

74-77 Great Russell Street / 29B Montague Street

Design and Access Statement

25 January 2023

SPPARC



74-77 Great Russell Street / 29B Montague Street

Design and Access Statement

Project Address:

74-77 Great Russell St, London WC1B 3DA
29B Montague St, London WC1B 5BW

Client:

The Bedford Estates

Prepared by:

JT

Checked by

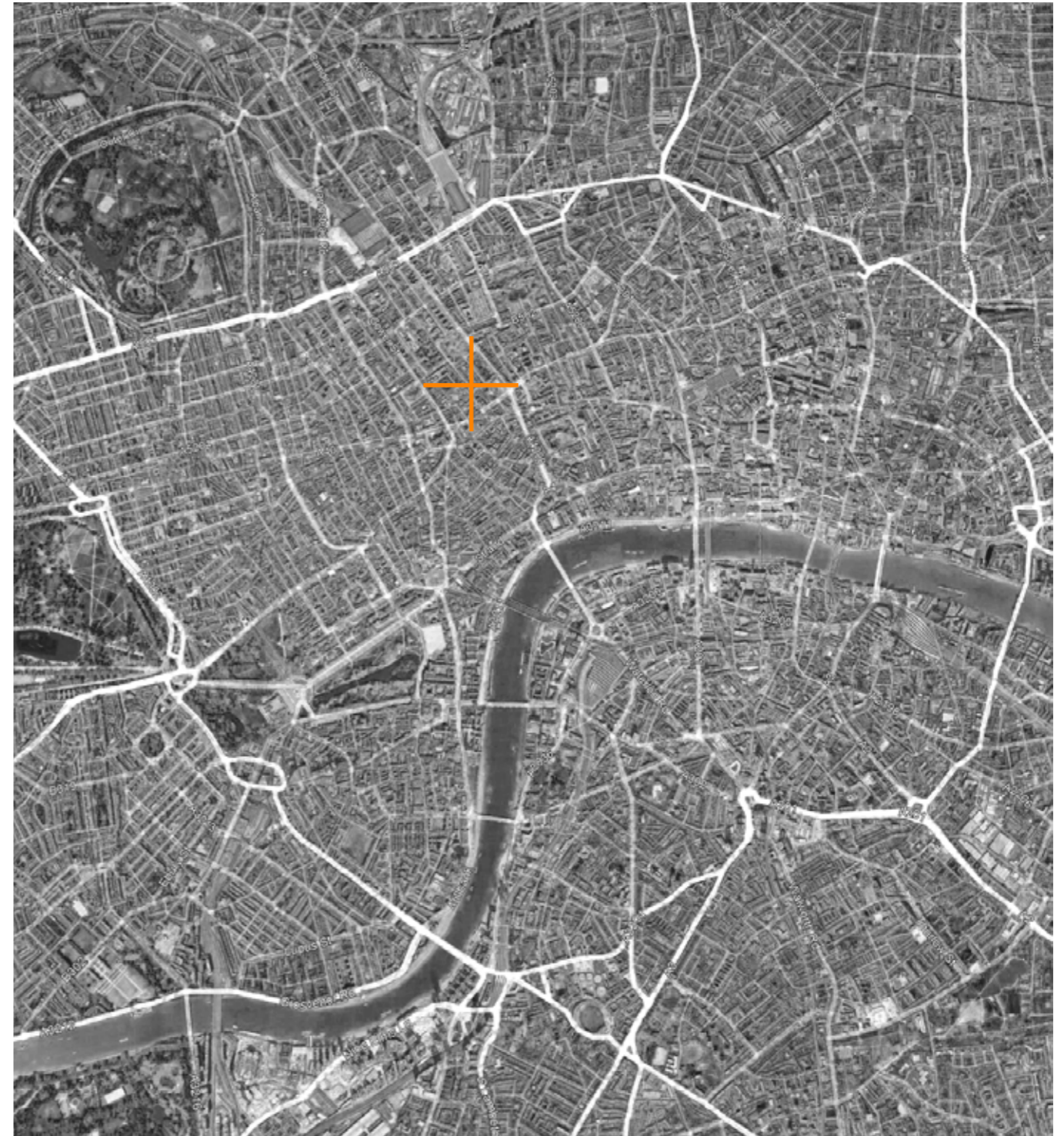
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74-77 Great Russell Street / 29B Montague Street

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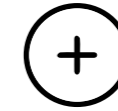
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Introduction

1.1



INTRODUCTION

This Design and Access Statement (DAS) was prepared to provide a comprehensive description of the proposed works at 29B Montague Street and 74-77 Great Russell Street. This DAS forms one of a series of documents to support the January 2023 planning submission.

The documents submitted for this application include :

- Planning Statement - Savills
- Heritage Statement - The Heritage Practice
- Heritage Schedule of Works - SPPARC / The Heritage Practice
- Energy and Sustainability Report - TPS
- Structural Design Note - MNP

The proposed scheme and supporting documents have been produced taking into account the feedback and comments received from planning officers and other consultants since our initial pre-application discussions began in June 2022.

The buildings considered for this application may be referred to as 74-77 GRS (Great Russell Street) and 29B MS (Montague Street).

The properties are located in the Bloomsbury conservation area within the London Borough of Camden.

74-77 Great Russell Street is a collection of four Grade II town houses constructed in 1662 and converted into office accommodation.

29B Montague Street is a modern 4 storey office block, having been constructed in the 1970s and is located to the rear of Great Russell Street as a linked extension of the principal GRS building. The building at 29B Montague Street is not listed.

The proposed internal remodelling is defined by its heritage approach including the separation of the GRS property from the MS property to reinstate a logical plan form to the Listed Building. By re-configuring the modern central core that currently serves both buildings, a new staircase will serve 29B MS along with a dedicated lift. A second lift will serve the 74-77 GRS property. New toilet facilities will be located within the core dedicated to 29B MS along with dedicated facilities serving 74-77 GRS.

A thorough analysis has been undertaken of the heritage fabric, the setting of the Grade II listed buildings and the Bloomsbury Conservation Area. The interior of Nos. 74-77 has been subject to much alteration and many of the original features have either been removed or covered, please refer to the Heritage Assessment that has been submitted with the Planning and Listed Building consent applications. The separation of Nos. 74-77 from 29B by reconfiguration of the central core will be a heritage benefit.

In addition to the re-configuration of the 1970s core to separate the properties, both 29B MS and 74-77 GRS would be fully and sensitively refurbished including the provision of all new services, sanitaryware and lighting whilst the retained heritage fabric within 74-77 GRS will be carefully repaired and restored.

The objective of the proposal is to create elegant, modern buildings and interventions that respect and enhance the setting of the Listed Buildings, the conservation area and their immediate townscape, whilst reinforcing the importance of each individual building.



Left: View from the enclosed front garden of 29A-B, looking towards the entrance of 29B at lower ground.

Context & Site Analysis

The Site

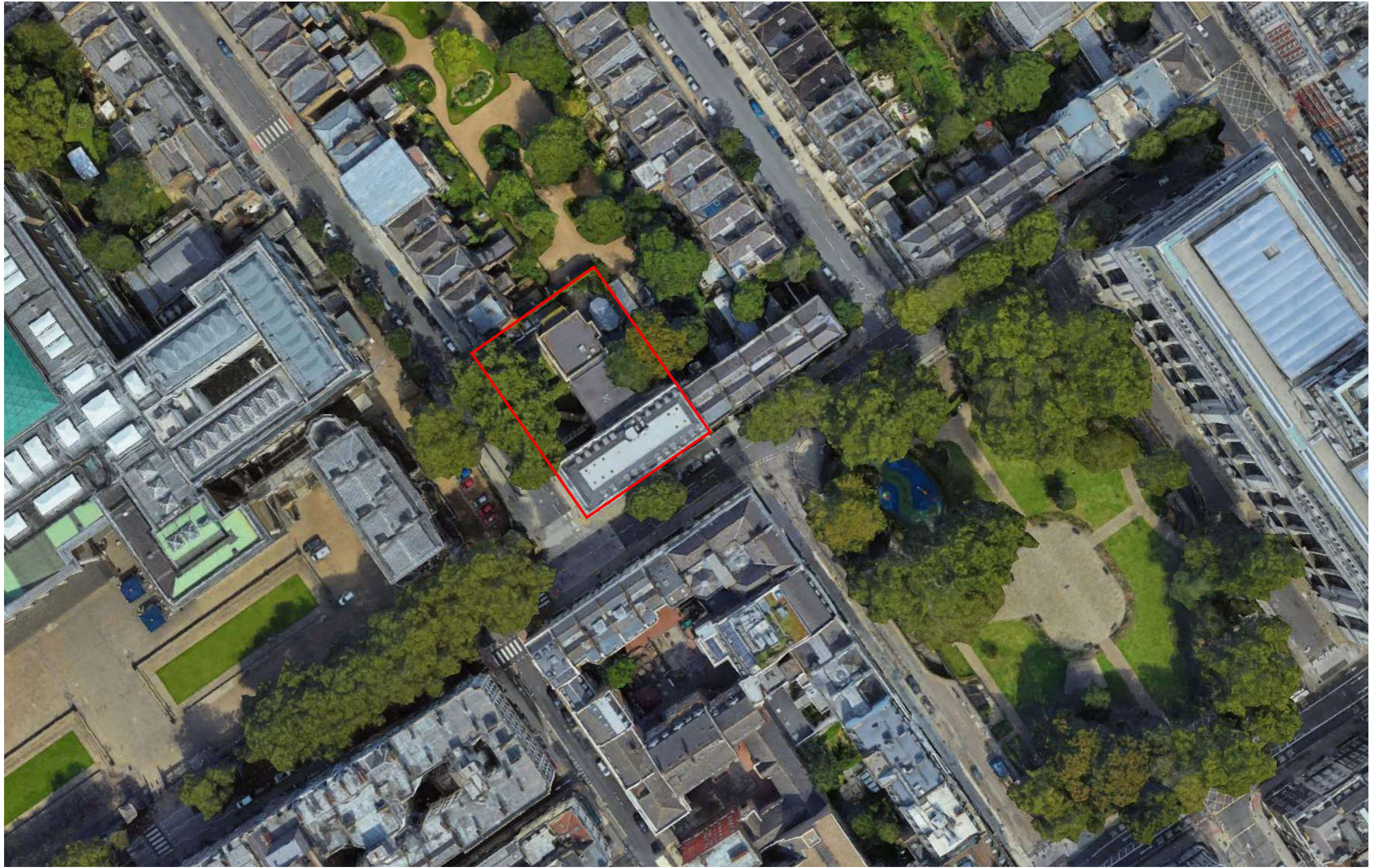
2.1



The Site
South Aerial View



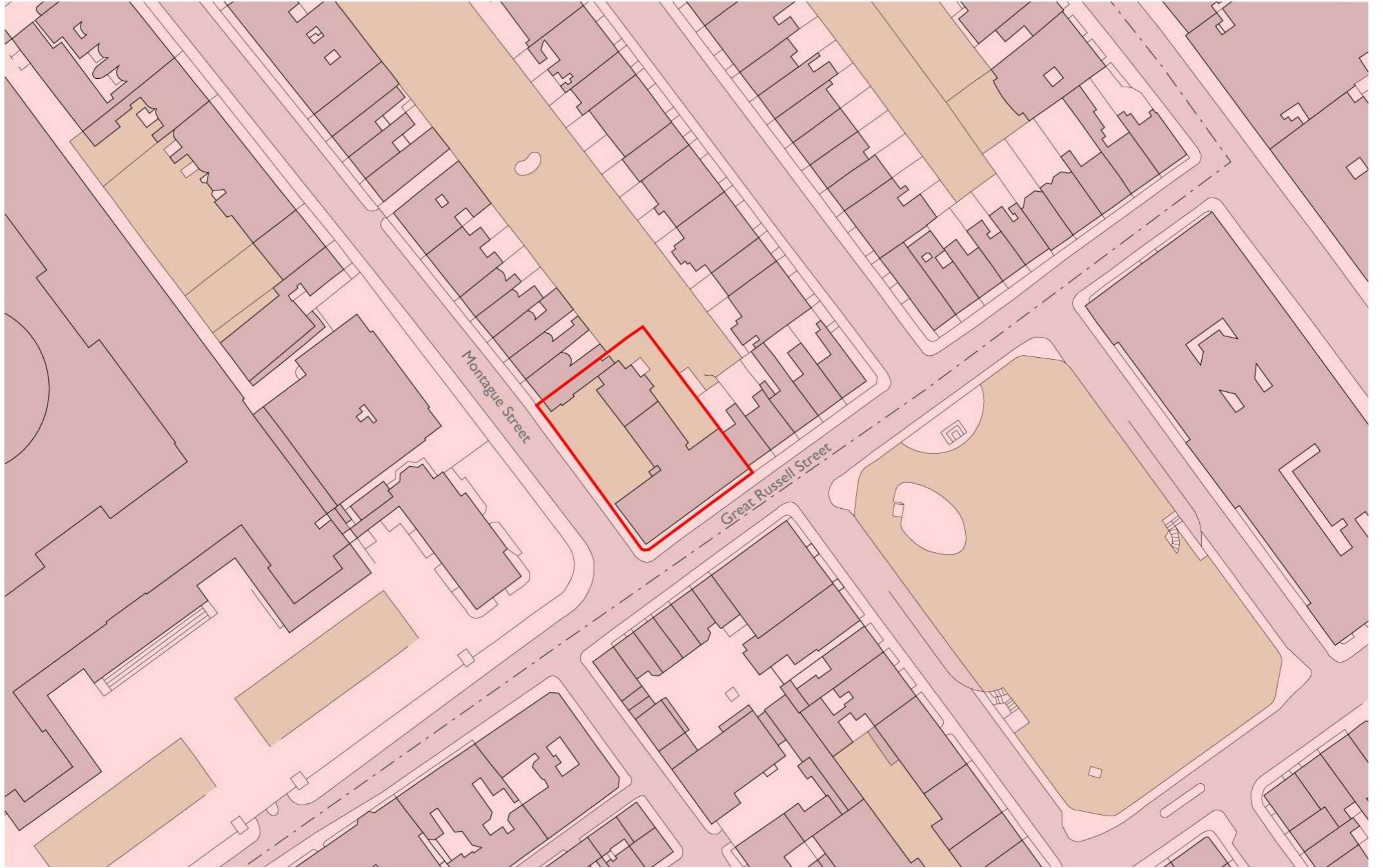
The Site
North Aerial View



The Site
Plan view



The Site
Site Location



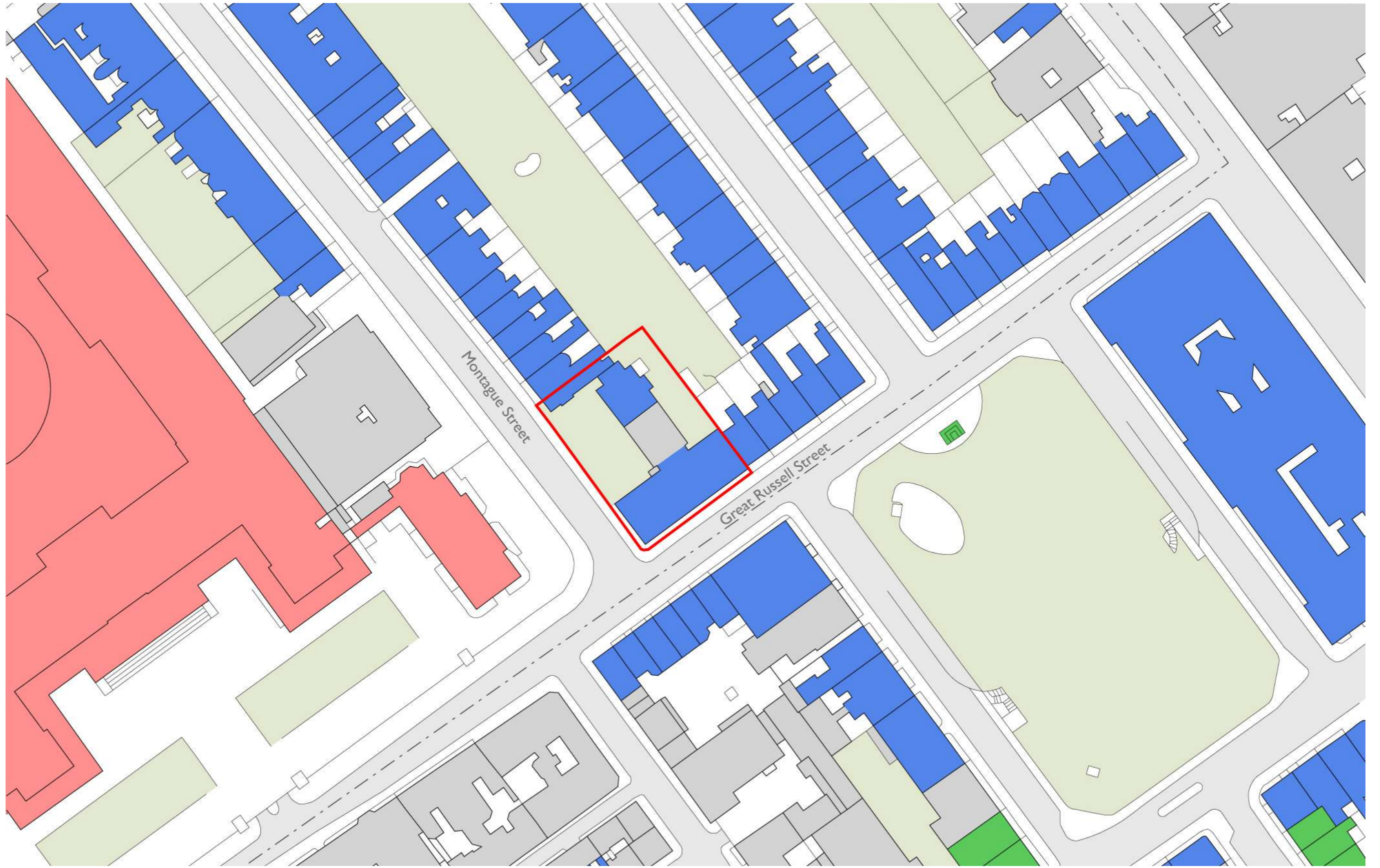
The Site

The site is located within the Bloomsbury area.



