

**Site: ALL BAR ONE,  
58 KINGSWAY,  
LONDON WC2B 6DX**

**DESIGN & ACCESS  
STATEMENT 'A'**

Introduction

The All Bar One, Kingsway is a bar with dining retail outlet & is part of the Mitchells & Butlers plc. group of premium leisure & retail brands.

The proposed internal works at site will see a general overhaul shopfit & modernisation of the interior to uplift the current All Bar One brand template.

The proposed external works include the redecoration of the existing ground level windows at Remnant Street & new folding windows to replace the existing window along the Kingsway elevation. The existing stall riser at Kingsway will be retained. There will be new concealed LED rope lighting to the Main Entrance porch and new shallow depth Awnings along both Kingsway & Remnant Street. Decorations will be confined to the new window/door joinery & a thorough clean of the Ground & First floor elevations along both roads is to be undertaken up to the height of the feature stone capping

Policy Background

I believe that the proposed development does not contravene any of the relevant policies that this submission would meet under the planning authority of Camden Council.

Design Principles

External elevations are to be tidied up & redressed with new awnings & signage. The new folding windows at Kingsway are to provide a more open & welcoming environment for All Bar One customers.

The internal areas are to have a full shopfit, updating the current tired/aged interior, for a new more vibrant & modern All Bar One experience. All of the existing interior finishes will be overhauled and receive new finishes to produce a more contemporary/welcoming dining/drinking experience.

Use

As existing.

Amount

N/A

**SUPER**  
24 JUL 2012

### Layout

Refer to submitted drawing package to view the proposed internal and external layout changes.

### Scale

N/A

### Landscaping

N/A

### Appearance

The existing building will retain all of its current historic features and finishes. The new folding windows details at Kingsway will be manufactured to match the existing retained window & stall riser joinery features at site.

### Access

I believe that the proposed works meet with current Building Regulations part M requirements for disabled access. Existing fire exits will be retained. Current access for the public from provisional highways and via public transport is not affected by the proposed works.



**Site: ALL BAR ONE,  
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## **DESIGN & ACCESS STATEMENT 'B'**

### Introduction

The All Bar One, Kingsway is a bar with dining retail outlet & is part of the Mitchells & Butlers plc. group of premium leisure & retail brands.

The proposed internal works at site will see a general overhaul shopfit & modernisation of the interior to uplift the current All Bar One brand template.

The proposed external works include the redecoration of the existing ground level windows at Remnant Street & new folding windows to replace the existing window along the Kingsway elevation. The existing stall riser at Kingsway will be retained. Decorations will be confined to the existing & new window plus existing door joinery & a thorough clean of the Ground & First floor elevations along both roads is to be undertaken up to the height of the feature stone capping

### Policy Background

I believe that the proposed development does not contravene any of the relevant policies that this submission would meet under the planning authority of Camden Council.

### Design Principles

External elevations are to be cleaned up to the decorative capping level between 1<sup>st</sup> & 2<sup>nd</sup> Floor with new decorations to the existing & new joinery elements. The new folding windows at Kingsway are to provide a more open & welcoming environment for All Bar One customers.

The internal areas are to have a full shopfit, updating the current tired/aged interior, for a new more vibrant & modern All Bar One experience. All of the existing interior finishes will be overhauled and receive new finishes to produce a more contemporary/welcoming dining/drinking experience.

### Use

As existing.

