

Roz Barr Architects



Design and Access Statement

April 2016

Planning Application for the addition of two motorised retractable awnings to the ground floor windows of The Building Centre, 26 Store Street.

1.1 Contents

Design and Access Statement

- 1.0 Introduction
- 1.1 Contents
- 2.0 Site Location
- 2.1 Context: Store Street
- 2.2 Existing Condition
- 3.0 Proposed Use & Layout
- 3.1 Proposed Area Schedule
- 3.2 Materials
- 3.3 Scale and Appearance of Proposals
- 4.0 Existing and Proposed Views

Drawings Submitted in Conjunction With Design and Access Statement

- RBA55 F 01100 Site Location Plan
- RBA55 F 01101 Existing Elevation and Section - Store Street
- RBA55 F 01102 Existing Elevation, Plan and Section
- RBA55 F 01200 Proposed Elevation, Plan and Section

1.0 Introduction

This Design and Access Statement has been prepared by Roz Barr Architects Ltd on behalf of The Building Centre Trust, occupiers of 26 Store Street 'The Building Centre', as part of the submission for Full Planning Application for two new motorised retractable awnings to the ground floor cafe windows of the building.

Address:
26 Store Street
London
WC1E 7BT

The Building Centre was established in 1931 and is a non-for profit organisation dedicated to providing education, information and inspiration to all sectors of the built environment as well as the general public. At ground floor and lower ground floor extensive product galleries, exhibition spaces and a newly refurbished cafe are open to the public Monday - Saturday. First, second and third floor accommodates many leading organisations, individuals and companies with offices and meeting rooms.

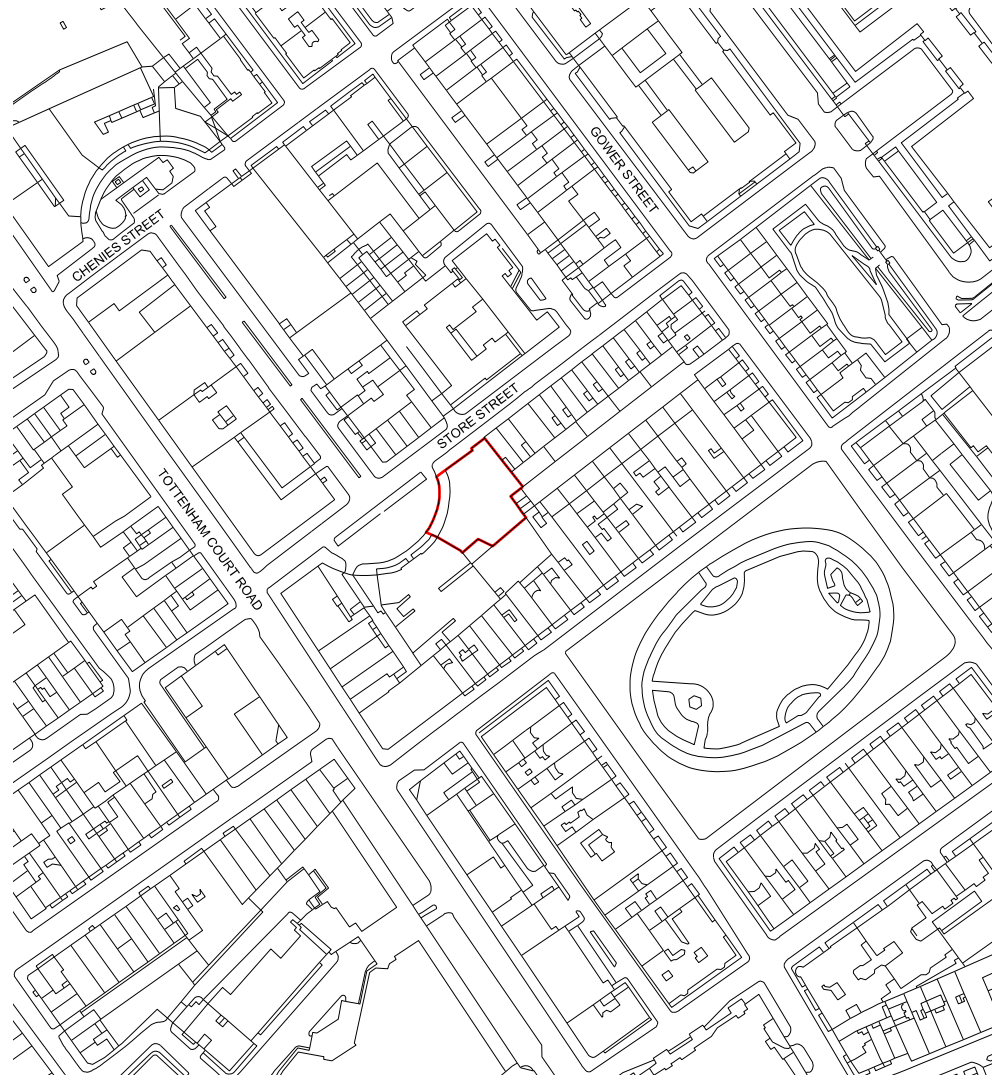
The building sits along Store Street and curves round into the South Crescent. The crescent becomes a vibrant popular area offering public space for installations and events.

