

# 4 TAVISTOCK PLACE

16051

## DESIGN & ACCESS STATEMENT

SEPTEMBER 2016

Revision A



MAREK WOJCIECHOWSKI ARCHITECTS  
LONDON

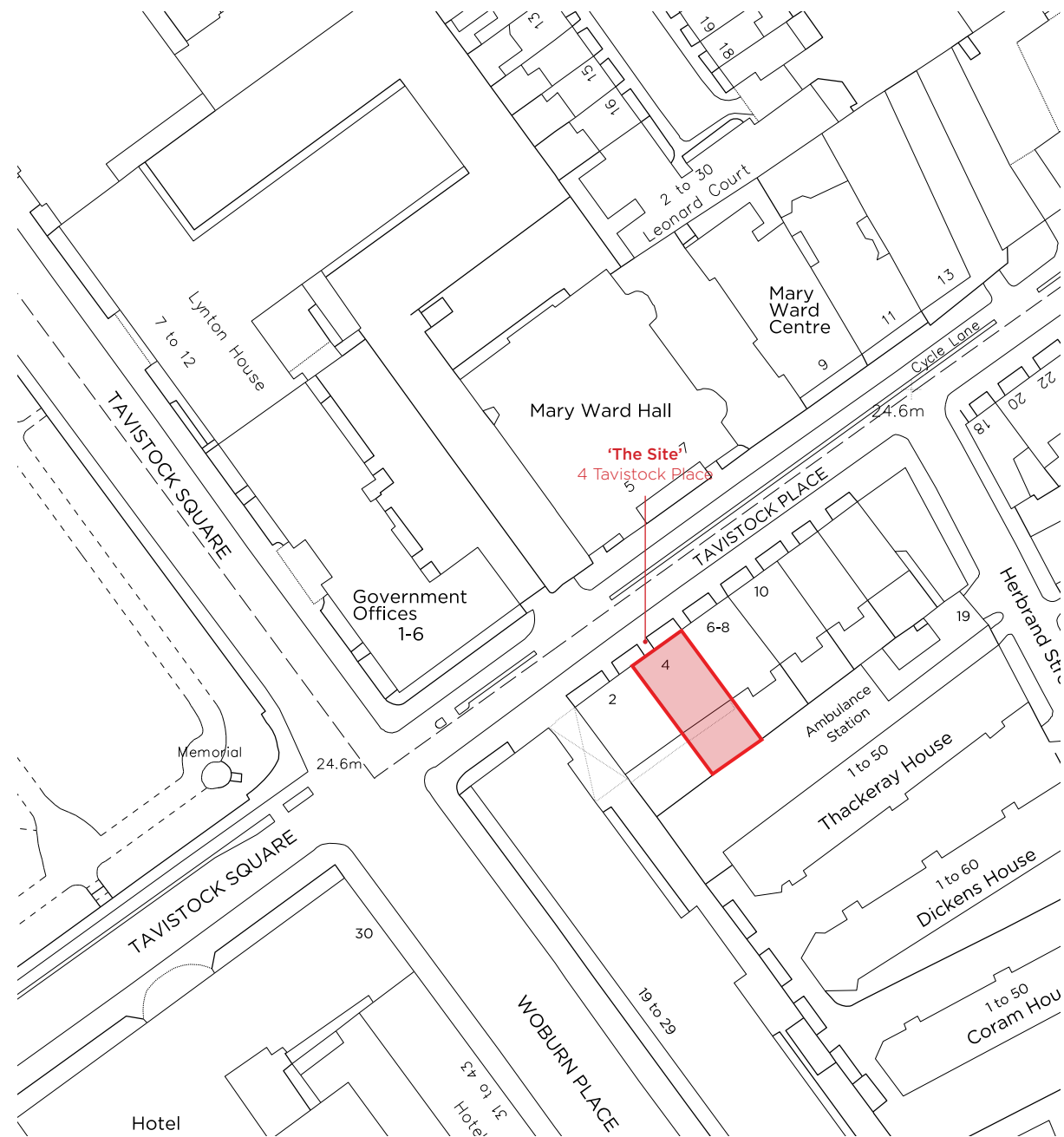
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SECTION ONE:

