

6<sup>th</sup> April 2009

Ref: GSA500

## **DESIGN AND ACCESS STATEMENT**

*42 GREAT RUSSELL STREET AND 1A COPTIC STREET, LONDON, WC1A 1NN*

### **General**

This statement is to be read in conjunction with all other materials submitted in support of the current Planning Application for the above address. Please refer to the submitted planning drawings for further information.

Arrangements to inspect the site can be made with Bell Cornwell LLP.

### **Design Proposal**

This proposal seeks a change of use from the existing class 'D1' under which the buildings were used as a language school to class 'C3' for use as two self-contained residences.

Internal changes will include partitioning part of the ground floor for use as a private dwelling with access from the door at 42 Great Russell Street. The remainder of 42 Great Russell Street and 1a Coptic Street will be used as a single family dwelling from basement up to roof terrace level.

#### **a. Use & Layout**

The ground floor level will accommodate a one bedroom flat with direct access from a door at Great Russell Street.

Also at ground level will be the entrance for 1a Coptic Street, to a single family dwelling, extending from basement to roof terrace levels. Basement level will include plant, utility and storage areas, as well as a games room with natural light from existing rooflights in a flat roof at ground floor. Ground floor level will accommodate a study, as well as the entrance. First floor level will include the kitchen, dining, and main living space, as well as a bedroom with ensuite bathroom. Second floor level will include the master bedroom, dressing room and bathroom. Third floor level will include two further bedrooms and a shared bathroom. Access to the roof terrace will remain via the main stair and the terrace will be retained.

#### **b. Scale**

The scale of the building will remain unchanged.

#### **c. The appearance of the scheme**

The existing buildings have been vacant for several years with security screens placed over the doors and windows. These screens will be removed and the doors and windows made good. External elevations including architectural details will

remain unchanged. Any refurbishment to architectural details or replacement of damaged windows or doors will be done to match the existing details.

**d. Access**

The existing entry to 42 Great Russell Street will be retained to provide access to the ground floor flat. The existing entry to 1a Coptic Street will be retained with the main staircase providing access to all levels.

In both cases, where internal arrangements have been modified from existing, they have been designed to generally improve the access conditions and accommodate different levels of mobility.