

Design and Access Statement

30-32 Great Queen Street, London WC2B 5AZ

Prepared for **Royal Masonic Benevolent Institution Care Company**
Prepared by **Michael Fuller BSc (Hons)**
Date **26 July 2018**
Reference **67252/43/NB/MPF**

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Royal Masonic Benevolent Institution Care Company

Design and Access Statement
30-32 Great Queen Street, London WC2B 5AZ

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1. Introduction

1.1 Summary

- 1.1.1 This Design and Access Statement has been prepared in support of the Grade II listed building consent at 30-31 Great Queen Street, as well as the unlisted building at 32 Great Queen Street, for the repair and decoration works to external elevation of 30-32 Great Queen Street, as part of the larger planned maintenance repairs scheme also taking place to 24-26 Great Queen Street & Ruspini House, Parker Street.
- 1.1.2 It is proposed that the existing elevation is restored cleaned and decorated in order to prevent the stone features falling further into disrepair, in order to maintain the facades appearance and integrity.



Figure 1 - Front elevation.



Figure 2 - Close up of stone statues.

1.2 Statement

- 1.2.1 The design and access statement has been produced in accordance with the provisions of Circular 01/2006 and Section 327A of the 1990 Town and Country Planning Act. This statement has followed the guidance contained within the CABI guidance booklet '*Design and Access Statements – How to write, read and use them*'.

2. Access Statement

2.1 Location

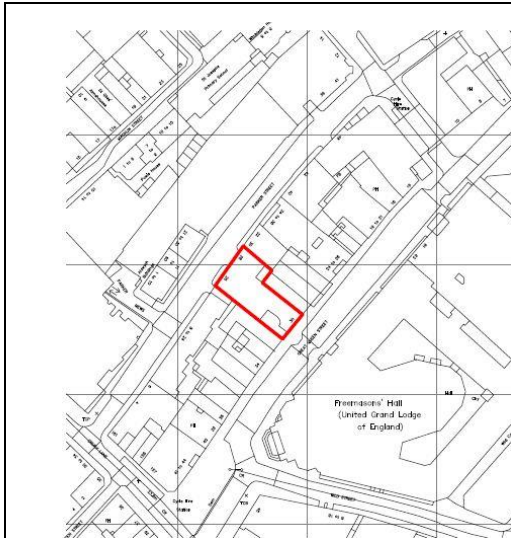


Figure 3 – Location Plan screen shot.

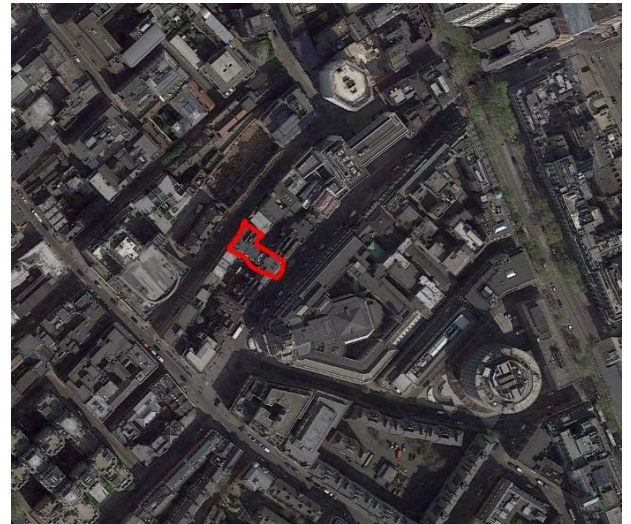


Figure 4 – Satellite screen shot.

- 2.1.1 The site is located within the Seven Dials (Covent Garden) Conservation Area. Situated between Holborn and Covent Garden underground railway stations, off Great Queen Street.

2.2 Surrounding Land Use and Site Context

- 2.2.1 No. 32 Great Queen Street is identified as a building, although unlisted, which makes a positive contribution to the character and appearance of the conservation area. The area is a mix of residential and commercial with similar properties adjoining on all sides to the application site. The premises sits between a restaurant; a flower store and has a bar & grill occupying the ground floor retail accommodation.
- 2.2.2 The surrounding roads with pay and display public parking can be utilised for workers. There will be a designated floor for the worker where the facilities can be used.

