

03

Design Proposal

- 03.01 Design Approach
- 03.02 Proposed Plans
- 03.03 Proposed Elevations
- 03.04 Proposed Sections





Design Approach

This chapter describes the design decisions made for the refurbishment of the restaurant/retail unit across ground and basement floors, which is considerate of its area setting whilst providing inclusive, more sustainable and accessibly designed spaces. The new street frontages are committed to preserving the existing vibrant aesthetic whilst making small alterations which complement the local character, providing an opportunity to significantly add value to the entrance into Seven Dials.

Use

The provision of the refurbished restaurant (food and beverage) or retail use in this location is appropriate to the surrounding context and will enhance the street scene providing increased active frontage.

For the purpose of this Design and Access Statement, we have shown indicative internal layouts for a restaurant use included within the appendix.

The first floor will be converted into office floorspace, which will align with the existing use at upper floors. The office level will be accessible through the existing office entrance off Tower Street. No change of use is required as the office use falls within Class E.

Design Proposal

03.01 Design Approach

Design Proposal Summary

- Create a significantly improved entry to Seven Dials.
- Shopfronts are proposed to be updated with emphasis on retaining but enhancing some of the existing building features and qualities. With this in mind, stall riser heights are proposed to be retained and shopfronts will remain as metal-framed. New improved double glazing windows provided with high level louvres will be replacing the existing single glazing windows improving the ventilation and sustainability credentials.
- The window design respects the existing mullion locations with exception to the end bay on Monmouth Street which includes an additional mullion to align with a new accessible lobby and stairwell leading to Basement level.
- 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. Impact will be minimised by careful integration into the detail of the shopfront design, colour matching the louvres to the shopfront frame, and locating these at high level (screened by the awnings in the open position). Careful consideration has been made to position these to the Tower Street elevation of the building, keeping Monmouth Street louvre-free.
- Awnings are proposed to be located above the signage to maximise natural light penetration.
- New contemporary external lighting will be installed to the ground floor to illuminate the shopfront and improve visibility.
- A new, elegant architectural shutter is proposed to the improved secondary entrance on Monmouth Street, during the unit's opening hours this shutter will be not visible as it will be integrated into the head of the door design. It will provide additional security during the closed periods and positioned in front of the recessed secondary entrance door.

Redundant building services will be removed and structural alterations will be carried out as listed below:

- Partial lowering of the ground floor slab on the Monmouth St side will improve accessibility, allowing for level access from this entrance. As a consequence to these level improvements a new stair and platform lift is proposed to connect the existing street level to both ground floor and basement levels.
- Minimal excavation and leveling to the basement floor to improve accessibility and maximise ceiling heights for front of house activities
- Underpinning of vault areas to be celebrated and used for Front of House activities
- A new internal stair will be installed to provide secondary exit from the basement through to the Tower street communal core.
- Internal general refresh removing all finishes, fixtures and fittings, with partial wall reduction to allow the space to function as an inviting unit.

These alterations will create an attractive unit for tenants who will contribute to the continued sustainable evolution of Covent Garden. Internal layout and service distribution will be part of the incoming tenant scope of work.

Design Proposal

03.02 Proposed Plans

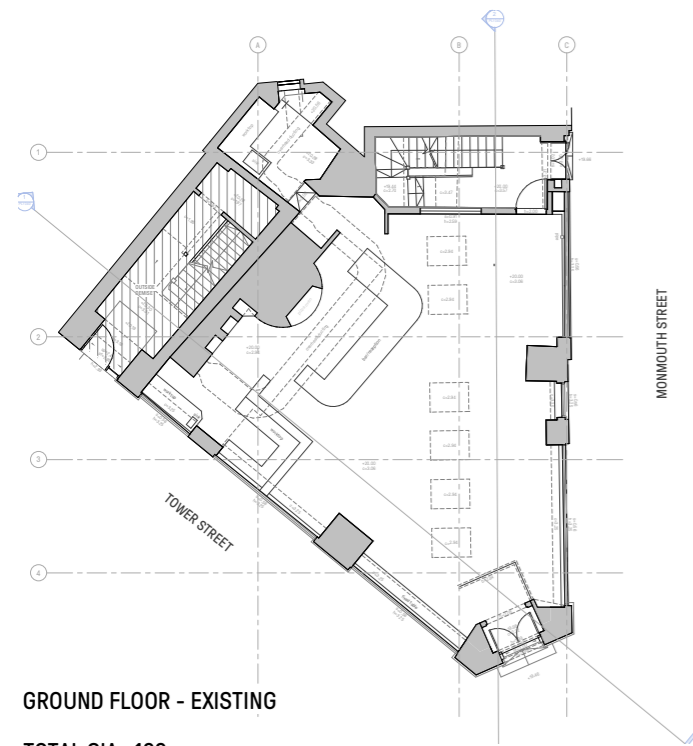
Proposed Ground Floor Plan

The ground floor is proposed to remain as the same restaurant use, with the objective to maximise the trading space on this floor.

