



72-78 Lamb's Conduit Street Design and Access Statement

23048 - 8000 - 00 March 2025

Corstorphine & Wright

1.0 Introduction

Overview

This document has been prepared by Corstorphine + Wright Architects for Rugby School on behalf of Farebrother describes the proposals for the conversion of The People's Supermarket, 72-78 Lamb's Conduit Street, to restaurant use

for The Ivy Restaurant

The unit is located at the northern end of Lamb's Conduit Street and is over Basement and Ground Floor level, with servicing access to the rear. Directly above the unit there are 4 storeys of apartments within Spens House.

Overview

This design and access (DAS) statement is a short report accompanying and supporting our planning application. The re-use of this asset on lambs Conduit Street is a suitable response to the site and its setting, it can be adequately accessed by prospective users and serviced in the same way as the existing unit. A separate report (Noise Assessment is being provided).



Access to rear service yard via Long Yard

SACO Serviced Apartments

Spens House

Proposal Site

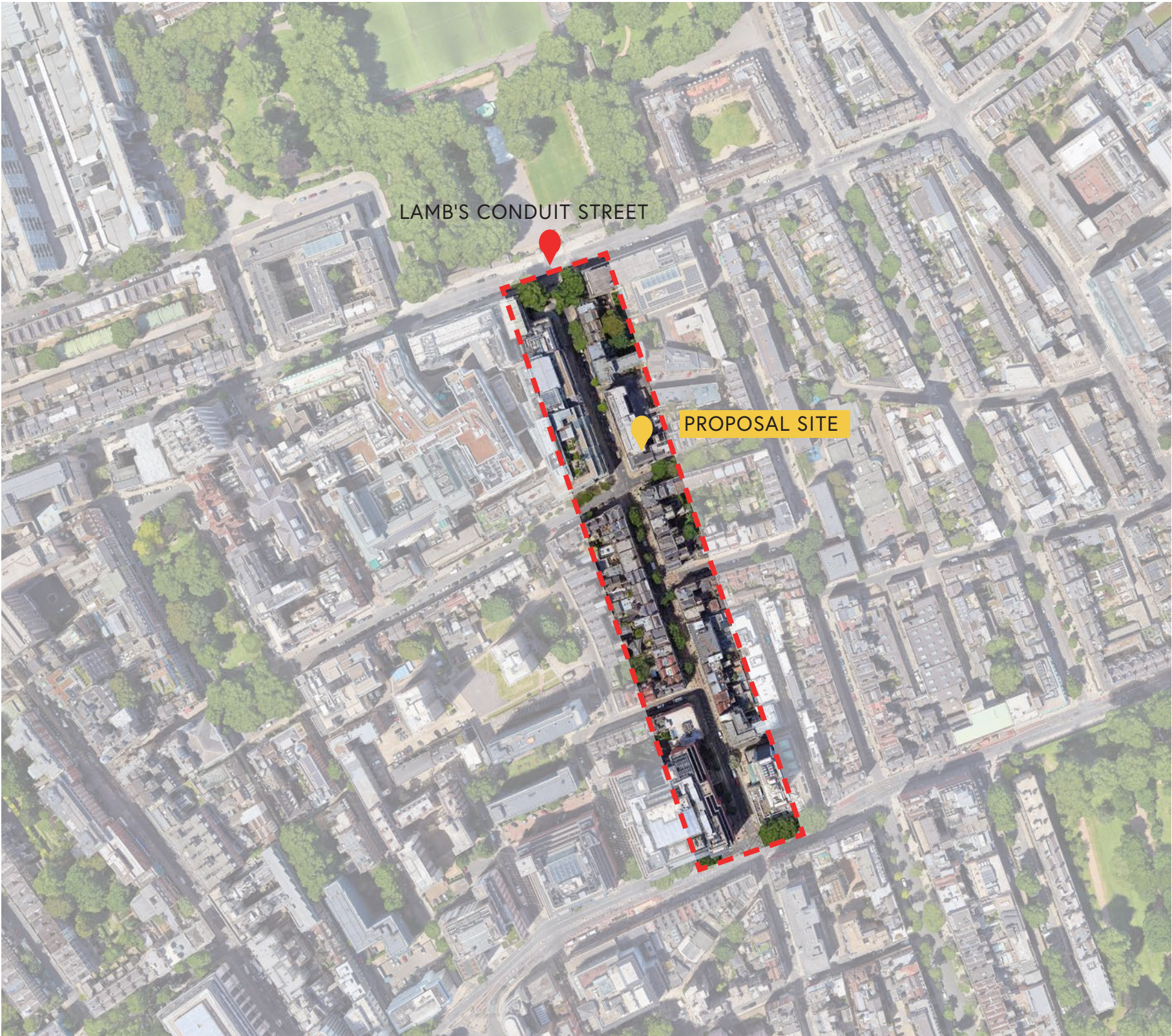
1.1 Lamb's Conduit Street

Lamb's Conduit Street

Lamb's Conduit Street is located in Holborn in the West End of London. The street takes its name from Lambs Conduit, originally known as the Holborn Conduit, a dam across a tributary of the River Fleet.

Lamb's Conduit

Lamb's Conduit was named after William Lambe, who in 1564 made a charitable contribution of £1,500, an enormous sum in those days, for the rebuilding of the Holborn Conduit. The Conduit was fed by a dam across a tributary of the River Fleet. The Conduit also supplied water to the nearby Snow Hill area by a system of pipes. Lambe also provided 120 pails to enable poor women to make a living selling the water. The tributary ran west to east along the north side of Long Yard, followed the curved course of Roger Street and joined the Fleet near Mount Pleasant. This formed the boundary with the Ancient Parishes of Holborn (to the south) and St Pancras (to the north).



