

**Drury Lane**

**Design and Access Statement**

172 Drury Lane, WC2  
July 2016

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Project No: 3642

Revision	Date	Comments
-	-	-

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## 1.0 Introduction

This design statement has been prepared by Boon Brown Architects in support of the planning application for New London House, 172 Drury Lane, WC2. There are three voids on the Macklin Street façade which are proposed to be in-filled and it is proposed to project these bays out by approximately 600mm beyond the current façade, to provide additional commercial floorspace.

This document forms an integral part of the application and as such should be read in conjunction with the accompanying drawings, other supporting documents and completed application forms.

## 2.0 Context

### Site Location and Context

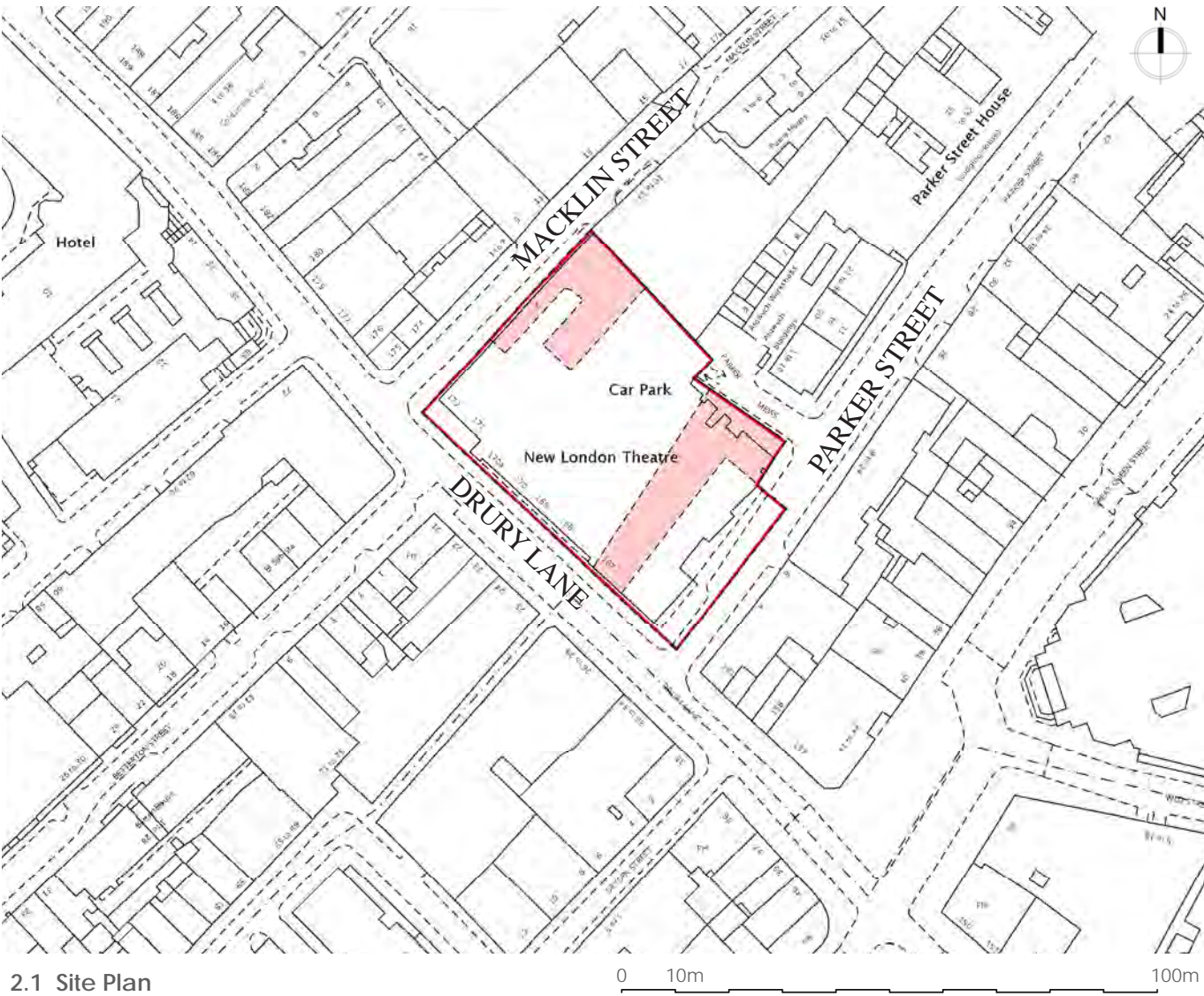
The site is located on the corner of Macklin Street and Drury Lane in London WC2. New London House has frontage on Macklin Street, Parker Street and Drury Lane and is within the Seven Dials Conservation Area.

The building is unlisted building and is currently undergoing facade refurbishment.

### Current Use

The parts of the building which is the subject of this application are under a B1 use, however it forms part of a larger mixed use complex which includes retail, residential use and a theatre.

The existing light-wells extend from first floor level to 4th floor level which forms the terrace for the residential uses. The high parapets surrounding the light-wells prevents access at this level.



