

Design and Access Statement

40 Great Russell Street
London, WC1B 3PH
March 2019

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INTRODUCTION

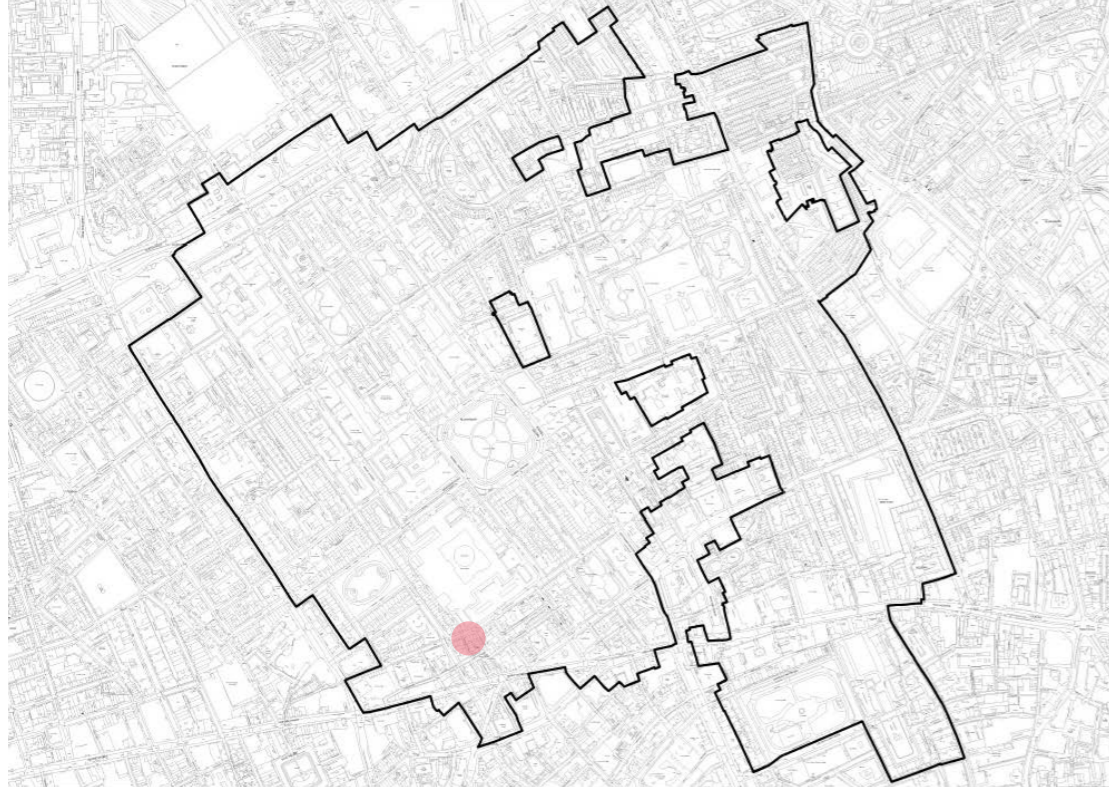
This document has been prepared by Waugh Thistleton Architects, on behalf of CLPI LLP, to present the proposal for an amalgamation of five previously approved planning consents to the building at 40 Great Russell Street, in the London Borough of Camden WC1B 3PH. This application seeks to update the most recent consent (2014/3713/P), with only a few minor alterations.

The proposed extension is located on the south side of Great Russell Street on the corner of Great Russell Street and Willoughby Street. The site is located in Central London in a well known cultural quarter with a growing residential and commercial area.

The current property at 40 Great Russell Street has five previous approved planning applications:

- 2010/6917/P (Change of use from showroom/office (Class B1) to 3 x 1-bed residential flats (Class C3) at first and second floor level and the erection of a four storey plus basement rear extension including rear roof terrace at first floor level) Granted in January 2011
- 2011/1663/P (Change of use of upper floors (1st, 2nd & 3rd) from offices (Class B1a) to 1x self contained 3 bedroom flat (Class C3) Granted in June 2012
- 2012/3651/P (Change of use of at basement level from offices (Class B1(a)) to shop (Class A1) and first and second floors from office (Class B1(a)) to one self contained three bedroom flat (Class C3) at first, second and third floor levels, with the erection of a four storey rear extension and re-positioning of the existing roof top extension away from the front facade.) Granted in June 2012
- 2013/7920/P (Creation of additional front entrance door from window opening, and replacement of existing door) Granted in February 2014
- 2014/3713/P (Change of use of first and second floors from office (Class B1a) to create 2X1 bed flats (Class C3), alterations to existing third floor flat with roof terrace, the erection of a four storey rear extension, alterations and additions to fenestration.) Granted in November 2014

This Design and Access Statement is supported by plans, elevations and sections of the proposed building which are attached at the end of this document.



1. Bloomsbury Conservation Area



2. Location Map

1.0 SITE AND CONTEXT

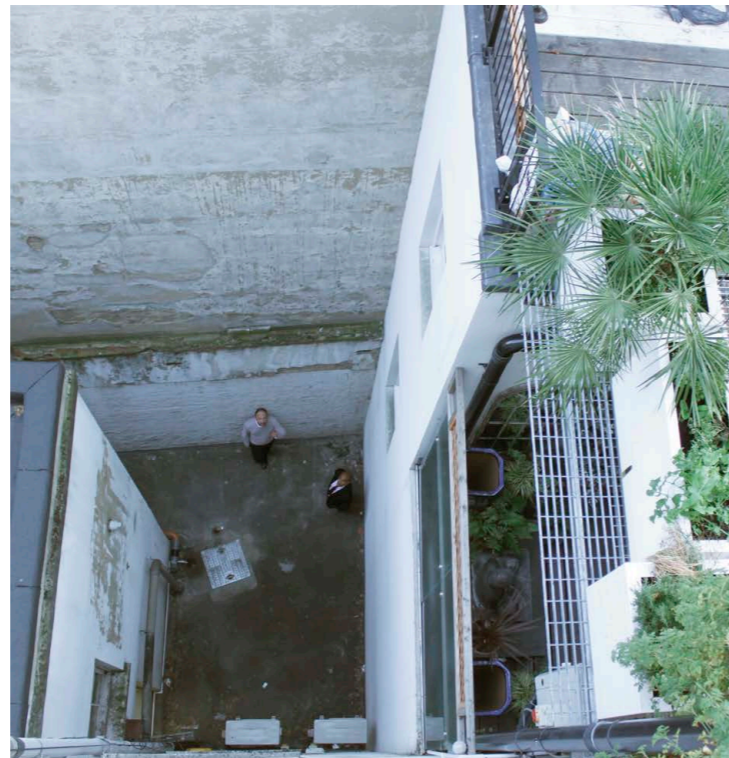
The proposed site lies within the Bloomsbury Conservation Area. It is located outside Camden Borough's major town district centre and is not within a Priority Employment Area where commercial uses would be promoted.

The immediate vicinity is characterised by a wide range of residential, commercial and cultural buildings. The buildings along Great Russell Street are mainly four storey terrace houses with traditional stucco render façades. To the north of the building lies the British Museum.

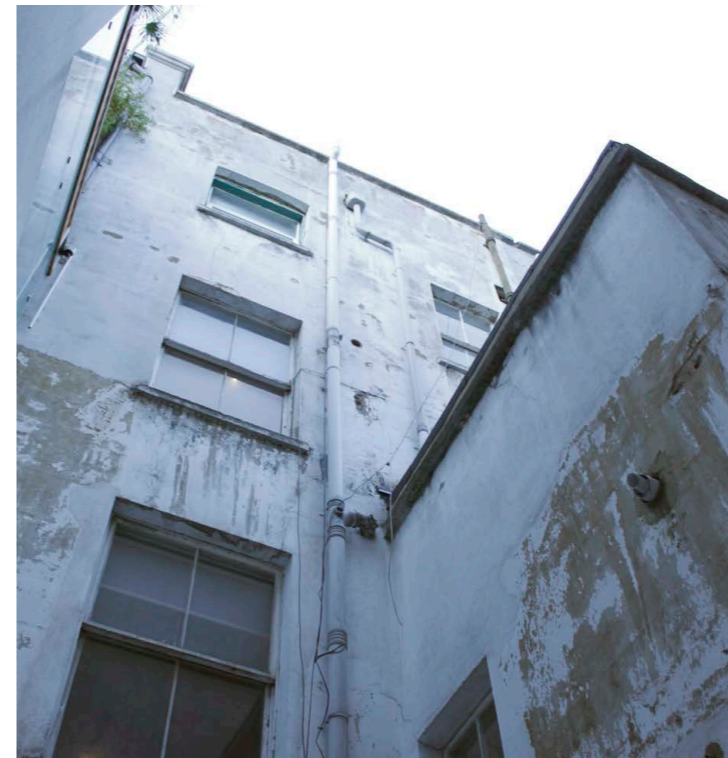
1.1 SITE PHOTOS



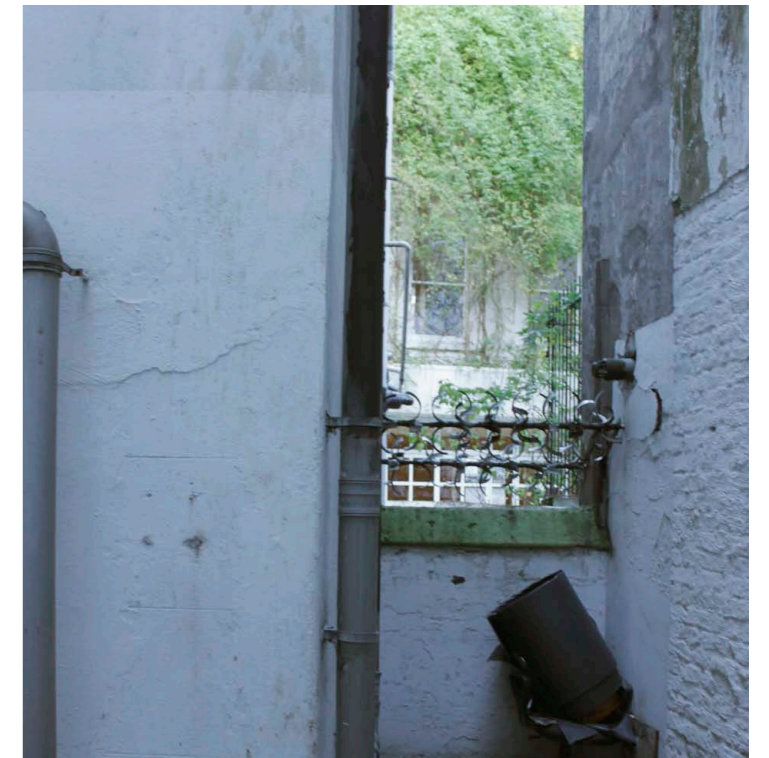
1. Access onto roof from fourth floor



2. View looking down at property's rear courtyard and neighbouring extension



3. View of rear elevation

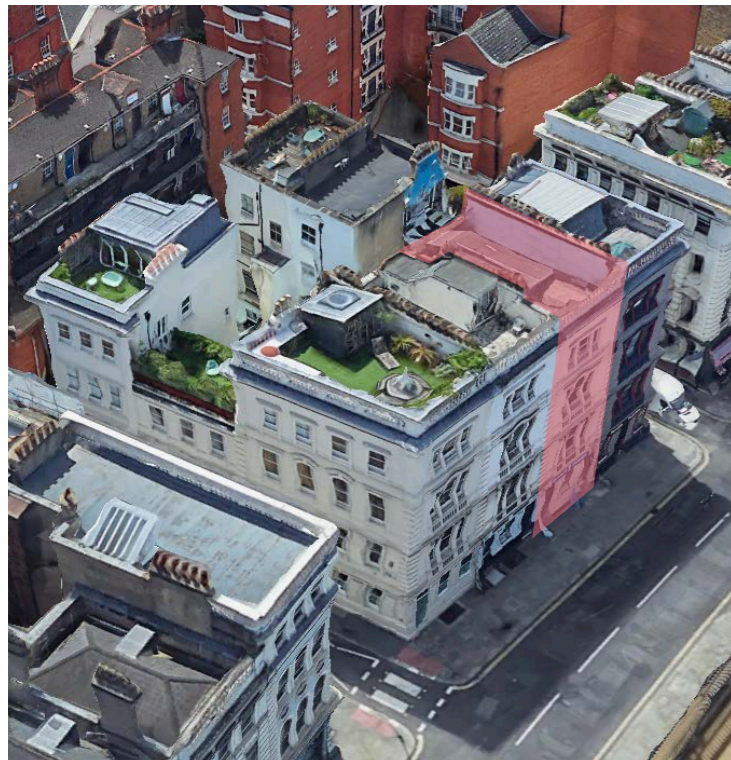


4. View of rear elevation looking through courtyard passage

1.2 EXISTING BUILDING

The building is arranged over basement, ground, three upper floors and a structure on the roof. The basement, first and second floors are B1 offices. The ground floor is a bureau de change (Class A2). The third floor and additional roof structure is an existing private residential unit.

