

2 Bloomsbury Place
London WC1A 2QA

Planning, Design and Access Statement
April 2021



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1.0 Introduction



This Planning, Design & Access Statement forms part of Planning submission for proposed works to 2 Bloomsbury Place, London, WC1A 2QA.

The proposal relates to the installation of seven new condenser units and an acoustic screen at roof level only.

The following documents should be read in conjunction with this statement:

- Noise Impact Assessment ref. VA2964.210416.NIA1.2 by Venta Accoustics

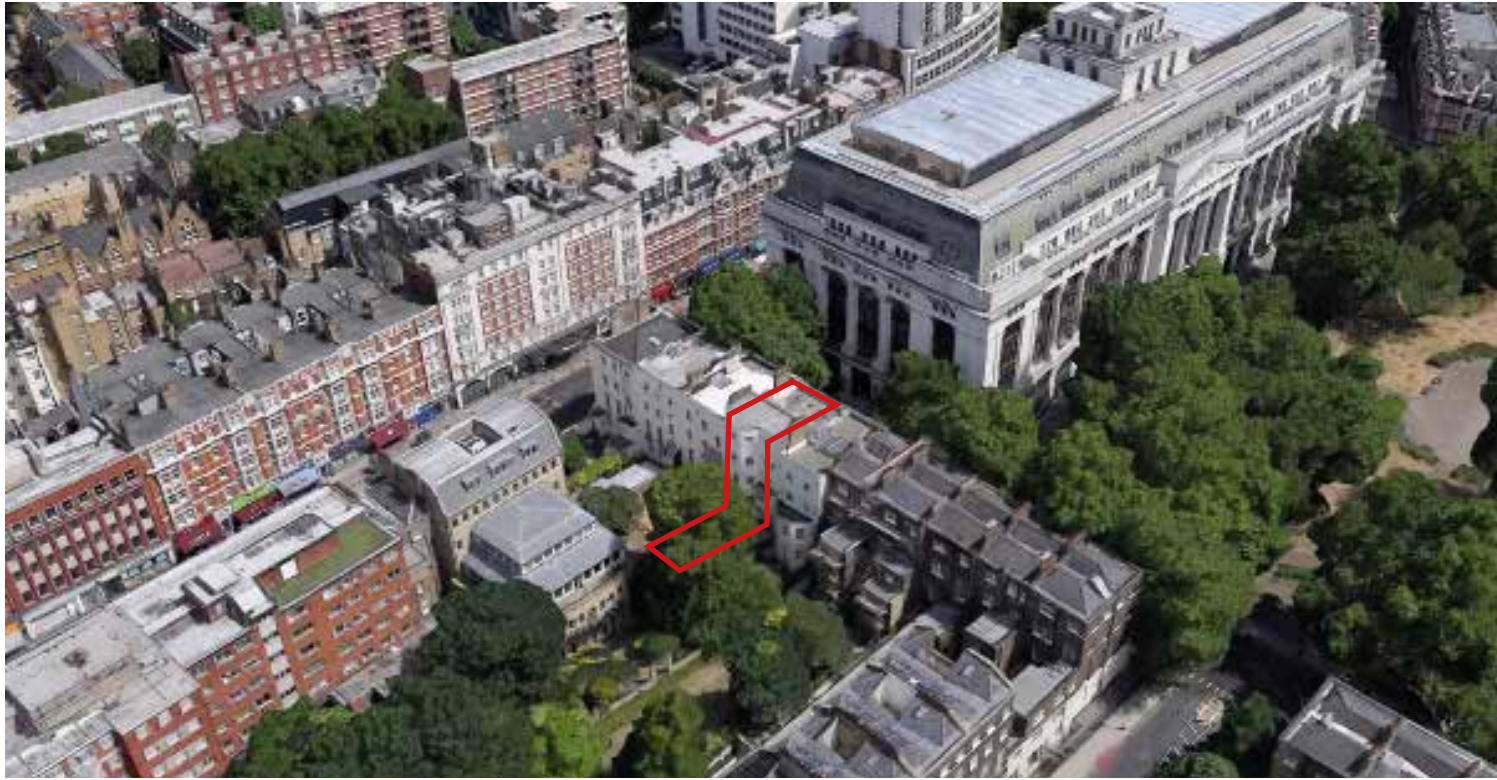
The following drawings should be read in conjunction with this statement:

- 277.02 001 Location Plan [1/1250]
- 277.02 002 Site Plan [1/500]
- 277.02 100 Existing drawings [1/100]
- 277.02 200 Proposed drawings [1/100]



2 Bloomsbury Place

Birds-eye views of 2 Bloomsbury Place from north-east



2 Bloomsbury Place

Birds-eye views of 2 Bloomsbury Place from north-west

2.1 Site and context

Site and existing building



1:1250 @a3



The building, the site and surrounding properties

2 Bloomsbury Place is a six storey property on the north side of Bloomsbury Place. It forms part of a terrace that includes No.s 1-5 and was originally constructed in the early 19th century. The front of the terrace was replaced with the current white stuccoed elevation in the late 19th century. The block is met on the east by Southampton Row and on the west by 23-27 Bloomsbury Square. To the south-west of the block sits Bloomsbury Square.

