

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 18 August 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	Colegrave House, 70 Berners Street, London, W1T 3NQ		
Proposal	Installation of disabled access ramp and steps at ground floor level and erection of glazed entrance canopy.		
Agent	DP9		
On behalf of	Sirosa Ltd and Arcadia Group Ltd		
Registered Number	15/04284/FULL	TP / PP No	TP/7381
Date of Application	07.05.2015	Date amended/ completed	14.05.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	East Marylebone		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
Stress Area	Within Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Refuse permission - pavement obstruction and trip hazard, to the detriment of pedestrian safety.





COLEGRAVE HOUSE, 70 BERNERS STREET, W1

2. SUMMARY

The application concerns Colegrave House, also known as The London Plaza, which is located on Oxford Street between Berners Street to the east and Wells Street to the west. Permission was granted in 2013 to refurbish and reconfigure the shopping centre and this permission is currently being implemented. These works also included the enlargement of the office entrance on Berners Street. The approved drawings show that access to the original office entrance was flush with the pavement. The approved scheme involved extending the office entrance into the adjacent shop units, to the north, at a point where the pavement begins to slope away.

Permission is now sought to erect a glazed canopy over the entrance and to install an access ramp and steps on the public highway, adjacent to the extended office entrance to provide disabled access. The proposal is similar to one submitted in 2014 which was refused on the grounds that it would create an obstruction to pedestrian movement.

The proposed ramp is a maximum of 1.4m wide, and would leave a varying width of between 2.3m and 2.5m of unobstructed pavement beyond. The steps and ramp are on the public highway and would unacceptably reduce the width of this busy footway, contrary to Unitary Development Plan Policy TRANS27. As the proposals do not incorporate any hand rails they are also inconspicuous and likely to be a trip hazard.

The applicant has been advised that the proposal is not acceptable. They have been asked to investigate alternative means of providing disabled access to the property. The applicant claims that it is not possible to accommodate the ramp, internally, by lowering the floor slab. However, there is not considered to be any reason why the office entrance could not be moved back towards its original location, further southwards on Berners Street, where the pavement is level. This would remove the need to install a ramp on the public highway.

The applicant has also cited examples of other ramps within the vicinity of the site. However, these all appear to be on private land that is not considered to be public highway.

The proposed ramp and associated steps, and glazed entrance canopy, are acceptable in terms of their appearance. Permission has previously been granted for a similarly designed glazed canopy in this location. However, the proposal is considered unacceptable in highways terms as it would leave insufficient space for the free flow of pedestrians along this busy footpath, and would constitute a trip hazard, and would therefore be harmful to pedestrian movement and safety. The application is considered to be contrary to adopted highway policies and is therefore recommended for refusal.

3. CONSULTATIONS

COUNCILLOR GLANZ

Email sent on his behalf expressing concern about a potential recommendation for refusal.

COUNCILLOR ROBERTS

Requests application be reported to Committee.

FITZROVIA NEIGHBOURHOOD ASSOCIATION

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

Objection: highway obstruction and trip hazard.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS
No. Consulted: 73; Total No. of Replies: 0

ADVERTISEMENT/SITE NOTICE: Yes

BACKGROUND PAPERS

1. Application form and letter from agent dated 7 May 2015
2. Email on behalf of Councillor Glanz dated 25 June 2015.
3. Email from Councillor Roberts dated 26 June 2015.
4. Memorandum from Highways Planning Manager dated 19 June 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT HELEN MACKENZIE ON 020 7641 2921 OR BY E-MAIL – hmackenzie@westminster.gov.uk

DRAFT DECISION LETTER

Address: Colegrave House, 70 Berners Street, London, W1T 3NQ

Proposal: Installation of disabled access ramp and steps at ground floor level and erection of glazed entrance canopy.

