

# DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

The logo for PembrookDesign, featuring the word "Pembrook" in a bold, green, sans-serif font and "Design" in a lighter, green, sans-serif font, both set against a dark blue rectangular background.

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FOR SIGN RENEWAL OF

The Marquis Cornwallis,  
31 Marchmont Street,  
London,  
WC1N 1AP



SUMMIT HOUSE,  
HORSECROFT ROAD,  
THE PINNACLES,  
HARLOW,  
ESSEX  
CM19 5BN  
E-MAIL: [mjohnson@Pembrook.co.uk](mailto:mjohnson@Pembrook.co.uk)  
Telephone: 01279 433888  
Facsimile: 01279 433889

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## Statement

This design and access statement demonstrates the commitment of Pembroke Design and our Client, Mitchells & Butlers Retail Limited (The Applicant), who wishes to undertake the following works: - to determine accessibility and to record issues relating to accessibility throughout the strategic design, construction and commissioning phases of the above project.

This design and access statement will be updated as the project develops.

In the initial stages (Pre-Planning application stage) it will be used to identify elements appertaining to accessibility and will demonstrate conformity with relevant legislation in this respect.

The content of any design and access statement will vary depending upon the size nature and complexity of the project.

Information that should be considered for inclusion is as follows;

- An explanation of the client's accessibility policies,
- Sources of guidance used in compiling the design and access statement,
- Details of any consultation process undertaken or pending with disabled people or other interested groups,
- An explanation of specific issues that affect accessibility; solutions employed and any deviation from standard protocols, why these have been taken, what other steps will be taken to lessen adverse accessibility effects and how any alternative solutions will offer an equivalent standard of accessibility,
- Identify management and maintenance policies undertaken or pending that will enhance accessibility issues.

As the scheme develops further (Planning Application stage) the design and access statement shall be extended to include items as follows;

- Details of the size, scale and potential uses of the land and development,
- Details of the site plan,
- Details of access issues that have been considered,
- Information on planning guidance and legislation that has been considered,
- Details of the technical guidance it is proposed will be used to develop the scheme to detailed design.
- Information on public and other transport links to the building or development,
- Details of car parking arrangements and,
- How means of escape will be addressed.

This design and access statement will be further revised and more detailed information included as the scheme develops to Building Regulation submission stage.

## Source of Guidance

This access and design statement has been prepared in accordance with and inclusive of the requirements embodied within;

- ✓ The Disability Discrimination Act 1995,
- ✓ The Disability Discrimination Act 2005,
- ✓ Planning (Listed Buildings and Conservation Areas) Act 1990,
- ✓ The Building Regulations,
- ✓ BS 5588 Fire Precautions in the design, construction and use of buildings,
- ✓ BS8300:2001 Design of buildings and their approaches to meet the needs of disabled people – Code of Practice,
- ✓ BS7000-6:2005 Design management systems. Managing inclusive design,
- ✓ Planning legislation and guidance,
- ✓ Occupier Liability Acts.

## Planning Submission in Use

This planning application has been prepared in accordance with national guidelines to refurbishment applications, submitted to London Borough of Southwark Council, in relation to The Marquis Cornwallis, 31 Marchmont Street, London, WC1N 1AP

## The Application

Pembrook Design has frequently visited the site to review the surrounding area in where the proposed works are to be carried out.

The application sites proposal will not affect trees and shrubberies and will not require an agricultural survey. The local neighbourhood comprises of a successful community and benefits a full range of local services and facilities including; retail, educational, health, spiritual and civic uses.

The land is owned by Mitchells & Butlers plc 27 Fleet Street Birmingham B3 1JP.

Below, a brief description of the works to the property has been detailed, for a more detailed description please refer to the Submitted Drawings.

Works to include: -

- Renewal of existing signs and fixtures in a like for like fashion

## Submitted Drawings

- 2862/01 – Existing Basement Plan,
- 2862/02 – Existing Ground Floor Plan,
- 2862/03 – Existing Mezzanine Floor Plan,
- 2862/04 – Existing External Terrace Area,

- 2862/10 – Proposed Basement Plan,
- 2862/11 – Proposed Ground Floor Plan,
- 2862/12 – Proposed Mezzanine Floor Plan,
- 2862/13 – Proposed External Terrace Area,
- 2862/14 – Location Plan,
- 3865.200 – Existing Elevations (1 of 2),
- 3865.201 – Existing Elevations (2 of 2),
- 3865.210 – Proposed Elevations (1 of 2),
- 3865.211 – Proposed Elevations (2 of 2).

