

# **PLANNING STATEMENT**

**IN RESPECT OF ALTERATION OF ENTRANCE DOOR**

**4A STREATHAM STREET, LONDON WC1A 1JB**



Existing Streatham Street frontage and entrance door to fitness studio

**SIMON POWELL ARCHITECTS**

**4266/Planning Statement – October 2018**

## PLANNING STATEMENT IN RESPECT OF ALTERATION OF FRONT DOOR

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#### **1.00 Introduction**

- 1.01 This statement has been prepared in support of a full planning application for the alteration of the entrance door to the premises at 4A Streatham Street, London WC1B 3QA. No other modifications are proposed.
- 1.02 It has been prepared on behalf of Revolution Personal Training Services / JA Fitness Limited, who occupy the basement space as a personal fitness and training studio.

#### **2.00 Site and Surrounding Area**

- 2.01 The application site is 4A Streatham Street, London WC1B 3QA, a commercial unit forming part of the mixed-use development at 12 – 18 Bloomsbury Street.
- 2.02 The development is residential on its upper floors with mixed commercial uses (retail / café / fitness studios) on the ground and basement floors.
- 2.03 The surrounding area comprises predominantly residential and office buildings, with varied commercial accommodation (including shops, cafes, bars, restaurants, delicatessens etc) on the street frontages. The British Museum lies less than 200m away.
- 2.04 The entrance door of the fitness studio is on Streatham Street, this section of which is pedestrianised.

#### **3.00 Planning History**

- 3.01 Planning consent 2016/6915/P granted consent for the change of use from restaurant to gym (class D2) at basement level and commercial (class A1/A2/B1) at ground level.
- 3.02 Planning consent 92/00649 permitted the change of use of the ground floor (“shop unit 9A”, now known as 4a Streatham Street) to A3 use, ancillary to the restaurant use in the basement, together with alteration of the shopfront.

3.03 Otherwise, there is limited planning history on the Council's record, mostly relating to the overall development at 12-18 Bloomsbury Street. 01/04149 permitted works to the railings and gate. 00/04436 permitted replacement of windows and doors in the residential areas. 97/05043 permitted modification of the forecourt. 93/80002 permitted restaurant signage.

#### **4.00 Proposed Development**

- 4.01 The only development proposed is the alteration of the existing entrance door.
- 4.02 The current entrance door is within a deep recess, which has proved to form a significant nuisance. It is frequently used as a public lavatory, with urine and faeces frequently found there in the morning, along with evidence that the recess is used for illicit drug use. This use is both a nuisance to the occupiers and a risk to health of both users and the wider public.
- 4.03 The proposed change of entrance door will bring the entrance forward to the pavement line, removing the recess and the associated nuisance and risk to public health.
- 4.04 Access will be unaffected by the proposed alteration, other than making the entrance more secure by removing the recess from the street.

#### **Planning Issues**

- 5.01 The only planning issue is the appropriateness of the design to its location.
- 5.02 The new door will be formed from painted timber and clear glazed panel, as illustrated by the drawings accompanying the application. It has been designed to match the existing shopfronts on the block as a whole.

#### **6.00 Summary and Conclusion**

- 6.01 The proposed change to the façade will provide a safe and secure entrance to the premises and will remove a recess from the street that currently creates a security issue, causes a nuisance and is a risk to public health.
- 6.02 The design of the new door is appropriate to the building and to its location.
- 6.03 It is therefore requested that planning permission be granted.