

Design and access Statement

Proposal

Roof replacement

Ladies and gentlemen's public conveniences, Guilford Place, Camden, London, WC1N

Date

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Introduction

- 1.1. This design and access statement has been submitted in support of a planning application relating to a replacement roof.
- 1.2. This site has been vacant for some time having been closed by the local authority in 1988. Ownership passed via Camden Local Authority to UCL and has been in their possession until recently acquired by the client.
- 1.3. The subject building was listed Grade II in 1998. Alterations to Listed buildings require listed building consent and as such a heritage statement is attached with this application. The proposed works provide a viable and sustainable building ensuring its ongoing survival. This Design Access Statement should be read in conjunction with the Heritage Statement.
- 1.4. This statement has been prepared for the client, Coppin Street Properties in support of the proposals by the agent. Dexter Building Design Ltd, Unit 5, Bedminster, Bristol, BS3 4AN.

2. Site location and description

- 2.1. The site of the proposed development is at The Public Conveniences, Guilford Place, London, WC1N. This site is vacant, with the public toilets being closed approximately 27 years ago.
- 2.2. The building is underground and is at the junction of Guilford Place and Guilford Street.
- 2.3. The building can be described as being in a derelict state and this condition is further detailed in the Heritage Statement.
- 2.4. The perimeter of the site is protected by cast railings which form part of the listing with their relationship to an adjacent fountain being classified as a civic grouping.

3. Use

3.1. The proposal is for the construction of a replacement roof.

4. Layout

4.1. The proposed building will be arranged over one level this being underground. There are two entrances formerly the Ladies on one side and the Gentlemen's entrance on the other.

5. Amount

5.1. The proposals leave the site area unchanged.

6. Scale

6.1. The exterior of the building will remain unaltered other than new pavement lights.

7. Design / Appearance

7.1. The exterior of the building is to remain unaltered other than the above refurbishment. The entrance doors that are currently steel security items.

7.2. The design intent provides an aesthetic which is sympathetic to the area.

8. Access

- 8.1. The property is reached Guildford Street. This is a busy street and natural thorough fare with the entrance to the restaurant being off the pavement.
- 8.2. The site by its nature is a stepped access and this will remain as existing and this is in keeping with its Listed Building status.
- 8.3. There is limited parking adjacent to the site with access typically expected to be pedestrian, cycle and public transport.
- 8.4. The site is near to all amenities and buses and public transport can be easily accessed.

9. Landscaping

- 9.1. There is no landscaping.

10. Conclusion

- 10.1. The proposed development is sympathetic to the surroundings and takes into account the building form of the adjacent buildings and its classification as a heritage asset.
- 10.2. The proposed materials will be in accordance with the requirements as required by Listed Building Consent.
- 10.3. We consider that the proposal accords relevant national and local planning policy. We hope that this application receives the support of the Council.