

32 Coptic Street London WC1A 1NP

Design and Access Statement 16 07 2024

This application is to amend the previous approved permission 2023/1639/P - 32 Coptic Street

Since the completion of the previous approved permission design, it has become apparent that the set back recessed garage door has created a space at the front of the property which has encouraged rough sleepers to occupy the garage entrance.

There has been urination and defecation in the space which has to be cleared up on a daily basis, and is causing distress and inconvenience to the building owner. It is also a public health danger.

It has also become known since the implementation of the previous design that the space in front of garage entrance door and the front building facade is owned by the applicant and is not part of the public highway. This confirmed by Larry Hilsden of Camden Highways Department in his email of the 8th September 2023 to Robert Barnes Architects.

Robert Barnes