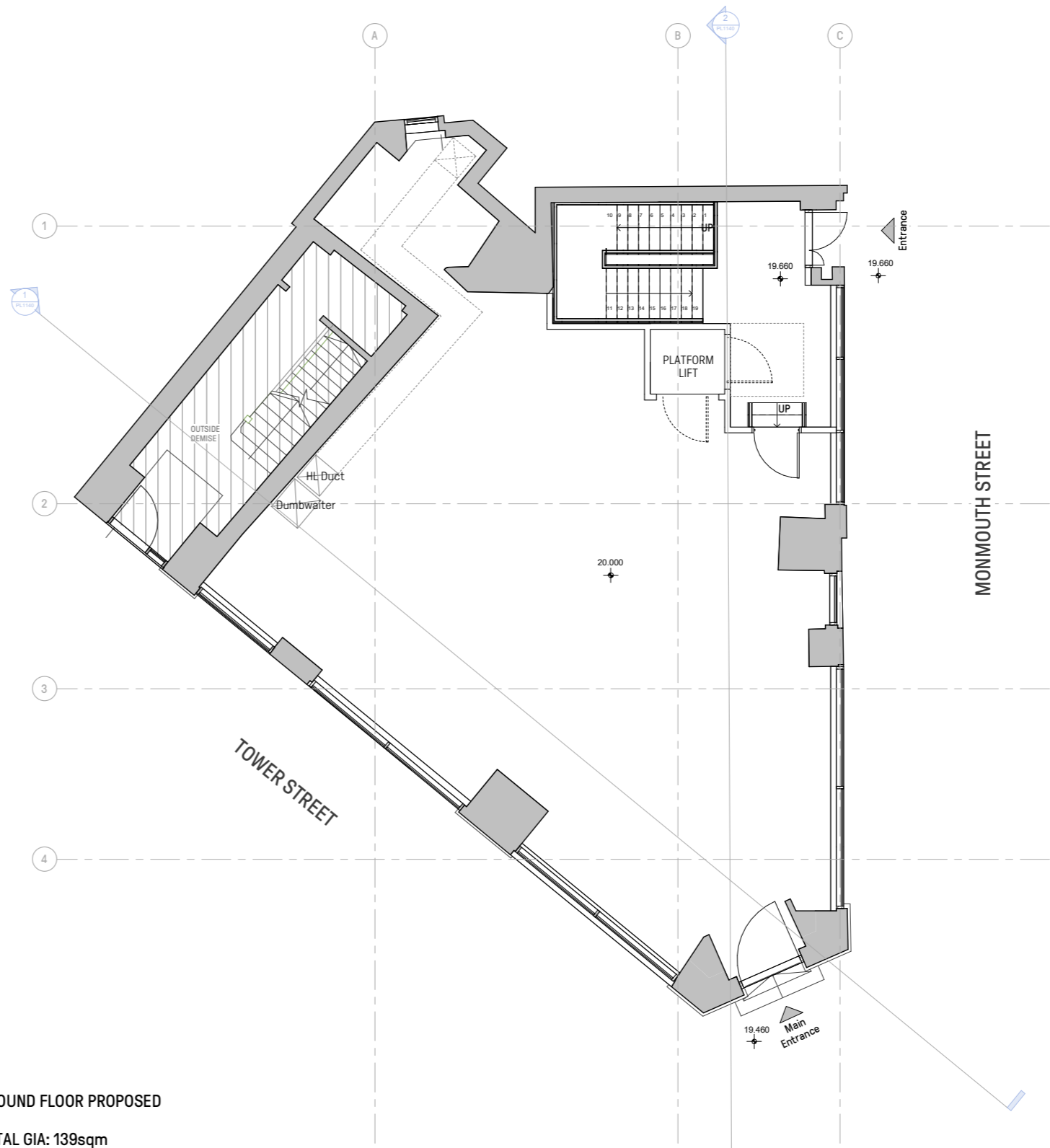
Demolition and levelling of the entrance area on the Monmouth St side will allow for step-free access and improved accessibility.

A full strip out is proposed; removing all finishes, partitions, fixtures, fittings, dividing walls and all redundant services.

The existing stair is proposed to be demolished and replaced with new vertical circulation together with a platform lift. This will provide universal access to all levels as part of the core strategy to provide an inclusive environment for all.



▲ Existing Ground Floor



▲ Proposed Ground Floor

Design Proposal

03.02 Proposed Plans

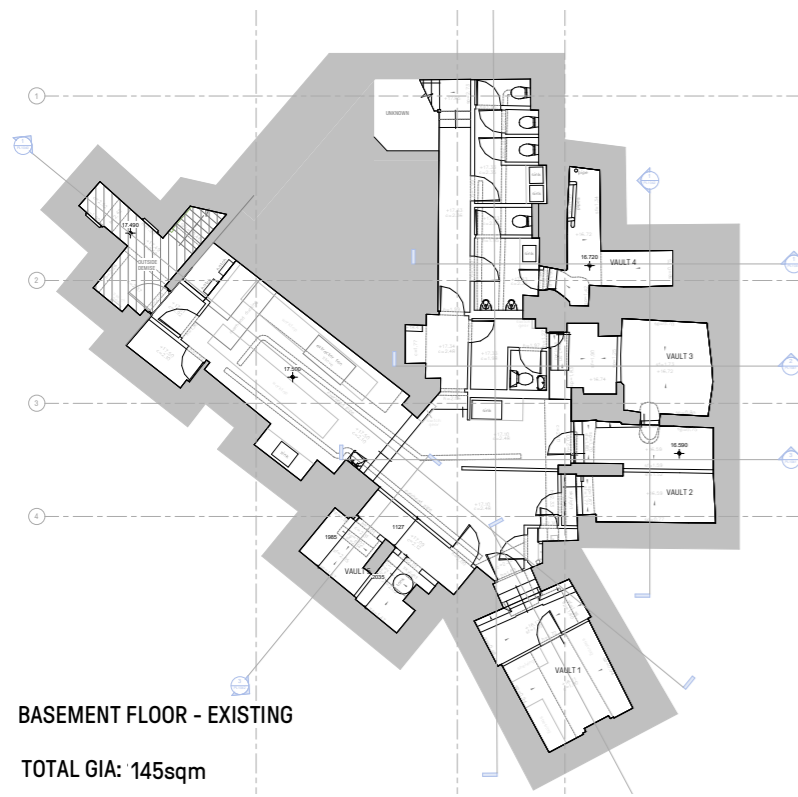
Proposed Basement Plan

A general levelling of the existing floor within the main basement area will facilitate the full use of this space, allowing universal access from GF via the new platform lift.

Additionally the excavation of the vaults to provide 2.2m head height will allow this characterful space to be celebrated and used for front of house activities.; the spaces will be accessible via a few steps.

As a result of the new lowered basement level, a new internal stair will be provided to guarantee a secondary exit from the basement through to the Tower Street communal core.

