

4 TAVISTOCK PLACE

17016

DESIGN & ACCESS STATEMENT

Planning Submission

December 2017



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

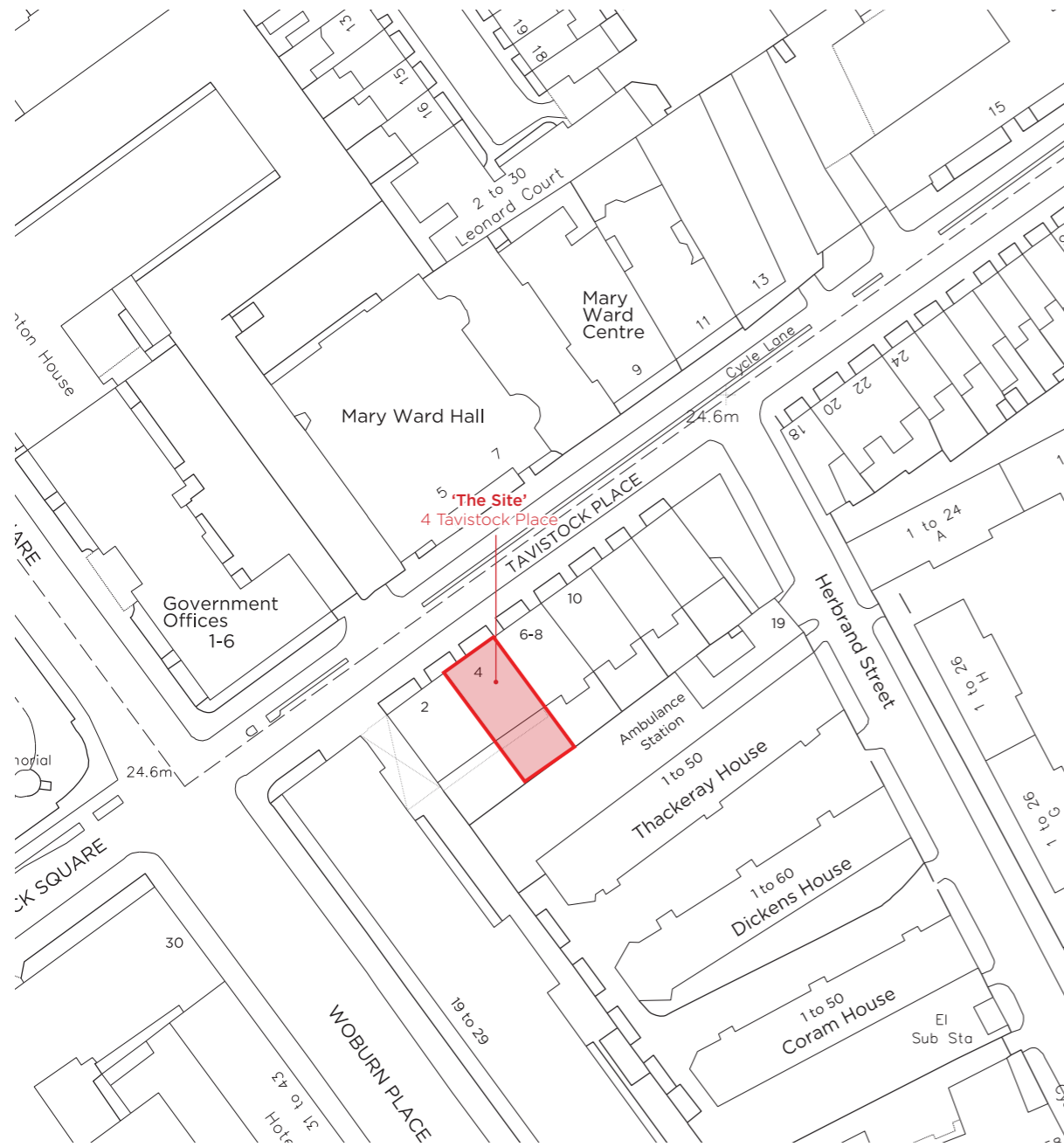
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SECTION ONE:

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;
- Proposed plant at roof 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)



