

Design and Access Statement

Proposed Minor Works– Installation of external louvres and details of plant to discharge condition 8 part b related to 2014/2783/P approved on 3rd December 2014.

Unit 3, 10 BLOOMSBURY WAY LONDON, WC1A 2SL

Introduction

This Design and Access Statement has been prepared in relation to the application submitted for the 'Installation of external louvres and details of plant to discharge condition 8 part b related to 2014/2783/P approved on 3rd December 2014'. This statement should be read in conjunction with the 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, external louvres and details of the plant. This application relates to the proposed louvres and details of the plant.

Layout

The overall external layout 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.

Proposed Works

External louvres are required to provide the necessary ventilation for the retail store's interior plant room. The louvres will be located on the south and east elevation.

Appearance

In terms of design, the proposal for the installation of the external louvres has been mindful of the building's existing louvres. The proposed louvres on the south and east elevations will be captured within the existing louvre areas as displayed on the below images:



Photo of the South Elevation Louvres located on the ground floor (New Oxford Street)



Photo of the South Elevation Louvres located on the ground floor (New Oxford Street)



Photo of the East Elevation Louvres located on the ground floor (Bury Place)

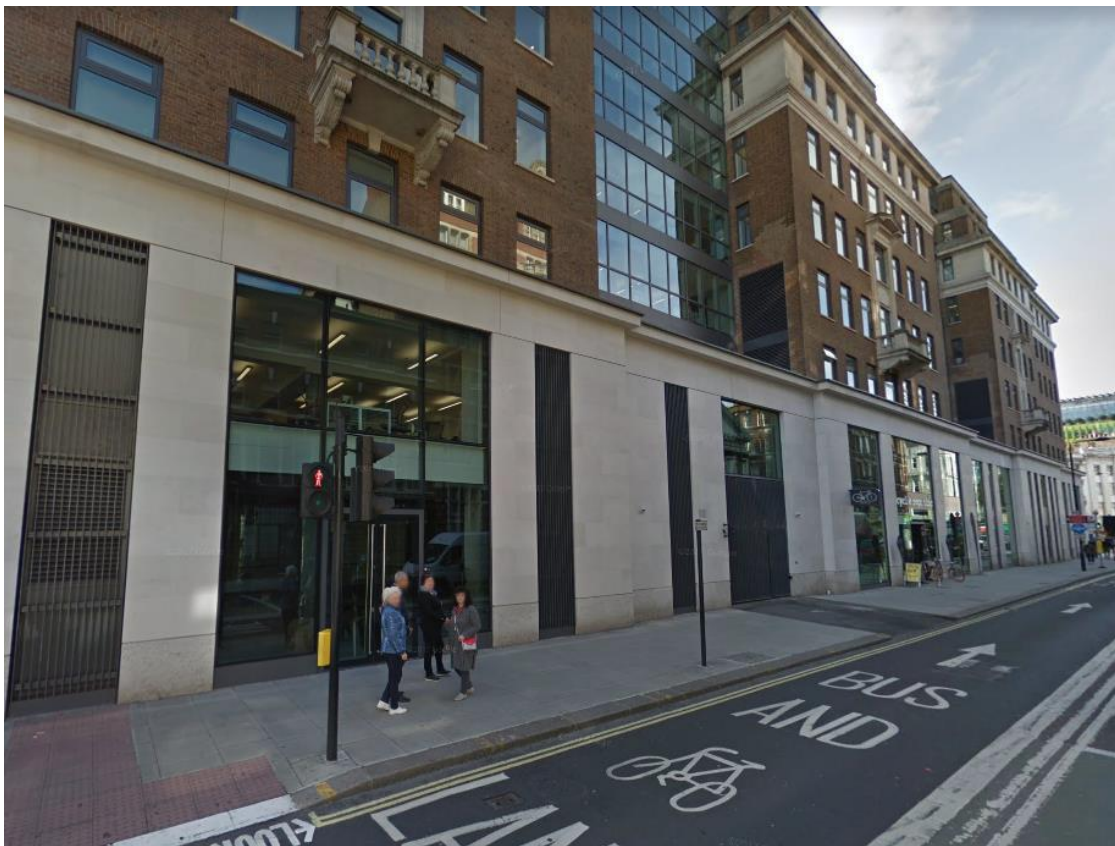


Photo of the North Elevation Louvres located on the ground floor and first floor (Bloomsbury Way)



Photo of the North Elevation showing the Louvres located on the ground floor and the first floor (Bloomsbury Way)

Our proposed louvres would therefore cause no material harm to the existing building, or the wider area in line with Policy D2 Heritage of Camden's Local Plan. In addition, the proposal would be in line with principle O of Policy D1 'Design' of Camden's Local Plan which requires development proposals to carefully integrate building services equipment. Principle D of Policy D1 'Design' also highlights that design should be flexible and adaptable for a range of uses over time. The additional louvres constitute a vital change to the design of the building to enable the effective functioning of the retail unit.

Summary

Overall, the proposed louvres have been designed to fit into the buildings existing louvres, which are a significant feature of the existing building. Furthermore, the additional louvres enable the effective functioning of the unit as a retail store.