### Amount

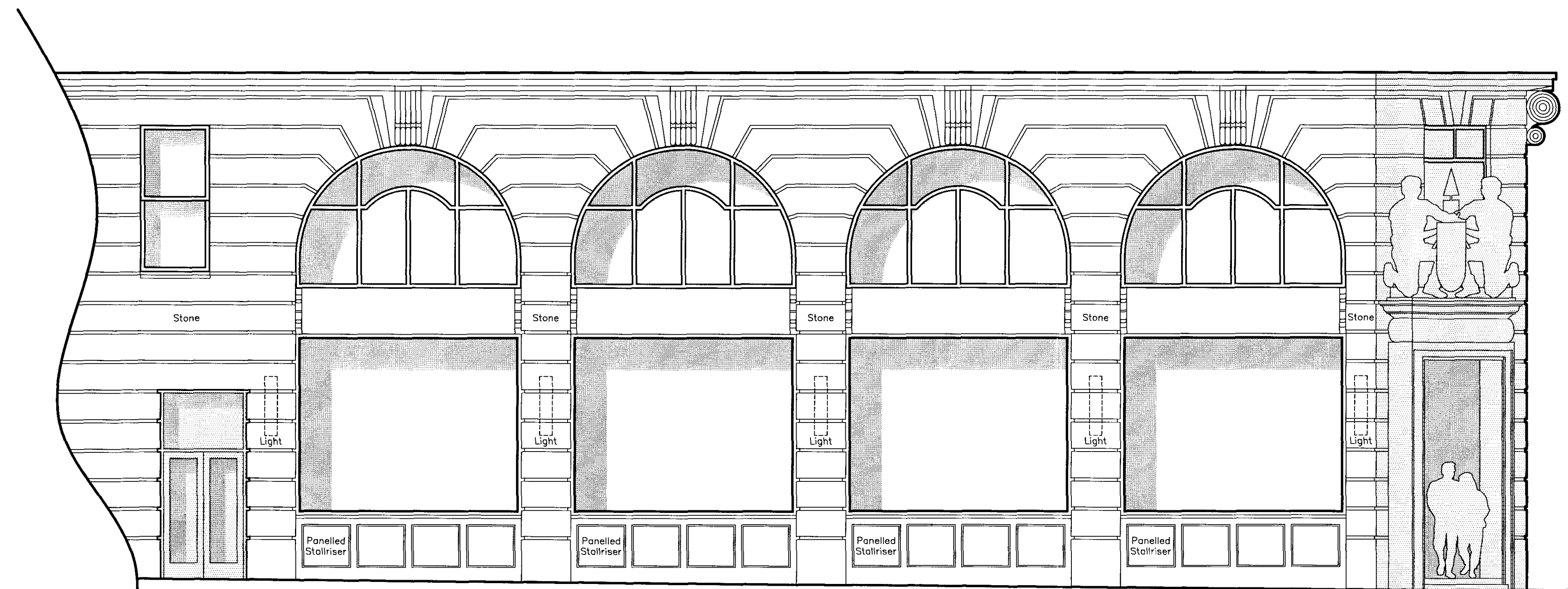
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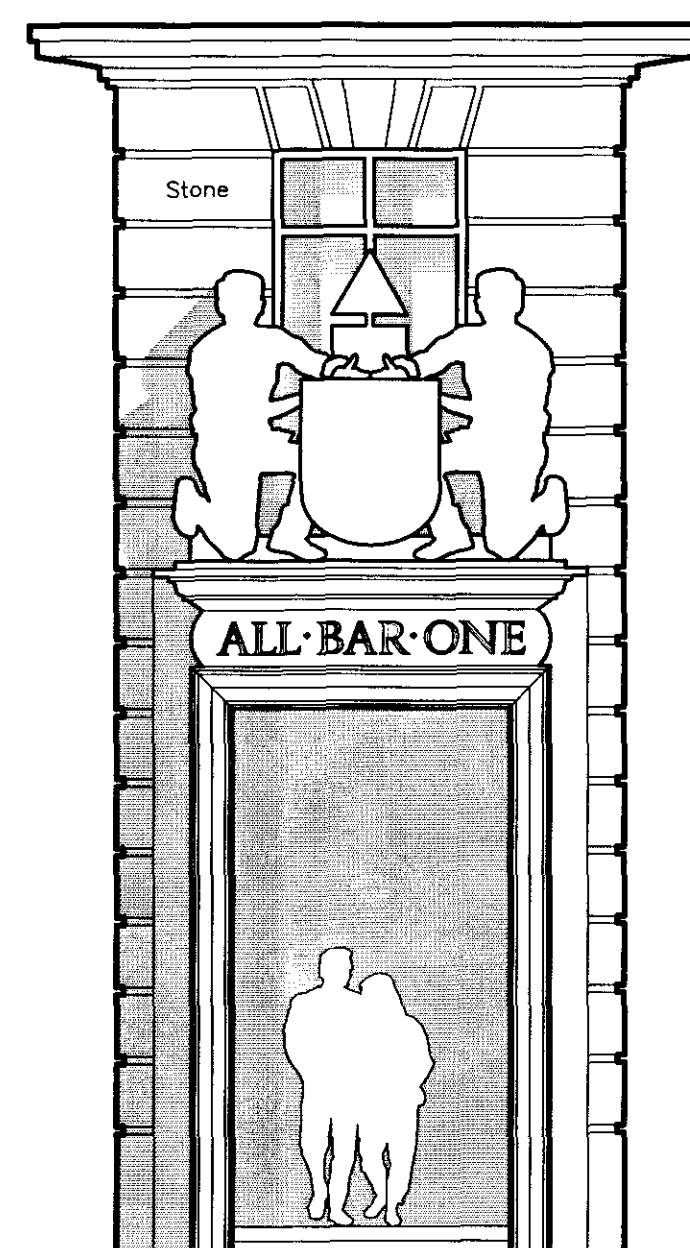




