

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

23048 - 8000 - 00 March 2025

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 existingunit. A separate report (Noise Assessment is being provided).

Location







Long Yard

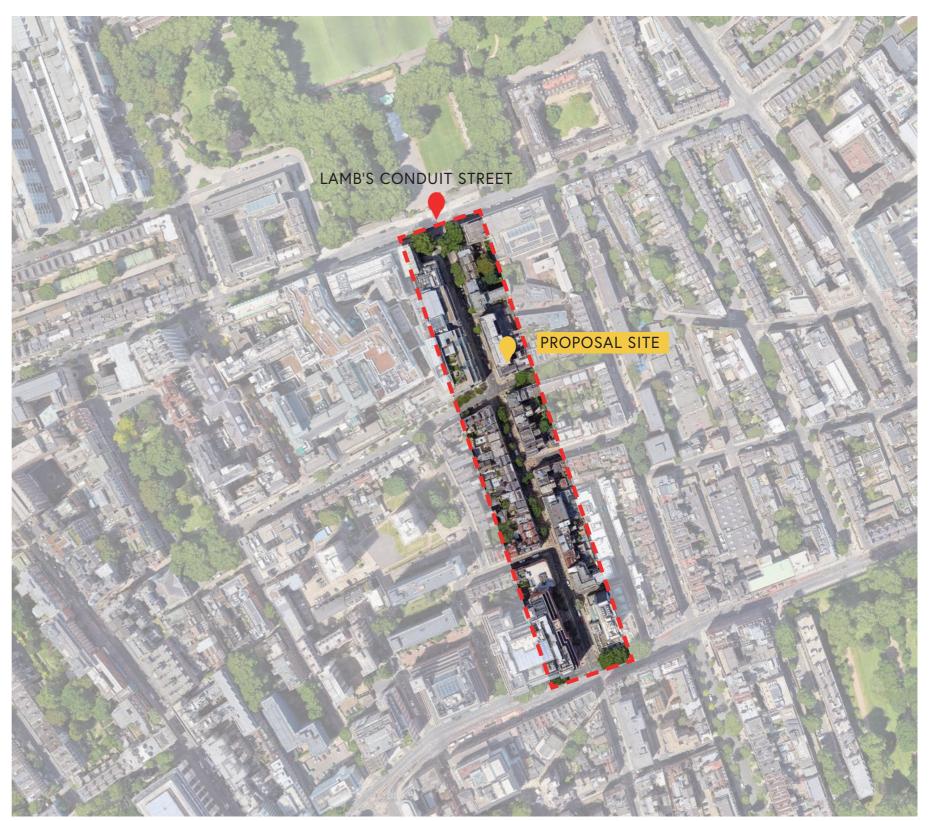
1.1 Lamb's Conduit Street

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).



2.0 Supporting Letter

Tribeca House 25 Dale Street





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Planning - Development Control, Camden Town Hall, London, WC1H 8ND

21 March 2025

Dear Sir/ Madam

RE:PP-13886787 -72-74 Lambs Conduit Street, London WC1N 3LP,.

On behalf of our the applicant- The Governing Body of Rugby School C/o Tandem Property Asset Management LLP, we have pleasure in submitting the enclosed application for the alterations to the shopfront and erection of plant and machinery at the above address.

The application is accompanied by the following plans and drawings:

- Site Location Plan 24325-0200
 Existing Site Plan 24325-0200
- Existing Ground Floor Plan 24325-0201 Existing Roof Plan 24325-0202

- Existing Roof Plan 2432-0202
 Existing Elevations 2432-0203
 Existing Basement Plan 24325-0204
 Proposed Site Plan 24325-0301
 Proposed Basement Plan 24325-0302
 Proposed Ground Floor Plan 23425-0303
 Proposed Roof Plan 24325-0304
 Proposed Roof Plan 24325-0304

- Proposed Front Elevation 24325 -0310
- Proposed Rear Elevation M&E services 24325-3011
 Proposed Rear Elevation 24325-0312

The application site comprises the ground floor at 72-78 Lamb's Conduit Street and is located on the eastern side of the northern end of Lamb's Conduit Street.

Directly above there are 4 storeys of apartments within 'Spens House'. Neighbouring uses mainly fall within Use Class E and comprise cafés, restaurants and shops. Opposite the site is the Octav Botnar wing of Great Ormand Street Hospital.

Bloomsbury is noted for its formally planned arrangement of streets and the contrasting leafy squares. The quintessential character of the Conservation Area derives from the grid of streets enclosed by mainly three and four storey development which has a distinctly urban character of broad streets interspersed by formal squares which provide landscape dominated focal points. The predominant architectural styles of the Conservation Area are classically derived, proceedings of position for the conservation for social of the video turns. regardless of period or building type.

