

Design and Access Statement

In respect of an application to replace shopfront.

102 Southampton Row

On behalf of Pret a Manger

January 2008

This statement is intended to provide a clear overview of the design and access elements associated with the proposed replacement of the shopfront to 102 Southampton Row. The aesthetical appearance and the access arrangements will be discussed and it will be demonstrated that these are entirely acceptable.

Application Proposals

This application seeks permission to replace the existing shopfront to Southampton Row between the black granite pilasters which are to remain. The changes are proposed to improve the aesthetic qualities of the current shopfront by creating more modern looking street elevations. This application should also be considered alongside application submitted, in relation to the same address, seeking advertisement consent.

Design

There are a number of design benefits encompassed in the alterations to the premises shopfront. Firstly, the frameless doorway and larger shop

windows ensure the maximum possible amount of natural light can enter the building. As a result, this provides a better atmosphere for both employees and customers using the shop.

Secondly, it is proposed that one large door is placed centrally between the existing columns in order that the frontage is more aesthetically appealing. In addition, the centrally placed door allows for two external bay trees to be placed either side of the doorway. These are a key feature of Pret a Manger shop entrances and will also contribute to the overall street frontage image of Southampton Row.

These changes have been developed with the road as a whole in mind to ensure that the shop will contribute to the overall street frontage image of Southampton Row.

The following drawings detail the existing and proposed changes to the entrance to the shop. The use of materials and new entrance way clearly provide an updated look to the shop:

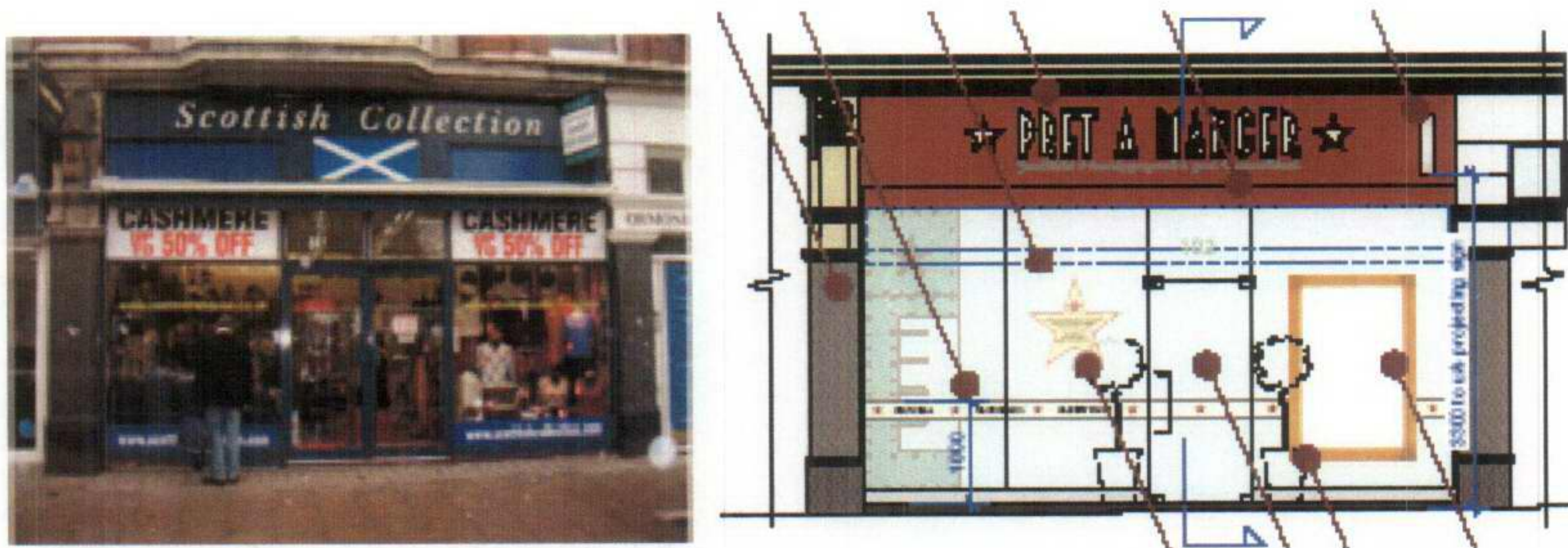


Fig 1. Extract from Drawing Number 159-588-01

Access

Consideration has been paid to the relevant access issues associated with this application. Care has been taken to ensure that the premises are accessible by all. The new front entrance door way is to measure 1000mm

wide and is accessed across one flat level, therefore enabling access for those with disabilities. The new doorway is in accordance with current building regulations and wide enough to allow wheelchairs and pushchairs to enter the premises easily. Access arrangements to the building have been designed in accordance with health and safety requirements and fire regulations.

Conclusion

These proposals aim to improve the visual character of 102 Southampton Row by updating and enhancing the shopfront. The design of the alterations is modern and in line with the character of the existing shops within the vicinity of the application site. In addition, the proposals hope to make the site accessible to all by improving and creating one larger doorway to ensure compliance with building regulations.