

## **PLANNING STATEMENT**

to accompany Planning Application

### **New basement stair at 30 Museum Street, London, WC1A 1LH**

for Mr & Mrs P Athill and B Arbuthnot

8 January 2018

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#### **INTRODUCTION**

Planning Permission, Listed Building Consent and a Certificate of Lawfulness exist to self contain the upper parts of 30 Museum Street for either residential or office use in conjunction with basement retail and offices rather than merely plant and storage. Now Listed Building Consent is sought for a new staircase to improve basement access according to the Disability Discrimination Act 1995 as implemented by Part M of the Building Regulations. Planning permission is not required for this alteration.

#### **STATEMENT OF COMMUNITY INVOLVEMENT**

NA

#### **APPLICANT**

Unchanged from previous applications.

#### **AGENT, PHYSICAL CONTEXT, SOCIAL CONTEXT, ECONOMIC CONTEXT, POLICY CONTEXT, OTHER CONSTRAINTS**

Unchanged from previous applications.

#### **USE, AMOUNT, LAYOUT, SCALE, LANDSCAPING**

According to paragraph 3.19 of Approved Document M of the Building Regulations 2015, the new stair achieves the physical requirements of paragraph 3.51 so that its flights are at least 1.2m wide and no more than 1.8m high with level landings unimpeded by doorswings at least 1.2m long, without single steps, with permanently contrasting 55mm nosings and no more than 25mm toe-in, consistent flight gradients, 150-170mm risers unless otherwise argued by an Access Statement for this existing building, and minimum 250mm treads. Headroom lower than 2.1m below stairs strives to be protected by handrails and cane bars.

#### **APPEARANCE**

The alterations proposed by this application are internal only.

#### **ACCESS**

The new stair allows the ambulant disabled to access the basement.

#### **CONCLUSION**

The local planning authority is invited to approve this application subject to the minimum of clear and simple conditions according to The Use of Conditions in Planning Permissions Circular 11/95, DoE 1995.

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## APPENDIX A – LOCAL VALIDATION CRITERIA

### *AIR QUALITY ASSESSMENT*

The site is not subject to assessment because the road is not busy with poor air quality.

### *AFFORDABLE HOUSING STATEMENT*

The application is not liable to provide affordable housing.

### *ARCHAEOLOGICAL ASSESSMENT*

Not required because ground is undisturbed.

### *BASEMENTS*

The basement is not enlarged.

### *BIODIVERSITY SURVEY AND REPORT*

Site does not adversely affect protected species or adjoin a site of Nature Importance according to LDF maps.

### *LAND CONTAMINATION ASSESSMENT*

It is unreasonable to believe that the land might be contaminated.

### *COMMUNITY INFRASTRUCTURE LEVY*

Included in body text.

### *CONSTRUCTION MANAGEMENT PLAN*

Not required as development is not a major application.

### *CRIME IMPACT ASSESSMENT*

Not required as development is not a major application.

### *DAYLIGHTING / SUNLIGHT ASSESSMENT*

No daylight or sunlight to nearby property is obstructed so rights of light remain unaffected. Daylight to adjoining property is not materially affected because it remains its current value.

### *DRAWINGS*

1:50 general arrangements at 1:50 including elevations of internal alterations and demolitions shown in red. Detail drawings at 1:20 and 1:5. Additional copies of documents and drawings are not required because the application is not major.

### *ECONOMIC STATEMENT*

Included in body text.

### *ENVIRONMENTAL ASSESSMENT*

The application needs no environmental statement according to the Town and Country (Environmental Impact Assessment) Regulations.

### *FLOOD RISK ASSESSMENT*

Unchanged.

### *FOUL SEWAGE AND UTILITIES ASSESSMENT*

Unchanged.

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## HERITAGE STATEMENT

No.30 is a victorian purpose built shop with upper parts listed Grade II on the 9th December 1977 as part of a consecutive group from 27 to 34. Museum street predates the 14<sup>th</sup> century and became developed in the 17<sup>th</sup> century when the 4<sup>th</sup> Earl of Southampton formed Great Russell Street in 1670. It was originally part of the manor of Blemundsburly which transferred to the Earl of Southampton in 1550. It was called Peter Street before the upper portion of the street was renamed Queen Street and the British Museum opened in the 1759 probably after a saltpetre manufactory and was an area of poor housing until parish schools were established. It became a fashionable residential area until the 19<sup>th</sup> century when residents moved on to new developments to the north and west like Belsize Park and St. Johns Wood and the area become more commercial.

Character and architectural/historical interest of no.30 is stated by Historic England as one of a group of 7 being nos.27-34:

**"TQ3081NW MUSEUM STREET 798-1/100/1172 (West side) 09/12/77 Nos.27-34 (Consecutive) The Plough (No.27) GV II. Public house and 7 terraced houses with shops. 1855-64. By William Finch Hill. Stucco with rusticated pilaster strips separating each house and at angles. Modified French Renaissance style. 4 storeys. 3 windows each. No.27 with 2 storey extension and 5 window return to Little Russell Street. No.27, The Plough, with wooden C19 public house ground floor. Pilasters support a mutule cornice. Segmental headed openings with panelled dados. Left hand entrance in Little Russell Street in early C19 shopfront with console bracketed cornice. Nos.29-34 with C19/early C20 shopfronts. 1st floor round-arched, architraved, recessed 2-pane sashes, above which architraved oculi enriched with swags. 2nd floor console bracketed sill bands to segmental-arched architraved sashes. Console bracketed cornice beneath 3rd floor architraved sashes with keys. No.27 with cornice surmounted by balustraded parapet; Nos 28-34 with plain parapet. INTERIORS: bar in two parts. Front bar much renewed but retains some early C20 panelling. Rear bar has early C20 counter, arched screen with later infilling and more wall panelling to side and rear."**

