

DESIGN & ACCESS STATEMENT

SKK4271/B7 The Barn - 36 Charlotte Street, London W1 2NJ ground floor and basement)

Revision A – 09 May 2025

Existing Context

36 Charlotte Street is a ground floor unit with storage below. It was formerly a barber's shop and is end of terrace, flanked to the northwest by Colville Place.

- Ground floor is approximately 48m² GIA
- Basement is approximately 71m² GIA including vaulted areas

Access into the ground floor is via stepped access from the pavement.

Access to the basement is via steps up from the pavement and then down via an external stair, or via an internal staircase.

There is a small, raised section with railings to the front of the unit between the façade and the pavement.



Existing façade to Charlotte Street



Existing façade to Colville Place



Existing ground floor



Existing basement

PROPOSAL

The intention is to create a small, vibrant high quality coffee shop serving reheated snacks.

The unit has some existing access challenges that will be improved as practically as possible. No modifications to the structure are proposed on either floor.

Exterior

New external decorations, reused projecting signage (in its existing location) and retractable canvas awning are proposed, subject to planning approval.

The proposal includes the opening of an existing window Colville Place. To maintain resident privacy, it is suggested that this has frosted film applied to the glazing.

The central section of the existing shopfront is to be replaced with high quality sliding doors, with railings (profile to match existing) to the outer face to match existing.

Fixed low seating and tables are proposed to the external raised section flanking the entrance.

The existing steps up and external steel railings and staircase down are to be retained.

Ground floor - cafe

The existing inward-opening entrance door is to be retained.

Wheelchair access is not viable and as such no DDA compliant WC is present. The customer WC will have improved privacy and new, contrasting interior finishes.

The café will comprise high quality, contrasting finishes and fixtures, with a well-lit servery and different configuration seating options of differing heights.

Staff are to be trained in offering help to wheelchair users, should access be difficult. Card readers, food and beverages will be brought to them by staff as required.

Circulation routes within the cafe will be provided to allow ease of movement, be clear and unobstructed, providing a good sense of location and direction.

New LED lighting is to be provided throughout. Lighting specification, quantity and location is set out to provide consistent lux levels to all areas including walkways, and reduce the risks of glare, reflection, or pooling.

The proposal includes the opening of an existing window to the rear of the café, to improve the quality of light and customer experience. To maintain resident privacy, it is suggested that this has frosted film applied to the glazing.

New internal menu boards, branding and props providing visual contrast are proposed.

New 'running man' fire exit signage is to be installed, illuminated as required.

Where wall fixtures are incorporated, care will be taken so as not to cause confusion to those of partial sight.

Basement - Store room and staff facilities

This area is in the basement and is for staff only and is accessed via an internal and external staircase. It comprises two storerooms, a WC and two vaulted areas of restricted height.

Existing mechanical services are to be serviced or replaced as required. Access to services is as existing, with fire protection to comply with Building Regulations.

There is no wheelchair access to the basement and as such no DDA compliant WC is present. Due to the building restrictions this location would not be suitable for a wheelchair staff user.

New lighting is to be provided in accordance with the new partition and racking set out.

New non-slip vinyl flooring is to be installed providing visual contrast with the walls.

New 'running man' fire exit signage is to be installed, illuminated as required.

Waste management will remain as existing, i.e. left in the basement until refuse collection day.