



# DESIGN + ACCESS STATEMENT

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# CONTENTS

<b>1.0 Introduction</b>	4	<b>3.19 Option 3- Upper Level Residential - Ground Floor - Fifth Floor</b>	37	<b>4.38 Window and Building Maintenance</b>	78
1.1 Strategic Overview	5	<b>3.20 Option 3 - Upper Level Residential - Sixth Floor</b>	38	<b>4.39 Highways and Servicing</b>	79
1.2 Summary of Proposals	6	<b>3.21 Conclusion</b>	39	<b>4.40 Transport and Servicing</b>	80
1.3 Existing Aerial Views	7	<b>4.0 Proposal</b>	40	<b>4.41 End of Trip Provision</b>	81
1.4 Site Context + Environmental Strategy	8	4.1 Strategy Diagrams	41	<b>4.41 End of Trip Provision</b>	82
1.5 Environmental Services Strategy	9	4.2 Existing Windows - Bloomsbury Street Elevation	42	<b>4.42 Accessibility</b>	83
<b>2.0 Context</b>	10	4.3 Existing Windows - Bedford Avenue Elevation	43	<b>4.43 Office Design: Quality of Space</b>	90
2.1 Site Location	11	4.4 Existing Bedford Avenue Long Elevation-Windows	44	<b>4.43 Services Design</b>	91
2.2 Bloomsbury History	11	4.5 Proposed Bedford Avenue Long Elevation-Windows	45	<b>4.44 Sustainability</b>	92
2.3 Heritage Assets	12	4.6 Proposed Elevations - Windows	46	<b>4.46 Circular Economy and Materials</b>	94
2.4 LVMF	13	4.7 Existing Double Dormers	47	<b>4.47 Climate Change Resilience</b>	94
2.5 Building Heritage	14	4.8 Proposed Dormers - Bedford Avenue + Bloomsbury Street Elevation	48	<b>4.48 Structural Design</b>	95
2.6 External Facade	15	4.9 Bedford Avenue Long Elevation - Dormers	49	<b>4.49 Fire Strategy Summary</b>	96
2.7 Roof /Views Over Site	16	4.10 Proposed Dormers and Glazing Hierarchy	50	<b>4.50 Water Attenuation</b>	97
2.8 Existing Vehicular + Waste Strategy	17	4.11 Proposed Replacement of Chimney Stacks	51	<b>4.51 Proposed Urban Greening Overview</b>	98
<b>3.0 Design Evolution</b>	18	4.12 South Elevations	52	<b>4.52 Urban Greening Factor</b>	99
3.1 Overview	19	4.13 Existing Entrances	53	<b>4.53 Urban Greening Factor</b>	100
3.2 Relocation of Central Plan Relative to Sensitive Receptors	20	4.14 Existing Entrances	54	<b>4.54 Representative Views Assessment</b>	101
3.3 Overlooking/Adjacencies/Daylight&Sunlight/Noise Assessments	21	4.15 Site Context + Reference Images	55	<b>5.0 Conclusion</b>	103
3.4 Overlooking Study on South Elevation - Site Context	22	4.16 Proposed Bloomsbury Street Entrances	56	<b>6.0 Appendix</b>	105
3.5 Overlooking Study on South Elevation - Plan View A	23	4.17 Proposed Bloomsbury Street Entrances CGI	57	6.1 Proposed Area Schedule	106
3.6 Overlooking Study on South Elevation - Section B	24	4.18 Proposed Bedford Avenue Entrances	58	<b>7.0 Candidate Viewpoint Study</b>	107
3.7 Massing/Overlooking/Daylight & Sunlight to East	25	4.19 Proposed Ground Floor Plan	59		
3.8 Overlooking Study to East - Site context	26	4.20 Proposed Lower Ground Floor Plan	60		
3.9 Overlooking Study to East - Section C	27	4.21 Proposed First Floor Plan	61		
3.10 Overlooking Study to East - Section D	28	4.22 Proposed Second Floor Plan	62		
3.11 Sensitive Views Study - Bedford Square	29	4.23 Proposed Third Floor Plan	63		
3.12 Introduction to Residential Options	30	4.24 Proposed Fourth Floor Plan	64		
3.13 Existing Building Restrictions	31	4.25 Proposed Fifth Floor Plan	65		
3.14 Existing Building Restrictions	32	4.26 Proposed Sixth Floor Plan	66		
3.15 Option 1- Lower Level Residential - Ground Floor	33	4.27 Proposed Seventh Floor Plan	67		
3.16 Option 1- Lower Level Residential - Lower Ground	34	4.28 Proposed Roof Plan	68		
3.17 Option 2- Stacked Residential - Ground Floor	35	4.29 Proposed Bloomsbury Street Elevation	69		
3.18 Option 2- Stacked Residential - First Floor - Third Floor	36	4.30 Proposed Bedford Avenue Elevation	70		
		4.31 Proposed Rear Elevation	71		
		4.32 Proposed Plant Roof at Sixth Floor	72		
		4.33 Proposed Landscape at Sixth Floor	73		
		4.34 Proposed Seventh Floor Amenity - Exterior	74		
		4.35 Proposed Seventh Floor Roof Garden	75		
		4.36 Proposed Amenity + Roof Garden CGI	76		
		4.37 Proposed Rear Terraces	77		

# 1.0

# INTRODUCTION

# 1.0 INTRODUCTION

## 1.1 Strategic Overview

- + Inefficient existing office building located in Bloomsbury Conservation Area, south of Bedford Square.
- + Opportunity for a sensitive and sustainable refurbishment, maximising the retention of the embodied carbon whilst modernising the building to benefit operational energy usage.
- + Modernise the building to a high standard to meet the requirements of the post pandemic workplace employing strong ESG, health and wellness principals whilst improving its contribution to the Conservation Area.
- + The final Application Design is a result of pre-application discussions with Camden planning officers and comments received during the consultation process, all of which have informed the design development.

