

DESIGN & ACCESS STATEMENT

97-99 Clerkenwell Road London EC1R 5BX
Cosmetic Works to Retail Space

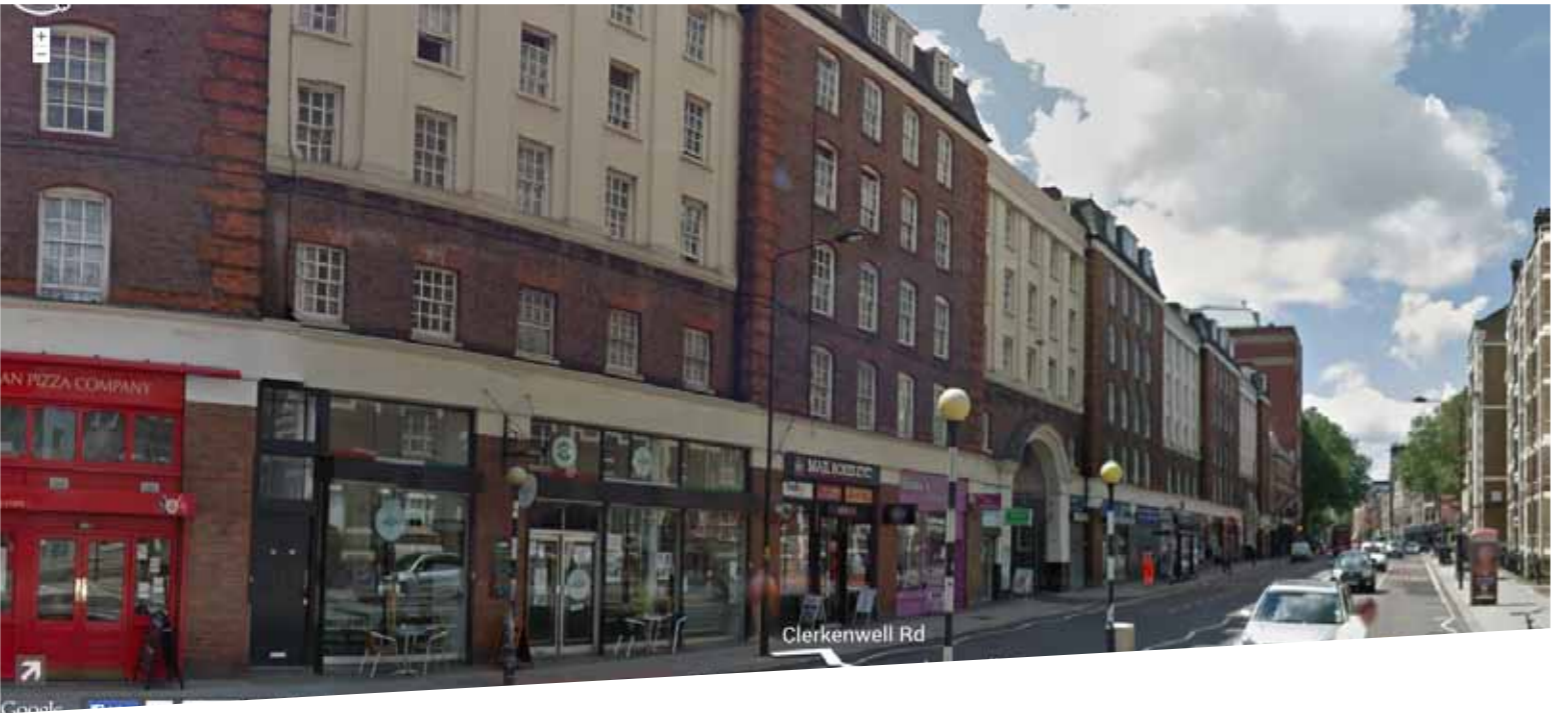
October 2014



Site Location & Building History



Title Plan



Street View

HISTORY

County: Greater London Authority
District: Camden
District Type: London Borough
Grade: II
Date first listed: 11-Jan-1999

