

4 TAVISTOCK PLACE

17016

DESIGN & ACCESS STATEMENT

Planning Submission

March 2017



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

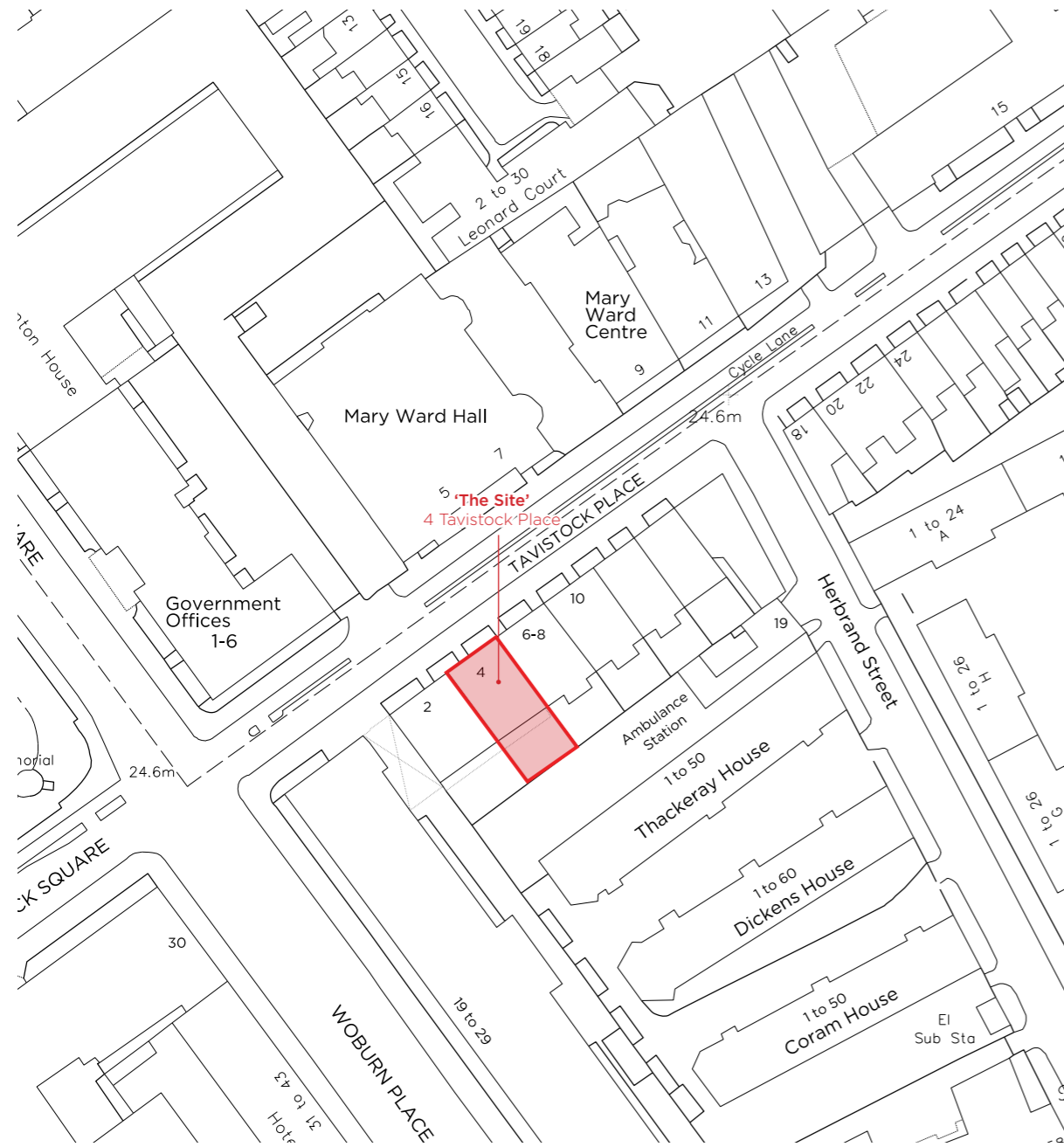
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SECTION ONE:

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 across all floors. The property is located within Bloomsbury Conservation Area and is Grade II listed, however was rebuilt around 1975 with a facsimile front facade (only).

ii. This application relates to the proposed enlargement of the existing B1 Office following the recently consented application (ref: 2016/5179/P), as outlined in this document. Works related to the above extension include (but are not limited to):

- Rear single-storey extension at ground floor level to align with lower ground terrace at No.2 Tavistock Place;
- Rear extension at third, fourth and fifth floor levels;
- New rear terrace at third, fourth floor level;
- Enlargement of all existing windows on rear elevation;
- Reconstruction of roof structure;
- Relocation of plant from basement to roof level;
- Proposed rooflight to fifth floor level;
- Internal alterations on all floors.

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)



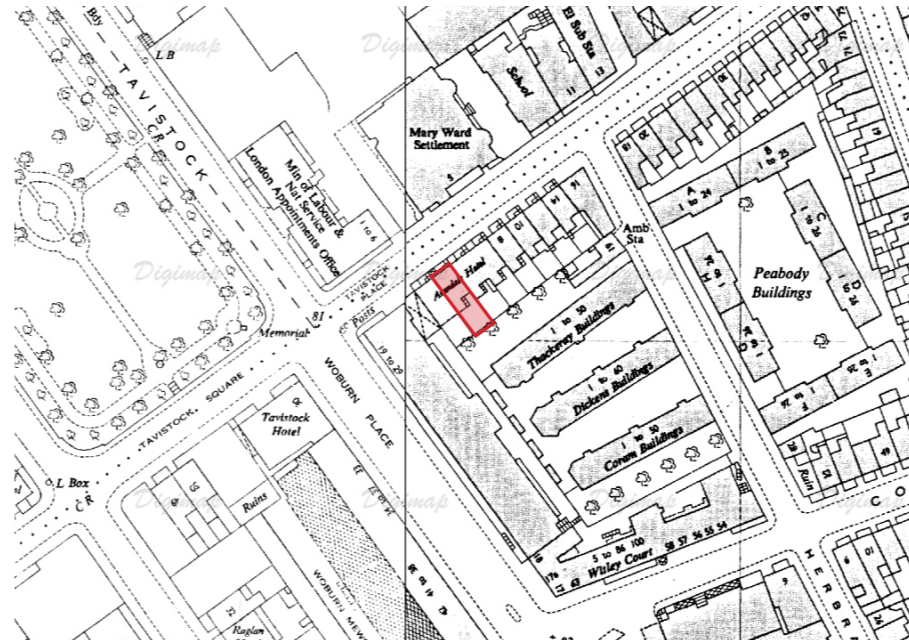
1890s

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]

ii. As noted in the above listing, the property was 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.

