
Design and Access Statement

relating to

Alterations

at

40 Store Street

London, WC1

for

The Bedford Estates

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Section 1 - Introduction

This Design and Access Statement has been prepared to accompany a Planning application for 40 Store Street, London.

40 Store Street is arranged over basement, ground and three upper floors. The basement and ground floor are demised to commercial tenants. The basement is currently unoccupied whereas the ground floor is trading as a coffee shop. The three upper floors are residential dwellings.

40 Store Street is one of 15 consecutive symmetrical buildings all with commercial occupiers on the basement and ground floor and residential accommodation on the upper floors. As with the other identical properties, 40 Store Street is not listed, but falls within the Bloomsbury conservation area.

On 27 December 2012, a planning application was submitted for works to 40-41 Store for a first floor rear extension and conversion of two non self contained rooms to 1 x studio and 1 x 3-bedroom flat to 1 x studio, 1 x 1-bed and 2 x 2-bed flats (Class C3).

On 19 September 2012 a planning application was submitted and subsequently withdrawn for a two storey rear extension at first floor level and change of use to 4 x self contained flats at first, second and third floor level to 3 self contained flats (Class C3) to accommodate 1 x 1-bedroom, 1 x 2-bedroom and 1 x 3-bedroom;

Section 2 – Design Statement

Use

The current use of the property comprises Storage and Distribution (B8) at basement level, Shop (A1) at ground level and Residential (C3) to the upper floors. It is understood that the basement areas was changes from Use Class A1 to B8 in 2015. The proposal seeks to reinstate the original Use Class to allow the basement to be used as a shop in conjunction with the ground floor unit.

Internal Proposals

Our proposal is limited to the removal of two lightwell windows and installing a new staircase linking the basement to the ground floor commercial units. These will not be visible ground street level and will not have any material impact on the conservation area.

External Proposals

The external proposal limited to the installation of a glazed lantern to the rear light well to enclose it to facilitate the installation of the new staircase. Visually the lantern will match the adjacent units, being powder coated aluminum and factory finished to the same colour.

Section 3 – Use / Layout

The internal and external proposal will allow the two commercial units to be occupied by the same tenant and improve the usability of the space.

Section 4 – Access

Access to the basement unit is currently via the residential entrance from Store Street where a set of stairs leads into the basement. This is not ideal as it often results in inconvenience to the residential occupiers. The proposed change will allow the basement and ground floor commercial units to be physically separated from the residential use class

With the exception of the above, we do not intend to alter the access arrangements into the building. A set of stairs will be included in the rear light well to allow access between the basement and ground floor. These will be designed to comply with Approved Document M and be usable by ambient disabled members of staff and the general public.

Section 5 – Landscaping

There are no changes to the existing landscaping proposed as part of this application.

Section 6 – Vehicular and Transportation Links

The vehicular and transport links to the building will not be affected by the proposed works.

Section 7 – Conclusion

We believe that the proposed works will not adversely affect the special interest of the conservation area and will significantly improve the usability of the space.