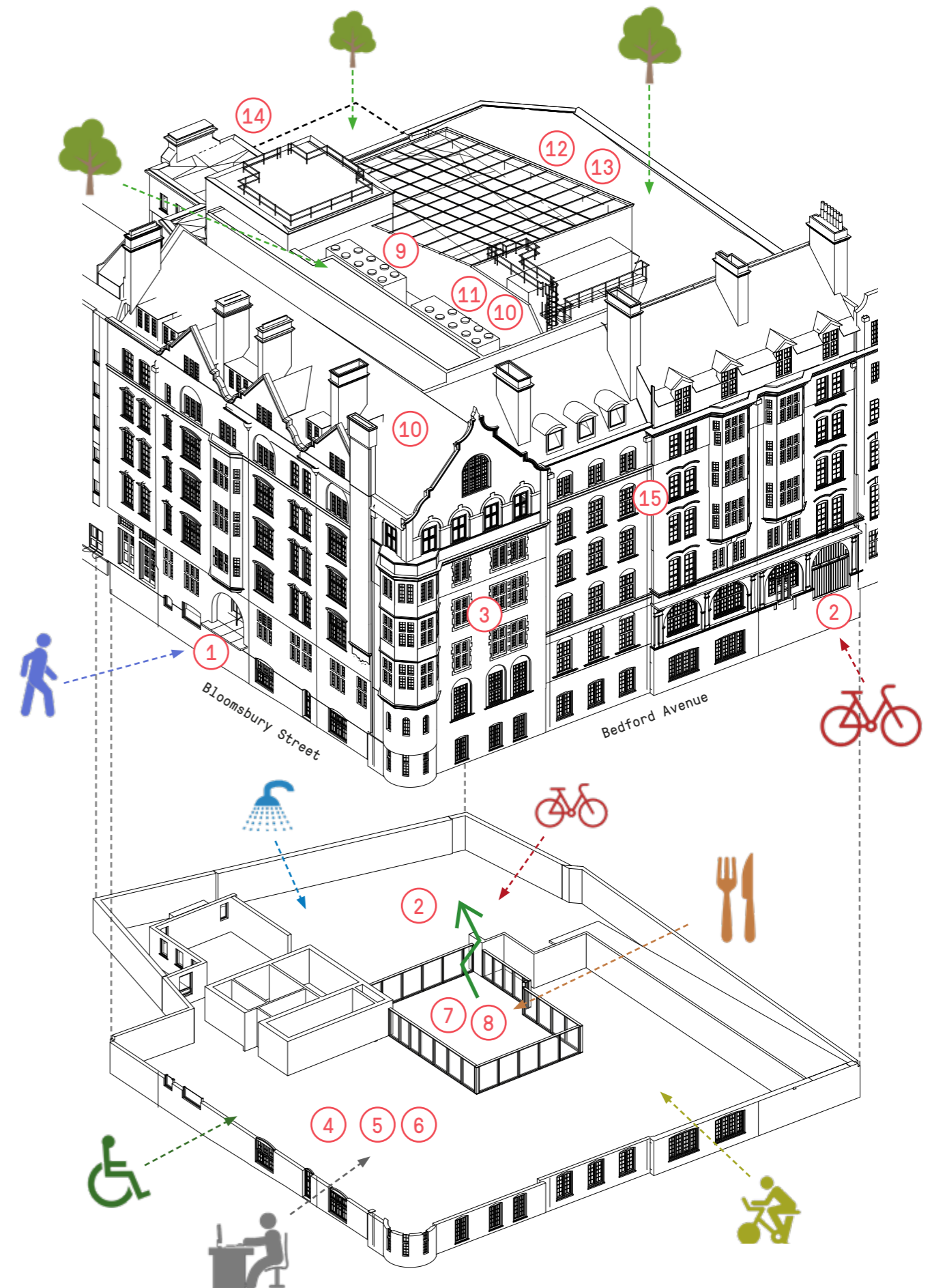


Proposed Aerial View

# 1.0 INTRODUCTION

## 1.2 Summary of Proposals

- ① Improved legibility of the entrances
- ② Introducing a new secondary tenant/EOT entrance to orientate towards Tottenham Court Road and Crossrail + New end of trip facilities to support sustainable means of transportation
- ③ Maximising the retention of the existing embodied carbon within the super-structure/sub-structure and maintaining the historic character by retaining façades
- ④ Minimising waste and maintaining embodied carbon through retention and recycling of material finishes
- ⑤ Improve accessibility throughout
- ⑥ Supporting higher occupational densities with significantly improved ventilation and air quality
- ⑦ Long-life/loose fit future flexibility and adaptability to extend the building's life span and facilitate multiple occupiers
- ⑧ Utilising the atrium space to promote vertical interconnections and communal internal amenity spaces
- ⑨ Provision of external amenity space and urban greening
- ⑩ Highly sustainable design to meet future tenants' ambitious Environmental, Social and Governance requirements
  - + BREEM Refurbishment and Fit-out 2014 for Office: Target 'Outstanding'
  - + WELL Standard v2 'Ready' Platinum
  - + NABERS target rating: minimum 5 stars base build rating
- ⑪ Improved roof top massing, rationalised upper floor extensions to provide high quality office accommodation and accessible amenity space
- ⑫ Rationalisation of the adhoc existing massing derived from the Atrium roof, access facilities and M+E enclosures.
- ⑬ Installation of all electric highly-efficient MEP systems in combination with improvements to the thermal envelope to drive towards net-zero carbon in operation
- ⑭ Southern extensions to improve office layouts and provide the lower floors with external amenity space
- ⑮ Facade improvements + contribution to Conservation Area

