

Proposed Refurbishment of Car Park Entrance and Exit, 40 Bernard Street, WC1N 1HT

Design and Access Statement

1.0 Introduction

This Design and Access Statement (DAS) accompanies an application for Improvements to Underground Car Park Entrance at 40 Bernard Street WC1n 1HT. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended) and the guidance in DCLG Circular 01/2006. The Replacement UDP and the CABE guidance on Design and Access Statements has also been referenced in the preparation of this document.

The concept of the Access and Design Statement is to identify the philosophy and approach to the proposed design, the key issues of the proposed scheme and the sources of the advice and guidance referred to.

The National and Local standards that have been referred to in the preparation of this statement are:

- BS 8300:2001 Design of Buildings and their approaches to meet the needs of disabled people.
- The Building Regulations 2000, Part M: Approved Document 2004. (AD M)
- Planning and access for disabled people a good practice guide – Office of the Deputy Prime Minister, 2003.
- Disability Discrimination Act 1995, as extended to DDA 2005.
- B1 General design principles
- B3 Alterations and Extensions
- B4 Shopfronts, advertisements and signs
- S1 and S2 Strategic Policies
- SD6 Amenity for occupiers and neighbours

The Applicants and their designers are conversant with their responsibility to provide an environment that maximises access for disabled people.

2.0 Site Description

The site, 40 Bernard Street, is within the Central London area. The Bloomsbury Conservation area lies to the south and east of the site. It is a hotel, The Holiday Inn, constructed in the 1960's with an underground car park. The hotel comprises seven storeys. The vehicular entrance and exit to the underground car park is adjacent the hotel. The entrance to the car park is on Coram Street. There is a separate pedestrian access to the car park.

3.0 Assessment and Evaluation of Existing Car Park Entrance

A Feasibility Report was undertaken with regard to the entrance of the car park by Ingleton Wood LLP. The following conclusions were made:

1. There is a general run down appearance to the car park entrance.
2. The car park itself looks dark and un-inviting
3. The external walls are dirty due to the exhaust fumes.
4. The signage appears to have evolved on ad hoc basis rather than being planned. Consequently, it is confusing.
5. Exposed electrical wiring and cabling is unsightly.
6. Lighting is generally of poor quality and unmaintained.
7. The car park entrance is ill-defined for pedestrians crossing the entrance.

Accordingly, refurbishment works were proposed as follows:

1. Enhance the general appearance of the entrance area.
2. Improve additional identification of the car park entrance for pedestrians,.

4.0 Proposed Development : Design Statement

Use

There is no intended change of use for the car park entrance.

Amount, Layout and Scale

The works are limited to the entrance to the underground car park. In summary, the works will comprise the following:

1. Overclad the existing walls with cladding panels in order to hide the imperfections and cabling.
2. Provide new coordinated signage.
3. Illuminate the entrance in line with code for exterior lighting and carpark entrances.

Landscaping and Appearance

The intention of the works is to improve the appearance and use of the car park entrance. The drawings within the attached planning application show existing and proposed elevations and colours and types of proposed materials. There is also an extract of the feasibility report showing photos of the current entrance. Particular points to be noted are:

Cladding Panels

The panels will comprise coloured panels as shown on the attached drawings.

Lighting

The lighting will be blue LED lights set on the flank walls and set at a lighting level of 75 Lux and designed in accordance with BS5489 Part 9 1992.

Lights will be positioned to achieve the following:

1. Create a secure and comfortable environment for pedestrians and vehicles by use of LED lights emitting a blue glow.
2. Avoid the creation of contrasting pools of light and darkness
3. Limit light pollution to the surrounding environment.
4. Limit glare to vehicles.
5. Lights will be LED bulbs for energy efficiency.

5.0 Proposed Development : Access Statement

The extent of the works are limited to the vehicular car park entrance only. Works have already been undertaken under a separate contract to upgrade surfacing, spaces etc to current standards. Accordingly, no specific works have been identified to improve pedestrian disabled access, except where identified as a consequence of the above refurbishment. The specific works that have been identified are as follows:

1. Improvements in signage
2. Adjustment in heights for call buttons, where possible.
3. Clearer identification for the partially sighted of a vehicular entrance.