

Design & Access Statement

\$9 Mount Pleasant, London WC1X 0AE

Change of Use of the building form B1 to mixed Class B1/D1 (Training/Medical Consulting) Planning Portal reference: PP-07542718

The proposal is to increase the use of an existing occupied building from office/clerical to include clinical training and minor clinical use.

The building is a Grade 2 listed structure (List Entry Number: 1113150). Built in about 1720 the building is described as: No.49: brown brick with brick 2nd floor band and cornice below the parapet. Tiled mansard roof with dormers. 3 storeys, attic and cellar. 3 windows. c20 reproduction wooden shopfront with round-arched lights and panelled stallboard. Later c19 consoles flanking fascia. Gauged red brick segmental arches and dressings to flush frame sashes with exposed boxing having hinged sash supports. INTERIOR: not inspected but noted to be panelled. .

The building comprises ground floor on two levels with a basement below and three further floors above.

Access to the building is not in compliance with modern standards internally and there is little scope for adjustment without very significant work to the existing structure. In consequence there is no plan to make any alteration to this and the Occupier has policies in place to accommodate access as necessary.

There are excellent transport links to the area with a main line railway station just some 500 metres walk from the site. We believe there are a number of local bus routes passing close to the site.

There is no change to the building structure just the re-purposing of internal space division.