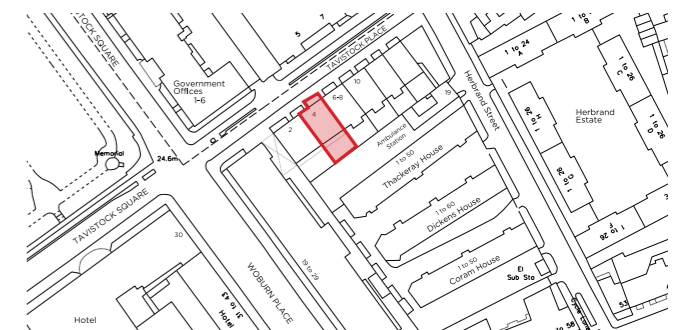
iii. The above statement is supported by the historic Ordnance Survey maps shown to the left. These describe a clear change in the footprint of the property between the 1950s and the present day. Whilst it is not clear why the terrace was demolished in the 1970s, the maps show that the site was, at that time, used as a single hotel. It is likely that the hotel fell into a state of 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 in its entirety.

v. The property also lies within the Bloomsbury Conservation Area, a famed example of formal town planning with a predominance 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
Street view along Tavistock Place



4 Tavistock Place
Rear View



No. 6 Tavistock Place
Rear Extension (ref: 2014/4709/P)



4 Tavistock Place
Rear Elevation

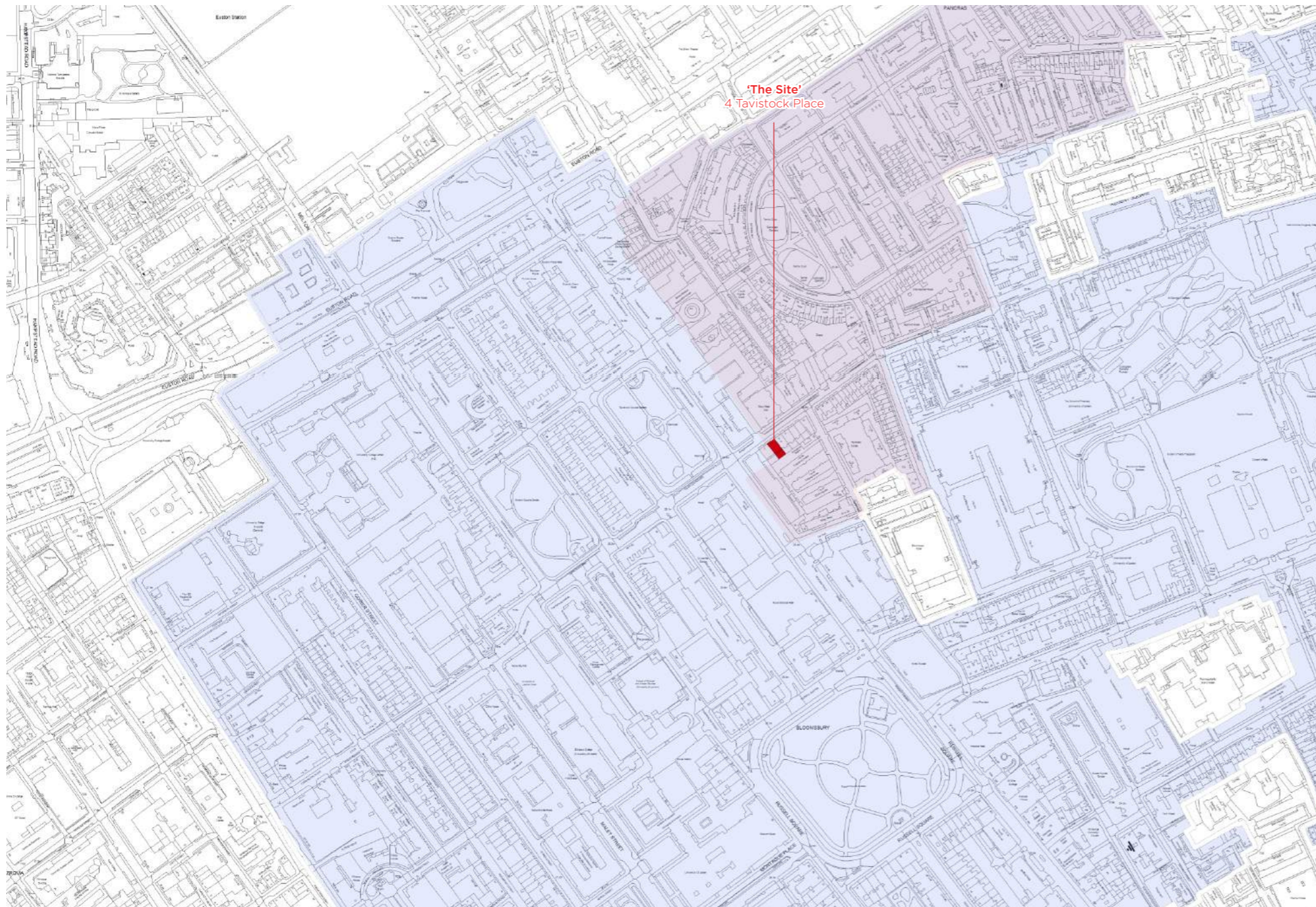


4 Tavistock Place
Rear Terrace



4 Tavistock Place
Front View





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 predominance 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.