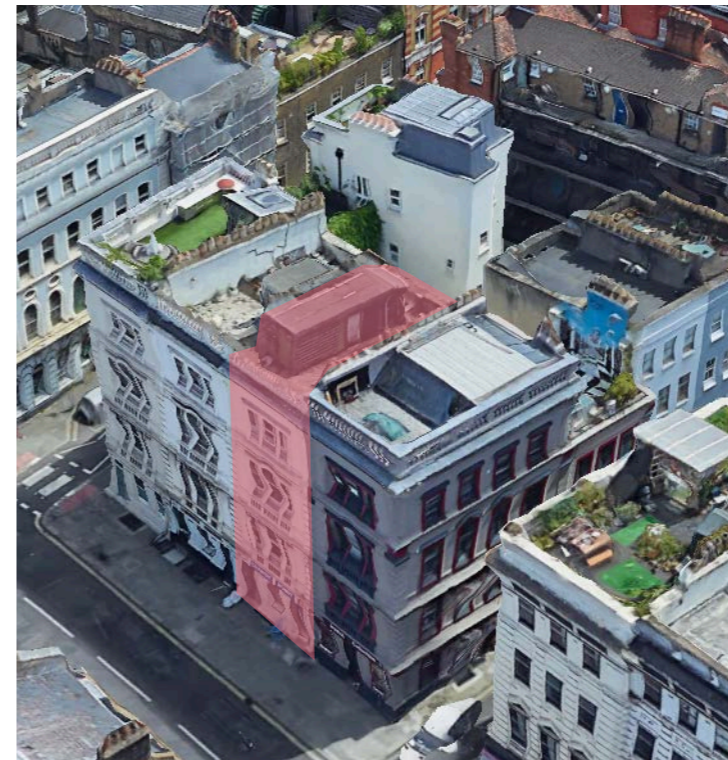
There are three external entrance points to the existing property. The main access is via two doors from Great Russell Street which have a single step threshold. One of these doors was added as part of a previous planning consent (2013/7920/P). Additionally there is a small extension to the rear, accessed currently from the ground floor only.



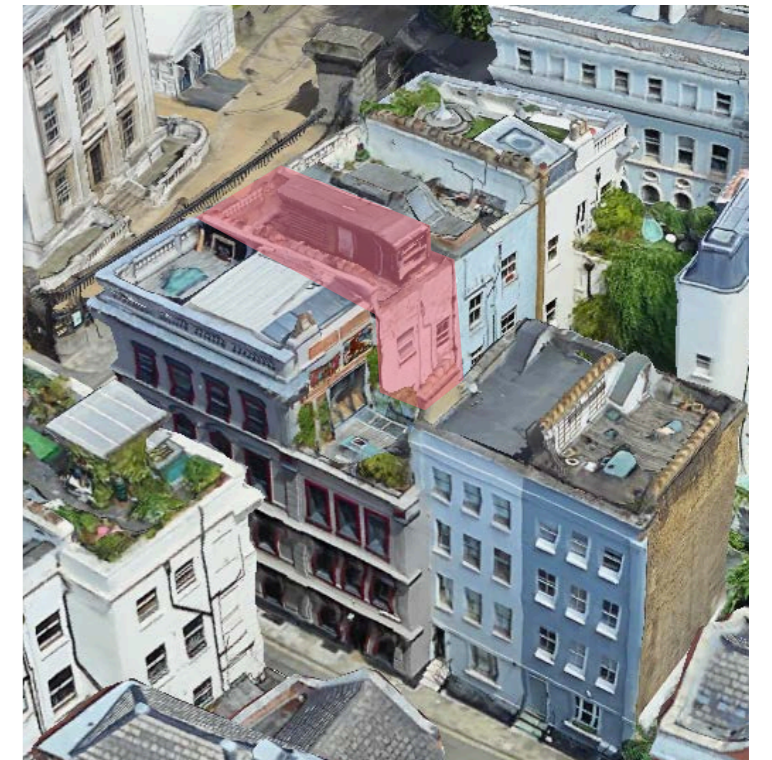
1. View looking south



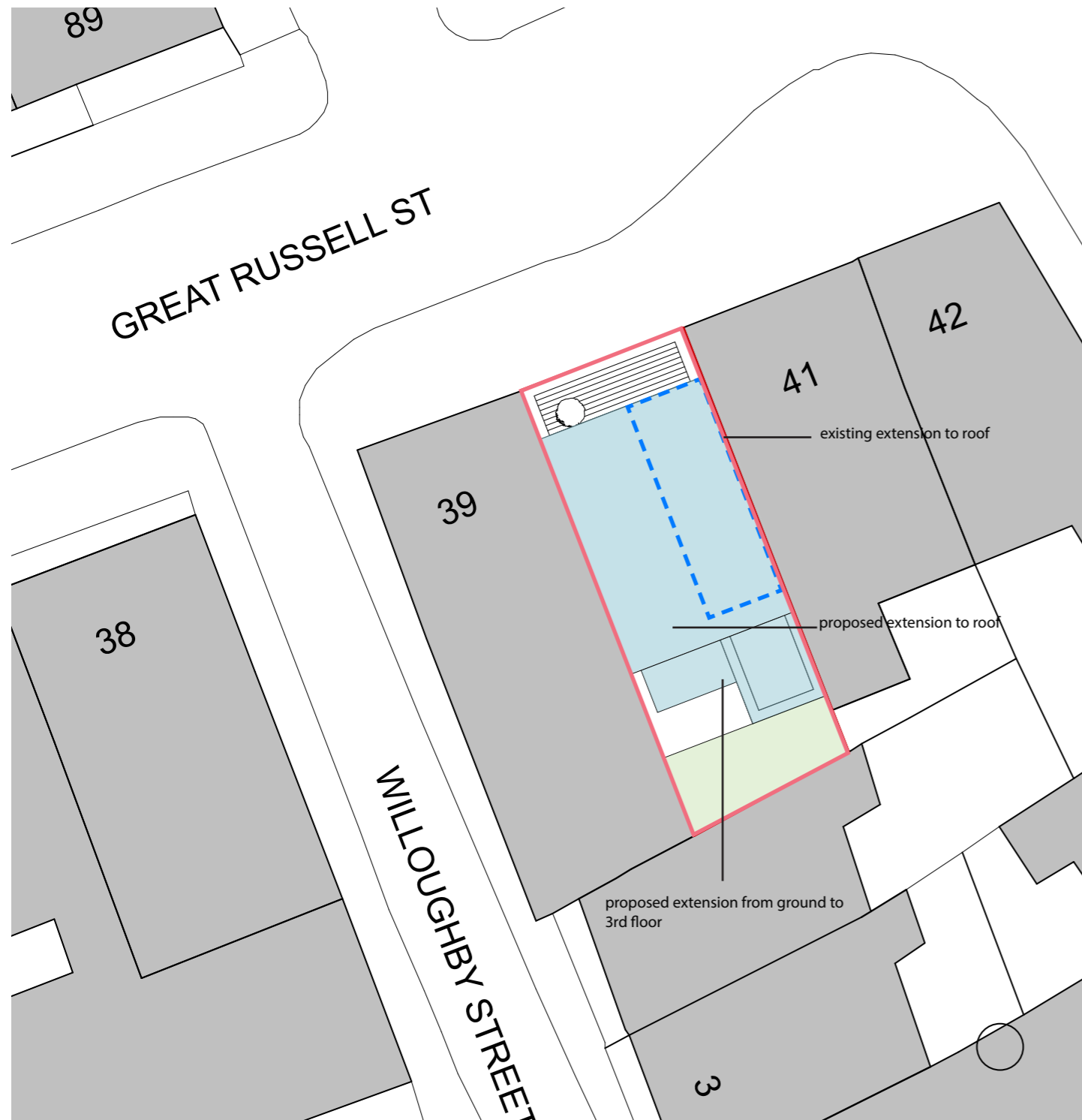
2. View looking west



3. View looking east



4. View looking north



1. General Roof Plan of the proposal

2.0 PROPOSAL

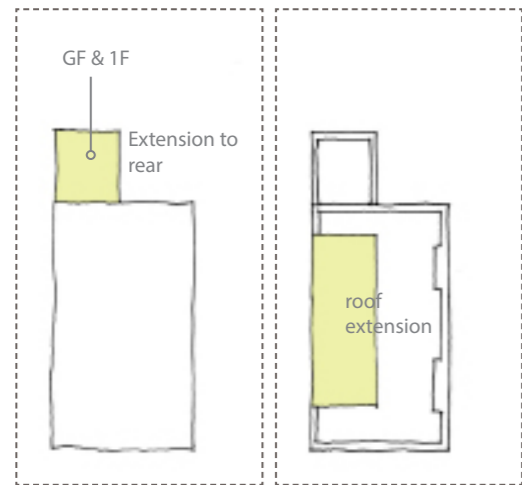
2.1 URBAN SCALE AND STRATEGY

The proposal will enhance the existing five storey building with a contemporary rear extension, appropriate to the context of the area. The site has three previously approved planning applications for similar alterations to the building. Similar to the previous planning consents, this application proposes to reuse the existing windows for the new façade and use honest materials allowing the extension to sit comfortably in its surroundings, but with a contemporary design.

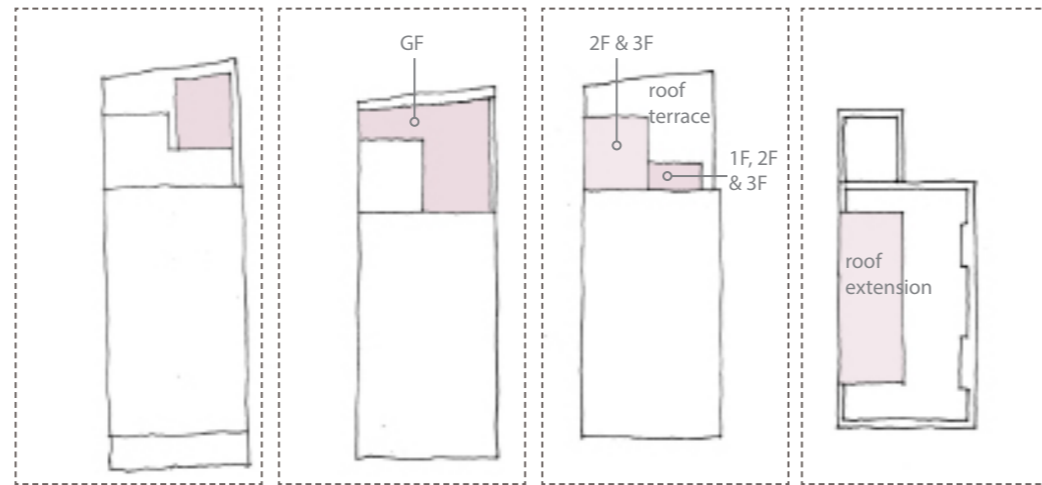
The scheme will be for two spacious one-bedroom apartments on the first and second floors, and a large two-bedroom apartment occupying the third floor and roof extension. The proposal also encompasses commercial use in the basement and ground floor.

The extension is designed to have minimal impact when viewed from the street below and is sensitive to the existing elevations, and historical façade.

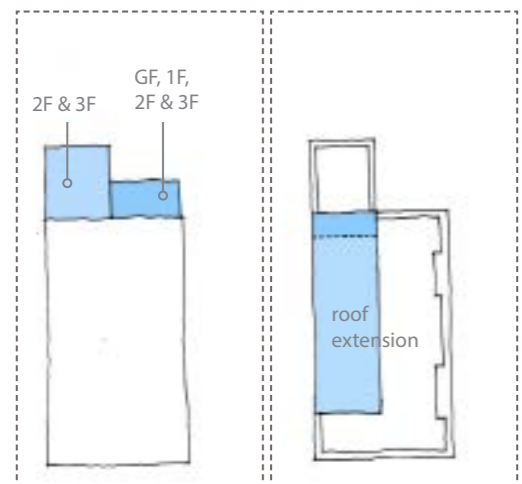
- Key
- Existing roof structure incorporating stairs
 - Site demise
 - Proposed extensions



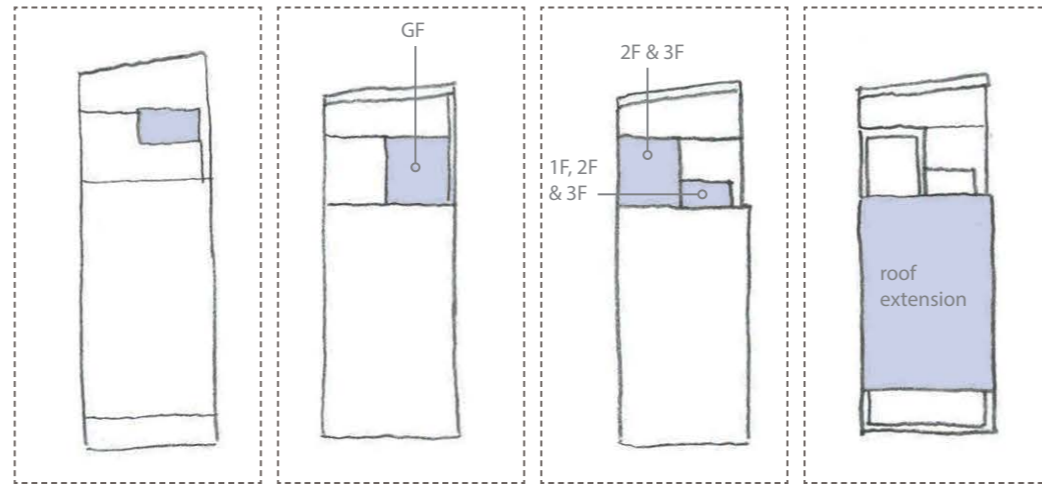
Existing



Scheme consented in 2011



Scheme consented in 2012



Proposed scheme

2.2 MASSING STUDY

The existing building has an extension to the rear and one off the roof. The site has a number of previously approved planning applications. One of which (2010/6917/P), granted in January 2011, included an additional extension to the rear of the property at ground, first, second and third floors.

