

58 Southampton Row, Bloomsbury, London, WC1B 4AR

## Design & Access Statement

29<sup>th</sup> November 23'



### 1.0 Introduction

The proposal is for the removal of the existing shopfront at ground floor level, in order to improve the functional and aesthetic appearance of the building. This will enable the existing vacant commercial unit to be marketed towards a restaurant provider / chain.

A new ventilation and extract system is also proposed in anticipation of the basement area being utilised as a kitchen and the ground floor being the main seating / guest area.

This design statement outlines the key considerations for designing a new shopfront that is functional, aesthetically pleasing and improves the street scene.

## 2.0 Design



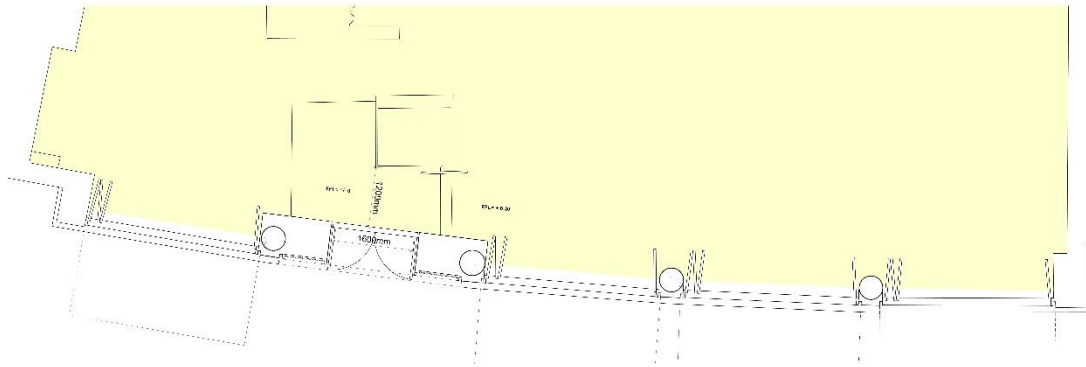
Proposed Front Elevation

The new shopfront will consist of new polyester powder coated aluminium double-glazed bi-folding doors within the existing apertures. Giving the future tenant the option to open the restaurant to the street will allow for a more inviting and vibrant atmosphere, thus attracting prospective tenants.

This combined with new awnings will add colour and visual interest, whilst also protecting visitors against the elements in an unpredictable climate. Shopfront awnings are a traditional method of providing protection to the front of shops & restaurants and will enhance the character of the area in a way which complements the wider surroundings and Conservation Area.

A new entrance door with feature clad wall panels is proposed, the entrance door is to be recessed into the shopfront, allowing for the doors to open outwards whilst also protecting passers-by. This will also allow for an increased occupancy as anticipated with the intended use and will be required to satisfy building regulations.

Concrete relief clad panels are proposed alongside the new entrance door, these will be harmonious & complementary the existing external finishes whilst also creating a visual interest to the entrance and a positive first impression.



Proposed Ground Floor Plan

### 3.0 Access

Primary access to the unit will remain via Southampton Row with an increased clear door width of 1.6m and will also be power assisted. The new shopfront allows for a levelled approach to ensure the unit meets modern standards for access and compliance with the Equality Act 2010.

Manifestation, signage, and any changes to the colour of the awnings (to suit tenant branding) will form part of a separate application by the future tenant.

There are no steps or barriers being proposed.

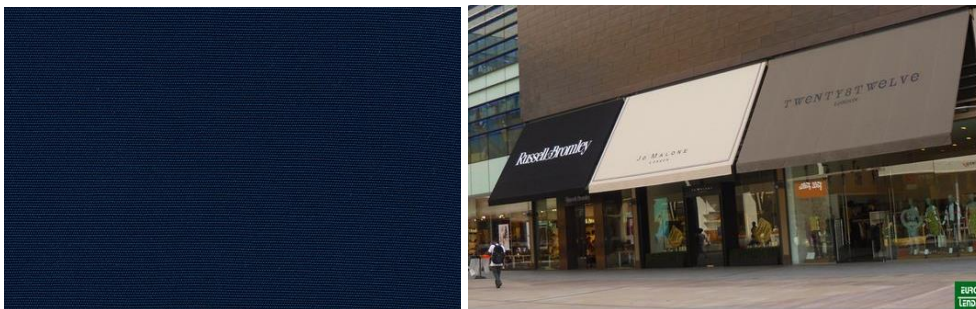
## 4.0 Materials



PPC aluminium bifolding doors to shopfront finished polyester powder coated – RAL 1024.



Pigmented concrete relief panelling to entrance.



Overhanging awnings with tenant logo / design finished in 'admiral blue'



surface mounted LED downlighter to recessed soffit above entrance door. Finished in matt black. (see appendix for technical data sheet).

## **5.0 Conclusion**

It is believed that the proposed alterations will provide a much-needed aesthetical and functional improvement to the building but also for the longevity of the commercial unit to ensure it continues to attract flagship-ship retailers. We therefore respectfully request the local authorities support in determining this application.

END.

