

DESIGN AND ACCESS STATEMENT

DISHOOM RESTAURANT

UNIT 5, WESTERN TRANSIT SHED
STABLES STREET
LONDON
N1C 4AB

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DESCRIPTION OF DEVELOPMENT:

FIT OUT OF STABLES UNIT RECENTLY CONVERTED WITHIN THE WESTERN TRANSIT SHED BY ARGENT

CONTEXT:

THE SITE IS A NEWLY REFURBISHED UNIT WITHIN THE HISTORIC WESTERN TRANSIT SHED (WTS) LOCATED NORTH OF REGENT'S CANAL BETWEEN HANDY STREET AND GRANARY SQUARE. THE COBBLED STREETS AROUND THE WTS WILL HOUSE A MIX OF CAFES, BARS RESTAURANTS AND RETAIL.



DESIGN STATEMENT:

THE FIT OUT OF THE RESTAURANT UNIT INCLUDES FOUR MAIN AREAS WITHIN THE PROPOSAL, THESE BEING BASEMENT, GROUND FLOOR, NEW MEZZANINE AND SIGNAGE TO THE EXISTING SHOPFRONT WITHIN PERMITTED SIGNAGE ZONES (FORMING PART OF SEPARATE ADVERTISEMENT APPLICATION).

AS PART OF THE PRE-APPLICATION ADVICE PROCESS, THE PROJECT TEAM MET WITH ALAN WITO (SENIOR PLANNER – CONSERVATION) AT THE PREMISES ON FRIDAY 9 MAY TO PRESENT THE PROPOSED SCHEME AND DESIGN INTENT.

THE NEW MEZZANINE AREA ABOVE PODIUM LEVEL HAS BEEN DESIGNED WITHIN THE PARAMETERS AND SIZE OF THE PROPOSAL SET OUT IN THE ORIGINAL LISTED BUILDING CONSENT SUBMITTED BY ARGENT AND APPROVED BY CAMDEN COUNCIL.

THE EXPOSED VICTORIAN BRICKWORK AND HISTORIC BUILDING FABRIC ELEMENTS CURRENTLY RETAINED AT GROUND FLOOR LEVEL WITHIN THE UNIT ARE PRESERVED AS PART OF THE PROPOSAL. ANY FIXINGS REQUIRED TO EXPOSED BRICKWORK ARE TO BE FORMED INTO MORTAR JOINTS RATHER THAN THE FACE OF THE BRICKS.



INLINE WITH CONDITION 2011/6441/L WHICH FORMED PART OF THE APPROVAL FOR THE ORIGINAL ARGENT LIST BUILDING APPLICATION, THE GROUND FLOOR CAPSTAN HYDRAULIC BOX WILL BE VISIBLE UNDER A SECTION OF GLAZED FLOOR WITHIN THE RESTAURANT AREA



WITHIN THE BASEMENT AREA OF THE UNIT THE RE-INSTATED TROUGH AND TACK BRACKETS ARE RETAINED AND REMAIN ON VIEW WITHIN THE PROPOSAL



THE EXPOSED VICTORIAN BRICKWORK WALLS AND VAULTED CEILINGS, ARE VISIBLE WITHIN THE PROPOSAL, WITH THE ADJOINING FIXTURES AND FINISHES BEING SYMPATHETIC IN DESIGN AND

PROXIMITY TO THE HISTORIC BUILDING FABRIC. ANY FIXINGS REQUIRED TO THE EXPOSED BRICKWORK ARE TO BE SECURED INTO MORTAR JOINTS RATHER THAN THE FACE OF THE BRICKS

AS PER THE ORIGINAL LISTED BUILDING CONSENT CONDITION 2011/6441/L THE GRANITE SETTS ARE BEING RE-INSTATED TO THE BASEMENT AREA AS OUTLINED BY CAMDEN COUNCIL. DUE TO THE NATURE OF THE RESTAURANT OPERATION AND INLINE WITH THE PRE-APPLICATION ADVICE, TWO AREAS OF THE COBBLES WILL BE INSTALLED AT A LOWER LEVEL TO ALLOW A FLOATING FLOOR FINISH TO BE INSTALLED OVER THE TOP WITH A FLUSH JUNCTION TO THE SURROUNDING COBBLES. THE FIRST OF THESE AREAS HAS BEEN PROPOSED TO PROVIDE A SUITABLE LEVEL FLOOR FINISH BEHIND THE BAR SERVERY, GLASS WASH AND CHILLED STORAGE AREA TO SATISFY BOTH ENVIRONMENT HEALTH AND HEALTH AND SAFETY REGULATIONS. THE SECOND AREA HAS BEEN PROPOSED TO PROVIDE A LEVEL AND ACCESSABLE SEATING AREA FOR CUSTOMERS WITHIN THE SPACE.

ACCESS STATEMENT:

THE EXISTING ACCESS INTO THE RESTAURANT REMAINS OFF STABLES STREET, THROUGH THE MAIN PREMISES ENTRANCE, WITH LEVEL THRESHOLD. THE PROPOSAL INCLUDES AN EXTENSION TO THE EXISTING PASSENGER LIFT WITHIN THE UNIT TO PROVIDE ACCESS TO THE NEW MEZZANINE LEVEL FOR DISABLED AND ABULANT CUSTOMERS.