

PLANNING, DESIGN & ACCESS STATEMENT

LONDON: 40 BERNARD STREET, LONDON, WC1N 1BY

1.0 Introduction

- 1.1 On behalf of our client (Tudehope Ltd) we are instructed to submit an application for a minor material amendment to the planning permission (Ref: 2011/3351/P) which was approved on 09 September 2011 for the:

Alterations to fifth floor level including installation of two air conditioning units in existing plant enclosure, replacement of single glazed windows/doors with double glazed windows/doors, replacement of metal railings with glazed panels on south elevation with frameless glass balustrade and stainless steel handrail, installation of new stairs to terrace, handrails and retractable awnings to east and west elevations, replacement of part of roof covering with new insulated felt, removal of existing rooflights, and installation of infill rendered panels to office building (Class B1).

- 1.2 Condition 4 of the planning permission required that the development hereby permitted shall be carried out in accordance with the following approved plans – 2011-37-P001A, P002, P003A, P004, P005, P006, P007, P008, P100B, P101B, P102A, P103B, P104B, P105, P106, P107B, P108, P200A, P201, P202.
- 1.3 Following the granting of planning permission the proposals have been the subject of further design development; this has resulted in the need for a sub-station room. The sub-station room would be located at ground floor level and occupy a small amount of the storage area to the rear of the Tesco's unit. The only elevational alterations would be the installation of louvre doors (a set of double doors and a single door) at ground floor level on the Herbrand Street elevation.
- 1.4 This application seeks to substitute the following drawings:

Original Drawing:	Replacement Drawing:	Additional Drawing:
2011-137 P104 Rev. B	2011-137 P104 Rev. C	-
-	-	2011-37 P109

- 1.5 This application submission comprises the following material:

- Application form duly completed and signed;
- Certificates duly completed;
- Planning Design & Access Statement (this statement);
- The following plans:
 - Proposed West Elevation (Drg No. 2011-137 P104 Rev. C)
 - Proposed Ground Floor Plan (Drg No. 2011-37 P109)
- Application cheque for the sum of **£170** made payable to the London Borough of Camden.

2.0 Application Premises

- 2.1 The property is located on Bernard Street, directly opposite Russell Square underground station, which is served by the Piccadilly Line.
- 2.2 Number 40 Bernard Street comprises a mixed use development including office and hotel, and was constructed in the late 1970's.
- 2.3 The building comprises a reinforced concrete framed construction, with some steel elements and a pre-cast concrete beam and block floor. The external walls are a combination of brick and blockwork formed between the windows, doors and concrete frame, all of which have been rendered externally and plastered. The main flat roofs above the fifth floor are finished with asphalt with a waterproof covering, incorporating a number of glazed and polycarbonate rooflights.

3.0 The Proposal

- 3.1 The current proposals relate to the creation of sub-station room. The sub-station room would be located at ground floor level and occupy a small amount of the storage area to the rear of the Tesco's unit. The associated elevational alterations include the installation of louvre doors (a set of double doors and a single door) at ground floor level on the Herbrand Street elevation.
- 3.2 In accordance with the planning permission (Ref: 2011/3351/P), the fifth floor is being refurbished into open plan office accommodation. These works require additional power and an application was made to the UK Power Networks; the outcome of that application was that there was insufficient capacity within the existing transformer to support the additional load. As a consequence a new transformer and LV switchgear will be installed within the proposed substation room.

4.0 Design

- 4.1 The proposed alterations to 40 Bernard Street are in order to provide the necessary electrical power to the already approved works to the fifth floor. The new electrical sub-station is located in an existing ground floor pump room, which is no longer in use and extends into the adjoining storage area.
- 4.2 The only external alterations proposed will be the installation of two louvre doors. The new louvre doors have been appropriately sized to assist with the installation of the proposed electrical equipment. The double doors have been located in the same position as an existing single door in order to reduce the impact on the elevation. The design of the louvre doors has been chosen so as they fit in with the existing appearance of the building. Furthermore, the appearance of the louvre doors will be further mitigated by having them made in the same blue colour that is used for the windows to the rest of the building.
- 4.3 In respect of drawing no. 2011-137 P104 Rev. C, please note that since the grant of planning permission the site has been resurveyed and this revealed that the gates to the survey road were slightly off-centre; this drawing has been amended to correctly reflect the gates in the centre of the building. We would reiterate that this alteration reflects the updated building survey and does not result in any changes to the current works to the building.

5.0 Access

- 5.1 As these proposals relate to the formation of a sub-station plant room (restricted area), this will not have a detrimental impact on the existing access arrangements to the building.

6.0 Conclusion

- 6.1 These proposed changes only involve a minor material amendment, which would be in keeping with the buildings appearance.
- 6.2 We trust that you have sufficient information to allow the determination of this application but request that should you require any further information you contact Simon Chapman (0207 344 6533).