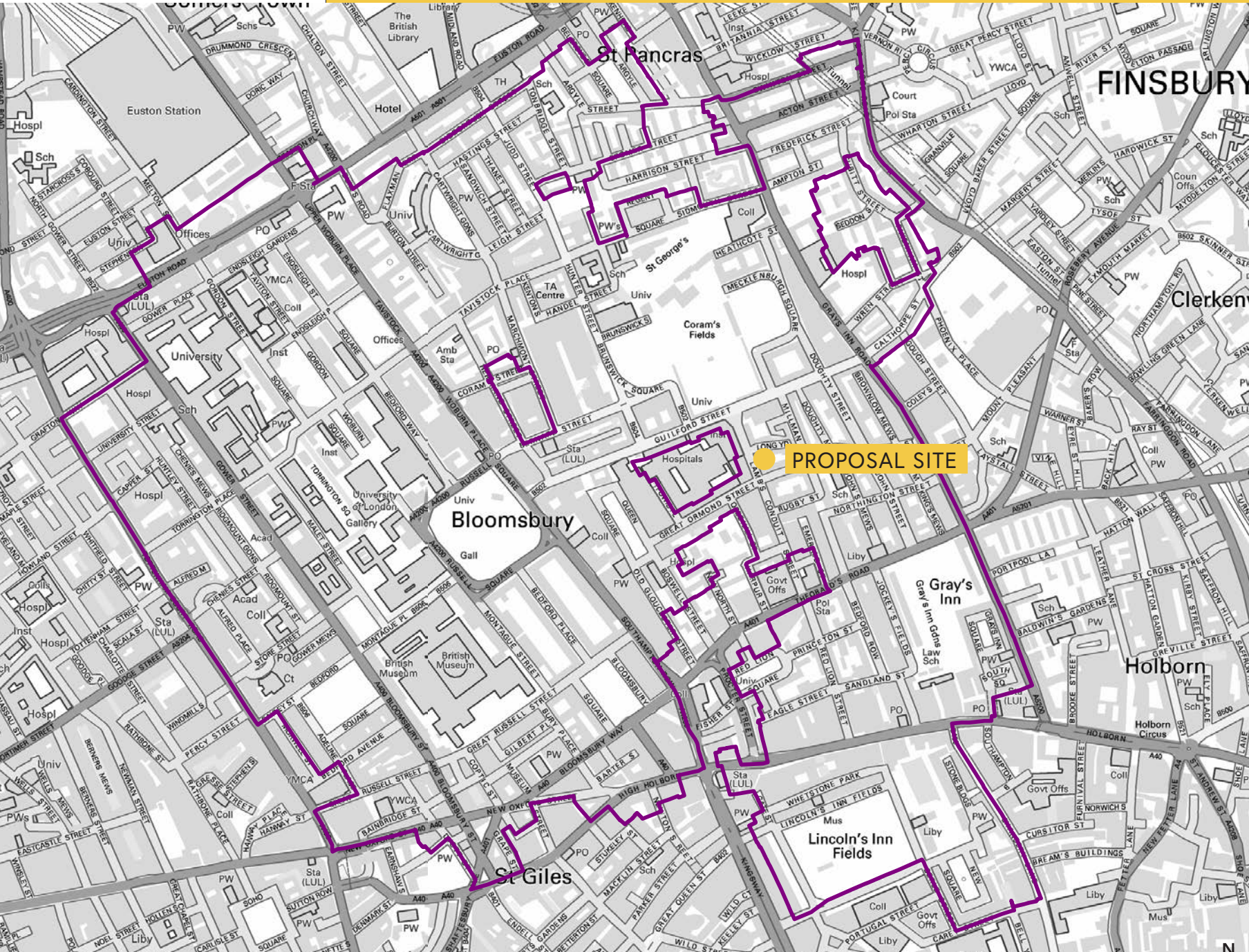
2.1 Conservation Area

Bloomsbury Conservation Area

There are pockets of commercial activity within the Conservation Area notably, along Gray's Inn Road, King's Cross Road, Store Street, around Red Lion Street/Lamb's Conduit Street within the Hallway Street, Museum Street and within the High Holborn/New Oxford Street/Tottenham Court Road Sub Areas.

The shopfronts that remain from the 19th and early 20th centuries and are an important element in the character of these areas. The important historic shopfronts have been noted in the appraisal. All historic shopfronts within the Conservation Area contribute to the special character and their retention is particularly important. The Council expects all historic shopfronts to be retained and restored in the appropriate manner. The installation of a new shop