

# Design and Access Statement

## 29a Montague Street





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## **1. INTRODUCTION**

The proposal detailed in this design and access statement is for proposed changes to the first floor interior of 29a Montague Street, which is the London office for The Bedford Estate and is grade II listed. The building was purpose built in 1842 to house The Estates offices when they relocated from the west side of Montague Street.

In recent years The Estate has taken on additional staff to cover their expanding workload, and this has resulted in the building becoming increasingly crowded.

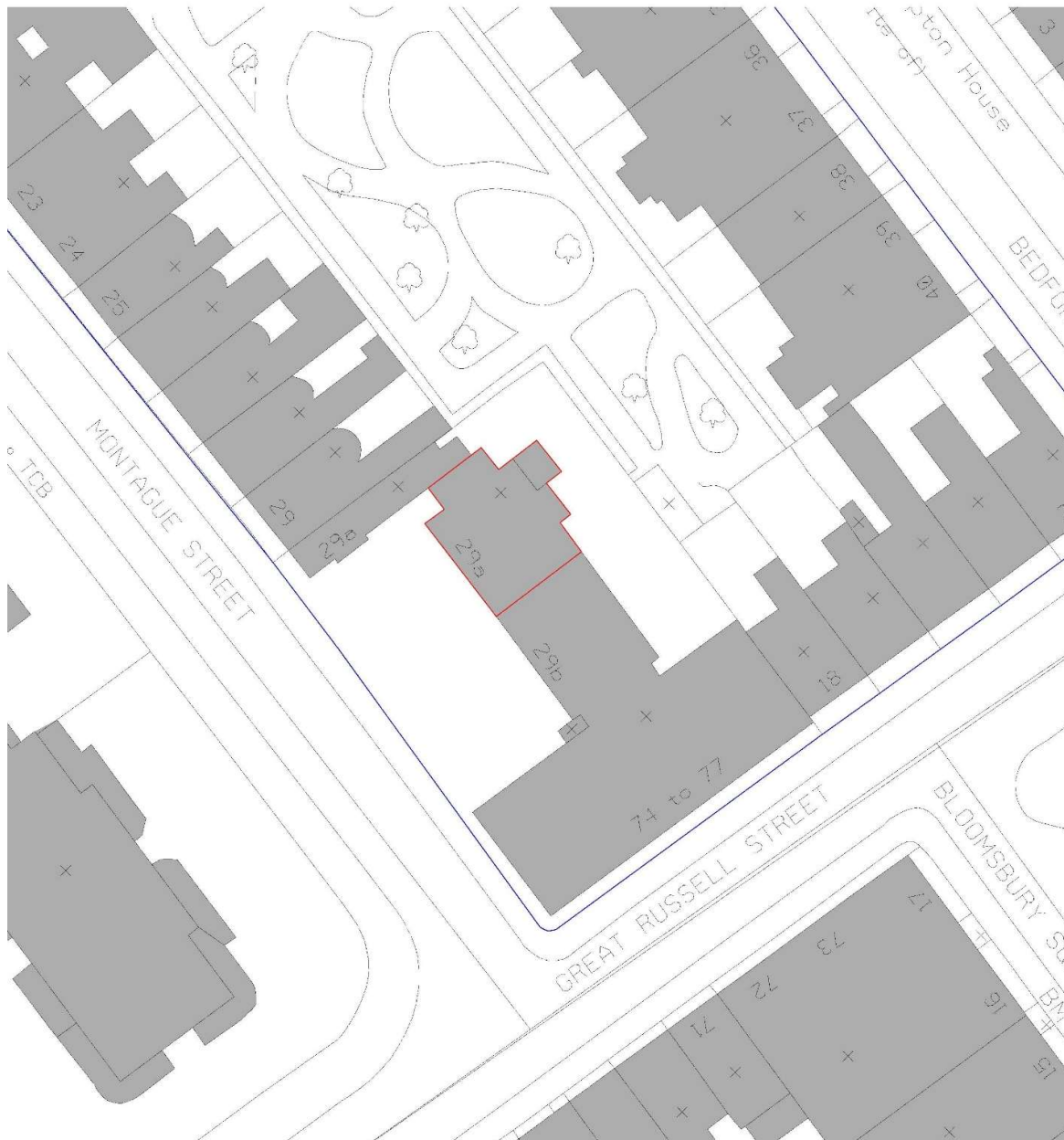
A recently approved planning and listed building application sought to remedy this congestion by rationalising the interior ground and first floor space to provide better facilities and to enable the building to function better with The Estates increased staff numbers, however since being granted this approval The Estate has come to realise that the approved changes will not accommodate their staff sufficiently, and this application seeks to remedy this.

These proposals will sustain the viability of the buildings use as the Estate Office for the benefit of the many residents and tenants with whom The Estate have dealings.