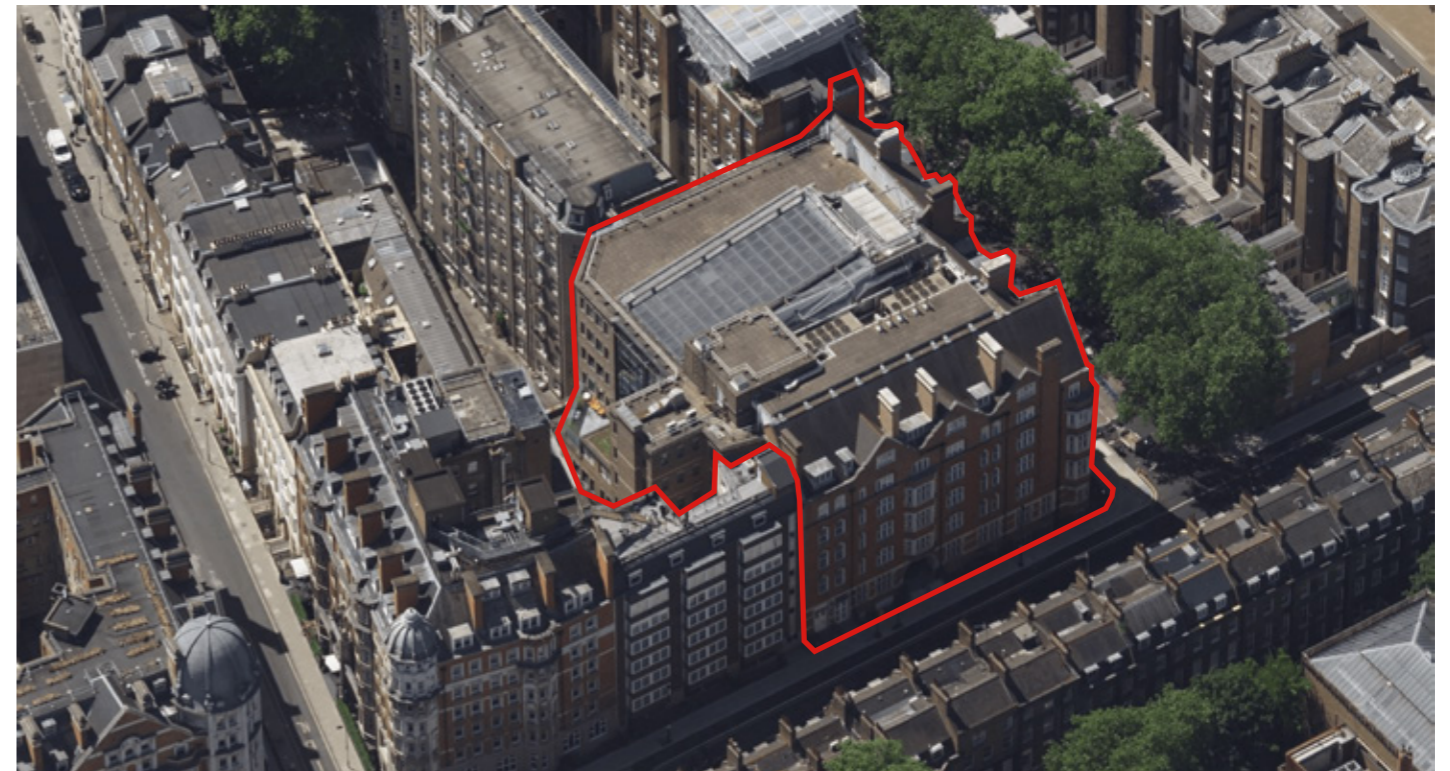
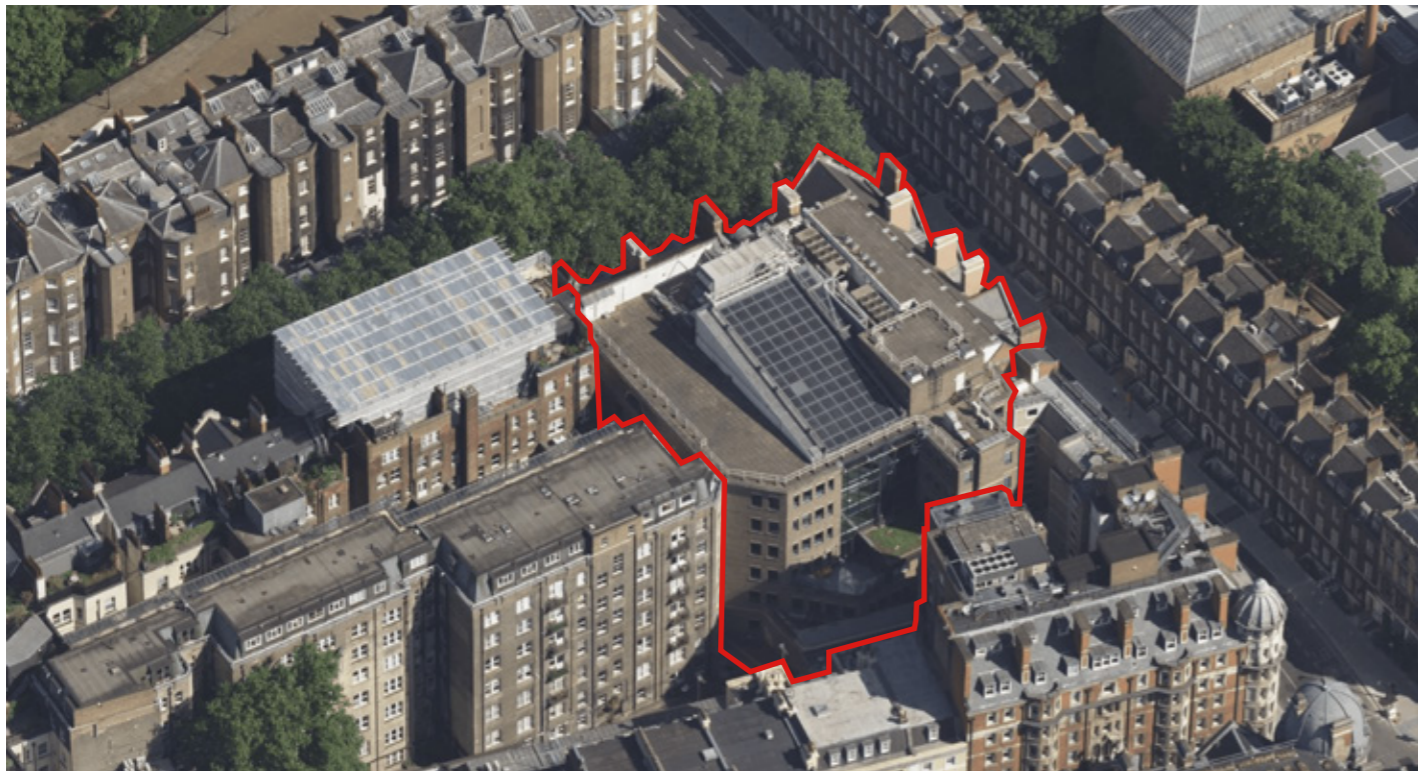
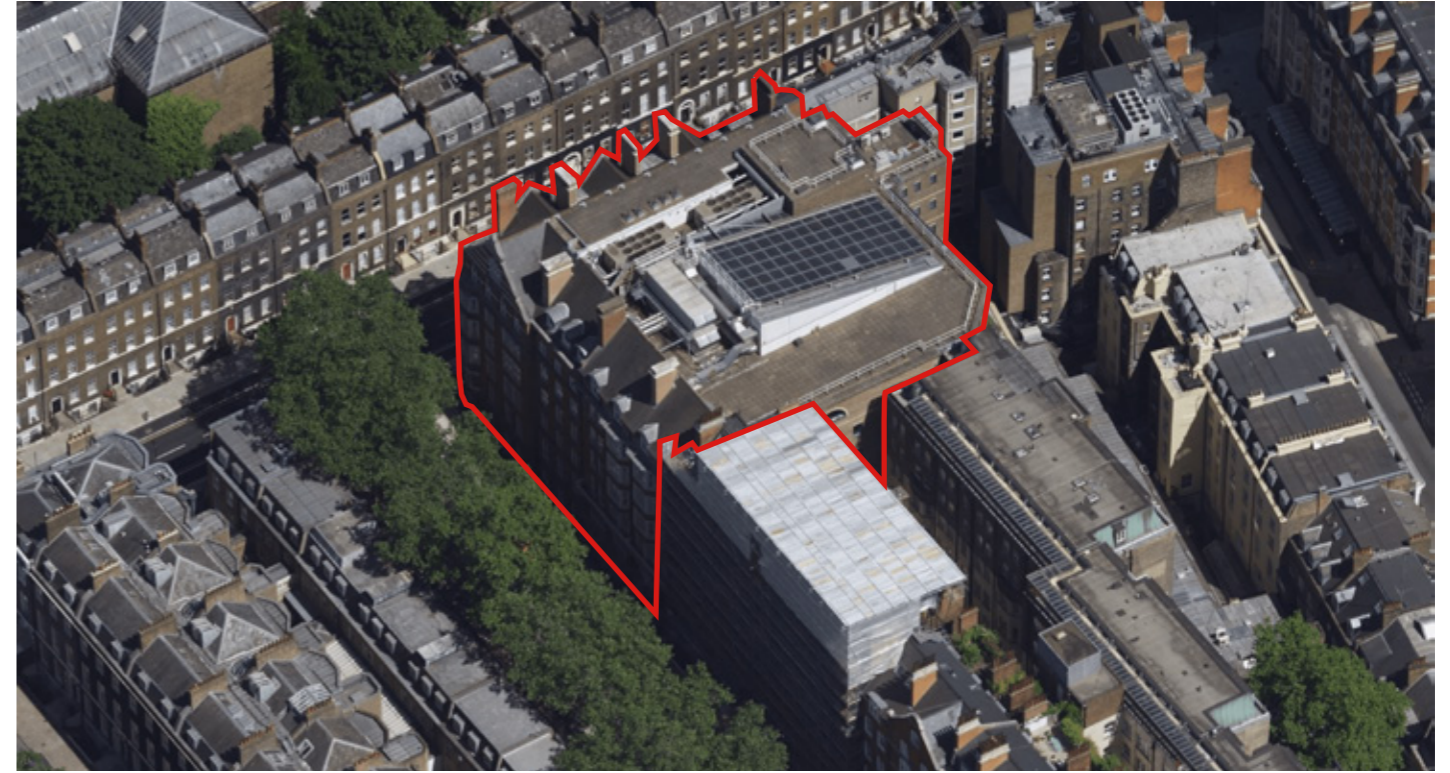


# 1.0 INTRODUCTION

## 1.3 Existing Aerial Views



Site Context and Environmental Strategy



# 1.0 INTRODUCTION

## 1.4 Site Context & Environmental Strategy



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### STREETSCAPE ENGAGEMENT :

- Promote cycling and walking
- Reduced urban heat island effect



+

View corridors

+

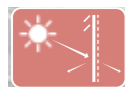
Improve legibility for accessible entrance



