND UTILITIES ASSESSMENT

Private foul drainage is altered above ground. Existing surface water drainage remains unaltered.

PLANNING STATEMENT

for Mr & Mrs P Athill and B Arbuthnot

HERITAGE STATEMENT

No.30 is a victorian purpose built shop with upper parts listed Grade II on the 9th December 1977 as part of a consecutive group from 27 to 34. Museum street predates the 14th century and became developed in the 17th century when the 4th Earl of Southampton formed Great Russell Street in 1670. It was originally part of the manor of Blemundsbury which transferred to the Earl of Southampton in 1550. It was called Peter Street before the upper portion of the street was renamed Queen Street and the British Museum opened in the 1759 probably after a saltpetre manufactory and was an area of poor housing until parish schools were established. It became a fashionable residential area until the 19th century when residents moved on to new developments to the north and west like Belsize Park and St. Johns Wood and the area become more commercial.

Character and architectural/historical interest of no.30 is stated by Historic England as one of a group of 7 being nos.27-34:

"TQ3081NW MUSEUM STREET 798-1/100/1172 (West side) 09/12/77 Nos.27-34 (Consecutive) The Plough (No.27) GV II. Public house and 7 terraced houses with shops. 1855-64. By William Finch Hill. Stucco with rusticated pilaster strips separating each house and at angles. Modified French Renaissance style. 4 storeys. 3 windows each. No.27 with 2 storey extension and 5 window return to Little Russell Street. No.27, The Plough, with wooden C19 public house ground floor. Pilasters support a mutule cornice. Segmental headed openings with panelled dados. Left hand entrance in Little Russell Street in early C19 shopfront with console bracketed cornice. Nos.29-34 with C19/early C20 shopfronts. 1st floor round-arched, architraved, recessed 2-pane sashes, above which architraved oculi enriched with swags. 2nd floor console bracketed sill bands to segmental-arched architraved sashes. Console bracketed cornice beneath 3rd floor architraved sashes with keys. No.27 with cornice surmounted by balustraded parapet; Nos 28-34 with plain parapet. INTERIORS: bar in two parts. Front bar much renewed but retains some early C20 panelling. Rear bar has early C20 counter, arched screen with later infilling and more wall panelling to side and rear."

The site and its neighbours are not mentioned by the Survey of London nor any other historic environment record other than the Bloomsbury Conservation Area Appraisal and Management Strategy as stated in the body text. The interior, roof and rear of the site are not mentioned as of architectural or historic interest but the original arrangement and features remain largely intact particularly upstairs except that the staircase is partitioned on the second floor, most internal doors are missing or have been replaced with fake panelled doors, some 1930's metal casements to the closet wing and of course central heating, air conditioning and electric artificial lighting and power. Downstairs the rear yard has been enclosed to extend the ground floor and the separate entrance to the upper parts has been screwed shut and its corridor knocked through to the shop. A boiler room has been partitioned from the front basement room. The property appears to be in good condition and is recently re-roofed. Significance of the heritage asset is therefore its listing as contributing to the terrace rather than for itself.

Principle of the development is to use the building better by restoring its original uses sympathetically to its original layout and fabric in order to maintain and enhance its historic significance. Justification of the development is that upper floors are underused and the area has a housing shortage. The development was formulated by applying my architectural knowledge and expertise.

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 no longer needed for Fire Safety by the Building Regulations when the office use ceases, (c) and leaves the original spatial arrangement of the attic clearly readable albeit the front room becomes partitioned to provide a family bathroom.

Adverse impacts on the significance of the building are minimised by doing as little work in the cleverest way to use the upper parts residentially.

PLANNING STATEMENT

for Mr & Mrs P Athill and B Arbuthnot

The proposal is a positive strategy for conserving and enjoying the historic environment, which, if not implemented puts the heritage asset at risk through neglect, decay or other threats which are undesirable as the heritage asset is an irreplaceable resource requiring conservation in a manner appropriate to its significance. It sustains and enhances the significance of the heritage asset by putting it to the most sympathetic viable uses consistent with its conservation by considering the wider social, cultural, economic and environmental benefits that its conservation will bring and the opportunities to draw on the contribution made by the historic environment to the local character and distinctiveness of Museum Street.

The property has been maintained so is not subject to deliberate neglect or damage. Its owners should be applauded for their sympathetic stewardship of this building and supported to continue this in the manner proposed by this application.