This document is to be read in conjunction with the following accompanying drawings and reports:

- ❖ Heritage Assessment by Anthony Walker dated 16<sup>th</sup> May 2017
- ❖ 4110\_D\_001 Rev0 Existing site plan
- ❖ 4110\_D\_002 Rev0 Existing location plan
- ❖ 4110\_D\_005 Rev2 Existing first floor plan
- ❖ 4110\_D\_007 Rev1 Existing internal elevations
- ❖ 4110\_D\_1101 Rev- Proposed demolition first floor plan
- ❖ 4110\_D\_1201 Rev- Proposed first floor plan
- ❖ 4110\_D\_1301 Rev0 Proposed internal elevations
- ❖ 4110\_D\_101 Rev5 Previously approved demolition first floor plan
- ❖ 4110\_D\_201 Rev 8 Previously approved first floor plan
- ❖ 4110\_D\_301 Rev0 Previously approved internal elevations

**2.0 LOCATION PLAN** Refer to "4110\_D\_002 Existing Location plan"



### 3.0 DESCRIPTION OF PROPOSED WORKS

The recently consented applications 2016/7083/L & 2016/6602/P allow for an enlarged opening between rooms RP.F03 & RP.F02, however on reflection The Estate would like to retain this doorway as existing, retaining the historic fabric at the rear of the building where there have been fewer alterations, and instead open up the space between rooms RP.F01 & RP.F02 to improve their office layout.

#### 3.1 New opening between existing rooms RE.F02 & RE.F01

The chimney breast that currently divides the two rooms has an enlarged opening fitted with a double set of doors to both rooms, for the space to be used as cupboards. Recent limited opening up to the rear of cupboards reveal that the recesses which now exist are formed with several layers of plasterboard and that what brickwork does remain is substantially patched with later bricks and concrete.



**Existing view of chimney breast from room RE.F02**



**New opening to RHS Of chimney breast from room RE.FE02 which links the two front rooms, approved in February 2017.**



**Proposed removal of chimney breast. The downstand is retained to clearly mark the historic division of the rooms, with existing cornice retained, and pieced in where necessary.**





View of the chimney breast from RE.F01



View of the chimney breast from RE.F02

The above photographs show the chimney breast from both sides, illustrating its lack of architectural merit.

Since there appears to be little remaining historic fabric, it also appears to be of little historical merit.



### **3.2 Removal of non-original wall between rooms RE.F01 & RE.F06**

This proposal also shows existing office RE.F01 opened up by removing the two timber stud walls that divide rooms RE.F06, RE.F01 & RE.F07. Removal of this wall has been previously approved. These walls are non-original, see appendix C of the Heritage Statement which shows a 1939 plan by Christian Doll where there are no walls shown. Removing these walls will reinstate the original proportions of the room. The cornice and skirtings' in rooms RE.F06, & RE.F01 are matching & we anticipate that the non-original partitions were scribed around them leaving the original in place, however should this not be the case, cornice and skirting will be made good to match throughout the proposed room RP.F01.



Photograph taken from RE.F02 looking towards existing kitchenette (RE.F07) with non-original wall dividing rooms RE.F01 & RE.F06 behind the filing cabinet on the right hand side.

### **4.0 STRUCTURAL STATEMENT**

- 4.1 There is a flat roof over 29a Montague Street, with minor falls to the front and rear of the property, and no chimney stacks.
- 4.2 The roof structure would not have been constructed in this manner, and was originally, most likely, a butterfly type pitched roof with central valley.
- 4.3 A small section of plaster was removed from the first floor ceiling joists adjacent to the chimney stack. The plaster appeared to be a white, lime based plaster over clay pots. It would therefore seem that the whole roof was removed in the past and replaced with a concrete beam and clay pot roof structure.
- 4.4 A small section of plaster was removed from the chimney breast and wall dividing the offices at the front of the building. The plaster was rather hard and appeared to be the same as the ceiling, ie lime based. The bricks appeared to be generally yellow London stocks, but there were some soft reds with damaged faces. The mortar was rather hard, and white with some aggregate, and the chimney was bonded to the dividing wall. The mortar in other properties on the estate is more often very weak, as is the plaster, so it is possible that more extensive alterations were undertaken to the internal walls when the roof was replaced and the chimney stacks were removed.
- 4.5 The remainder of the walls at first floor level are a combination of timber stud partitions and brickwork.
- 4.6 The proposed openings in the first floor walls are structurally minor, and relatively simple to achieve with lintels. The remaining structural fabric will not be affected by the works.

- 4.7 There is a double beam below the line of the chimney stack at first floor level. The reason for this is unclear at this stage as there was a chimney stack on the ground floor in this area originally. Interestingly there is only a single beam between the brick vaults elsewhere.

## **5.0 ACCESS STATEMENT**

Existing access arrangements to the building will remain unchanged

The Estate's Access Management Plan includes a foldable metal ramp, used for the main entrance steps (three steps), whenever the need arises to have a wheelchair user either visiting or working on their premises.

## **6.0 SUSTAINABILITY APPRAISAL**

### Economic

- Reuse of the existing building
- Repair of the existing building fabric will lead to a prolonged life for the building.

## **7.0 PLANNING HISTORY**

Planning and listed building applications 2016/6602/P & 2016/7083/L for additional works to ground floor, external stairs at rear of the building and installation of solar panels on the roof was granted on 9<sup>th</sup> February 2017.