



**RETAIL UNIT 4, 1 BEDFORD AVENUE,
LONDON WC1B 3AU**

INSTALLATION OF GROUND LEVEL ACCESS DOOR ONTO BEDFORD AVENUE
Application for planning permission: 2017/4942/P

1 October 2017

The Bloomsbury Association object to this application and wishes to make the following comments:

1. The planning consent for 1 Bedford Avenue is for the following: "*Erection of an eight storey building plus basement level for a mixed use development comprising retail use (Class A1) at part basement and ground floor levels and office use (Class B1) at part ground and first to seventh floor levels with associated plant in basement and roof, following complete demolition of existing retail/office buildings at 1 Bedford Avenue and 251-258 Tottenham Court Road.*"

Retail use (Class A1) is shops. It does not include restaurants and cafés (Class A3), which seems to be the current use of Unit 4.

The area of Unit 4 is in excess of the provision for changes of use not requiring planning permission as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015. This might therefore constitute an unauthorised use and approval of a proposal that seeks to facilitate an unauthorised use, may be unsound.

We have asked the Council to have sight of the application form to be clear whether the applicant is also proposing a change of use together with what is described as 'minor alterations' and whether any pre-application planning advice had been sought. This has not been made available at the time of writing.

2. The proposal is described in the D&AS as being required to "provide a secondary customer entrance to the retail unit and provide an alternative means of escape from the customer seating area". We are sceptical of this as the door is wrongly positioned to offer a functional alternative entrance; Building Regulations approval will have already been granted for means of escape on construction and fit-out of the new building and the business would not have opened and commenced trading on 30 September if the safety of its customers was considered to be at risk.
3. We understand from the applicant that a door on the Bedford Avenue facade is intended to provide access to an external seating terrace for a substantially increased number of customers on the public footway of Bedford Avenue - see accompanying plan prepared in support of the applicant's recent licensing application. This could affect the Cabinet approved West End Project proposals for closing off streets such as Bedford Avenue, Bayley Street and Percy Street to create public open space. This part of Bedford Avenue is safeguarded as a proposed 'pocket park', which has yet to be designed. While tables and chairs might be successfully integrated into such a space, as at the applicant's premises on Haymarket, no table and chairs application has yet been submitted. A recent table and chairs application (2016/4679/TC) by Pomme de Pain, on the opposite side of Bedford Avenue, was recently refused by the Council.

The Cabinet approved West End Project proposed closing off streets such as Bedford Avenue, Bayley Street and Percy Street to create public space on Tottenham Court Road. Our

understanding is that this is highway space and it is not intended to rentalise the space to private commercial operators.

4. At the Council's Licensing Committee meeting on 7 September 2017, a premises licence was granted to Ole & Steen for Unit 4. No conditions were applied concerning deliveries and waste disposal as the Committee concluded that the Delivery and Servicing Management Plan, linked to the S106 Agreement for 1 Bedford Avenue, may be unsound.

Mindful that, in its final form, this Plan was drawn up without proper consultation with adjoining occupiers and residents, without detailed knowledge of the West End Plan and presumed incorrectly that "the nature of the business carried out at the site and consequently the level of servicing required will be similar" to the previous building on the site (para 28 of the Plan), we believe this must now be reviewed. There were no café/restaurant uses before. Now the occupants of Unit 4 may need to receive goods prior to the regulated hours and dispose of food waste at the end of each day. This could be after midnight and, as this unit has no internal access to the basement, could involve moving waste along the footway from Tottenham Court Road to gain access to the communal refuse store off Morwell Street. It is acknowledged that this could create an unreasonable noise nuisance for adjoining residential occupiers, particularly with the noise of a vehicle if collection occurs at this time and discussions have taken place with the applicant to avoid this.

An informal agreement for a satisfactory servicing arrangement to Unit 4 was agreed between the applicant and the Association prior to the licence being granted. However, the provision of a door on the Bedford Avenue frontage could also be used for deliveries and waste disposal. While this may not be intended and while the Council may seek to preclude it through condition, this should be considered in the round as part of a review of the Delivery and Servicing Management Plan and not as a consequence of determining this application in isolation.

The Association supports good quality design that will enhance Bloomsbury's streetscape. We look to the Council to refuse this application or for the applicant to withdraw it and resubmit at a later date. While the proposal does ultimately have the potential to add vitality to the street, it is premature and, with other users seeking the same, has potential to harm the amenity of public open space proposed for the immediate neighbourhood. The issues raised above have to be considered together by all stakeholders and not in isolation.

