

**DESIGN AND ACCESS STATEMENT AND TRANSPORT APPRAISAL FOR CHANGE OF USE
APPLICATION AT 81A LEATHER LANE, HOLBORN, LONDON, EC1N 7TS**

USE

The building is currently made up of mixed commercial and residential uses; Greggs own the freehold to the building. The commercial A1 use is on the ground and basement levels and residential uses, believed to be C3, on the first, second and third floor levels. We propose to remove the residential flat on the first floor and convert into a new training/recruitment centre, B1 use (LA to confirm).

All three residential units are 1 bedroom residential dwellings currently occupied by 2 persons on the first floor, 1 person on the second floor and 1 person on the third floor

The retail unit currently trades Monday – Friday 7.00am – 5.30pm but in the near future Greggs will look to trade Saturdays.

Greggs will lose their current training and recruitment facility towards the end of 2014. Leather Lane in Holborn has been identified as a great replacement as it is in the heart of central London with great surrounding transport links.

The proposed use of the new training/recruitment facility is Monday to Saturday 7.00am -7.00pm unless specified by the LA. Maximum number of persons proposed within the facility at one time is 15-20; this is inclusive of candidates and Greggs personnel.

The facility will be used to conduct interviews for new employees and group training sessions which can consist from first day inductions for new candidates to training sessions for our existing members of staff.



Image 001 – side elevation indicating entrance to the upper parts



Image 002 – street and rear/side elevations indicating the entrance to the upper part

AMOUNT OF DEVELOPMENT

Greggs are applying to change the use of the first floor residential dwelling from C1 use to new B1 use. The proposals include the conversion of the first floor residential dwelling only into a new recruitment and training facility. The existing 2nd and 3rd floor residential dwellings and commercial unit on the ground and basement levels to remain as per the current arrangement; refer to the supporting plans for further details.

The existing stud partition walls will be removed which currently form the kitchen/dining area and bathroom. All other walls to be retained as these are structural.

New studwork partition walls will be erected to form separate male and female toilets, office and reception area. The interview room and training room will be formed within the existing rooms which once formed the bedroom and lounge areas.

The shared communal stairwell will be retained as existing

SCALE

The 1st floor resident unit is an average size being:

- 46 m² ground floor level
- The maximum internal width of the unit is 3.7 m
- The minimum Internal Width is 2.2m
- The overall depth is 7.7m

LANDSCAPING

Not Applicable

APPEARANCE/CONFIGURATION

Refer to plans for specific details

ACCESS

There is a single manual swing entrance door to the side of the building which serves the residential dwellings and emergency mean of escape from the commercial unit. Access to the retail unit is via the double entrance doors on the front elevation.

Access to the upper parts is via the side entrance as indicated on the plans; the stairwell would be shared with the residents, candidates and our staff. To access the basement our shop staff do not need to access the shared stairwell, the basement is accessed via the shop with an existing door separating the shop from the stairwell. The stairwell would only be used by the shop as an emergency means of escape.

The door is currently secure with a doorbell to alert the tenants; we will install a new video intercom system which will be linked to the new training/recruitment facility, 2nd and 3rd floor residential dwellings.

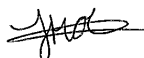
We have an inclusive service policy which is attached to this document.

The circulation areas around the site, bus routes, and pedestrian routes are all well established facilities over which we have no influence.

SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

The building is not listed but located in Chancery Lane Conservation Area. The structure and finish of the external appearance will not alter significantly

Signed applicant



Jo Mott – Shop Designer for GREGGS Date 23/07/2014

ACCESS STATEMENT

GREGGS PLC

Introduction

Greggs plc recognizes the need to provide accessible services to all of its customers and to provide employment opportunities without prejudice in a non-discriminatory manner.

Employment

Greggs plc does not discriminate against any potential or current employee because of either being or becoming affected by a disability.

We also recognize our responsibilities as defined under the provisions of Part II to the Disability Discrimination Act. We also recognize our responsibilities under the provisions of Health & Safety legislation.

These areas of employment legislation require that employees are located within safe working environments and follow adopted corporate policies and procedures in relation to their employment duties.

Our Health & Safety policy provides guidance on the competencies and physical requirements of individuals in certain working environments where working practices contain a degree of risk. The policy is intended to reduce this risk for all employees.