INTRODUCTION & SITE HISTORY





Site Location Plan  
Approx. 1:1000 @ A3



4 Tavistock Place  
Aerial View 01  
(Site outlined in red)



4 Tavistock Place  
Aerial View 02  
(Site outlined in red)

1.1 PROJECT INTRODUCTION

- i. Marek Wojciechowski Architects have been instructed to prepare a full planning and listed building application for the property at 4 Tavistock Place, WCIH 9RH. The site consists of a 7-storey property, arranged over lower ground to fifth (mansard) floor levels, with B1 office use. The property is located within Bloomsbury Conservation Area and is Grade II listed, but was rebuilt around 1975 with a facsimile front facade (only).
- ii. This application relates to the proposed development to enlarge the existing B1 Office, as outlined in this document. Works related to the above development include (but are not limited to):
- Excavation and erection of single storey rear extension at lower ground floor level with terrace above,
  - Rear infill extension at ground floor level to align with 2 Tavistock Place,
  - Rear extensions at third, fourth and fifth floor level,
  - Rear roof terraces at third and fourth floor level,
  - Enlargement of all windows on rear elevation,
  - Extension of existing mansard roof,
  - Relocation of plant from basement to roof level,
  - Internal alterations on all levels.
- iii. This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.







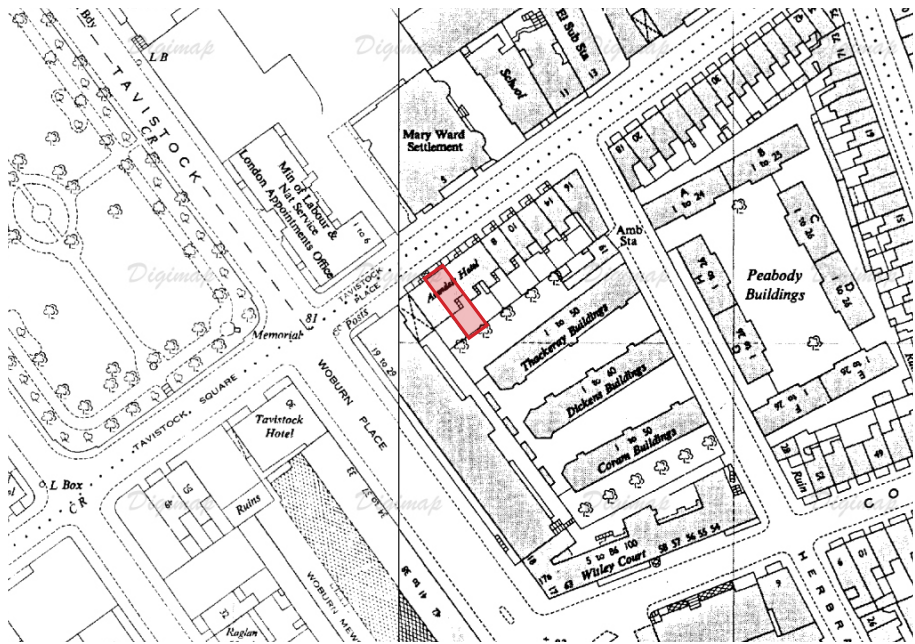
1870s  
Ordnance Survey Map  
4 Tavistock Place & Surroundings  
(Approx. site outlined in red)



1890s  
Ordnance Survey Map  
4 Tavistock Place & Surroundings  
(Approx. site outlined in red)



1910s  
Ordnance Survey Map  
4 Tavistock Place & Surroundings  
(Approx. site outlined in red)



1950s  
Ordnance Survey Map  
4 Tavistock Place & Surroundings  
(Approx. site outlined in red)

## 1.2 SITE HISTORY

i. The Application Property was Grade II listed as a terrace with nos.2-14 Tavistock Place in 1976, and is described by English Heritage in the following statement:

*"Terrace of 7 houses. c1801-6. By James Burton, rebuilt with facsimile facade c1975. Multi-coloured stock brick with 1st and 2nd floor concrete sill bands. 3rd floor moulded sill band. 4 storeys and basements. 3 windows each. Round-arched entrances with cornice-heads, radial patterned fanlights and panelled doors. Doorway of house at west end (now part of No.2) replaced by a window). Gauged brick flat arches to recessed sash windows, 1st floor with continuous cast-iron balconies...attached cast-iron railings with urn finials to areas"* [1]

As noted in the above listing, the property was been rebuilt in its entirety in 1975 (immediately prior to its being listed). Although the facade was rebuilt facsimile, nothing beyond the facade is of any historic merit whatsoever.

ii. The above statement is supported by the historic Ordnance Survey maps shown left. These describe a clear change in the footprint of the property between the 1950s and now, showing that the current footprint of 4 Tavistock Place (TP) actually occupies half of the site which was previously referred to as 4TP, as well as the entirety of the site previously known as 6TP.