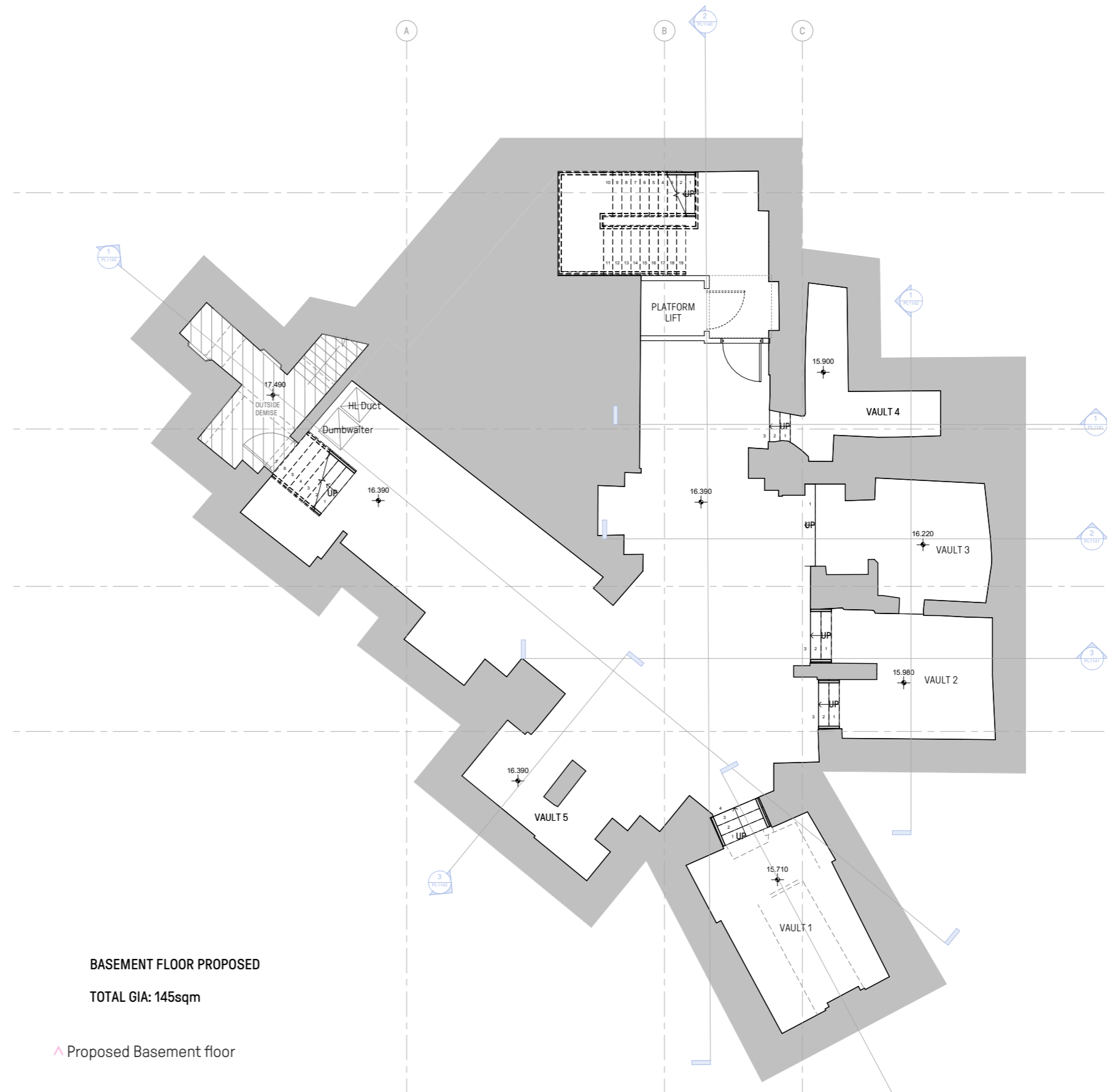
The existing pavement lights will facilitate natural light into the basement area.



BASEMENT FLOOR - EXISTING

TOTAL GIA: 145sqm

▲ Existing Basement floor



BASEMENT FLOOR PROPOSED

TOTAL GIA: 145sqm

▲ Proposed Basement floor

Design Proposal

03.03 Proposed Elevations

Proposed Tower Street Elevation

- New metal-framed fixed double glazing windows to Tower Street, sitting on existing sills.
- New louvres at high level underneath the fascia
- 2 no. contemporary up/down lighting
- Existing facade to be repaired and repainted to revive existing condition
- Existing facade lighting retained
- New awnings
- New signage

- Existing facade lighting
- Up light
- Projecting signage- Existing bracket retained and re-used.
- Proposed Awning
- 01 Existing sill height
- 02 Retained sill height



▲ Existing Tower Street Elevation

01



▲ Demolition Tower Street Elevation



▲ Proposed Tower Street Elevation

02



Design Proposal

03.03 Proposed Elevations

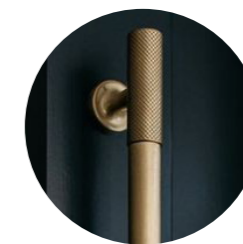
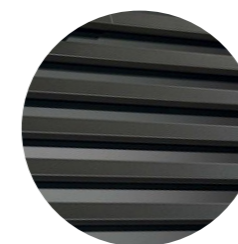
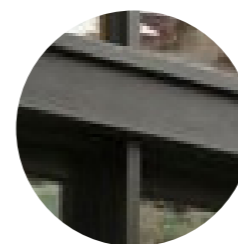
Tower Street Elevation

For the Tower Street Elevation, it is proposed that:

- The PPC metal-framed double glazing windows and stall riser, will be finished in a Turtle Dove Grey colour to compliment the context along Monmouth Street.
- 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.
- New contemporary external lighting will be installed to the ground floor to illuminate the shopfront and improve visibility.



▲ Proposed Tower Street Elevation



Design Proposal

03.03 Proposed Elevations

Proposed Monmouth Street Elevation

- New replaced entrance door to Monmouth Street apex
- New fixed double glazing windows to Monmouth Street, sitting on existing sills
- Revised level entrance and replaced secondary door to Monmouth Street with new shutter integrated into the detailed door design
- 5 no. up/down lights
- Existing facade to be repaired and repainted to revive existing condition
- 1 no. projecting bracket signage as existing is proposed to this elevation
- Existing facade lighting retained
- New awnings
- New signage

- Existing facade lighting
- Up light
- Projecting signage- Existing bracket retained and re-used.
- Proposed Awning
- 01 Existing sill height
- 02 Retained sill height



▲ Existing Monmouth Street Elevation

01



▲ Demolition Monmouth Street Elevation



▲ Proposed Monmouth Street Elevation

02



Design Proposal

03.03 Proposed Elevations

Monmouth Street Elevation

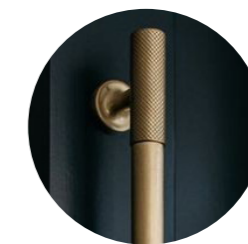
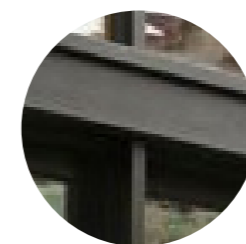
For the Monmouth Street Elevation, it is proposed that:

- The PPC metal-framed double glazing windows and stall riser, will be finished in a Turtle Dove Grey colour to compliment the context along Monmouth Street.
- New entrance doors will be in a black powder-coated finish with ironmongery in a contrasting bronze.
- Revised level entrance and replaced secondary door to Monmouth Street with new shutter integrated into the detailed door design.



- Existing Facade lighting retained
- Projecting Signage
- Existing bracket retained
- Awnings
- Signage
- New Metal-framed Shopfront, fixed windows sitting on existing stall riser in Turtle Dove Grey colour
- New Wall Lighting
- New Entrance Doors
- Black
- Revised level entrance recessed door

▲ Proposed Monmouth Street Elevation



Design Proposal

03.03 Proposed Elevations

Monmouth Street Elevation - Entrance Doors

- The partial lowering of the ground floor level to the Monmouth Street entrance is proposed to enable level access from the Monmouth Street.
- Introducing a leaf and a half will allow this entrance to be used by a wheelchair user. The recessed door is proposed to be black with a solid kickplate and bronze ironmongery.
- To aid security, a decorative, elegant security shutter is proposed to be lowered during the closing hours which is otherwise not visible when open.



▲ Precedent Image - Security Shutter



▲ Existing Monmouth Street Entrance

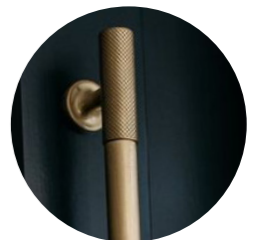


▲ Proposed Monmouth Street Entrance - Open



▲ Proposed Monmouth Street Entrance - Closed

- **Shutter Box**
Decorative shutter hidden when in open position, lowered during closing hours.
- **Ironmongery**
Bronze ironmongery to new entrance door
- **New Metal-framed Entrance Door**
Black entrance door with solid bottom panel and transom aligning with rest of shopfront.