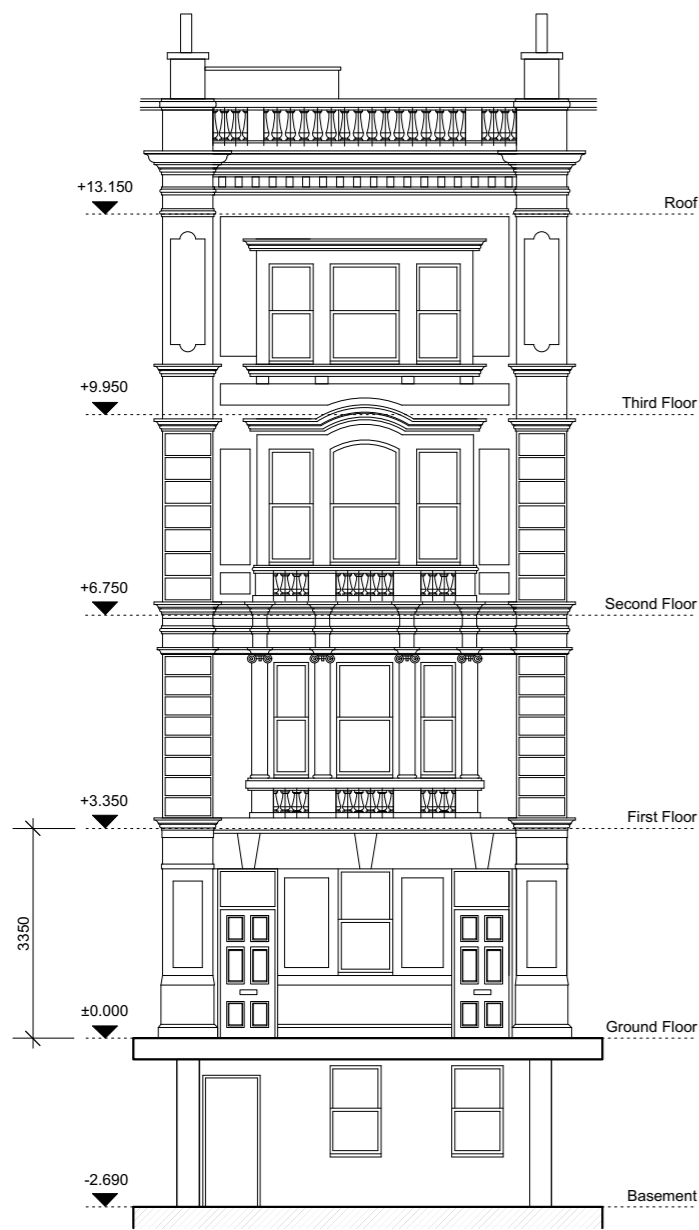
Another previously approved planning application - 2011/1663/P- involved changing the use of the upper floors (1st, 2nd & 3rd) from offices (Class B1a) to 1x self contained 3 bedroom flat (Class C3) Granted in June 2012.

The most recent consent is very similar in terms of massing to what is proposed in this application. This involves building an extension to the rear of the property, which sits below the existing building line, and a roof extension, which will match the height of the existing one, whilst having a slightly bigger footprint. The building will maximize space whilst creating a comfortable, simple, sculptural composition with a light construction.

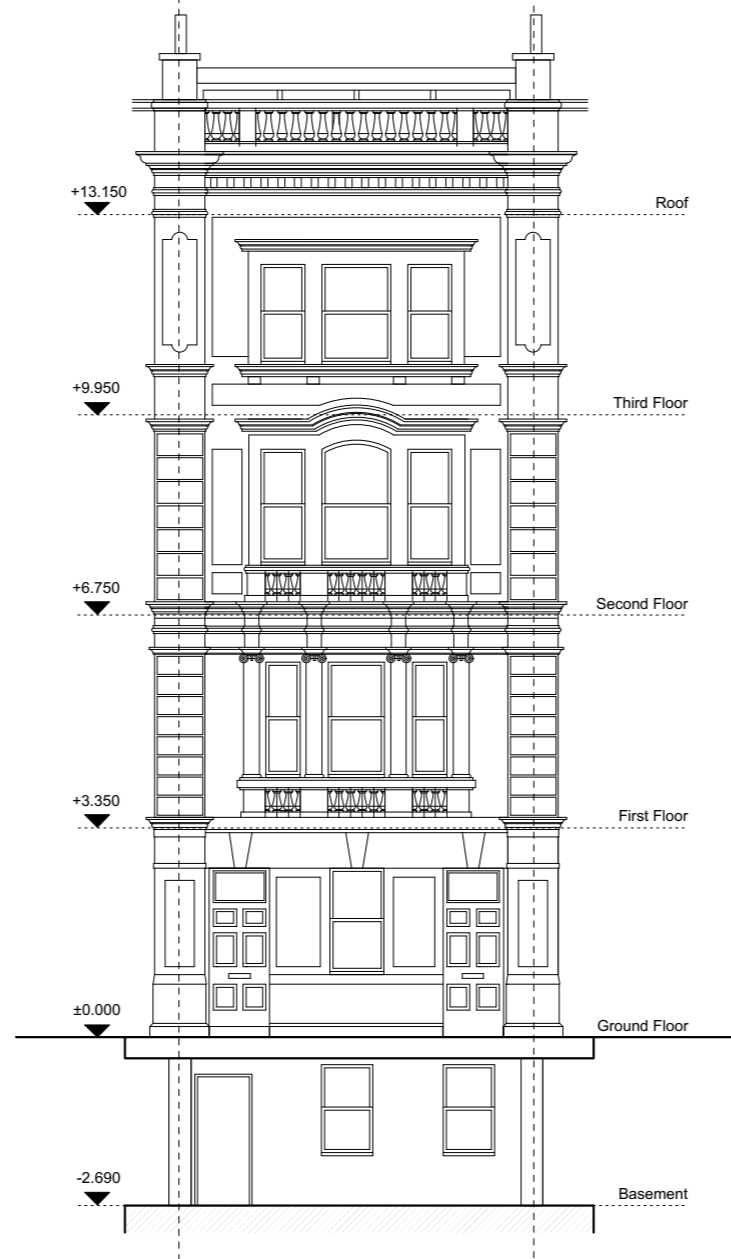
The massing and design has been defined by the amount of daylight the building receives, the proportions of the floors and walls, by how the building is accessed, and by the construction of the existing building.

2.3 DESIGN CONCEPT

The proposal is to change the current use from commercial to residential. In order to do so the ground, first, second and third floors will be extended at the back for easy access to both the existing and proposed extension at the rear



Existing Elevation.



Proposed Elevation.

2.4 ELEVATION

Existing facade

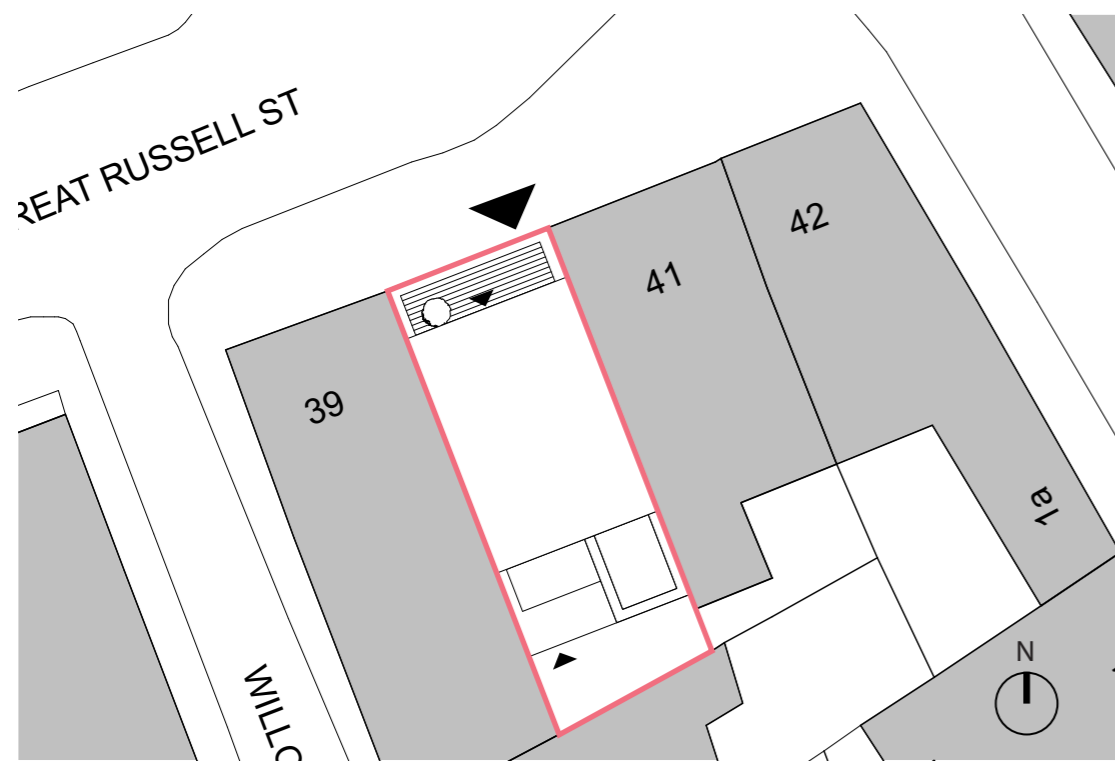
The existing building is arranged over basement, ground, three upper floors and a structure on the roof.

There are three existing external entrance points to the property. The main access is via two doors opening out onto Great Russell Street, both of which have a one step threshold. Additionally, there is a small extension to the rear, accessed currently from the ground floor only.

Proposed facade

The proposal will minimally alter the external appearance of the existing building along Great Russell Street.

There are two main entrance points from Great Russell Street: one will give access to the residential floors and the second doorway will provide access to the shop, located at ground floor.



- Site demise, existing fenestration
- Primary entrance
- Secondary entrance

2.5 APPEARANCE, MATERIALS AND CONSTRUCTION

The proposal will not alter the external appearance of the existing building along Great Russell Street. The additional floors that form the extension will not overlook the surrounding buildings and will have minimal effect on neighbouring properties.

The existing courtyard will be excavated, re-landscaped and a terrace on the roof of the existing building will provide outdoor space for the residents of flat 3.

2.6 ACCESS AND REFUSE

Access to the building remains the same, from Great Russell Street via two entrances: one for shop users and the other for residents.

In terms of fire escape exits, the rear extension at basement level has access to the rear courtyard, and there are two separate exits onto Great Russell Street from ground floor. There is also access onto a roof terrace from flat 3.

All refuse stores to the building will remain as existing and storage for recycling will be provided in the kitchen areas of the flats.

2.7 SUSTAINABILITY

The proposed redevelopment of this property will improve the carbon footprint by replacing the rear wall with a modern fully insulated rear extension and renewed efficient heating boiler system.

Increasing the residential accommodation in inner cities is a fully sustainable use for the building, reducing travel distance to work and recreation.

