

DESIGN AND ACCESS STATEMENT

**VATS WINEBAR
51 LAMBS CONDUIT STREET
LONDON WC1N 3NB**

INTRODUCTION

The proposal has come about due to the significant deterioration of the existing cast iron concrete lights which now present a health and safety risk. The replacement of the pavement lights was initially put forward in 2005 for listed building consent, though the application was rejected pending justification for their replacement over repair. The application was subsequently resubmitted including advice from both consultant engineers and consultant surveyors strongly recommending their replacement. This application was granted, however at the time the client chose not to have the pavement lights replaced and instead temporary structural reinforcements were provided to prevent collapse.

Since then 7 years have past and the need to replace the pavement lights has now reached a critical level. It is proposed that reinforced concrete pavement lights are used instead of cast iron due to their better loading capacity and because cast iron pavement lights are now rarely manufactured, and are inappropriate for this purpose.

THE SITE & SURROUNDING AREA

The property is a Grade II listed building located on Lamb's Conduit St, London. It is a 5 storey Georgian terrace with ground and basement floors as restaurant, and the upper floors as residential. The street is relatively quiet compared with many of the surrounding streets, and is partly pedestrianised with traffic control systems in place.

THE PROPOSAL

The proposal is to remove the existing cast iron pavement lights and structural propping. Reposition two of the existing steel beams currently supporting the pavement lights to above the window opening. Then to cast in-situ concrete pavement lights in place of the existing cast iron pavement lights.

ACCESS

Pedestrian

The works have been coordinated with the lessee of the restaurant to minimise disruption and maintain the thoroughfare to the ground floor restaurant at all times during the work.

Vehicular

Vehicle access will remain unaffected by the proposal.