The proposal intends to respond to the changing appearance and cafe culture along Store Street by offering a sheltered outdoor space to The Building Centre's cafe, which in turn, seeks to serve and compliment the public nature of the crescent. Two new high quality motorised cassette awnings with straight cut valance are proposed at two of the cafe windows at The Building Centre, Store Street.

The Building Centre is owned and operated by and for the Built Environment Trust, a registered charity 1163419 under UK law.



View looking into South Crescent from Store Street



Site Location Plan



View of a public installation by Roz Barr Architects in the South Crescent organised by The Building Centre as part of the London Festival of Architecture, 2012

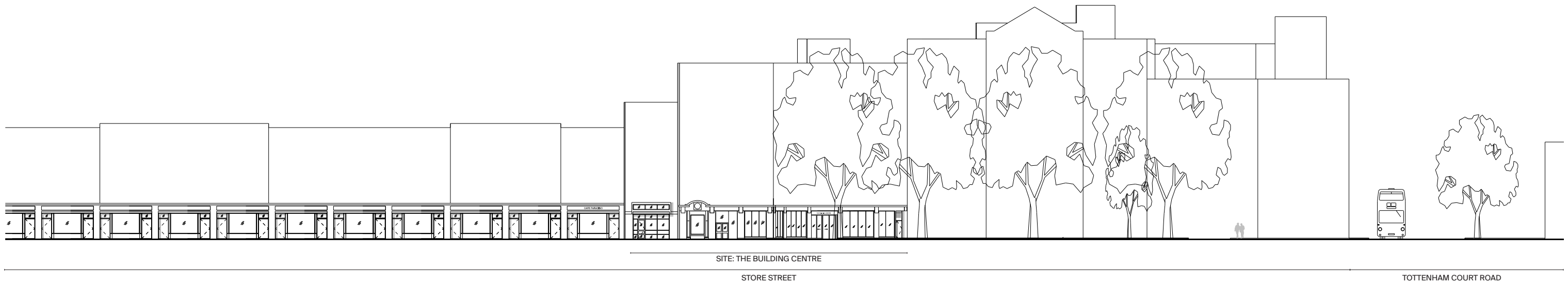
2.0 Site Location

Store Street is located on the North of Tottenham Court Road in Central London. The area is a varied mix of mostly 19th and 20th century commercial buildings with offices. With key transport links close by (Tottenham Court Road and Euston Station) and popular academic institutions (SOAS, UCL, LSE) the area has seen rapid development and upgrading.

The South Crescent at Store Street sits within the Bloomsbury Conservation area as part of the Bedford Estate. It is within the Borough of Camden and straddles Fitzrovia and Bloomsbury. The South Crescent is the home to not only the Building Centre and the NLA but Imagination and Gardiner and Theobald. It is a creative grouping of companies that are all involved in the built environment and innovation.

Roz Barr Architects have been appointed architects to refurbish the Building Centre. Phase 01 has begun on site and sees new toilets, cloakrooms, gallery space and cafe.

The intention of these works is to make the building and Cafe a more inviting place to the general public and to rival its established neighbours as a popular destination.