The Site

The site is neighbouring large squares and private gardens.



The Site

The site comprises of 2 Grade II listed buildings and at close proximity of the British Museum (Grade I)



The Site

Street View from Great Russell Street - West



The Site

Street view from Great Russell Street looking towards Montague Street.



The Site
View from Great Russell Street - East



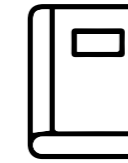
The Site

View from Montague Street looking towards Great Russell Street

Context & Site Analysis

The Buildings

2.2



HISTORY - 17th Century to 1970s

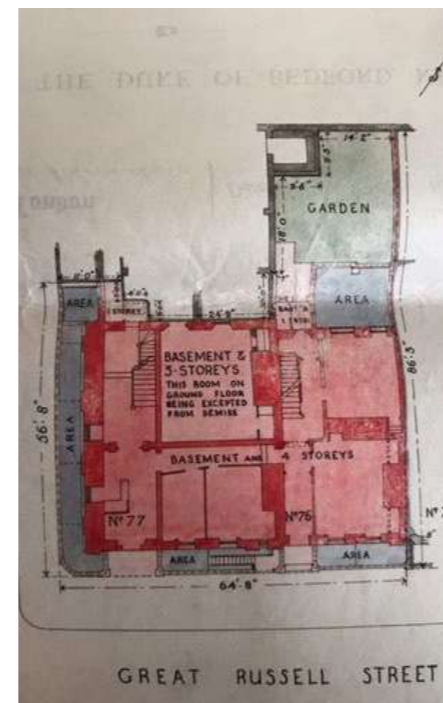
The buildings forming part of this application are located on Great Russell Street and Montague Street, at the heart of Bloomsbury Conservation Area (Camden, London) which consists of a number of listed buildings from the mid 17th to the 19th century.

The Bedford Estates were first developed in the mid 17th century around Bedford House, Bloomsbury square and former Montague House now replaced by the infamous British Museum. A series of terraced houses were built at the same period between the two mansions, and later partly demolished during the construction of Montague Street in the wake of the 19th century. Meanwhile, The Bedford Estates kept expanding at the North of Great Russell St, with numerous squares and generous back gardens. In the 1840s, a detached villa was built at the rear of the site, now know as the 29a building and home to The Bedford Estates office.

In 1889, works took place to join 77 and 76 with a new staircase introduced from level 2 and 3 and even a new lift. Archives from 1920 suggest that number 75 had then be connected to the first two buildings on the third floor via an internal corridor opening at the centre of the party wall.

In the 1950s, the 77-76-75 houses underwent a new series of works which mainly included internal repairs and removal of some fireplaces. New partitions had already been introduced to suit the new ways of living which called for smaller spaces at the time.

Further works occurred in the early 1960s to doors, partitions and servicing, as well as other alterations aiming to increase the fire safety of the buildings.



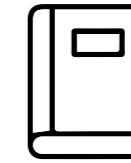
Top : Photograph of 74-77 Great Russell Street. in the 1950s

Bottom Left : Photograph of 29A Montague Street in 1957 with its original chimney before it was demolished.

Bottom Right : Ground floor plan of 77 Great Russell Street in 1920.

Right : Historical marker on the facade of 74-77 GRS. 1980





HISTORY - 1970s until now

The terraced houses Nos 74-77 Great Russell Street and the rear villa of 29A Montague Steet were all Grade II listed in February 1969.

The buildings, as we know them today, are the result of a series of the most significant works carried out on the houses, in the 1970s.

In 1972, the building was granted planning consent for a new mansard roof extension on top of the 74-77 Great Russell St building, as well as the construction of a link building between the four houses and the 29A villa. The new block is now know as the 29B extension. The Annex building to the rear of 77 was also demolished at this period.

The four houses were fully merged around 1972-73 and were subject to an extensive internal remodelling at the time, the most notable intervention being the introduction of a new modern core, including 2nos. lifts and staircase to service both 74-77 and 29B. Openings were created through the party wall between the Great Russell St houses on every level, leaving room for a long corridor connection all houses together. Further works took place in the late 1970s.

Today, the buildings solely retain traces of their original layouts following the numerous alterations that they have been subject to. The internal spaces feel small and far from the original generous volumes the 17th century houses offered. Only a few original features have been preserved, mostly at ground and first floor, and cohabit with more modern elements which seem very foreign to the quality and authenticity that is expected from a Grade II listed building.

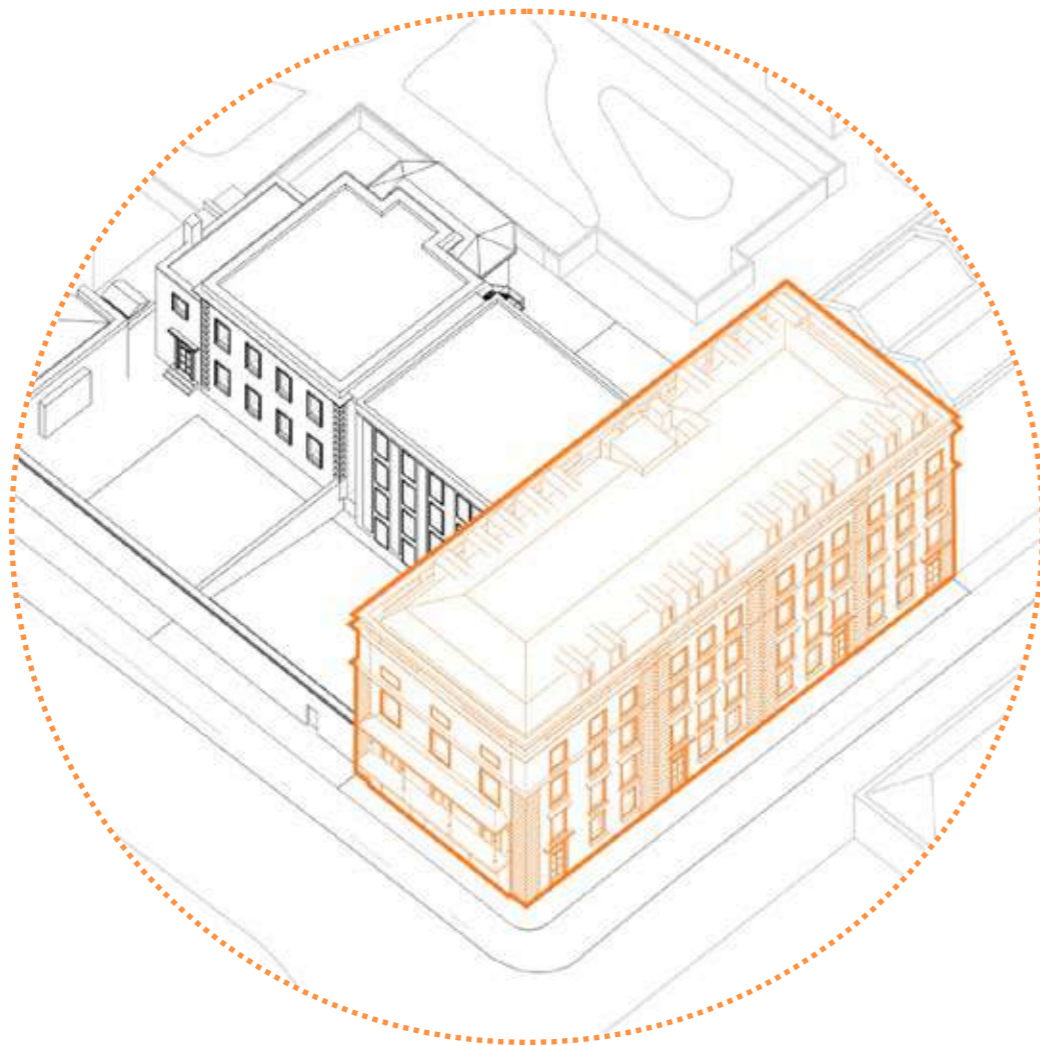


Top : Photograph of the front garden from 29A.

Bottom Left : Photograph of the stepped access to 29B from Montague Street, with the cycle store at lower ground.

Bottom Right : View of 29A and 29B from the front garden.

74-77 Great Russell Street



74-77 Great Russell Street is a series of 4 Grade II listed terrace houses constructed in 1662-4. All three elevations consist of stucco with architraved entrances and pilasters between the houses that carry the main cornice with a balustraded parapet. The side elevation of No.77 incorporates a cast-iron veranda with elaborately ornamented balustrade which was a later addition (1841).

THE BUILDING :

- Prominent corner position in prime Bloomsbury
- Grade II listed building
- Attractive historical features internally
- Direct access to private amenities (garden)
- Good level of daylighting in all rooms – dual aspect
- Well maintained façades and internal spaces

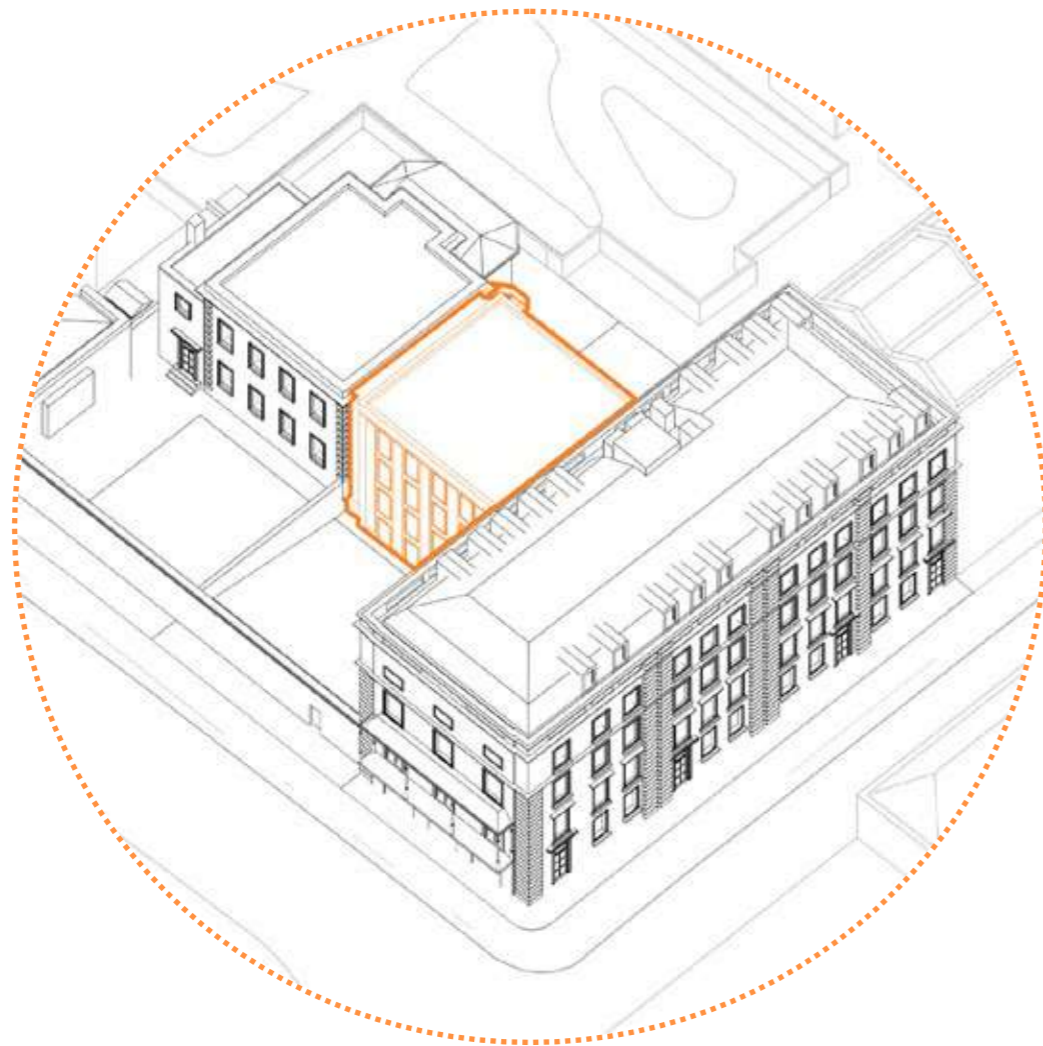
OBSERVATIONS :

- Shared core and WCs with adjacent building
- Cluttered floorplates with small rooms
- Poor arrival experience. Entrance is not well identified
- Current lift core is not spatially efficient
- Outmoded interior
- No accessible routes from the street level

THE PROPOSAL / SCHEDULE OF WORKS :

- Space optimisation and define a clear individual character
- Enhance and respect heritage fabric
- Achieve compliance with inclusive design regulations
- Removal and replacement of modern internal fabric (core/partitions/doors) to better align to original plan.
- Adaptation of heritage fabric to provide efficient layouts.

29B Montague Street



Situated behind a garden wall off Montague Street, 29B is located directly opposite the eastern edge of The British Museum in the heart of Bloomsbury. It was built in 1974 forming a modern but equally respectful addition to its heritage setting by Turner Lansdown Holt & Partners.