## Specific Issues and Solutions

The National Planning Policy Framework (NPPF) states at paragraph 128 that:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*

This statement provides an assessment of the impact of the proposed works on the significance of The Marquis Cornwallis, 31 Marchmont Street, London, WC1N 1AP, a statement of justification for those works, together with details of any mitigation measures proposed.

## Access Issues

- During the proposed works and all building to the site, the site is to remain closed to avoid disruption to customers.
- During works, roadways will be maintained as well as public access, further to any work around or close to the roadway will be protected with Heras fencing and directional signage.
- This statement provides an assessment of the impact of the proposed works on the significance of The Marquis Cornwallis, 31 Marchmont Street, London, WC1N 1AP.

## Planning History

The full history to The Marquis Cornwallis, 31 Marchmont Street, London, WC1N 1AP is as follows: -

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">2015/2439/TC</a>	Marquis Cornwallis 31 Marchmont Street London WC1N 1AP	3 Tables and 9 Chairs Monday to Sunday 10:00 - 18:00 Renewal Application	WITHDRAWN	29-04-2015	Withdrawn Decision
<a href="#">2014/2039/TC</a>	Marquis of Cornwallis 31 Marchmont Street London WC1N 1AP	3 Tables and 9 Chairs Monday to Sunday: 10:00 - 18:00 Renewal Application	FINAL DECISION	20-03-2014	Granted
<a href="#">2013/1930/TC</a>	Marquis of Cornwallis 31 Marchmont Street London WC1N 1AP	3 tables and 9 chairs Monday to Sunday: 10:00 - 18:00 Renewal Application	FINAL DECISION	04-04-2013	Granted
<a href="#">2012/1530/TC</a>	Marquis of Cornwallis 31 Marchmont Street London WC1N 1AP	3 tables and 9 chairs Monday to Sunday: 10:00 - 18:00 Renewal Application	FINAL DECISION	15-03-2012	Granted
<a href="#">2011/0740/TC</a>	Marquis of Cornwallis 31 Marchmont Street London WC1N 1AP	3 tables and 9 chairs Monday to Sunday: 10:00 - 18:00 Renewal Application	FINAL DECISION	15-02-2011	Granted
<a href="#">2010/0759/TC</a>	The Marquis of Cornwallis 31 Marchmont Street London WC1N 1AP	3 tables and 9 chairs on the highway between 10:00am - 18:00pm Monday to Sunday. Renewal application.	FINAL DECISION	25-02-2010	Granted
<a href="#">2009/1438/TC</a>	The Marquis of Cornwallis 31 Marchmont Street London WC1N 1AP	To place 3 tables and 9 chairs on the highway between 10:00am - 18:00pm Monday to Sunday	REGISTERED	01-04-2009	
<a href="#">2006/4105/P</a>	The Goose PH 31 Marchmont Street London WC1N 1AP	Change of use of the 3rd floor staff rooms ancillary to the public house (Class A4) to 1x self-contained 3-bedroom flat (Class C3).	FINAL DECISION	08-09-2006	Granted Subject to a Section 106 Legal Agreement
<a href="#">2006/2866/A</a>	The Goose PH 31 Marchmont Street London	Display of externally illuminated fascia and	FINAL DECISION	15-08-2006	Granted

	WC1N 1AP	projecting signs.			
<a href="#">2006/2864/P</a>	The Goose PH 31 Marchmont Street London WC1N 1AP	Replacement of 1x window on the side elevation and 3x windows on the front elevation with double glazing folding windows to match the existing windows of the pub (Class A4) at ground floor level.	FINAL DECISION	15-08- 2006	Granted

## Identification of Design Principles

### Sustainability Issues

Our aims for sustainability with the applications are to reduce Waste and recycling to minimising the production of waste and maximising re-use and recycling.

### Physical

No physical issues are applicable for the application

### Social

No Social issues are applicable for the application

### Economic

No Economic issues are applicable for the application

### Land Contamination

The site has not been identified as being contaminated. Accordingly no assessment is required.

### Bio-Diversity and Geological Conservation

No interests of geological conservation on the site or adjoining land are affected by the proposal.

### Parking and Access

Not Applicable.

### Foul Sewage

Not Applicable.