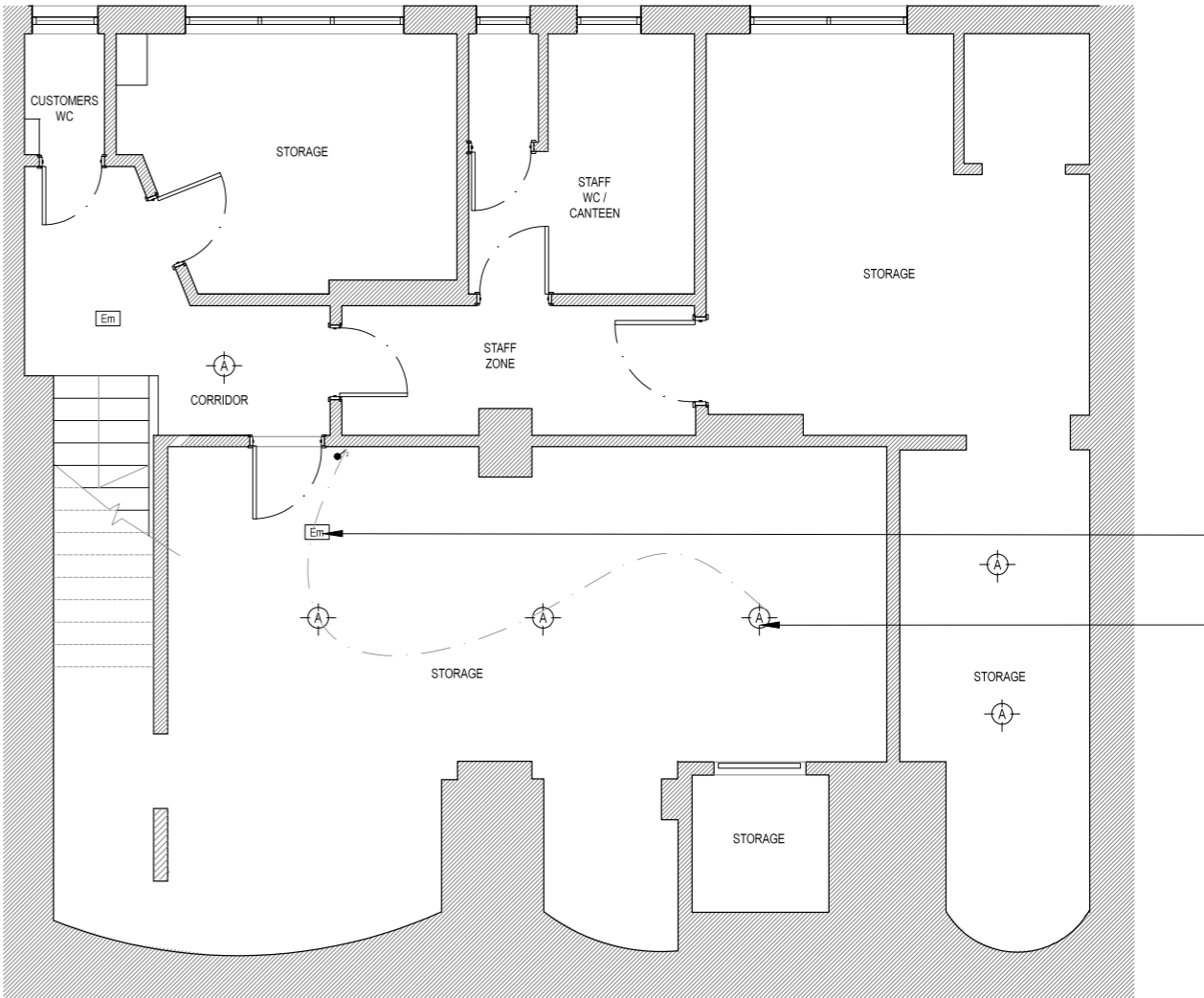
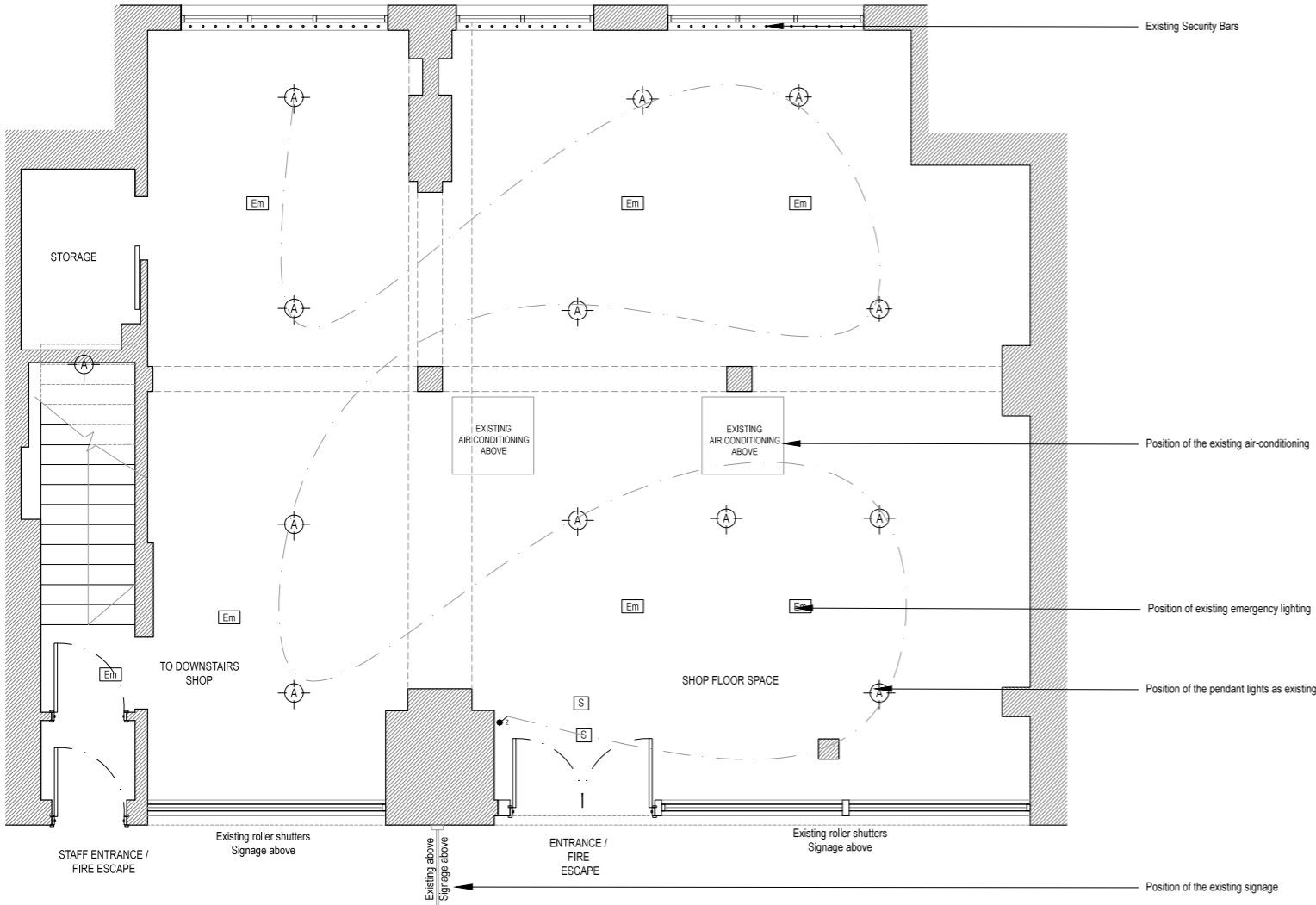
Housing estate for the London County Council. 1901-3. Designed by the LCC Architect's Department(chief assistant for scheme E H Parkes under W E Riley).

