

Design and Access Statement

Proposed Minor Works– Unit 3, 10 BLOOMSBURY WAY LONDON, WC1A 2SL

Introduction

This Design and Access Statement has been prepared in relation to the minor works applications to enable the proposed occupation of Unit 3, 10 Bloomsbury Way, WC1A 2SL by Tesco Express. This statement should be read in conjunction with submitted Cover Letter and drawings.

Proposed Use and Context

Tesco Express propose to occupy Unit 3, 10 Bloomsbury Way, WC1A 2SL. Unit 3 is located within a nine storey office building on a triangular site bounded by New Oxford Street, Bury Place and Bloomsbury Way. The application site is located within the Bloomsbury Conservation Area. It is not a listed building, however it was highlighted as making a positive contribution to the character and appearance of the area in the conservation area appraisal. The site is also within an archaeological priority area.

The building, where Unit 3 is located, has been recently refurbished, including the introduction of three flexible retail or restaurant units (Class A1/A3) and one retail unit (Class A1) at ground floor level. Planning permission was originally granted under 2012/1400/P on the 31st March 2013, and subsequently varied under 2014/2783/P on the 3rd December 2014. Tesco will occupy one of the flexible retail or restaurant units (Class A1/A3), which fronts Bury Place and New Oxford Street. To support the lawful use for retail purposes, the applicant is seeking planning permission for minor works including: signage; shopfront and external louvres.

Access

The main access to the store will be via the south east elevation on the corner of Bury Place and New Oxford Street. The minor works seek permission to widen the doorway permitted under 2014/2783/P, approved 3rd December 2014, to ensure that the access is appropriate for a retail store, and that the unit can be fully utilised.

Amount

The proposed Tesco express will utilise the available floorspace within Unit 3. No extensions are proposed as part of the planning application. The amount of development is therefore dictated by the existing building envelope.

Layout

The overall layout of the express externally remains the same with no material impact on the existing envelope. Internally the building will be altered to suitably incorporate a sales area with staff and ancillary facilities on ground floor.

Appearance

All minor works to the exterior of the building have been sensitively designed mindful of the building's location within the Bloomsbury Conservation Area. This will ensure the development will have no effect on the setting or context of surrounding properties, maintaining the visual aesthetic of the conservation area.