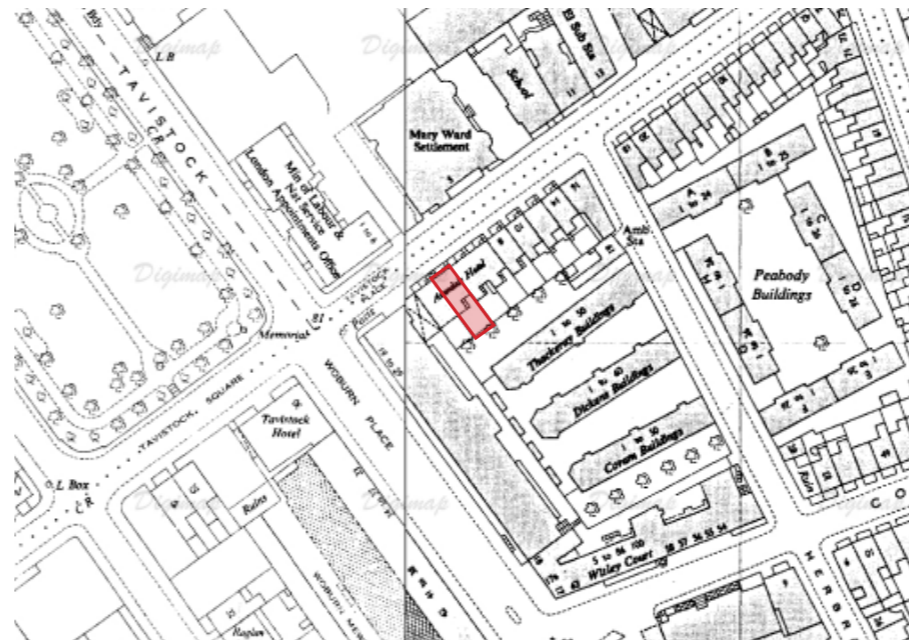
1890s

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 1890s 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

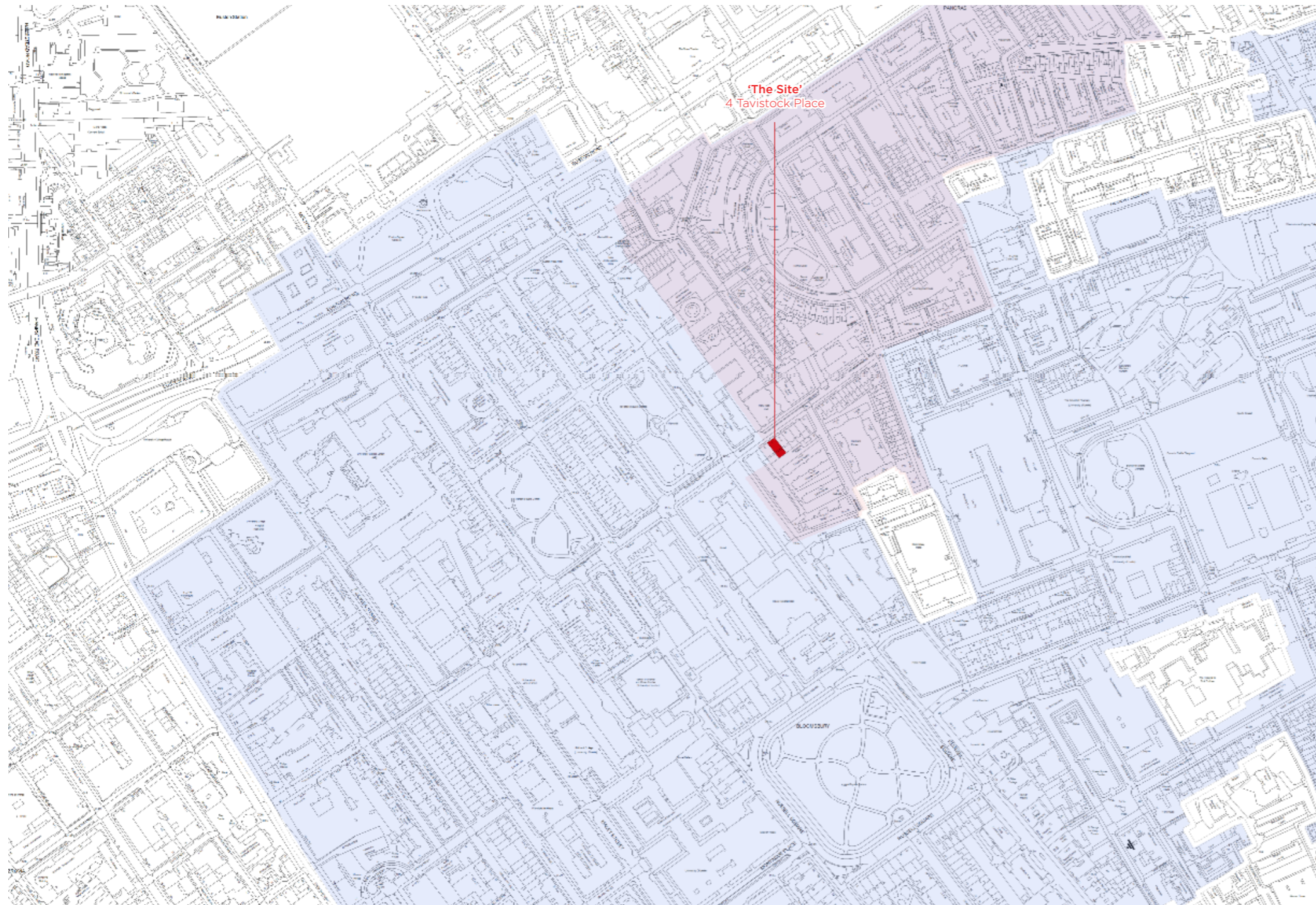


4 Tavistock Place
Rear Terrace



4 Tavistock Place
Front View





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 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]