Elevations of red, orange and stock bricks with some blue and glazed bricks. Portions of upper elevations towards Clerkenwell Road and Portpool Road stuccoed. Brick chimneys, slated roofs. Stone string courses, parapets and segmental arches. Concrete open stairs and balconies with iron railings. Wooden sash and casement windows, some within segmental brick arches and with brick aprons.

STYLE: free Classical style, with Arts and Crafts touches, developing the idiom established by the LCC Boundary Street and Millbank estates in a formal direction.

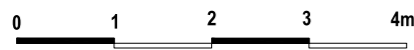
EXTERIOR: 5-storey flats with balcony access; some portions with sixth storey in roof. Enclosed layout, with 5 blocks in parallel on a north-south axis (Shene, Ledham, Skipwith, Denys, Frewell and Scrope Houses) and narrow quadrangles (once with formal planting) between Ledham and Skipwith Houses and between Denys and Frewell Houses. Long east-west blocks (Radcliff House and Redman House) to perimeter of estate, with broad arches leading through to centre of estate, their stuccoed upper storeys with giant pilasters. Some later alterations. Radcliff House: long elevation to Clerkenwell Road, shorter elevations in two sections to Leather Lane, and canted corner between with principal entrance arch to estate and pyramidally capped towers left and right. Ground storey towards roads have shops, with granite piers in between. Upper storeys towards Clerkenwell Road alternate between plain brick elevations with dormers in roof and slightly recessed stuccoed sections with giant pilasters rising through three storeys and parapet over. 3 broad moulded segmental arches lead through to centre of estate, the arch at the corner being more fully detailed with voussoirs and small brick windows over.