THE BUILDING :

- Important Bloomsbury location
- Direct access to private amenities (ie. garden)
- Dual aspect floor plates
- Well maintained façades and internal spaces
- Rare modern building in wonderful heritage setting

OBSERVATIONS :

- Shared core and WCs with adjacent building
- Poor connectivity between levels
- Lack of street presence – poor arrival experience
- Outmoded interior
- Lack in clarity of accessible route from the street level

THE PROPOSAL / SCHEDULE OF WORKS :

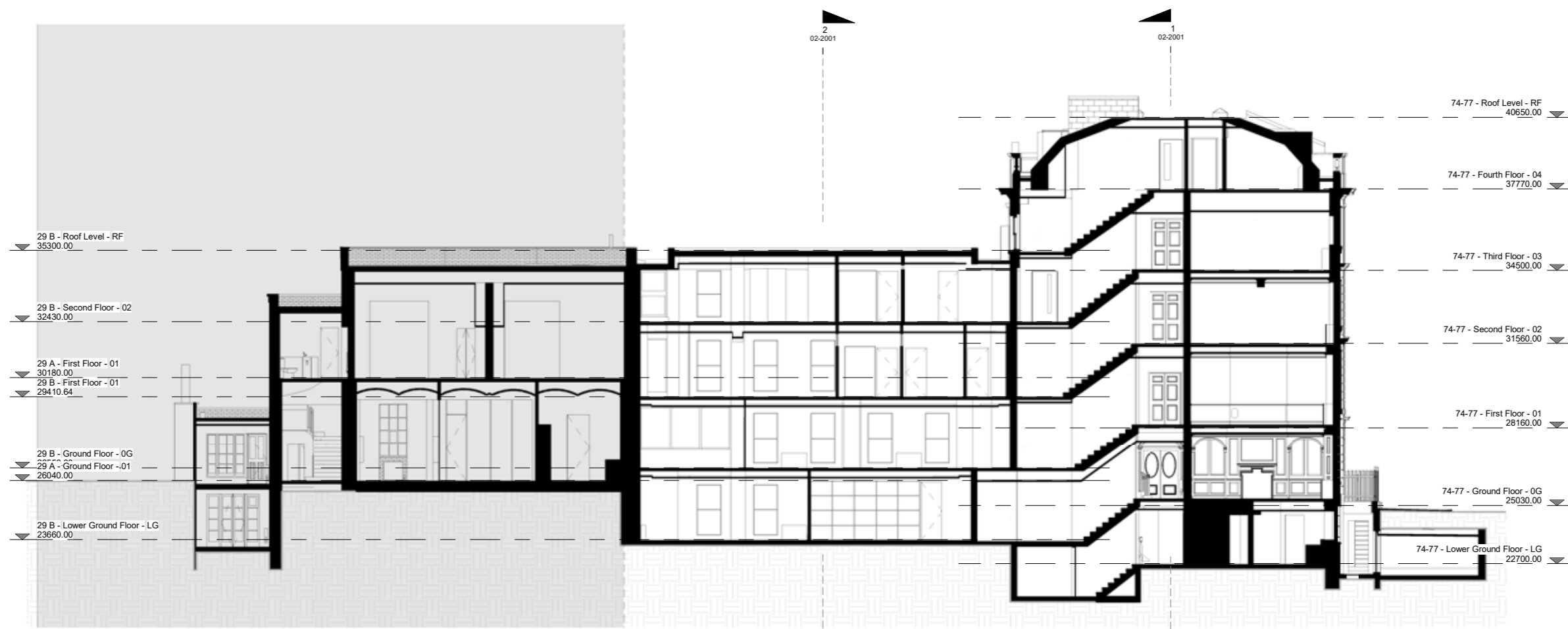
- Achieve compliance with inclusive design regulations
- Create an individual building with a unique character within the Estate
- Create accessible entrance from Montague Street via lift
- Improve air quality within the building



[Optional] Caption / Further description of above content

The Buildings
Existing ground floor.





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EXISTING LEVELS

When the new link building was built between 29A MS and 74-77 GRS in the 1970s, the levels were originally designed to connect both existing buildings' levels, whilst maximising the total floor area of the new building. This has resulted in a complex set of varying levels throughout the site, and the necessity, at the time, for a new core servicing all levels of 29B and 74-77, distributed via half landings and dual entry lifts. The staggered levels are one of the most significant constraints of the site nowadays.



Top Left: 74-77 GRS, 1st floor, existing break out room
Bottom Left : 74-77 GRS, 1st floor, meeting room
Centre : existing stair of former house no 75
Top Right : 74-77 GRS, 1st floor, existing offices.
Bottom Right : Ground floor, internal door to former house no 74.

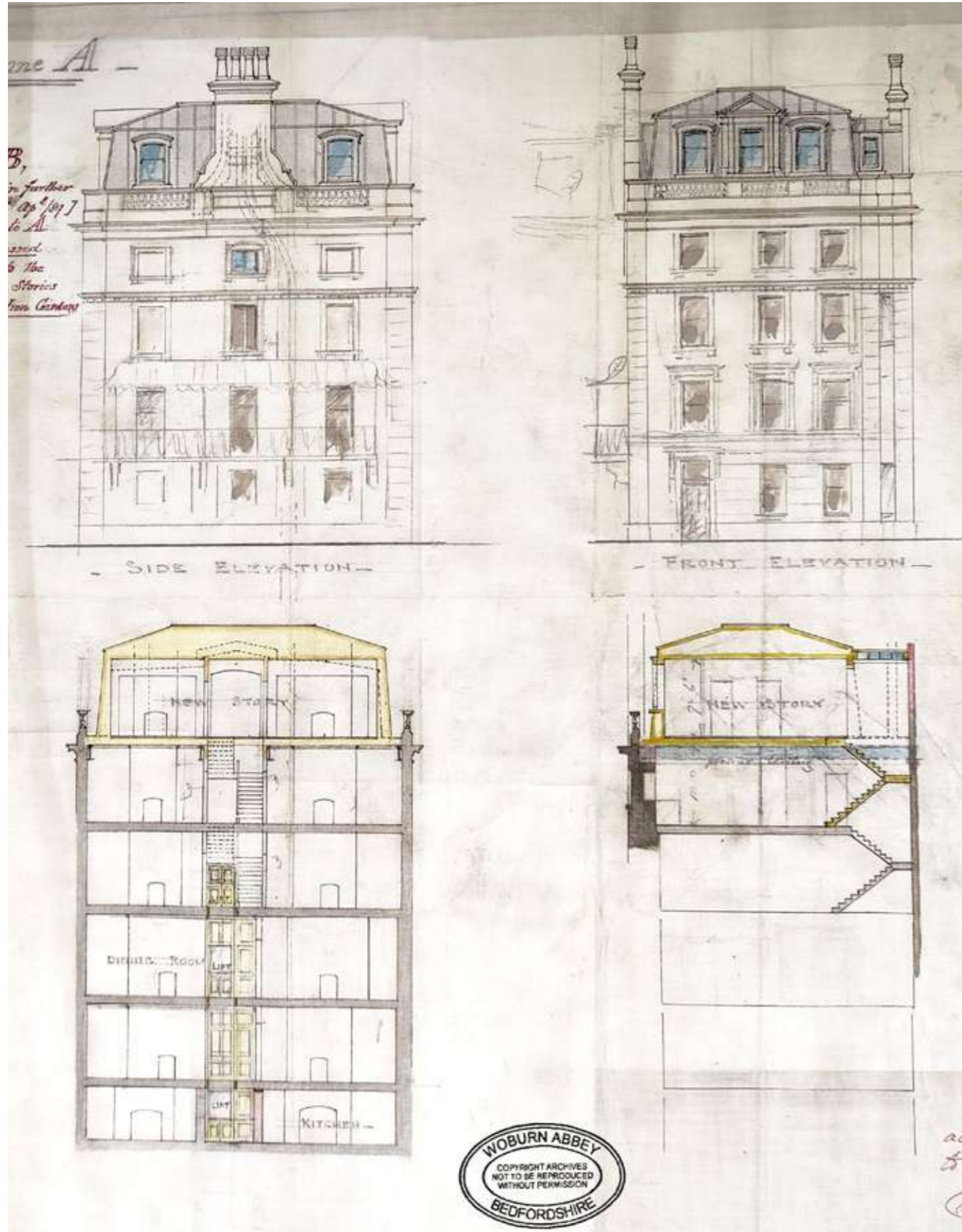


Left: existing lift core, half landing on 74-77 GRS side.
Top centre: 74-77 GRS, 4th floor corridor
Centre bottom: 74-77 GRS, offices in former no 74.
Top Right : 29B MS, 2nd floor office
Bottom Right : 29B MS, 2nd floor office

Proposed Works

Heritage Evaluation

3.1



HERITAGE EVALUATION

The design proposal detailed in this document is the result of numerous exchanges and close collaboration with the heritage consultants (The Heritage Practice). Together, we have explored the complex history of the two buildings, to ensure the next chapter of their existence will mark the beginning of a new golden age for them. The project seeks to celebrate the historical quality of the listed building, to revive some of its qualities that have been lost with the passing of time, whilst bringing it into the 21st century and making it fit for contemporary usages. The 1970s link building will be altered internally to provide a singular and flexible work environment, inspired by the rich history of its surrounding.

The following is a series of significance plans produced by The Heritage Practice to highlight the various elements of the existing buildings and their respective importance with regards to heritage and Grade II listing of 74-77 GRS.

The level of significance is illustrated as follows :

- Green: High significance
- Orange: Medium significance
- Red: Low significance

All subsequent extent of demolition has been carefully designed and reviewed to take into consideration all information, advice and commentary received from the heritage consultant during the design development phase.



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PROJECT:	
74-77 Great Russell Street	
DRAWING TITLE:	
Significance Plan - Lower Ground floor	
SCALE:	DATE:
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REVISION:	



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CLASS		
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PROJECT		
74-77 Great Russell Street		
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Significance Plan - First floor		
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PROJECT: 74-77 Great Russell Street

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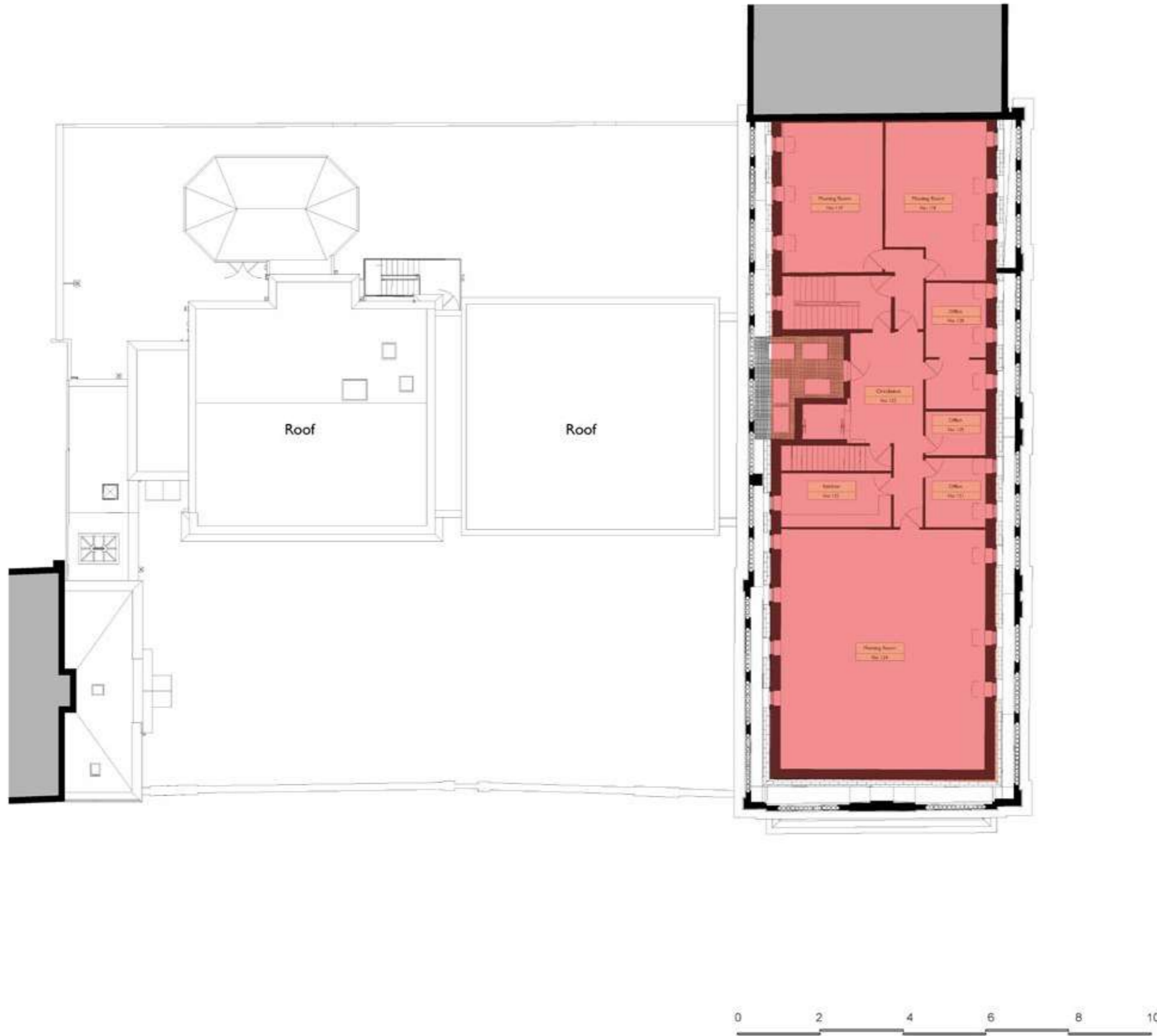
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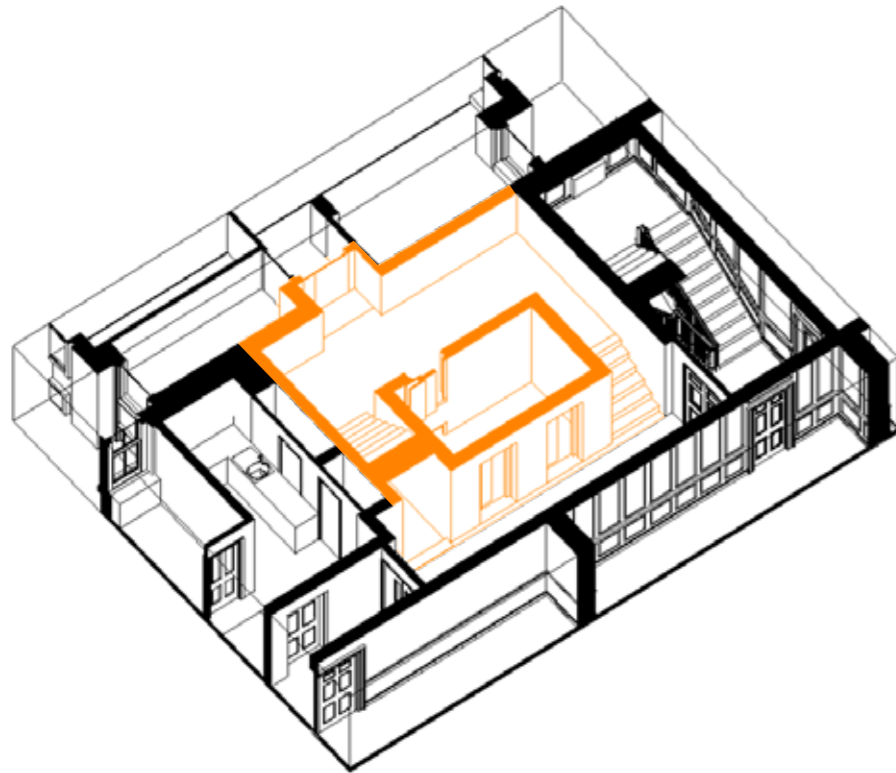
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PROJECT:		74-77 Great Russell Street
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DRAWING NUMBER:	REVISION:	
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Proposed Works

Extent of Demolition

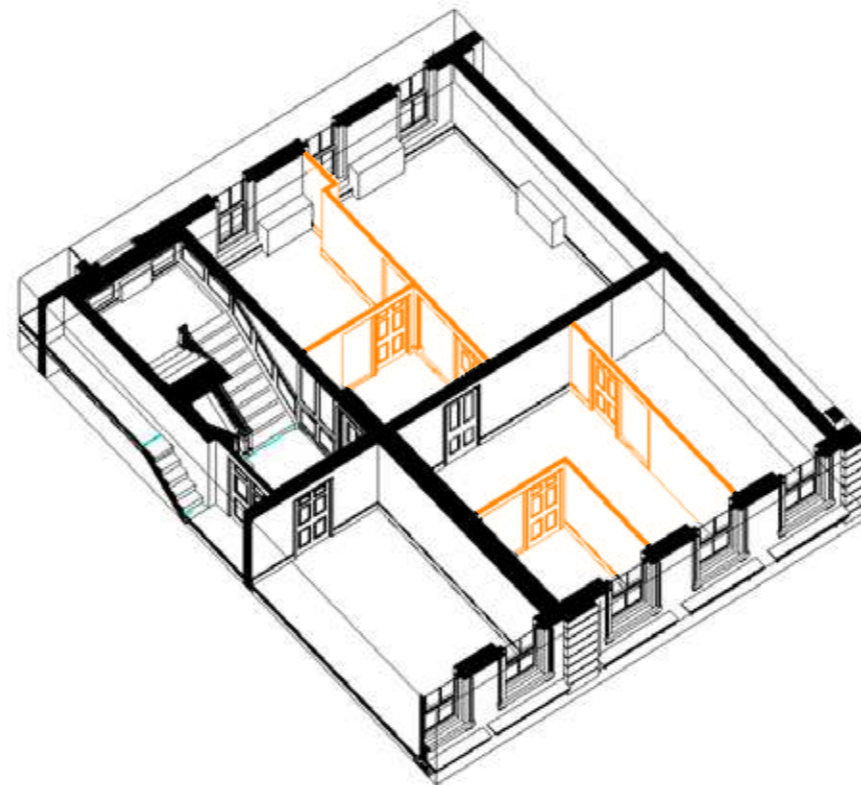
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Principles of Demolition



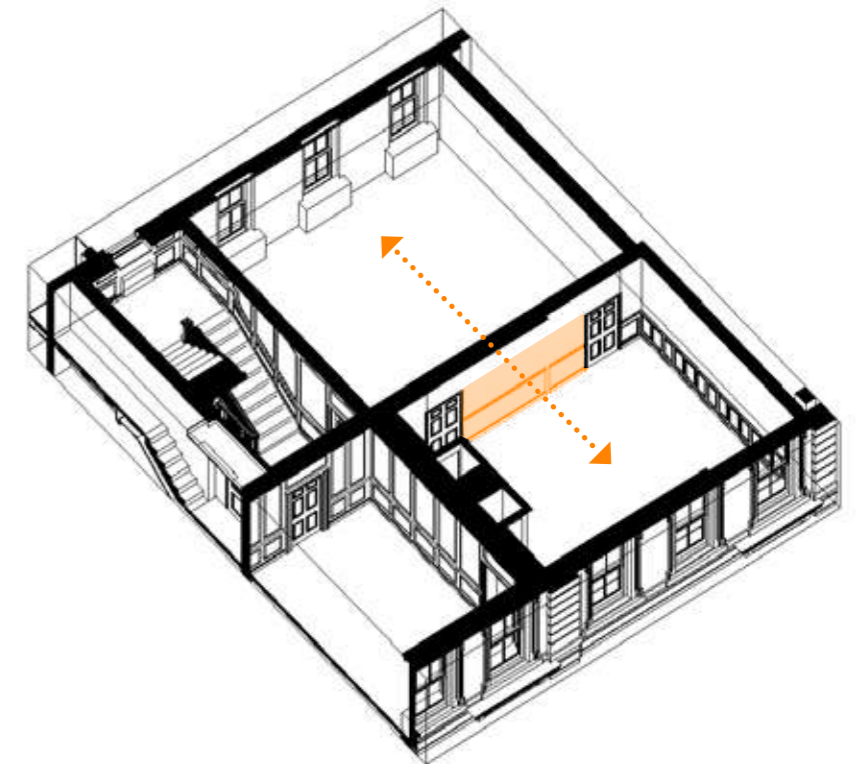
CORE RECONFIGURATION

Removal of all elements of the modern core to enable the construction of a new dedicated stair to 29B, and two lifts, whilst reinstating the original party wall alignment between 74-77 original houses.