Wherever possible, Greggs plc will endeavour to provide employment to persons with disabilities in locations where their disability will not put themselves or their colleagues at risk.

Where feasible, staff facilities will be adapted to suit the needs of the individual following an assessment of their needs by a competent person, with the individual's involvement.

Service Provision

Service delivery is provided in accordance with the Greggs plc Staff Training Programme. All appropriate staff will undertake this training.

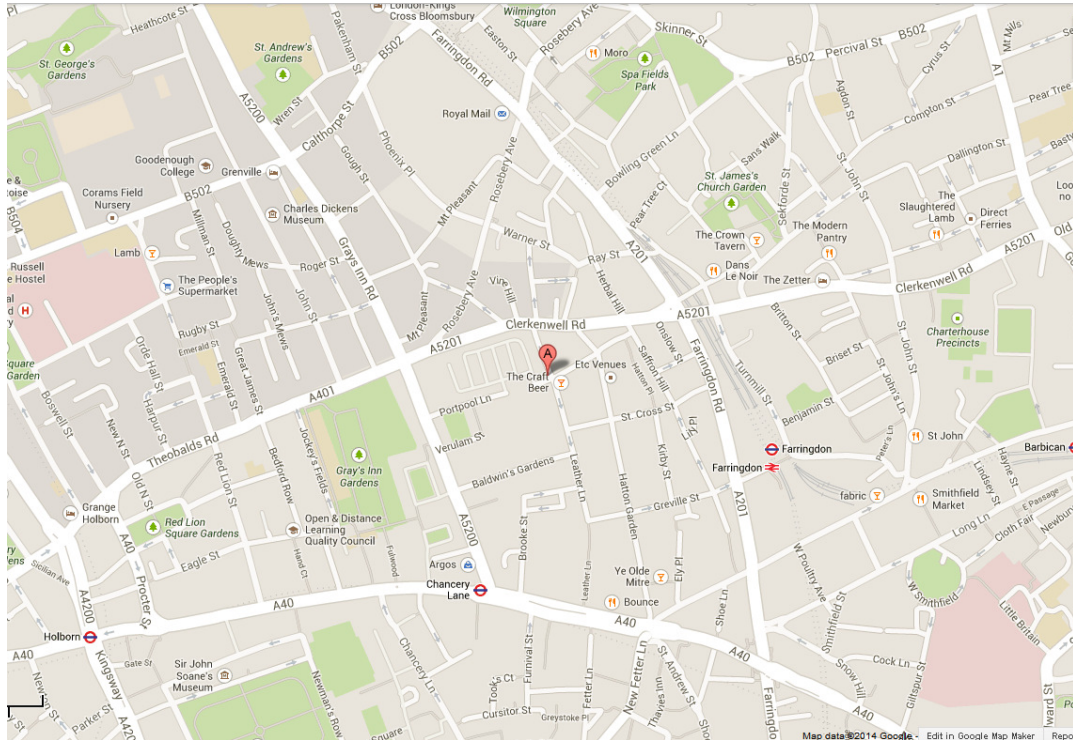
Low level counters are not provided within shops as the majority of transactions are conducted as cash transactions. Current counters are designed to provide security to staff and to ensure that a high standard of food hygiene is maintained.

Where it is required that a customer sign or complete a form, then a writing surface will be provided for all customers to enable the task to be completed successfully.

Advisory signs will be displayed throughout the premises advising customers of the availability of customer assistance and the appropriate facilities.

Transport Appraisal

Leather Lane in Holborn has been identified as a good location for this new facility as it is in the heart of central London with great surrounding transport links. Nearest underground station is Chancery Lane located on the central line and nearest over ground station is Farringdon.



London Underground

Chancery Lane Underground Station

- Services – Central Line
- Average walking time – 7 minutes
- Distance – 0.3 miles
- Directions
 - head northwest onto high Holborn (A40) for 20 ft
 - turn left onto Brooke Street for 0.1 miles
 - Brooke Street turn right onto Dorrington Street continue on for 299 ft
 - Turn left onto Leather Lane for 0.1 miles until

Farringdon Underground Station

- Services – Circle, Hammersmith and City and Metropolitan Lines
- Average Walking Time – 7 minutes
- Distance – 0.3 miles
- Directions
 - Head Southwest onto Cowcross Street towards Farringdon Road (A201) for 171 ft
 - Continue onto Greville Street for 0.2 miles
 - Turn right onto Leather Lane for 0.1 miles