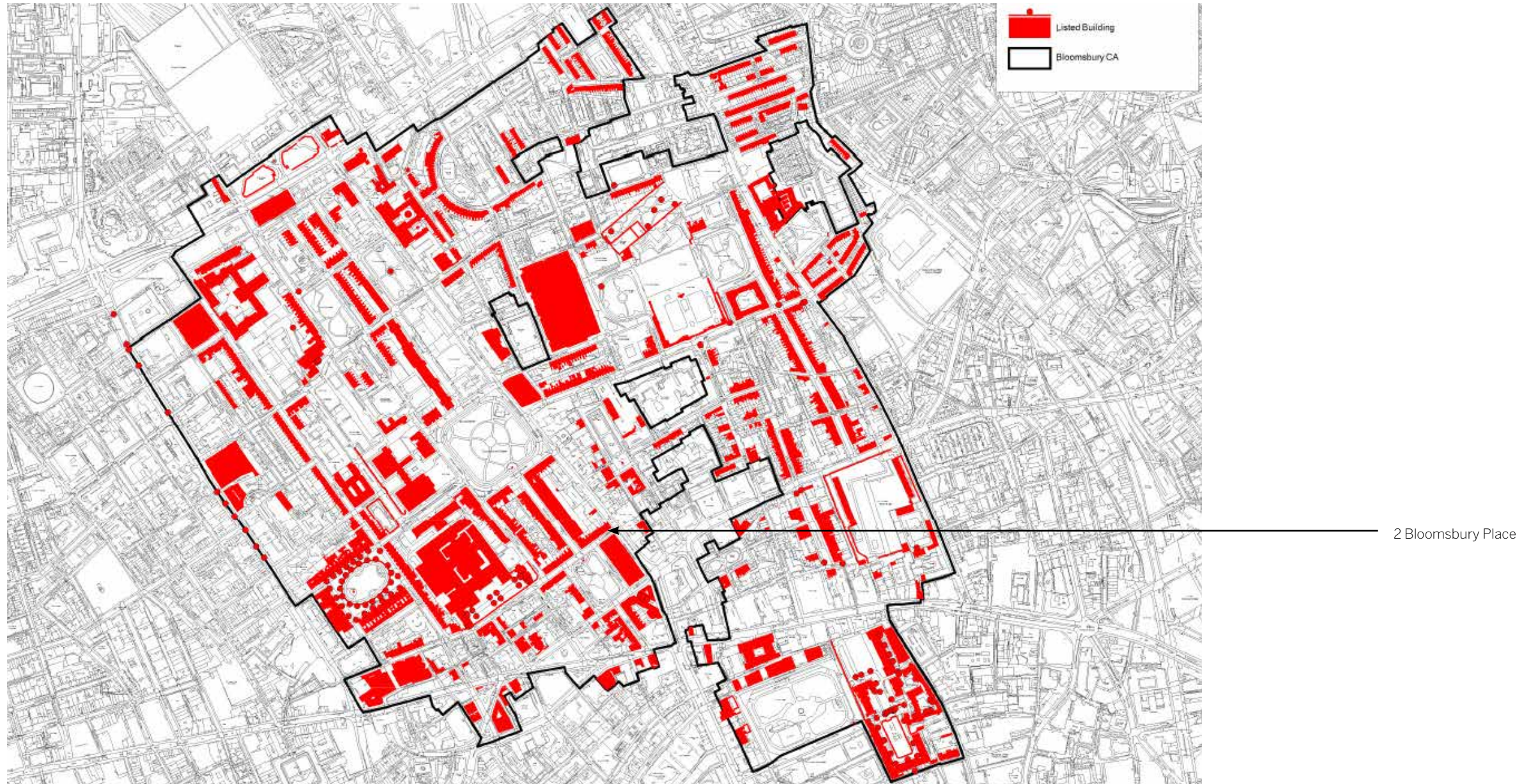
The property sits within the Bloomsbury Conservation Area. The Bloomsbury Conservation Area Appraisal and Management Strategy locates Bloomsbury Place in sub Area 6 (Bloomsbury Square/Russell Square). The appraisal records these buildings as follows -

Looking north, Nos 18-22 (consec) and Nos 23-27 (consec) Bloomsbury Square are two terraces of grade II listed brick townhouses by James Burton, dating from 1800 – 1805, which frame the vista along Bedford Place. Flanking these are Nos 1-5 Bloomsbury Place and Nos 74-77 Great Russell Street, two stucco-faced terraces of the same height; of 17th century origin they were re-fronted in the mid 19th century and have a more decorative, classically-influenced elevational treatment. The gable of No 77 has an intricate first-floor iron verandah which adds visual interest in views along Great Russell Street.

The building is currently divided between class B1 office and class C3 residential with one dwelling at lower ground floor level and another at third/fourth floor level which can only be accessed through the office demise.

