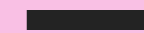


50-52 Monmouth Street



Design & Access Statement
March 2024

Contents

01

01.01
01.02

Introduction

Executive Summary
Brief and Objectives

02

02.01
02.02
02.03

Site Location and Context

Site Location
Existing Conditions
Site Photographs

03

03.01
03.02
03.03
03.04
03.05

Design Proposals

Design Approach
Proposed Plans
Proposed Elevations
Proposed Sections
Proposed Excavation Areas

04

04.01

Summary

Scheme Summary

05

05.01

Appendix

Planning Drawings

01

Introduction

01.01
01.02

Executive Summary
Brief and Objectives



Introduction

01.01 Executive Summary

Executive Summary

This Design and Access Statement has been prepared in order to obtain planning permission from Camden Council for both external and internal works to be carried out at ground and basement floor of 50-52 Monmouth Street.

The proposed new restaurant unit will be in keeping with, and complementary to the constantly evolving and changing wider Covent Garden Estate.

Located on Monmouth Street and within the Seven Dials Conservation Area, the new shopfront and improved access strategy will enhance the streetscape and improve inclusivity within the atmospheric Seven Dials and Covent Garden area.

This document explains the context for the proposals and the reasoning behind the proposed design.



▲ Building view from Tower St and Monmouth St

Introduction

01.02 Brief and Objectives

Brief and Objectives

The key objective is to create an improved, accessible restaurant space at a prominent location within Seven Dials centre.

The scheme has been designed to attract tenants and contribute to the continued evolution of Covent Garden. In order to achieve this objective, the following works are proposed to be carried out:

- A new, replaced shopfront that retains the existing stall riser height and elements of a traditional shopfront commonly found in Covent Garden.
- New improved double glazing windows will be replacing the existing single glazing windows improving the ventilation and sustainability credentials.
- Powder-coated louvres are to be integrated into the shopfront at high level replacing the existing obscured fanlights. The louvres will improve ventilation at ground floor facilitating and ensuring continual supply of fresh air.
- The installation of new facade lighting to improve the visibility of the unit whilst reflecting similar lighting designs used in the surrounding area.
- Lowering of part of the ground floor level to the Monmouth Street entrance with consequent improvement to the vertical circulation allowing level access from Monmouth street entrance.
- The installation of a new staircase and platform lift to serve ground and basement floor.
- New decorative shutter to the improved secondary entrance on Monmouth Street.
- Leveling of the basement level floor and underpinning of the vaults to allow maximum use of the space.
- New internal stair to connect the lowered basement space to the existing Tower Street communal staircase, in order to provide a secondary means of escape.
- A full strip out of all the existing fittings and services on basement and ground level.



02

Site Location and Context

02.01
02.02
02.03

Site Location
Existing Conditions
Site Photographs



Site Location and Context

02.01 Site Location

Site location

50-52 Monmouth Street is located within The Seven Dials Conservation area and within the boundaries of Camden Council.

The unit is located at the southern end of Monmouth St, having dual frontage onto Tower St.

Monmouth Street has a number of different eateries and is well placed to serve the residential and commercial premises nearby. Alongside this, there are many tourist destinations that surround the site, including the theatres on the Strand, the Covent Garden Markets and Leicester Square.