+

### PASSIVE DESIGN AND ENERGY EFFICIENCY :

- Openable facade allows mixed mode ventilation operation
- All electric building systems deliver zero on-site GHG emissions
- Efficient system selections provide improved operational energy performance
- High internal air quality achieved through enhanced fresh air allowance, provided by on-floor AHUs



+

### BUILDING FACADE :

- Retained facade performance optimised with additional insulation to achieve current Part L standards
- New facade on extensions and roof to meet new Part L 2021 standards



+

Embodied carbon reduced through retention of existing elements

+

Sustainably sourced materials

+

Circular Economy



+

### URBAN GREENING :

- Increased biodiversity on roof assists well-being and urban greening
- Enhance biodiversity in atrium creates indoor amenity areas on atrium terraces
- Introduction of green roofs
- Fully accessible extended terraces for wellbeing / recreational/collaboration exercise place
- Stepped terraces on south facing elevation provide urban greening and outdoor amenity space



+

Enhance biodiversity in atrium creates indoor amenity areas on atrium terraces

+

Introduction of green roofs

+

Fully accessible extended terraces for wellbeing / recreational/collaboration exercise place

+

Stepped terraces on south facing elevation provide urban greening and outdoor amenity space



+

### BREEAM :

BREEAM Refurbishment and Fit-out 2014 for Office: Target 'Outstanding'



+

### WELL Standard :

WELL Standard v2 'Ready' Platinum



+

### NABERS :

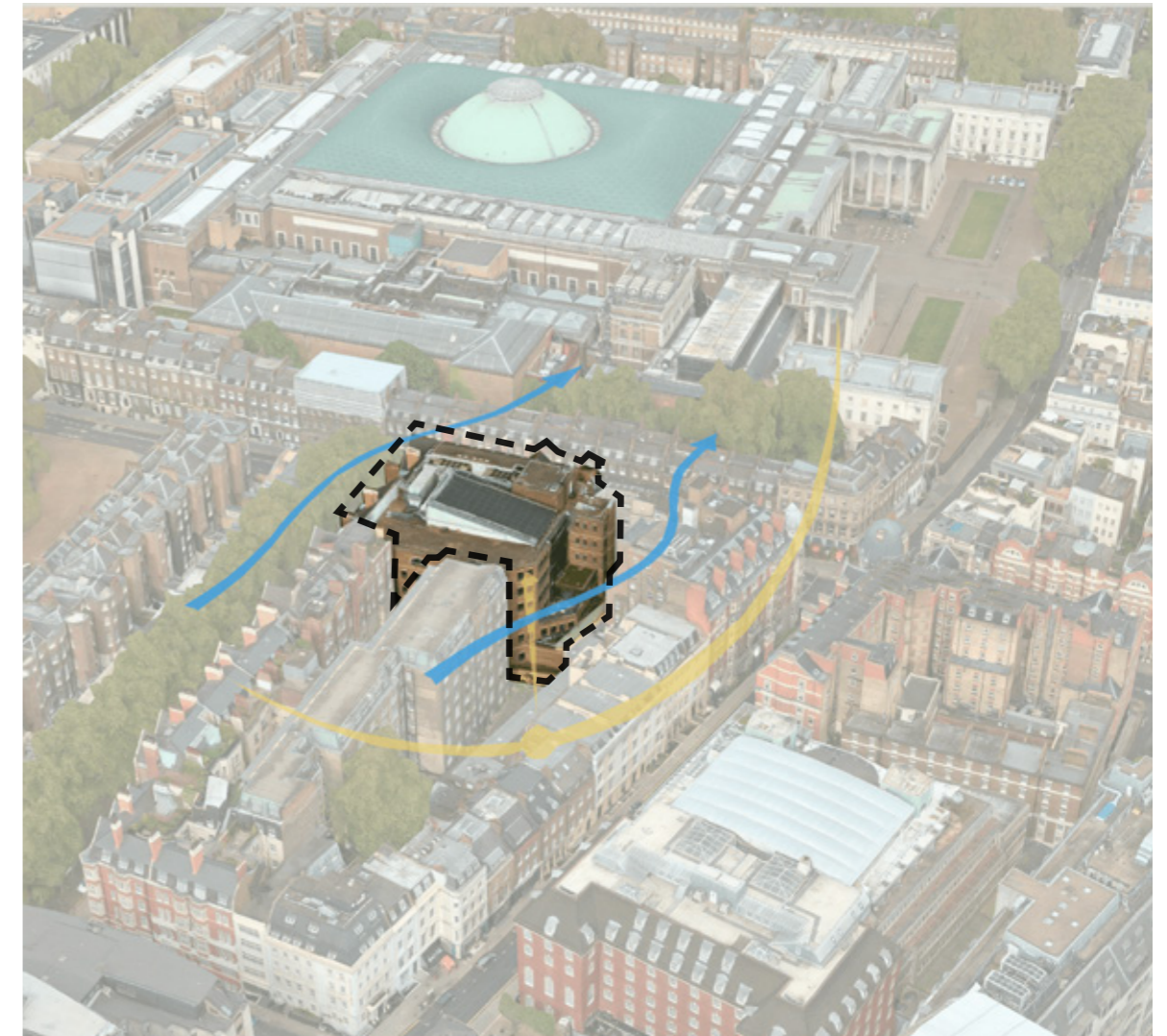
Target rating: minimum 5 stars base build rating



+

### EPC RATING :

Target A



Site Context and Environmental Strategy



# 1.0

## INTRODUCTION

### 1.5 Environmental Services Strategy - Route to Net Zero in Operation

- + Reconfigured and concealed roof plant creates space for new roof accommodation and outdoor amenity with direct connection to lifts
- + On-floor air handling units (AHUs) to offer greater flexibility and control. Each AHU to serve two tenancies per floor and improve the operational efficiency. Roof top plant is minimised improving the roofscape and associated sensitive noise receptors.
- + Transfer fans between office areas and the atrium allow the atrium environment to be controlled
- + Fresh air to LGF and atrium base via open ramp
- + Variable Refrigerant Flow (VRF) units located at sixth floor level plant will feed into a Hybrid VRF system to provide heating & cooling to the office tenancies and landlord areas where required.
- + High performance facade with opening windows allows natural ventilation and mixed mode operation
- + The present PV panels are defective ,the system has never been operational since occupation and limits natural daylight to the office floors through the atrium. However, due to the refurbishment nature of the project, and the small amount of space which would be available for locating PV panels, it was decided that they would not be included. The amount of electricity which would be produced would be minimal and would therefore not provide good value for the additional investment required. High performance glazing proposed to the atrium providing high U and G- values improving the thermal performance and increasing natural daylight.

# 2.0

# CONTEXT

# 2.0

## CONTEXT

### 2.1 Site Location

Bloomsbury Street is located in the London Borough of Camden bounded by main tube stations, Tottenham Court Road, Goodge Street and Holborn, all within walking distance.

### 2.2 Bloomsbury History







Bloomsbury was born in the Georgian period, around 1800. Being conveniently placed between the cities of Westminster and London, and to the north of Holborn, it was predominantly a residential area, home to the aspiring middle classes.

Moving into the Victorian period, Bloomsbury assumed more of an institutional and intellectual character. The British Museum's imposing Neoclassical building was completed in 1852. The great stations on Euston Road connected Bloomsbury to the rest of London, and the country, with Euston (1837), King's Cross (1850), and St Pancras (1868) built along Bloomsbury's northern border.

