

DESIGN & ACCESS STATEMENT



SITE: 37-39 Conway Street, London W1T 6ST

NEW IMAGE DESIGN

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1.0 Introduction:

This document has been prepared in support of the full planning application for the: "proposed new entrance doors along Warren Street and Conway Street and sub-divide the ground floor of the commercial property "37-39 Conway Street" into 5 Units with Class E5 uses".

The site is fronting Conway Street, Euston Road and Warren Street. Previously applicant used whole ground floor and basement for his business and the address has been used as "37-39 Conway Street". But in fact this premise also owns address of "43 Warren Street" and "363 Euston Road".

The applicant Mr Sun is the free holder of the whole block of the building. Mr Sun is also the founder of his fashion business Sun 99 Ltd with brand name such as Storm. Since his retirement two years ago this business is slowing down. As internet is playing more and more role in daily business running, part of his business has been re-located to another office base and his company no longer needs such a huge office/showroom at this block of building.

Major part of the application site has been vacant for more than two years. The applicant is aiming to sub-divide the ground floor space to independent smaller units so that to create more opportunity to attract potential occupants.

2.0 Location:



(Fig.1) Built form of area surrounding site (application site outlined in red)

The site is within walking distance to Warren Street underground station and Regents Park.

3.0 Proposal and Design Consideration

The Proposal:

- Create new entrance doors along Warren Street and Conway Street
- Sub-divide the ground floor commercial space into 5 Units with Class E5 Use

3.1 Use & Amount

The current Use of ground floor and basement floor is Class E Use.

After sub-division, the Units are as follow:

Unit 1: Vacant unit Class E Use, GIA 50 SQM. Since its entrance is facing Warren Street, the existing Number of "43 Warren Street" will be allocated to this unit.

Unit 2: It will be used for existing business. New entrance door from Conway Street will be created for this unit. Its total GIA is 77 SQM on ground floor + 16 SQM garage; 318 SQM on basement. Its address will be "37 Conway Street".

Unit 3: Vacant unit with Class E Use. New entrance door from Conway Street will be created for this unit. Its total GIA is 46.5 SQM. Its address will be "39 Conway Street".

Unit 4: Vacant unit with Class E Use. New entrance door from Conway Street will be created for this unit. Its total GIA is 45.5 SQM. A new address of "39a Conway Street" will be applied for this unit.

Unit 5: Vacant unit with Class E Use, GIA 73 SQM. Since its entrance is facing Euston Road, the existing Number of "363 Euston Road" will be allocated to this unit.

3.2 Appearance

Alterations to shopfront to add new entrance doors are carefully follow the existing pattern. Metal frames and toughened glass will match those of existing building. Bottom of reformed glazed shopfront will be slightly lower in order to level with indoor floor level.

3.3 Access

The existing commercial unit 37-39 Conway Street has two entrances: Entrance 1 faces Warren Street/Conway Street; entrance 2 faces Conway Street/Euston Road, with additional access (shutter gates) from Warren Street to basement area. These two entrances will be kept and used by Unit 1 & Unit 5.

Access for new units 2 – 4 will be via new entrance 3, 4 & 5.

New entrance 6 facing Warren Street is created for access to bike store for proposed flats on mezzanine floor under separate application. (application ref 2020/4568/P)

3.4 Car Parking

One car parking space for owner of Unit 2 has been designed in previous delivery area, with existing ramp in front of the entrance facing Warren Street.

3.5 Refuse Storage & Collection

Refuse & Recycle store will be within each Unit and daily collection arrangement as existing.