Annotation Notes

- 01 Seven Dials
- 02 St Martin's Theatre
- 03 Cambridge Theatre

— Site



Site Location and Context

02.01 Site Location

Seven Dials Conservation Area

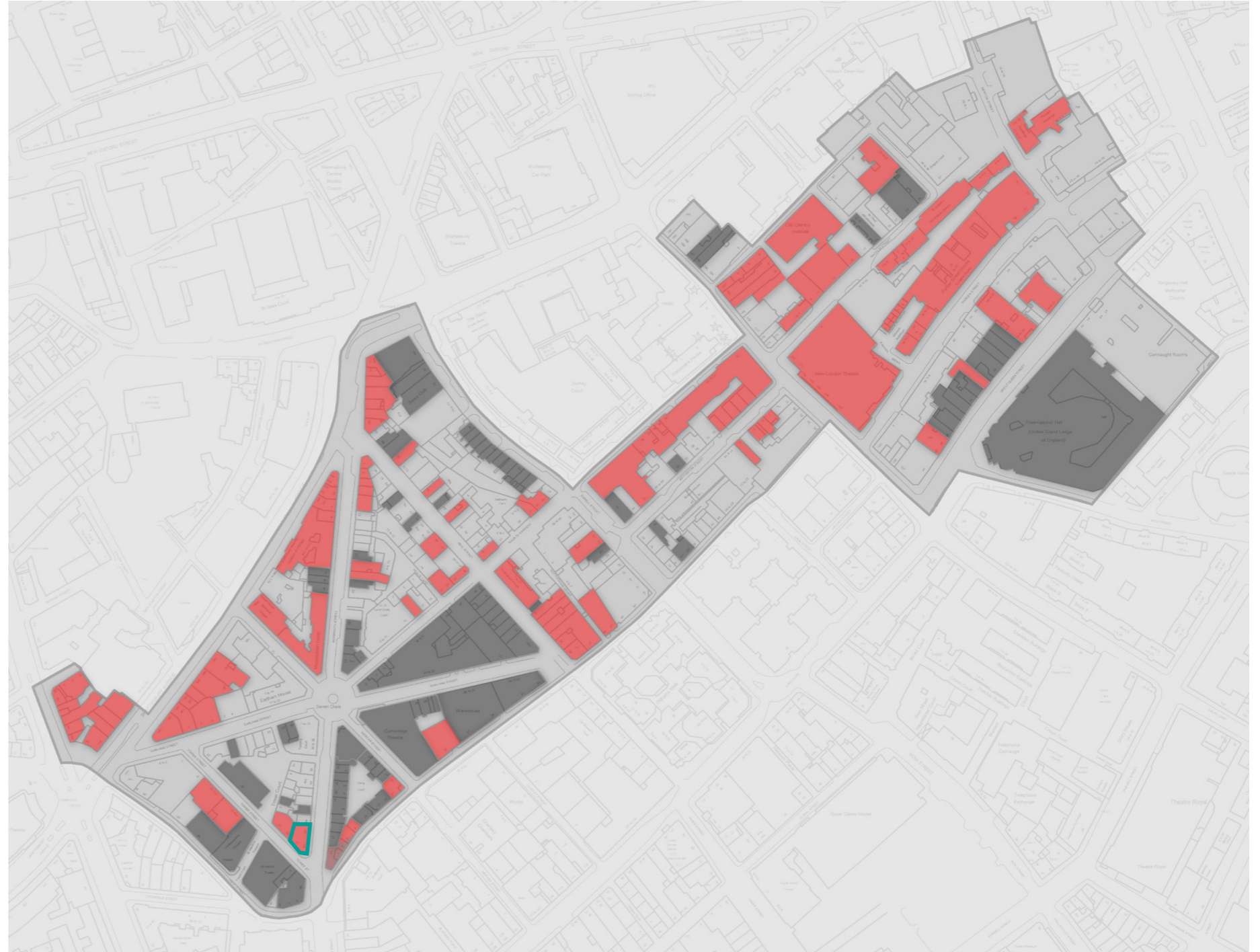
The special character of the Seven Dials Conservation Area is found in the range and mix of building types and uses and the street layout. The character is not dominated by one particular period or style of building but rather it is their combination that is of special interest.

50-52 Monmouth Street is among those buildings indicated as notable because of their value as local landmarks, or as particularly good examples of the local building tradition.

Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area.

Annotation Notes

- Positive Contribution
- Listed Buildings
- 50-52 Monmouth Street



Site Location and Context

02.02 Existing Condition

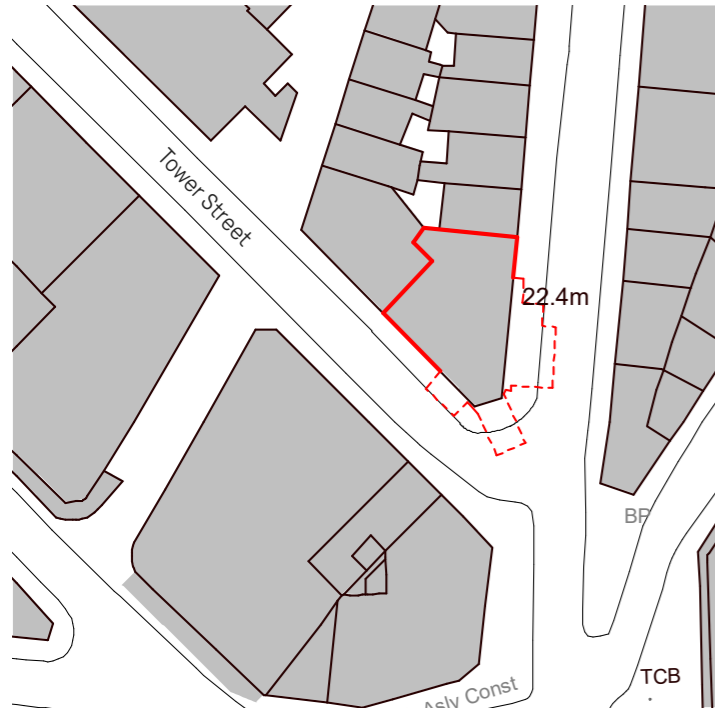
50-52 Monmouth Street

The unit is currently used as a restaurant; arranged over Basement, Ground and part of 1st Floor.

First Floor is currently used as a seating area, back of house plant storage and a Bar area, with primary access via a staircase which leads down to Ground and Basement Floor. This stair acts as a fire escape leading directly out onto Monmouth St which is raised above street level by 2 steps.

Ground Floor is used as the primary dining space. The primary access/egress point is located at the apex of the building, at the junction of Monmouth St and Tower St, raised above street level by 3 steps.

The basement is used for customer toilets, back of house and kitchen space. There are several vaults within the basement that include two cold stores in the apex vault. These vaults protrude out from the building's footprint under the pavement/road. The basement is primarily accessed via the main staircase on the Monmouth St side. Rear access is also possible via the core on 21 Tower St, currently used as a fire escape.



01 View of the site from Tower St and Monmouth St crossing

Site Location and Context

02.03 Site Photographs



01 View of the site from Tower St and Monmouth St crossing



02 View of the site from Tower Street



03 View of the site from Monmouth Street



04 View of the site from Monmouth Street