I have identified and assessed the particular significance of any heritage asset that may be affected by the proposal including by development affecting the setting of a heritage asset and taken account of the available evidence and any necessary expertise in coming to this conclusion.

LANDSCAPING DETAILS

Not applicable because existing remains unchanged.

LIFETIME HOMES AND WHEELCHAIR HOUSING STATEMENT

The proposal complies with the Code for Lifetime Homes (Habinteg) and the Building Regulations because the maisonette is conveniently accessible by pedestrians via the reinstated street entrance and existing staircase which is illuminated, gentle enough for ambulant access direct from the street to all upper floors via hallways and rooms which are sufficiently spacious with generous doorways, and have grab rails and accessible windows and electrical accessories. Movement is convenient to the widest range of people including those using mobility aids and those moving furniture or other objects but it is inaccessible to wheelchairs because (i) all its accommodation is above ground, (ii) there is no lift, and (iii) it is not feasible to provide ten units according to London Plan Policy 3A.5. Windows of living space allow people to see out when seated and all windows in habitable rooms have an opening light usable by a wide range of people including those with restricted movement and reach, service controls are between 450mm and 1200mm from the floor and at least 300mm from any internal room corner. The street entrance is clearly visible and conveniently accessible. Visitors access via video entryphone. The shop becomes more accessible because ancillary offices become combined and relocated on one (the basement) floor. This together with the maisonette's elevation makes a safe and secure environment which has designed out crime according to EN10. Mobility impaired pedestrians access refuse on the pavement (and thereby cycle parking) via the street entrance. This incorporates letterboxes for deliveries. Accesses are inclusive of age, ethnicity and social grouping. The site remains inaccessible to the public except by invitation because this would jeopardise neighbouring amenity and the dwelling is elevated from the street. Means of escape is 2.12 and 2.15 of Approved Document B Volume 2 of the Building Regulations.

Accommodation complies with CABE Principles for Inclusive Design within the constraints of the historic building to be inclusive, responsive, flexible, accommodating, welcoming and realistic by (i) lowering high eills of bedrooms to improve aspect (ii) marking doors by visual contrast, (iii) avoiding steps where possible, (iii) artificial lighting to exploit contrast, (iv) placing people at the heart of the process, (v) acknowledging diversity and difference, (vi) offering choice where a single solution cannot suit all users, (vii) providing flexibility in use, and (viii) making the site convenient and enjoyable to use.

The conversion is also eligible for the Gold standard of CABE – Home Builders Federation Building for Life because (i) the scheme has a distinctive character, (ii) no.30 continues to exhibit architectural quality, (iii) streets remain defined by a well-structured building layout, (iv) no.30 and its layout makes it easy to find your way around, (v) the scheme exploits the existing building by restoring it's original arrangement, (vi) building layout remains more important than roads and car parking, so that the highways do not dominate, (vii) streets remain pedestrian, cycle and vehicle friendly, (viii) it integrates well with existing roads, paths and surrounding development, (ix) public spaces and pedestrian routes remain overlooked and feel safe, (x) design is scheme specific, (xi) statutory minima like Building Regulations are exceeded, (xii) construction or technology advances enhance performance, quality and attractiveness, (xiii) internal spaces and layout allow for adaptation, conversion or extension, (xiv) access to public transport is easy, (xv) features reduce its environmental impact, (xvi) tenure reflects local community needs, (xvii) accommodation reflects local community needs and aspirations, and (xviii) it is close to community facilities like a school, parks, play areas, shops, pubs or cafés.

PLANNING STATEMENT

for Mr & Mrs P Athill and B Arbuthnot

LIGHTING ASSESSMENT

Floodlighting is not involved.

LONDON VIEW MANAGEMENT FRAMEWORK

Not required as site is not within a protected viewing corridor.

NOISE VIBRATION AND VENTILATION IMPACT ASSESSMENT

Noise disturbance will be insignificant nor is noise sensitive development near major sources of noise like main roads, railways or industry.

PLANNING OBLIGATIONS

The single dwelling is not liable to contribute to education, community, healthcare, affordable housing, sustainability and public open space. No obligation is needed to compensate for loss of offices because its floor area is less than 500m². No obligation is needed to contribute to public transport because floorspace becomes residential. A Section 106 agreement will make the resident of the new dwelling ineligible to park on the street unless they are registered disabled. Eligibility for business permits remains unaltered.

PLANNING STATEMENT

Continued commercial use is assessed according to DP13 because the change of use shrinks space for employment.

PHOTOGRAPHS

Included in body text.