front, shutters and grilles and most alterations will need planning permission. Inappropriate and poorly designed shopfronts detract from the character and appearance of the Conservation Area. The Council expects the quality and design of new shopfronts to respond sensitively to their historic setting and, importantly, the building frontage as a whole.

Source: <https://www.camden.gov.uk/documents/20142/7212389/Bloomsbury+Conservation+Area+Appraisal+and+Management+Strategy+Adopted+2011.pdf/6e29ae05-3837-6f7f-ce1b-3bbb0bd20493>



3.0 Context

3.1 Site Photos



Side Profile of Canopy Oversailing Shopfront



Underside of Canopy



The People's Supermarket - Front Elevation



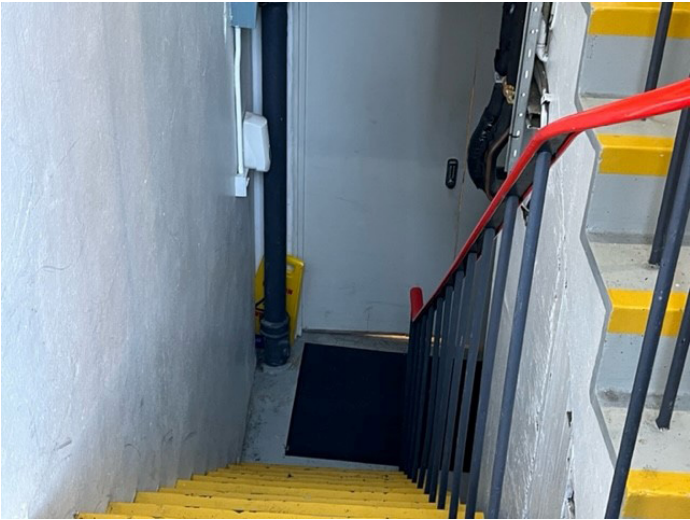
Overhead Ventilation Pipes in BOH Area



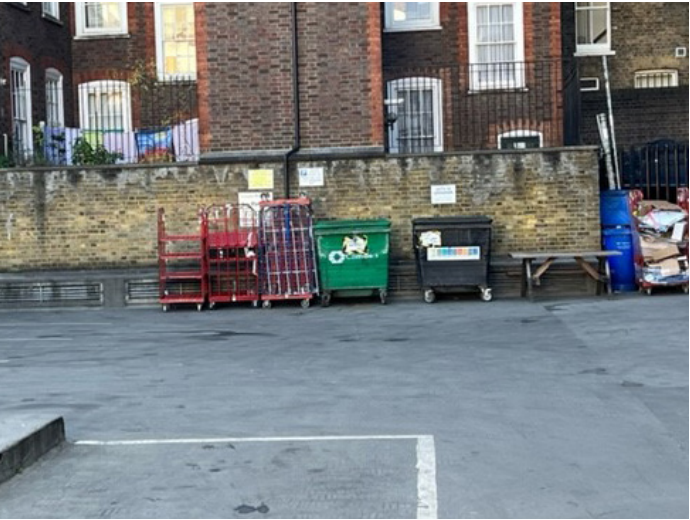
Service Yard - Service Access Doors & MOE