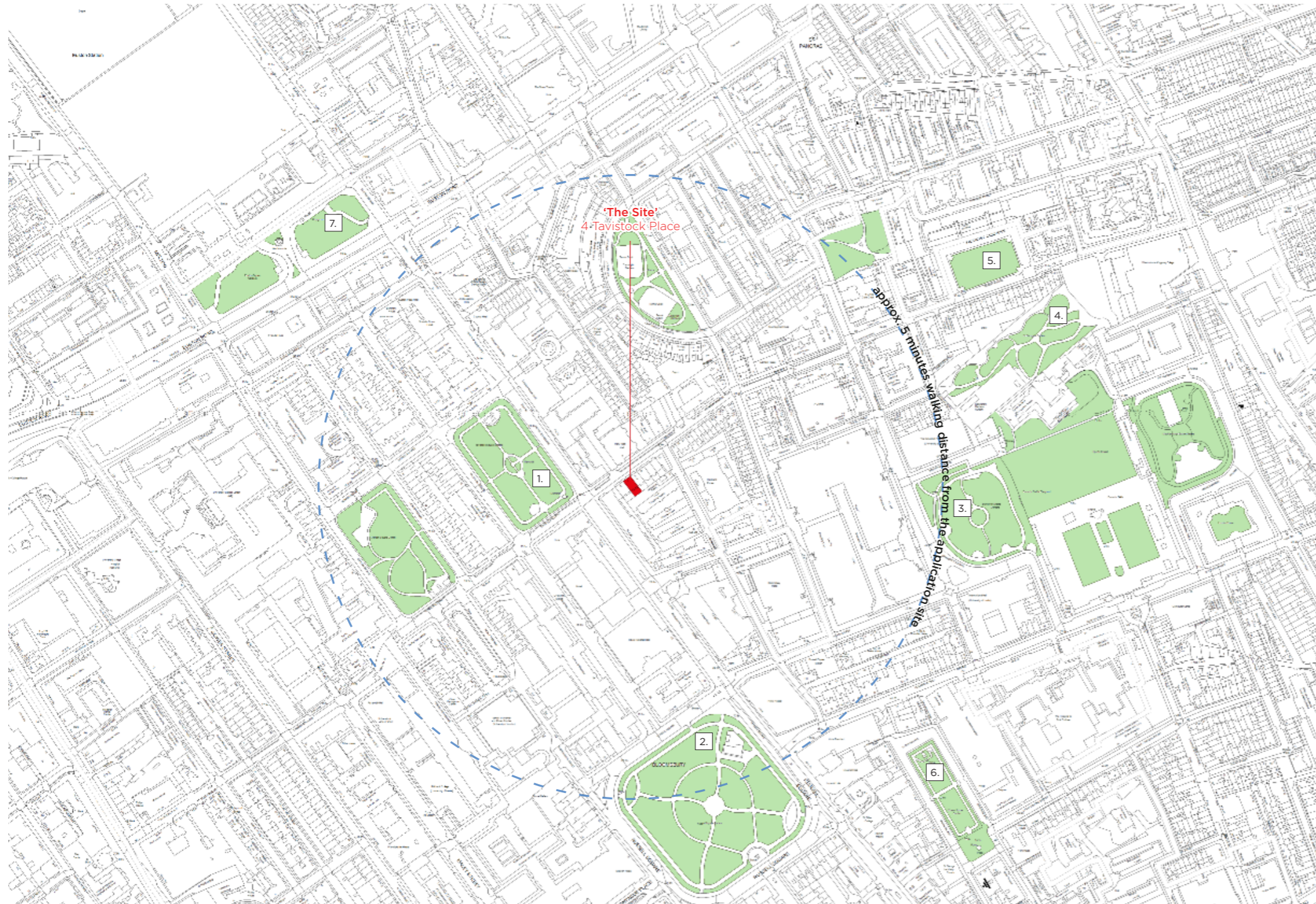
iii. The Bloomsbury Conservation Area Audit includes guidelines for development proposals in the conservation area. With regards to Alterations to Existing buildings, what would deem unacceptable is [1]:

- 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]





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 [5] 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)