2.8 AREA SCHEDULE

Great Russell Street							
Use	Basement (m ²)	Ground (m ²)	First (m ²)	Second (m ²)	Third (m ²)	Fourth (m ²)	Total (m ²)
Existing							
A ₂		34					34
B ₁	34.4		35.1	35.1			104.6
C ₃					35.5		35.5
Total							174.1
Proposed							
A ₁	46.38	48.25					86.3
B ₁							
C ₃			51.5	47.6	47.6	30.52	177.3
Total							263.5

3.0 DRAWINGS

EXISTING DRAWINGS

EXISTING

1-506-001	Existing Location Plan, scale 1:500 @ A3
1-506-010	Existing Basement, Ground Floor Plan and First Floor Plan, scale 1:100 @ A3
1-506-011	Existing Second Floor Plan, Third Floor Plan, and Roof Plan, scale 1:100 @ A3
1-506-020	Existing Front and Rear Elevations, scale 1:100 @ A3
1-506-030	Existing Section AA, scale 1:100 @ A3

PROPOSED DRAWINGS

1-506-099	Proposed Location Plan, scale 1:200 @ A3
1-506-100	Proposed Basement, Ground Floor Plan and First Floor Plan, scale 1:100 @ A3
1-506-101	Proposed Second Floor Plan, Third Floor Plan, and Roof Plan, scale 1:100 @ A3
1-506-200	Proposed Front and Rear Elevations, scale 1:100 @ A3
1-506-300	Proposed Section aa and Section bb, scale 1:100 @ A3

NOTES



REV	COMMENTS	DATE	CHK
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STATUS

PLANNING

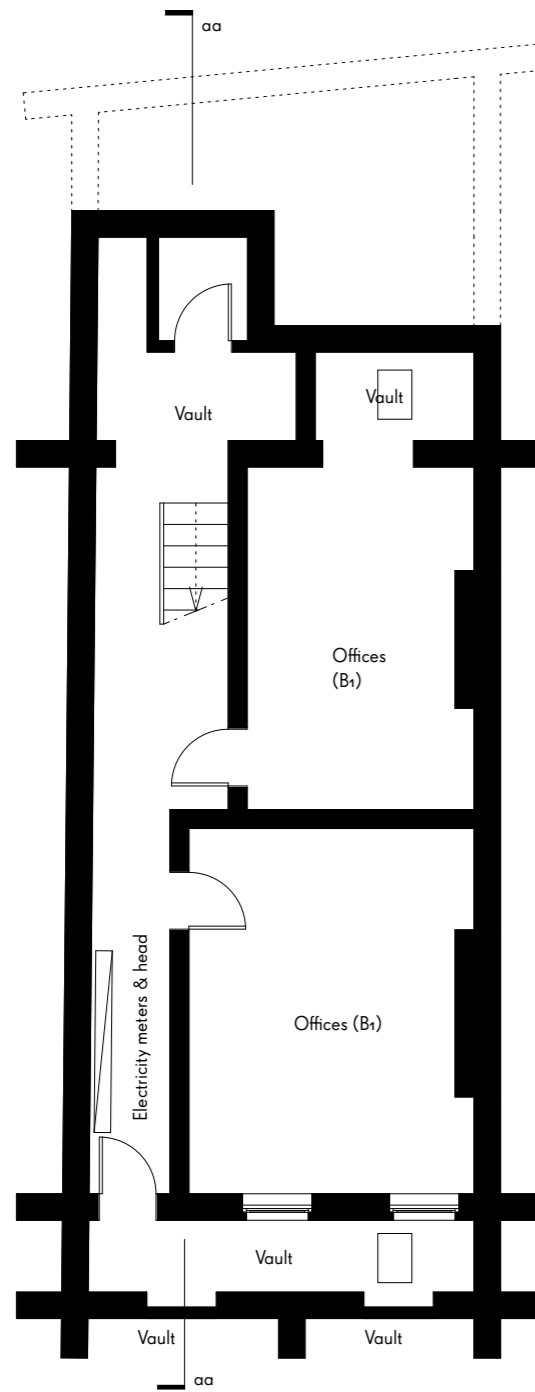
Job 40 Great Russell St
Title Existing Location Plan
Date 18/03/2019
Scale 1:500 @ A3
Drawn WTA
Client CLPI LLP

1-506-001

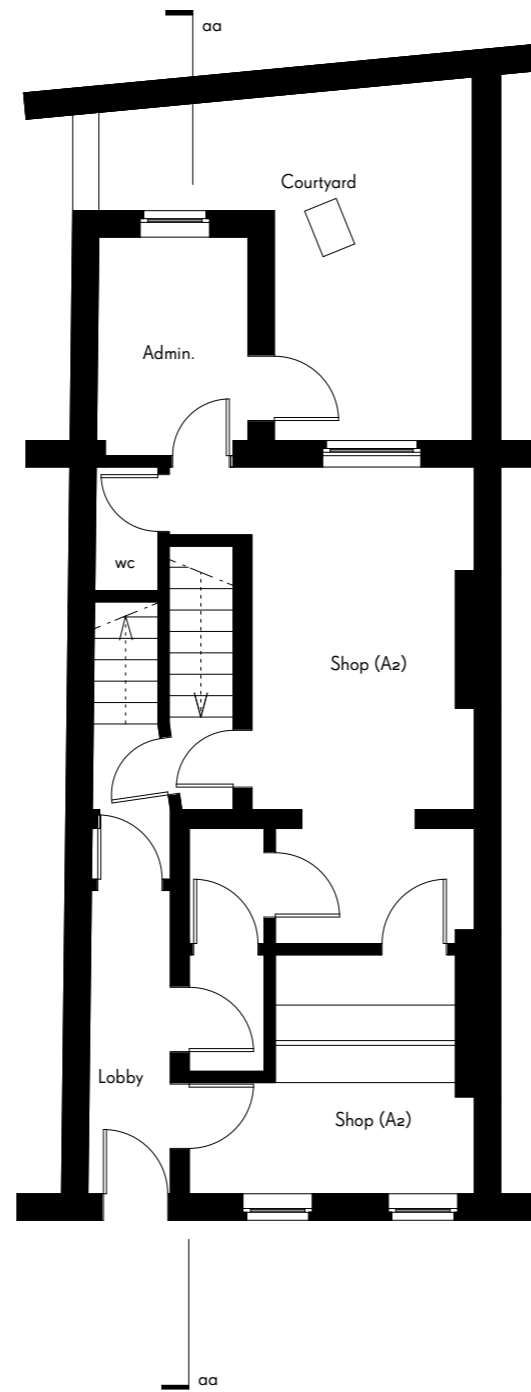


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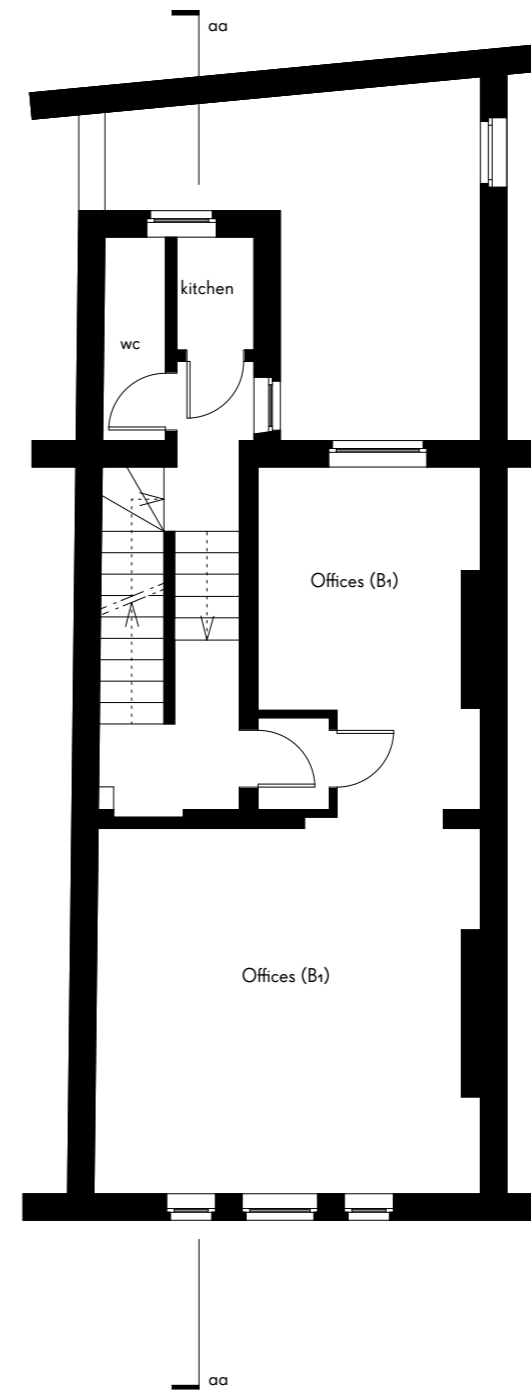
NOTES



Basement floor plan



Ground floor plan



First floor plan



REV	COMMENTS	DATE	CHK
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STATUS

PLANNING

Job 40 Great Russell St

Title Existing Plans

Date 18/03/2019

Scale 1:100 @ A3

Drawn WTA

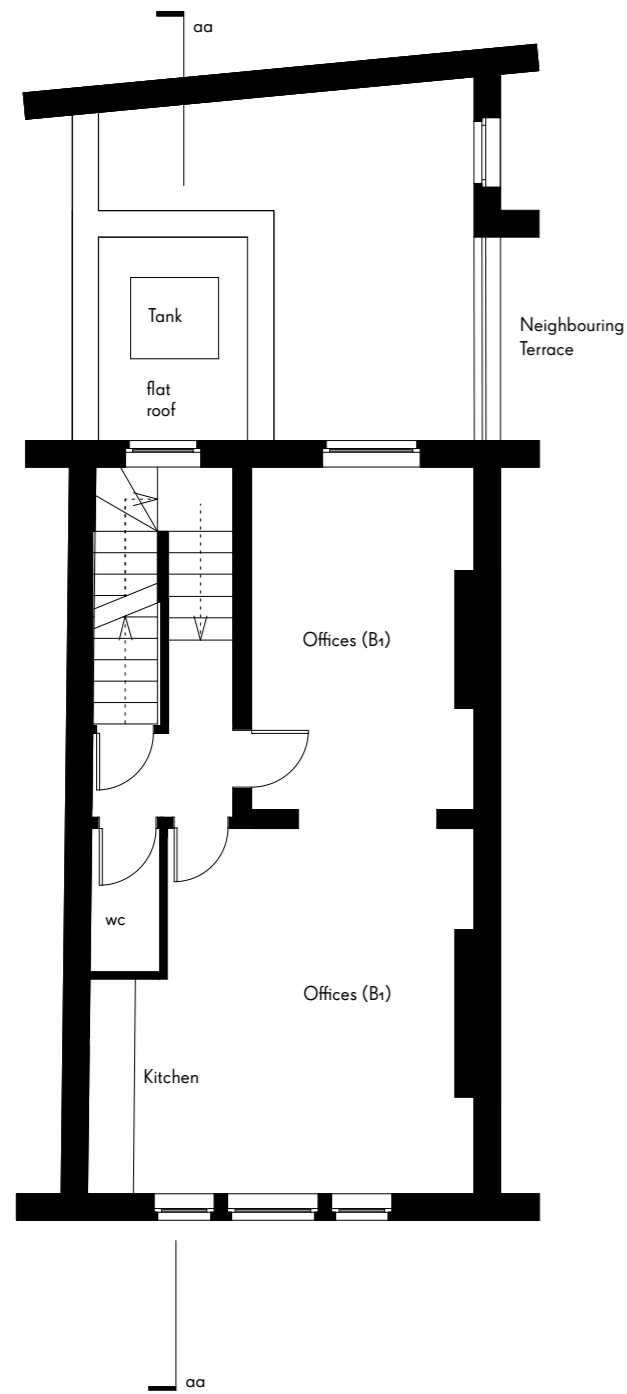
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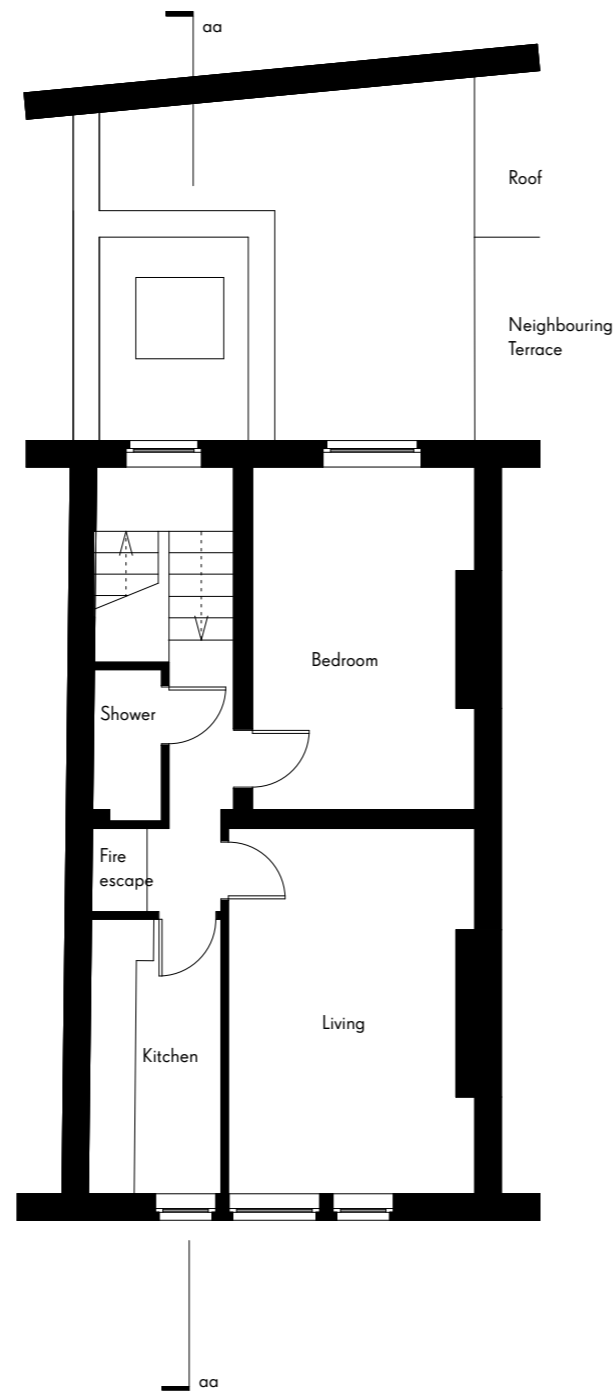
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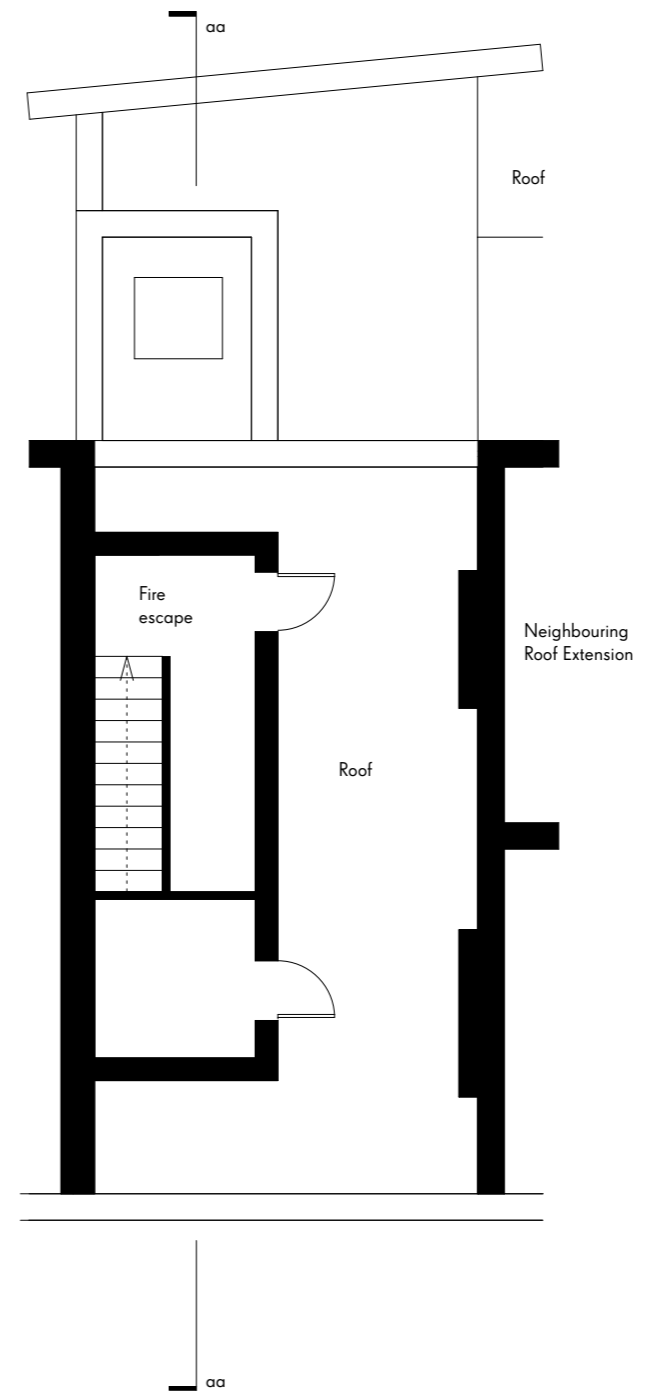
NOTES