## **Wheelchair Accessibility**

Current access to the property is DDA accessible and will maintain access and meeting criteria of the Equality Act.

## **Secure by Design**

Security by design is not applicable to the application.

## **Energy Efficiency**

Energy using less energy, supplying energy efficiently and using renewable energy.

## **Utilities**

All main utilities (Gas, Water, Electricity, Sewerage, and Telecoms) are to be connected to the nearest sub stations, if applicable.

## **Landscaping**

The scheme may include hard and soft landscaping for public walkway to the site, as detailed in the submitted drawings.

## **Community Involvement**

None as of yet.

## **Proposed Works**

For further information regarding the works please refer to heading, Planning Submission in Use.

## **Possible/Proposed Contractors**

A suitable and relevant contractor will be appointed by the Client and Agent to complete the construction.

## **Evolving the Design Solution**

### **Amendments/Options/Decisions**

All Amendments options and decisions have been formulated according to client.

*For additional information see below under Consultations.*

### **Revisions**

All revisions made throughout the drawing process are logged on the drawings Revision section on the bottom right corner of each drawing. Revisions made to documentation will be noted on the cover.

## **Consultations**

Consultations are happening continually with the client.

## **Creating Accessible Design**

### **Views Assessment**

No major works are proposed for the exterior of the property and so will remain as existing from road side. A re-paint is proposed for the site; however this will not impact largely on the character of the building. The building is proposed to change colour from existing Dark Green, to proposed Black.

### **Environmental Boundaries and Preservations**

There are no Environmental Boundaries or Preservations around the immediate vicinity. The area is predominantly a commercial with residential properties locally. The proposed external works will not influence the immediate townscape or neighbours.

### **Refuse Issues**

Does not apply.

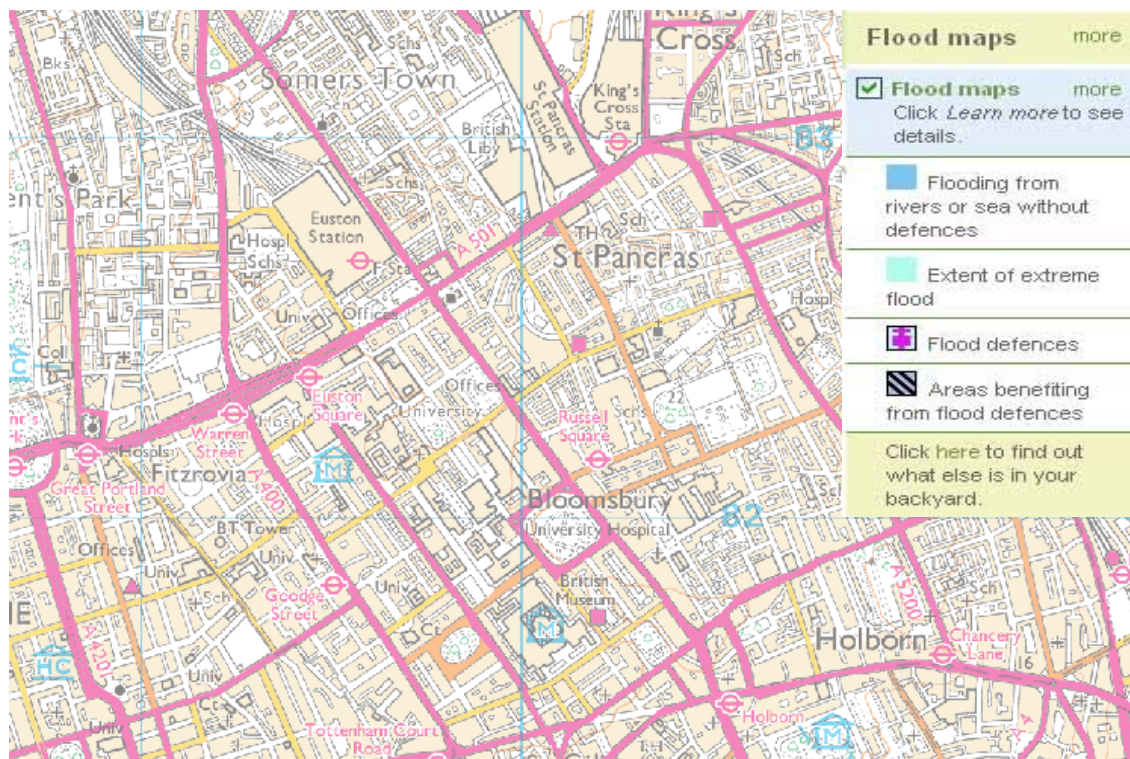
### **Fire Fighting Access**

Emergency access has been considered and preliminary consultations should take place with the local fire authority for advice and recommendations.

