

Brooks & Brooks: Design & Access Statement

Existing Space

The salon currently consists of 3no retail units which are linked together via a series of openings to create the whole workable space. The Grade II listed shopfront has been retained and it would appear that the timber plinths are not original. All internal structures, flooring, MF ceiling, fixtures and fittings are contemporary. Towards the rear of unit 15 is a modern staircase leading down to the basement spaces, which utilises the existing floor void. The basement of unit 17 is a back of house space.

Scope of Works

The units will maintain their current use as a retail and salon environment, and the majority of public and private spaces will largely remain unchanged. The proposal is primarily a cosmetic renovation exercise, and the main alterations are as follows:

- Remove 3no timber plinths at the front of the salon. These are currently void spaces and are not an original part of the shopfronts. Therefore, the proposal is to remove them and restore the existing timber framework. This will also allow for a more classic seating area in the reception, which will compliment the restored shopfronts.
- The location of the staircase will be maintained as it forms part of the historical interest of the building and demonstrates the intended original functioning of the space. The proposal is to replace the current timber and chrome staircase with new, wider stairs and an intermediate landing. This will enhance accessibility and increase visibility down into the basement. Timber balustrade is also proposed to ensure that the new proposal is more in-keeping with the period of the building. The new staircase will also provide access to 2no fire exits located in the basements of units 15 and 17.
- The stud wall that currently separates the colour room in the front of basement unit 15 will be demolished to create a larger, open retail space. The colour room and laundry will be relocated in the rear of basement unit 13. This reduces customer travelling footprint and clearly defines the retail and back of house areas as separate spaces.
- A staff WC will also be provided in the basement of unit 17, increasing the total of conveniences to 4no. This includes the existing Equality Act compliant WC.
- All contemporary joinery and other modern elements will be resprayed to blend into the background, and more traditional period pieces of furniture and wall colours will be introduced to create a more classic environment.

Summary

We seek to retain and enhance the character and principles of the existing architecture and believe that by widening the staircase, the units become more user-friendly and integral to each other as a working environment; yet still maintain the original structural layout and historical functionality of the building.