Second floor plan



Third floor plan



Roof extension plan



REV	COMMENTS	DATE	CHK
STATUS			

STATUS

PLANNING

Job 40 Great Russell St

Title Existing Plans

Date 18/03/2019

Scale 1:100 @ A3

Drawn WTA

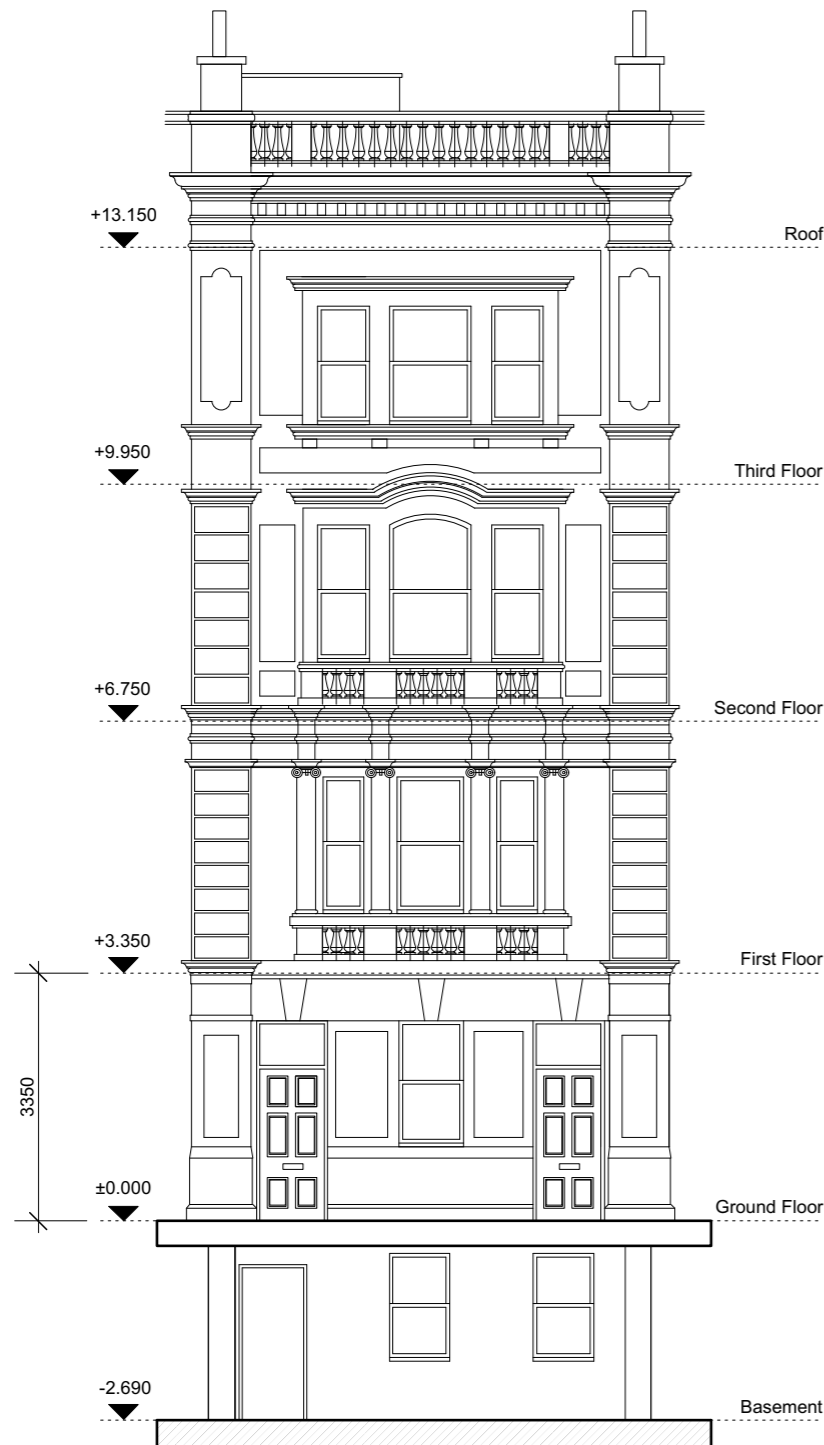
Client CLPI LLP

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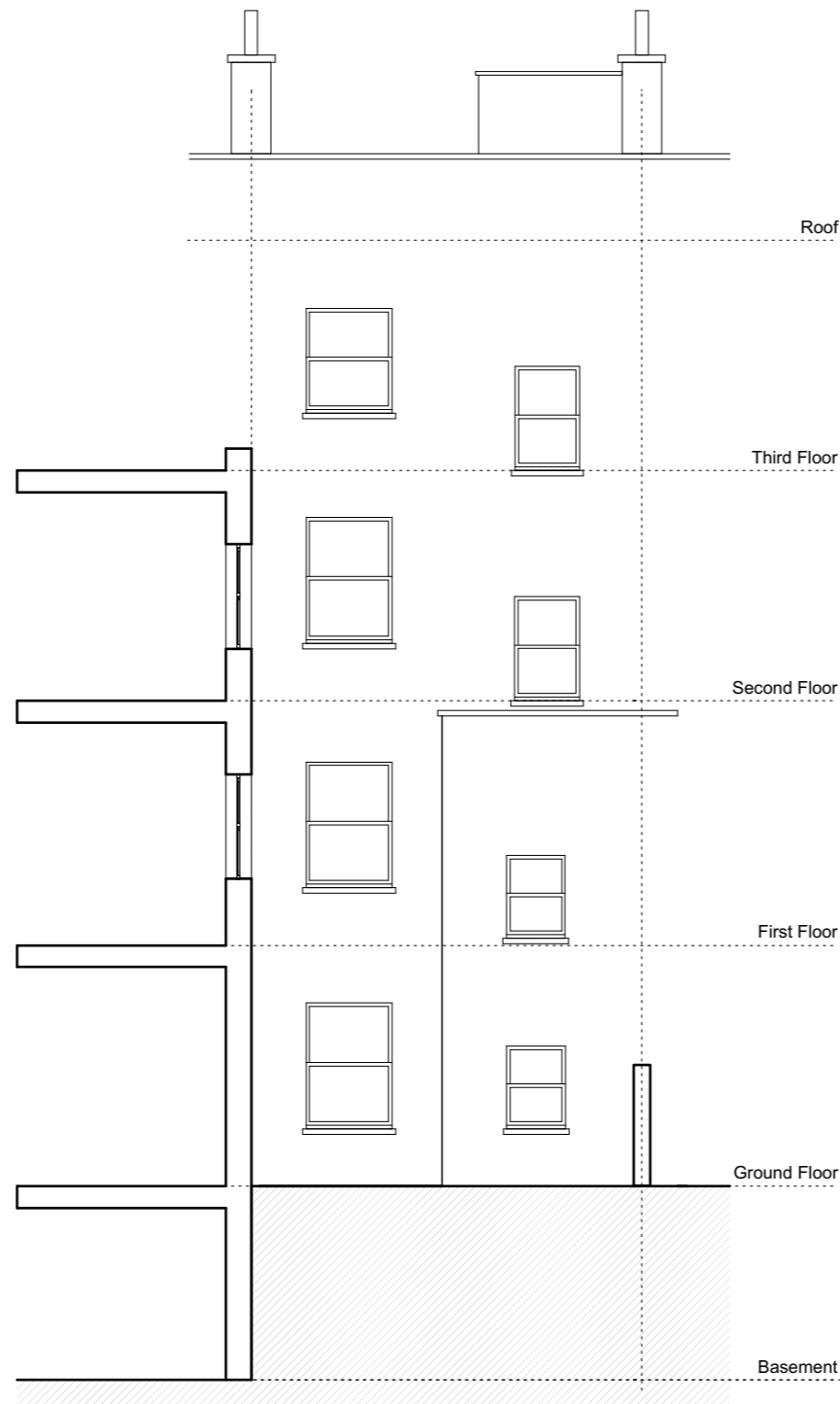
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NOTES