## Appendix.

# Kos Square 100 LED

astro

## General

|                           |                            |
|---------------------------|----------------------------|
| Location:                 | Bathroom/Interior/Exterior |
| Class:                    | CE (Class II)              |
| Ip Rating:                | IP65                       |
| Bathroom Zone:            | Zone 1, 2, 3               |
| Driver Required:          | No                         |
| Installation Orientation: | Ceiling Mount              |
| Main Material:            | Metal - Aluminium          |
| Dimensions (mm):          | H: 100 W: 80 D: 80         |
| Cut Out Hole :            | -                          |
| Recess Depth (mm):        | -                          |
| Fire Rating:              | -                          |
| Cable Length (mm):        | -                          |
| Gross Weight (kg):        | 0.66                       |

## Lamp

|                                |                |
|--------------------------------|----------------|
| Light Source:                  | AC LED Module  |
| Wattage:                       | 6.2W           |
| Lamp Included:                 | Yes (Integral) |
| Maximum Lamp Length (mm):      | -              |
| Luminous Flux (lm):            | 316            |
| Colour Temp (K):               | 3000           |
| Cri (Ra):                      | 80             |
| Macadam Ellipse:               | 3-Step         |
| Tilt Adjustable Angle (°):     | -              |
| Rotation Adjustable Angle (°): | -              |
| Lifetime (hrs):                | 40000          |
| Beam Angle (°):                | 35             |

## Electrical

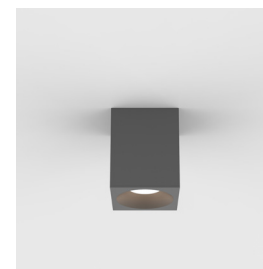
|                             |                                 |
|-----------------------------|---------------------------------|
| Switched:                   | No                              |
| Dimmable:                   | Yes                             |
| Dimming Method:             | Phase - Leading & Trailing Edge |
| Supply Frequency (Hz):      | 50/60                           |
| Driver/Ballast Voltage (V): | 210-250                         |
| Driver Lifetime (hrs):      | 4000                            |
| Efficacy (lm/W):            | 51                              |

## Additional Information:

|                          |       |
|--------------------------|-------|
| Shade Included:          | -     |
| Shade/Diffuser Material: | Glass |
| Shade/Diffuser Finish:   | Clear |
| F Mark:                  | -     |



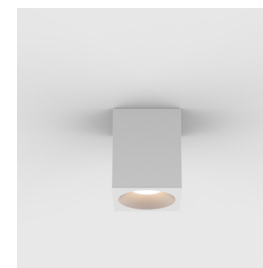
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CODE: 1326028  
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CODE: 1326064  
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CODE: 1326065  
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CODE: 1326078  
FINISH: SOLID BRASS

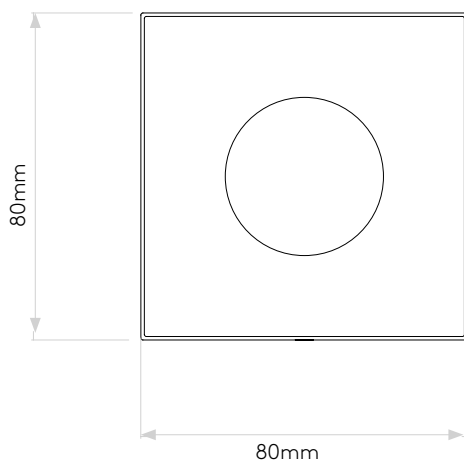
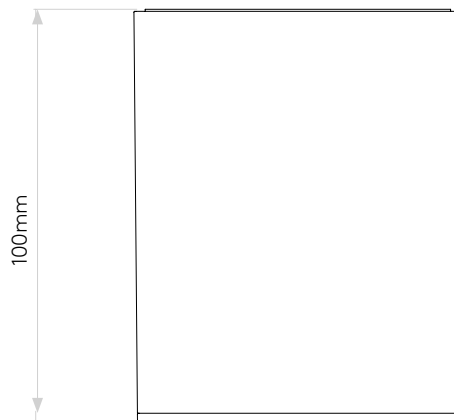
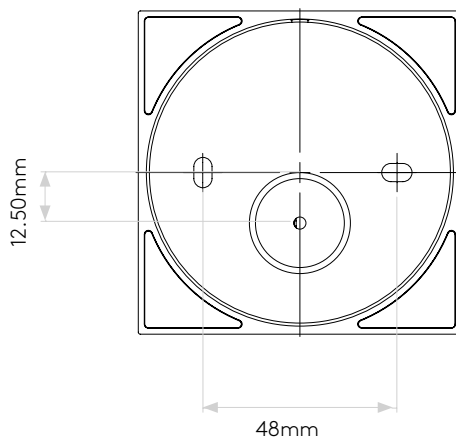
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Please note that some dimensions may vary slightly due to manufacturing tolerances, this includes cable entry and fixing holes

Veuillez noter que certaines dimensions peuvent varier légèrement en raison des tolérances de fabrication, y compris l'entrée de câble et les trous de fixation.

Bitte beachten Sie, dass die Maße Fertigungstoleranzen unterliegen und daher in geringem Umfang von der angegebenen Größe abweichen können. Dies gilt auch für Kabeleingänge und Befestigungslöcher.

Si prega notare che possono esserci piccole variazioni in alcune dimensioni dovute alle tolleranze di produzione, queste includono l'ingresso del cavo e i fori di fissaggio.