Bedford Square was designed and built as a unified architectural composition in 1775-6 was developed by a number of builders with strict controls over the elevation design. The streets surrounding Bedford square were developed, creating narrow fronted terraces to minimise the frontage and maximise the number of dwellings that could be built in each street. These terraced frontages are continued along the east side of Bloomsbury Street. Architecturally, the townhouses share many of the characteristics of their later counterparts in Gower Street, however they are of slightly smaller scale and finer detailing.

To this day Bloomsbury takes pride in preserving its two best Squares, Bedford Square and Mecklenburgh Square, which are not open to the public. Bloomsbury square, which is one of the oldest squares in London, is located just south of the British Museum and open to the public.

Source: BloomsburyConservation.org and KM Heritage TVIA

-  21 Bloomsbury Street
-  British Museum
-  London Underground Stations
-  4 min Walk to Tottenham Court Rd Station
-  8 min Walk to Goodge Street Station
-  12 min Walk to Holborn Station



Existing Site Location

## 2.0 CONTEXT

### 2.3 Heritage Assets

#### 2.3a Listed Buildings

21 Bloomsbury Street is not listed, however a number of statutory listed buildings or features are located within the local townscape. A map of these listed buildings is provided by Camden Council as seen on the right.

The buildings that hold heritage listings within 21 Bloomsbury Street closest vicinity have been outlined below.

- ① Grade I listed Georgian terraced house on Nos.40-54 Bedford Square
- ② Grade I listed The British Museum
- ③ Grade I listed Georgian terraced house on Adeline Place
- ④ Grade I listed Georgian terraced house on Nos.12-25 Bedford Square

#### 2.3b Bedford Square

Along with various buildings having heritage significance, there are also various local features within nearby Bedford Square which have listed status. These items are outlined below and may impact extent of proposals due to the sensitive views surrounding the site.

- ⑤ Grade II listed railings, garden house in private garden in middle of Bedford Square + lamp standards around the square

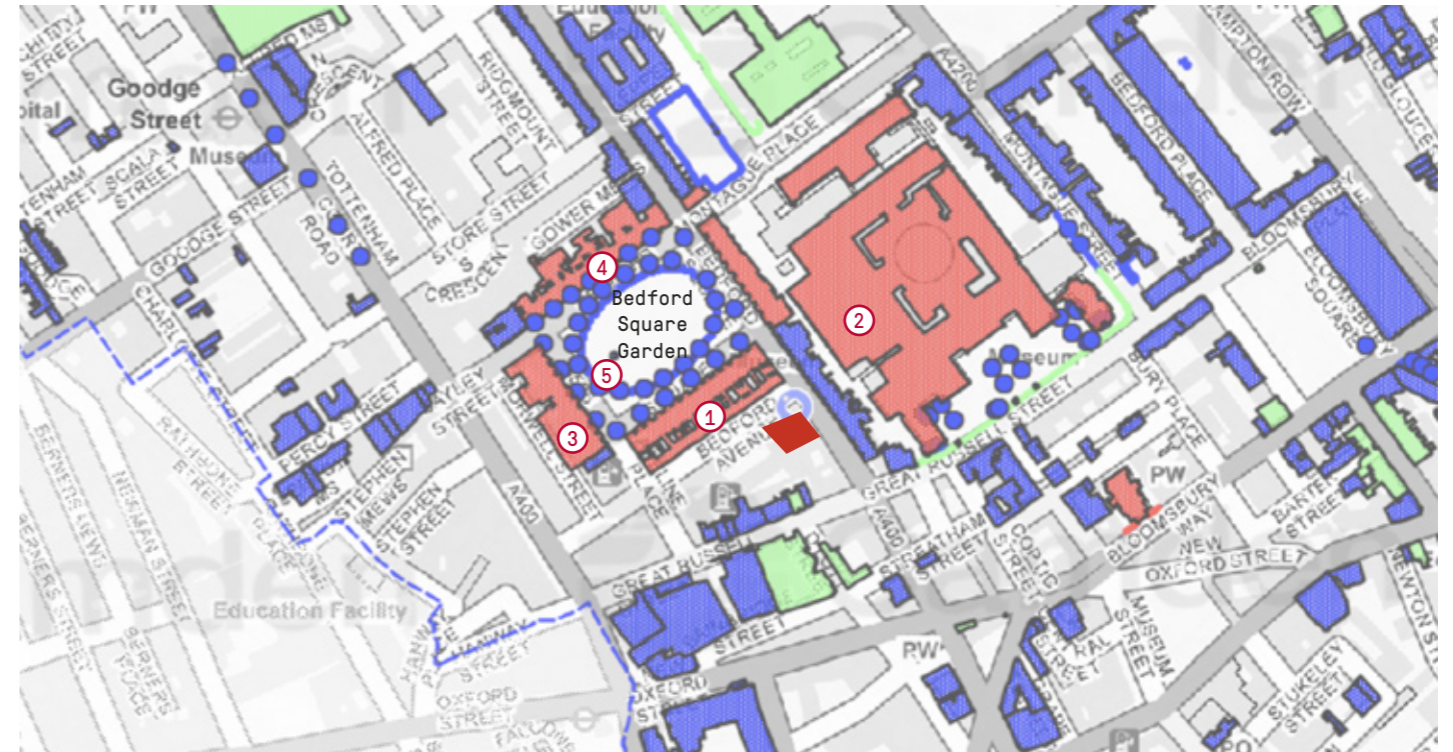
#### 2.3c Bloomsbury Conservation Area

21 Bloomsbury Street falls within the Bloomsbury Conservation Area and can be seen on the map to the right, provided by Camden Council.