The site and its neighbours are not mentioned by the Survey of London nor any other historic environment record other than the Bloomsbury Conservation Area Appraisal and Management Strategy as stated in the body text. The interior, roof and rear of the site are not mentioned as of architectural or historic interest but the original arrangement and features remain largely intact particularly upstairs except that the staircase is partitioned on the second floor, most internal doors are missing or have been replaced with fake panelled doors, some 1930's metal casements to the closet wing and of course central heating, air conditioning and electric artificial lighting and power. Downstairs the rear yard has been enclosed to extend the ground floor and the separate entrance to the upper parts has been screwed shut and its corridor knocked through to the shop. A boiler room has been partitioned from the front basement room. The property appears to be in good condition and is recently re-roofed. Significance of the heritage asset is therefore its listing as contributing to the terrace rather than for itself.

Principle of the development is to improve basement accessibility sympathetic to its original layout and fabric in order to maintain and enhance its historic significance. Justification of the development is that the basement access is currently poor; hidden as it is at the back of the shop. The development was formulated by applying my architectural knowledge and expertise.

The proposed schedule of work has no effect on the significance of the designated heritage asset and a neutral effect on its insignificant features because the special interest of the property is not stated by the listing to include the areas affected by the proposal. It leaves historic features clearly readable to maintain existing remaining historic character and safeguard it from future disuse and dilapidation. The proposal (a) retains the approved spatial layout whilst, (b) inserting a new staircase in a direct and clearly readable way.

Adverse impacts on the significance of the building are minimised by doing as little work in the cleverest way to use the upper parts residentially.

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The proposal is a positive strategy for conserving and enjoying the historic environment, which, if not implemented puts the heritage asset at risk through neglect, decay or other threats which are undesirable as the heritage asset is an irreplaceable resource requiring conservation in a manner appropriate to its significance. It sustains and enhances the significance of the heritage asset by putting it to the most sympathetic viable uses consistent with its conservation by considering the wider social, cultural, economic and environmental benefits that its conservation will bring and the opportunities to draw on the contribution made by the historic environment to the local character and distinctiveness of Museum Street.

The property has been maintained so is not subject to deliberate neglect or damage. Its owners should be applauded for their sympathetic stewardship of this building and supported to continue this in the manner proposed by this application.

I have identified and assessed the particular significance of any heritage asset that may be affected by the proposal including by development affecting the setting of a heritage asset and taken account of the available evidence and any necessary expertise in coming to this conclusion.

## *LANDSCAPING DETAILS*

Not applicable because existing remains unchanged.

## *LIFETIME HOMES AND WHEELCHAIR HOUSING STATEMENT*

Not applicable because the work is a new stair not a new home.

## *LIGHTING ASSESSMENT*

Floodlighting is not involved.

## *LONDON VIEW MANAGEMENT FRAMEWORK*

Not required as site is not within a protected viewing corridor.

## *NOISE VIBRATION AND VENTILATION IMPACT ASSESSMENT*

Noise disturbance will be insignificant nor is noise sensitive development near major sources of noise like main roads, railways or industry.

## *PLANNING OBLIGATIONS*

A new stair is not liable to contribute to education, community, healthcare, affordable housing, sustainability and public open space. No obligation is needed to compensate for loss of offices because its floor area is less than 500m<sup>2</sup>. No obligation is needed to contribute to public transport because floorspace becomes residential. A Section 106 agreement will make the resident of the new dwelling inelligible to park on the street unless they are registered disabled. Eligibility for business permits remains unaltered.

## *PLANNING STATEMENT*

Continued commercial use is assessed according to DP13 because the change of use shrinks space for employment.

## *PHOTOGRAPHS*

Included in body text.

## *REGENERATION STATEMENT*

Not required as development is not a major application.

## *SCHEDULE OF WORKS*

GA1-GA4 & DE1-DE4 install new basement stair.

## *SERVICING MANAGEMENT PLAN*

Not required as development is not a major application.

## *STATEMENT OF COMMUNITY INVOLVEMENT*

Included in body text.

## *STATEMENT OF JUSTIFICATION*

Alterations cause no substantial harm or total loss of significance of the historic building.

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## *STRUCTURAL REPORT*

Alterations are not structural.

## *STUDENT HOUSING STATEMENT*

The application doesn't involve student housing.

## *SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT*

Not required for this application.

## *TELECOMMUNICATIONS DEVELOPMENT*

Not required because masts and antenna are not involved.

## *TRANSPORT ASSESSMENT INCLUDING TRAVEL PLAN*

Not required for this application.

## *TREE SURVEY/ARBORICULTURAL STATEMENT*

Excavation is not involved and adjoining neighbours have no trees or hedges so remain unaffected.

## *TOWN CENTRE USES EVIDENCE*

The work retains existing retail.

## *VENTILATION/EXTRACTION STATEMENT*

Ventilation remains natural. Air conditioning remains unaltered.

## *WASTE STORAGE AND COLLECTION*

See body text.

END