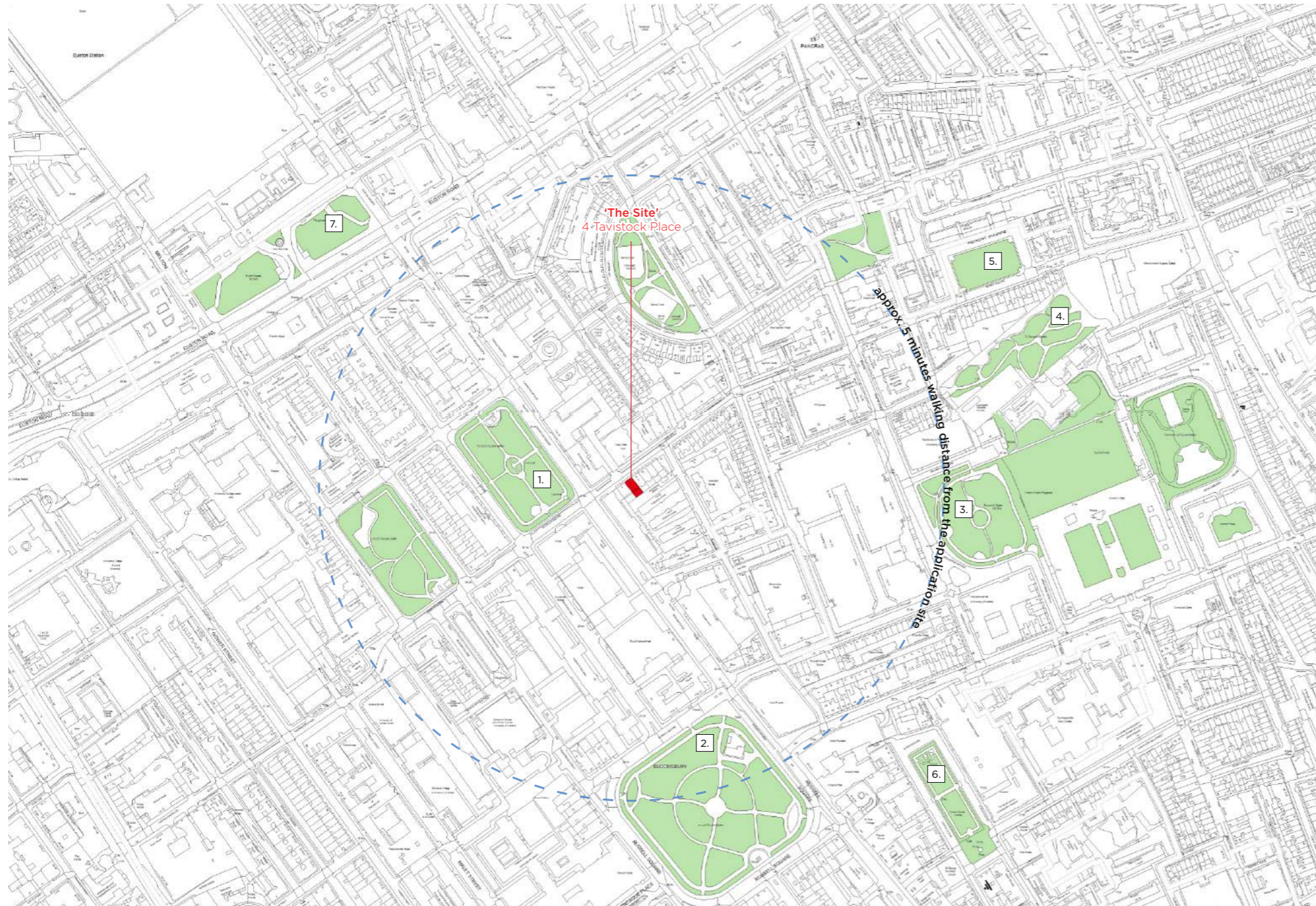
iv. With regards to this, proposals outlined in the drawings and images included as part of this Planning submission look to respect and enhance the heritage of the listed property and the character of the Bloomsbury Conservation Area.

[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]

Conservation Area Plan

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





Amenity Map
(Application Property highlighted in red)

1.6 AMENITY ASSESSMENT

i. The application site has excellent access to numerous nearby, high-quality gardens and green spaces. They are all maintained to an excellent condition and should provide adequate amenity space for the occupants of Tavistock Place.

ii. The closest of these are listed below ^[1]:

- 1. Tavistock Square Gardens**
Described by the LBC as "leafy, shaded and less busy than nearby Russell Square. The Gardens include fine mature trees and shrubs around the border with lawns and flower beds in the centre. A number of memorial features can be found in Tavistock Square."
- 2. Russell Square Gardens**
As described by the LBC: "Russell Square has a café which is open all year and the expansive lawns and vibrant floral displays make it a popular lunchtime spot. Russell Square now benefits from the attentions of a permanent gardener."
- 3. Brunswick Square Gardens**
As described by the LBC: "Today Brunswick Square is open to the public as a garden. Near the centre of the garden is the finest example of a London Plane tree to be found anywhere in Camden. Brunswick Square was recently renovated with new railings, paths, park furniture, tree and landscape improvements."
- 4. St George's Gardens**
Having recently undergone a restoration project, St George's Gardens is described by the LBC as "a real oasis. The many large plane trees create shade and imposing ivy clad tombs and gravestones are found throughout the Gardens."
- 5. Regent Square**
Regent Square is described by the LBC as "another typical 19th century residential square consisting of lawns, shrub beds, paths and mature trees."
- 6. Queen Square Park & Gardens**
As described by the LBC, "the square is packed with features - lawns, rose beds, flowers, shrubs, trees, statues and monuments. The square is much used, especially in the summer."
- 7. Euston Square Gardens**
As described by the LBC, "The benches, lawns and shrub beds of Euston Square provide a pleasant environment for travellers using Euston Station. The square is divided in two by a bus lane which passes between stone lodges from the original entrance to Euston Station. Given its location this park probably has more visitors than any other in Camden"

[1] Camden Borough Council. A Guide to Camden's Parks and Open Spaces. Available at: <https://www.camden.gov.uk> [Accessed 11 August 2016]





Transport Map
(Application Property highlighted in red)

1.7 TRANSPORT ASSESSMENT

i. Transport Links

The application site has good access to nearby transport links, with a Public Transport Accessibility Level [PTAL] rating of 6b (0 lowest; 6b highest) [1].

It is noted in Camden's Core Strategy CS11 that as part of its approach to minimising congestion and addressing the environmental impacts of travel, the Council will look favourably on developments that minimise the provision for private car-parking and, in particular through car-free developments in the borough's most accessible locations. Thus, this proposed development is car-free.

ii. Underground/National Rail

Within 5 minutes walking distance [2] is Russell Square Underground Station which provides access to the Piccadilly Line. Within 8 minutes walking distance [2] are Euston Underground and Rail Stations. Within 5-10 minute walking distance [2] are Holborn and Farringdon, which open up connections to the Northern Line, the Victoria Line, the London Underground as well as National Rail services to numerous locations [3].

iii. Bus






Just 6 minutes walking distance [2] from the site is a major bus route which runs between the City of London and numerous locations in Hackney and Islington, to the West End, Paddington Station, Victoria Station and Hammersmith [4].

iv. Bicycle Hire

There are 3 no. cycle hire stations located within a 3 minute walk [2] radius from the site [5].