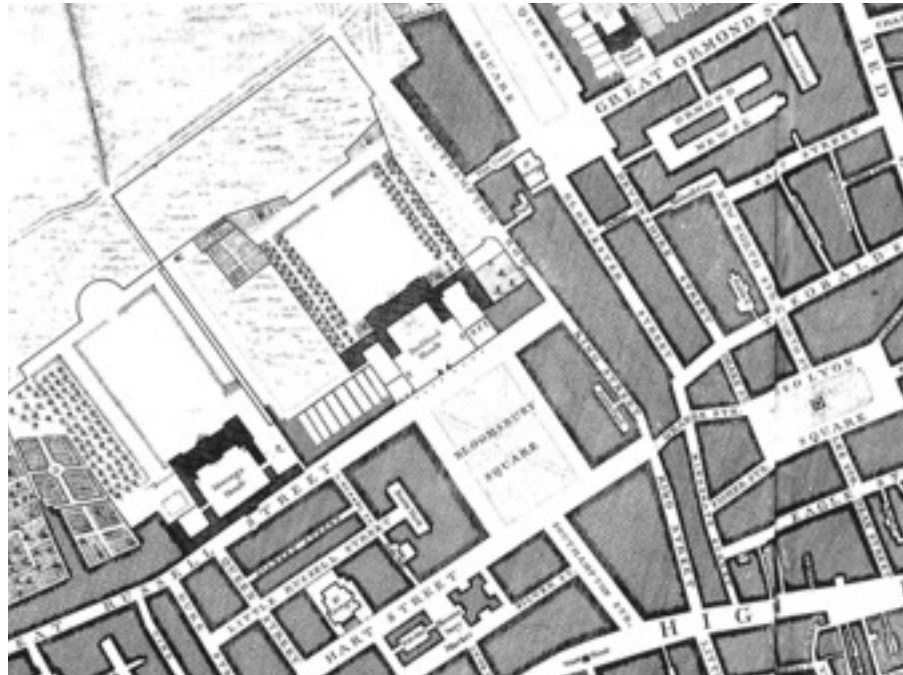
2.2 Site and context

Bloomsbury Conservation Area and listed buildings map

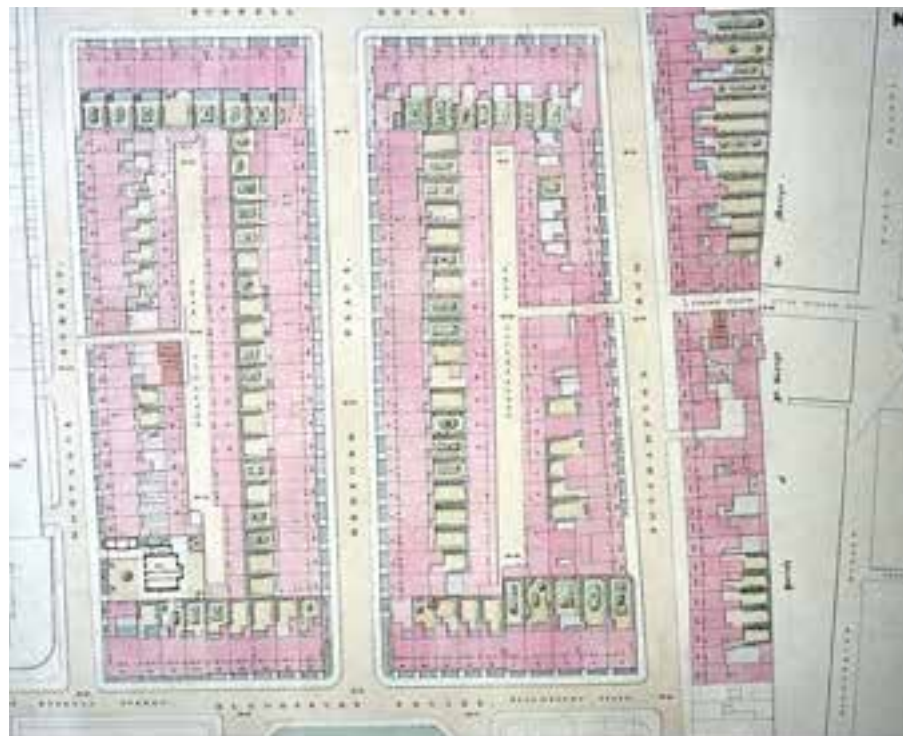


2.3 Site and context

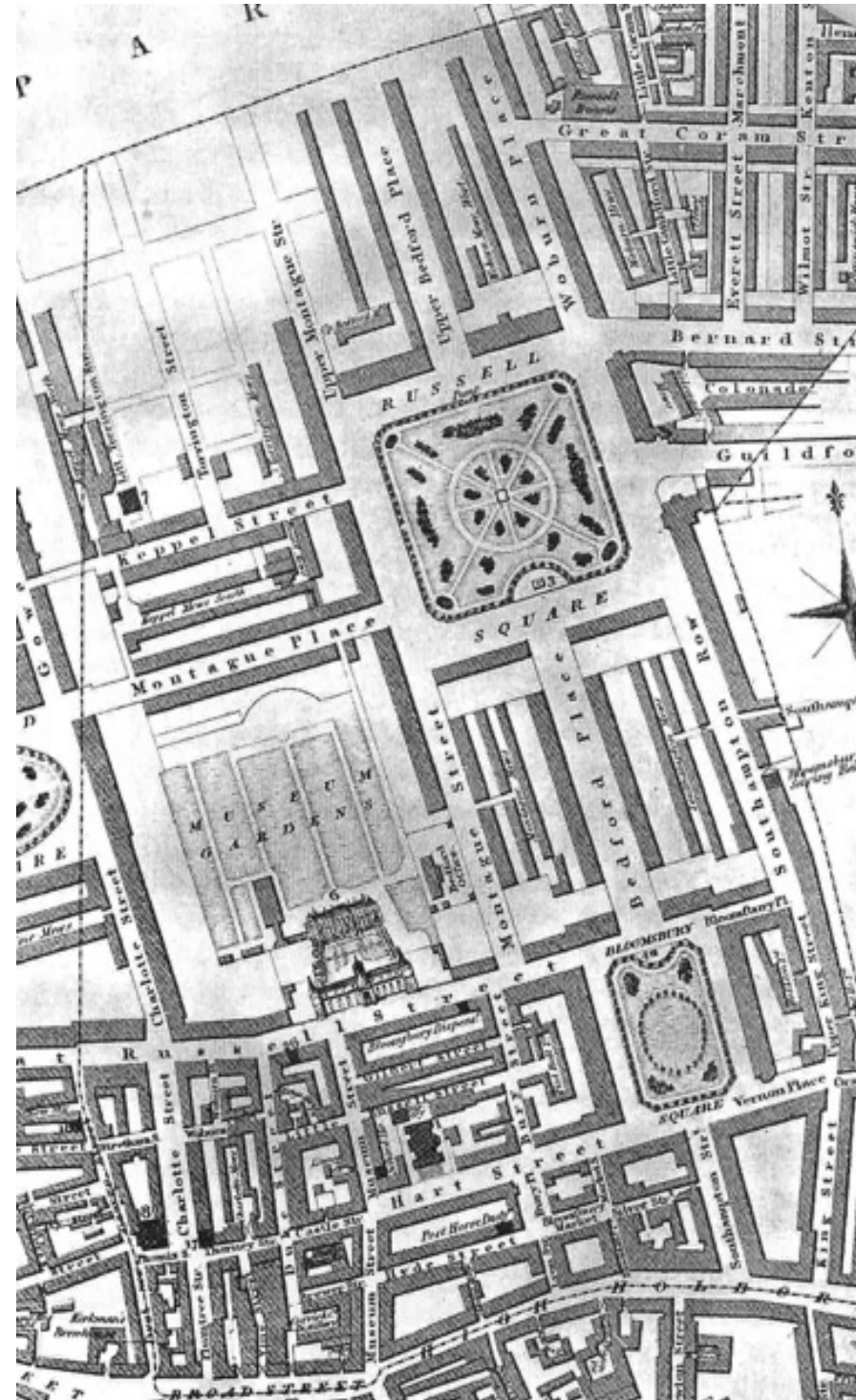
Historic context



1746 Map



1866 Map



1824 Map

Bloomsbury Place's origins date back to the demolition of Bedford House on the north side of Bloomsbury Square in the early nineteenth century. The development of the estate saw the implementation of a new road layout and terraces built to the north side of Bloomsbury Square. The terrace of 1-5 Bloomsbury Place is first shown on an 1824 map. The Bedford Estate Archive and 1866 map show subsequent works carried out to the property including the re-fronting of the terrace, the rebuilding of the top storey and the provision of a simple 2 storey closet wing to the rear.

A fuller history of the terrace and the property is included in the Heritage Statement.

No.s 1-5 Bloomsbury Place are Grade II Listed. The details of the list entry read:

Includes: No.65 SOUTHAMPTON ROW. 5 terraced houses. Late C17, refronted 1857-62 possibly by Searle & Trehearne. Stucco with rusticated ground floor with band above. 4 storeys and basements. 3 windows each. Each house treated as a bay with paired rusticated pilasters rising through ground, 1st and 2nd floors and extending as panelled pilasters through 3rd floor. Entrances with consoles, pulvinated friezes, cornices; square-headed fanlights and panelled doors. Recessed sash windows; 1st floor with consoles, bracketed cornice and cast-iron window-box guards; 2nd and 3rd floor with architraves. 3rd floor with pulvinated frieze and cornice. Bracketed cornice at 3rd floor. Cornice and blocking course. INTERIORS: No 3, some panelling and turned balusters to stairs. No.4, panelled staircase and square balusters and shaped ends to stairs. SUBSIDIARY FEATURES: attached cast-iron railings. HISTORICAL NOTE: No.4 was the home of Sir Hans Sloane (GLC plaque). No.65 Southampton Row forms part of No.1 Bloomsbury Place with 3 window return (all blank) and double entrance.

Whilst the key elements identified in the listing are unchanged, the rear of the property and the interior have undergone significant change in terms of internal alterations to openings/partitions at all levels and more recent electrical and mechanical installations, much of which is face-fixed.

