

Planning, Design and Access Statement

Ref: 832-RT1-HQ220316

Site Address:

15 Adeline Place

London

WC1B 3AJ

Date:

April 2016

Applicant:

Mr AJ & Mrs P Weisz

Agent:

Cooley Architects Ltd

123 Aldersgate Street

London

EC1A 4JQ

Name: Gebina Ham

Telephone: 020 3176 4481

Email: gebina@cooleyarchitects.com

Web: www.cooleyarchitects.com

Description of the Development

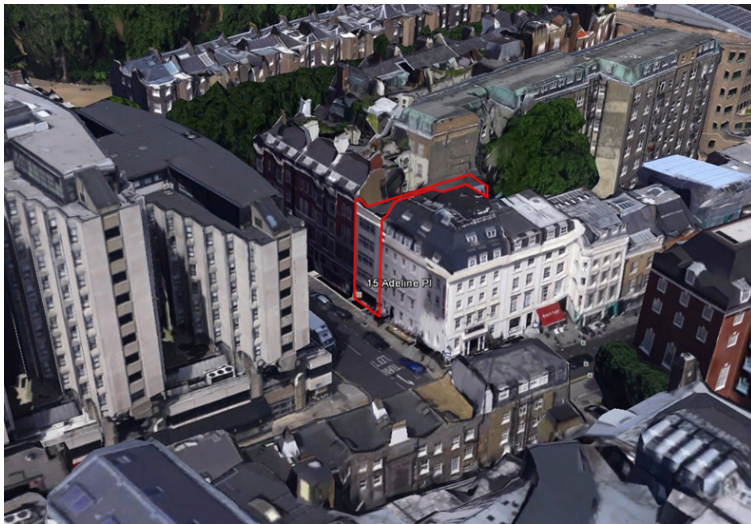
External alterations to existing office building, including the replacement of the front façade, changes at roof level to create a communal terrace, replacement of air-conditioning units, and blocking off the front light well at basement level.

Existing Use

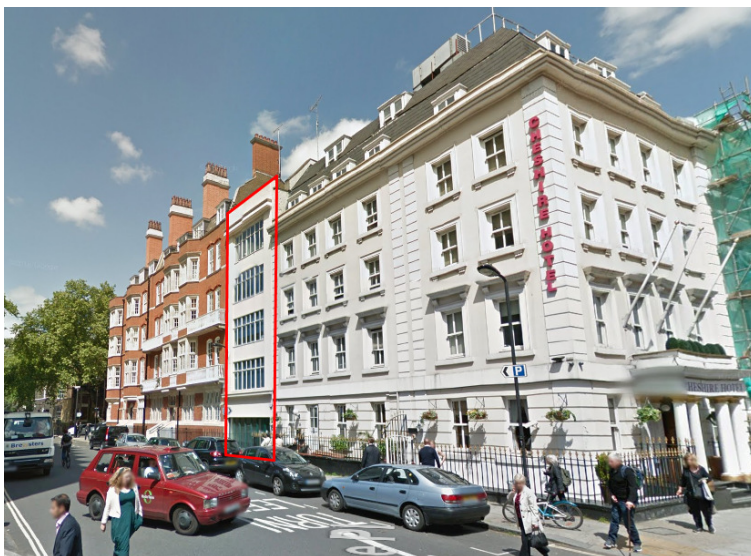
The building is in category B1 (office) use. It is currently vacant while a new tenant is being sought.

Location & Context

15 Adeline Place is a five-storey (plus basement) office building located in the Fitzrovia district of Central London close to Bedford Square and the British Museum. It lies within the Bloomsbury Conservation Area. Adjacent buildings in the terrace are of a similar height although their facade design varies greatly, with No15 standing out due to 20th century design. The site is located opposite the St Giles Hotel, which is an example of the brutalism architecture style. The street is characterised by a mixture of different styles and an extensive material palette including red brick, white render, stone and concrete.