SPATIAL OPTIMISATION

In order to revert to original volumes and reprovide the once lost quality of generously sized rooms, the proposal aims to remove all non-original partitions which clutter the internal layouts



DAYLIGHT AND CONNECTION

Some carefully designed openings within the existing fabric are proposed to maximise daylight within the building and enhance the dual-aspect quality, whilst connecting spaces to adapt to the needs of modern offices.



GENERAL NOTES

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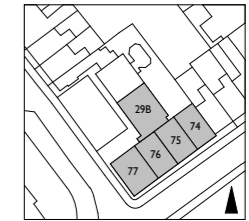
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DEMOLITION LEGEND

- TO BE DEMOLISHED AND REMOVED FROM SITE
- EXISTING ELEMENTS TO BE REMOVED



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Client

The Bedford Estates

Job Title 2207 - 74-77 Great Russell St -
29A & B Montague St

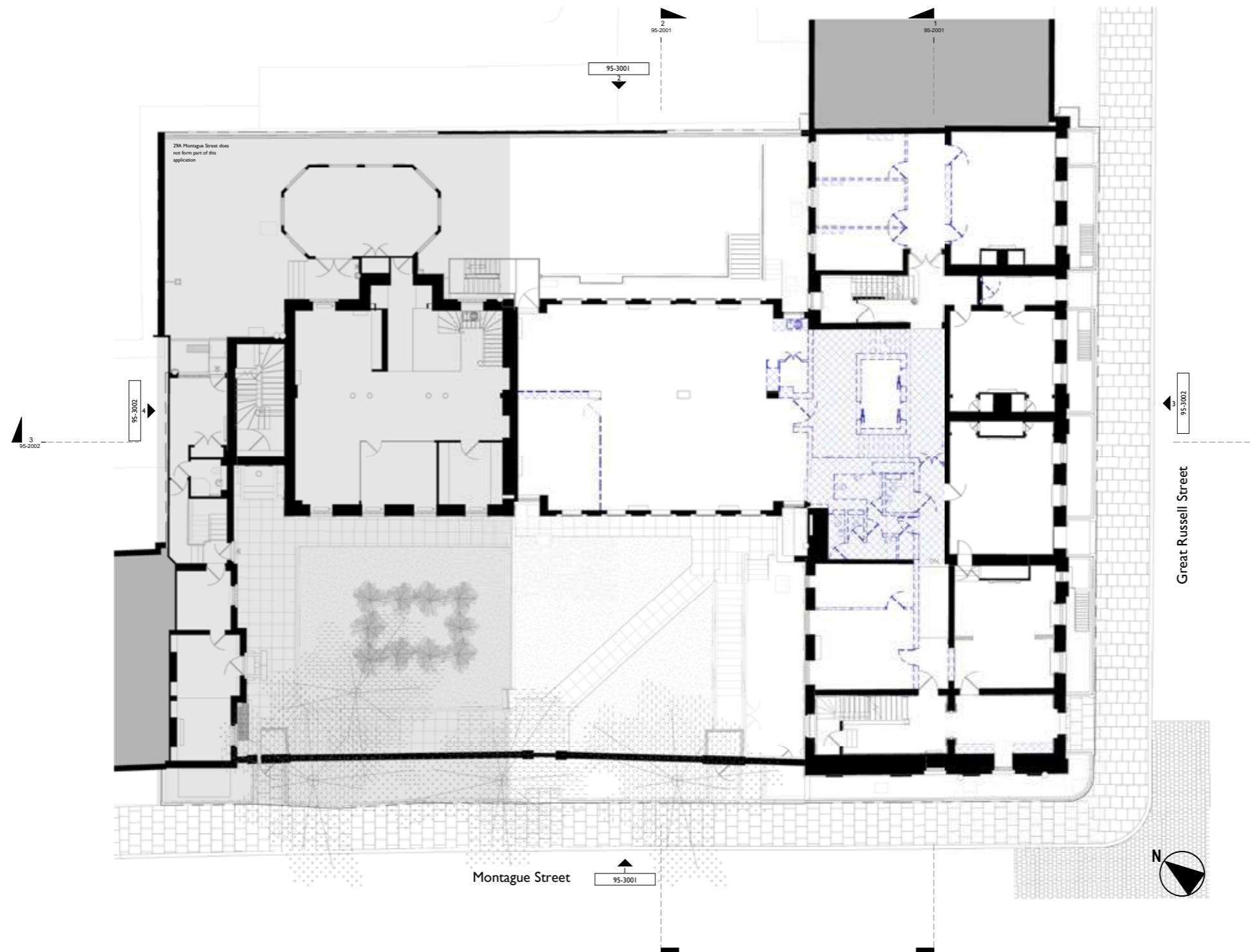
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Proposed Demolition LG Floor
Plan

Drawing Number & Revision

2207-SPP-BE-LG-DR-A-95-1000-PL

Scale	Date Amended	Amended By	Revision
1:100	25.01.23	JT	P01
Checked	Date Created	Drawn By	SUITABILITY
TDM	17.10.22	GK	S4



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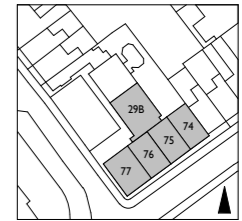
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W www.spparcstudio.com

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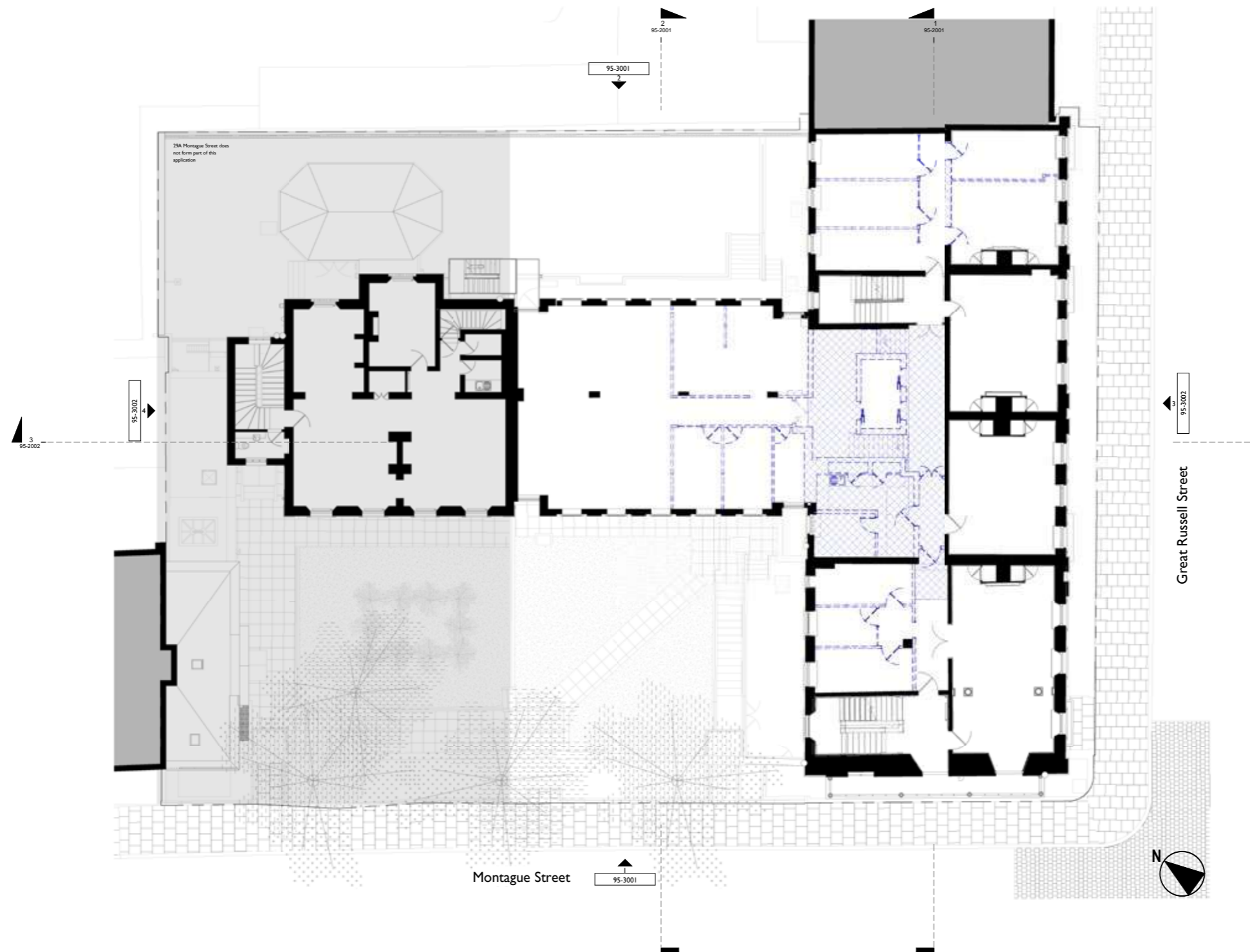
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Plan

Drawing Number & Revision

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TDM	17.10.22	GK	S4



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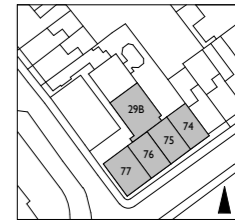
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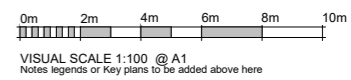
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DEMOLITION LEGEND

--- TO BE DEMOLISHED AND REMOVED FROM SITE

--- EXISTING ELEMENTS TO BE REMOVED



DATE	REV	BY	DESCRIPTION
25.01.23	P01	JT	ISSUED FOR PLANNING

SPPARC

N° 10 BAYLEY STREET
BEDFORD SQUARE
LONDON WC1B 3HB
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W www.spparcstudio.com

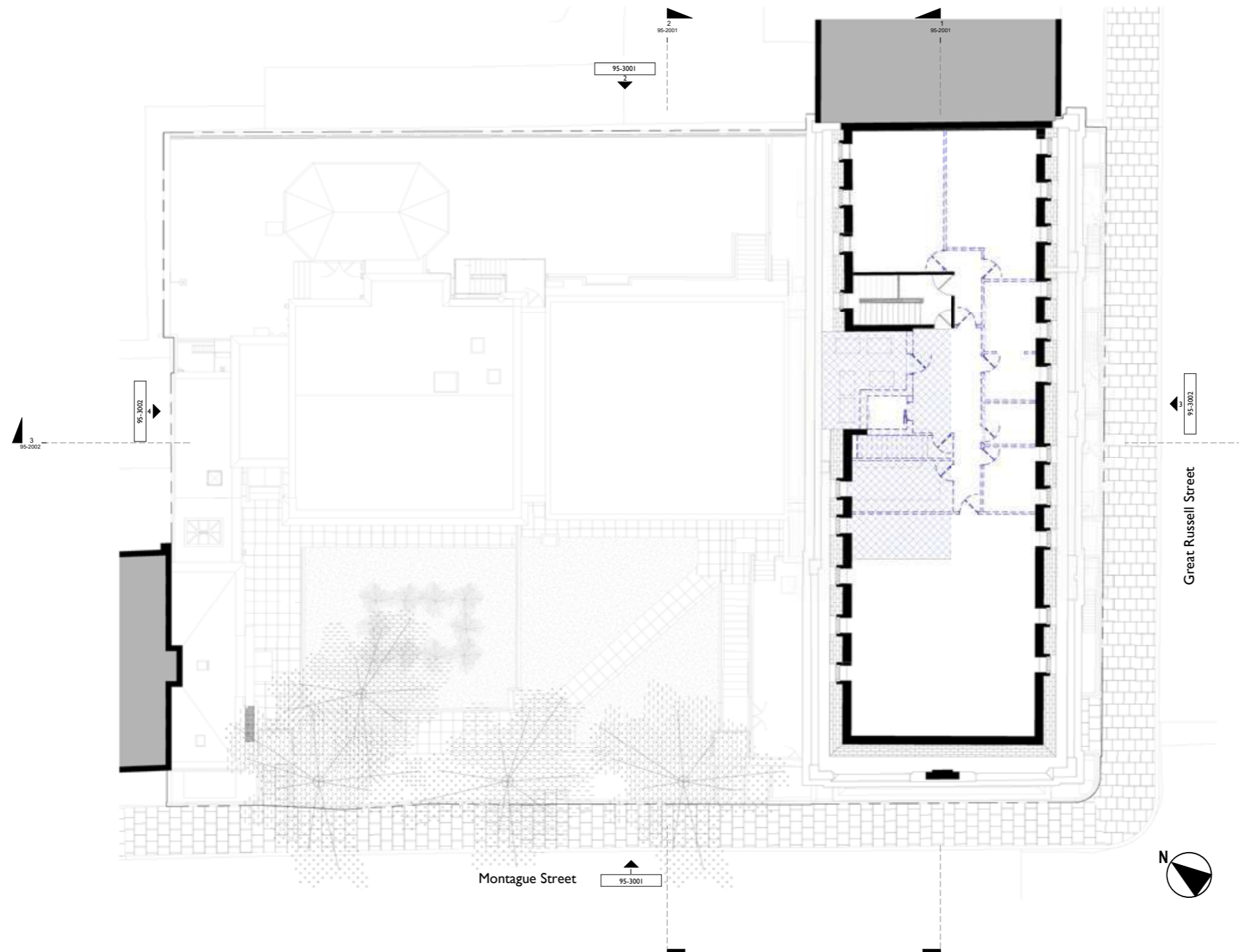
Client
The Bedford Estates

Job Title **2207 - 74-77 Great Russell St - 29A & B Montague St**

Drawing Title
Proposed Demolition Level 01 Floor Plan

Drawing Number & Revision
2207-SPP-BE-01-DR-A-95-1002-PL

Scale	Date Amended	Amended By	Revision
1:100	25.01.23	JT	P01
Checked	Date Created	Drawn By	SUITABILITY
TDM	17.10.22	GK	S4



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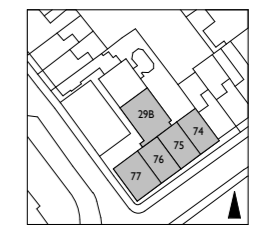
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0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1
Notes legends or Key plans to be added above here

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Job Title **2207 - 74-77 Great Russell St -
29A & B Montague St**

