

## **DESIGN AND ACCESS STATEMENT**

**171/170A Drury Lane, London WC2**

### **Location**

The application site is situated in the parade located between Macklin Street and Parker Street within Drury Lane. There are six units currently in that parade and these range from offices through to shops and entertainment uses. Offices are located above the application site. Opposite the site there are further shops.

Drury Lane is a busy road and is home to the new London Theatre located in Parker Street as well as Guanabara nightclub.

### **Policies**

The area is situated within the Seven Dials Conservation Area.

Policies R1, R2, R3 and R7 of Camden's UDP are relevant and these are addressed within the planning application statement accompanying the application, as well as the revised planning guidance for Central London.

### **The Use**

Number 171 has been vacant for the last three to four years, having previously been a travel agents and having been consented a year ago as an A1/nightclub entrance. The use will become an A1/A3 use.

Number 170A is recorded in Camden's planning register as having an A2 use, and it having been a betting shop. Currently it is engaged in printing, mainly to the trade. The use will become an A3 use.

### **Design**

Numbers 171 and 170A are both built in the 1960s and part of New London House. They have modern glass frontages with louvers above the windows under which air conditioning is concealed. The proposal is to convert the use of number 171 into an A1/A3 use with a shop in the front and a café to the rear.

The current entrance to number 170A will be converted to become part of the same shop front and the current staircase to 170A will be relocated within the building so as to connect the ground floor and the basement. The basement will operate as an A3 unit in the future.

A condenser unit and an extract duct to be provided will discharge into the basement car park. Although planning permission is unnecessary, full details have nonetheless been provided.

## **Access**

The entrance to 170A will be in the same location under these proposals. The door will be without any steps and wide enough under part M to facilitate any wheelchair access. A disabled WC is located on the ground floor thus precluding the need for any disabled customers to have to go to the basement. The staircase that which will connect the ground floor with the basement is 1100 mm wide. Within the basement the WC is suitable for the ambulant disabled. The site is adjacent to a taxi rank and near to numerous bus routes and Holborn underground station.

**25 August 2009**