Existing Elevation. South Side of Store Street and The Building Centre

2.1 Context: Store Street

Store Street has been transformed by a regeneration programme by the Bedford Estates with recent refurbishment of the Georgian block on the south side with new cafes, delicatessens and specialist shops. The commercial units along this street have been upgraded and present a clean and consistent design of shop front with retractable awnings in a muted palette of colours and white lettering as signage.

The addition of the awnings to the Building Centre aims to extend the activity of the south side of Store Street as well as improve the condition of the newly refurbished cafe at the entrance to The Building Centre, acting as a destination point and centre of activity in the south crescent. The proposed colour of awning and signage will tie into the shop fronts along Store Street.



Photograph of the shop fronts along the South Side of Store Street, showing the retractable awnings over each entrance.



View across the South Crescent toward The Building Centre



The Building Centre Cafe - proposed windows to take awnings



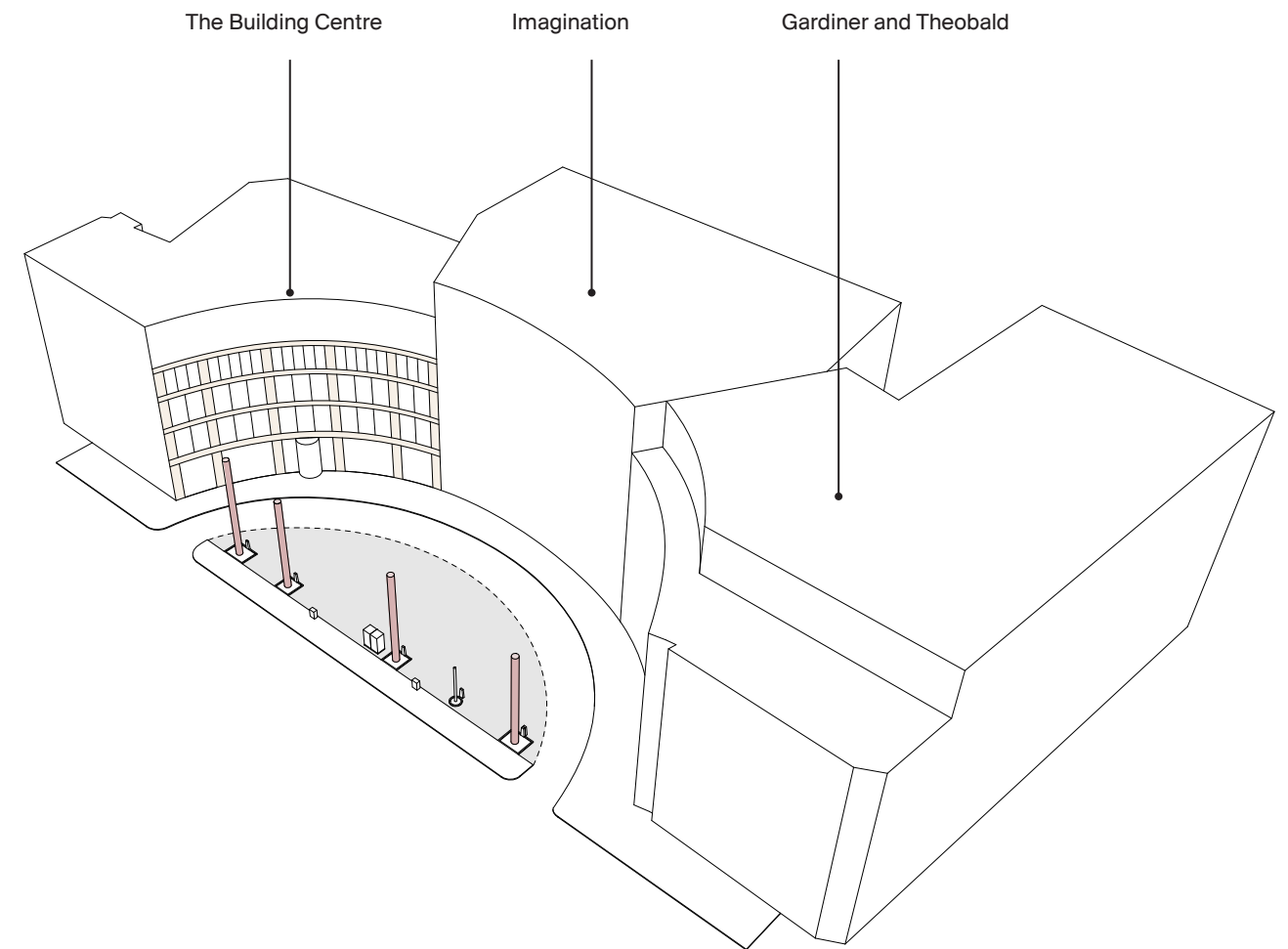
View across the South Crescent toward Imagination and Gardiner and Theobald