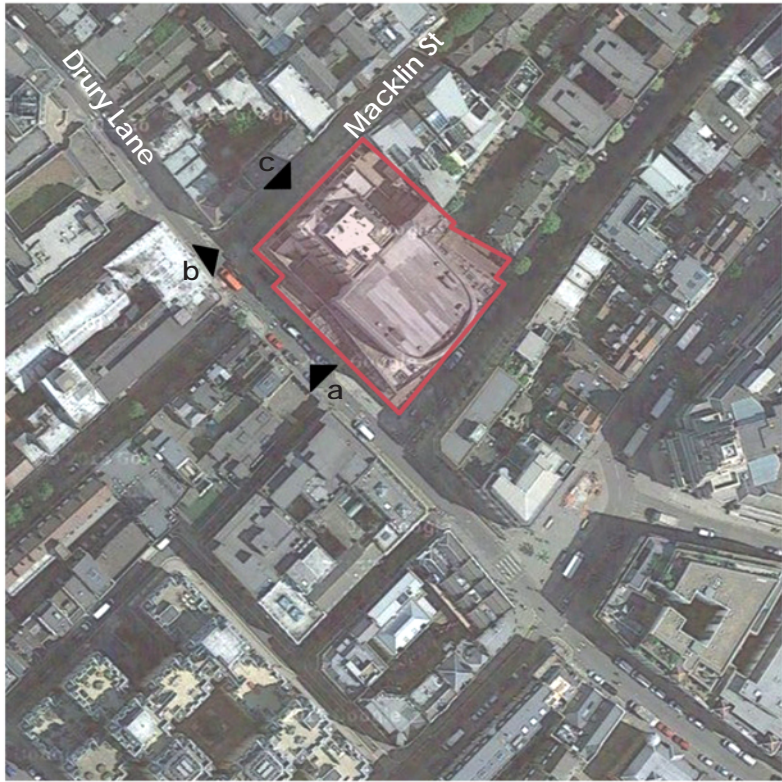
2.1 Site Plan



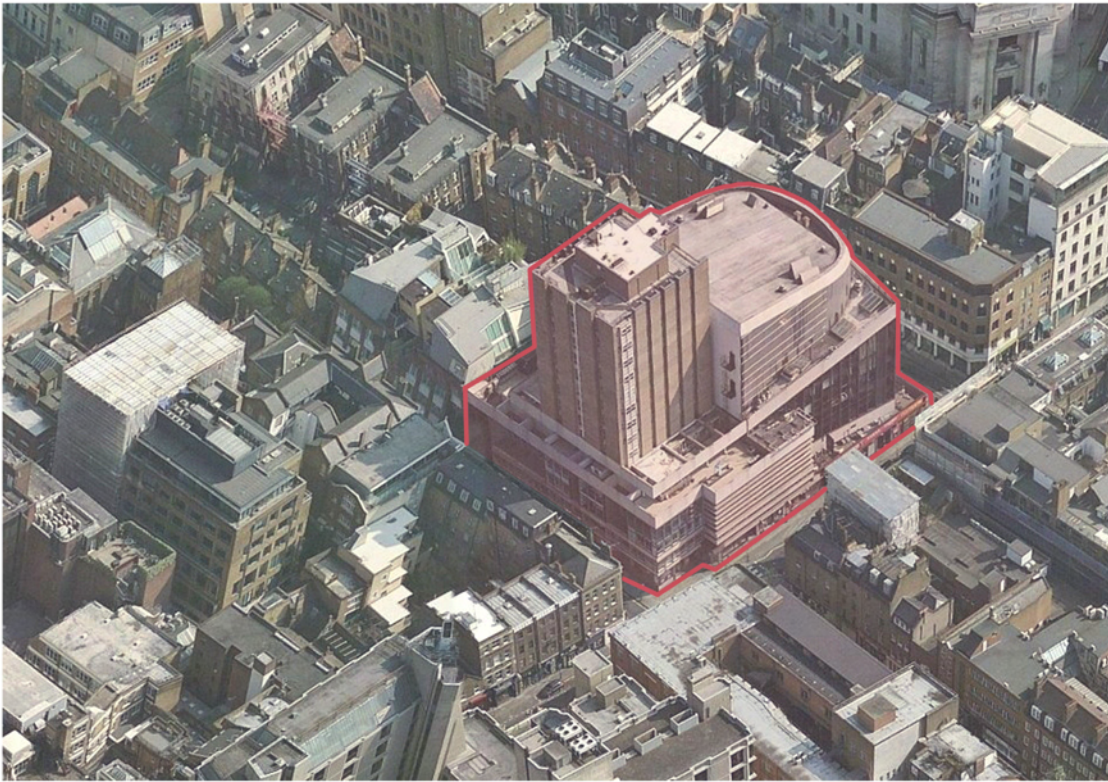
2.0 Context



2.4 View Drury Lane Street looking north towards Macklin Street (a)



2.2 Aerial plan view of existing site



2.3 Aerial view of the site



2.6 Exterior views of Macklin Street showing voids (c)



2.5 View from Macklin Street looking east towards the application site (b)



## 2.0 Context

### Surrounding building uses

There are a mix of uses around the application site, with a mixture of commercial, residential and educational uses.

The buildings opposite on Macklin street are primarily residential with commercial uses at ground floor level.



- Residential use
- Services / Commercial & residential use
- Education
- Services / Commercial use
- Application site

2.11 Surrounding Uses diagram | 1:1250