3.0 Planning context

Planning history

2019Planning Permission 2019/5051/P

External alterations associated with change of use of 2 x residential units (Class C3) at basement and third/fourth floor level to office space (Class B1) including erection of single storey rear extension at ground floor level.

2019Listed Building Consent 2019/5368/L

Internal and external alterations including erection of single storey rear extension at ground floor level associated with change of use of 2 x residential units (Class C3) at basement and third/fourth floor level to office space (Class B1).

2004Planning Permission 2004/1994/P

Full planning permission was granted for the change of use of ground floor from non residential use (D1) to either offices (B1) or non residential institution (D1)

2004Listed Building Consent 2004/2212/L

Listed building consent was granted for the erection of non-load bearing internal partitions to existing basement flat

2004Planning Permission 2004/0668/P

Full planning permission was granted for the change of use of ground floor from office use (B1) to doctors surgery (D1).

2003Listed Building Consent 2003/1174/L

Listed building consent was granted for internal alterations at basement floor level to an existing flat including opening in existing wall to 6m new opening

2003Planning Permission 2003/0993/P

Full planning permission was granted subject to a Section 106 Legal Agreement for the change of use of the basement from office use (B1) to residential (C3).

1996Planning Permission - 95018959R1
Listed Building Consent - 9570339R1

In 1996 planning permission and listed building consent were granted for the temporary demolition of the rear part of the garden walls to facilitate the construction of 67-73 Southampton Row. This 3 metre section of boundary wall was rebuilt on completion of the neighbouring work. The works are evidenced in the change of brickwork.

4.0 Design proposal

The proposal relates to the installation of seven new condenser units and an acoustic screen at roof level only.

The condenser units have been located on the roof so they are not visible from the public realm and therefore will not affect the architectural and historic interest of the listed building and the character and appearance of the Bloomsbury Conservation Area.