Design Proposal

03.04 Proposed Sections

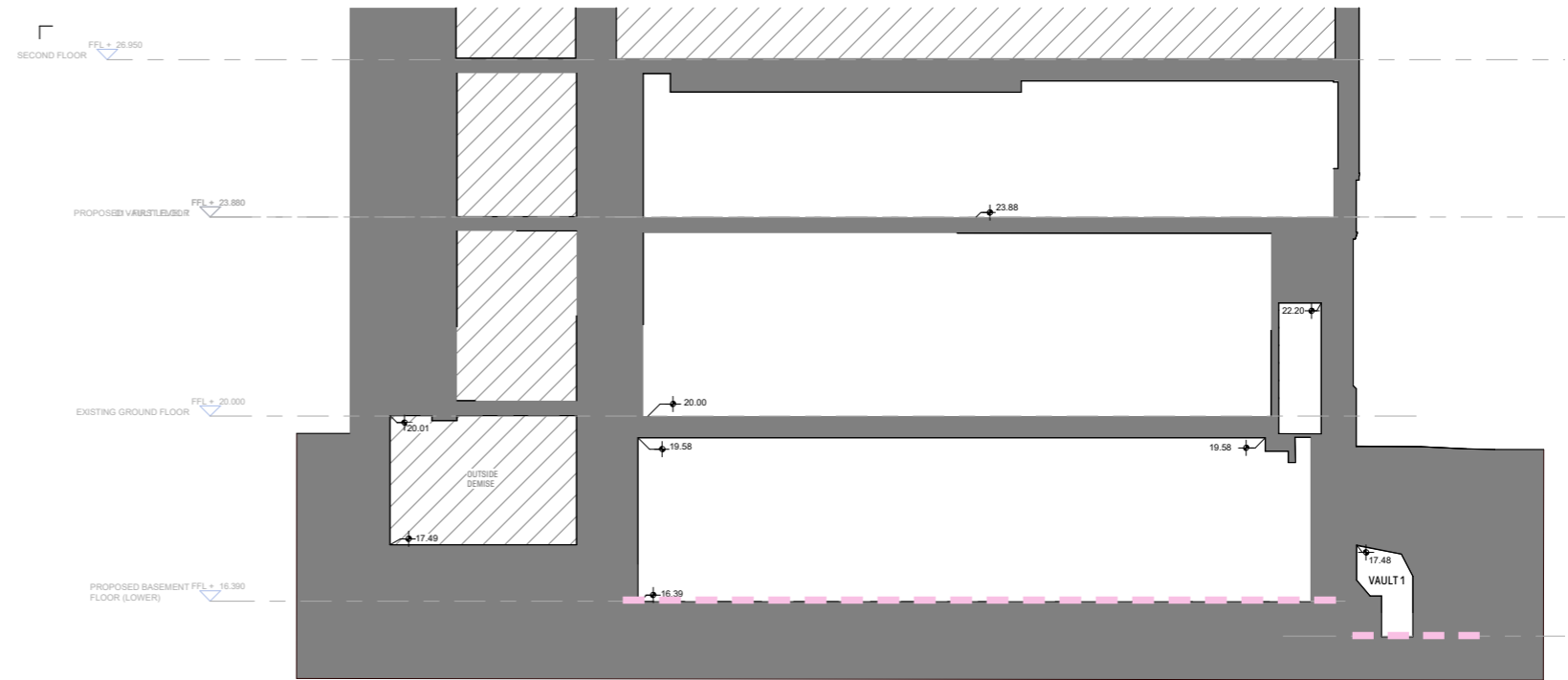
— New Ground and Basement level

Building Sections

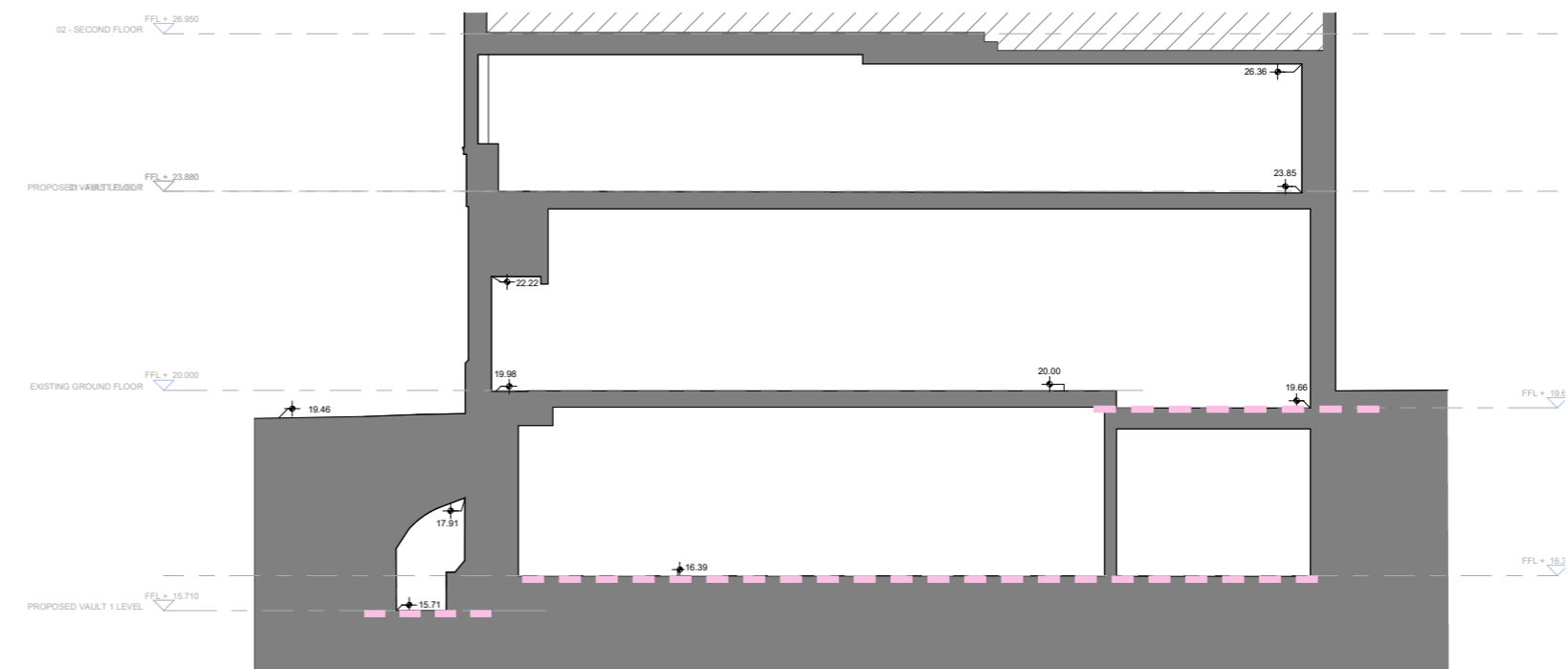
The partial lowering of the ground floor slab will enhance the space usage allowing for step free access from Monmouth Street.

