

2014/665

## **JD WETHERSPOON**

### **DESIGN & ACCESS STATEMENT**

**For**

**The Shakespears Head, 64-68 Kingsway. Holborn. Greater London  
WC2B 6BG**

**Listed Building Consent for the internal alteration to the existing staff  
room and facilities.**

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**DV ARCHITECTS**

## **1.00 INTRODUCTION**

1.01 Design Venue Architects Limited are acting on behalf of JD Wetherspoon providing listed building advice for internal alterations to the existing staff room and facilities located at basement level.

Works are necessary internally in order to increase the current standard of staff welfare facilities available.

1.02 This heritage statement has been prepared to accompany a listed building application for the works described above.

1.03 The application set includes the following supporting information:

1. Planning Statement
2. Access Statement
3. Drawings

## **2.00 USE**

2.01 The application site is located within Africa House, on Kingsway, Holborn

2.02 The Property is currently used as a public house under the management of JD Wetherspoon.

## **3.00 AMOUNT**

3.01 Africa House is Grade II listed.

3.02 The property was listed in 1996.

3.03 According to [english-heritage.org.uk](http://english-heritage.org.uk);

*Includes: Nos.1-17 (ODD) GATE STREET. Large office block with shops at ground floor. 1921-2. By Trehearne and Norman. Portland stone faced steel frame. 6 storeys and 2 storey set back attic. 9 windows. Double height fluted Doric screen, with inset shops and bank, flanks a round-arched triumphal arch style entrance inscribed "Africa House" and surmounted by lions couchant. Upper storeys set back with central distyle-in-antis screen rising from 3rd to 5th floor; metal-framed windows, 5th floor with Greek scroll aprons and enrichment to heads of bays suggesting pilasters. Entablature with deep mutule cornice surmounted by a pediment of carved figures and animals. Plain attic storeys with cornice and blocking course having a central antefixa. Return to Twyford Place continues the design with a long screen. INTERIOR: not inspected.*

## **4.00 LAYOUT**

4.01 The physical footprint of the site remains unchanged as the proposed works are within the existing boundary as shown on drawings submitted.

4.02 The main objective of this application is to increase the standards of the existing staff room facilities for the public house staff.

4.03 The proposed works consist of the following;

- The new staff room is to replace the existing in its existing location,
- The room to the RHS of this, which is currently unused will be formed into a changing locker room by constructing a centralized partition to the rear with door openings as indicated on the attached drawings,
- The two existing W.C's are to be slightly altered to allow more space, the drainage will remain in the existing locations,
- All existing walls surrounding this area are to be redecorated,
- Floor finishes are to be removed and replaced with new.

## **5.00 SCALE**

- 5.01 The proposed installation is within the existing building footprint and does not involve any extension works.
- 5.02 The proposed staff room, changing facilities and W.C will replace the existing in the same location.
- 5.03 The works as detailed in the drawings and documents submitted is limited to the existing interior, there are no plans to extend the existing building layout.

## **6.00 LANDSCAPING AND EXTERNAL WORKS**

- 6.01 There are not any external works proposed in this application. All works are internal and consist of that detailed in 4.03 and as on the attached drawings and documents submitted.

## **7.00 APPEARANCE**

- 7.01 The current staff room facilities are of modern construction, there are no historic features or characteristics visible.
- 7.02 The positioning of the existing modern partitions, floors and ceilings are to remain as existing.

## **8.00 ACCESS**

- 8.01 Description of development.  
Internal alterations to the existing staff room facilities.
- 8.02 Design standard follows.  
Building regulations including approved document M.
- 8.03 Philosophy and approach.  
The existing public house will remain un-altered and therefore any person with disabilities can gain access under the existing strategy.

## **9.00 SOURCE OF ADVICE AND CONSULTATION**

The design and development of the internal spaces and access/escape routes will be completed following consultation with the local Fire Authority and Building Control Department. All will be designed to comply with the Building Regulations and Part M.

**An Access Statement will be presented to JD Wetherspoon and will form part of the Operation Manual to be fully integrated into the long term management of the building.**