Drawing Title
**Proposed Demolition Level 04
Floor Plan**

Drawing Number & Revision
2207-SPP-BE-04-DR-A-95-1005-PL

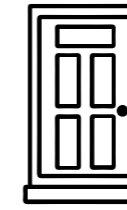
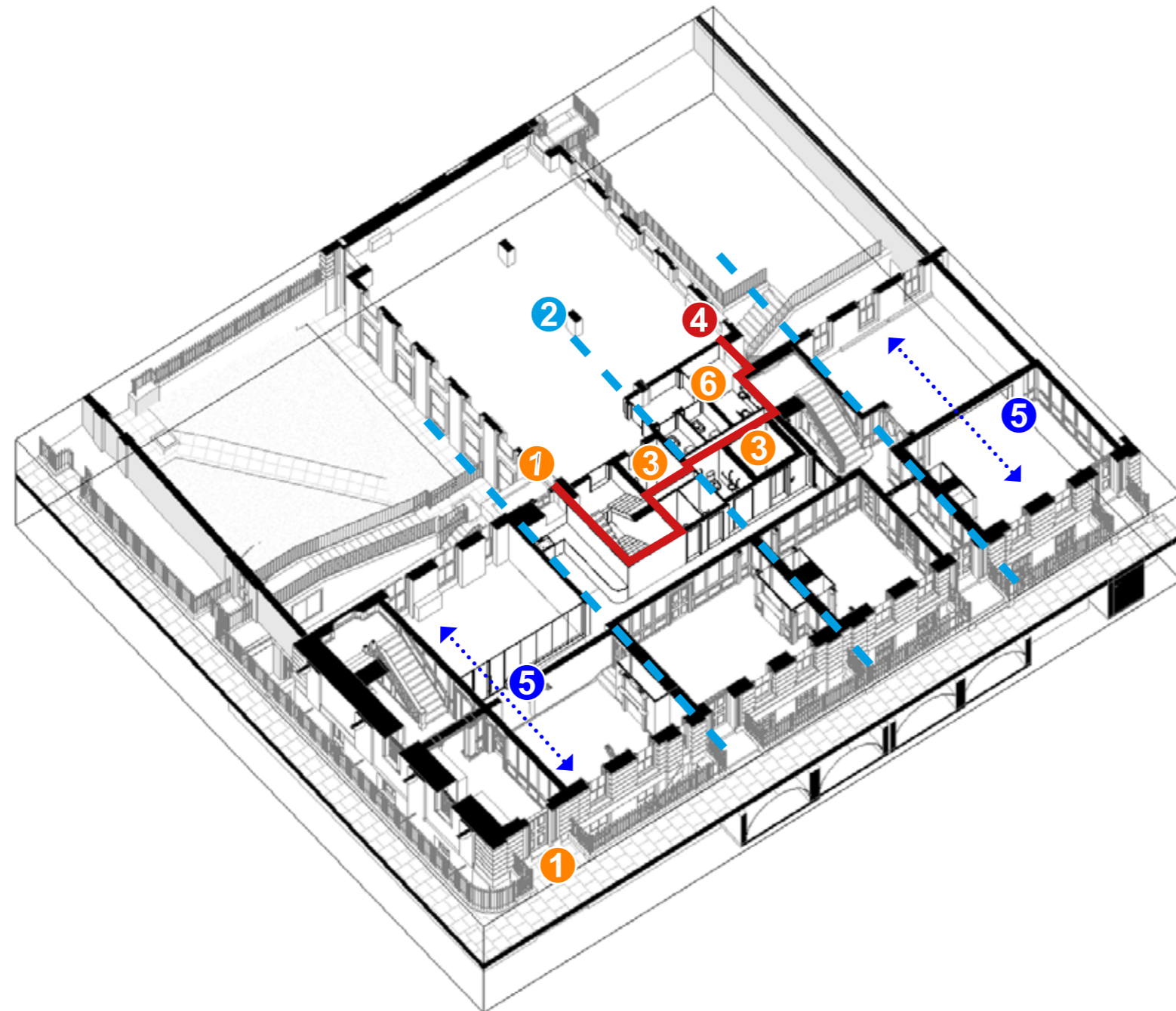
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Proposed Works

Internal Remodelling

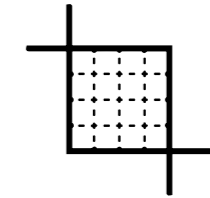
3.3

Principles of Internal Remodelling



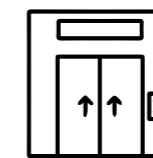
1. ENTRANCES

The entrance of 74 Great Russell St is **redefined as the primary entrance** to the Great Russell St buildings, owing to its strategic corner location and predominant historical features. The entrance to 29B Montague St is maintained in its current location but brought forward to enable access to the new stair.



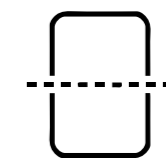
2. CORE RECONFIGURATION

Removal of all elements of the modern core to enable the construction of a new dedicated stair to 29B, and two lifts, whilst reinstating the **original party wall alignment** between 74-77 original houses.



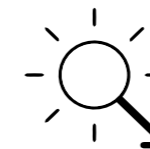
3. NEW LIFT CORES

Two new lifts are proposed to **service each demise separately**, whilst a new staircase is proposed to service 29B. Both lifts and new stair have been designed to offer full reversibility should the buildings be reconnected in the future.



4. REDEFINE DEMISES

The new cores now create a clear demise separation line which will enable the two buildings to operate fully independently, each in their own character.



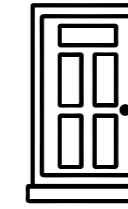
5. DAYLIGHT AND VISIBILITY

Some carefully designed openings within the existing fabric are proposed to **maximise daylight** within the building and enhance its **dual-aspect quality**, whilst connecting spaces to adapt to the needs of modern offices.



6. SANITARY PROVISION

The provision of sanitary provision has been designed to comply with the current BCO regulations for commercial buildings, as well as Part M Building Regulations. Staff changing rooms including showers are proposed at lower ground in 74-77 GRS.

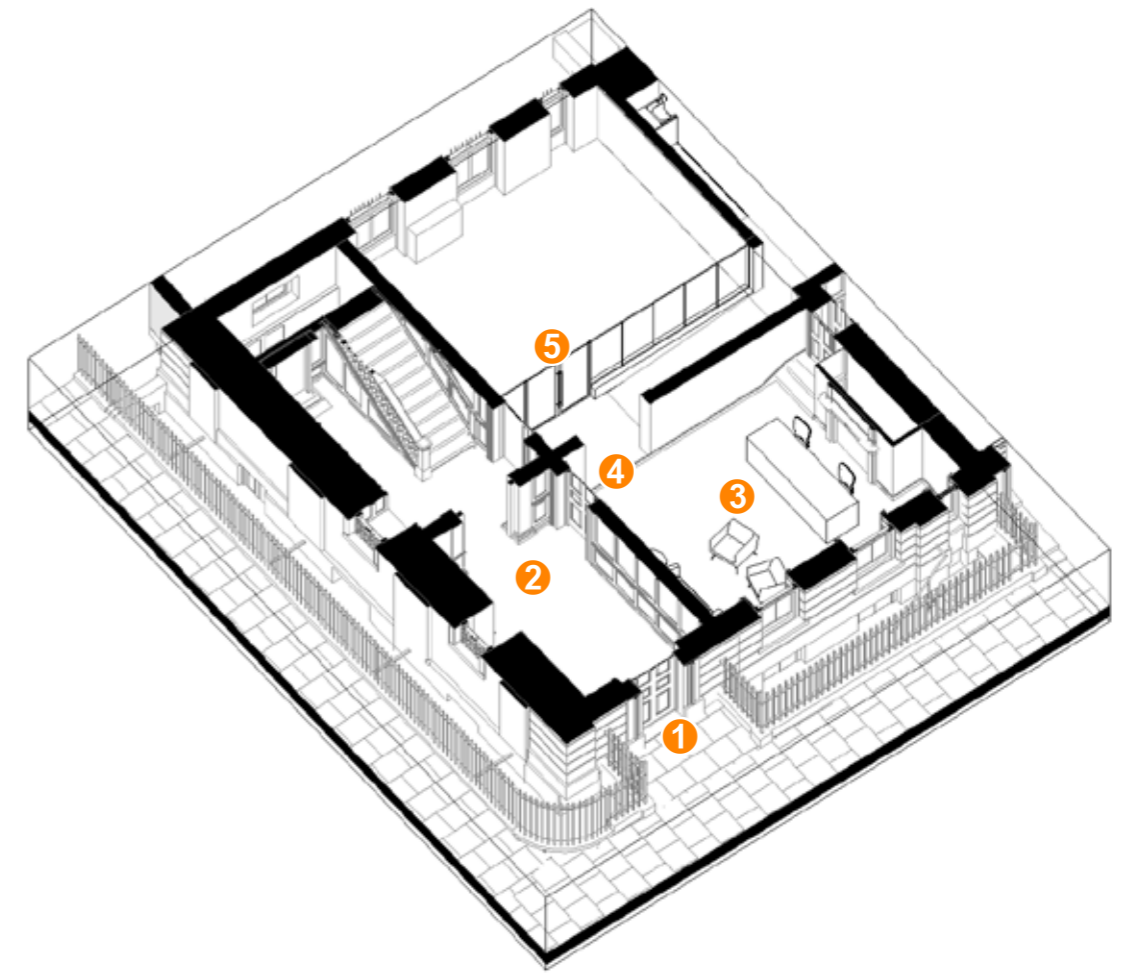


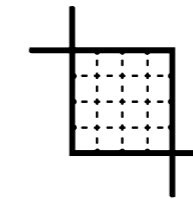
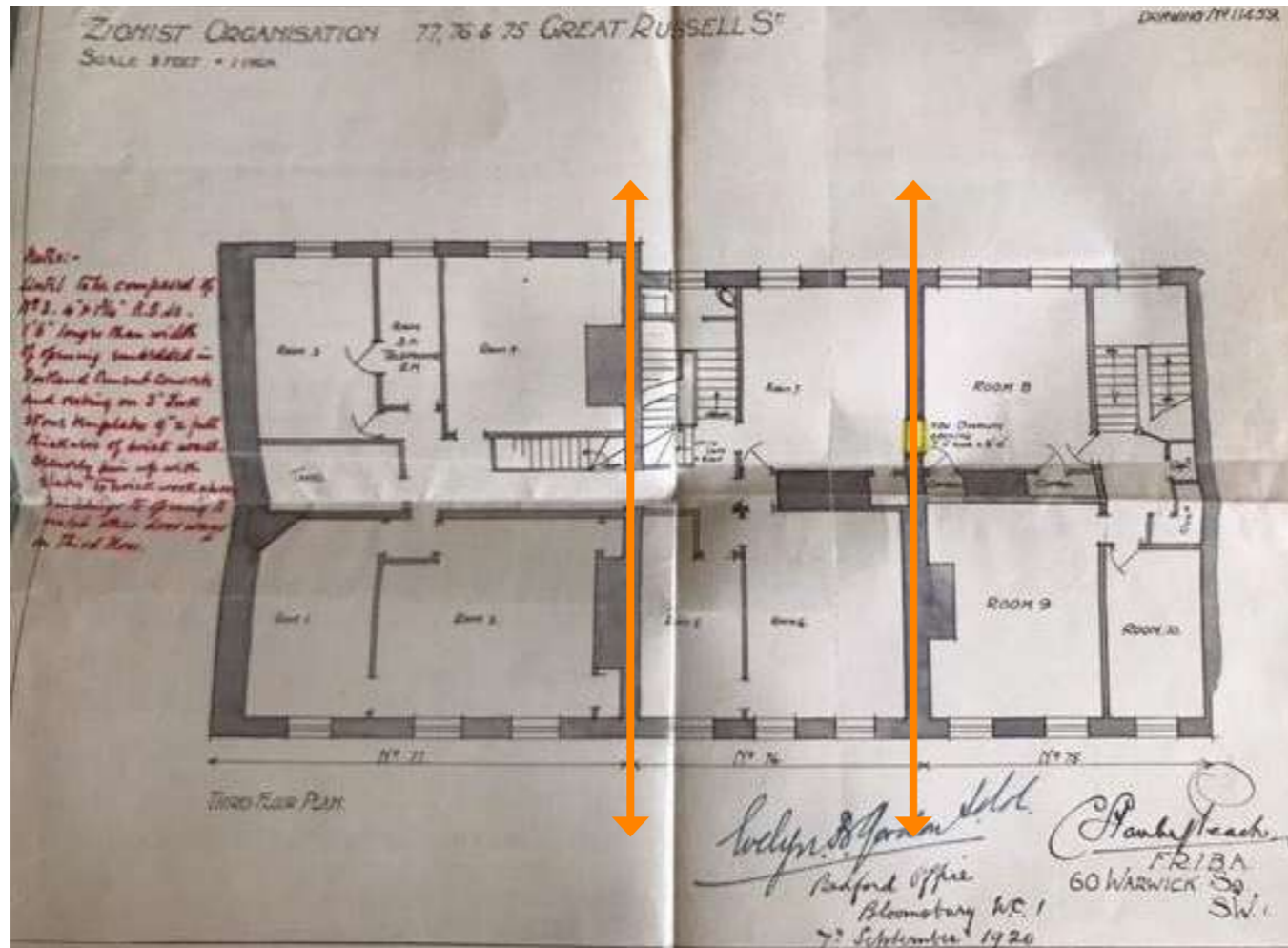
ENTRANCES

The existing entrance to 74-77 GRS consists of the front door and corridor of former n. 75. The new design proposal is to relocate the main entrance to the 77 front door (1) and lobby (2).

Owing to its prime location at the corner of Great Russell St and Montague St, the new entrance will provide better visibility to the end user and the best arrival experience the building has to offer. The existing lobby is rich with numerous historical features, including wall panelling, exposed timber beams, and architraves, which will be made good, painted and enhanced with curated lighting installations.

The reception room will be located to the right (3) and will consist of the reception desk and a waiting area for visitors. By introducing an opening into the corridor (4) and installing a crittall style partition in lieu of the current solid wall (5), the ground floor spaces are connected visually, benefiting from the dual aspect quality of the building and offering a welcoming front of house environment.