Existing Plans



Existing Ground Floor Plan

Existing Basement Floor Plan



Existing Internal Photos

Ground Floor



1.



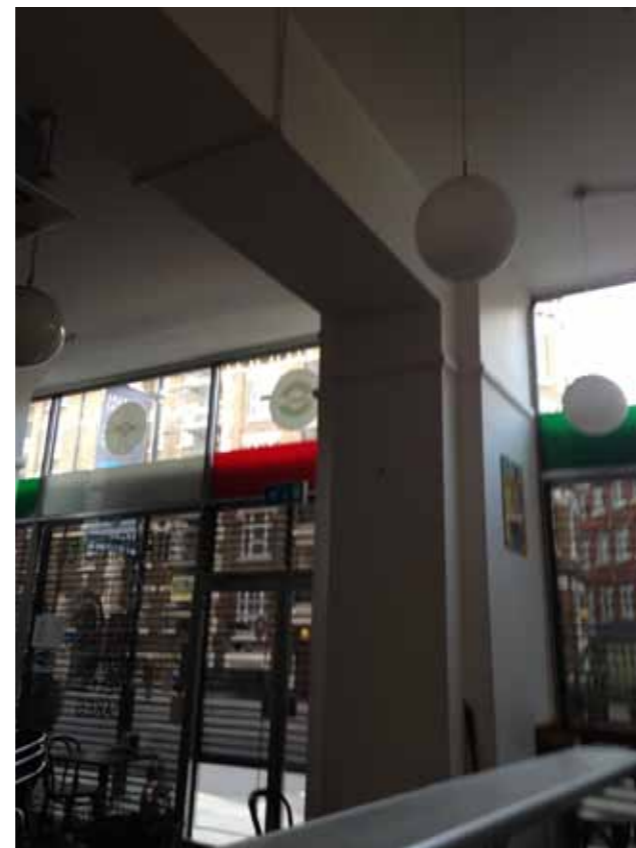
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3.



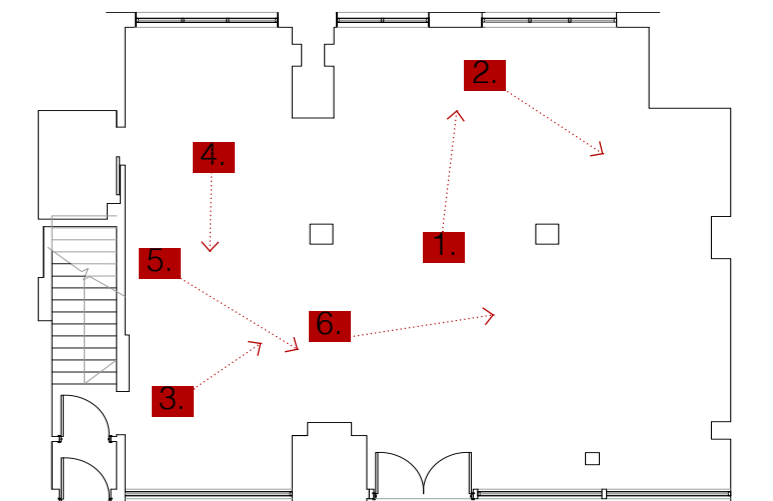
4.



5.



6.



Exisging Internal Photos

Basement Floor



1.



2.



3.