[1] TFL WebCAT. Access level (PTAL) map. Available at: <https://tfl.gov.uk> [Accessed 11 August 2016]
 [2] Google. Google maps travel calculator. Available at: <https://maps.google.co.uk> [Accessed 11 August 2016]
 [3] TFL maps. Available at: <https://tfl.gov.uk> [Accessed 24 June 2016]
 [4] TFL consultations. Bus Maps. Available at: <https://consultations.tfl.gov.uk/> [Accessed 11 August 2016]
 [5] TFL. Cycling Docking Stations. Available at: <https://tfl.gov.uk/> [Accessed 11 August 2016]

Key:

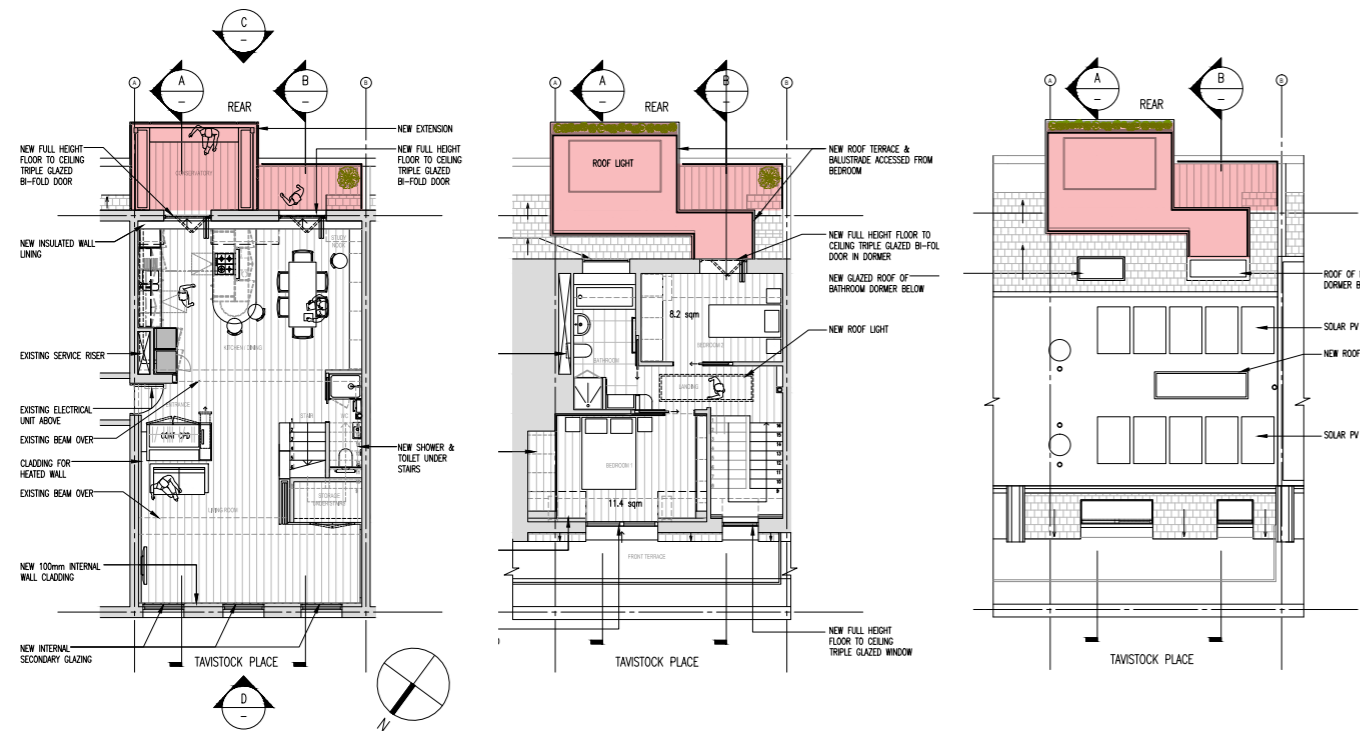
-  Cycle Hire Stations
-  Underground Station
-  Mainline train station
-  Bus Route (59, 68, 91, 168)
-  Major Bus Route (10, 18, 30, 73, 205, 253, 390, 476)



SECTION TWO:

PLANNING POLICY ASSESSMENT

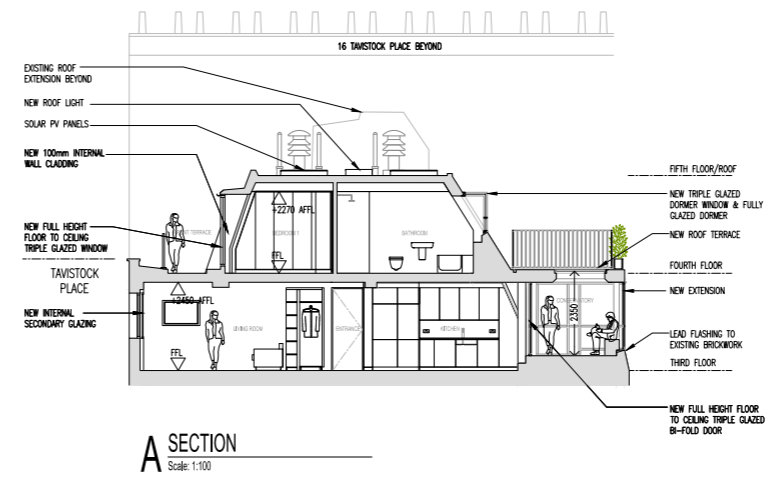




23 Tamar House (above No.6 TP), 12 Tavistock Place
Consented Floor Plans & Section (ref: 2014/4709/P)
Section showing new build extensions in **RED**



2 Tavistock Place
Consented Drawings (ref: 2010/0543/P)
Section showing new build extensions in **BLUE** and **RED**



2.1 PLANNING HISTORY

i. All recent planning history listed online for the application site relates to the installation of air conditioning units and other plant. Other than this, the only application shown is as follows:

4 Tavistock Place
2016/5179/P & 2016/5753/L - Application Consented
Refurbishment and enlargement of B1 office space including excavation of single storey rear extension at lower ground floor level, single storey rear extensions at ground, third, fourth and fifth floor level with associated terraces at ground, third and fourth floor level, enlargement of all rear window openings and relocation of plant from basement to roof level.

4 Tavistock Place
2015/7237/P & 2016/0840/L - Application Withdrawn
Change of use from office (Class B1a) to 9 residential flats (use Class C3), (1 x studio, 1x 3 bed flat, 5x 2 bed and 2x 1 bed. Excavation of single storey rear basement extension and lightwell, Erection of part storey sixth floor roof extension, erection of single storey third and fourth floor rear extensions, erection of upper level rear terraces and alterations to rear windows and internal works associated with conversion to residential flats.

