

DESIGN AND ACCESS STATEMENT

91-93 GRAY'S INN ROAD, LONDON WC1X 8TX

ALTERATIONS TO EXISTING RESTAURANT INCLUDING SHOPFRONT DESIGN AND REINSTATEMENT OF A SIDE ENTRANCE DOOR.

This statement is prepared on behalf of **ZFF Creative Developments** and it is to be read in conjunction with the architect's drawings No. 010-P/ 011-P/ 012-P/ 013-P/ and 014-P



The Site and its Use

The site is found on the west side of Gray's Inn Road, opposite the ITN building, approximately 300 metres north of the junction with Theobald's Road. The existing restaurant occupies the ground floor and basement of a five-storey office building, whose façade sits back, 3 metres away from the main street line. The restaurant's ground floor volume slides out of the building façade in line with the buildings along Gray's Inn Road.

The Local Authority granted a change of use in 1991 from offices/workshop to bar/restaurant (A3), with a dining and bar area situated on the ground floor, and kitchen, toilets and storage areas in the basement. The application (dated 1990) includes drawings showing the original ground floor layout with a side entrance door, which was subsequently blocked as part of the proposals at that time.

The premises have changed management various times since conversion. Onyx, the latest Restaurant and Bar venture operating on the premises, closed its business more than a year ago, apparently due to the economic downturn. Since then the premises have remained empty.



Amount and Layout

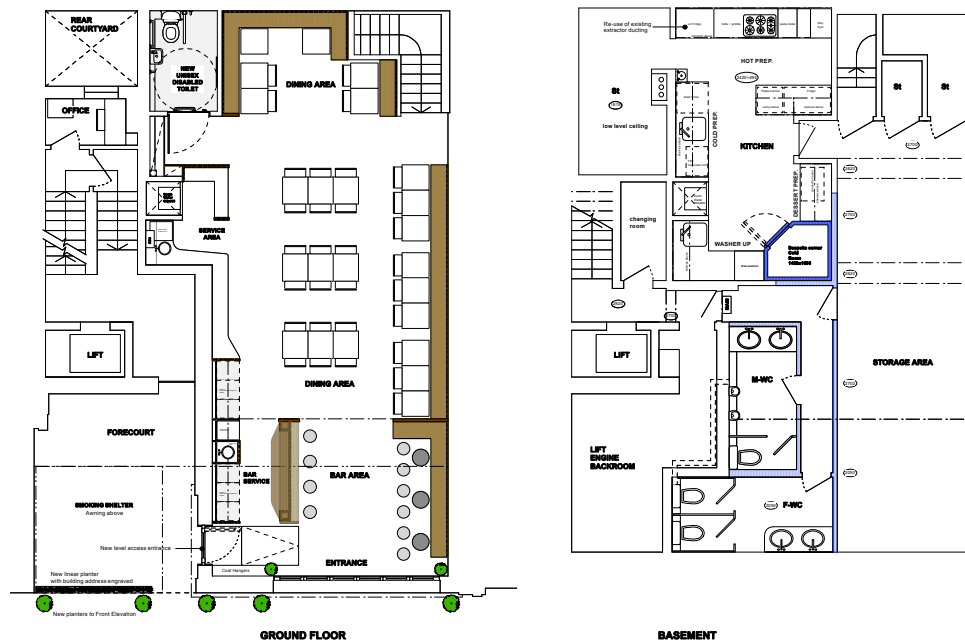
Besides internal alterations to the layouts, as indicated in the drawings, this application envisages no changes to the volume of the premises.

In the basement the toilets will be modernised, the kitchen enlarged and the extraction ducting currently fixed at the rear and venting above the building, will be simply re-used.

On the ground floor, the blocked side entrance door will be re-opened to provide a viable level access to disabled people and a new unisex disabled toilet will be installed at the rear.

Externally, besides the reinstatement of the side entrance door, a proposed banner will replace the existing one in the same location.

A lightweight wire sculpture will occupy the external roof of the premises, right above the entrance area.



Landscaping and Appearance

It is intended to overhaul and re-lay the stone paving of the adjacent forecourt floor and also provide planters to ameliorate the forecourt and generally improve the overall external appearance of the site.

The linear planter in the forecourt will display the address of the office building behind. Its letterings will be carved in the timber cladding. The proposed awning above the open forecourt will provide a smoking shelter to customers during unkind weather conditions.

Both the external walls of the premises and the linear planter will be clad with light gray timber strips, laid horizontally. The existing front doors will be retained and partly replaced/restored where it is necessary. Next to the proposed side door, a menu' box will be integrated within the timber clad. Additional letterings will be fixed to the side façade as shown in drawing 014-P.



Access

The internal ground floor level is approximately 140mm above the external paving. The existing front entrance doors will remain unaltered with a step access. The proposed side entrance door, instead, will provide a level access. The new door will be fully glazed and compliant with Part M requirements.

General

ZFF Creative Developments is currently negotiating a lease on the property with the intention to operate a Restaurant and Bar facility, called 'Neroli' as shown on the proposed elevation banner.

The proposals described here are essential to restore the premises to good working conditions and, despite the dull economy forecast, turn this enterprise into a successful business.

We respectfully request the Local Authority to support this application as we are confident that 'Neroli' will make a lively and positive contribution to the scenery along Gray's Inn Road, while providing a modern, attractive and functional service to the local community.