Lamb's Conduit Street is recognised in the area as a Mixed Use Street which comprises a large number of 18th and early 19th century brick townhouses, three to four storeys in height, often with shops at ground-floor level. The street has historically been popular for its active frontages and mix of tenures and boutique businesses at ground floor level.

The relevant policies sited earlier and the Bloomsbury Conservation Area Appraisal, acknowledge that a well-designed shopfront adds greatly to the attractiveness of a shopping

The proposal will result in an enhancement of the appearance and character of the application building and the surrounding area. The proposals compliment the conservation area and do not undermine the character of the building. There are no implications to the long views along, into and out of Lamb's Conduit Street and the wider conservation area from the proposals.

The use of awnings is established along Lamb's Conduit Street, and it is considered that the retention and redecoration of the existing canopy, with new signage and lighting is entirely appropriate in this context.

The design changes are modest in nature and are in keeping with the surrounding shopfronts and materials palette. The proposals are therefore considered to be in keeping with local plan policies D2 and D3.

The current use of the building is vacant retail (Use Clas E(a) shop other than the sale of hot food). The proposed use is as a restaurant (Use Class E(b) food and drink consumed on the

Planning consent is not required for changes of use within Class E.

The proposed lvy restaurant use will be complementary to the street scene and a vibrant and

The changes to the shopfront are sensitively designed and will adhere to the aims of the Local

The proposed M&E equipment has been assessed, and will not cause adverse impacts on neighbouring residential amenity and is therefore in accordance with Local Plan policy A4.

There are no priority habitats on site and therefore there are no impact on BNG.

The LPA has previously accepted changes to the shopfront, however the current proposals are specific to the proposed occupier, The lvy.

The application relates to the works required to the shopfront and rear elevations for the Ivy

The existing shopfront currently consists of 3 window bays, one with ATM machine, and a $4^{\rm th}$ bay comprising a recessed doorway. The ground floor shopfront is separated from the apartments above by a canopy band which projects approximately 1.5m. The canopy band is structurally integral to the building.

Planning permission was recently granted on 25 September 2024 (ref 2024/2306/P) for the alterations to the shopfront to provide an attractive layout for a potential occupant to the vacant unit. A key objective of the above proposal was to provide a clean, and visually pleasing composition for the shopfront to ensure its attractiveness to future occupiers.

This application seeks the relevant consent to allow for a different set of shopfront alterations to the existing shopfront in order to upgrade and enhance the appearance of the building to allow the Ivy restaurant occupy the premises.

In summary the changes to the front are:

- As per the previous consent, it is proposed to remove the ATM and the existing recessed entrance to the unit will be brought forward, in line with the existing shopfront and will provide glazing and a second entrance.
- 1no, new service door is proposed
- The main entrance door in the same location as existing with seeded glass and seeded glass window.
- Timber fascia painted F&B Green Smoke.

At the rear of the building, the existing M&E will be removed and replaced with new and an extract duct rising to roof level is proposed.

The application is accompanied by a Noise Assessment prepared by Logika Group.

In addition to the consent granted in September 2024, relevant planning history is limited but the following applications were displayed on the Council's online record.

Application Ref.	Description	Date & Decision
2013/1232/P	Installation of an automated teller machine (ATM).	Approved 29/05/13
2013/1688/A	Display of internally illuminated sign on ATM	Approved 29/05/13

The development plan for the area comprises the Camden Local Plan 2017.

QA



The proposals are in compliance with the Council's policies and guidance on design and conservation area management with the overall design using high quality materials.



The Council's proposals map designates the site as falling within a defined Neighbourhood Centre and the Bloomsbury Conservation Area, Sub Area 11.

Policy D3 – Shopfronts. This requires a high standard of design in new and altered shopfronts. When determining proposals for new shopfronts the Council will consider:

- . the design of the shopfront or feature, including its details and materials;
- the existing character, architectural and historic merit and design of the
- the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell;
- the general characteristics of shopfronts in the area.

Policy D2 - Conservation Areas. With regard to development proposals within conservation areas, the Council will:

- resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

provide a cleaner and more appealing shopfront which will complement and enhance the conservation area and provide a vibrant restaurant use to the area.

The key planning considerations in respect of this application relate to the impact the proposed external alterations to the shopfront will have on the character and appearance of the host building and the designated conservation area. In addition, consideration is given to the rear elevation changes

The Bloomsbury Conservation Area Appraisal provides a list of 'Shopfronts of Merit'. Notably 72-84 Lamb's Conduit Street is not included in the list.