Service Yard - Existing Plant / M&E

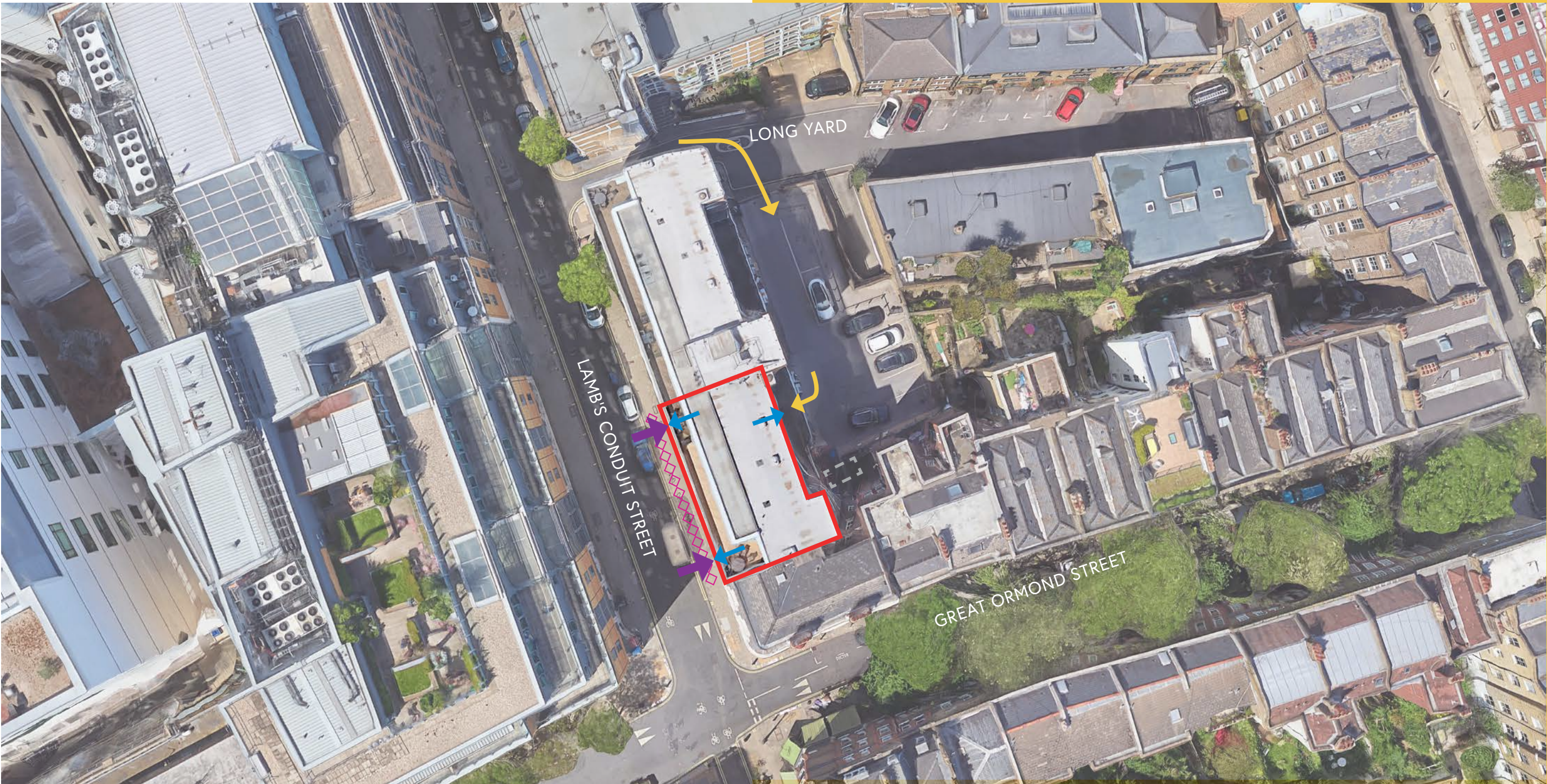


BOH - Stairs down to Basement Level



Service Yard - Refuse Area