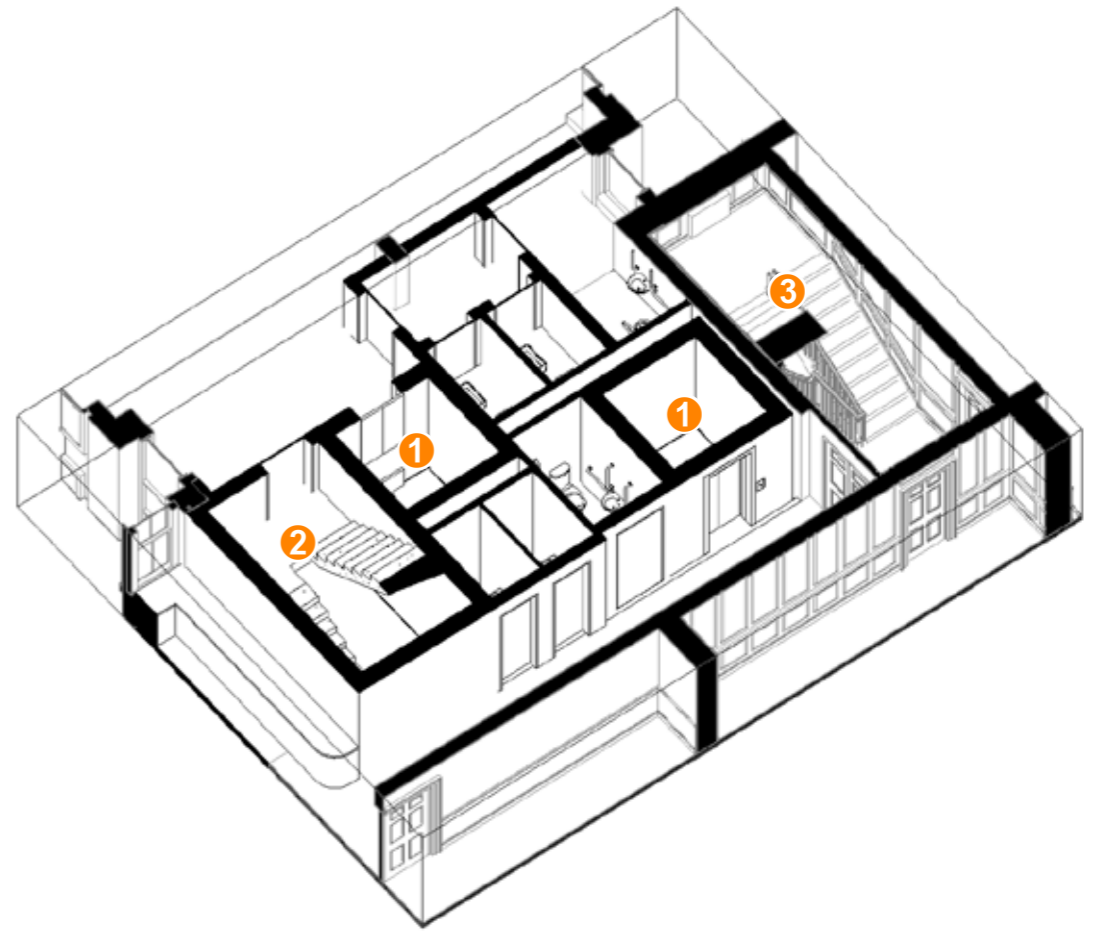
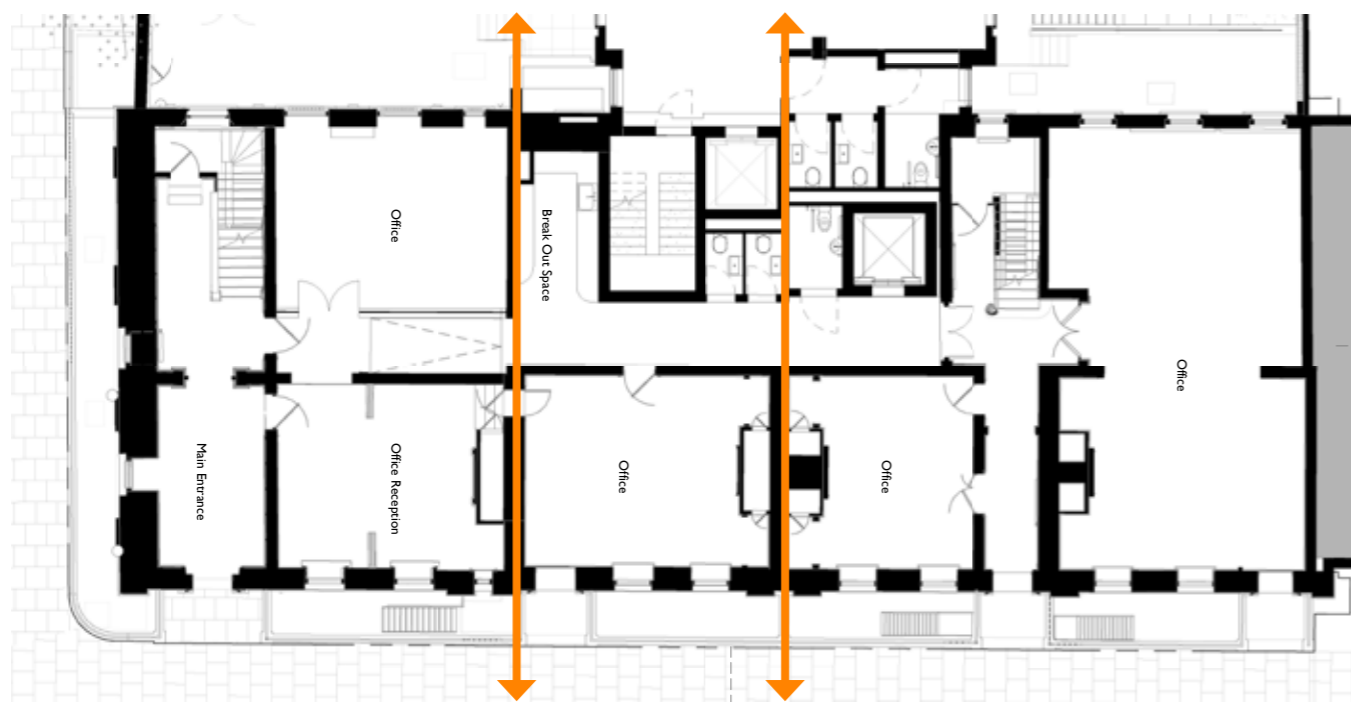
CORE RECONFIGURATION

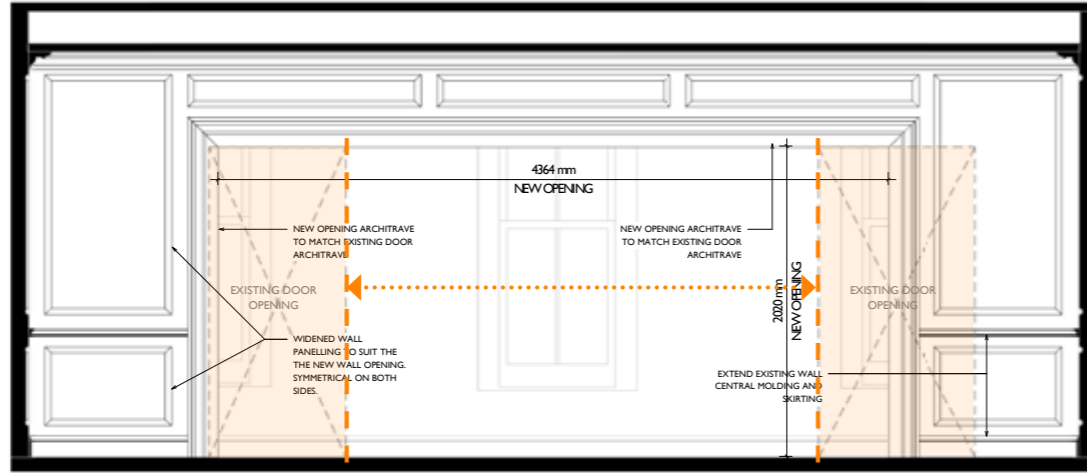
The primary intervention forming part of this proposal is the reconfiguration of the core, currently shared between the 74-77 GRS and 29B MS demises. In order to deliver two fully independent buildings, the existing core - a modern addition - is entirely demolished and replaced by 2no. lifts (1), each servicing a single building, suppressing the need for half-landings and dual entry lifts.

The original and former party wall of 75-76 GRS is used as a structural grid to position the new lift, as a way to reinstate the original party wall which had been demolished to build the new core in 1972.

A new stair core is proposed for 29B, whilst the two existing and original stairs in 74 GRS (3) and 77 are retained and re-purposed for exclusive use of the Great Russell St buildings. In addition, a number of doors have been introduced along the fire escape routes to comply with current fire regulations.

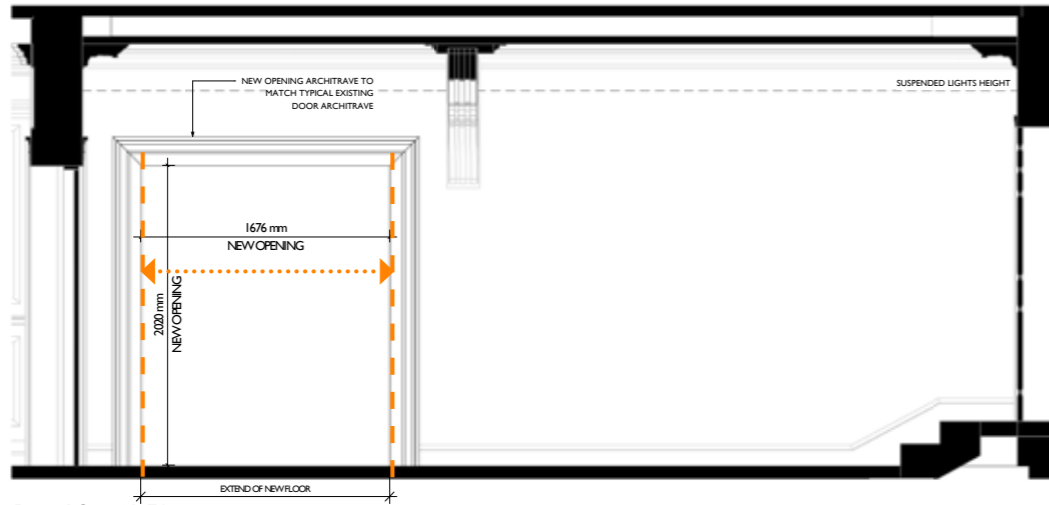
Both lifts and stair have been designed to future proof the connection of the two buildings should it ever be required. Each half landing of the new stair aligns to the floor levels of 74-77 GRS, and the lift dedicated to 29B is dimensioned such that a dual-entry lift can be retro-fitted to service both buildings.





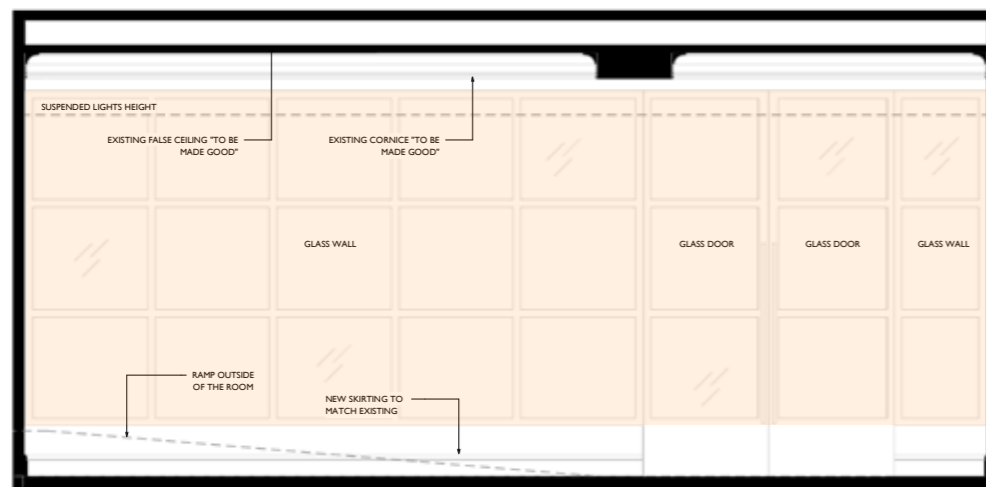
1

Room LG-74_E1
1:20



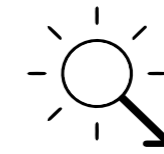
2

Room LG-77-01_E1
1:20



3

Room LG-77-03_E1
1:20



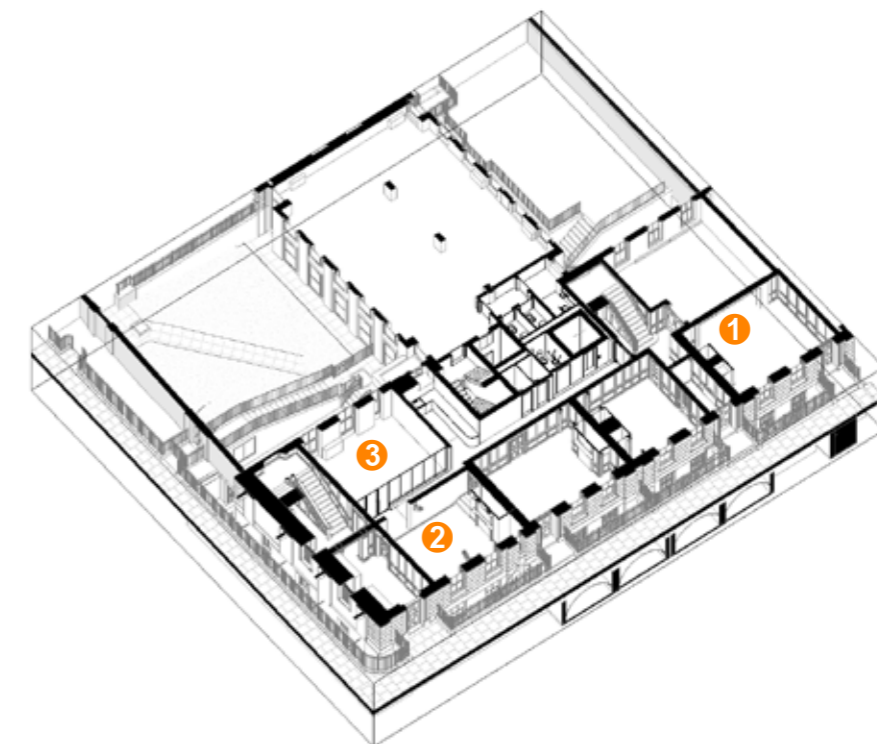
DAYLIGHT AND VISIBILITY

A number of rooms have been identified as having significant spatial potential, with opportunities to optimise the proposed layout and provide unique spaces which optimum natural lighting. In order to reconnect the currently fragmented spaces within the buildings, all secondary partitions forming part of late additions are proposed to be removed to reveal the generous volumes that the houses originally offered.

The front room of No. 74 GRS is currently only accessible via the rear room entrance, which limits its use and makes the rear room a transient space which is not adapted to modern office use. Across all floors, it is proposed to partially demolish the wall separating the front and garden rooms, connecting the two visually and spatially, to provide a large room adapted to the modern needs of commercial spaces (1). The new openings were designed to match the existing door heights and extend between the existing door openings. The architraves around the doors will be matched and extended around the new bay.

In the new reception room, a new doorway leading to the central circulation is introduced to enhance the arrival experience and connect the reception area to the heart of the building. The new opening is to be fitted with an architrave profile to match the existing (2) to ensure visual integration.

Near the reception area, the former rear room partition of number 77, identified as having low historical significance, is being demolished and replaced with a new crittall style partition (3). This will allow the central corridor to be naturally lit, visually connected from the front and back of the building, and provide a greater arrival experience for the users.