We would be grateful if you would let us know of any further modification to the application and the decision, if it is to be determined under delegated powers.

Stephen Heath
On behalf of the Bloomsbury Association

Copies to:
Councillor Adam Harrison, London Borough of Camden
David Fowler, London Borough of Camden
Tessa Craig, London Borough of Camden
Kevin Stears, London Borough of Camden
Bloomsbury Conservation Area Advisory Committee
Chair, Bloomsbury Association

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KEY TO FIRE SAFETY REQUIREMENTS

FIRE SAFETY SIGNAGE IN ACCORDANCE WITH B.S.5499 pt 1 : 2002

- B33 FIRE DOOR KEEP SHUT NOTICE, Ref B.3.3 FITTED TO BOTH SIDES OF FIRE DOOR
- B34 FIRE DOOR KEEP LOCKED NOTICE, Ref B.3.4
- AD AUTOMATIC FIRE DOOR KEEP CLEAR
- 310 FIRE ESCAPE KEEP CLEAR SIGN, Ref B.3.10
- FRN FIRE ROUTINE NOTICE
- E NON-ILLUMINATED FIRE EXIT SIGN
- PB PUSH BAR DEVICE OR SIMILAR EMERGENCY OPENING DEVICE WITH NOTICE PUSH BAR TO OPEN, Ref B.4.4
- W WHEELCHAIR REFUGE POINT SIGN

FIRE FIGHTING EQUIPMENT
 Portable fire appliances to be sited and installed in accordance with BS 5306-8 : 2000 by specialist supplier.
 FIRE FIGHTING EQUIPMENT TO COMPLY WITH BS EN3, BS 7863 : 1996, BS 5306 - 3 : 2000 and BS 5306-6 : 2000

PFE Preferred Equipment Locations

UPHOLSTERY
 ALL UPHOLSTERY TO SATISFY CIGARETTE AND MATCH IGNITABILITY TEST AND IGNITION SOURCE 5 TESTS AS SPECIFIED IN B.S.5852 : 1990 (1998)

EMERGENCY LIGHTING

EMERGENCY LIGHTING SYSTEM
 An independent self-contained non-maintained system, type XCA180, will be installed in accordance with BS 5266-1:2005, Emergency Lighting - Part 1: Code of Practice for Emergency Lighting of premises other than cinemas and certain other specified premises for entertainment, and BS EN 50172 : 2004, BS 5266-8 : 2004 Lighting Applications - Emergency Lighting. The system shall be designed, installed and certified by the electrical contractor with equipment located in the approximate positions indicated on this drawing.
 All signs and notices will comply with BS 5499 : Part 1 - Fire Safety Notices and Graphic Symbols.

- S22 3 hr maintained exit light & legend
- S22 3 hr non-maintained light
- S22 3 hr maintained external light
- S22 3 hr non-maintained flood light

FIRE ALARM SYSTEM

FIRE ALARM SYSTEM
 A Fire Alarm system will be installed to BS 5839 : Part 1, 2013 Code of Practice for system design, installation, commissioning and maintenance, comprising of devices as indicated.
 The system category to be a L1 system.
 The system shall be compatible with and interfaced with the central fire alarm system. The system shall be designed, installed and certified by the electrical contractor with equipment located in the approximate positions indicated on this drawing.

- FAP Fire Alarm Panel
- MH Magnetic Door Hold
- MCP Manual Call Point
- K Heat Detector
- S Smoke Detector
- V Indicates Void Detector
- S Sounder / sounder base
- P Combined smoke detector & zeon beacon
- FA FA Beacon
- I Fire Alarm Interface

PARTITION TYPES

- Non-fire rated stud partition - Gypwall system A206045
 Comprising one layer of 12.5mm Wallboard board & skim finish each side of 70mm Gypframe 'C' Studs at 600mm max centres.
- 1/2 HR rated stud partition - Gypwall system A206045
 Comprising one layer of 12.5mm Wallboard board & skim finish each side of 70mm Gypframe 'C' Studs at 600mm max centres.
- 1hr. Fire resisting stud partition - Gypwall system A206078
 Comprising one layer of 15mm Fireline board & skim finish each side of 70mm Gypframe 'C' Studs at 600mm max centres.
- Denotes 12mm plywood interlayer.

LICENSING KEY

- All licensable activities

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project
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drawing
LAYOUT PLAN (LICENSING)

computer file	plot date
project number LAG-XXX	scale 1/50@A1 / 1/100 @ A3
drawing number LIC 01	rev 0
	issue status PRELIMINARY

Ground Floor Plan
 scale 1/50 @ A1, 1/100 @ A3