

Design and Access Statement

35-37 Alfred Place, WC1E

July 2015

Turley

Introduction

- 1.1 This Design and Access Statement has been prepared on behalf of Price & Myers for the installation of a new air handling unit, new kitchen extract and toilet fan exhaust to the rear of the building.
- 1.2 This site is located within the London Borough of Camden and falls within the Bloomsbury Conservation Area. It is accessible by a variety of transportation modes.

The Site and Surrounding Area

- 1.3 The site comprises a Class B1 Office building which is 5 storeys in height in addition to 1 basement level. It is currently used for Class B1 Office purposes, although it was most recently used for Class D1 Education purposes, under a temporary change of use, by Cavendish College.



Figure 1: 35-37 Alfred Place, Centre Outlined (Google, 2014)

- 1.4 No. 35-37 is positioned on the eastern end of Alfred Place occupying approximately 330.20 sqm. The building fronts onto the west of Alfred Place, with the rear elevation abutting the parking and service areas of The College of Law. The site is further bounded by Class B1 Office and Class 3 Residential units to the south east and north west.
- 1.5 The surrounding area is mixed in nature with the predominant use being commercial in character. There is little external space around the building.
- 1.6 The building on site was built circa 1900 and is a traditional red brick warehouse building with contrasting white banding and archway to the rear. The Alfred Place frontage forms a continuous building line, with a number of cycle hire docks provided awithin the curtilage of the site.
- 1.7 The building is considered to make a positive contribution within the conservation area, as identified in the Bloomsbury CA Townscape Map (2013). However the proposals are

in relation to the rear of the building which is bounded by neighbouring buildings and can therefore not be seen by the public.

Proposals

- 1.8 The installation of the new air handling unit is proposed on the first floor roof to the rear of the building. The kitchen fan and toilet extract fan are also proposed to the rear of the building but in an adjacent plant well. The new air handling unit is primarily to ventilate the basement canteen which will mostly be used during lunchtime hours.
- 1.9 The specification of the plant is submitted alongside this application, as well as an Acoustic Report.

Scale

- 1.10 The proposals will not change the bulk, height or mass of the existing building and only seeks to install new plant to better suit the use of the building and extend the longevity of its use.

Design and Appearance

- 1.11 The air handling units and ducts will be concealed behind the frontage of the building. The elevations of the building, with the exception of the rear elevation will remain unchanged.
- 1.12 All of the alterations and additions are relatively minor in nature and are not considered to harm the appearance of the building or the significance of any heritage assets.

Access

- 1.13 Access to the plant deck will be from the rear of the building or alternatively along Ridgmount Place leading to the parking and servicing areas for The College of Law.
- 1.14 Access to the site will remain the same as existing. The site is within walking distance of Good Street, Warren Street and Tottenham Court Road underground stations and is served by a larger number of bus routes running along Tottenham Court Road. The site benefits from a Public Transport Accessibility Level (PTAL) rating of 6b, the highest rating possible, indicated an 'excellent' level of public transport accessibility.

Conclusion

- 1.15 The proposed works will allow Price & Myers to provide improved facilities to its occupiers with minimal impact on the public view of the site.

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