### **Flood Risk Analysis**

Further to researching the environmental agency's flood risk web site it is confirmed there is a risk of flooding in the immediate area but, as a result of this application, the flood risk will not be increased. For further information please see flood plan Appendix A.

## Appendix A – Flood Risk Map



This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

There are two different kinds of area shown on the Flood Map. They can be described as follows:

**Dark blue** ■ shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defenses. This area could be flooded: from the sea by a flood that has a 0.1 per cent (1 in 200) or greater chance of happening each year; or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

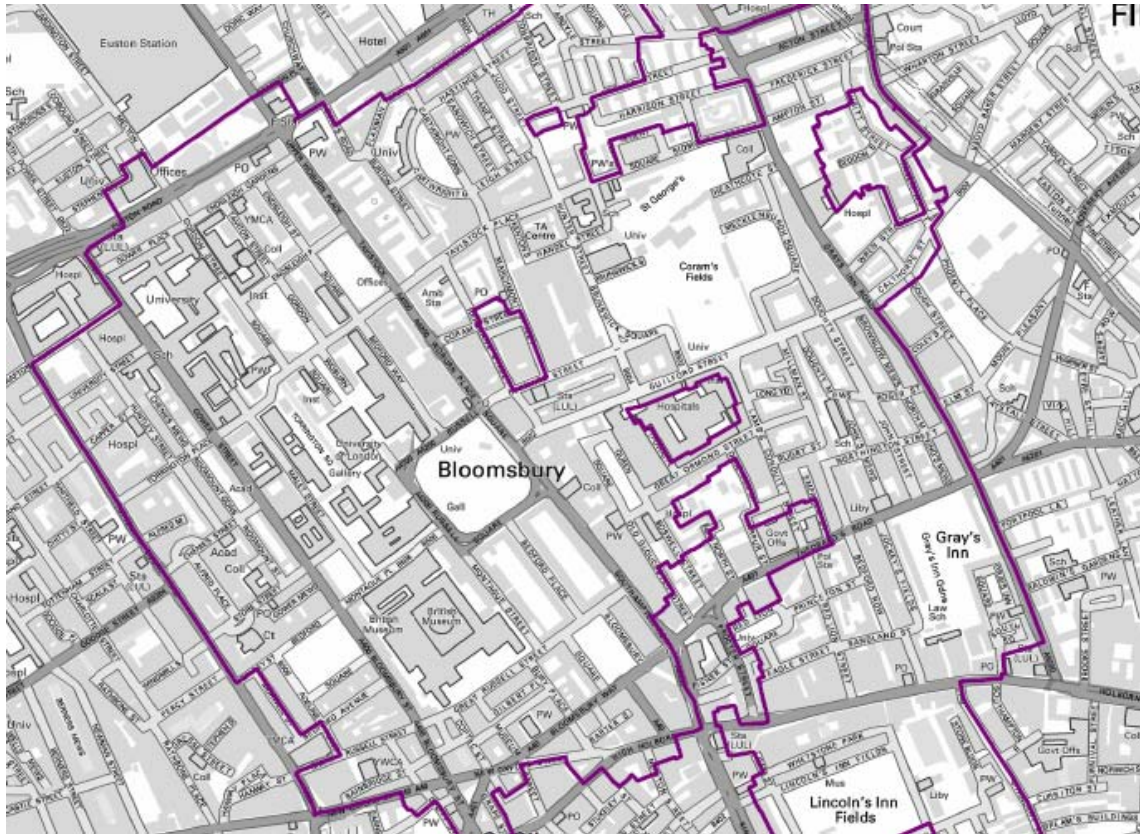
(For planning and development purposes, this is the same as Flood Zone 3, in England only.)


**Light blue** ■ shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

These two colours show the extent of the natural floodplain if there were no flood defenses or certain other manmade structures and channel improvements.

**Clear** □ shows the area where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. The majority of England and Wales falls within this area.

## Appendix B – Conservation Area Map



 The Bloomsbury front door conservation areas are within the boundaries as indicated.

## Appendix C – Photographic Record