Plan Nos: 4767-00-312 Rev D, 313 Rev A, 311 Rev A, 310 Rev A. 315, Site Location Plan

Case Officer: Josephine Palmer **Direct Tel. No.** 020 7641 2723

Recommended Reason for Refusal:**Reason:**

- 1 The ramp and steps would reduce the amount of space for pedestrians and the general public, including people with mobility difficulties, along the footpath, and would also constitute a trip hazard due to their detailed design. This would not meet S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS27 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.
- 2 Had the proposal been acceptable in principle, the detailed design is likely to have been deemed unsuitable because the steps are not provided with a handrail and the ramp is unguarded. Moreover, because they are inconspicuous and of limited height, they are likely to represent a trip hazard to people with visual impairments or anyone not paying sufficient attention to where they are going.

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AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building process. Figures relate to the Built-up Area of the building at the current stage of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 6th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

NOTES

REV.	DATE	AMENDMENT
-	04/07/2014	ISSUED FOR PLANNING COMMENTS
A	08/04/2014	UPDATED TO DPM COMMENTS ISSUED FOR PLANNING
B	19/08/2014	UPDATED TO DPM COMMENTS ISSUED FOR PLANNING
C	25/04/2014	UPDATED TO DPM COMMENTS ISSUED FOR PLANNING
D	12/12/2014	EDA ACCESS WIDTH REDUCED

KEY PLAN

CLIENT

Arcadia
70 Berners Street LONDON W1T 3NL

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T: +44 (0)20 7594 7700 E: info@sheppardrobson.com