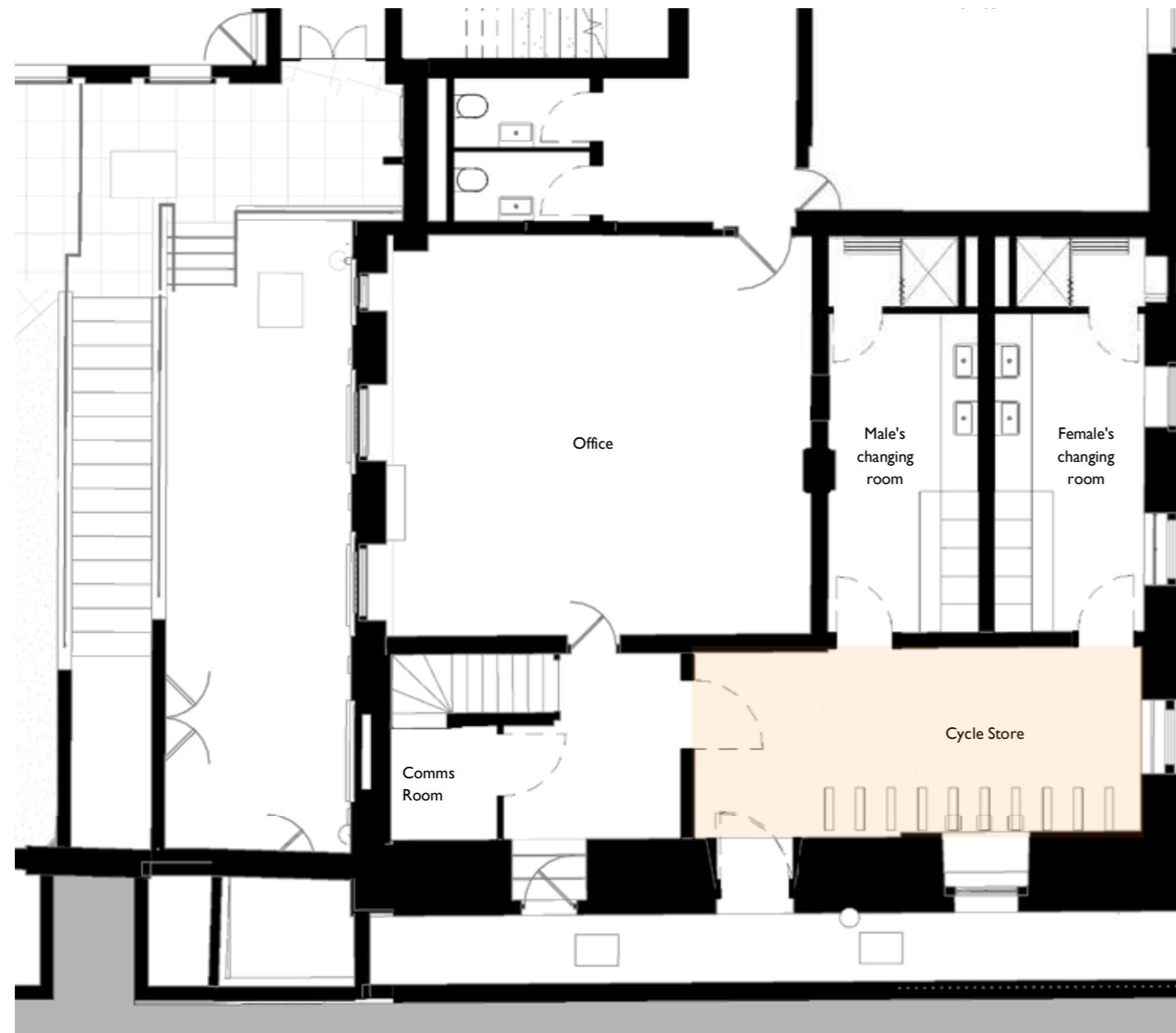


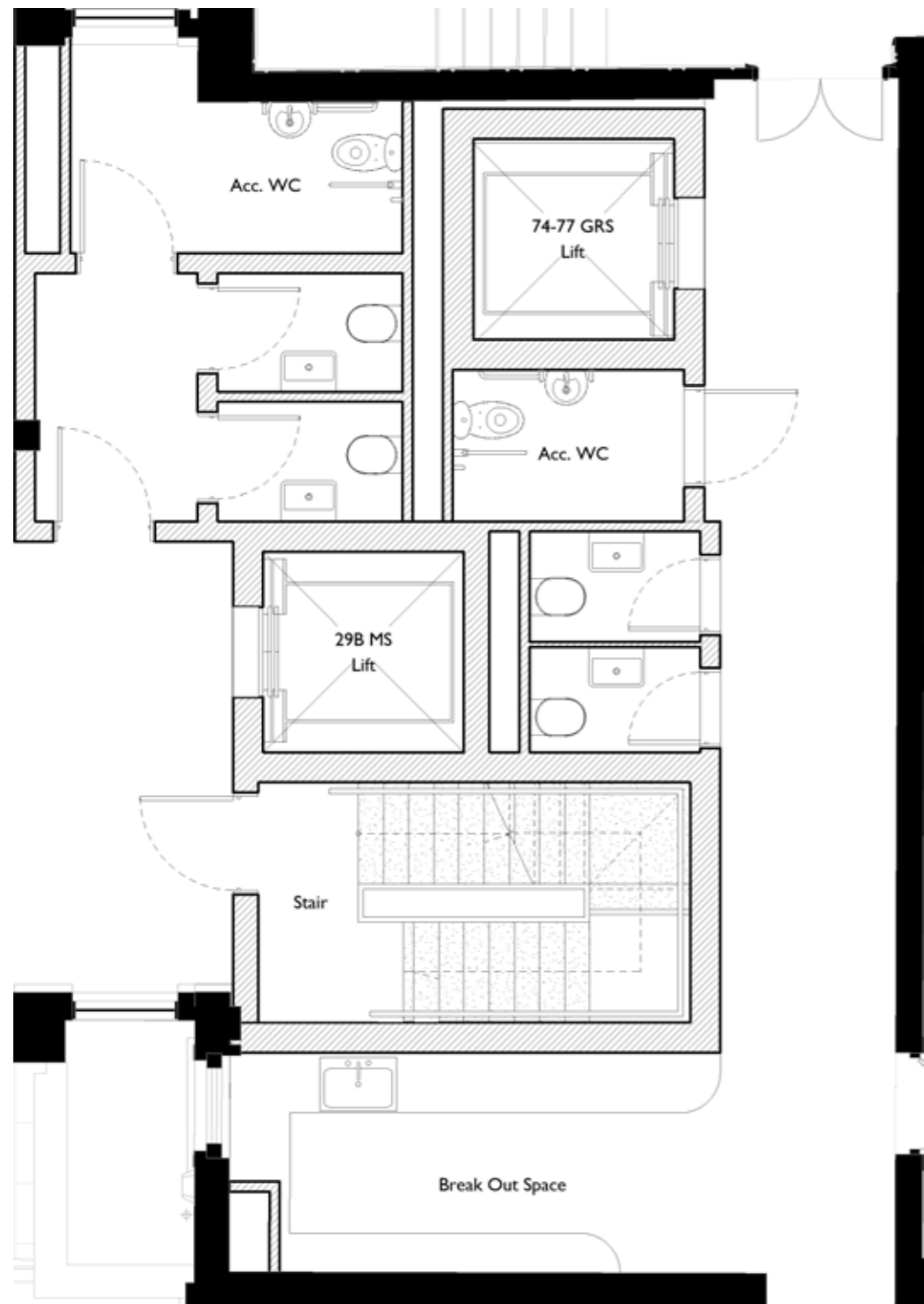
CYCLE STORAGE

In a fast changing world where car users are being encouraged to adopt alternative and eco-friendly means of transportation, it was essential to ensure the proposed works include adequate cycle storage provision.

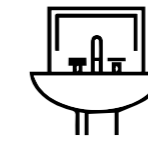
The existing cycle parking is located at the lower ground level of the 29B courtyard, accessible via the existing steps from the Montague Street entrance.

A brand new internal cycle store of 10 spaces is proposed within the lower ground floor of 77 GRS. It will be directly accessible from the Montague Street courtyard via the stairs and rear door leading to the well of 77 GRS. The central window is proposed to be removed and replaced with direct door access to the new cycle store. With the shower rooms located at the back, this arrangement provides a fully contained and operational amenity space for bike users.





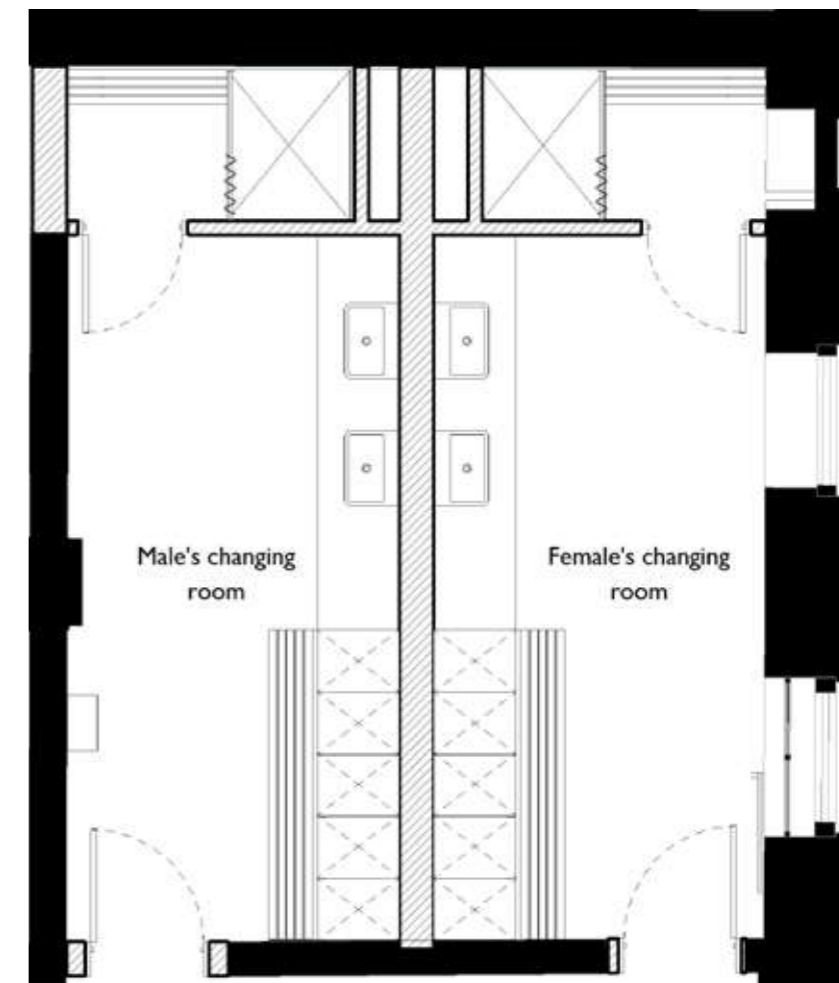
1



SANITARY PROVISION

The provision of sanitary provision has been designed to comply with the current BCO regulations for commercial buildings, as well as Part M Building Regulations. (1)

In order to complement the new cycle store, two new staff changing rooms including showers are proposed at lower ground in 74-77 GRS. (2) just off the internal cycle store. Each room will provide 1 no shower and around 10 lockers to meet the BCO requirement of 100 (staff):10 (lockers):1 (shower).



2



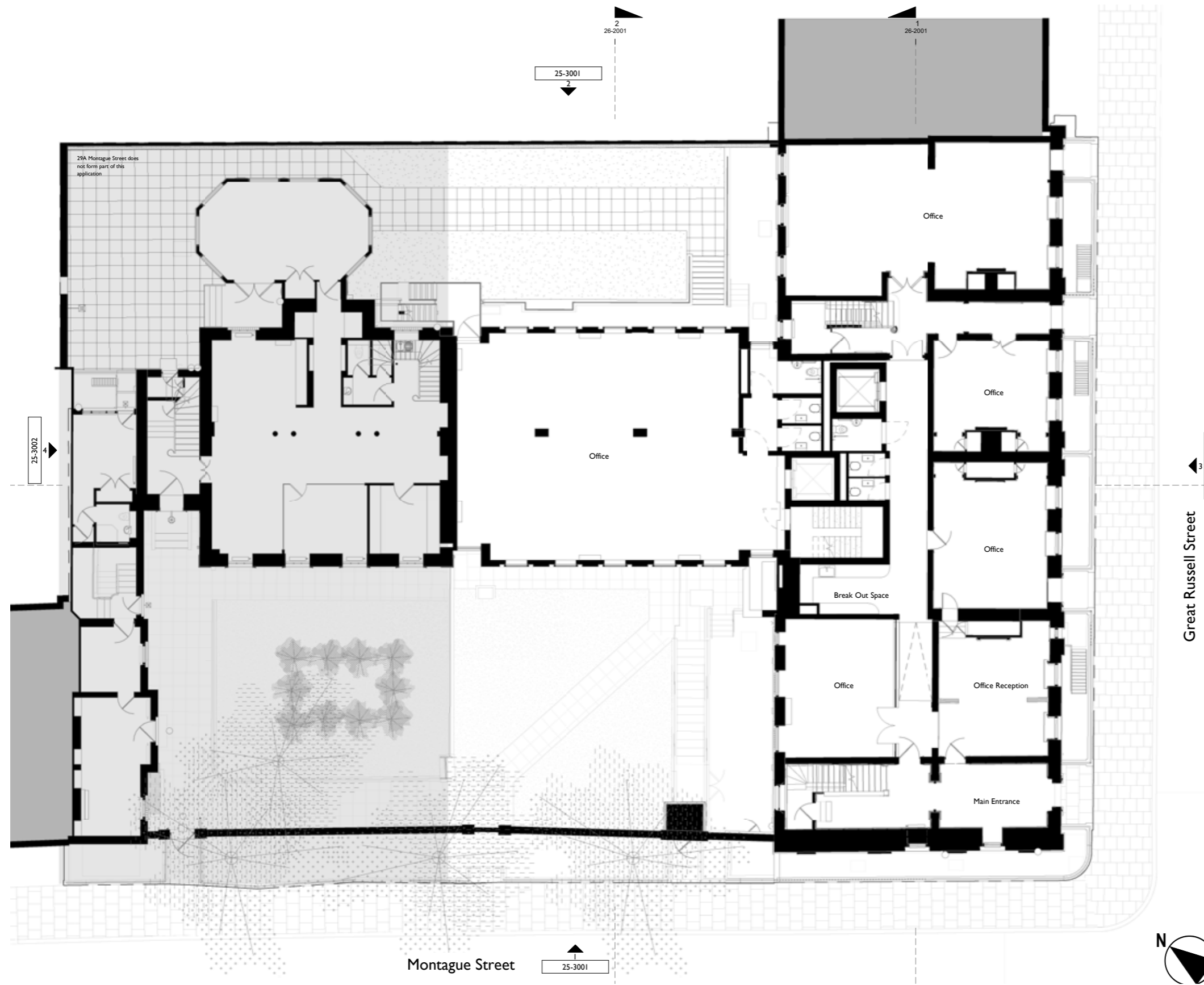
LOWER GROUND

At lower ground floor, the proposed layout is being cleared of all non original partition to optimise the floorplate and reprovide generous rooms, suitable for office use.

The entrance to 29B is proposed to be brought forward slightly to enable access to the new dedicated stair to the right.

Two new changing rooms (male and female) are proposed for 74-77 Great Russell Street. It can be accessed directly from the existing bike store in the courtyard of 29B by using the existing door at lower ground on the Montague St side. Then, the staff will have direct access to the reception level via the existing stair of former 77.

Plant equipment is also being relocated within the basement and the external store rooms on Great Russell Street to free up some space at lower ground.



GROUND FLOOR

At ground floor, the new entrance to 74-77 Great Russell Street is relocated to the front door of 27. The existing lobby is proposed to be cleared of all free standing storage units to provide a better arrival experience. The reception room is on the right, with a wider opening onto the corridor leading to the new core, for visibility, light and ease of wayfinding.

At this level, a breakout space and kitchenette is proposed next to the new core.

The two rooms of 74 are to be converted into a large office space, owing to a new opening between the two exiting doors which will connect the two whilst ensuring aesthetic coherence with the historical features.

The secondary door inside the corridor of former number 75 is removed whilst the arch and architraves remain, and a new door is proposed next to the lift to provide full enclosure of the stair forming part of the escape route.

This level will be entirely re-decorated in a way that preserves, respects and enhances the numerous historical features. High-end finishes and fittings with a touch of modernity will bring the building into the 21st century, and adapt it to the current and future needs of office spaces.

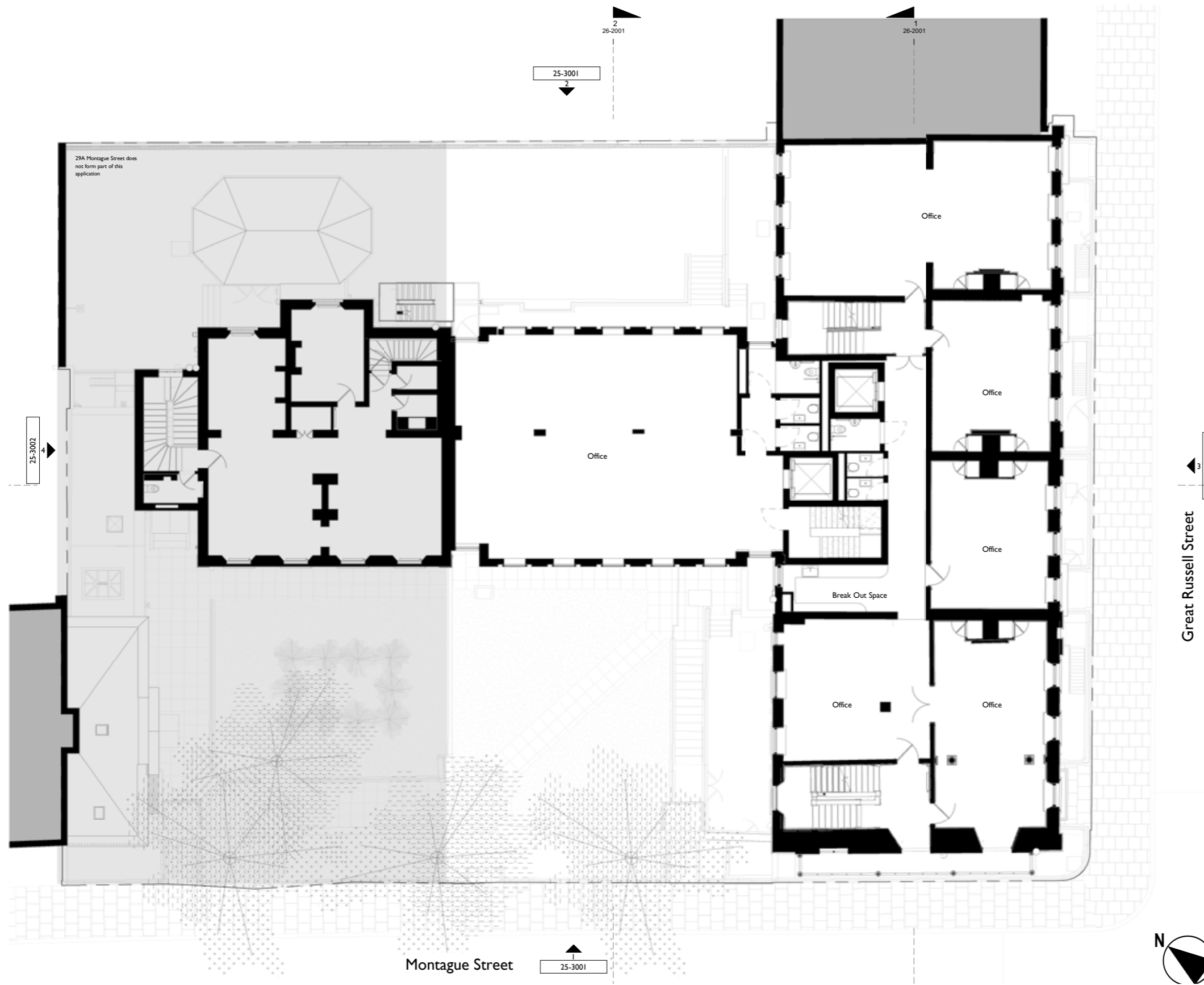
FIRST FLOOR & ABOVE

On the first floor and above, similar principles apply and include the construction of the new core, the removal of all non-original partitions to reveal the larger volumes of the former houses.