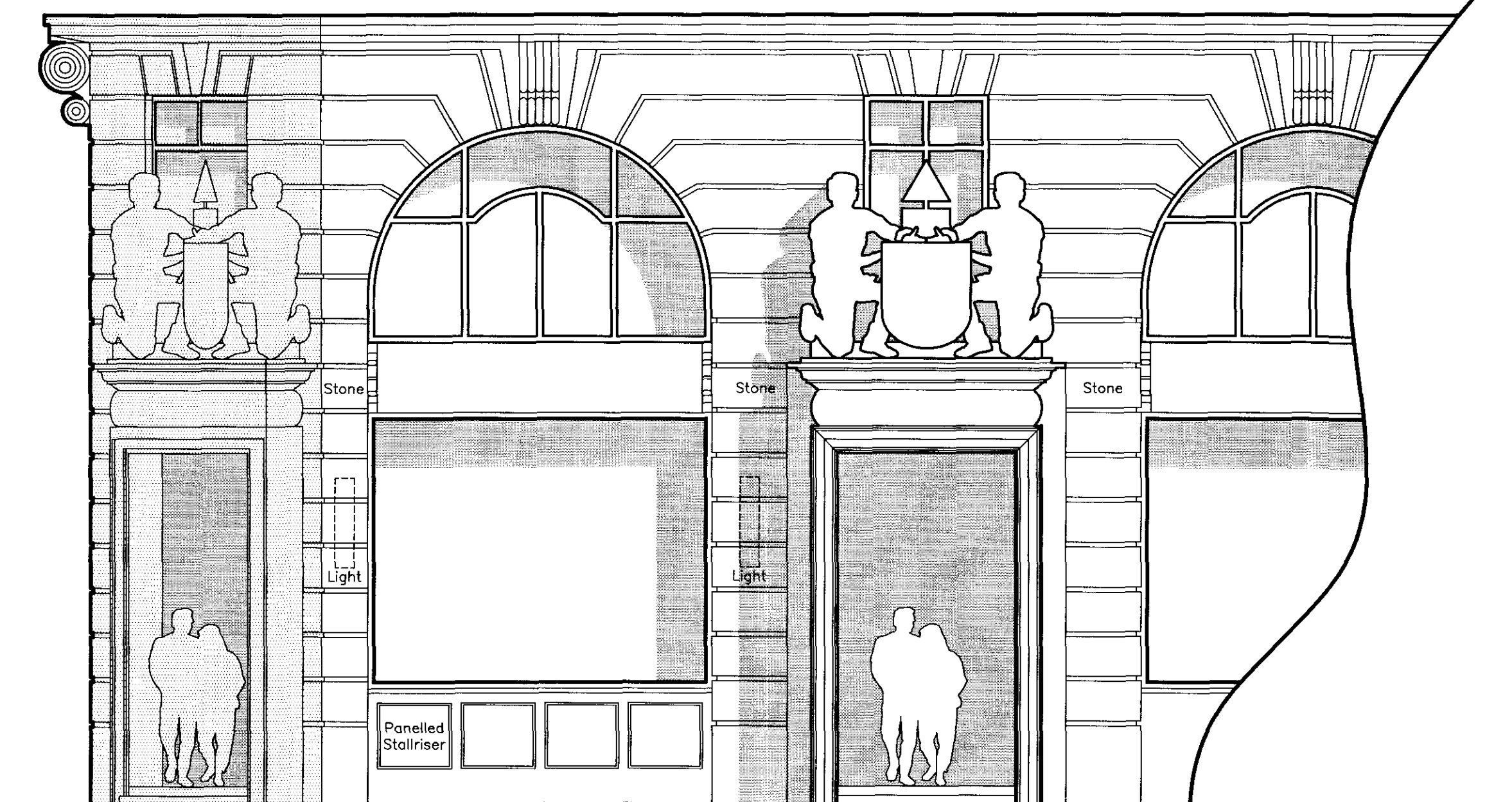




Remnant Street Elevation



### Main Entrance Elevation



## Kingsway Elevation

NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

This drawing is to be read in conjunction with all other standard Mitchells & Butlers specifications and documentation.