2.2 Existing Condition

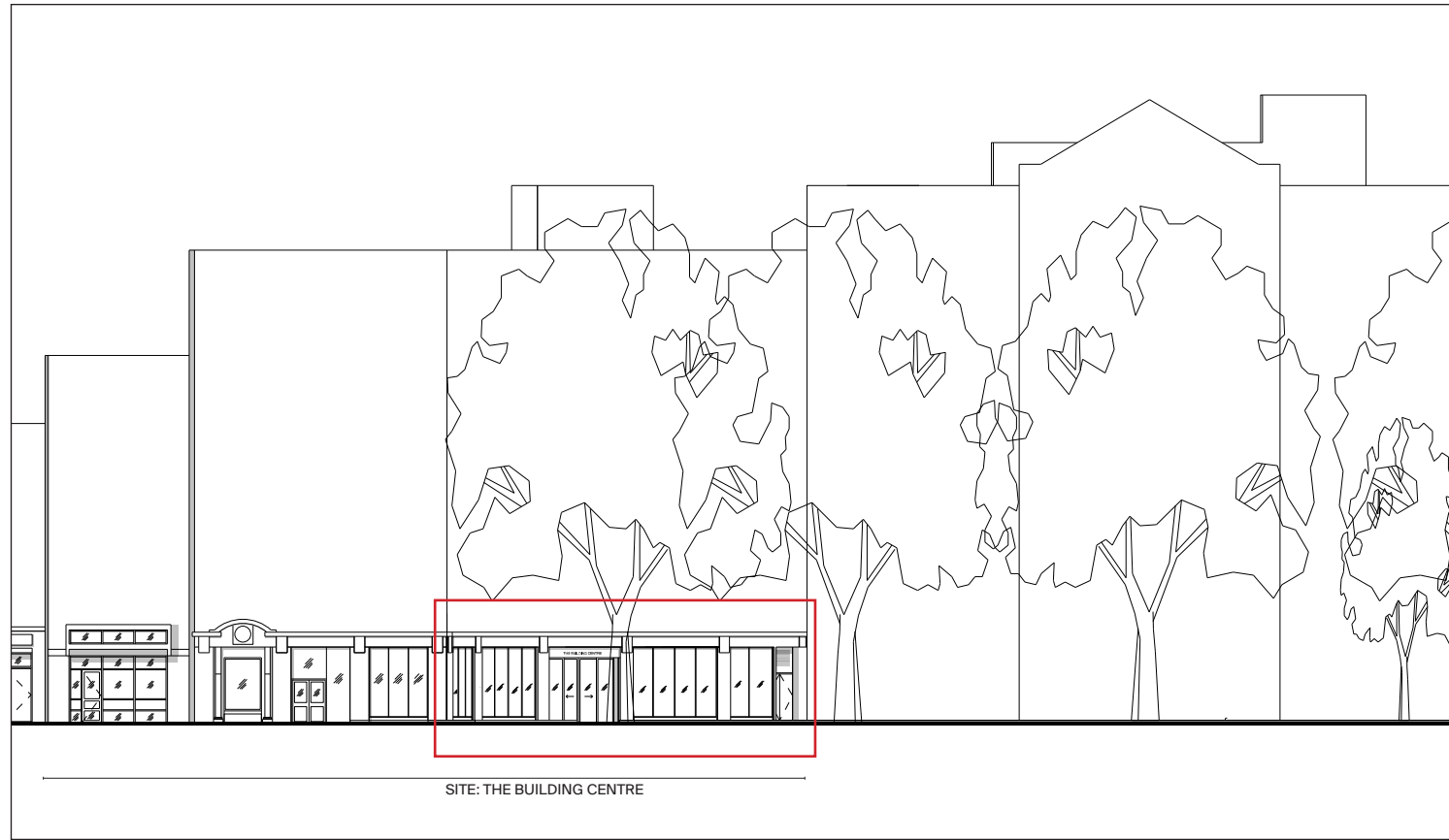
26 Store Street is a four storey concrete framed structure with a stone clad and steel curtain wall. The building is of a robust urban fabric and was originally built as a Daimler car showroom.

