

Design and access Statement

Proposal

Conversion of former public conveniences (Sui generis) to Class (A1) (A3) (A4)

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 the Conversion of former public conveniences (Sui generis) to Class (A1) (A3) (A4) at Guilford Place, London.
- 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. The building has recently been granted a class use of A1 and A3. This application sets out to gain a combined use of A1 A3 and A4. This is due to the client's only available tenancy interest requiring the additional A4 use.
- 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. It is intended to reinstate the lighting to the overthrows at the entrances and install wall lighting to the entrances for safety.
- 1.5. 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.
- 1.6. The proposals include provision of refuse and recycling within the building layout.

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. Planning History

- 3.1. The site has been the subject of two recently approved planning applications and two listed buildings applications.
- 3.2. [2016/4353/P](#) and [2016/4431/L](#) Replacement of pavement light roof - Granted
- 3.3. [2015/6141/P](#) Change of use from former public convenience (Sui Generis) to mixed A1/A3 use (retail/restaurant), and associated works - Granted
Subject to a Section 106 Legal Agreement
- 3.4. [2015/6885/L](#) Various alterations, including creation of 2 openings in central spine wall, replacement of entrance doors and other internal and external works, in connection with a change of use from former public convenience to retail/restaurant – Granted

4. Use

- 4.1. The proposals are for a change of use from Sui generis to a mixture of A1 A3 and A4.

5. Layout

- 5.1. The proposed building will be arranged over one level this being underground. There will be two entrances formerly the Ladies on one side and the Gentlemen's entrance on the other. It is proposed to link the building internally whilst the external civic grouping remains as existing.

6. Amount

6.1. The proposals for the site will provide 74.5m² of A1 A3 and A4 space.

7. Scale

7.1. The development is arranged over a single level as existing. The exterior of the building will remain unaltered other than repair works the interior upgrades are as detailed on the attached drawings.

8. Design / Appearance

8.1. The exterior of the building is to remain unaltered other than the above refurbishment. The entrance doors that are currently steel security items are to be replaced with timber doors to match the existing remaining doors.

8.2. The existing wall finishes are to be where possible retained, a condition survey is submitted with this application detailing the scope of repairs.

8.3. There will be space within the layout to store refuse and recycling. Collections of refuse will be on a daily basis due to the limited storage space on site.

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

9. Access

9.1. The property is reached off Guildford Street. This is a busy street and natural thorough fare with the entrance to the building being off the pavement.

9.2. 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.

9.3. There is limited controlled parking adjacent to the site with access typically expected to be pedestrian, cycle and public transport.

9.4. The site is near to all amenities and buses / public transport can be easily accessed.

10. Refuse and Recycling

10.1. The refuse facilities have been designed to ensure the segregation of waste and recycling types with the collection of waste and the collection and storage of recyclable materials. The refuse collection will be on a daily basis due to the limited storage space on site.

11. Landscaping

11.1. There is no landscaping.

12. Conclusion

12.1. 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.

12.2. The proposed materials will be in accordance with the requirements as required by Listed Building Consent.

12.3. We consider that the proposal accords relevant national and local planning policy. We hope that this application receives the support of the Council.