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COALITION

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B3 1JP  
0121 498 4000

**Mitchells  
& Butlers**

Brand

ALL · BAR · ONE

BUN 169315

Site  
Kingsway, Holborn  
London WC2

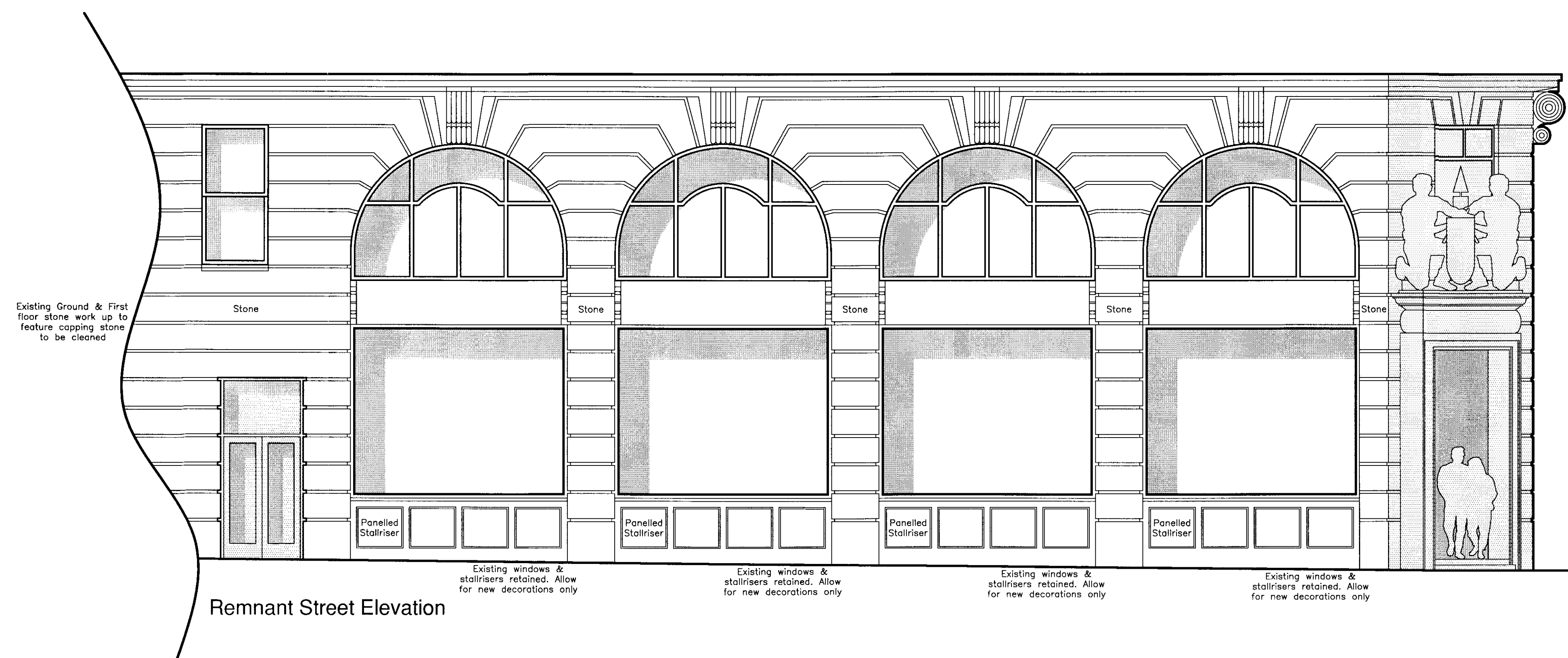
Title

Existing External Elevations

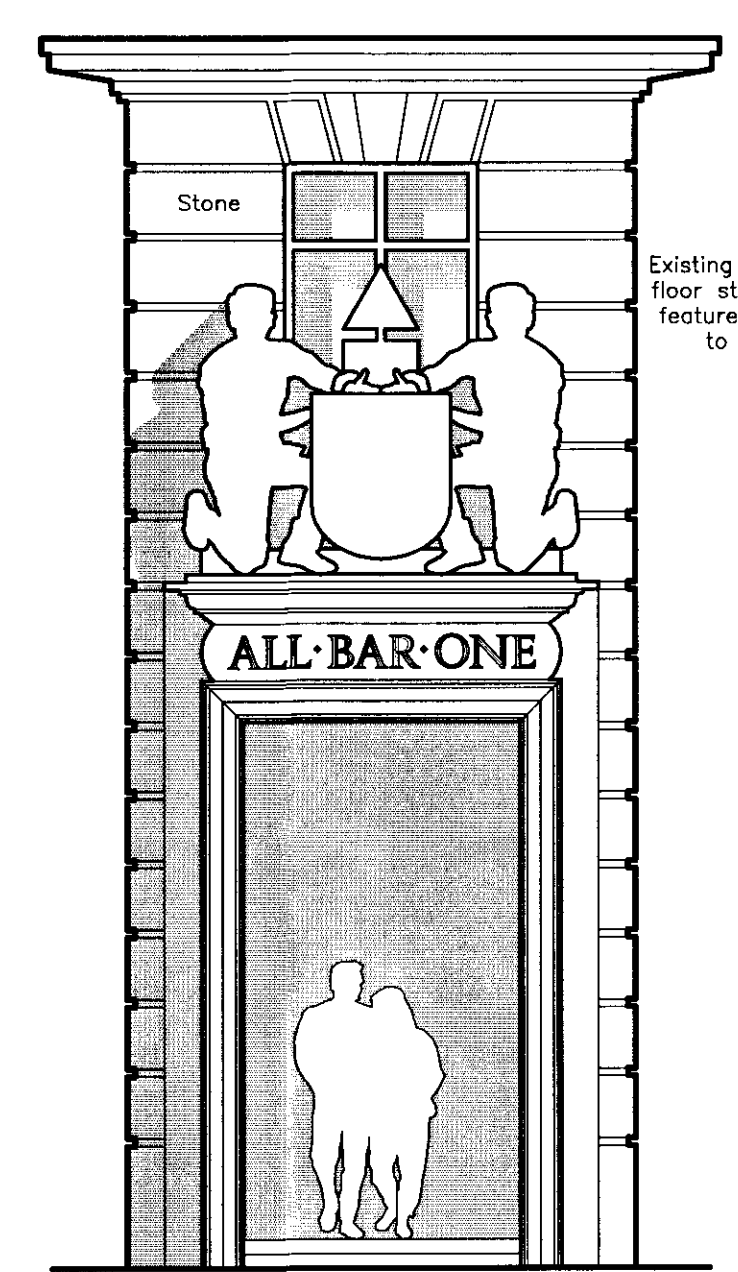
Project Manager/ Checked	Drawn By <b>NM</b>	Scale - A1 Size <b>1:50</b>	Date <b>May 12</b>
Arch./Des.	Drawing Number <b>3377-002</b>		Rev.



