

# Design and Access Statement

for

38 Museum Street, London, WC1A

Ref: A17809

Dated: Monday 09 June 2014

Revision: A



## **SITE ASSESSMENT**

The subject site is located to the north of Museum Street, a short walk away from the British Museum. The principle elevation forms the boundary with Museum Street. The site is bounded to the north and south by No. 37 and No. 40. The rear boundary is formed with No. 29 Gilbert Place and 52-52 Great Russell Street. Access to the site is exclusively through the entrance doors on Museum Street.

The site is currently occupied by a four storey terraced building which has been subdivided into each respective floor. The ground and basement floors are currently used as a retail shop (A1) with independent access, with a business occupying the first floor (B1) and residential units above (C3), these sharing a separate access off Museum Street. This proposal relates to the first floor only.

The building consists of solid masonry external walls with timber pitched hip roof, covered in natural slate. The front elevation is generally finished in painted stucco render with substantial cornices and decorative reliefs and panels. The rear walls, stacks and parapet walls are unfinished. Windows are the original timber sash type, however the doors and ground level shop front is not original.

At the site location, Museum Street is one-way with pedestrian pavements to both sides and pedestrianized zone a short distance to the south. All motor traffic must access Museum Street via Bury Place and Gilbert Place. Due to the proximity to the British Museum and shopping areas on Oxford/New Oxford Street there is a heavy pedestrian presence on the street.

The site is ideally placed with Bloomsbury, Fitzrovia, Soho and Holborn all within easy walking distance. Both Greater London and the South East are easily accessible via Russell Square, Holborn and Tottenham Court Road stations.

## **DESIGN STATEMENT**

### **Purpose**

The proposal is to convert the existing office space within the first floor into a residential dwelling.

### **Proposed Works**

In order to achieve this the existing loadbearing wall to the centre of the floor space will be removed to facilitate the installation of a shower room and WC. A lobby will be provided to ensure fire separation of the main stairwell. Additionally the existing WC on the first floor half landing will be removed to provide a dedicated location for refuse storage and communal electricity meters.

No works are proposed to the external elevations or roofs of the property, with the exception of penetrations for a boiler flue and extraction vent. These will be located to both the front and rear elevations respectively and have been identified on drawing A17809-201 and 202. Additionally the front elevation will be redecorated and repaired.

### **Scale**

The conversion will result in a gain in residential space of approximately 31m<sup>2</sup> and a reduction in commercial space of the same amount.

### **Waste Storage and Management**

The proposal includes for a new dedicated storage area for household refuse as shown in drawing A17809-201. It is proposed that the occupants will then set out the refuse for collection as per the normal arrangements.

This will improve the local amenity as rubbish can be suitably stored before collection.

### **Utilities Statement**

As part of the proposal, waste water will connect to the communal sewer system as per the current arrangement. All other services will be connected with new independent supplies to both apartments via the current service heads.

## **ACCESS STATEMENT**

### **Transport Statement**

Holborn Underground Station is within 5 minutes' walk, providing access to the Central and Piccadilly lines. The South West region will also be easily accessible from the Crossrail Station located at Tottenham Court Road, approximately 6 minutes' walk away. Buses, including night busses, are located under a minutes' walk away opposite the British Museum. Bicycle hire stations are located on Montague Street or Bury Place, both under 3 minutes' walk away.

Given these excellent transport links and the lack of parking provision in the area it is extremely likely that the proposed occupants will use public transport for the majority of their journeys.

### **Car Parking**

There is no provision for parking under the proposal.

### **Access for Local Authority Vehicles**

Emergency vehicles can drive up to the site via Museum Street. Refuse collection vehicles are also able to drive up to the site. It is noted that the proposal will not affect the current arrangements.

### **Part M Compliance and Lifetime Homes Standard**

The proposal will comply with all necessary requirements of Part M. Where possible, all aspects of the building will meet the relevant criteria of the Lifetime Homes standard, as noted in the LifeTimes Homes Statement submitted with this application.

### **Part L Compliance**

The proposal will use sustainable materials where possible and all works will comply with part L of the Building Regulations. Low energy lighting and heating will be provided.

### **LOCAL REQUIREMENTS**

The applicant believes that the above statements and the material contained within the application and drawings satisfactorily address the Local Requirements of the Planning Authority.

### **NATIONAL REQUIREMENTS**

The applicant believes that the above statements and material contained within the application and drawings satisfactorily address all National Requirements.