

Design and access Statement

Proposal

Conversion of former public conveniences

Ladies and gentlemen's public conveniences, Guilford Place, Camden, London, WC1N

Date

March 2020

Dexter Building Design Ltd

Unit 5 Victoria Grove
Bedminster
Bristol
BS3 4AN
Tel: 01172 448 465

[Mail:enquiries@dexterdesigns.co.uk](mailto:enquiries@dexterdesigns.co.uk)

Introduction

- 1.1. This design and access statement has been submitted in support of a planning application relating to the refurbishment of former public conveniences 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 Bloomsbury Leisure. The building has recently been granted a class use of A1 and A3 which is subject to an S106 agreement and discharge of conditions prior to implementation.
- 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 doorway lighting to the entrances for safety.
- 1.5. This statement has been prepared for the client, Clapham Leisure Ltd 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 is The Former Public Conveniences, Guilford Place, London, WC1N. The site has been vacant and disused for a number of years 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 formerly being in a derelict state and this former condition is further detailed in the Heritage Statement. The WC has since had approved a new roof and this has been constructed. The interior has been fitted out and but this has not been carried out in accordance with the original approved plans and these alterations now form part of this application in order to regularise these works.
- 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 three approved planning applications and three listed buildings applications.
- 3.2. 2018/2044/P Change of use from former public convenience (Sui Generis) to mixed A1/A3/A4 use(retail/restaurant/bar), and associated works – Granted Subject to a Section 106 Legal Agreement
- 3.3. 2018/2721/L Various internal and external works in connection with a change of use from former public convenience to retail/restaurant/bar - Granted
- 3.4. 2016/4353/P and 2016/4431/L Replacement of pavement light roof - Granted
- 3.5. 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
- 3.6. 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 an A3 use. The client who is the new tenant plans to implement the 2015 planning having started the process by paying the S106.

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 and A3 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 the alterations as detailed in 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 reclaimed timber doors.

8.2. The existing wall finishes are to be where possible retained, the client wishes to keep the character of the interior as much as possible in its current form.

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.