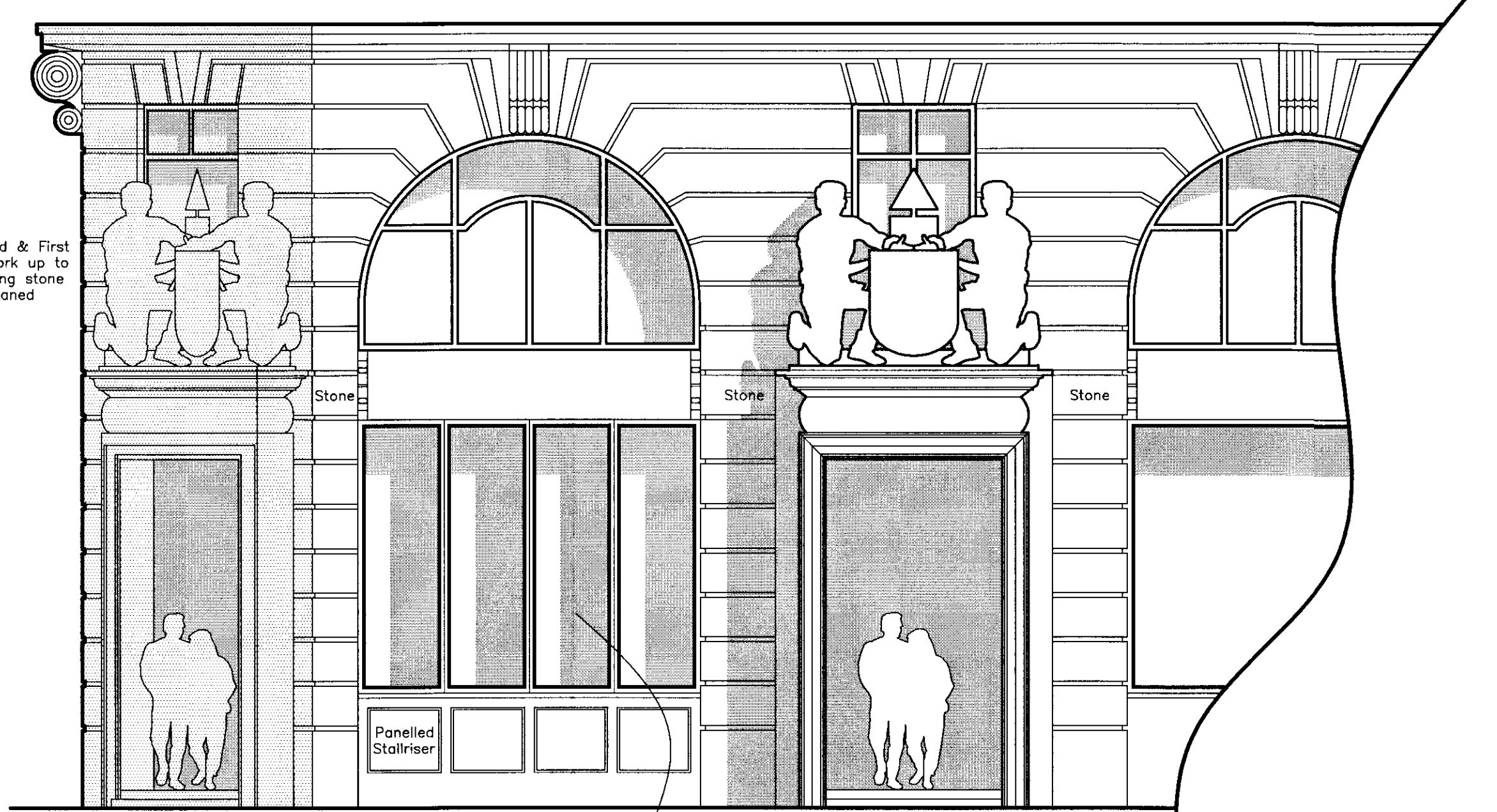




Remnant Street Elevation



Main Entrance Elevation



Kingsway Elevation

**SUPERSEDED**  
24 JUL 2012

**NOTE:**

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Rev	Description	By	Date
A	Awnings Omitted from elevations	NM	29.5.12
B	Folding Windows shown at Kingsway		
	Existing Windows & Stallrisers retained at Remnant Street	NM	17.7.12

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**Mitchells & Butlers**

Brand

**ALL·BAR·ONE**

BUN 169315

Site  
Kingsway, Holborn  
London WC2

Title  
Proposed External Elevations

Project Manager/Checked	Drawn By	Scale - A1 Size	Date
	NM	1:50	May 12

Arch./Des.	Drawing Number	Rev
	3377-202	B



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Sh./Des.	Drawing Number <b>3377-202</b>	Rev. <b>C</b>
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