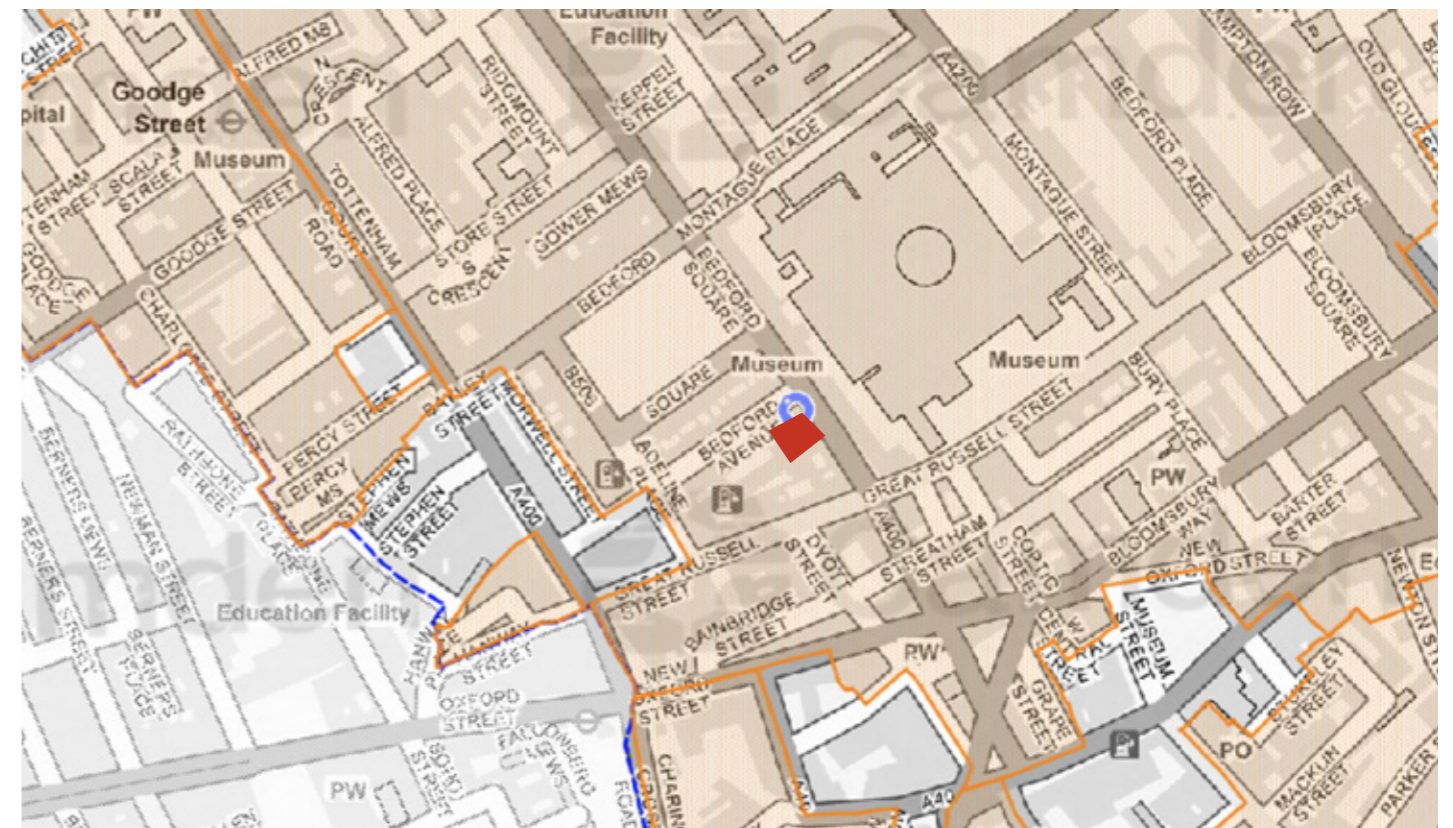
The predominant building typology within the Bloomsbury Conservation area constitutes townhouses arranged in terraces dating back to Georgian period. There is a notable character in this area exhibiting cast iron railings placed at frontages to separate the pavement from the basement lightwell. Prevalent materials used across the area are largely red brick, stone and stucco as contrasting detailing and clay tiles (for earlier townhouses) or natural slate for roofing. The townscape and character of Bloomsbury maintains its classical style in some areas with the addition of modern alterations in others due to the change in use over the years from residential to commercial and retail uses. There is a modern extension on Bloomsbury street on the north side of the Kenilworth Hotel, which makes a neutral contribution to the Conservation Area despite being of an appropriate scale and using sympathetic materials. Larger institutional uses such as The British Museum have shaped the development of this area over time. Bloomsbury's character is constantly under review for newer developments so that they will preserve and provide a special interest to the area.

Source: KM Heritage TVIA

Key	
Site	<span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black;"></span>
Grade I	<span style="display: inline-block; width: 15px; height: 10px; background-color: #C0392B; border: 1px solid black;"></span>
Grade II	<span style="display: inline-block; width: 15px; height: 10px; background-color: #000080; border: 1px solid black;"></span>
Grade III	<span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span>



Localised Listed Buildings



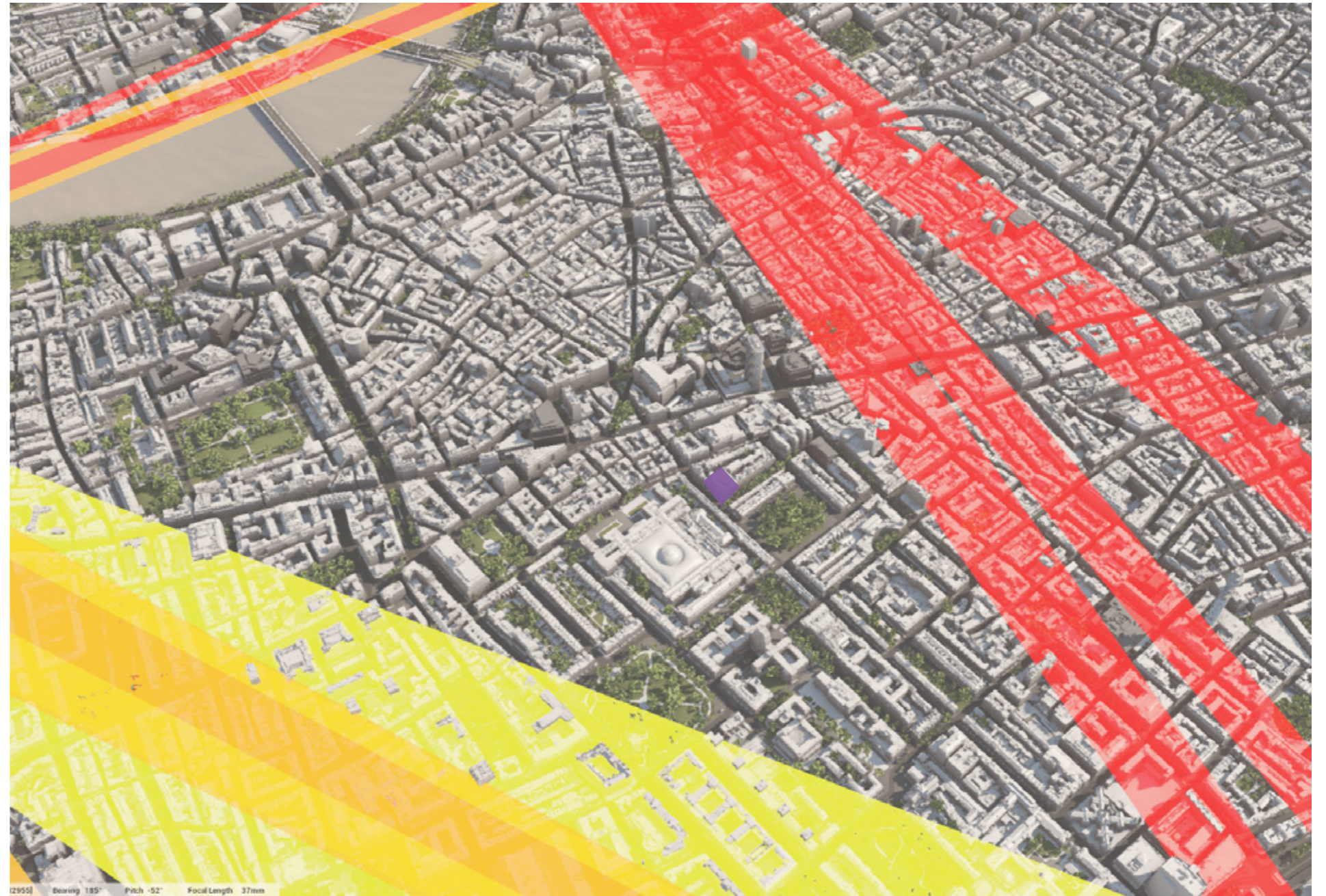
Conservation Map







# 2.0 CONTEXT

## 2.4 LVMF

### 2.4a Views Policy - Protected Views

The site does not sit within or in close adjacency to any of the LVMF protected views.



Key	
Site	
Parliament Hill Summit : 2A.2, 2b.1,	
Primrose Hill Summit : 4A.2	
Primrose Hill Summit : 4A.1	
Greenwich Park - The General Wolfe Statue : 5a.2	
Blackheath Park - The Point : 6A.1	

London LVMF Views

## 2.0 CONTEXT

### 2.5 Building Heritage

1 21 Bloomsbury Street has heritage significance in its possession of evidential and historical value, both in terms of illustrating the development of the area in a certain period but also in its original and subsequent use. It has aesthetic value as an example of Victorian architectural design, which survives in the Bloomsbury Street and Bedford Avenue elevations of the building. Whilst these façades are not a statutory listed building, they are of significant character within the Bloomsbury Conservation Area (see section 2.3c on page 12). These façades appear to be in excellent condition with minimal loss of original architectural fabric except the replacement of the windows which have been considerably altered and are in poor condition. Entrance alterations on Bedford Avenue were also implemented within the 1990s development. The building has a strong townscape presence and contributes to its townscape context by its similarity in scale to buildings of the same era in the vicinity.