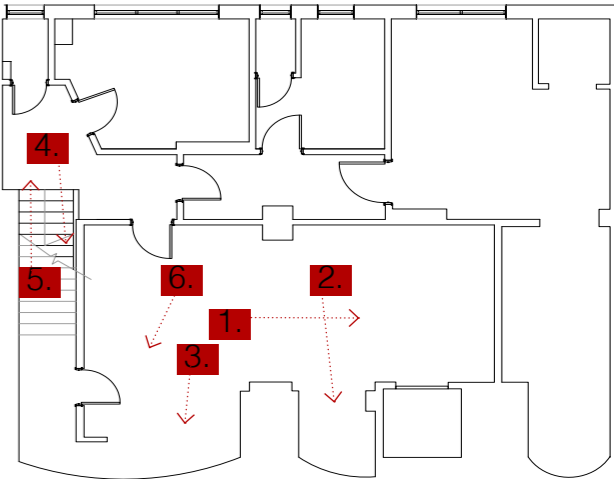
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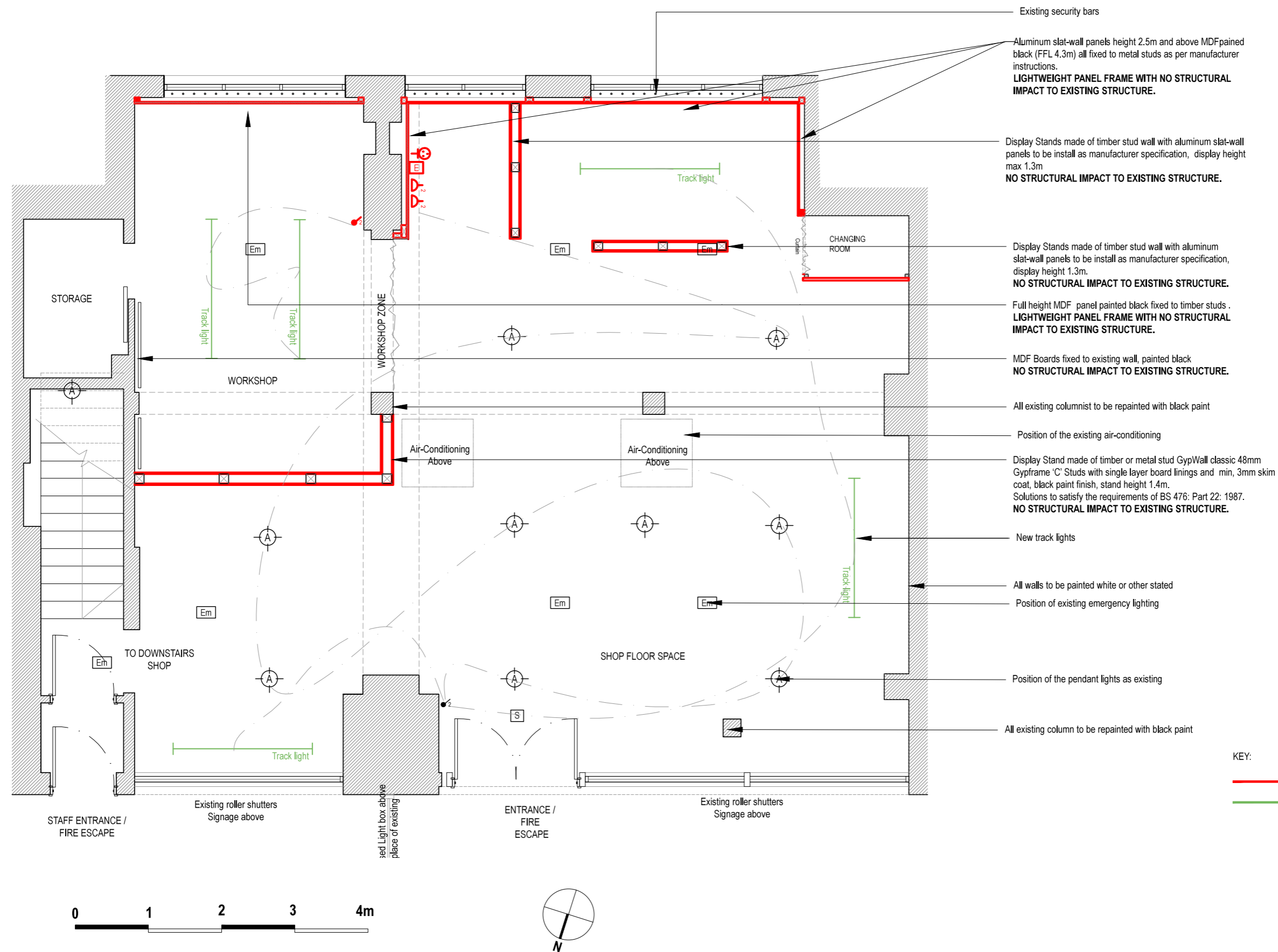
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6.



