

8900 Unit 09
SICILIAN AVENUE

Design and Access Statement

Existing Features

The Grade II listed building was designed for the Duke of Bedford by little known architect RJ Worley and completed in 1910. The lively mix of contrasting red brick and white faience the original paving scheme featured white Carrara marble with black keystone pattern. Envisaged as an arcade it was changed to an 'avenue' during the course of construction. The site is within a Conservation Area.

The primary project objective is to improve the quality of the tenancies, and in doing so, revitalize the avenue. We aim to reinforcing the avenues unique sense of place by strengthening its brand image, retaining good tenants and attract desirable new tenants, making it a place to shop, browse, promenade, meet and dine.

In making these refurbishments and renovations we look to maintain and integrate 'listed features' within the streetscape, whilst resolving functional requirements such as surface water drainage, lighting, security and meeting DDA requirements in an integrated solution.

Locality

The site comprises retail tenancies at ground level with offices on the levels above, there is one residential unit on the 5th floor of Vernon House and three units in the building opposite, 31 Southampton Row also on the 5th floor.

The avenue is ideally located on the 'Museum Mile' and is only a short distance away from the West end theatres and nearby hotels but has not yet taken advantage of this opportunity.

Unit 09 is currently an A1 and there is no proposed change to this Use Class.

Layout

We have proposed the strip out of some partition walls in the basement to leave a predominantly open plan layout, ready for the next tenant to fit-out.

Scale

No additional area will be developed as part of this application; the scale will remain as existing.

Landscaping

This project will not change any landscaping.

Appearance

Please refer to document 8900 L01 005 for photographs of the existing unit. The front elevation will remain architecturally unchanged with redundant fixtures and fittings left by previous tenants removed and shop front wood work repair and repainted. Refer to Scope of Works document 8900 P01 Scope of Works Unit 09.

Access

Level access into the unit will be maintained at ground floor level. The existing stair case will be kept, with balustrades replaced. There is an existing means of escape from basement level between unit 09 and 11 which will be retained. This project involves creating a 'base shell' for a future tenant to fit-out subject to

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relevant permissions; we will provide one ambulant disable WC in the basement as part of the 'base scheme.'

Additional Information

Our objective is to renovate items that are damaged and in need of repair, in some instances restoring them to their original state, removing redundant equipments all to a coordinated strategy. The Landlord's Consent will be based upon a common vision articulated in the Planning Strategy Note.