Front Elevation



Rear Elevation



REV	COMMENTS	DATE	CHK

STATUS

PLANNING

Job 40 Great Russell Street

Title Elevations

Existing

Date March 2019

Scale 1:100 @ A3

Drawn WTA

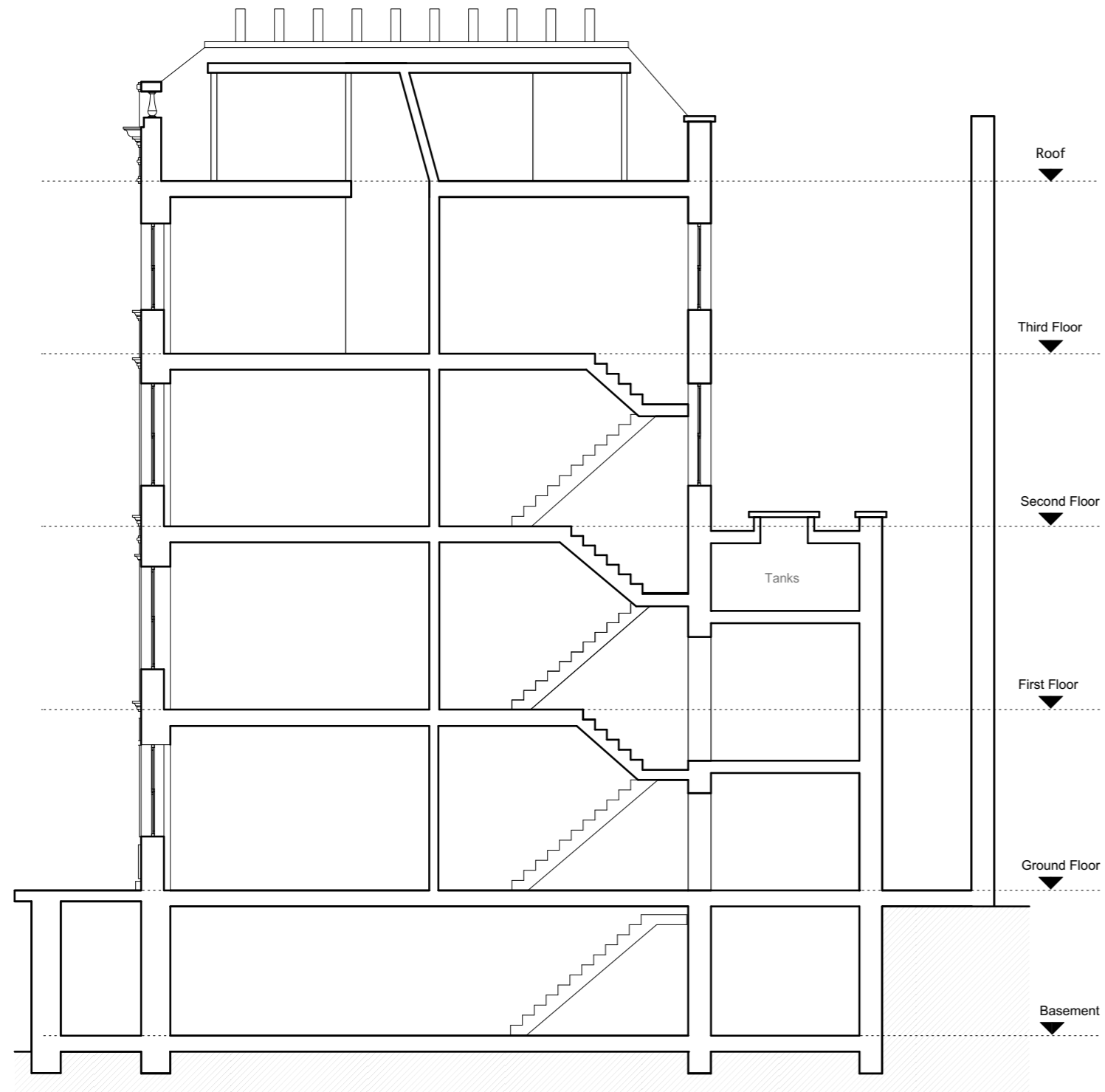
Client CLPI LLP

1_506-020

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NOTES



Existing Section aa



REV	COMMENTS	DATE	CHK

STATUS

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Job 40 Great Russell Street

Title Section
Existing

Date March 2019

Scale 1:100 @ A3

Drawn WTA

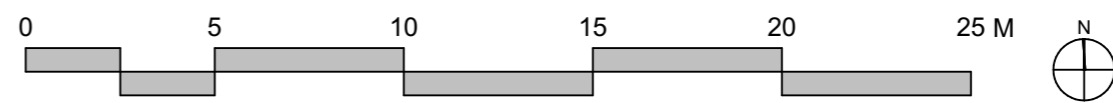
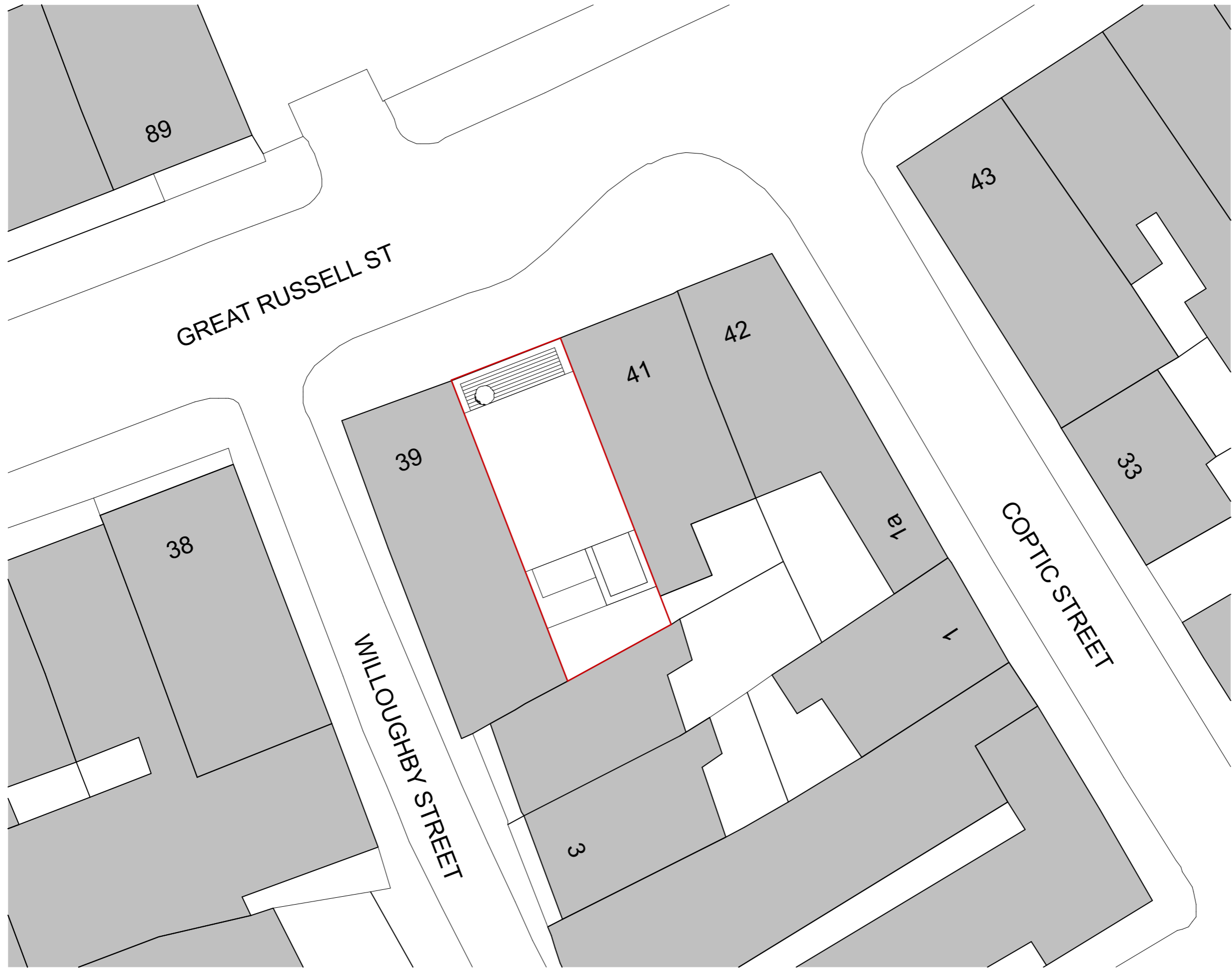
Client CLPI LLP

1_506-030

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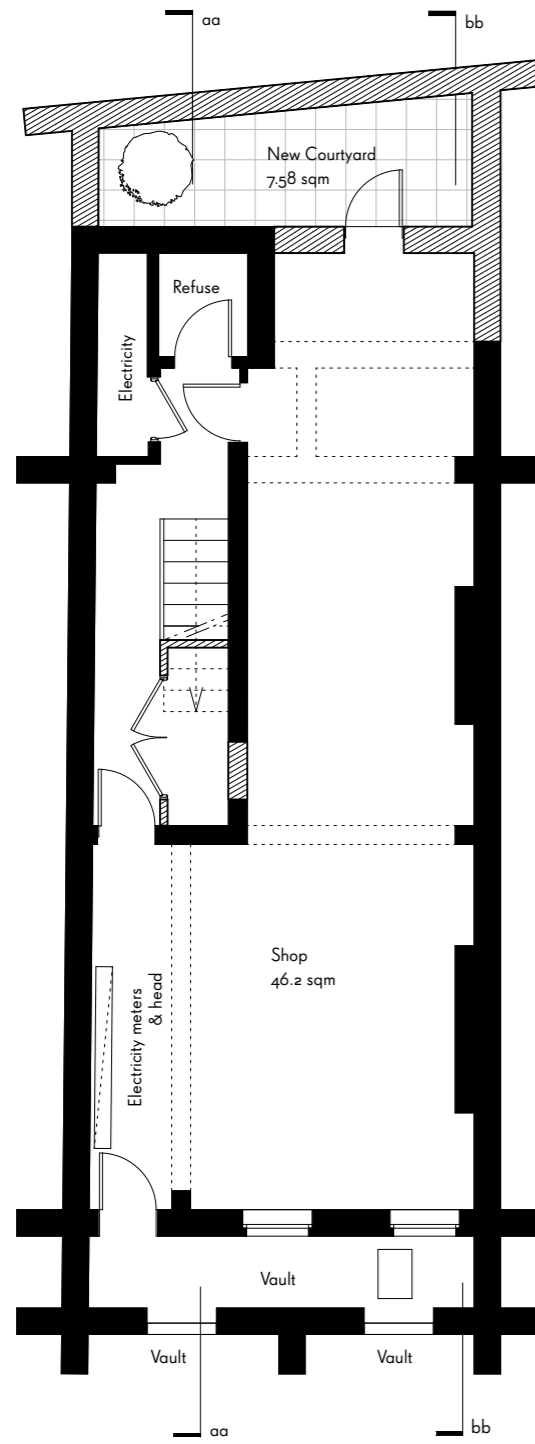
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Job 40 Great Russell St
Title Proposed Location plan
Date 18/03/2019
Scale 1:200 @ A3
Drawn WTA
Client CLPI LLP

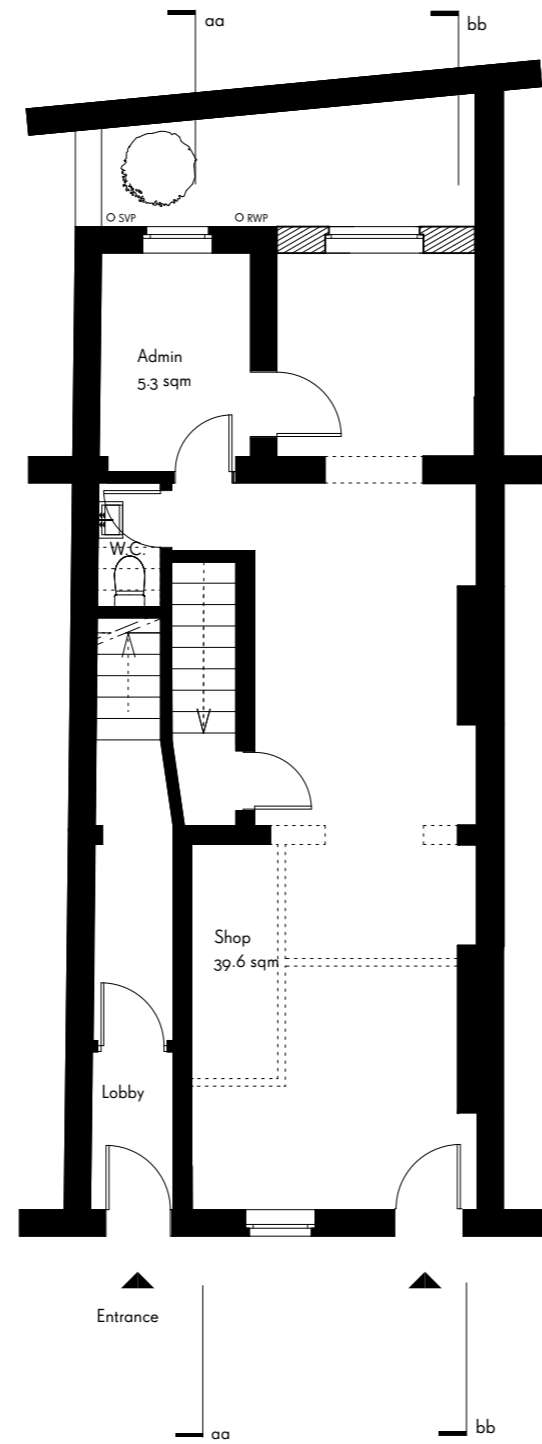
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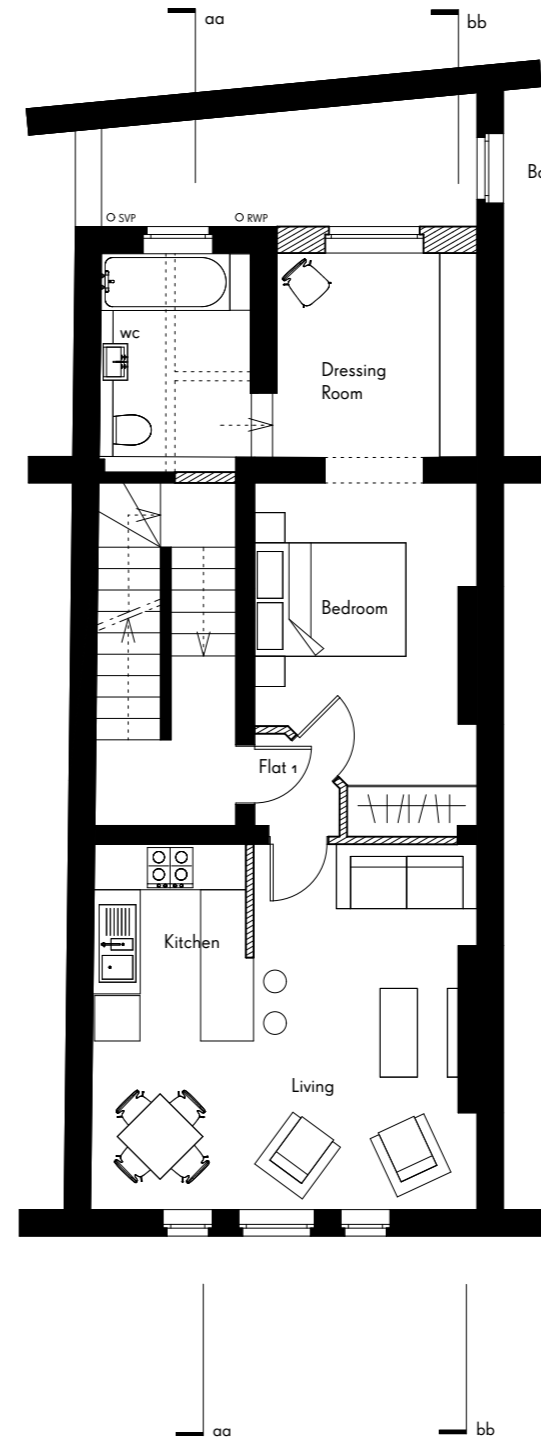
NOTES