The basement floor is proposed to be levelled generally to maximise ceiling heights, and the vaults to be underpinned/ lowered allowing the potential for full-use of these characterful spaces. These alterations will allow for restaurant seating to be accommodated at basement level in addition to ground floor level, and creating a unique space for visitors to enjoy.

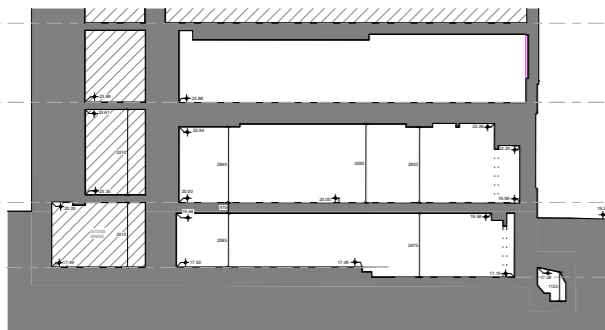
BASEMENT AREA SCHEDULE					
Name	Area	Existing Height	Required Excavation	New FFL	Proposed Floor to Ceiling Height
SEATING AREA	51 m ²	2.48m	710-940mm	+16.390	3.19-3.42m
STAIR	17 m ²	2.35m	940mm	+16.390	3.29m
KITCHEN/BOH	30 m ²	2.10m	1100mm	+16.390	3.20m



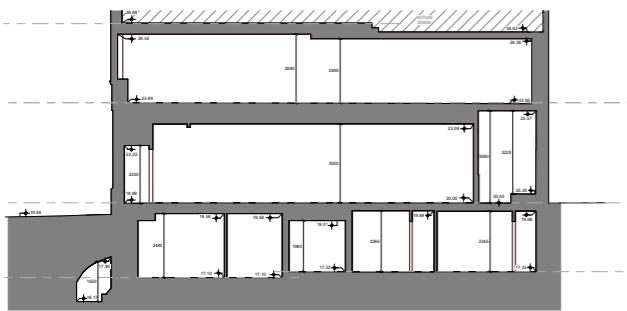
▲ Proposed Section A



▲ Proposed Section B



▲ Existing Section A



▲ Existing Section B

Design Proposal

03.04 Proposed Sections

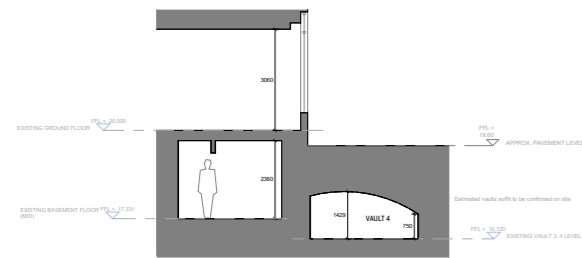
— New Vaults and Basement level

Proposed Vault Sections

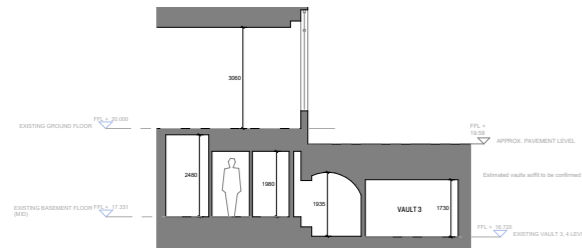
The underpinning of the vaults will be required to allow their use for front of house activities. Minimal works are anticipated in order to ensure 2.2m head height is provided in each vault. These will be access via a few steps from the basement central area creating a special place for visitors to enjoy the new restaurant/retail unit.

VAULT SCHEDULE						
Name	Area	Existing Floor to Ceiling Height	Required Excavation	Required Steps	New FFL	Proposed Floor to Ceiling Height
VAULT 1	15 m ²	1.80m	400/460mm	4	+15.710	2.26m
VAULT 2	12 m ²	1.59m	610mm	3	+15.980	2.20m
VAULT 3	11 m ²	1.73m	500mm	1	+16.220	2.23m
VAULT 4	7 m ²	1.38m	820mm	3	+15.900	2.20m
VAULT 5	7 m ²	2.02m	700mm to be level with main basement area	0	+16.390	2.72m

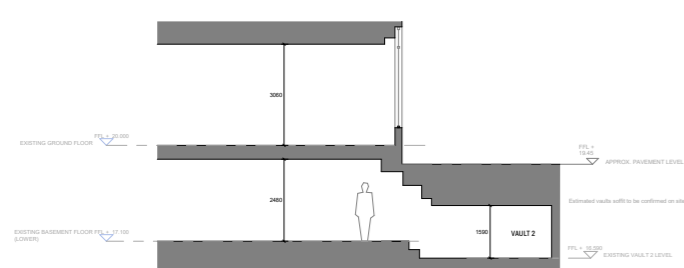
*Required excavation to achieve 2.2m height



