

20<sup>th</sup> February 2017

**107 Southampton Row, London, WC1B 4HH**

## **Design & Access Statement**

**PREPARED BY:** Garnett + Partners LLP  
Holborn Hall, 195 High Holborn, London WC1V 7BD  
T. +44 (0) 20 7404 7677  
F. +44 (0) 20 7404 6648  
E. enquiries@garnettpartners.com

**ON BEHALF OF:** The Bedford Estates  
29A Montague Street  
London  
WC1B 5BL

**Application Ref** TBC  
**STATUS** Planning Submission  
**REVISION** A

### **PREAMBLE:**

This request for pre-application advice shall be read in conjunction with the following drawings prepared by Garnett + Partners LLP:

- 839(PL)001 Rev- Location Plan
- 839(PL)100 Rev- Lower Ground Floor Plan - As Existing with Demolitions
- 831(PL)102 Rev-A Lower Ground & Ground Floor Plan - As Existing with Demolitions
- 831(PL)200 Rev-A Front & Rear Elevations - As Existing with Demolitions
- 831(PL)600 Rev-A Lower Ground & Ground Floor Plan - As Proposed
- 831(PL)700 Rev-A Front & Rear Elevations - As Proposed

### **DESCRIPTION OF PROPOSED WORKS:**

This submission is requesting planning for the extension of the commercial unit at 107 Southampton Row into the lower ground floor car park below. The works will involve the following;

- i) New shopfront on Southampton Row elevation.
- ii) New opening to basement and internal stair.
- iii) Part of basement car park currently serving residential accommodation above converted to A1/A3 use.
- iv) Removal of extract ductwork to rear elevation & new glazing infill to match existing. New glazed infill within brickwork at lower ground floor level.

### **LAND USE:**

The property is currently in use as commercial A3 at ground floor. The basement below currently houses a car park serving the residential accommodation which is located at first floor & above. The proposals consist of refurbishment of the commercial unit and extension into the car park below to provide an enlarged A1/A3 unit.

**FLOOR AREA:**

The gross internal floor area of the existing ground floor commercial unit is 93m<sup>2</sup>. The lower ground floor car park currently occupies an area of 540m<sup>2</sup> GEA.

The proposal provides an additional 103m<sup>2</sup> A1/A3 commercial space at lower ground floor producing a combined unit of 196m<sup>2</sup>. Overall GEA of the car parking reduces to 427m<sup>2</sup>.

**DESIGN:**Existing Condition

107 Southampton Row forms part of a building known as Cranfield House which occupies nos. 93-107 Southampton Row. The building is post-war infill and comprises car parking at basement level, A1/A3 units at ground floor level facing onto Southampton Row and residential accommodation above. The car parking is linked to the residential accommodation and is currently under-used.



*Fig 1: Photo of Front Elevation showing existing condition.*



*Fig 2 & 3: Photo of rear elevation and basement car par showing existing condition*

### Entrance and Access Statement

Access to both the residential and commercial elements is directly off Southampton Row and no change is proposed to this. Existing access to the commercial unit is level with the pavement and this is retained in the proposed development.

Access to the enlarged commercial unit would also be step free from streetlevel. An opening in the floor would be provided for fitting a DDA compliant platform lift to provide full wheelchair access to the lower ground floor. It is envisaged that the unit would be provided as a shell for tenant fit-out and the lift and stairs installed at this point.

### Cycle Storage

No cycle storage is currently provided for the existing unit and none is proposed as part of the scheme.

### Proposed Front Elevation

- i) A new minimally metal framed shopfront is proposed. Stall riser panels will be formed to the base to match existing adjacent proportions.
- ii) Existing signage will be removed but no new signage is proposed as part of this application. It is envisaged that the incoming tenant would apply for this element separately.

### Proposed Rear Elevation

- i) The rear elevation at ground floor is to have minor modifications with replacement glazing provided where the restaurant extract duct is to be removed.
- ii) At lower ground floor level full height glazing is proposed to maximise daylighting to the new commercial area. Brick is proposed to form the façade around this to blend in with the upper floors. Brick stock and bond would be generally to match existing.

### Energy

In order to reduce the carbon footprint of the property, the following energy saving measures are proposed:

1. Double glazed shopfront at ground floor level and to new lower ground floor infill.
2. Thermal insulation upgraded to new lower ground floor level external surfaces.

### **SUMMARY**

The proposal aims to enlarge the existing commercial space by converting an under used area of car-parking. The proposals are in line with Camden policies seeking to reduce the provision of parking and encouraging employment land use in the Central London area.