Basement floor plan



Ground floor plan



First floor plan



REV	COMMENTS	DATE	CHK
STATUS			

PLANNING

Job 40 Great Russell St

Title Proposed Plans

Date 18/03/2019

Scale 1:100 @ A3

Drawn WTA

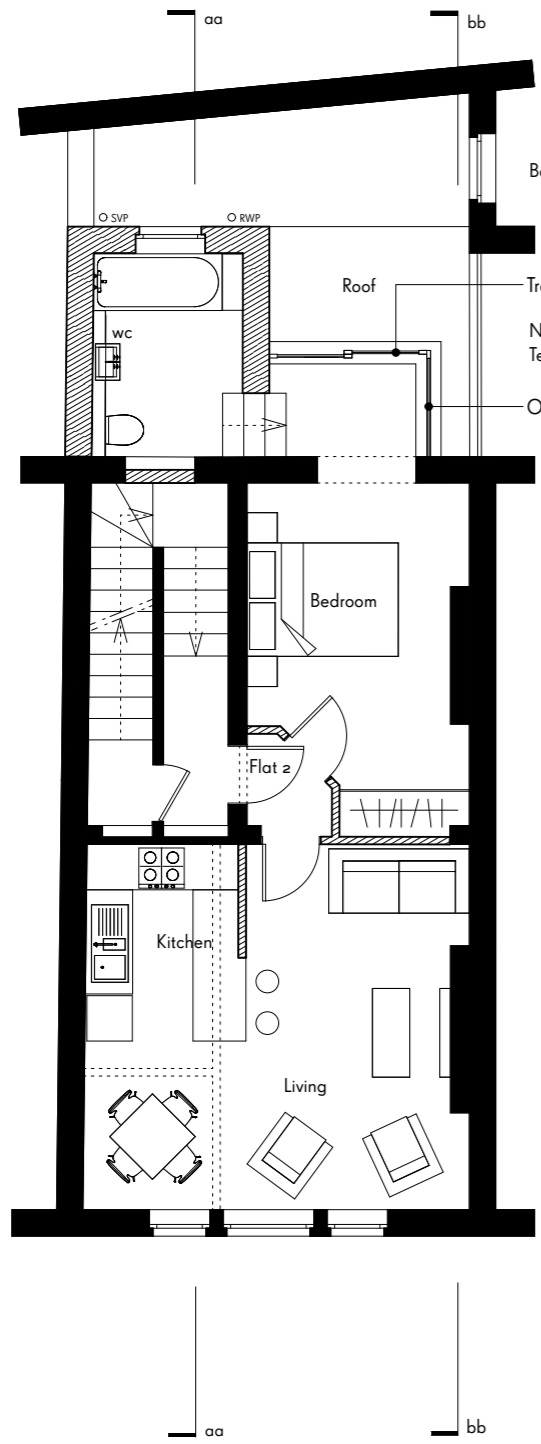
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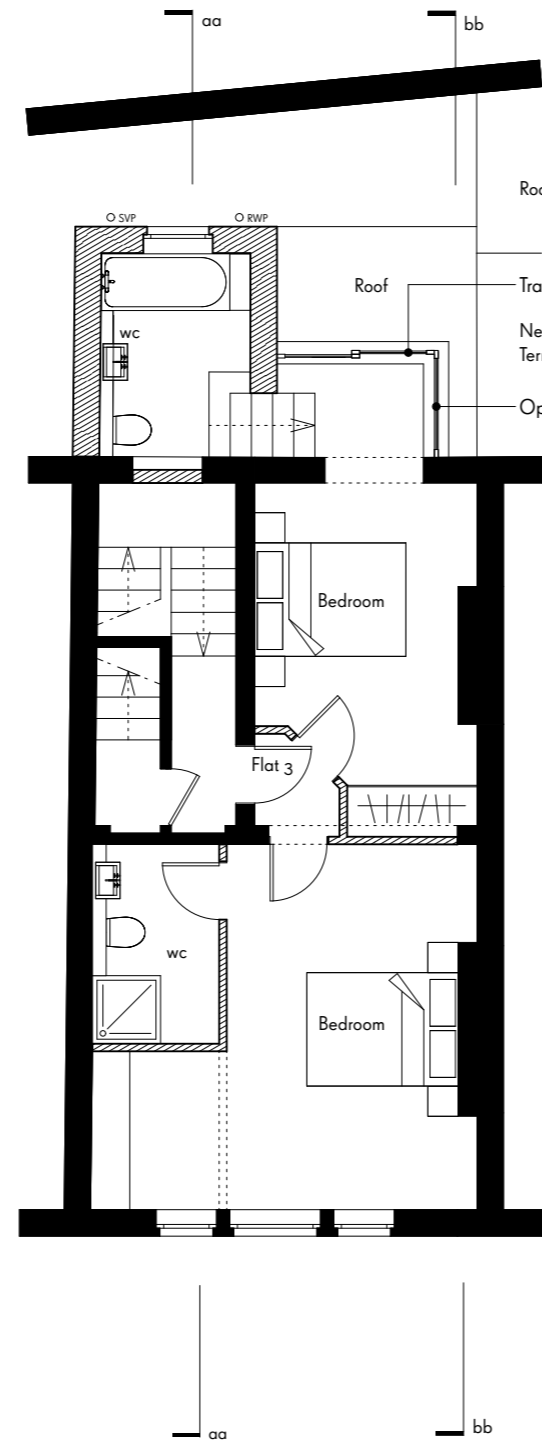
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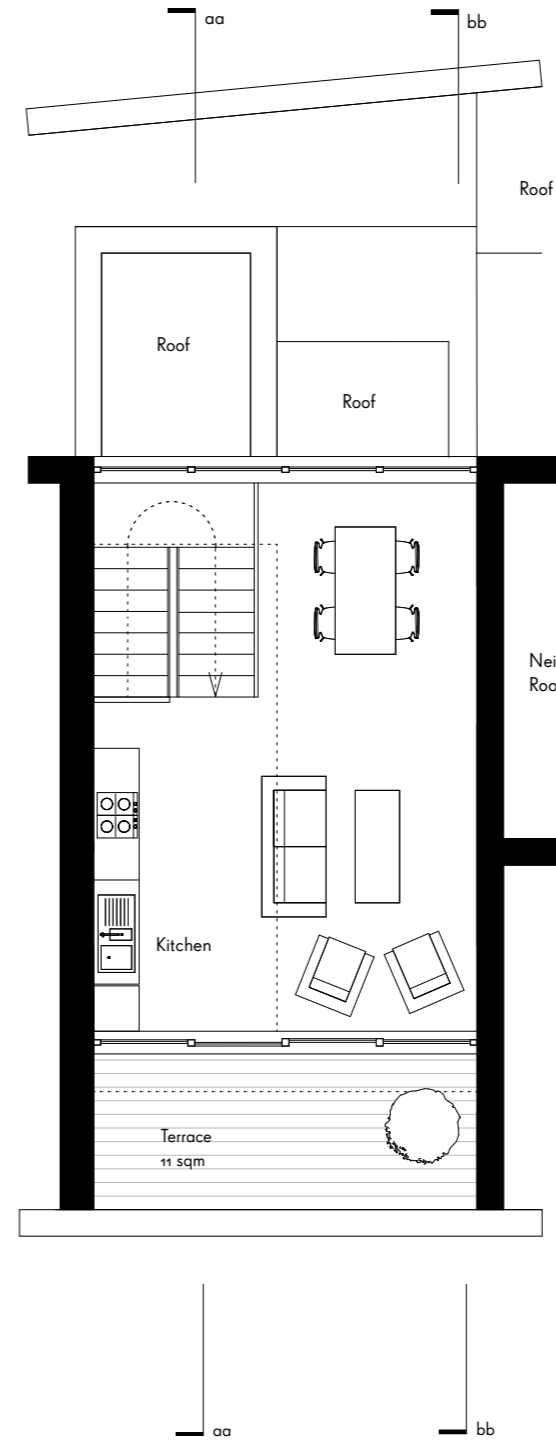
NOTES