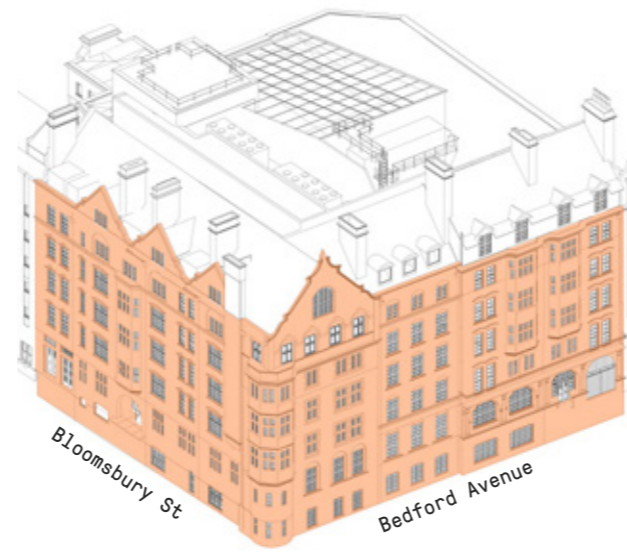
2 The traditional slate roof coverings on the Bedford Avenue and Bloomsbury Street façades were substantially replaced as part of the 1990's redevelopment.

3 The 1990's retained facade development has completely replaced the original building structure and structural interventions to support the mansard roof replacements.

4 It is noted also that whilst some of the Victorian chimney stacks on Bedford Avenue and Bloomsbury Street façade appear to be original fabric, comprising red brickwork and Portland stone dressings, a similar number are clearly of modern, lightweight construction. These modern faux chimney stacks are now becoming noticeably different to the original.

5 All south and west facing façades were also replaced and the Atrium glazing on South elevation was added as part of the 1990's development.

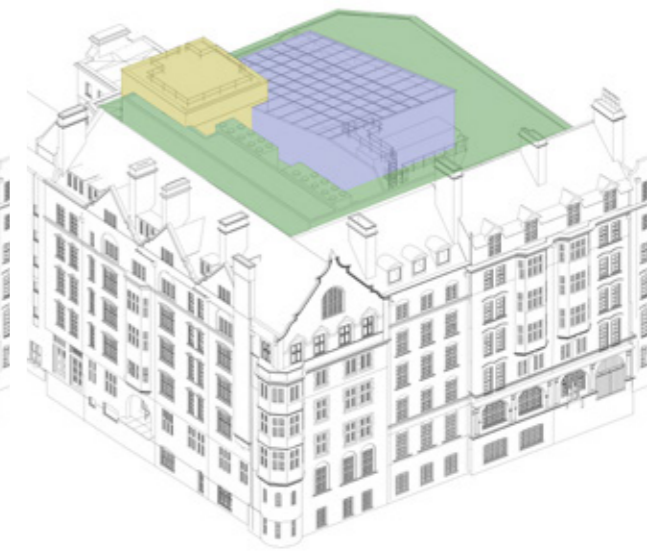
6 In 2014, a rear extension with a roof terrace was added at second floor level. These works relate to the structure and southern façade which are not visible in the context of the Conservation Area other than from the rear of adjoining properties that face onto Great Russell Street and obliquely from properties that face onto Bedford Avenue.



1 Original building dated from 1890'  
- Retained original facades



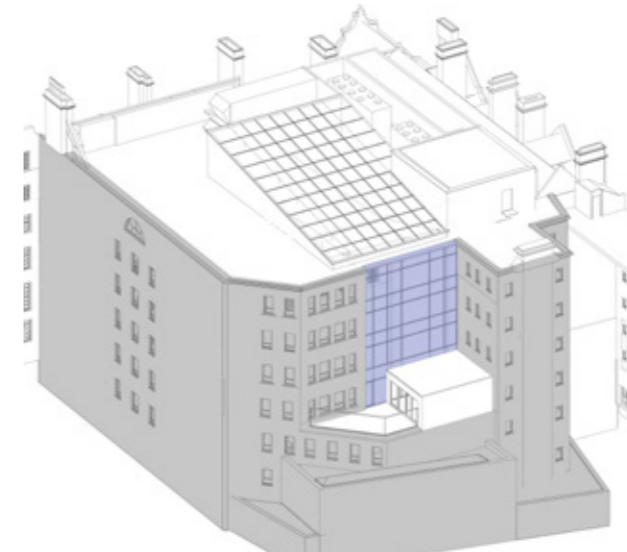
2 1990's development by TP Bennett  
- Replacement of original slate roofs



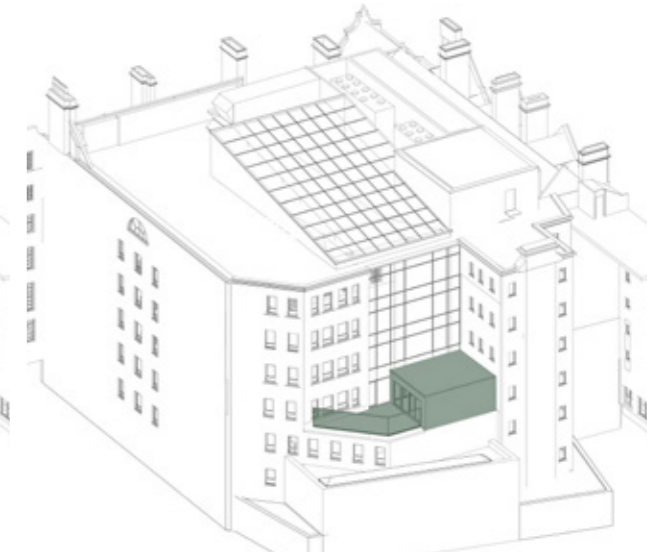
3 1990's development by TP Bennett  
- Full replacement of roof + internal structures + all south and west facing facades + addition of Atrium roof



4 1990's development by TP Bennett  
- Replacement of chimneys



5 1990's development by TP Bennett  
- Replacement of South/West facades + addition of Atrium glazing



6 2014 development by Tony Fretton  
- 2nd floor Rear extension + roof terrace

## 2.0 CONTEXT

### 2.6 External Facade

- + Poor legibility of entrances generally
- + Bloomsbury Street entrance is recessive and dark with minimal visibility between the street and reception
- + Accessible entrance is nondescript and feels secondary in quality
- + Vehicular entrance on Bedford Avenue is underutilised
- + Poorly integrated signage generally
- + Prior to the 1990 development, evidence of a double mansard existed and also evident at no. 74-97 Bedford Avenue.
- + During the 1990 development, the entrance on Bloomsbury Street was removed and the facade altered. This also occurred on Bedford Avenue with entrances being removed and the current gate present today being proposed.
- + Bedford Avenue forms a terraced block whereby the massing and ridge line remains consistent and uninterrupted until it meets the adhoc plant requirements at Bloomsbury Street.
- + The profile of the plant, atrium enclosure and access structures, protrudes its bulky mass above the building and is visible from multiple angles across Bedford Square and down Bloomsbury Street.