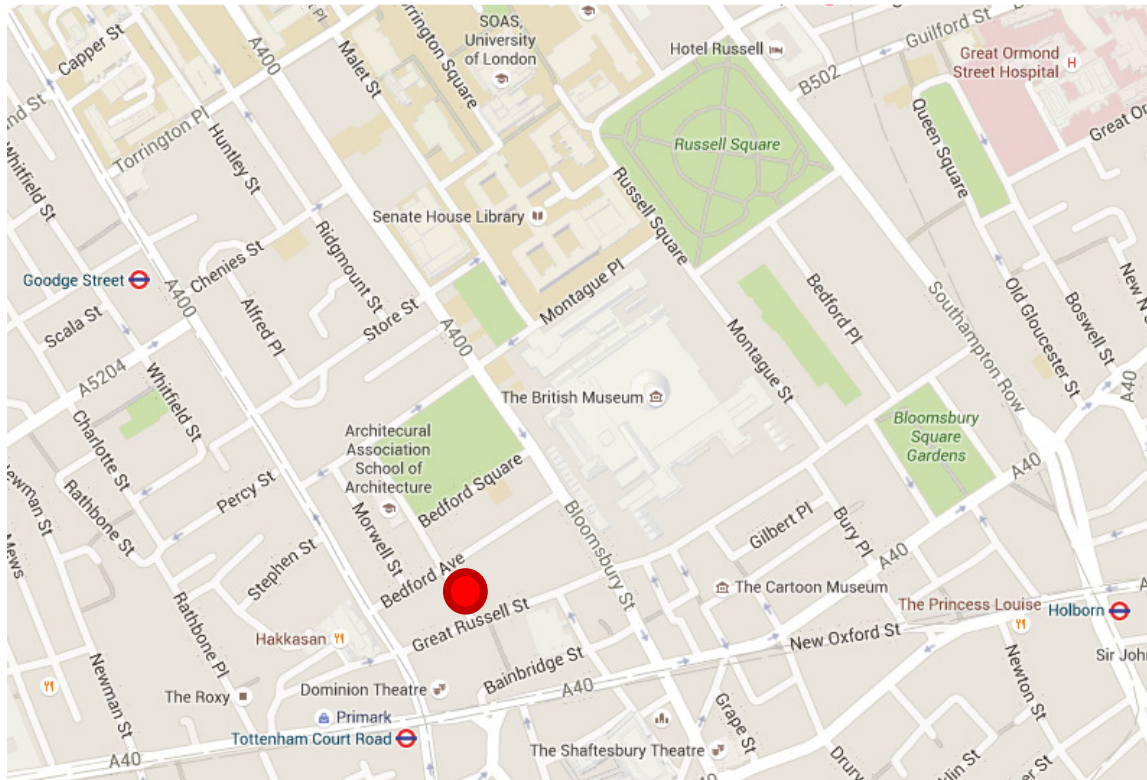


Aerial View



Street View

Bloomsbury Conservation Area



Map of the area, site highlighted in red

The building is not mentioned as a positive contributor in the conservation area appraisal and the only nearby points of interest appear to be the York Stone paving and the historic coal hole covers near the application site. Neither will be affected in any way by the proposals which form part of this application.

The building is not listed, neither are any of the adjacent buildings.

Statement of Intent

The building has recently been vacated and the freehold owner is embarking on a refurbishment programme prior to finding a new tenant. The front elevation of the building looks tired and is in need of an upgrade. The proposals submitted with this application explore further external alterations which will raise the profile of the building and create modern office space.

Planning History

Two applications for a mansard roof extension to provide additional office space at 15 Adeline Place were rejected in 1999 and 2000.