Second floor plan



Third floor plan



Roof extension plan



REV	COMMENTS	DATE	CHK

STATUS

PLANNING

Job 40 Great Russell St

Title Proposed Plans

Date 18/03/2019

Scale 1:100 @ A3

Drawn WTA

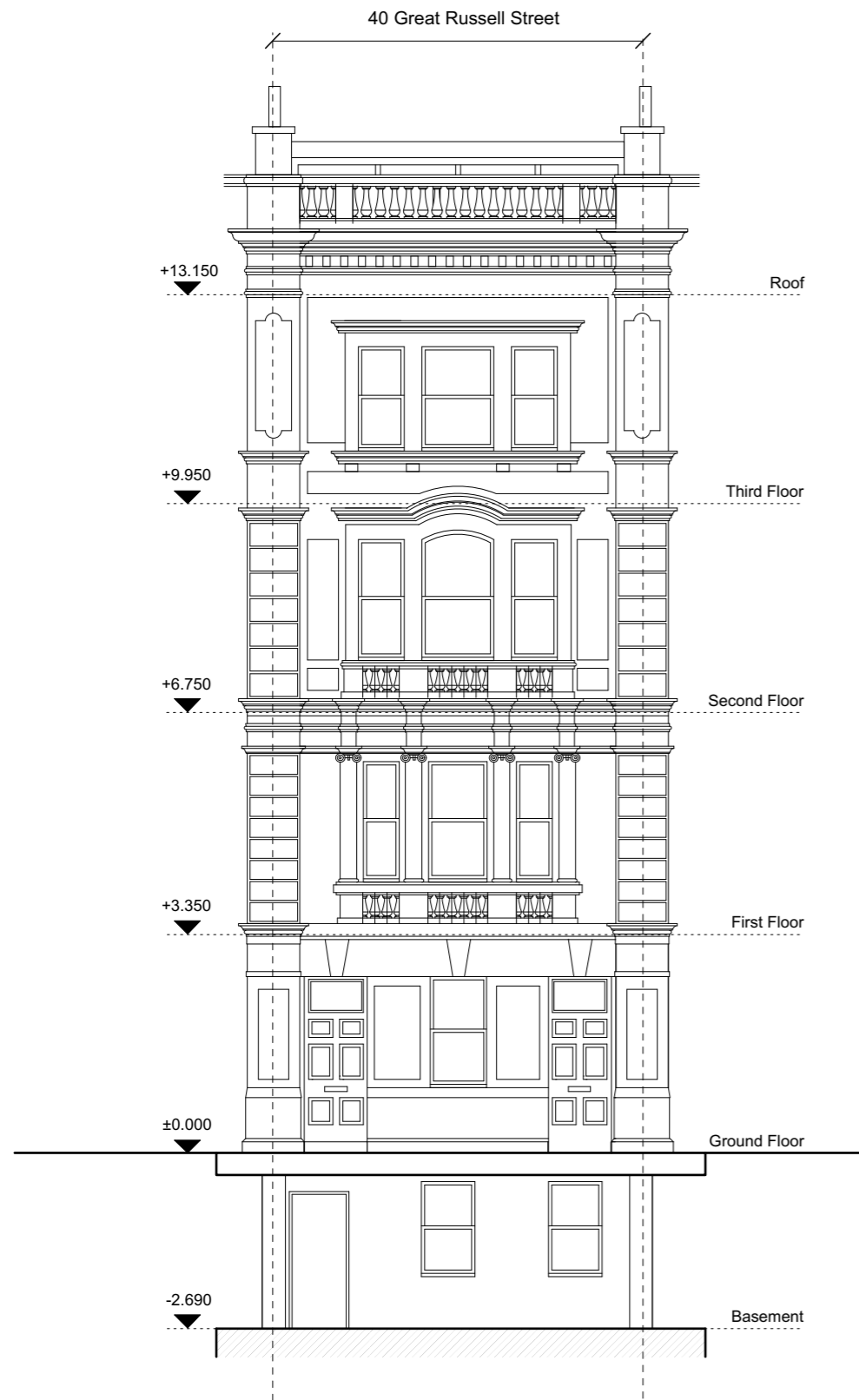
Client CLPI LLP

1-506-101

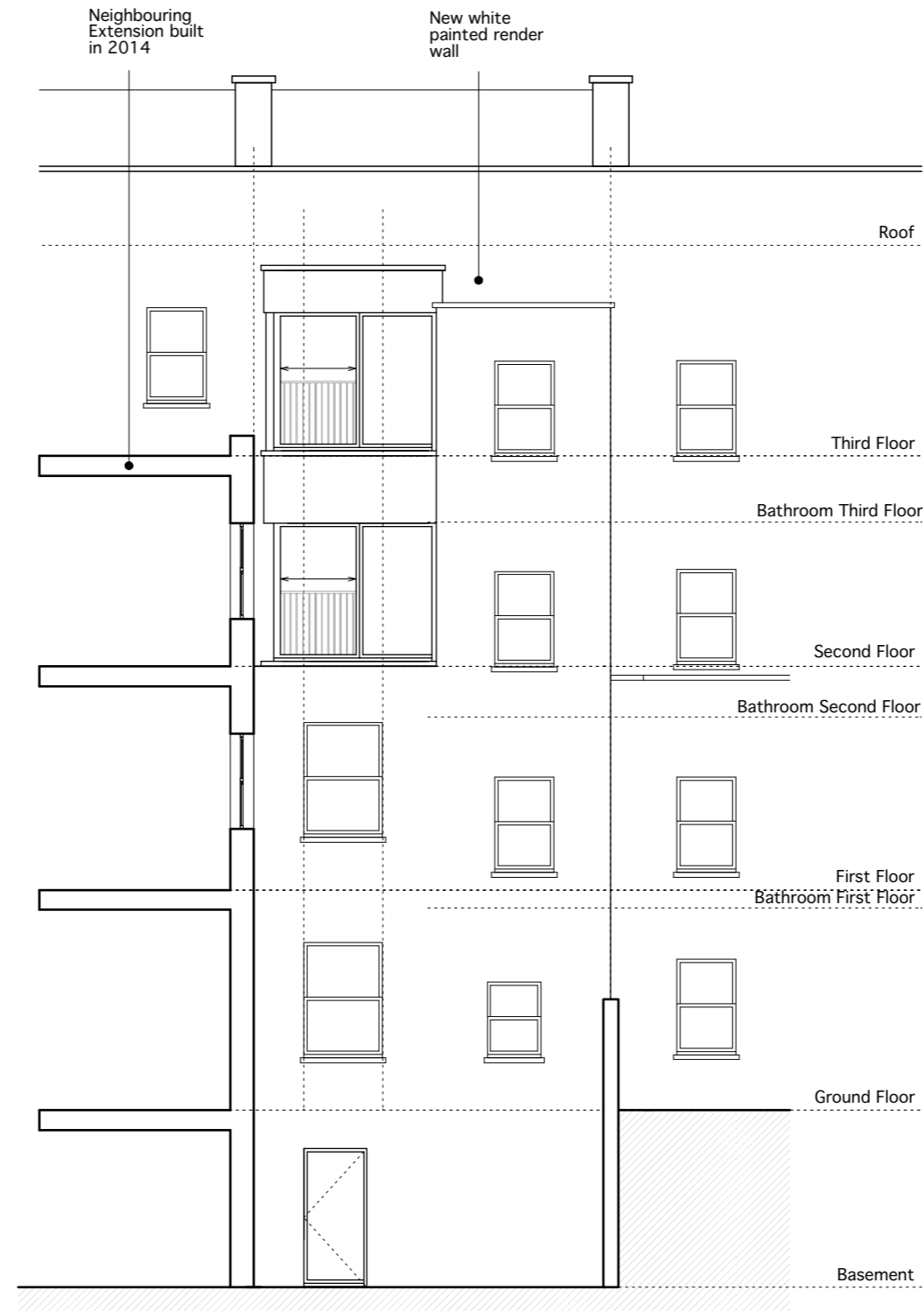
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NOTES



Front Elevation



Rear Elevation



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PLANNING			
Job 40 Great Russell Street			
Title Elevations Proposed			
Date March 2019			
Scale 1:100 @ A3			
Drawn WTA			
Client CLPI LLP			

STATUS

PLANNING

Job 40 Great Russell Street

Title Elevations
Proposed

Date March 2019

Scale 1:100 @ A3

Drawn WTA

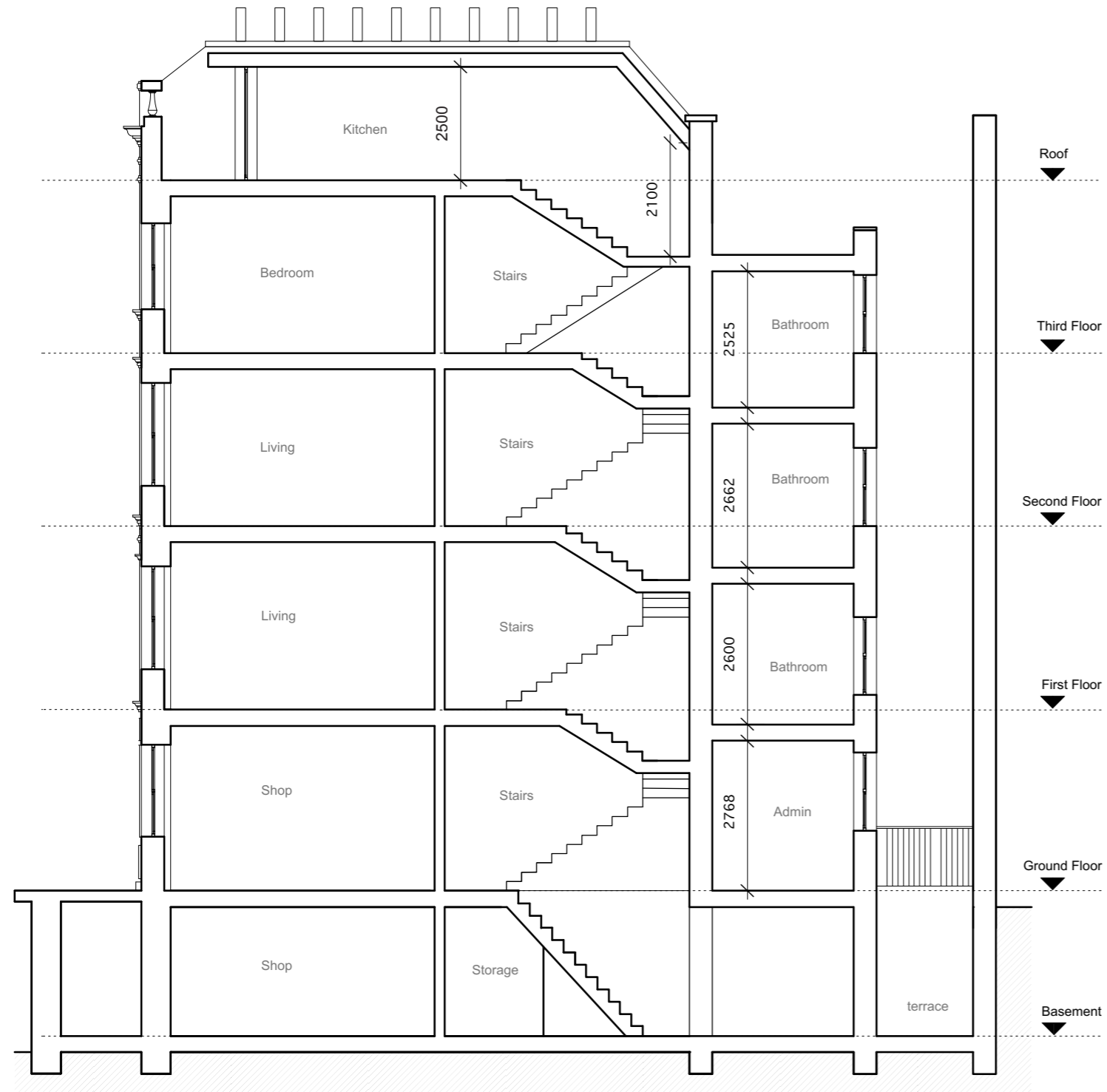
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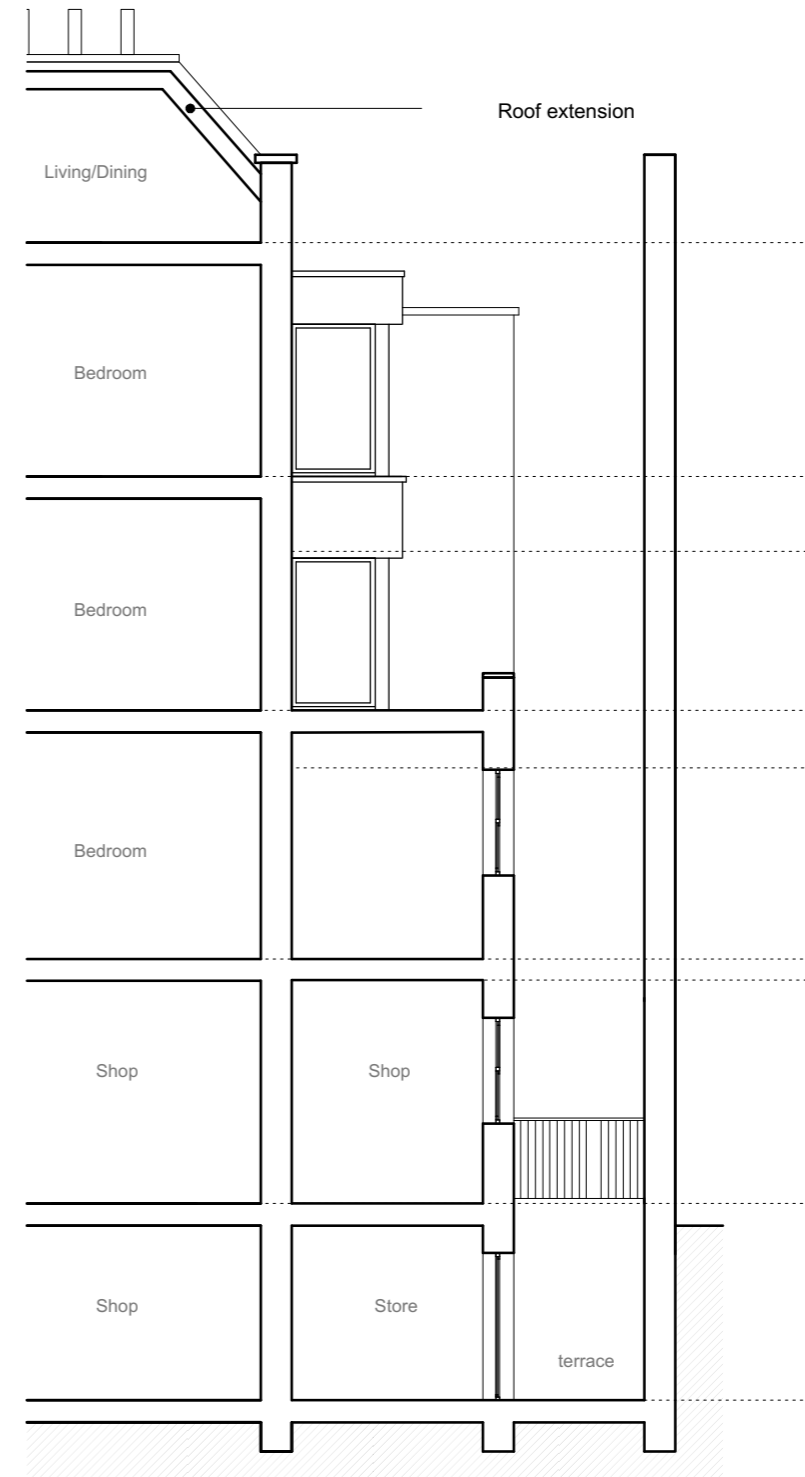
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NOTES



Section aa



Section bb



REV	COMMENTS	DATE	CHK
STATUS	PLANNING		

Job 40 Great Russell Street

Title Sections

Proposed

Date March 2019

Scale 1:100 @ A3

Drawn WTA

Client CLPI LLP

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