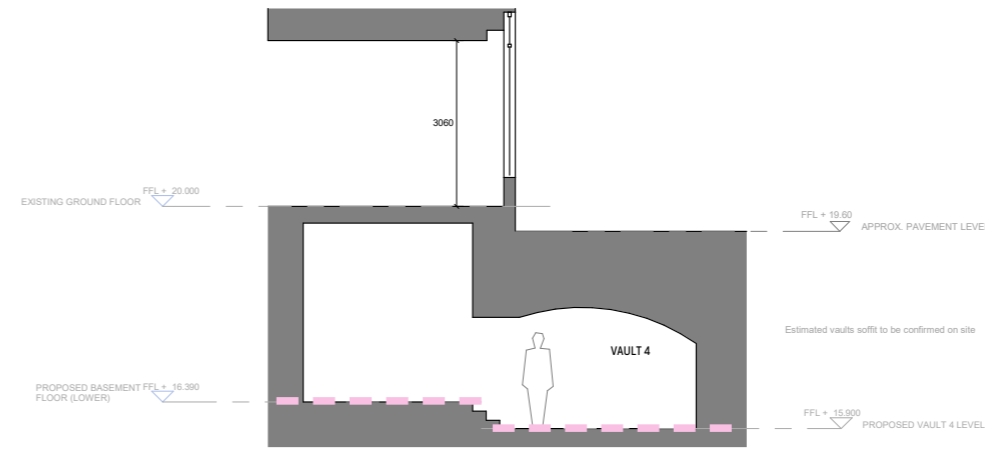
Existing Section F



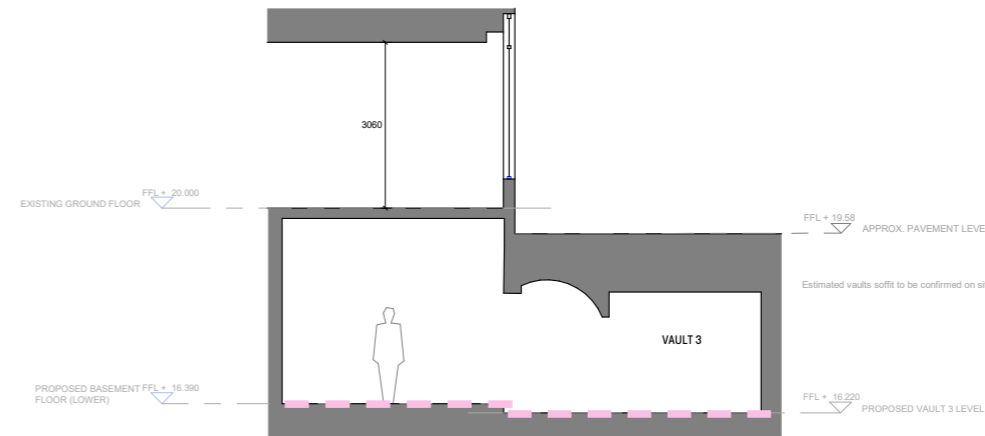
Existing Section E



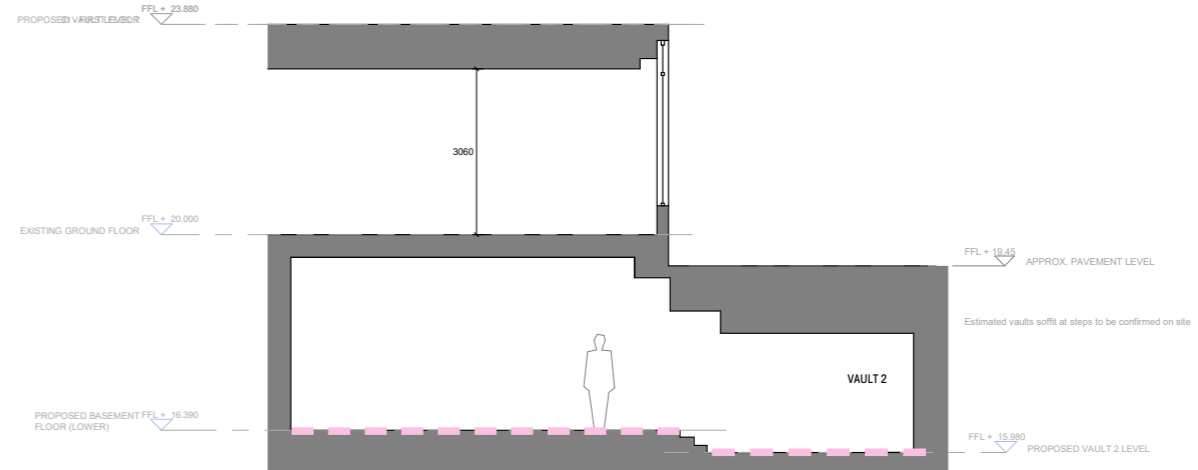
Existing Section D



Proposed Section F



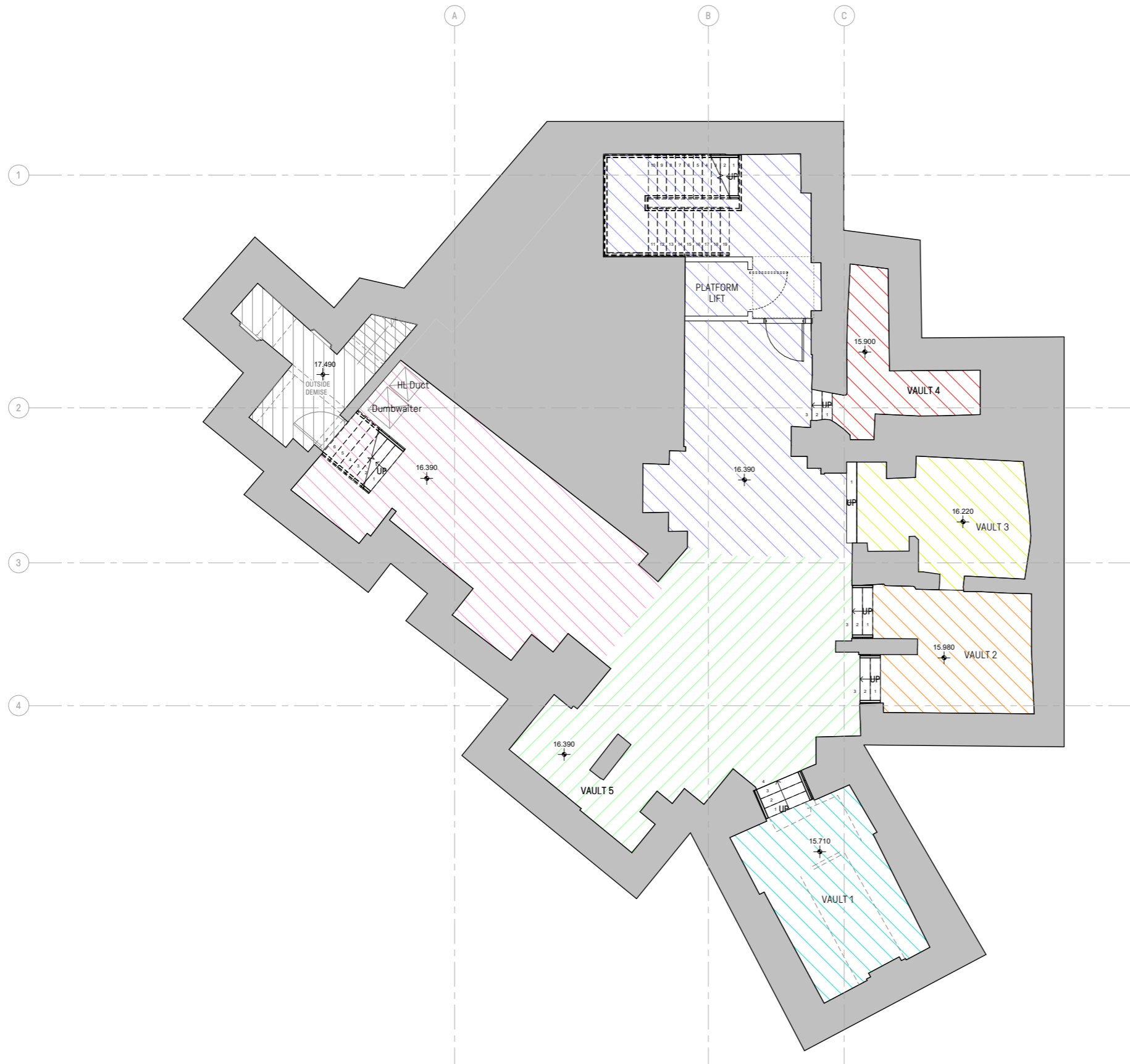
Proposed Section E



Proposed Section D

Design Proposal

03.05 Proposed Excavation Areas



Key Plan

BASEMENT FLOOR - PROPOSED EXCAVATION

MAIN BASEMENT:

- 710mm
- 940mm
- 1110mm

VAULTS:

- 400/460
- 500mm
- 600/610mm approx.
- 820mm approx.