REGENERATION STATEMENT

Not required as development is not a major application.

SCHEDULE OF WORKS

O1 Overall – run separate mains gas, water and electricity supplies to new maisonette
O2 Overall – re-wire and replumb upstairs including new combination boiler in utility
O3 Overall – re-wire and replumb downstairs including new electric storage heaters
O4 Overall – repair all joinery and plasterwork to match existing adjoining exactly
O5 Overall – unblock all fireplaces, sweep all flues and cap all chimneys
O6 Overall – redecorate joinery in oil-based gloss, limewash render and emulsion plaster
B1 Basement – remove boiler and non original modern boiler enclosure
B2 Basement – fit out as new office including new teapoint
G1 Ground floor – remove non-original modern studwork doorway from shop to office
G2 Ground floor – reopen secondary door in shopfront
G3 Ground floor – partition corridor from shop and staircase including doors to shop and new maisonette in lightweight timber studwork but matching skirtings, architraves and doors
G4 Ground floor – infill doorway from rear shop to staircase to self contain new maisonette in lightweight timber studwork behind door screwed shut to appear unaltered from the shop
G5 Ground floor – hand door from office to basement
G6 Ground floor – convert kitchenette into new shop toilet
G7 Ground floor – acoustically insulate ceiling by overboarding
F1 First floor – acoustically insulate floor by infilling with fleece and overboarding on resilient battens
F2 First floor – remove rear window, lower sill and replace with french doors to match no.31
F3 First floor – infill doorway to rear room from landing in lightweight timber studwork behind door screwed shut to appear unaltered from the landing
F4 First floor – hang door to front room from landing (missing)
F5 First floor – fit kitchen cupboards, worktop sink and appliances
F6 First floor – store recycling and bicycles in retained toilet cloakroom
S1 Second floor – fit en-suite bathroom sanitaryware
S2 Second floor – hand door to front room from landing
S3 Second floor – hang door to rear room from front room (missing)
S4 Second floor – fit utility cupboard, worktop and sink for free standing washer and dryer, wc and basin
S5 Second floor – remove non-original modern door and partition across landing and make good original balustrade and handrail to match existing
T1 Third floor – remove door to front room from landing and re-use in T2, leaving frame and architrave unaltered

PLANNING STATEMENT

for Mr & Mrs P Athill and B Arbuthnot

T2 Third floor – partition family bathroom from front room in lightweight timber studwork but matching skirtings, architraves and doors

T3 Third floor – fit family bathroom sanitaryware

R1 Roof – insulate roof

R2 Roof – install solar hot water system

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

SERVICING MANAGEMENT PLAN

Not required as development is not a major application.

STATEMENT OF COMMUNITY INVOLVEMENT

Included in body text.

STATEMENT OF JUSTIFICATION

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

STRUCTURAL REPORT

Alterations are not structural.

STUDENT HOUSING STATEMENT

The application doesn't involve student housing.

SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT

Environmental Performance exceeds requirements because less than 5 dwellings are provided by change of use and large non-residential uses are not involved so the application needs no (i) energy statement, (ii) Code for Sustainable Homes, (iii) renewable energy, (iv) a green roof, (v) sustainable drainage, (vi) a green procurement plan, (vii) a construction waste plan, (viii) an EcoHomes assessment, nor (ix) a BREEAM assessment for the shop because it is existing and is less than 500m². Notwithstanding this, the new dwelling minimises energy use and emissions and uses on-site renewable energy to save 10% of its carbon emissions to acknowledge climate change impact.

Existing energy consumption reduces because (a) windows and doors are overhauled and draught proofed, (b) reflective foil is fitted behind radiators, (c) curtains and blind are thick and do not drape over radiators, (c) the existing boiler is replaced to become condensing, (iv) lighting becomes LED, (v) heating and lighting gains better meters, timers, sensors and controls, (vi) it is inappropriate to install mechanical ventilation with heat recovery because it would disrupt the construction of this historic building, (v) insulation is applied to the heating system, roof and basement floor but not walls as this would alter this historic building's appearance, (vi) solar thermal panels are placed on the closet roof because its parapet prevents these from altering this historic building's appearance, (vii) solar photovoltaic panels are not installed because solar thermal are more efficient (viii) ground source heat pumps are not installed because they would disrupt this archaeological protection area and the construction of this historic building, (ix) windows are not double glazed because their benefits do not currently justify altering this historic building's appearance, (x) combined heat and power is inappropriate to this scale of development, (xi) a green roof is not installed as its benefits do not currently justify altering the construction of this historic building, (xii) other measures are not used, (xiii) it is unnecessary to join the Camden Climate Change Alliance, and (xiv) unnecessary to pay an off-setting contribution of £3000.