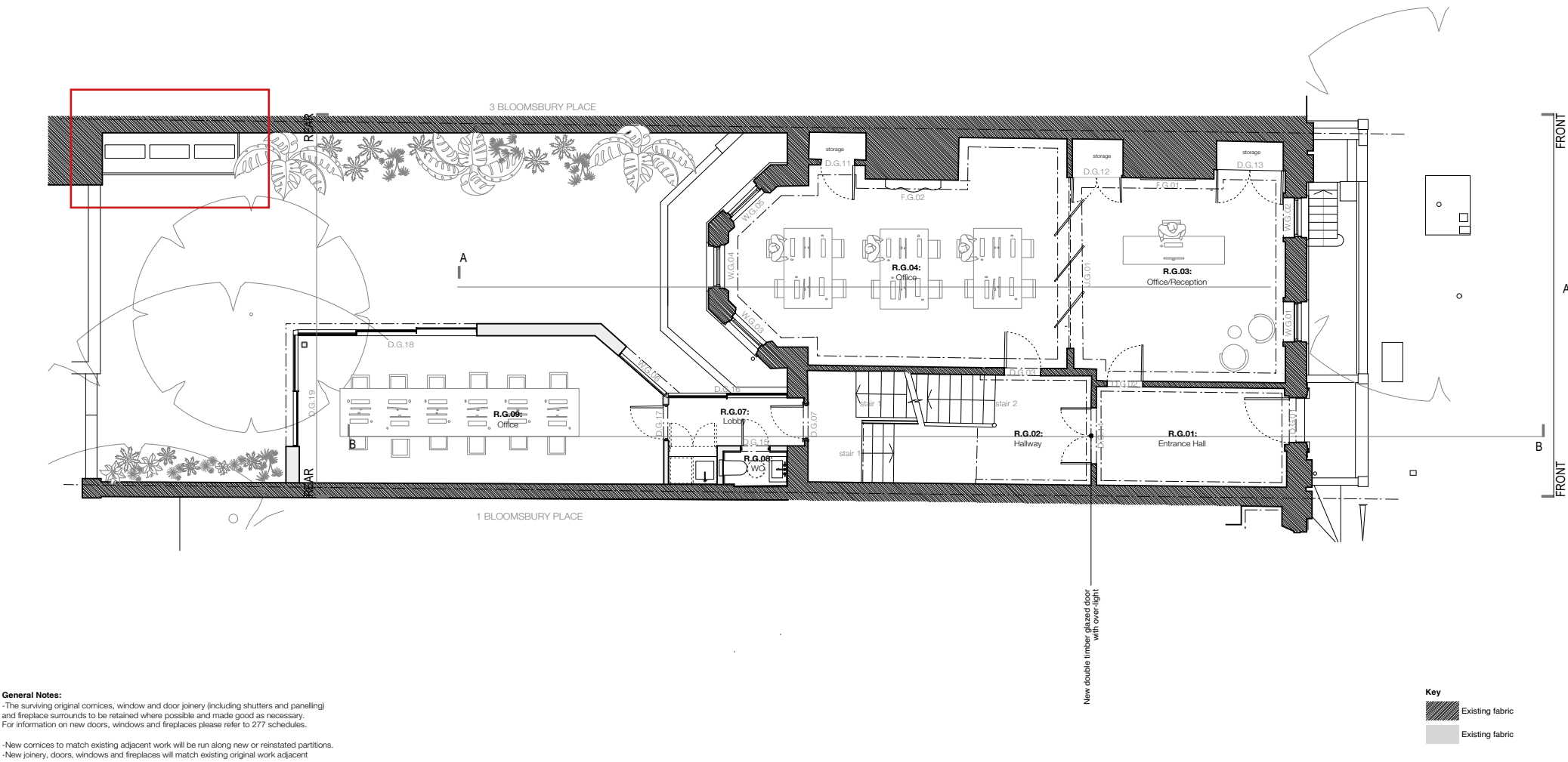
In the previously submitted Planning Application ref 2019/5051/P which has been approved 22.10.2019 units were located at the rear of the garden. This application seeks to relocate them to the roof where they are less intrusive.

Impact on Residential Amenity

The proposal would not result in the loss of daylight and sunlight to neighbouring residents. For Design criterion, Assessment Methodology, Environmental Noise Survey and Predicted Noise Impact please refer to attached Noise Impact Assessment attached with the application.

Use & Access

No change is proposed to the use class of the property. The existing access to the property will be retained.

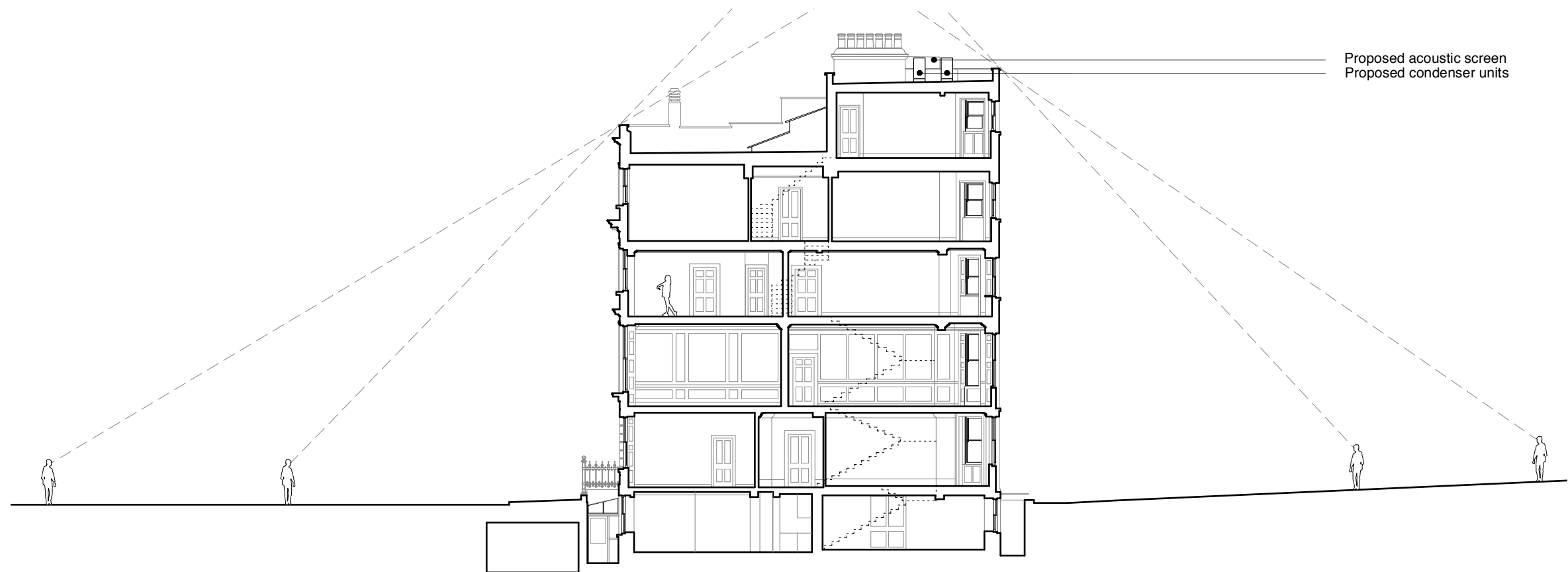


General Notes:
- The surviving original cornices, window and door joinery (including shutters and panelling) and fireplace surrounds to be retained where possible and made good as necessary. For information on new doors, windows and fireplaces please refer to 277 schedules.
- New cornices to match existing adjacent work will be run along new or reinstated partitions.
- New joinery, doors, windows and fireplaces will match existing original work adjacent

2019/5051/P: Proposed Ground Floor plan showing condenser units in the garden.

