

Design Statement

This design statement is written in support of the application for a minor design amendment to the external works at Fishtank, 2 Beaconsfield Street, N1C 4AR. The proposed changes relate to the design of the left-hand side entrance to the lobby, and the main shopfront.

Firstly, we propose the use of a fluted glass pane in place of a perforated metal louvre above the left-hand side entrance. This proposed change follows alterations to the M&E strategy. The alterations have made the approved louvre redundant by re-routing the internal ventilation ducts to the north elevation, reducing the original louvre to two 400x400mm units facing the communal garden. Using a glass pane in place of the originally proposed louvre would let more natural light into the lobby, whilst making the lobby entrance appear more visually consistent with the shopfront. This would positively contribute to the appearance of the building and its surroundings.

Secondly, a structural concrete upstand was discovered at the base of the shopfront during the strip-out works. Following further review it is evident that there would be significant structural challenges to add in brickwork in this location. As the external visual impact of the upstand is very limited, it is proposed to keep the original concrete upstand and paint it to match the building's brickwork.

Following further advice from shopfront specialist it is proposed to lower the transom in both the shopfront and lobby entrance by 100mm. The slightly reduced transom height will avoid overly tall and heavy doors and will therefore aid the usability of the entrance, and is therefore considered a positive adjustment.

Lastly, following further discussions with the awning specialist it is proposed to change the awning arm colour from dark blue powder coating to anthracite grey. This change is barely noticeable, as the awning itself will stay a vibrant dark blue and tonally similar to the anthracite grey.

Signed by Material Cultures
14th December 2023



ABOVE: Approved shopfront design.
BELOW: Proposed shopfront design.