Proposed Ground Floor Cosmetic Works



Iluma black track light



High Bay Light - Translucent/Black



Aluminum slat-wall panels

Services Key

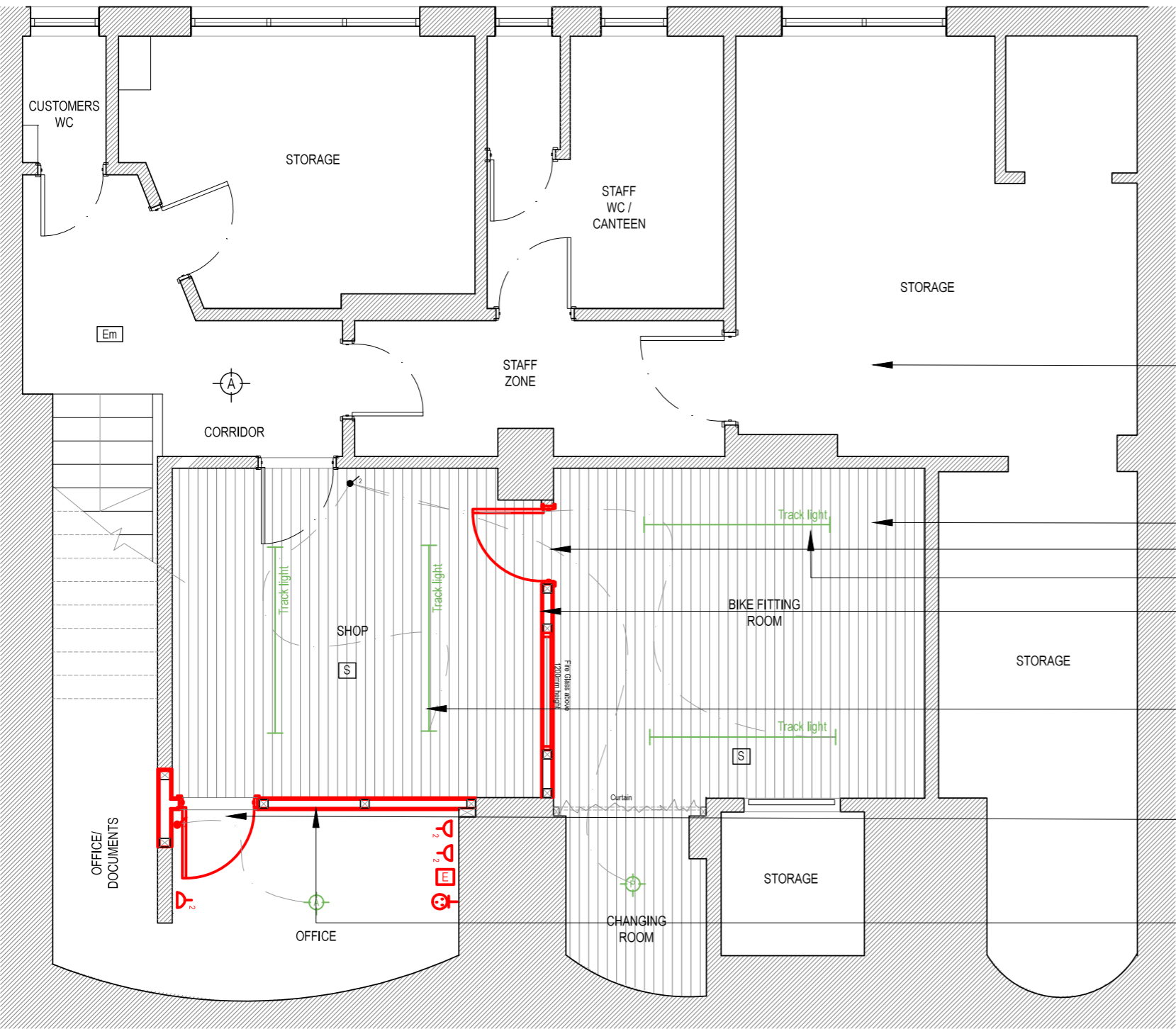
Electrical & Fire Detection System

	Ceiling Pendant light
	Wall mounted Thorn Super Club 28W emergency light ref.
	Wall mounted light switch (2 Way)
	Double socket outlet (switched)
	Smoke detector
	Broadband
	Phone
	Emergency lighting as existing

KEY:

- Proposed internal cosmetic works
- Proposed new track lights

Proposed Basement Cosmetic Works



01. Illuma black track light



02. Laminated floor dark brown

Services Key

Electrical & Fire Detection System

	Ceiling Pendant light
	Wall mounted light switch (2 Way)
	Double socket outlet (switched)
	Smoke detector
	Broadband
	Phone
	Emergency lighting as existing

KEY:

- Proposed internal cosmetic works
- Proposed new track lights
- Proposed new flooring

All other rooms as existing

New laminated floor
New door FD20s
New track lights
Timber or metal stud GypWall classic 48mm Gypframe 'C' Studs with single layer board linings and min. 3mm skim coat, black paint finish, wall height 1.4m
Solutions to satisfy the requirements of BS 476: Part 22: 1987.
NO STRUCTURAL IMPACT TO EXISTING STRUCTURE.