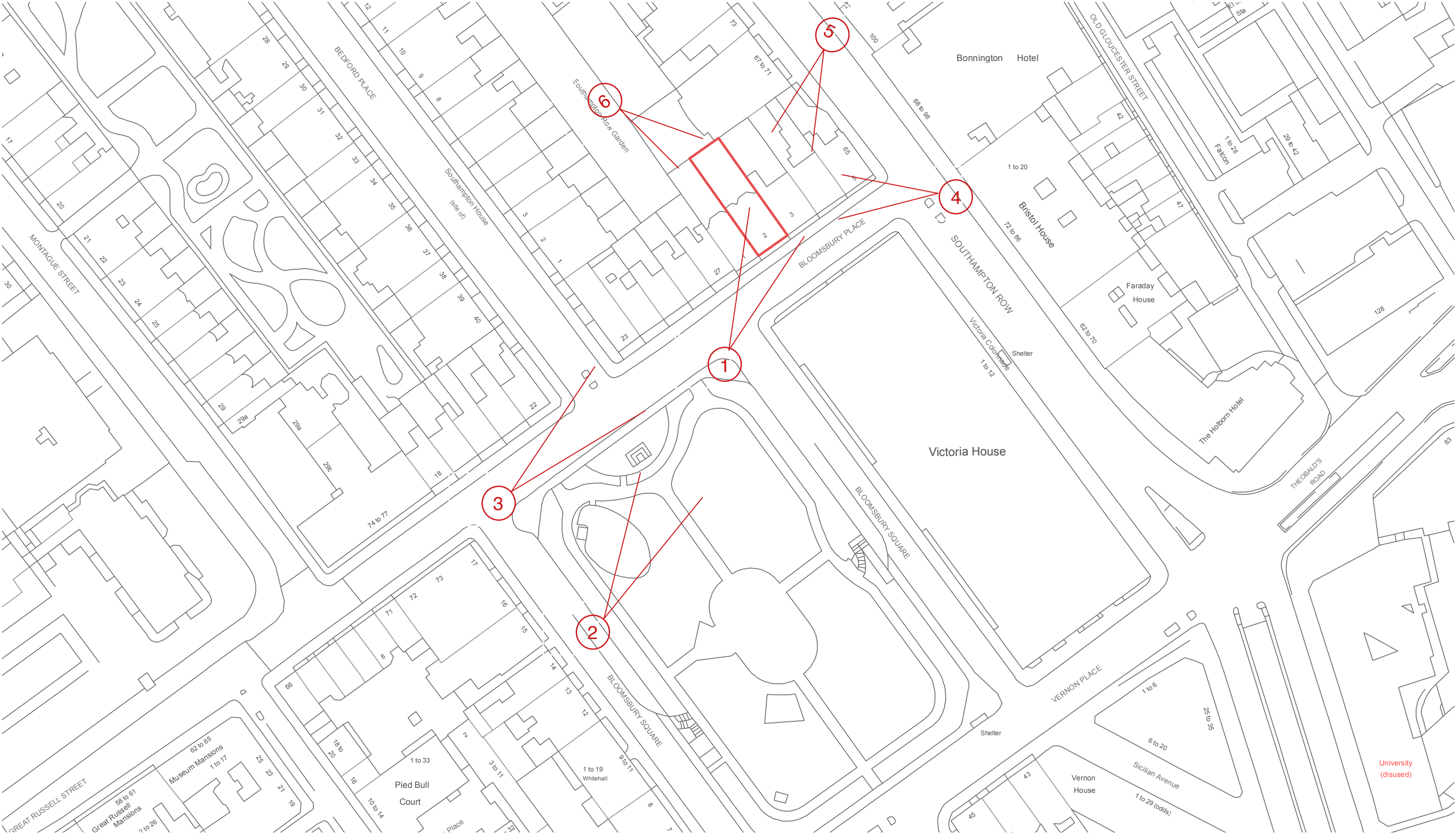


Seven roof condenser units
Acoustic screen



2 Bloomsbury Place: Roof condenser units not visible from the street

Scale: 1:200



Scale: 1:1000

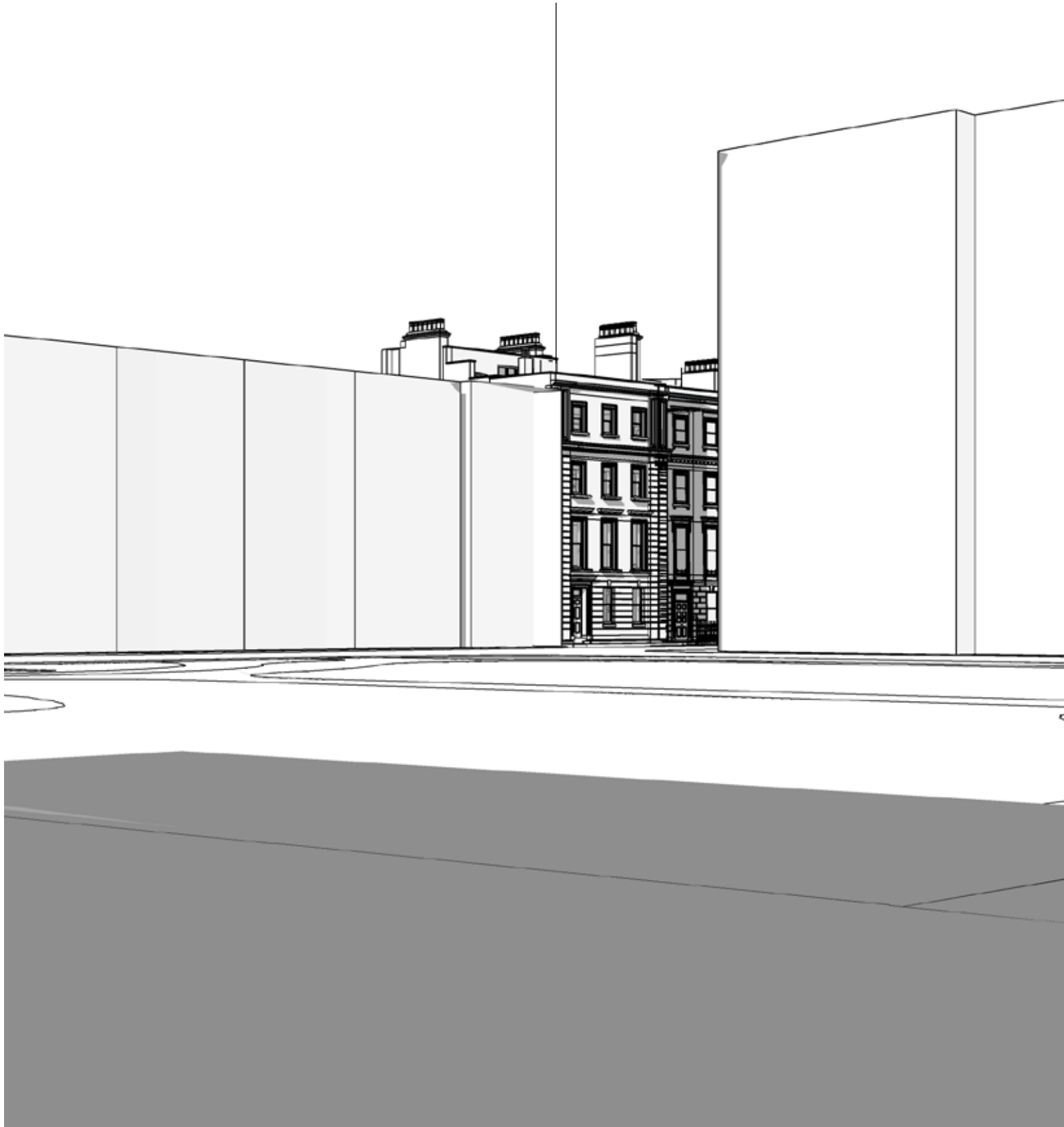
No 2 Bloomsbury Place



2 Bloomsbury Place: Roof condenser units not visible

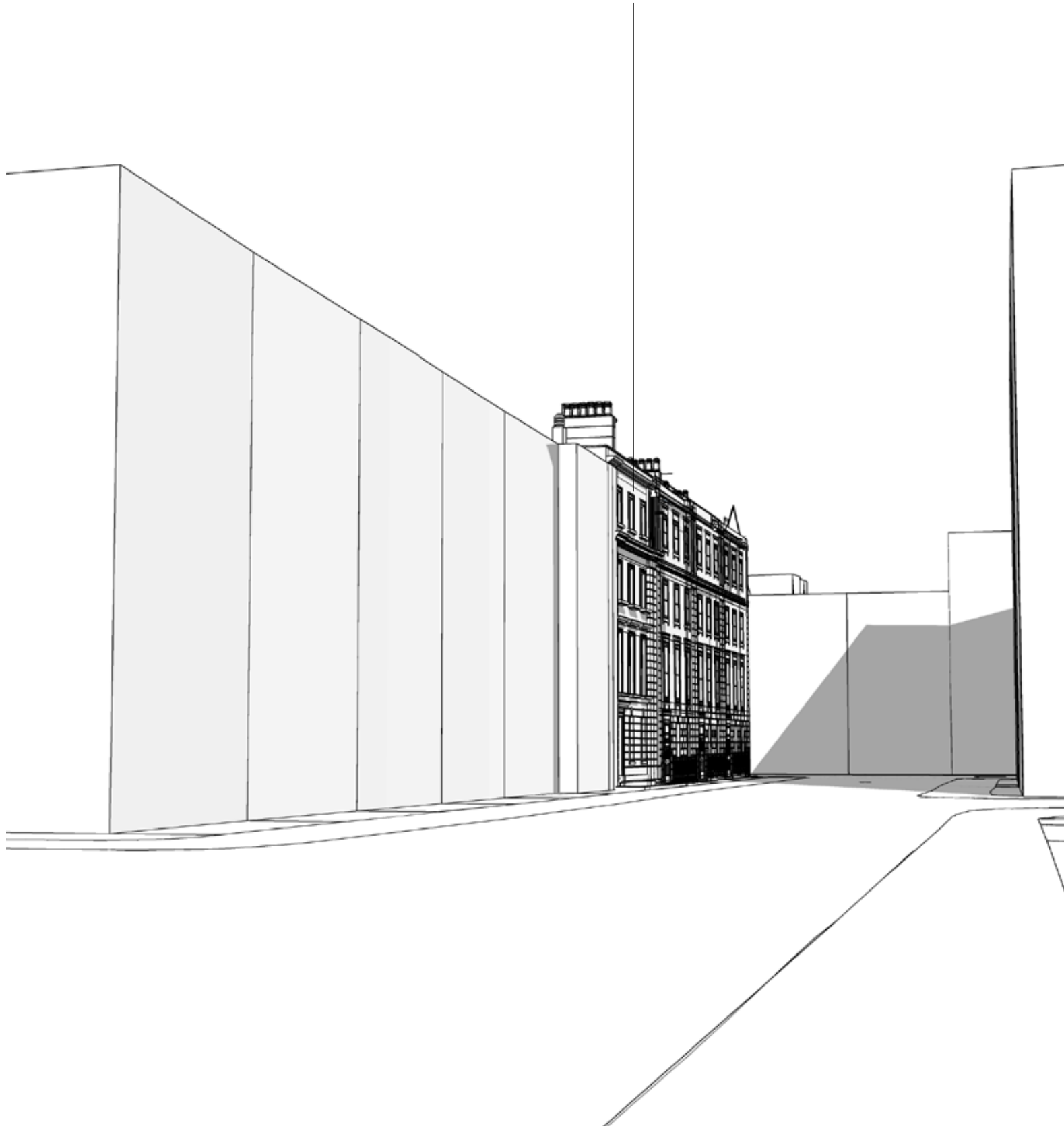


No 2 Bloomsbury Place



2 Bloomsbury Place: Roof condenser units not visible

No 2 Bloomsbury Place



