

# Design and Access Statement

Project:  
74 Chancery Lane

Date:  
27.10.2014

File Code:

1301 12.04 REP 002

Revision:

PL01

## 1.0 INTRODUCTION

### Site Address:

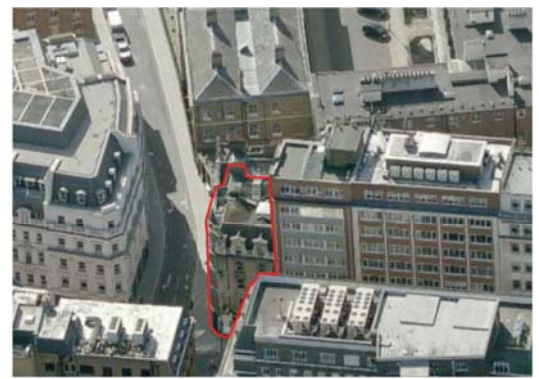
74 Chancery Lane  
London WC2

Emrys Architects have prepared this Design and Access Statement on behalf of the applicant. It should be read alongside Emrys Planning Drawings.

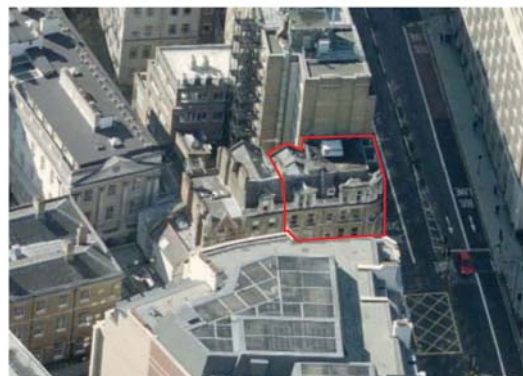
This Design and Access Statement is assembled to support the Full Planning Application for a change of use of the lower ground and ground floor unit from Retail to commercial (A1/A2/A3).

No. 74 Chancery Lane is not listed but is within the Lincoln's Inn Field sub area of the Bloomsbury Conservation Area in the London Borough of Camden. The site is on the corner of High Holborn and Chancery Lane.

## 2.0 LOCATION PLAN & EXISTING PHOTOGRAPHS



02. Birds eye views of site looking South.



03. Birds eye views of site looking West.



04. View south along Chancery Lane from High Holborn.

EMRYS



05. Corner view - High Holborn/Chancery Lane looking southwest.



06. View north along Chancery Lane.

**Name of Applicant:**

GMS States

**Name of Agent:**

Emrys Architects, CAP House 9-12 Long Lane, London, EC1A 9HA

**Site Planning History:**

Planning permission has been granted for conversion of 74 Chancery Lane, from B1 Commercial into C3 Residential, providing 2 x1 bedroom flats and 1 x3 bedroom flat and 2 x2 bedroom flats. This scheme application was approved in August 2014.

**3.0 DESIGN PROPOSAL**

In order to change the use of Lower Ground and Ground floor to A1/A2/A3, a minimum redesign needs to be done:

- Install an A3 duct for a potential kitchen extraction on Lower ground floor. The duct will be situated on the west side elevation and will have the same proportions and height as the existing duct to the rear of 76 Chancery Lane (refer to 1301-0400-AP-103).
- Change the position and configuration of the main stair in order to achieve a better layout for the A1/A2/A3 use class (refer to 1301-0200-AP-101 and 1301-0200-AP-102).
- The bike store on Ground floor has been reconfigured to incorporate the duct-fan room whilst retaining the same number of bikes (refer to 1301-0200-AP-102).