3.2 Access & Layout



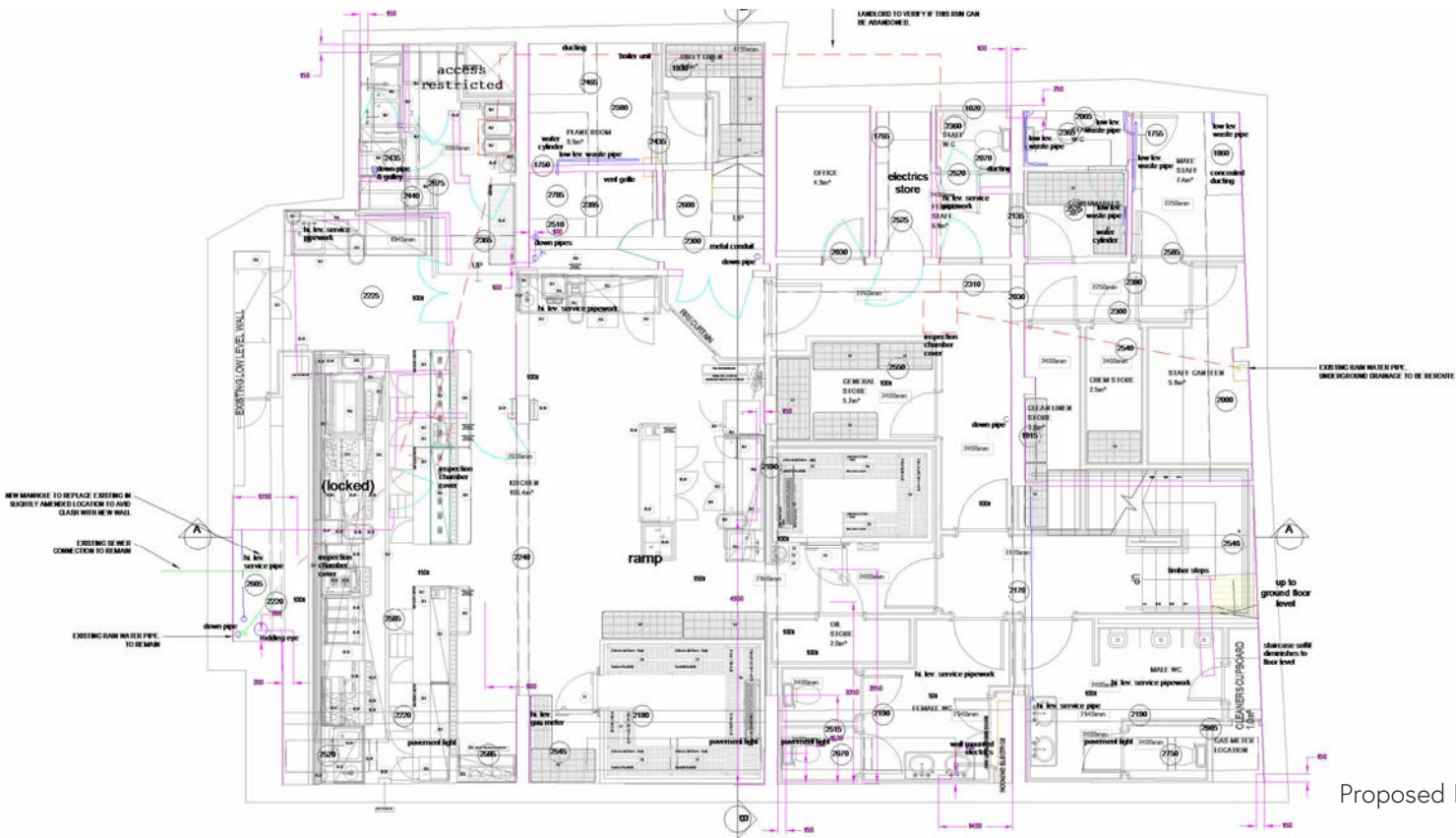
- Development Site
- Entrance
- Serving Access (Deliveries and Waste)