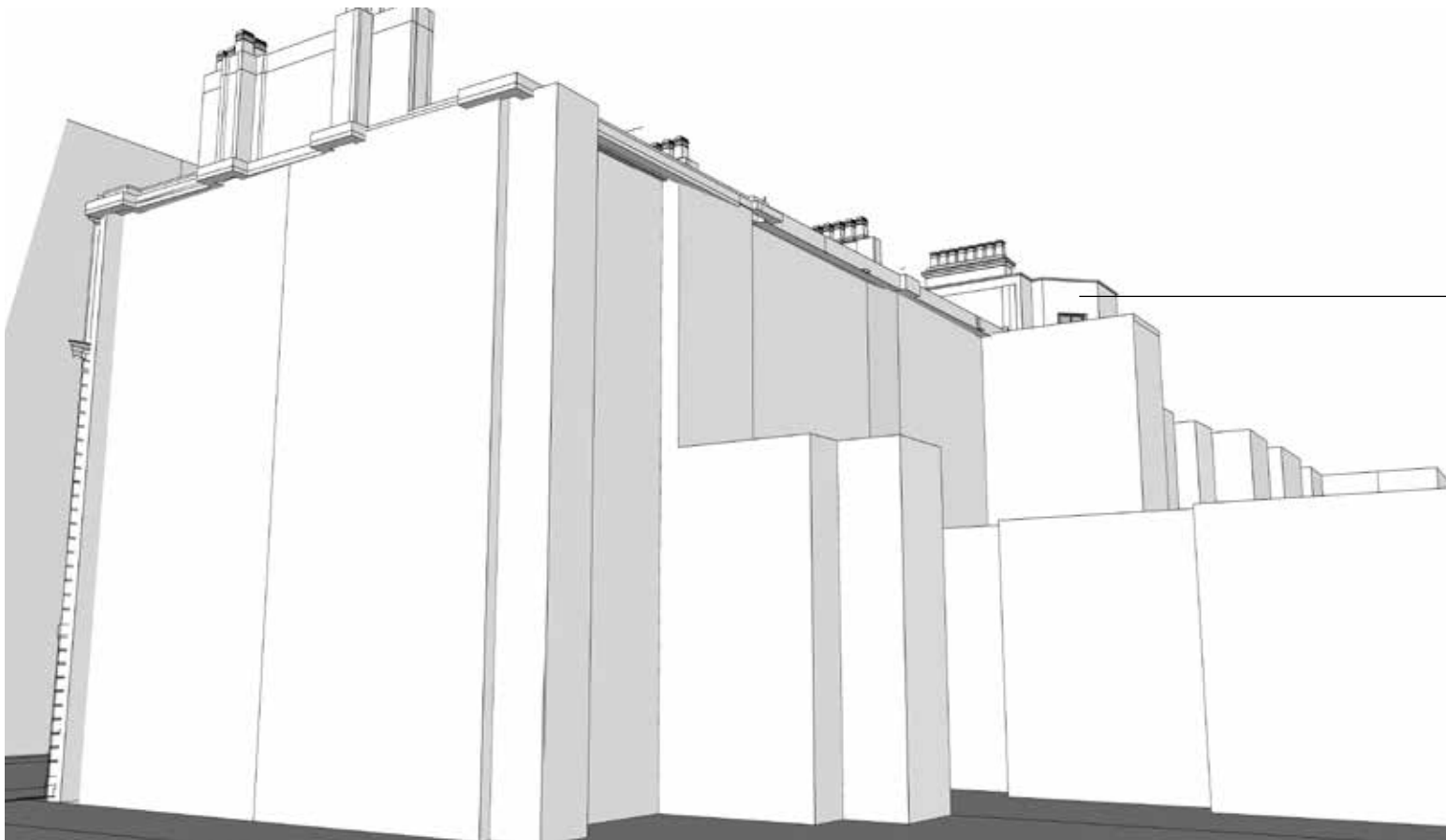
2 Bloomsbury Place: Roof condenser units not visible





No 2 Bloomsbury Place

2 Bloomsbury Place: Roof condenser units not visible



No 2 Bloomsbury Place

2 Bloomsbury Place: Roof condenser units not visible



To conclude, the Planning, Design and Access Statement sets out the proposal for 7 new condenser and an acoustic screen at roof level of 2 Bloomsbury Place.

As shown in the Visibility Study condensers cannot be seen from the street level.

The cumulative noise emission levels from the proposed plant have been assessed to be compliant with the plant noise emission limits, with necessary mitigation measures specified in the Noise Impact Assessment attached with the application. The proposed scheme is not expected to have a significant adverse noise impact and the relevant planning requirements have been shown to be met.