PROJECT
ARCADIA HQ

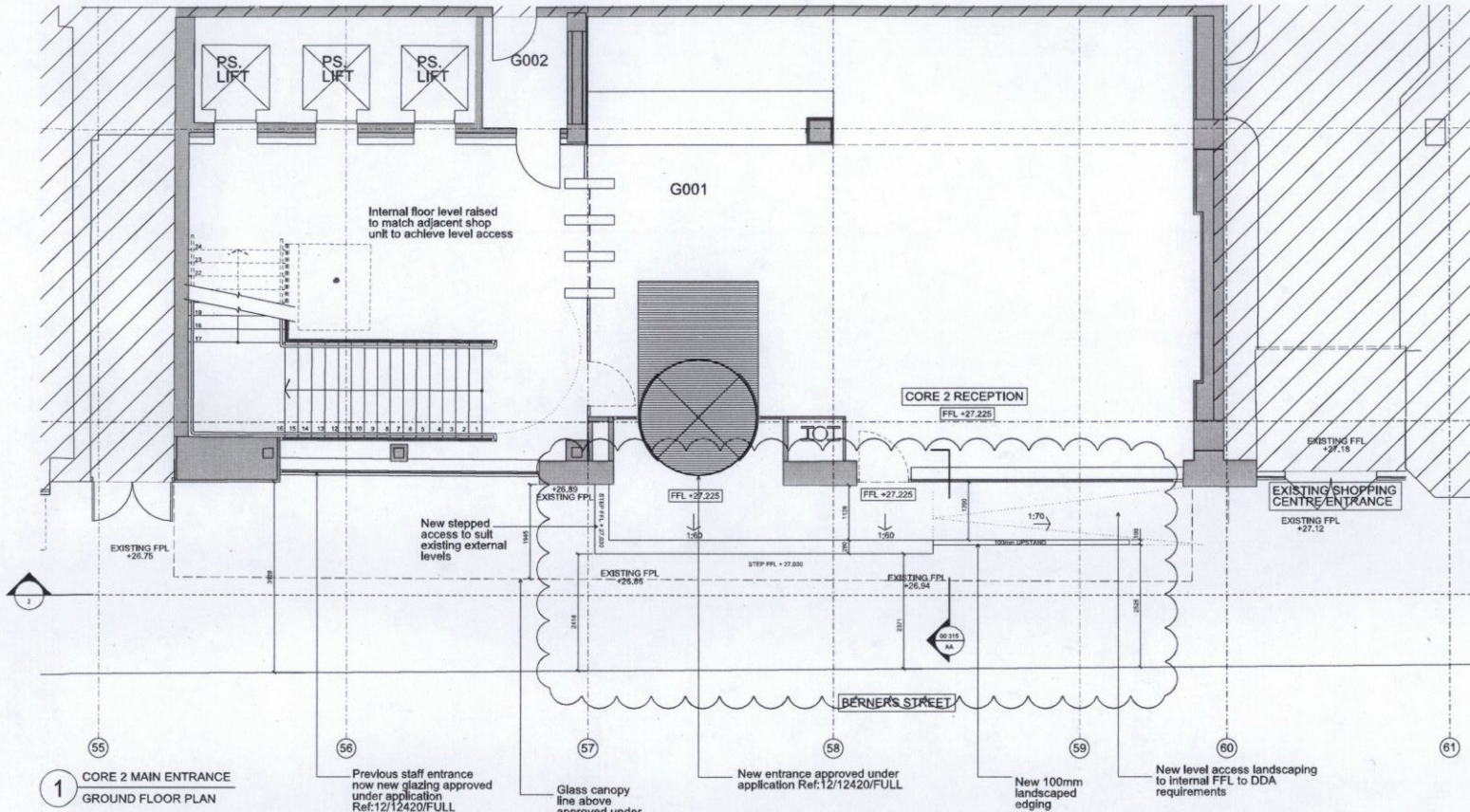
SCALE/1:50	DATE	ORIGINATOR	CHECKED	AUTHORISED
	15.05.2014	DG	RF	RH

TITLE
**ARCADIA MAIN ENTRANCE
EXTERNAL LEVEL ACCESS PROPOSED
PLAN & ELEVATION ALONG BERNERS STREET**

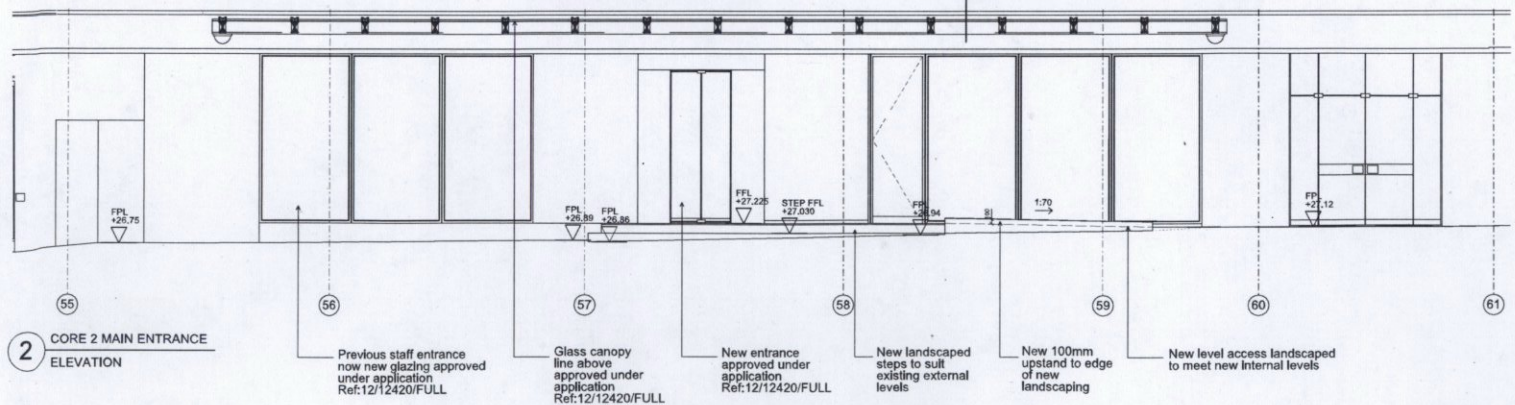
STATUS
PLANNING

DRAWING NO.
4767-00-312

REV.
D



1 CORE 2 MAIN ENTRANCE
GROUND FLOOR PLAN



2 CORE 2 MAIN ENTRANCE
ELEVATION