4 Tavistock Place
2015/0837/P & 2015/1301/L - Application Refused
Change of use from office (Class B1a) to 9 residential units (Class C3), comprising 1 x studio, 2 x 1 bed, 5 x 2 bed and 1 x 3 bed flats. Excavation of single storey rear basement extension and lightwell, erection of part storey sixth floor roof extension, erection of single storey third and fourth floor rear extensions, erection of upper level rear terraces and alterations to rear windows and internal works associated with conversion to residential flats.

8800378
Erection of an extension at rear third floor level to provide additional WC accommodation ancillary to the existing office floor space.

ii. A number of properties in the surrounding area have been granted similar developments in recent years, including:

23 Tamar House, 12 Tavistock Place
(Application relates to Flat 23 of No.6 Tavistock Place)
2014/4709/P & 2014/4821/L - November 2014
Planning permission for the 'Erection of rear extension at third floor level, creation of 2x rear balconies and alterations to existing windows and doors.'

2 Tavistock Place
2010/0543/P & 2010/0546/L - August 2010
'Amendments to listed building consent 2008/0910/L dated 16/05/2008 for "the erection of full-width extension at rear basement and ground floor level, part width extension at rear third, fourth and fifth floor level, extension of existing roof to full-width of building (approved but not built) and internal alterations all in connection with change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create nine self contained flats (3 x 1-bed, 4 x 2-bed and 2 x 3-bed)", to include further enlargement of the approved roof extension and internal alterations.' *The section shown left succinctly describes the extensions consented under this, and the previous (2008) application.*

iii. The similarity of the applications listed above suggest the proposals outlined in this document would be deemed acceptable (in principle) in planning terms. The policy implications of these proposed changes are considered on the next page.



2.2 PLANNING POLICY

i. The principal areas of Camden's Planning Policies which have been considered in relation to the proposals as part of this Planning submission are as follows:

- Retention and extension of Business premises;
- Excavation to a Listed Building;
- Alterations and extensions to Listed Buildings within the borough;
- Alterations and extensions in a Conservation Area.

ii. Camden Local Plan Policy A5 (Basements)

The London Borough of Camden will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a. neighbouring properties;
- b. the structural, ground, or water conditions of the area;
- c. the character and amenity of the area;
- d. the architectural character of the building; and
- e. the significance of heritage assets.

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.

The Council will require evidence that Basement development should:

- f. not comprise of more than one storey;
- g. not be built under an existing basement;
- h. not exceed 50% of each garden within the property;
- i. be less than 1.5 times the footprint of the host building in area;
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. not extend into or underneath the garden further than 50% of the depth of the garden;
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. avoid the loss of garden space or trees of townscape or amenity value.

The excavation works proposed as part of this revised application have significantly reduced following the previous, now consented, application (ref: 2016/5179/P & 2016/5753/L). The proposal outlined in this document looks to excavate an element of the existing basement floor to increase the ceiling height of the lower ground offices.

iii. Mixed-Use Development

The London Borough of Camden (LBC) 'Core Strategy' states that *"the Core Strategy aims to manage growth so it works positively for Camden, achieve mixed communities by seeking a range of housing types suitable for households and individuals with different needs"*

(Policy CS6 Section 6.2).

Policy CS.1 of Camden's Core Strategy promotes the appropriate development in highly accessible locations of the borough, including the Kings Cross Area. It continues;

"The Council will promote the most efficient use of land and buildings in Camden by seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site; and expecting the provision of a mix of uses in suitable schemes, in particular in the most accessible parts of the borough, including an element of housing where possible."

Policy CS.3 states that highly accessible areas appropriate for development, such as the Kings Cross Area, are considered to be suitable locations for the provision of offices, providing that such development is of suitable scale and character for the area. Policy CS.7 further supports the above policies with regards to the protection and enhancement of Camden's centres to serve the needs of residents, workers and visitors.

Policy CS.8 states that Camden's industries will be supported by safeguarding existing employment sites in the borough that meet the needs of modern industry and employers.

Policy DP.1 of Camden's Development Policies (adopted 2010) requires a mix of uses in developments where appropriate in the borough, which includes the provision for housing. The policy continues, *"By definition, business uses within Use Class B1 should be capable of operating in residential areas without having an adverse impact on residential amenity."*

Camden Development Policy DPI3 provides further guidance in order to protect land and buildings suitable for continued business use:

"Where premises or sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that:

- c) the level of employment floorspace is maintained or increased;
- d) they include other priority uses, such as housing and affordable housing;
- e) premises suitable for new, small or medium enterprises are provided;
- f) floorspace suitable for either light industrial, industry or warehousing uses is re-provided where the site has been used for these uses or for offices in premises that are suitable for other business uses."

iv. Kings Cross Strategic Plan

King's Cross is the borough's largest development area and is rapidly taking shape as the high density mixed-use redevelopment continues to bring life back to the area. Large parts of the site have already been developed, with more new housing and commercial premises becoming


occupied all the time. Community facilities including Camden Council offices, leisure centre and library, a new primary school, together with high quality new public squares, play spaces and improved routes through the area all add to the vibrancy of the area. Central St. Martin Arts College, small business space and the forthcoming Google headquarters add to the creativity of the area. Camden continues to work with the surrounding residential communities to harness the benefits of this major redevelopment and work in partnership with landowners.

The Council's aspiration for King's Cross is to continue to secure the development of a high quality, successful, attractive, vibrant and safe places with a mix of uses, in particular offices, homes, retail, leisure and community facilities which:

- a. support and increases the borough's contribution to London's role as a world business, commercial and cultural centre;
- b. integrate with surrounding areas and communities, economically, socially and physically;
- c. create significant job and training opportunities for local people and contributes significantly to the regeneration of neighbouring communities;
- d. help to meet the range of housing, education, social and healthcare needs in Camden and beyond;
- e. maximise opportunities for walking, cycling and the use of public transport, to and through the area;
- f. improve community safety and reduce opportunities for crime and antisocial behaviour;
- g. protect and enhance features of historic and conservation importance; and
- h. meet the highest feasible environmental standards.

v. Proposals described in the document look to upgrade, refurbish and extend the rear façade of the building, whilst providing a new configuration of internal spaces to increase efficiency and create office floorspace which meets the needs of today's businesses in the London Borough of Camden.





Date: 08/09/2016
Our Ref: 2016/4339/PRE
Contact: Patrick Marfleet
Direct Line: 020 7974 1222
Email: Patrick.marfleet@camden.gov.uk

Planning Solutions Team
 Planning and Regeneration
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG
 www.camden.gov.uk/planning

Dear Mr Blackwell,

Re: 4 Tavistock Place, London, WC1H 9RA

Thank you for submitting a pre-planning application enquiry for the above property which was received on 29/09/2015 and the fee of £3600 which was received on 08/08/2016.