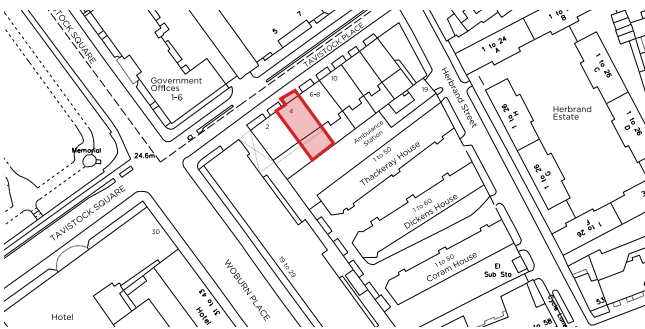
iii. Whilst it is not clear why the terrace was demolished in the 1970s, the maps (left) show that the site was, at that time, used as a single hotel (image below). It is likely that the hotel fell into a state of severe disrepair, and the buildings it occupied were so heavily altered that there was no merit in retaining and refurbishing the existing fabric.

iv. Given the above, it is deemed that only the front facade of the building is of any historic interest. The proposed works will preserve this feature.

v. The property also lies within the Bloomsbury Conservation Area, a famed example of formal town planning with a predomination of terraced townhouses. However, its immediate surroundings reflect piecemeal redevelopment on a predominantly large scale (such as the Thackeray Buildings, and nos 19 to 29 Woburn Place).

vi. With this historic research in mind, the proposals set out in this document look to respect and enhance the quality and heritage of the site and conservation area, providing an exemplary office development, whilst maintaining the streetscape.

[1] Historic England. List Entry 1378961, Number 2-14 and Attached Railings. Available at: <https://historicengland.org.uk> [Accessed 10 August 2016]



2016  
Ordnance Survey Map  
4 Tavistock Place & Surroundings  
(Approx. site outlined in red)





'The Site'  
4 Tavistock Place



1950

**Tavistock Place**  
Historic Photograph looking East along Tavistock Place, showing the property in use as part of the Avondale Hotel, prior to demolition.

'The Site'  
4 Tavistock Place



1969

**Tavistock Place**  
Historic Photograph looking West along Tavistock Place, showing the property in use as part of the Avondale Hotel, prior to demolition.