Where the break out area is provided at ground and first, level 2 and 3 will be fitted with additional sanitary facilities to meet the applicable regulation requirements.

The two rooms of 74 are converted into a large office space, owing to a new opening between the two existing doors which will connect the spaces whilst ensuring aesthetic coherence with the historical features.

All levels will be entirely re-decorated in a way that preserves, respects and enhances the historical features (however less numerous than on the ground floor) by choosing high-end finishes and fittings with a touch of modernity to bring the building into the 21st century, and adapt it to the current and future needs of office spaces.



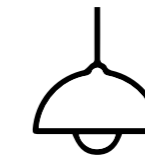
EXISTING 29B Montague St - 74/77 Great Russell St

	OFFICE				PLANT / ANCILLARY				TOTAL			
	GEA		GIA		GEA		GIA		GEA		GIA	
	m ²	sq ft	m ²	sq ft	m ²	sq ft	m ²	sq ft	m ²	sq ft	m ²	sq ft
LG	429	4,618	392	4,219	251	2,702	200	2,153	680	7,320	592	6,372
G	608	6,545	544	5,856	0	0	0	0	608	6,545	544	5,856
1	609	6,555	552	5,942	0	0	0	0	609	6,555	552	5,942
2	609	6,555	555	5,974	0	0	0	0	609	6,555	555	5,974
3	443	4,768	401	4,316	0	0	0	0	443	4,768	401	4,316
4	335	3,606	296	3,186	0	0	0	0	335	3,606	296	3,186
TOTAL	3,033	32,647	2,740	29,493	251	2,702	200	2,153	3,284	35,349	2,940	31,646

PROPOSED 29B Montague St - 74/77 Great Russell St

	OFFICE				PLANT / ANCILLARY				TOTAL			
	GEA		GIA		GEA		GIA		GEA		GIA	
	m ²	sq ft	m ²	sq ft	m ²	sq ft	m ²	sq ft	m ²	sq ft	m ²	sq ft
LG	602	6,480	538	5,791	80	861	64	689	682	7,341	602	6,480
G	608	6,545	544	5,856	0	0	0	0	608	6,545	544	5,856
1	609	6,555	552	5,942	0	0	0	0	609	6,555	552	5,942
2	609	6,555	555	5,974	0	0	0	0	609	6,555	555	5,974
3	443	4,768	401	4,316	0	0	0	0	443	4,768	401	4,316
4	335	3,606	296	3,197	0	0	0	0	335	3,606	296	3,186
TOTAL	3,206	34,509	2,886	31,065	80	861	64	689	3,286	35,371	2,950	31,754

Note:
 All area calculations are preliminary based on the architectural design information currently available and will be subject to change following the required cross discipline coordination with the MEP, structural, fire and accessibility consultants, identification of any unknown legal restrictions, further design development and obtaining the required statutory Planning and Building Control consents.



CEILING PLANS

The proposed interventions on the ceilings have been designed to be minimal, not to alter, but rather enhance the remaining historical features in the building.

In 74-77 GRS, suspended lighting fixtures, designed to reflect the shape of the room, paired with a central feature light will be fitted on the ground and first floor. Unlike the upper levels, most of the existing rooms contain some very detailed panelling, cornices and fireplaces which will be enhanced by the new light fittings.

In other rooms, the suspended lighting will consist of a series of linear fixtures, which will change orientation between rooms. Externally, the mixture of fittings and variation of the lighting setting-out will enhance the individual character of each building, now merged into one. This will recreate the illusion of four different terraced houses, each having their own identity.

In the basement, circulation areas, and other amenity spaces, a mix of recessed lights and concealed LED diffused lights are proposed to ensure sufficient lighting levels and create a warm and welcoming work environment for its future users.

In 29B, a series of suspended linear fixtures are proposed, all aligned with the existing windows, providing a clean and well proportioned aesthetic, complementary to the link building architecture of the 1970s.





29A Montague Street does not form part of this application



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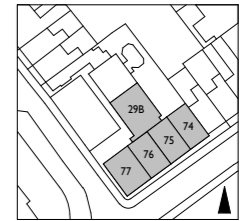
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- RCPs LEGEND:**
- SUSPENDED CEILING LINEAR LIGHTING
 - RECESSED TRIPLESS LED LIGHT
 - WALL MOUNTED LINEAR LIGHTING
 - RECESSED LED STRIP LIGHTING
 - SUSPENDED FEATURE LIGHTING
 - EMERGENCY LIGHTING
 - PRESENCE DETECTOR
 - SECURITY PRESENCE DETECTOR
 - SMOKE DETECTOR
 - SMOKE DETECTOR ON SOUNDBAR BASE



VISUAL SCALE 1:100 @ A1
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Client
The Bedford Estates

Job Title **2207 - 74-77 Great Russell St - 29A & B Montague St**

Drawing Title
Proposed Level 0G Reflected Ceiling Plan

Drawing Number & Revision
2207-SPP-BE-0G-DR-A-35-1001-PL

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29A Montague Street does not form part of this application



GENERAL NOTES

CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECTS' M & E / STRUCTURAL ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORKS OR ASSOCIATED WORKS.

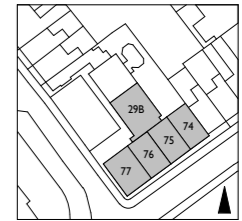
THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWINGS.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M&E ENGINEERS AND OTHER CONTRACT DOCUMENTS.



RCPs LEGEND:

- SUSPENDED CEILING LINEAR LIGHTING
- RECESSED TRIPLESS LED LIGHT
- WALL MOUNTED LINEAR LIGHTING
- RECESSED LED STRIP LIGHTING
- SUSPENDED FEATURE LIGHTING
- EMERGENCY LIGHTING
- ⊙ PRESENCE DETECTOR
- ⊙ SECURITY PRESENCE DETECTOR
- ⊙ SMOKE DETECTOR
- ⊙ SMOKE DETECTOR ON SOUNDER BASE



VISUAL SCALE 1:100 @ A1
Notes legends or Key plans to be added above here

DATE	REV	BY	DESCRIPTION
25.01.23	P01	JT	ISSUED FOR PLANNING

SPPARC

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Client
The Bedford Estates

Job Title **2207 - 74-77 Great Russell St - 29A & B Montague St**

Drawing Title
Proposed Level 01 Reflected Ceiling Plan

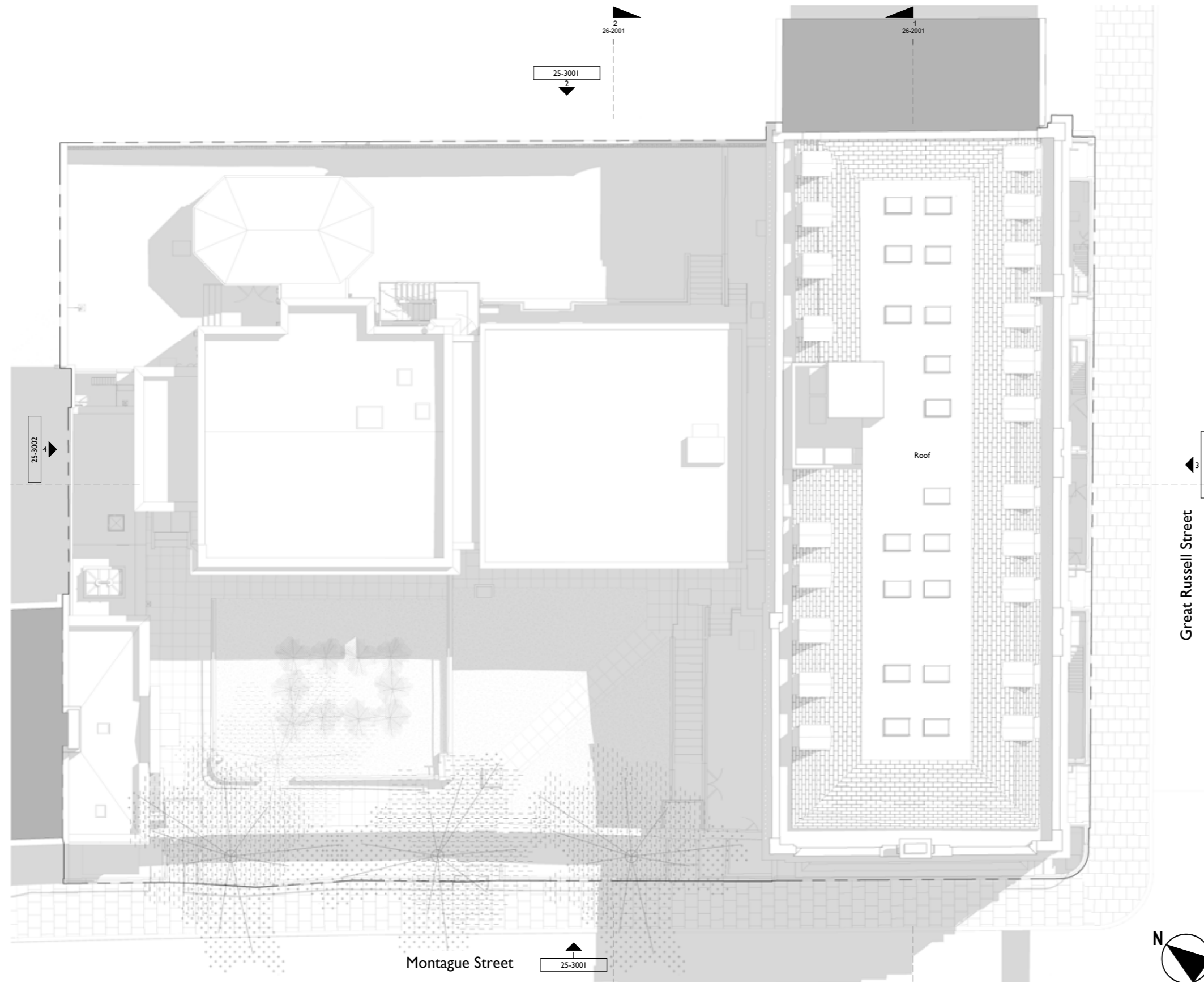
Drawing Number & Revision
2207-SPP-BE-01-DR-A-35-1002-PL

Scale	Date Amended	Amended By	Revision
1:100	25.01.23	JT	P01
Checked	Date Created	Drawn By	SUITABILITY
TDM	17.10.22	GK	S4

Proposed Works

External Interventions

3.4



ROOF

At roof level, it is envisaged to create a number of openings to fit new skylights and increase considerably the daylight intake at the 4th floor. They have been carefully positioned to align with the existing dormers both for structural and aesthetic purposes.

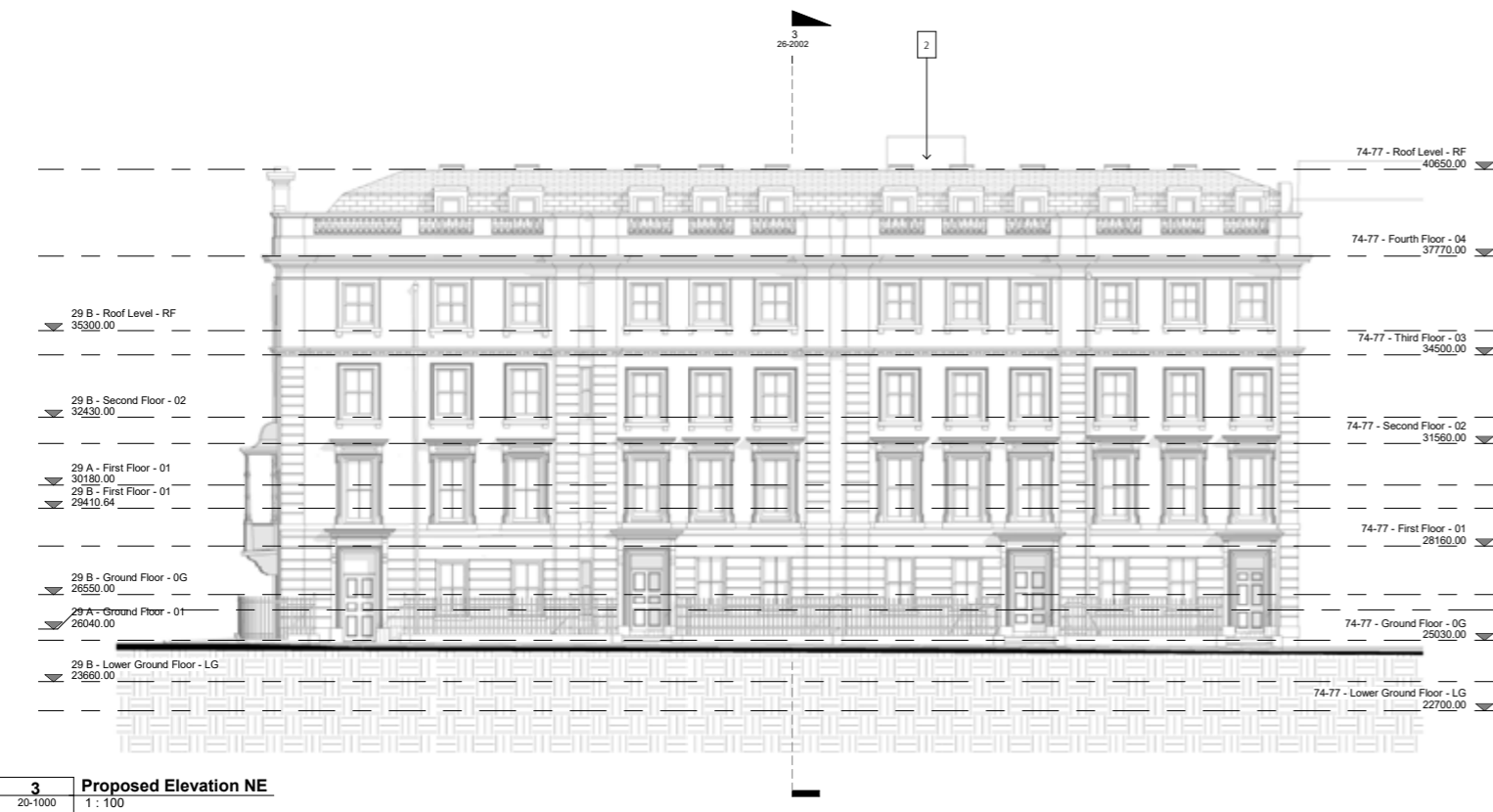
This intervention will have no visible impact from the street as the rooflights will be located on the flat portion of the roof.

Following the demolition and re-provision of the new core, the roof plant located to the North-West of the building is reconfigured and all existing equipment replaced like-for-like as part of the building maintenance works.

The Noise Impact Assessment carried out by Venta Acoustics recommends that an acoustic screen is fitted around the roof plant to meet the requirements set out in the Camden Council's Local Plan (June 2017) regarding plant noise emission limits. It is proposed the screen is of similar height and alignment to the dormers so as not to disrupt the proportions of the elevation. The design and materiality of this element shall be carefully considered to be appropriately integrated to the existing envelope.

Conclusion

4.0




CONCLUSION

It is recognised that the buildings dictate and deserves a creative yet measured heritage lead architectural response.

The Bedford Estates in association with the consultant team will deliver an exemplar project ensuring the refurbished buildings are of the highest quality set within the surrounding Conservation Area. Strong architectural detailing completely informed by the Grade II listed buildings of 74-77 GRS are the key principles that inform the scheme. SPPARC has adopted traditional architectural techniques to create the submitted design that reflect on the historic fabric and materiality of the listed buildings which includes the separation of Nos. 74-77 GRS from 29B MS by reconfiguration of the central core that is considered a significant heritage benefit.