VAULT SCHEDULE						
Name	Area	Existing Floor to Ceiling Height	Proposed Excavation	Required Steps	New PFL	Proposed Floor to Ceiling Height
VAULT 1	12 m ²	4.80m	4.00m	2	+15.710	2.20m
VAULT 2	12 m ²	1.50m	0.50m	3	+15.980	2.20m
VAULT 3	11 m ²	1.70m	0.50m	1	+16.220	2.20m
VAULT 4	7 m ²	1.50m	0.50m	0	+15.900	2.20m
VAULT 5	7 m ²	2.02m	700mm to be level with main basement area	0	+16.390	2.72m

BASEMENT AREA SCHEDULE						
Name	Area	Existing Floor to Ceiling Height	Proposed Excavation	New PFL	Proposed Floor to Ceiling Height	
SEATING AREA	51 m ²	2.48m	710-840mm	+16.390	1.93-42m	
TOILET	11 m ²	2.20m	940mm	+16.390	2.20m	
KITCHEN/BENCH	35 m ²	2.10m	1100mm	+16.390	2.20m	

*Required excavation to achieve 2.2m height



04

Summary

04.01

Conclusions



04.01 Conclusions

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 shopfront 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.

05

Appendix

05.01

Planning Drawings



Appendix



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SCALE BAR 1:625 @ A1
SCALE BAR 1:1250 @ A3

Rev Date By Description

Project
**50-52 MONMOUTH STREET
COVENT GARDEN
LONDON**

Drawing Title
SITE LOCATION PLAN

Project Status
PLANNING



Client	Contract Number
SHAFTESBURY CAPITAL	n/a
Project Number	Scale @ A1
P23-065	1 : 1250
Date	Drawn By Checked By
09/02/24	MI GD

Drawing Number Identifier Revision
PL0001

Drawing Number
CGL - Z1 - XX - DR - A - PL0001

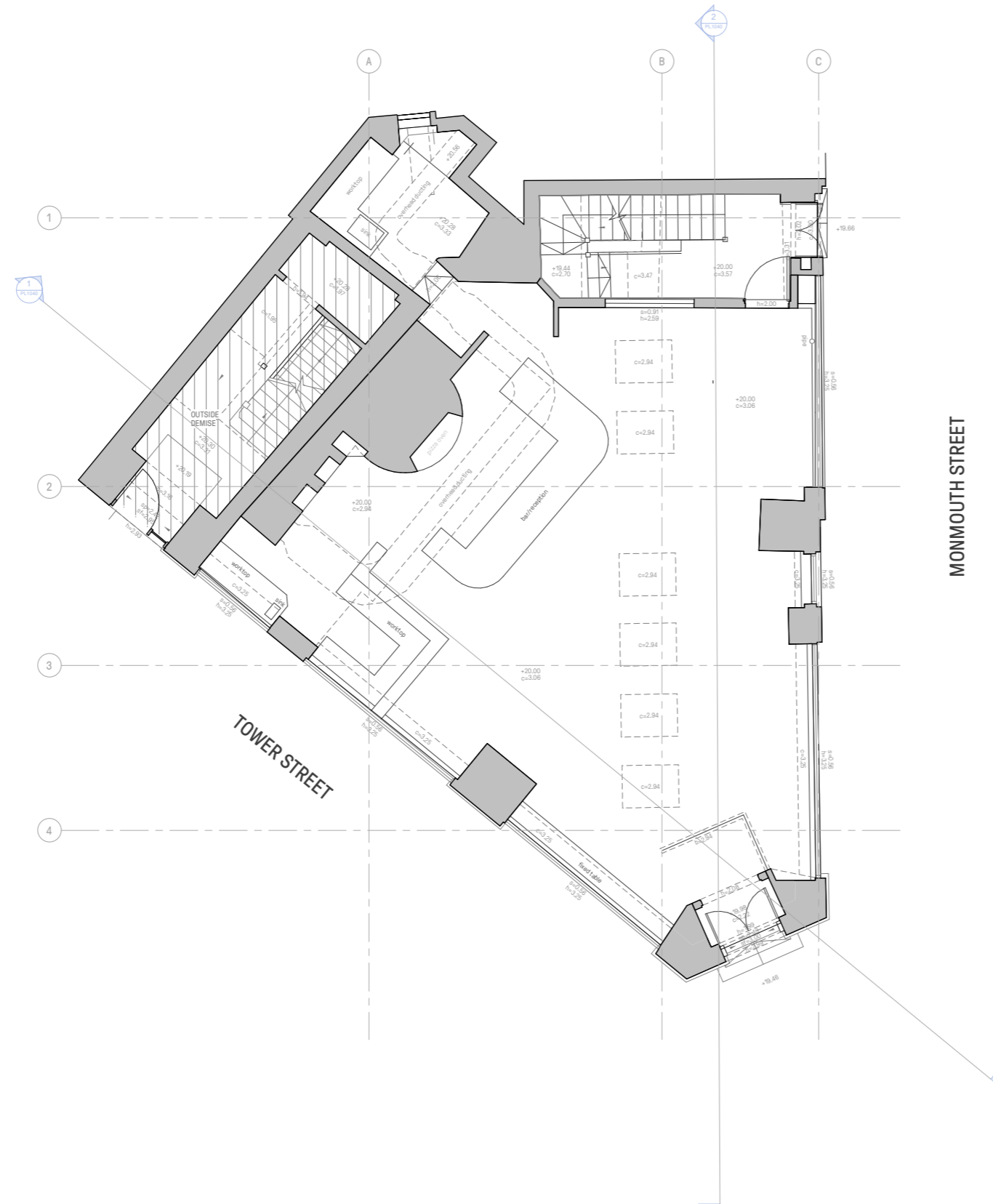
28A Easton St London, WC1X 0DS 020 7539 1200 www.cgluk.com



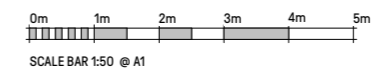
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Appendix



1 EXISTING GROUND FLOOR PLAN
1:50



Notes:
All drawings are subject to detailed design development, dimensional checking of critical dimensions, input from the wider design team, statutory consents and client review and approval. All existing and proposed drawings are based upon survey information provided by others. Whilst every reasonable care has been taken to verify such information CGL cannot be held liable for its veracity or accuracy. All dimensions are to be checked on site prior to the commencement of fabrication.