The main entrance is off the South Crescent; a public space developed by the Building Centre and the New London Architecture. The removal of parking spaces and being lined with grand plane trees, this space has become a permanent exhibition destination for temporary pavilions and events. It is a huge asset to the Building Centre.

The proposed awnings will be surface mounted to a steel plate fixing which is tied back into the centre of columns on either side of the window openings.



Store Street South Crescent



3.0 Proposed Use & Layout

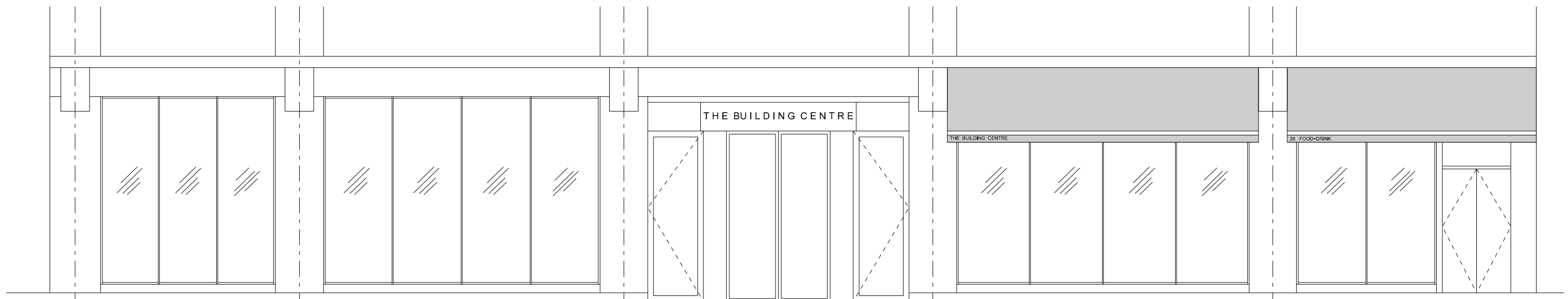
The proposal is for two new motorised cassette awnings to be surface mounted to the existing stone clad facade. The awnings will project no further than the existing paving that buffers between the Building Centre and the South Crescent. These will be used and controlled by the Building Centre maintenance team and new cafe tenants. In Winter these will provide shelter for take away coffee customers and in Summer offer refuge from sun, reduce solar gain and improve glare at the newly installed cafe window seats.

3.1 Proposed Area Schedule

N/A

3.2 Materials

The awnings are of a high quality contemporary cassette design with powder coated metalwork to match that of the existing building metalwork at the Ground Floor (doors and window frames). The fabric is to match the metalwork in a soft gunmetal grey. Small text to each 150 mm deep valance will have digitally screen printed lettering at 60 mm height.



Proposed ground floor facade of The Building Centre

3.3 Scale and Appearance of Proposal

The proposed awning colour and mass are sympathetic to the Bloomsbury Conservation Area enhancing the character of The Building Centre in a similar technique seen in the Store Street regeneration. The proposed awnings are to span the entirety of the two windows that view onto the Cafe. The awning will project no further than 1500 mm over the pavement within the boundary of the building

Awning Details:

Awning 1:
approx 5400 x 1500 mm with 150 mm valence.
Valence: 5400 x 150 mm with text 60 mm high. To read: 'THE BUILDING CENTRE'

Awning 2:
approx 4300 x 1500 mm with 150 mm valence.
Valence: 5400 x 150 mm with text 60 mm high. To read: 'NO.26 FOOD + DRINK'

3.4 Planning Advice

Roz Barr Architects obtained informal planning advice from Senior planning officer Fergus Freaney on 27.04.16 who confirmed that the signage was considered small enough to not require advertisement consent.



Sample of proposed signage at scale 1:1 located on the valence to awnings

4.0 Existing and Proposed Views



The Building Centre - Existing Cafe Window



The Building Centre- Proposed Awnings