1. Drawings and documents

D_01, P_01, D_02, P_02, D_03, P_03, D_04, P_04, D_05, P_05, D_06, P_06, D_07, P_07, D_08, P_08, D_13, P_13, D_14, Cover letter dated 03/08/2016.

2. Proposal

Extension to rear of building at lower ground, ground, third and fourth floor level with associated roof terraces and enlargement of existing mansard roof to provide additional office space at the site.

The proposal would consist of:

- 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

3. Site description

The site is occupied by a Grade II listed 4 storey, plus basement and loft level, mid terrace Victorian styled building currently in use as offices. Located in the Bloomsbury Conservation Area, the building forms part of a terrace of 7 listed houses, from Nos. 2 – 16 Tavistock Place, that was completely rebuilt in 1975. Despite the frontage resembling the original, the rear elevation, roof and internal arrangements are modern and do not share the established floor layout or historic features of a listed building.

4. Relevant planning history

4 Tavistock Place (application site)

2015/0837/P & 2015/1301/L - Change of use from office (Class B1a) to 9 residential units (Class C3), comprising 1 x studio, 2 x 1 bed, 5 x 2 bed and 1 x 3 bed flats, excavation of single storey rear basement extension and lightwell, erection of part storey sixth floor roof extension, erection of single storey third and fourth floor rear extensions, erection of upper level rear terraces and alterations to rear windows. **Refused (committee overturn)**
22/09/2015 on grounds of unacceptable loss of existing business use.

Pre-Application Response
Page 1 of 6

2 Tavistock Place (adjoining site)

2010/0543/P - Amendments to planning permission 2007/6132/P granted on 11/12/2008 for 'change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create nine self-contained flats (3 x 1-bed, 4 x 2-bed and 2 x 3-bed), erection of full-width extension at rear basement and ground floor level, part width extension at rear third, fourth and fifth floor level, and extension of existing roof to full-width of building', to include further enlargement of the approved roof extension. **Granted subject to s106 legal agreement 20/08/2010.**

2007/6132/P & 2008/0910/L - Change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create nine self-contained flats (3 x 1-bed, 4 x 2-bed and 2 x 3-bed), erection of full-width extension at rear basement and ground floor level, part width extension at rear third, fourth and fifth floor level, and extension of existing roof to full-width of building. **Granted subject to s106 legal agreement 11/12/2008.**

5. Relevant policies and guidance

National Planning Policy Framework 2012
 The London Plan 2016

LDF Core Strategy
 CS5 Managing the impact of growth and development
 CS14 Promoting high quality places and conserving our heritage

LDF Development Policies
 DP24 Securing high quality design
 DP25 Conserving Camden's heritage
 DP26 Managing the impact of development on occupiers and neighbours
 DP27 Basement and lightwells

Camden Planning Guidance 2015
 CPG1 Design
 CPG4 Basements and lightwells
 CPG6 Amenity
 CPG7 Transport

Bloomsbury conservation area appraisal and management strategy 2011

6. Land use

It is noted that a recent scheme (2015/0837/P) for the conversion of the site from office to residential use was refused solely on the loss of B1 space that would occur as a result of the development. In light of this, the retention and expansion of the existing B1 space proposed as part of this application is welcomed.

6. Design/Heritage

Policies CS14 and DP24 seek to ensure all development is of the highest quality and design and considers the character, setting, context and form of neighbouring buildings whilst Policy DP25 is aimed at preserving and enhancing the boroughs listed buildings and conservation areas. Below are the views of the Council's conservation officer on the heritage impact of the proposals.

6.1 Basement Level

Whilst it would occupy the majority of the land to the rear of the site the proposed lower ground floor extension would be largely concealed by the high walls and fences surrounding the rear garden. The development would not be readily visible from the public realm or

Pre-Application Response
Page 2 of 6

adjoining properties and is considered to have an acceptable impact on the appearance of the host building and surrounding conservation area.

6.2 Rear extensions and rear fenestration

The proposal generally replicates the height, bulk, form and scale of the upper floor extensions at No. 2 Tavistock Place. The proposed fifth floor element has a reduced depth of 1.2m compared to the 3.4m extension at the neighbouring property which helps to ensure the proposal remains subordinate and has an acceptable impact on the character and appearance of the listed terrace.

The proposal includes new windows to the rear at all levels which will be much larger than the existing windows. However, given that the special interest of the building is confined to the front elevation, the contemporary nature of the new openings to the rear are considered to be a sensitive response to the existing fabric of the building, helping to improve the aesthetic of this rear part of the site.

6.3 Roof extension

The proposed extension to the existing mansard roof at the site has been led by the approval of the same development to the adjoining property at 2 Tavistock Place (ref: 2010/0543/P) which was a variation to the approved plans of a previous application. However, on visiting the site it was clear that his permission had not been implemented and the mansard roof of the adjoining site remained unaltered.

Subsequently, the applicant was advised that given the mansard extension to the neighbouring property had not been built the proposed roof extension would not be seen as a continuation of the extended roof line but as an isolated structure that would be given added prominence by the absence of similar roof structures within this terrace of properties. Therefore, the proposed roof extension would need to be reduced or ideally removed from the plans included with any subsequent application.

It is noted that the new plant equipment for the site is to be housed within the proposed roof extension. However, given the above, the applicant is encouraged to seek an alternative location for this equipment.

Detailed drawings of the external alterations including materials should be included with any subsequent application.

6.4 Terraces

The proposal includes several upper level rear terraces. While terraces are not usually a characteristic of listed buildings it is clear in this instance that the rear of the terrace is not of significant historic value. Furthermore, the application site has an existing terrace at upper floor level, and the adjoining building, No. 2 Tavistock Place, also has terraces at upper floor level. The terraces would be secured with simple black painted steel railings, in keeping with those at the adjoining property and are therefore considered acceptable.

6.5 Internal Works

Given that the interiors were rebuilt in the 1970s, do not contain historical features and are not included in the list description of the building the internal changes are not considered to result in an unacceptable impact on the historic interest of the listed building.

7. Basement Excavation

The plans submitted as part of the recently refused scheme (application reference 2015/0837/P) included the same basement excavation works that are currently being proposed at the site. The refused scheme was accompanied by a full Basement Impact Assessment (BIA) which had been independently reviewed and considered to provide sufficient detail to demonstrate that the proposal would maintain the structural stability of the subject building, neighbouring buildings, avoid adversely impacting on drainage and run-off and avoid cumulative impacts on the water environment.