GROUND FLOOR - EXISTING
GIA
UNIT 1: 139sqm

Rev Date By Description

Project:
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON

Drawing Title:
EXISTING GROUND FLOOR PLAN

Project Status:
PLANNING

Client Logo



Client:
SHAFTESBURY
CAPITAL
Project Number:
P23-065

Contract Number:
n/a
Scale @ A1:
1 : 50

Date:
09/02/24

Drawn By:
MI

Checked By:
GD

Drawing Number Identifier:
PL1002

Revision

Drawing Number:
CGL-Z1-00-DR-A-PL1002

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Appendix



1 EXISTING BASEMENT FLOOR PLAN
1:50



Notes:
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BASEMENT FLOOR - EXISTING
GIA
UNIT 1: 145sqm

Rev Date By Description

Project
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON

Drawing Title
EXISTING BASEMENT FLOOR PLAN

Project Status
PLANNING

Client Logo



Client
SHAFTESBURY
CAPITAL
Project Number
P23-065

Contract Number
n/a
Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI
Checked By
GD

Drawing Number Identifier
PL1001

Revision

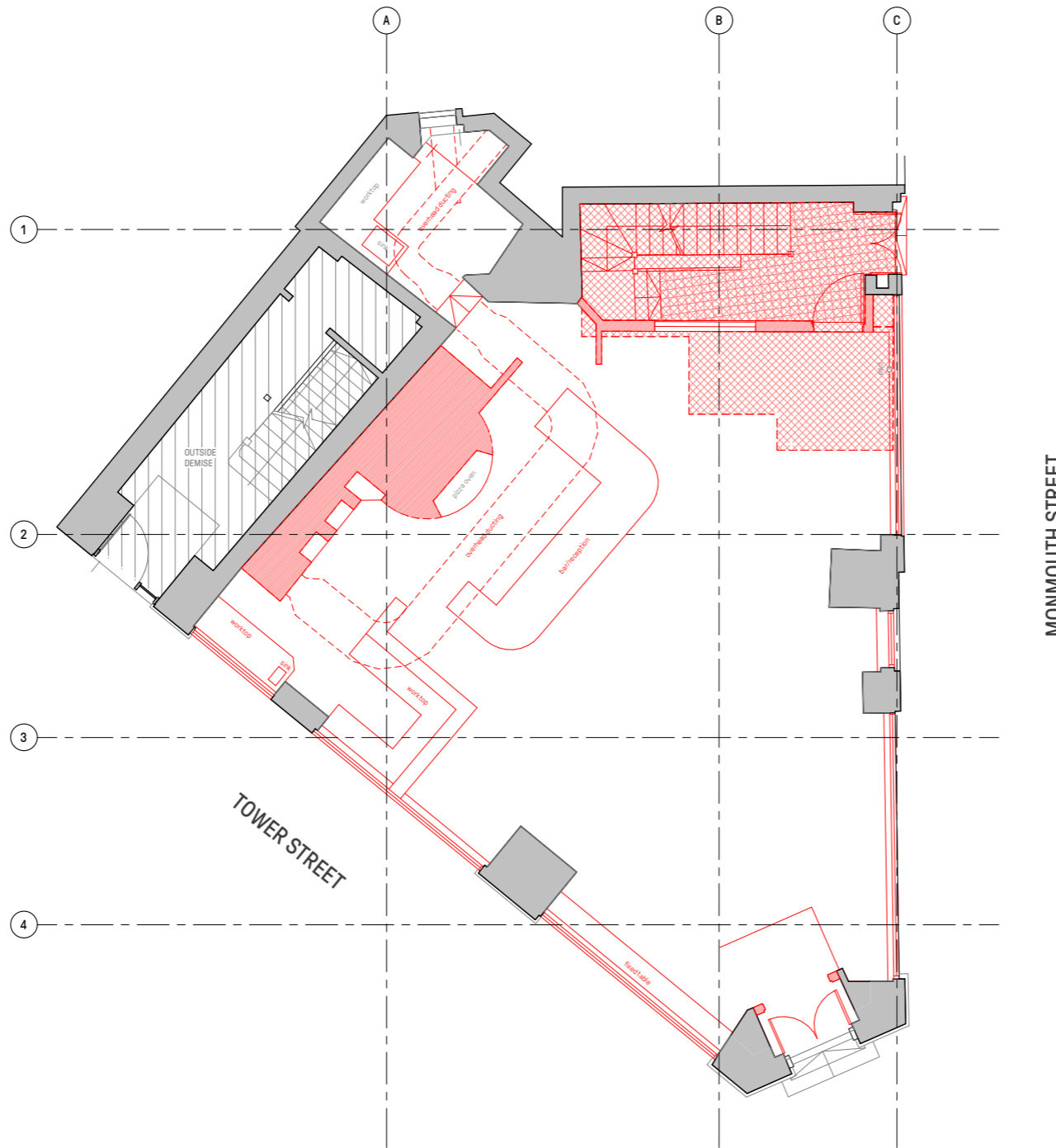
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London, WC1X 0DS

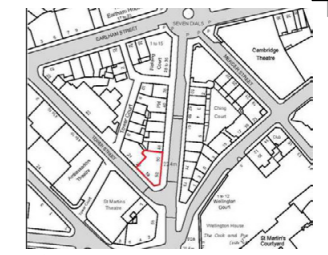
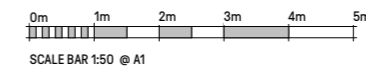
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Appendix



1 DEMOLITION GROUND FLOOR PLAN
1:50



Notes:
All drawings are subject to detailed design development, dimensional checking of critical dimensions, input from the wider design team, statutory consents and client review and approval. All existing and proposed drawings are based upon survey information provided by others. Whilst every reasonable care has been taken to verify such information CGL cannot be held liable for its veracity or accuracy. All dimensions are to be checked on site prior to the commencement of fabrication.

Existing partitioning, linings, suspended ceilings and doors to be removed where shown in red

Remove all redundant fixings, fixtures, pipeworks, services, floor finishes and substrates

Flooring works
Remove existing floor finishes, remove any cement/adhesive residue, fixings, redundant services/pipework and apply levelling screed - if required - to give clean, level, consistent finish.

Basement
Excavation of vaults to maximise their clear height (2.2m)
Leveling of the main basement area with partial excavation where required

Ground Floor
Partial demolition of GF slab to provide threshold access from Monmouth St Entrance

Rev Date By Description

Project
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON

Drawing Title
DEMOLITION GROUND FLOOR PLAN

Project Status
PLANNING

Client Logo



Client
SHAFTESBURY CAPITAL
Project Number
P23-065

Contract Number
n/a
Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI
Checked By
GD

Drawing Number Identifier
PL1021

Revision

Drawing Number
CGL-Z1-00-DR-A-PL1021

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