New track lights

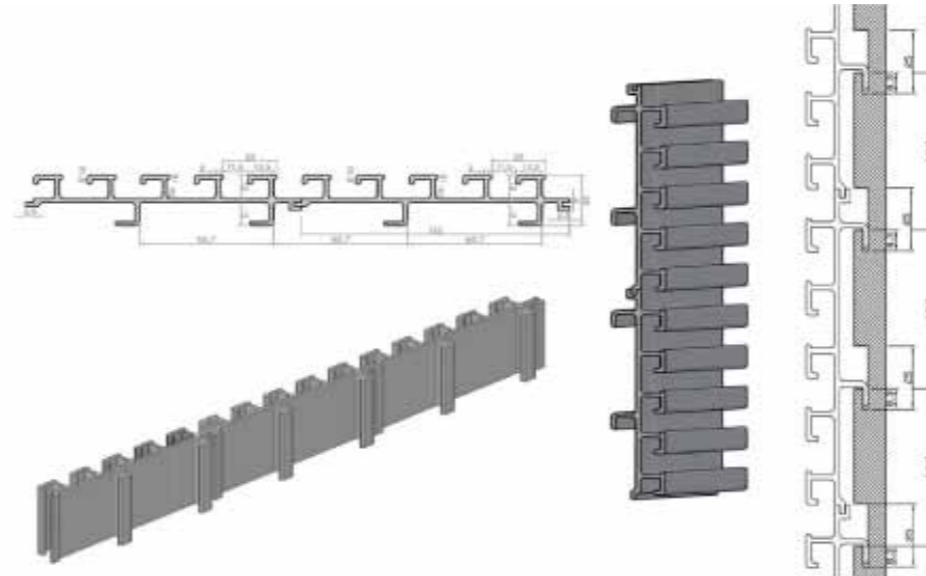
New door FD30s

Timber or metal stud GypWall classic 48mm Gypframe 'C' Studs with single layer board linings and min. 3mm skim coat, black paint finish, wall height 1.4m
Solutions to satisfy the requirements of BS 476: Part 22: 1987.
NO STRUCTURAL IMPACT TO EXISTING STRUCTURE.