Entrance on Bloomsbury Street



Vehicle Entrance on Bedford Avenue



Bedford Avenue Ariel view over Bedford Square

# 2.0 CONTEXT

## 2.7 Roof / Views Over Site

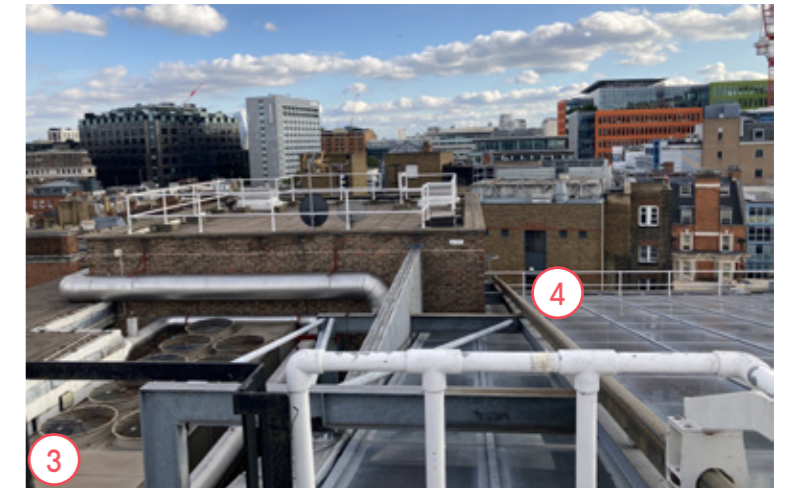
- ① Ill-considered and disruptive plant massing above ridge line
- ② Sensitive views to adjacent Bedford Court Mansions
- ③ Sensitive views across Bedford Square
- ④ Defective PV's have never been operable since installation and considerably limit the natural daylight to the atrium and office floor plates



Existing plant



View looking North - Bedford Court Mansions on the left



View looking South (View from Bedford Square)



Existing Bedford Avenue Elevation



Existing Bloomsbury Street Elevation

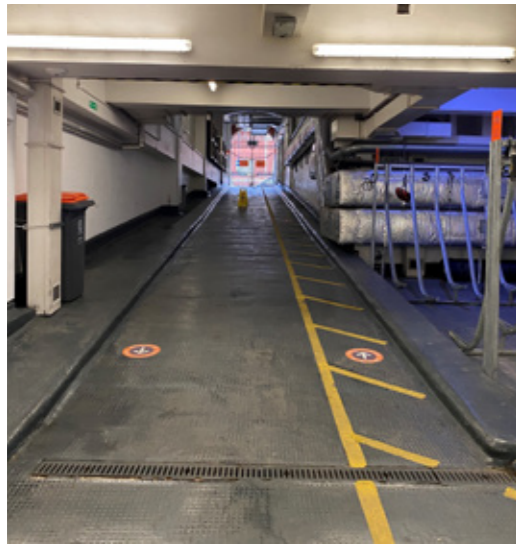


# 2.0 CONTEXT

## 2.8 Access

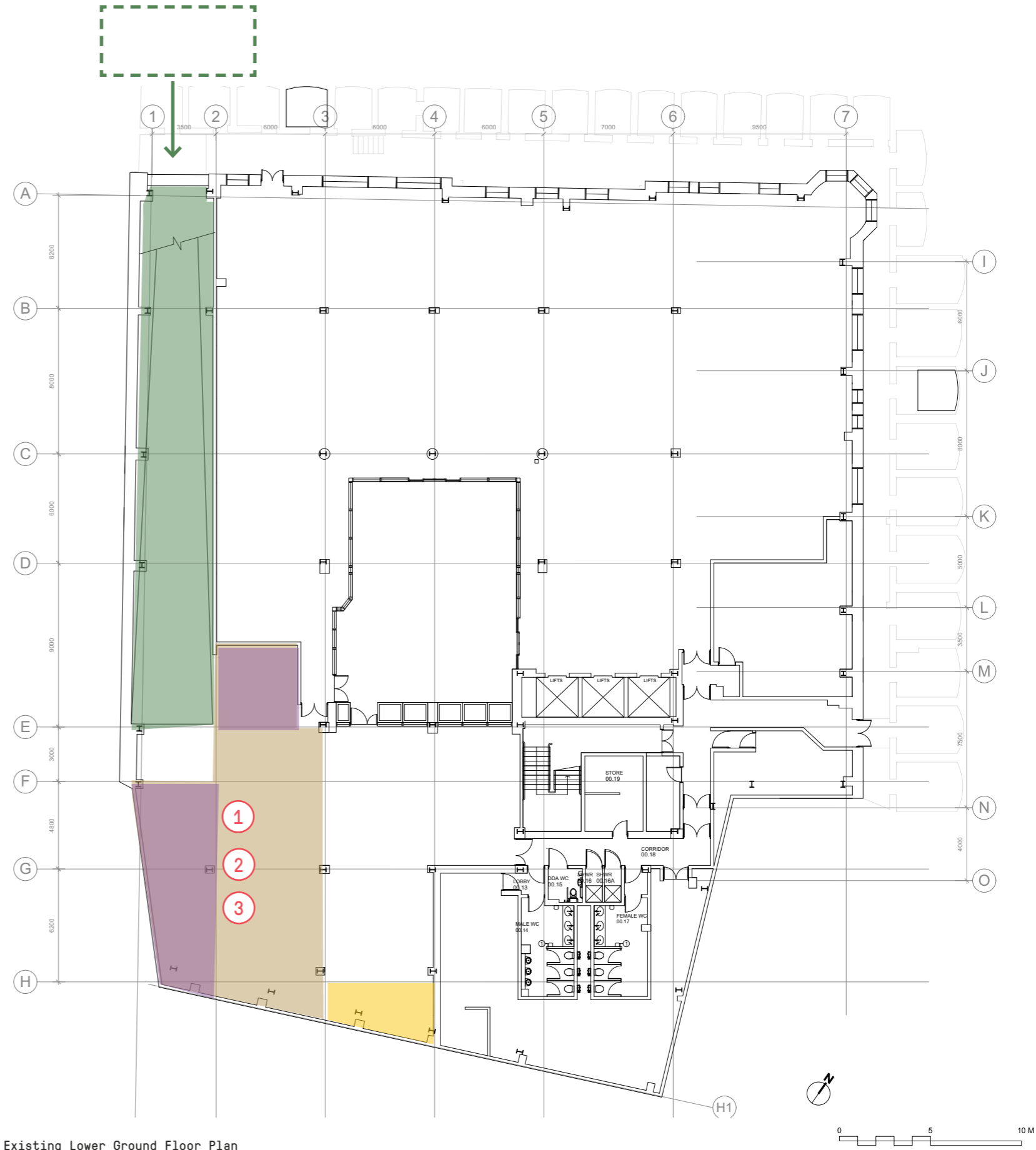
A secondary entrance originally intended for vehicular access and more recently utilised for limited cycling parking is situated on Bedford Avenue accessed via a ramp. Waste collection occurs on Bedford Avenue, whereby the vehicle stops and waste is collected from the ramp to the street.

- ① The existing site historically included provision of 5 no. car parking spaces, now superseded by cycle parking accessed via a ramp from Bedford Avenue.
- ② Provision for 40 cycling spaces and 6 lockers is located in the car parking area.
- ③ A single car parking bay is used to provide bin refuge internally. The area is not commensurate with the building size and does not facilitate sorting recycled waste prior to collection on street.



Existing Vehicle Ramp

- Key
- Car park entrance
  - Bicycle parking
  - Car parking
  - Waste store [Indicative Area]
  - Waste collection
  - Indicative existing car parking area for waste collection



Existing Lower Ground Floor Plan