

DESIGN AND ACCESS STATEMENT

PROPOSED CHANGES TO SHOP FRONT 76 MARCHMONT STREET LONDON WC1

11TH NOV. 2011 - HG/20758



INTRODUCTION

The property lies on the north-east corner of the crossroads between Tavistock Place (along the side elevation) and Marchmont Street (on to which it fronts.) It is amongst other predominantly 19th century properties of similar style, constructed in traditional red brick with timber framed glazed shopfronts. The proposal is confined to the Tavistock Place elevation of the property at ground floor only and does not involve the creation or removal of existing space.

The surrounding properties house a mixture of uses, including retail, food and drink establishments, offices and residential units to the upper parts. Many of these are small in nature, to accommodate the vast local student population.

The property is not listed but lies inside of the Bloomsbury Conservation Area.

PROPOSAL

The proposal is to split the existing ground floor retail unit to create two smaller retail units. To achieve this, the shopfront on the Tavistock Place elevation is to be rebuilt with two new doors. The existing fanlights, fascias, consoles, cornice and pilasters are to be carefully retained. The new windows to the sides of the doors are to be re-sized to suit the new composition. There are no changes to the rest of the building.

Materials are to be kept the same, with traditional timber framed elements, to be painted. The positions and proportions of the shopfront have been designed to suit the upper parts windows and the overall geometry of the property – earlier consultation with Camden helped to resolve this – please refer to enclosed e-mail correspondence.

ACCESS

Being in a busy commercial area the public approach to the property is well lit. The access from pavement currently has a slight level change in the order of several centimetres, negotiated by a small ramped section at the existing Marchmont Street entrance. This entrance will remain unchanged for this unit. The new unit shown to the right-hand-side on plan will have a new 1000mm wide door. A similar small ramped section will be placed in-front to allow a step-free approach, since there is no scope to alter the floor levels within the scheme. The new doors will be pushed to enter and so the reverse side shall have easily visible long rail handles suitable under the guidance of Approved Document M. The leading edge of the door is towards the rest of the unit and any closers shall operate with a force of less than 20N. The new units are 26sqm and 31sqm from left to right respectively and there is more than adequate space for wheelchair turning circles.

Further details can be seen on the enclosed drawings.