Pre-Application Response
Page 3 of 6

2.3 PRE-APPLICATION ADVISE & RESPONSE

i. Prior to the submission of the now-consented office scheme (9th February 2017; ref: 2016/5179/P), pre-planning advice was received from Patrick Marfleet (Planning Officer) of the London Borough of Camden Planning Solutions Team (ref: 2016/4339/PRE). Whilst the proposed scheme outlined in this document differs slightly to the pre-application proposals, comments received by LBC have been addressed in the further development of the revised scheme.

ii. The pre-application response is outlined below showing main points of planning considerations (**in bold**), a summary of planning officer's concerns (*italicised*) and associated design responses (*in blue*):

iii. Land Use

1. Extension of Office Space - The retention and expansion of the existing B1 space proposed as part of a full application would be supported.

1. Noted. The application reflects this advice.

iv. Design/Heritage

1. Basement Level - The development will have an acceptable impact on the appearance of the host building and surrounding conservation area.

1. Noted; basement extension now omitted from the revised scheme.

2. Rear extensions and fenestration - The proposal replicates the form and scale of the upper floor extensions at No. 2 Tavistock Place and has an acceptable impact on the character of the listed terrace.

2. Noted;

v. Roof Extension

1. Given that the roof proposals were guided by a scheme for No.2 Tavistock Place which was never constructed, the proposed roof extension for No.4 would need to be reduced or removed from the plans.

1. Noted; this element has been removed from the scheme.

vi. Terraces

1. The terraces would be secured with simple black painted steel railings, in keeping with those at the adjoining property and are therefore considered acceptable.

1. Noted.



As there have been no significant changes to the policies and guidance the Council use to assess basement developments since the determination of the previous scheme the applicant would not be required to undertake a new BIA. All of the information and documents approved as part of the assessment for the previously refused scheme (application reference 2015/0837/P) should be included with any subsequent application.

8. Transport and Highways

Construction

The main highways issue in this case is the potential impact of construction / delivery vehicles associated with the part excavation of the site on the local highway network. A draft Construction Management Plan (CMP) would need to accompany any subsequent application setting out how various construction matters would be dealt with, for example: Deliveries, how material will be stored and construction waste removed from site. This is particularly important considering the type of development being proposed; it is likely that the applicant would also be required to enter into a S106 Legal Agreement in order to ensure the measures set out in this plan are adhered to. Please see Camden Planning Guidance 7 for details of the particular elements required to be included in a draft CMP.

Cycle Parking

Camden's Transport Strategy, CS11 (Promoting Sustainable and Efficient Travel), DP17 (Walking, Cycling and Public Transport), and CPG7 (Transport) promote cycling as one of the preferred means of transport in the borough. The revised London Plan (2016) requires buildings in B1 use within the inner/central London area to provide 1 space per 90sqm.

Whilst it is acknowledged that this is an existing office building on a constrained site with limited scope for cycle parking space, the applicant is encouraged to explore options to increase the amount of provision located at the site, particularly given the increase in floor space that will occur as a result of the excavation works.

9. Amenity

Consideration of amenity impacts on neighbours is a requirement of policy CS5 'Managing the Impact of Growth and Development', and DP26 'Managing the Impact of Development on Occupiers and Neighbours'.

The residential properties most likely to be affected by the proposed development are the flats in the adjoining buildings formerly known as Nos. 2 & 6 Tavistock Place and the nearby flats in Thackeray House to the rear. The adjoining buildings opposite the front of the site are predominantly commercial and community uses and as such are less likely to be affected by the proposal.

Privacy and overlooking

Camden Planning Guidance 6 (Amenity) states that an 18m separation is normally considered acceptable to maintain privacy between windows. The proposed extensions and rear windows would be over 18m separated from windows of the adjoining building to the rear and as such there would not be a material privacy impact on those flats.

Similar to the previously refused residential scheme at the site the current plans proposed new rear roof terraces at third and fourth floor levels as well as a new terrace at ground floor level. When assessing the terraces of the previous scheme it was considered that they would not cause undue levels of overlooking to the adjoining terrace and windows at Nos. 2 & 6 Tavistock Place provided privacy screens were erected to the southern side of the third floor terrace and the north side of the fourth and fifth floor terraces. The details of which would be approved by Council, and installed, prior to occupation. This would be the approach taken with any subsequent application.

Loss of light and overshadowing

The proposed rear extensions at third and fourth floor level will extend 1.8m and 2.5m respectively from the rear elevation of the adjoining building. There are bedroom windows on the adjoining building, No. 2 Tavistock, in close proximity to these extensions. However, based on this limited depth of the extensions the proposal is not considered to result in unacceptable loss of light or overshadowing of adjoining properties. A daylight sunlight report should be included with any subsequent application to demonstrate this.

10. Trees and Landscaping

As part of the recently refused scheme the applicant submitted a tree survey and arboricultural report demonstrating the protection measures that will be taken to ensure no damage is caused to the trees adjacent to the rear boundary of the site during excavation and construction works. The applicant will be required to submit this same document again with any subsequent application, compliance with this report would be secured by condition.

The proposed plans include a 9m strip of planting to the rear of the site at lower ground floor level which is a welcomed addition given the limited curtilage space at the site, no further details of this small area of landscaping would be required with any subsequent application.

11. Other

CIL

Please note that the net additional floor space proposed may be liable to the Mayor's Community Infrastructure Levy (CIL). The contribution for developments within in Camden is set at £50 per square metre.

The Camden CIL came into effect in March 2015, further advice on this can be found by following the link below.

<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two-planning-applications/making-an-application/supporting-documentation/cil-examination/cil-examination.en>

Obligations

The proposal will likely be subject to the following planning obligations.

- Construction Management Plan
- Construction Management Plan monitoring fee

Documents

In addition to the other standard requirements, the following documentation should be submitted with the application.

- Planning Statement
- Draft Construction Management Plan

12. Conclusion

The size and design of the proposal is generally considered acceptable subject to the submission of more detailed and larger scale drawings at application stage. Furthermore, it is considered not to cause an undue loss of residential amenity to neighbouring occupiers at the site, provided appropriate mitigation measures are taken with regard to the proposed roof terraces.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Patrick Marfleet on 020 7974 1222.