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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



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3.0 Context

Site Photos 3.1



Side Profile of Canopy Oversailing Shopfront



Service Yard - Service Access Doors & MOE



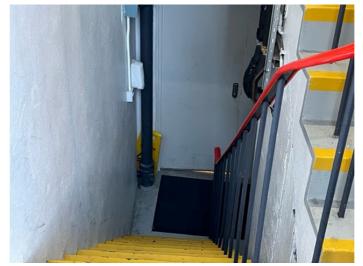
Underside of Canopy



Service Yard - Existing Plant / M&E



The People's Supermarket - Front Elevation



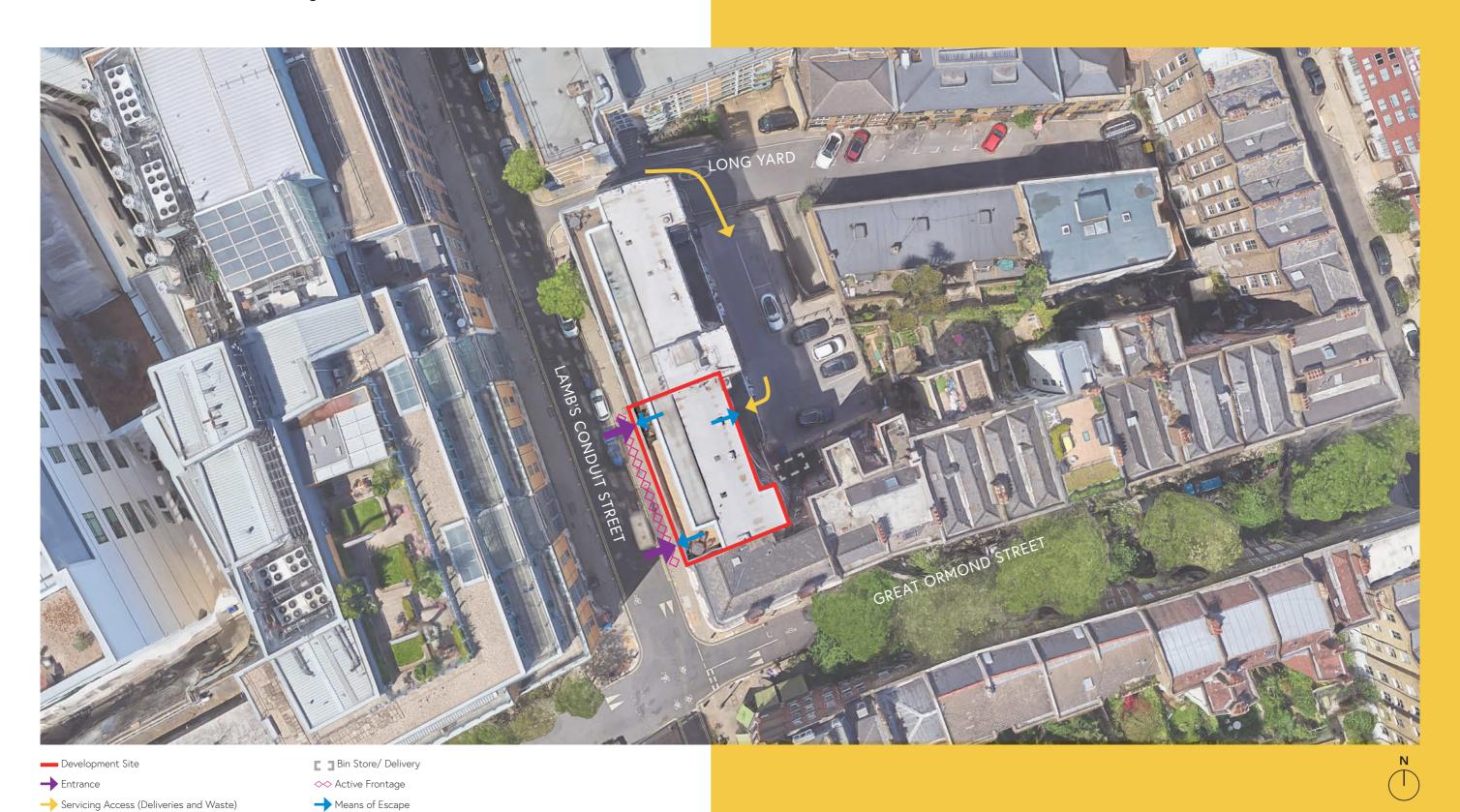
BOH - Stairs down to Basement Level





Service Yard - Refuse Area

3.2 Access & Layout



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 Ground Level Plan

Corstorphine & Wright

Contact us to discuss your project

- www.corstorphine-wright.com
- □ contact@cw-architects.co.uk
- in corstorphine-wright
- @cwrightarch
- o corstorphinewright