Half the energy consumption of the new dwelling is to heat the space, a quarter is used to heat domestic water and the remaining quarter is for general power and lighting. The renewable energy source is solar thermal panels on the roof facing southwest because they are a simple means of heating water, the roof is appropriately orientated and large enough to operate efficiently and water heating is a substantial part of total energy demand. Solar panels are not photovoltaic because of their complexity, expense and excessive pay-back time. Heat pumps are not used for similar reasons. A combined heat and power supply is inappropriate for one dwelling as the energy necessary to generate the electricity needed for general power and light would create excessive heat.

PLANNING STATEMENT

for Mr & Mrs P Athill and B Arbuthnot

The new dwelling achieves a Code for Sustainable Homes of 4 which exceeds the Code 3 requirement:

1. uses energy economically and limit carbon dioxide emissions (26.2 points) and
 - a. displays current energy use (2)
 - b. space and fixings provided for drying clothes in the utility room (1)
 - c. white goods are energy efficient (2)
 - d. external space and security lighting is energy efficient movement and daylight activated (2)
 - e. at least 10% of energy is sourced from renewable or low carbon sources (1)
 - f. internal storage is provided for 2 cycles (1)
 - g. space and services are provided for a home office (1)
2. limits potable water usage to 105 ltrs per person per day (4) by using
 - a. 6/4 dual flush wcs
 - b. flow reducing / aerating taps
 - c. 6-9 ltr/m showers
 - d. water saving baths
 - e. 18ltr dishwashers
 - f. 60ltr washing machines and
 - g. water butts collect rainwater for irrigation
3. is constructed of materials rated at least D by the BRE Green Guide 2006 (13)
4. limits surface water run-off rate and volume no greater than existing because
 - a. hard surfaces are porous and roofs are drained via water butts to mains drainage (2)
 - b. the site has a low annual probability of flooding (2)
5. manages construction and household waste to promote efficiency and recycling because
 - a. full recycling facilities are internal and accessible to the mobility impaired (4)
 - b. construction waste is minimized according to WRAP/Envirowise guidance (3)
 - c. composting facilities are accessible to the mobility impaired (1)
6. controls pollution because
 - a. insulants have GWP's of less than 5 (1)
7. provides health and wellbeing by achieving
 - a. daylight factors in excess of 2% and 1.5% to kitchens and other living rooms respectively (3)
 - b. sound insulation in excess of the Building Regulations (4)
 - c. amenity space which is at least partially private and accessible to the mobility impaired (1)
 - d. Lifetime Home accommodation (4)
8. provides management via
 - a. an occupiers guide that is non-technical and variously formatted (3)
 - b. minimising Construction Site Impacts (2)
 - c. maximising Security (2)
9. preserves ecology because
 - a. ecological value of development land is low according to the BRE Ecological Checklist (1)
 - b. ecology is protected (1)
 - c. ecological value changes neutrally (2)

Energy use is detailed in the SAP calculations to comply with Building Regulations together with the Code for Sustainable Homes calculations.

TELECOMMUNICATIONS DEVELOPMENT

Not required because masts and antenna are not involved.

TRANSPORT ASSESSMENT INCLUDING TRAVEL PLAN

Development is below DoT Guidance on Transport Assessment thresholds and it is not major according to appendix A of TFL's Transport Assessment Best Practice Guidance. The new use will enjoy the transport available to the commercial use which remains unaltered except that residents will not be entitled to a residents parking permit. The effect of the new use on existing transport is negligible. The new dwelling will not be liable for a residents parking permit to park on the street.

TREE SURVEY/ARBORICULTURAL STATEMENT

Excavation is not involved and adjoining neighbours have no trees or hedges so remain unaffected.

TOWN CENTRE USES EVIDENCE

The work retains existing retail.

PLANNING STATEMENT

for Mr & Mrs P Athill and B Arbuthnot

VENTILATION/EXTRACTION STATEMENT

Extract ventilation remains limited to the mechanical ventilation of domestic kitchens and bathrooms according to the Building Regulations. This is achieved by domestic extract fans activated by occupancy sensors exhausting within the site. Air conditioning remains unaltered.

WASTE STORAGE AND COLLECTION

See body text.

END