2.4 PRE-APPLICATION ADVISE & RESPONSE

vii. Internal Works

1. *The internal changes are not considered to result in an unacceptable impact on the historic interest of the listed building.*

1. Noted.

viii. Basement Excavation

1. *As there have been no significant changes to the policies and guidance the Council use to assess basement developments since the determination of the previous scheme (application reference 2015/0837/P) the applicant would not be required to undertake a new BIA.*

1. Noted; whilst the basement extension has been omitted, the revised scheme proposes to lower part of the existing basement level. Therefore, the original BIA and Structural Methodology statement has been submitted as part of this application.

ix. Cycle Parking

1. *A full application should explore options to increase the amount of provision located at the site, particularly given the increase in floor space.*

1. Noted. Please refer to Section 3.0, page 3.5 Cycle Storage.

x. Loss of light and overshadowing

1. *Windows to the rear of No. 2 Tavistock are in close proximity to these extensions. Based on this limited depth of the extensions the proposal is not considered to result in unacceptable loss of light or overshadowing of adjoining properties.*

1. Noted; Daylight/Sunlight report has been revised in line with the new scheme and submitted with this application along with cover letter.

xi. Trees and Landscaping

1. *The proposed plans include a 9m strip of planting to the rear of the site at lower ground floor level which is a welcomed addition given the limited curtilage space at the site.*

1. Noted.





Consented Scheme (ref: 2016/5179/P)
Rear Isometric View



Proposed Scheme
Rear Isometric View

2.5.1 SUMMARY OF PROPOSALS

i. Consented Scheme (ref: 2016/5179/P)

- B1 Office Use
- Excavation of single storey rear extension at lower ground floor level with roof terrace above & 2no rooflights;
- Rear infill extension at ground floor level to align with No.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;
- Total Office floor space: 772.6m2

ii. Proposed Scheme

- B1 Office Use
- Omission of single storey rear extension at lower ground;
- Lowering of lower ground floor slab to increase with roof terrace above;
- Rear infill extension at ground floor level to align with No.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;
- Total Office floor space: 755m2



SECTION THREE:

DESIGN STRATEGY & CONCLUSION



3.1 DESIGN STRATEGY

i. Existing Building

The existing 7-storey building is a B1 (Office) class use, arranged over lower ground to fifth (mansard) floor levels.

ii. General Strategy

The scheme was designed following an in-depth site and context analysis with consideration of local planning guidance and relevant policies.

The scheme was then further developed in accordance with pre-application advice received from the Local Authority following a pre-planning submission (ref: 2016/4339/PRE; Case Officer - Patrick Marfleet). Since the pre-application and subsequent full planning and listed building consent (ref: 2016/5179/P), the scheme has been further developed to increase the business floor space at the property.

Our aim is not only to provide an exemplary high standard of office space but also to enhance the character of Bloomsbury Conservation area.

iii. Proposed Summary

The proposed development involves the enlargement of the existing B1 Office along with the following;

- Erection of single storey rear extension at ground floor level in line with lower ground extension to No.2 Tavistock Place;
- Landscaped terrace to the rear at ground floor level;
- Rear extensions at third, fourth and fifth floor level;
- Rear roof terraces at third and fourth floor level (as per the consented scheme ref: 2016/5179/P);
- Extension of existing mansard roof to the rear, with associated roof terrace;
- Relocation of plant from basement to roof level (as per the consented scheme ref: 2016/5179/P);
- Enlargement of all windows on rear elevation (as per the consented scheme ref: 2016/5179/P);
- Internal alterations on all levels.

iv. Internal Modifications

The proposed internal modifications are aimed to extend, refurbish and enhance the office space standards. The proposed modifications are as follows:

- New lift car to be installed to existing life shaft (as per the consented scheme ref: 2016/5179/P);
- Internal layout (non-original fixtures and fittings) to be reconfigured across all floors;
- Proposed service risers to sit adjacent to existing lift shaft and common stairwell (as per the consented scheme ref: 2016/5179/P);
- Access hatch to roof level (as per the consented scheme ref: 2016/5179/P);

- New internal lining to existing masonry external walls/party walls;
- Proposed perimeter trucking to office areas to replace existing, to accommodate new internal services.

v. External Modifications

The proposed external modifications are aimed to reconstruct the rear facade with regards to choice of materials, fenestration changes and addition of terraces. The proposed modifications are as follows:

- Rear terrace at ground floor with landscaping scheme to the rear boundary of application site;
- Proposed anodised aluminium double glazed windows with glass loggia balconies to be installed to enlarged rear window openings (as per the consented scheme ref: 2016/5179/P);
- Proposed plant area relocated to new roof level, enclosed with acoustic attenuation (as per the consented scheme ref: 2016/5179/P);
- Proposed bin store to existing front lightwell (as per the consented scheme ref: 2016/5179/P);
- Rear facade to be reconstructed with new external masonry finished, new glazing, standing seam metal finishes and PPC mild steel balustrades to rear terraces (as per the consented scheme ref: 2016/5179/P).

vi. Material Study

The proposed external key materials used in this scheme are illustrated in pages 3.2 Front Elevation & 3.3 Rear Elevation.





No.2, 4 & 6 Tavistock Place
 As seen from Mary Ward House. The portion of the roof level shown here cannot be seen from the public highway (Tavistock Place).

3.2 FRONT ELEVATION

i. The listed front elevation will be retained and refurbished. The refurbishment works will retain the building's character while improving its existing condition.

ii. The proposed refurbishment works are as follows:

- 1. **Proposed Plant Area**
Existing water tank storage to be demolished for addition of new plant area at roof level with acoustic attenuation.
- 2. **Existing Sash Windows**
Existing sash windows to be retained. Existing secondary glazing to be retained internally.
- 3. **Existing Brickwork**
Existing brickwork to be retained.
- 4. **Existing Dormer Windows**
Dormer windows to be retained.
- 5. **Existing Front Door**
Front door to be retained. New intercom panel to be fitted externally in existing location.
- 6. **Roof Finish**
Portions of the existing roof will be demolished and rebuilt facsimile, and clad in traditional blue-grey walesh slate roof tiles.





Blue grey Welsh slate roof tiles

Zinc cladding

Bricks to rear facade

Stone

3.3 REAR ELEVATION

- i. The image to the left describes the rear elevation and the key proposed materials noted below.
- ii. Refer to Drawing P_18 Proposed Rear Elevation Material Study for the full drawing.

- 1. Proposed Extension**
Ground floor rear extension to match depth of lower ground extension at No.2 Tavistock Place, clad in stone.
- 2. Proposed Facade**
Brickwork to match existing and zinc cladding.
- 3. Proposed Windows**
Floor to ceiling PPC windows with either stone/zinc surroundings.
- 4. Roof Finish**
Portions of the existing roof will be demolished and rebuilt facsimile.
- 5. Proposed Terrace**
Addition of terrace with painted metal balustrade and natural stone finish.