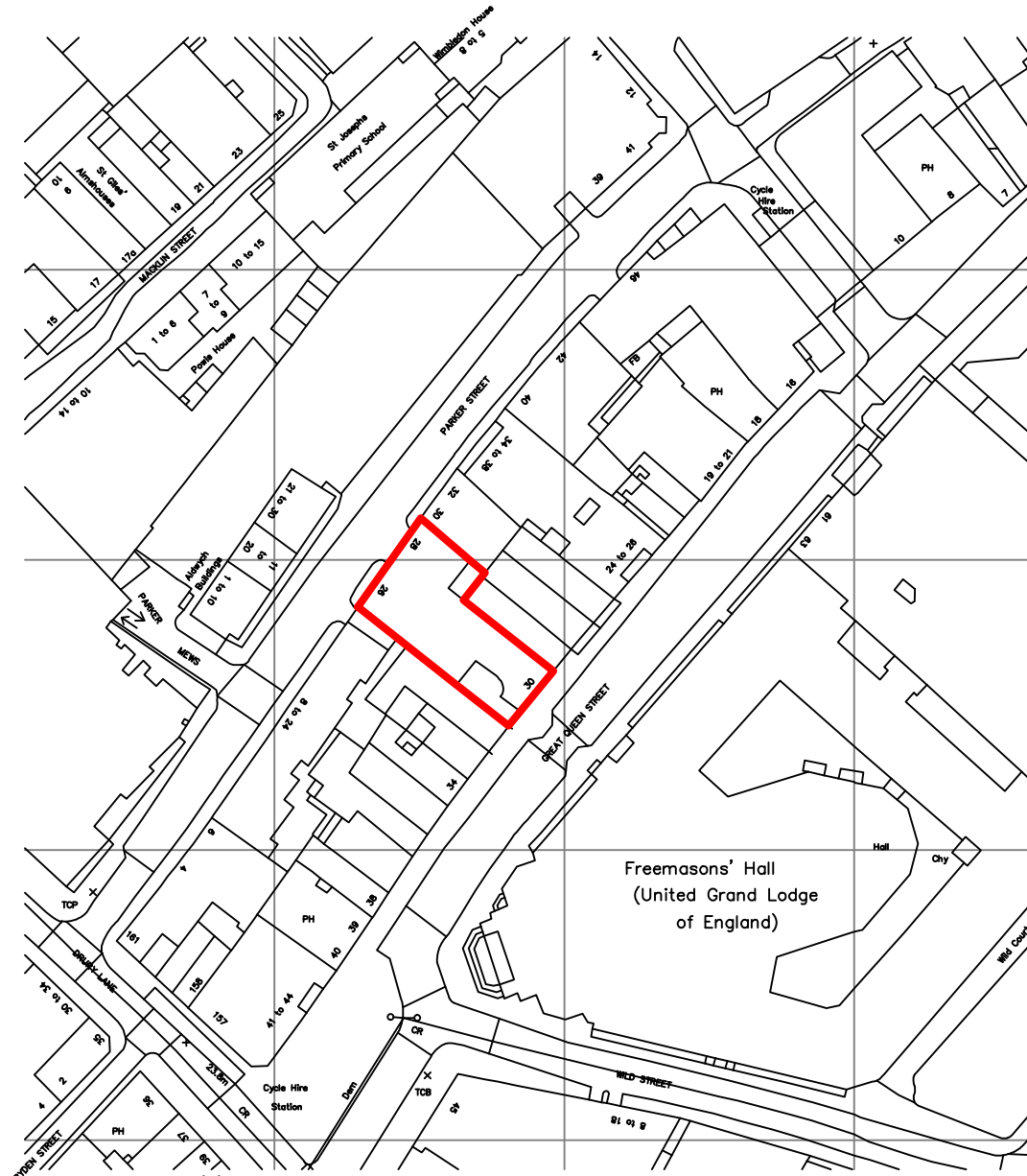
3. Design Statement

3.1 Design

- 3.1.1 In design terms, the main element of the proposal comprises of the repair, cleaning and isolated redecoration of the front elevation. These works are highlighted on the drawing "67252_02 - Front Elevation (30-32 GQS)" which reference the relevant schedule of works items.
- 3.1.2 Externally scaffolding will be required in order to complete the repair and cleaning works to the front elevation. This will be for the contractor to agree directly with Camden Council.
- 3.1.3 If required the contractor will negotiate the acceptable position of a skip directly with Camden Council.

Appendix A
Location Plan





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TITLE Location Plan	REVISIONS				DRAWN BY MPF
	No.	Date	Amendments	Initial	
CLIENT Royal Masonic Benevolent Institution Care Company	THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY: PRELIMINARY <input type="checkbox"/> TENDER <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> SKETCH <input type="checkbox"/> MEASURED SURVEY <input type="checkbox"/> CONTRACT <input type="checkbox"/>				SCALE 1:1250 @ A4
	1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING. 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES. 3) ALL DIMENSIONS ARE IN MILLIMETERS ONLY.				DATE 07.06.2018
	DRAWING NO. 67252_LP				CHECKED NB
	REV. NO.				
PROJECT NAME 30-32, Great Queen Street, London, WC2B 5AZ					

Appendix B
Front Elevation





NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
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3) ALL DIMENSIONS ARE IN MILLIMETERS ONLY.

REVISIONS

No.	Date	Amendments	Initial
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THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
PRELIMINARY ☐ TENDER ☒ CONSTRUCTION ☐
SKETCH ☐ MEASURED SURVEY ☐ CONTRACT ☐

TITLE
30-32 Great Queen Street
Front Elevation

CLIENT
Royal Masonic Benevolent
Care Company

PROJECT NAME
Urgent & Year 1
Planned Maintenance Works

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