

Design and Access Statement

Prepared on behalf of Antic London

132-136 Powis Street , SE18 6NL

INTRODUCTION

This statement has been prepared in support of a planning application for the change of use of part of the existing basement and ground floor level from A1 /ancillary storage use to a A4 use/ public house with new windows to the rear and side elevations and the installation of a new metal external emergency staircase with a new bin store underneath.

This proposal has been designed to further enhance the planning permission for a Public House and widen its customer appeal and economic viability.

This design and access statement aims to establish compliance with local and national planning policies in order to secure planning consent.

EXISTING CONDITIONS

Woolwich originated around the favorable Thames riverine environment that was to be host to the royal arsenal and dockyards. The early settlement progressively transformed into a bustling market town that was to become the base of the pioneering co-operative society movement and one of the first polytechnic institutions. Years of prosperity were followed by a severe economic decline - signs of generalized neglect became apparent within town center.

The Site is prominently situated on the western end of Powis Street in Woolwich town center. Powis Street is a leafy and partly pedestrianized high street that presents a typical linear arrangement, which is connected to a network of narrower secondary streets.

The high street is characterized by a mixed urban grain made up by a miscellaneous assortment of Victorian, Art Deco and modernist style buildings, which give it a distinct architectural character. The building blocks lining the street frontage range from two to five storeys in height, and present a traditional mix of uses, predominantly comprising commercial units on the ground floor and offices or residential premises above.



The premises at no 132 -136 are situated next to a multi storey tower, part of a former shopping complex, and next to three storey building, separated by a narrow alley that gives access to a rear yard. The site proposal consists of two distinct buildings, built at different times but joined together internally at a later date.

PLANNING HISTORY:

- **13/0548/F** Change of use of ground floor and basement level from (A1) use/retail to (A4) use/public house with the installation of a new shop frontage and bin store to the side elevation **GRANTED 15/01/2014**
- **14/0327/V** Variation of Condition 1 of planning permission dated 15/01/2014 (Ref: 13/0548/F) to change operating hour to 10 am to 11pm Sunday to Thursday and 10am to 12 midnight Friday and Saturday to 10.00 -00.30 Monday-Sunday. | **REFUSED 04/04/2014:**
- **16/3228/F** Partial change of use of basement from Ancillary Storage (A1) to Public House (A4) including the installation of an external staircase and new windows. **GRANTED 30/01/2017**
- **16/3672/F** Reconfiguration of the existing upper parts of 132-136 Powis Street as well as construction of a fourth storey, part 1/part 2-storey extension at first floor, to create 2x1-bed studios, 3x2-bed flats and 1x1-bed flat. Works also include one Art studio at the rear and changes to the existing east and rear elevations. **PENDING OF DECISION**

PROPOSAL

The application proposed is for the change of use of part of the existing basement and ground floor level from A1 /ancillary storage use to a A4 use/ public house with new windows to the rear and side elevations and the installation of a new metal external emergency staircase with a new bin store underneath.

This application follow the previously granted applications 13/0548/F and 16/3672 referring to the change of use to the basement and ground floor.

The applicant also submitted an application for the upper floors of the building, ref number 16/3228/F. which is still pending of decision. This application is essential for the economic viability of the building.

Still waiting for a response related to the upper floors and in order to update the current situation of the premises at the basement and ground floor, the applicant has submitted this new application which reflects and gathers the same information already approved through applications ref number 13/0548/F and 16/3672.

DESIGN

The design proposal is believed to appropriately address the existing building in terms of form, scale and architectural character as well as ensuring its long-term future, use and maintenance.

The scale of the building and the existing structure will remain within the confines of and the original plot will gain some additional square meterage on the basement.

A new metal staircase at east side elevation have been proposed for maintenance the existing flat roof. The bin store is located underneath of the staircase.

CONCLUSION

The proposal offers a well-considered solution that improve the beneficial use of the existing planning permission for a Public House.

This proposal is made by an independent pub company that operates at over 40 London public houses and has a tradition spanning more than 16 years of taking on and revitalizing pubs that have had challenging histories. Therefore, the applicant also understands the challenges well and in detail.

We trust that this application can be supported and consent granted.