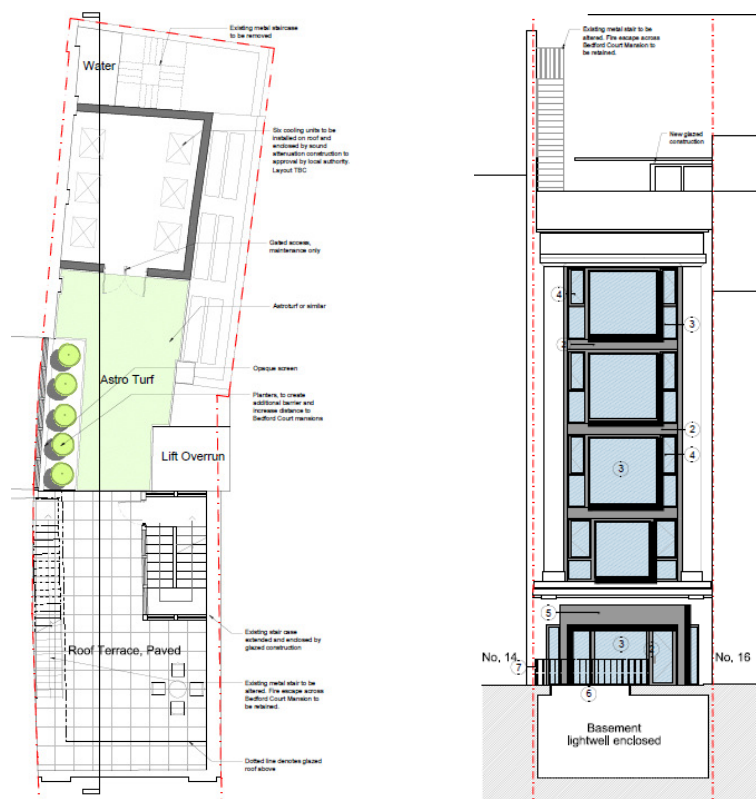
The current glazed shop front was granted planning approval in 1999 and the works also included the excavation of a basement light well and the installation of railings protecting this new light well.

Proposed Design

The following alterations are part of this planning application:

1. Changes at roof level to facilitate a roof terrace for the benefit of the office tenants. Relocation of air-conditioning units.

Taking into account the above mentioned relevant planning history of the building, the current design only includes a modest light-weight structure at roof level. The design remains sensitive to the heights of adjacent buildings whilst improving the roof area. The proposal is to construct a glazed canopy toward the front of the roof, providing shelter over a paved terrace area. The middle section of the roof is to be laid with AstroTurf or similar, whilst the rear accommodates necessary plant space for a new air conditioning system. A timber screen and row of planters are to be positioned to create an additional barrier and increase distance to the neighbouring Bedford Court mansions. A noise assessment was submitted with the application to clarify that the proposed air-conditioning units will not have a negative impact on the nearby residential properties.



2. Replacement of front facade.

The existing steel windows are no longer fit for purpose. The facade is unattractive and only provides poor thermal insulation. The existing building is of no special merit and the proposed design therefore includes the replacement of the facade with an elegant contemporary double glazed system. The main entrance is also to be re-designed to create an engaging focal point at street level.

3. Enclosure of front well.

The proposed design includes a new glazed roof enclosing the front light well in order to maximise the internal area at basement level. The light well does not appear to be an original feature of the building; it was granted approval in 1999. The railings which currently enclose the existing light well will be retained and the visual impact of the proposed alteration will therefore be minimal.

Access

Public Transport:

The site has excellent access to public transport services. There are many bus routes serving the area, as well as Tottenham Court Road and Goodge Street Underground Stations being located only a short walk away.

Car Parking:

Off street car parking cannot be accommodated on the site.

Access to/within the building:

Access to/within the building will remain unchanged.

Sources of Guidance

For planning and design, reference has been made to National planning policy framework, Camden's local planning policies including the Bloomsbury Conservation Area Audit and other relevant supplementary planning guidance.

Summary

The proposed alterations aim to improve the value and internal quality of the building, whilst maintaining a positive impact on the Bloomsbury Conservation Area.