4 Tavistock Place  
Front View



4 Tavistock Place  
Rear View



4 Tavistock Place  
Rear View



4 Tavistock Place  
Front Lightwell



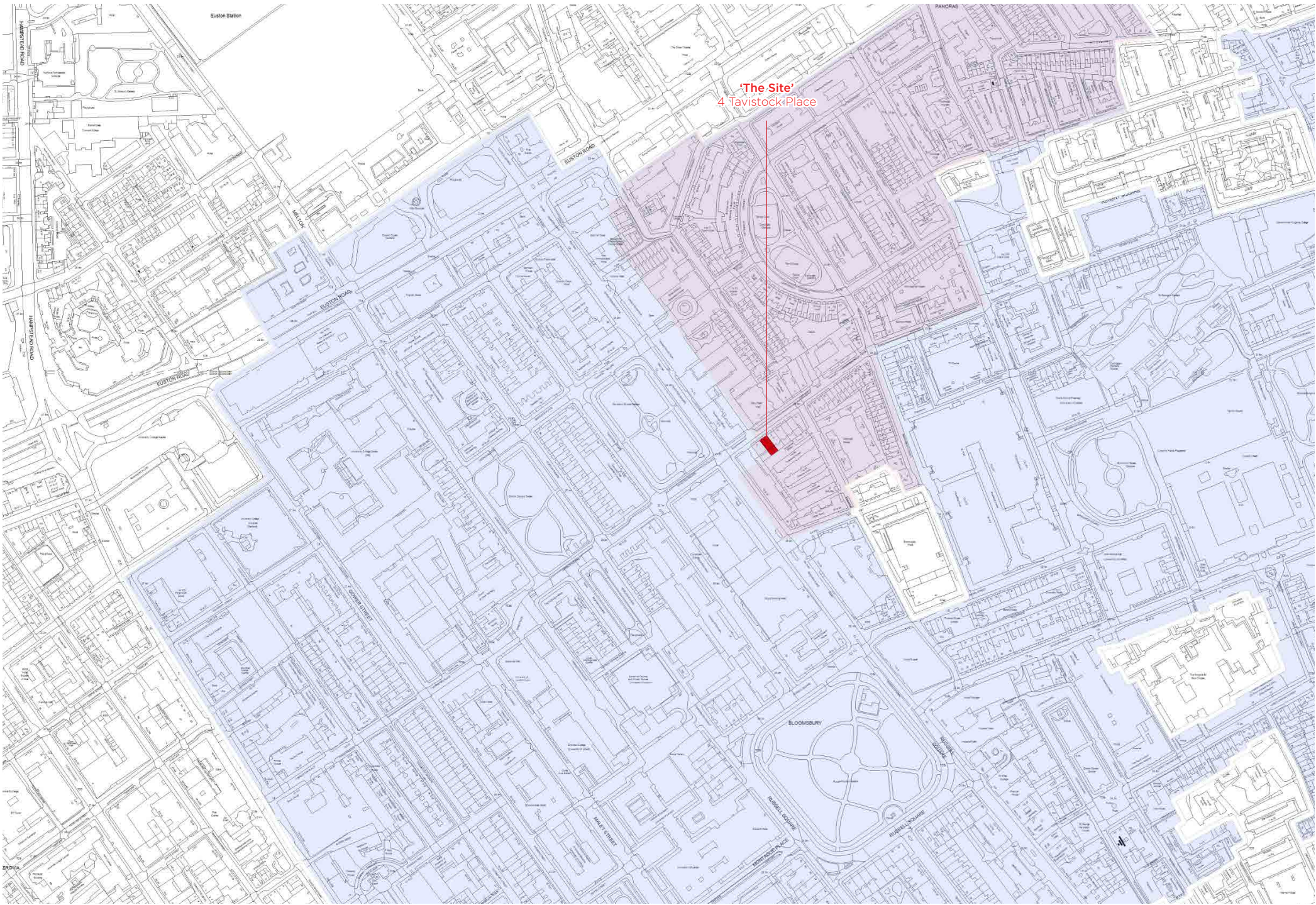
4 Tavistock Place  
Front View



4 Tavistock Place  
Front View







Conservation Area Plan

- The Site
- Bloomsbury CA
- Bloomsbury CA Sub Area 13

1.5 CONSERVATION AREA APPRAISAL

i. The Property is situated within the Bloomsbury Conservation Area as the map highlights. The Bloomsbury Conservation Area is known for its formal town planning with a predomination of terraced townhouses. The Camden Council's Bloomsbury Conservation Area Audit notes that:

*"The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area. Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms."* [1]

ii. The Bloomsbury Conservation Area is divided into 14 Sub Areas. The property, 4 Tavistock Place is in Sub Area 13, which states that:

*"Tavistock Place is a busier, wider street that is more mixed in character with a larger proportion of buildings dating from the late 19th and early 20th centuries. The height and articulation of the early 19th century four-storey townhouses on the south side, built by Burton to his own designs, is echoed in the larger scale but continuous block on the north side at No 15."* [1]

iii. The Bloomsbury Conservation Area Audit includes guidelines for development proposals in the conservation area. With regards to Alterations to Existing buildings, what would deem unacceptable is [1]:

- a. Inappropriate external painting, cleaning and pointing of brickwork.
- b. Inappropriate design of extensions including the size and proportions of openings.
- c. The use of inappropriate materials/ inappropriately detailed doors and windows.
- d. Inappropriate roof level extensions.
- e. Addition of prominent roof level plant/ fire escapes that detract from both the building and character and appearance of the area.
- f. Satellite dishes and aerials.
- g. Inappropriately proportioned replacement shopfront elements
- h. Loss of original details.
- i. Inappropriate signage and excessive signage.
- j. Installation of externally mounted and solid roller shutters.

iv. With regards to this, proposals outlined in the drawings and images included as part of this Planning submission look to respect and enhance the heritage of the listed property and the character of the Bloomsbury Conservation Area.

[1] Camden Borough Council, Bloomsbury Conservation Area Appraisal and Management Strategy, Adopted 18 April 2011, Part 1: 1.2 Page 2, Part 1: 5.238 Page 96, Part 2: 5.4 Page 116. Available at: <https://www.camden.gov.uk> [Accessed 10 August 2016]