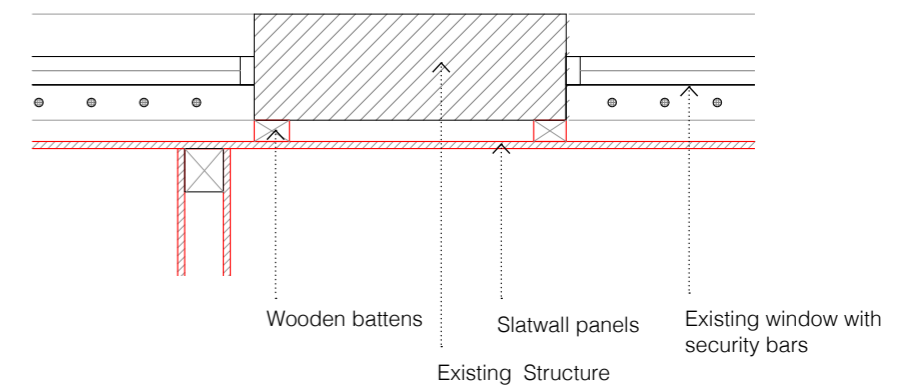
Proposed full height slatwall panels



1. Proposed aluminium slatwall panels



2. Proposed aluminium slatwall panels profiles



3. Proposed detail

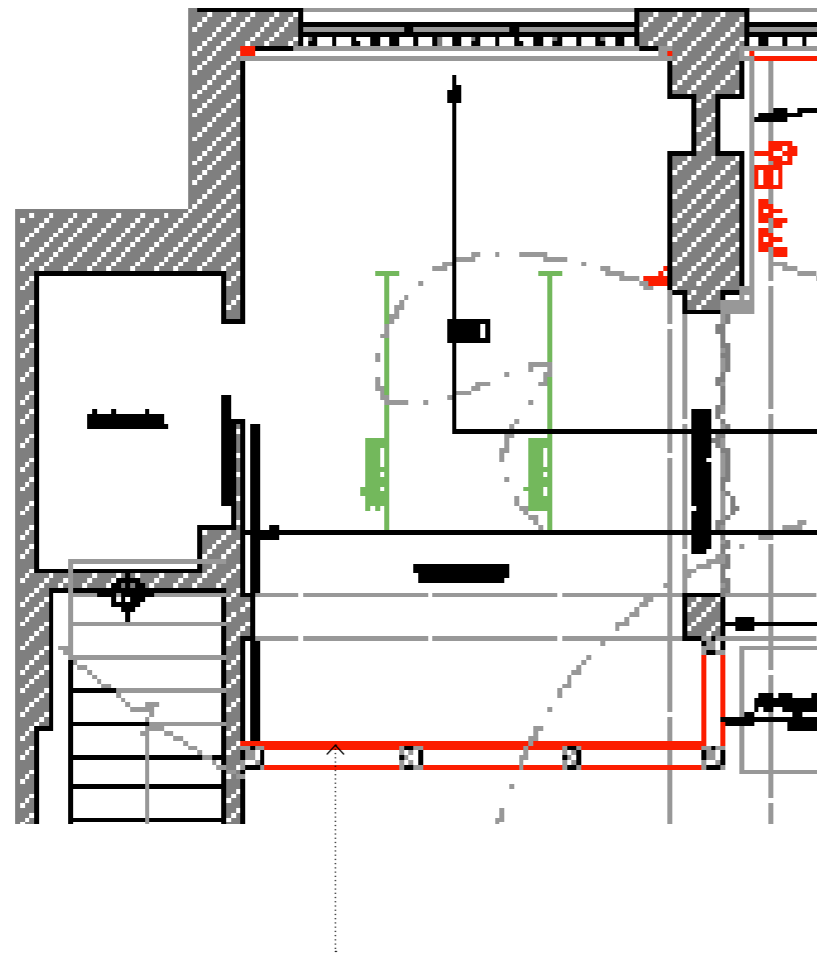
Slatwall panels are the ideal shop-fit solution for cycling industry which is our business which we run since 2009. They transform plain walls into effective merchandising areas which is effectively source of our business. To maximise those areas we are proposing to use all available space at the rear of the shop with full height slatwall panels.

Slat boards are light weight aluminium faced MDF which will be screwed onto wooden battens with no structural impact to the existing structure.

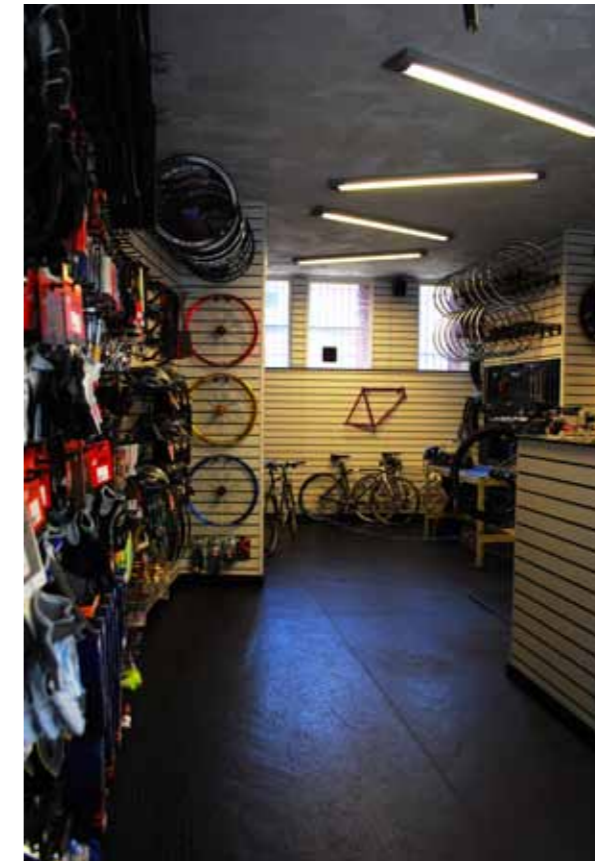


4. Proposed areas of full height aluminium slatwall panels

Proposed low level display stands



1. Proposed low level display stands



Example of proposed low level display stands

Existing Frontage

Existing Photos



1.



2.



3.



4.

Proposed Signage



1. Proposed signage and lightbox



2. Proposed signage and lightbox



3. Proposed lightbox



3. Proposed signage and lightbox dimentions