Holborn Underground Station

- Services – Central and Piccadilly Lines
- Average Walking Time – 14 minutes
- Distance – 0.7 miles
- Directions
 - Head East onto High Holborn (A40) towards Kingsway (A4200) for 0.4 miles
 - turn left onto Brooke Street for 0.1 miles
 - Brooke Street turn right onto Dorrington Street continue on for 299 ft
 - Turn left onto Leather Lane for 0.1 miles until

London Blackfriars Underground Station

- Services – Circle and District Lines
- Average Walking Time – 18 minutes
- Distance – 0.9 miles
- Directions
 - Head west onto Queen Victoria Street towards Black Friars Lane for 256 ft
 - Turn right onto new Bridge Street for 0.2 miles
 - Turn left towards St Bride Street for 545 ft
 - Continue onto Shoe Lane for 627 ft
 - Turn right towards Holborn Viaduct for 187 ft
 - Turn left onto Holborn Viadcut for 66 ft
 - Turn right on High Holborn for 0.1 miles
 - Turn right onto Leather Lane for 0.2 miles

Kings Cross/St Pancreas Underground Station

- Services – Circle, Hammersmith and City, Metropolitan, Northern, Piccadilly and Victoria Lines
- Average Walking Time – 21 minutes
- Distance – 1 miles
- Directions
 - Head South onto York Way toward Coledonia Street for 564 ft
 - Continue onto Grays Inn Road for 0.7 miles
 - Turn left onto Clerkenwell Road for 0.1 miles
 - Turn right onto Leather lane for 276 ft

Mainline over ground trains

Farringdon Over ground station

- Services – Circle, Hammersmith and City and Metropolitan Lines
- Average Walking Time – 7 minutes
- Distance – 0.3 miles
- Directions

- Head Southwest onto Cowcross Street towards Farringdon Road (A201) for 171 ft
- Continue onto Greville Street for 0.2 miles
- Turn right onto Leather Lane for 0.1 miles

London Blackfriars Over ground station

- Services – Circle and District Lines
- Average Walking Time – 18 minutes
- Distance – 0.9 miles
- Directions
 - Head west onto Queen Victoria Street towards Black Friars Lane for 256 ft
 - Turn right onto new Bridge Street for 0.2 miles
 - Turn left towards St Bride Street for 545 ft
 - Continue onto Shoe Lane for 627 ft
 - Turn right towards Holborn Viaduct for 187 ft
 - Turn left onto Holborn Viadcut for 66 ft
 - Turn right on High Holborn for 0.1 miles
 - Turn right onto Leather Lane for 0.2 miles

Kings Cross/St Pancreas Over ground Station

- Services – Circle, Hammersmith and City, Metropolitan, Northern, Piccadilly and Victoria Lines
- Average Walking Time – 21 minutes
- Distance – 1 miles
- Directions
 - Head South onto York Way toward Coledonia Street for 564 ft
 - Continue onto Grays Inn Road for 0.7 miles
 - Turn left onto Clerkenwell Road for 0.1 miles
 - Turn right onto Leather lane for 276 ft

Local Bus links

Local buses available to Leather lane Holborn as followed;

Number 243

- Nearest Bus stop to Leather Lane – Clerkenwell Street
- Distance from Leather Lane – 0.1 miles
- Average walking time from bus stop to training facility – 2 minutes

Number 55

- Nearest Bus stop to Leather Lane – Clerkenwell Street
- Distance from Leather Lane – 0.1 miles
- Average walking time from bus stop to training facility – 2 minutes

Number 341

- Nearest Bus stop to Leather Lane – Holborn Circus fetter Lane
- Distance from Leather Lane – 0.2 miles
- Average walking time from bus stop to training facility – 5 minutes

Car Parking Facilities – Candidates and staff will have to pay the London Congestion charges if they decide to use a private vehicle to travel Leather Lane

National Car Park – NCP Car Park

Location - Greville Street, London,

Distance from Leather Lane – 0.1 miles

Walking distance to Leather Lane -3 minutes

Bicycle

Due to the local market which trades Monday to Friday and the narrow pedestrian pathway there is no provision to secure bicycles on the street. The shop is landlocked with access via the side and front doors; there is no provision within the property to secure bicycles.