- Bin Store/ Delivery
- Active Frontage
- Means of Escape



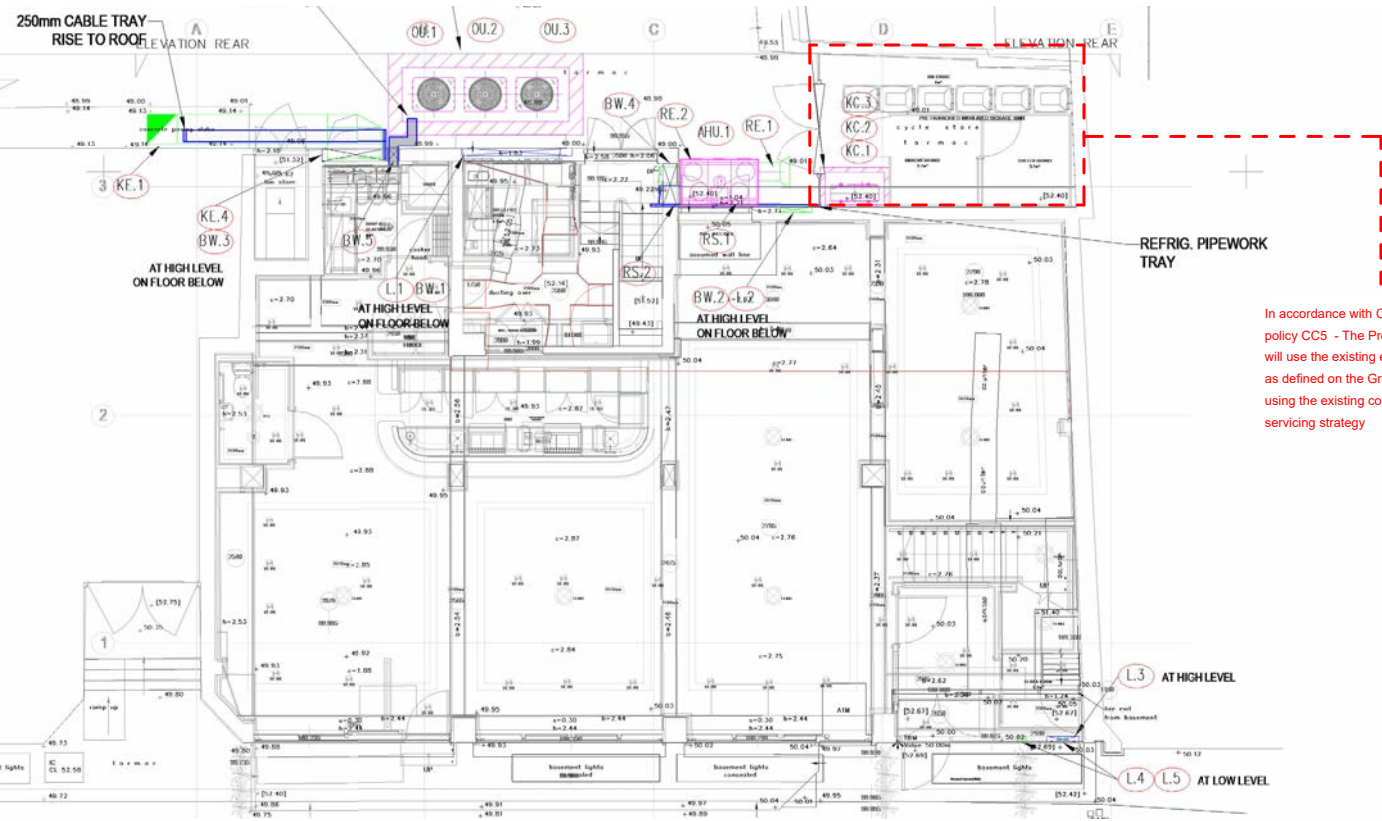
3.3 Access & Layout

Level access is provided from Lambs Conduit Street for all customers to the restaurant with a DDA compliant bathroom at ground floor. The basement level is staff facilities and kitchen only.



Proposed Basement Level Plan

PROPOSED BASEMENT PLAN



Proposed Ground Level Plan

Corstorphine & Wright

Contact us to discuss your project

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