

Design and Access Statement

relating to

Installation of Air Conditioning and
Refurbishment Internally

at

29b Montague Street, London, WC1

for

The Bedford Estates

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Design and Access Statement and Revision Sheet

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Section 1 - Introduction

This Design and Access Statement has been prepared to accompany a Listed Building application for 29b Montague Street.

The part of the property to be worked on comprises the lower ground and basement and totals circa 291sqm. The subject property, at some point in the past, has been linked to 74-77 Great Russell Street at each level and now functions as one property.

Great Russell Street is a terrace of 4 houses. c1662-4, altered mid C19. Stucco with rusticated ground floor. 4 storeys and basements. 3 windows each. No.77 with 3-window return to Montague Street. The subject space in 29b Montague Street to be worked on dates from the 1970s and is a modern office block.

Section 2 – Design Statement

Use

The current use of the property is B1 offices and this will remain the case.

Proposals

Our proposal is to install 2 air conditioning units externally in the rear lower ground (basement level) lightwell at the rear of the property. The details of the unit are shown on the drawings. The units are to be located in an area in the lightwell where they will not be visible (except from higher level windows from the buildings surrounding the site) and will be located below the rear ground level.

We can confirm that no historic fabric or joinery will be damaged as a result of the proposed works as the installation concerns a modern building with no historic features.

We confirm that an acoustic report has been commissioned and is attached to the application. Compliance with the noise emission design criterion has been demonstrated and no further mitigation measures are required for external noise emissions.

Internal works to remove modern demountable partitions and suspended ceiling are also proposed along with replacement of modern internal office doors. In addition, new secondary glazing is proposed. The secondary glazing will follow the same glazing lines as the existing sash windows and therefore will not be visible externally.

Section 3 – Use / Layout

These proposals will not change the use or layout of the property.

Section 4 – Access

These proposals will not change access to and from or within the property.

Section 5 – Landscaping

There are no landscaping proposals within this application.

Section 6 – Vehicular and Transportation Links

The vehicular and transport links to the building will not be affected by the proposed works.

Section 7 – Conclusion

The proposed works are very minor in nature and do not adversely affect the original fabric of the building. The new a/c units will not be fully visible from the adjacent buildings and are located in an unobtrusive location in a basement lightwell. Internal alterations do not affect any part of the historic fabric – internal finishes are all modern; there are no historic joinery features in the affected demises.

The proposal will benefit the incoming tenants, as the current demises do not have air conditioning. .