

TOP SECRET COMEDY CLUB

**71 DRURY LANE
GROUND FLOOR
LONDON,
WC2B 5PD**

DESIGN AND ACCESS STATEMENT



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SEPTEMBER 2016

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1. INTRODUCTION

This report has been produced to support the application for Planning Permission for the modification of the front elevation, with display of advertisement above the shop-front of 71 Drury Lane, London,

This Design and Access Statement has been compiled to accompany a planning application for full planning permission as well as advertisement consent. The planning application is only required in respect of the proposal to provide a new entrance into the Ground Floor property within the existing glazed shopfront and to provide a new projecting (hanging) sign above the shopfront fixed back to the existing fascia.

This report has been written by SMA Architectural Design on behalf of Mark Rothman of Top Secret Comedy Club and is made in regards to the ground floor of 71 Drury Lane, WC2B 5PD. This property is on the ground floor of a commercial building of 5 storeys and is located within the vibrant Central Activity Zone of Covent Garden.

The proposed scheme maintains the existing A1/A3 Use Class and proposes the installation of a new glazed door within the existing shopfront with new signage above. Great care has been taken to maintain and enhance the character of the site and to take this opportunity to introduce good practice under building control and DDA legislation (where possible), as will be subsequently explained in the following design and access statement.

2. SITE

The application site comprises the ground floor of No. 171 on the eastern side of Drury Lane. The site forms one element of a 5-storey building with numerous retail and commercial uses at ground floor level. The surrounding area is characterised as mixed-use, with retail and commercial uses being located on the ground floors and a variety of office and residential uses on the upper floors.

The application site is located within the London Borough of Camden. It is not listed but does lie within the Seven Dials (Covent Garden) Conservation Area, as defined by the Camden Policies Map (2010).

3. DESIGN CONCEPT

The primary intention of the project is to establish a new entrance into 171 Drury Lane as it currently shares its entrance with 170a Drury Lane situated at Lower Ground Floor. This proposal calls for a new glazed entrance door and screen to be installed within an existing shopfront. A hand painted metal sign is also proposed to be fixed to the existing fascia as part of the application.

4. PROPOSED USES AND LAYOUT

As mentioned in the introduction, the proposed scheme maintains the existing A1/A3 Use Class and proposes the installation of a new glazed door and screen within an existing shopfront to create a separate access into the Ground Floor. As an opportunity to introduce good practice under building control and DDA legislation, it is also proposed that a small ramp is constructed to facilitate easy access into the property. As existing, there is a step up of approximately 60mm from pavement level.

New access into Ground Floor through existing shopfront

It is proposed that a glazed section of the existing shopfront is to be removed and replaced with a new glazed door and screen. The new door and screen are to match the existing shopfront in material, construction and appearance. A new ramp will be constructed in paving slabs to match the existing paving.

New Signage

A new projecting hanging sign is proposed for above the shopfront.

New customer toilets at Ground Floor

It is also proposed that new customer toilets are provided at Ground Floor Level. The existing Accessible WC is re-configured as shown on the proposed plans.

5. ACCESS AND DDA ISSUES

Access to the building is at presently not sufficient as there is a step up of approximately 60mm between the pavement level and finished floor level internally. It is proposed that access is improved by constructing a small ramp along the frontage as shown on the proposed plans to ensure easy access for all.

6. SITE PHOTOS

71 Drury Lane as existing



Existing shopfront with shared entrance door

Photo 1. Extent of existing shopfront with shared entrance door highlighted



Photo 2. Photo looking south down Drury Lane highlighting the surrounding context



Photos 3 & 4. Scaffolding around entrance and shopfront at present.

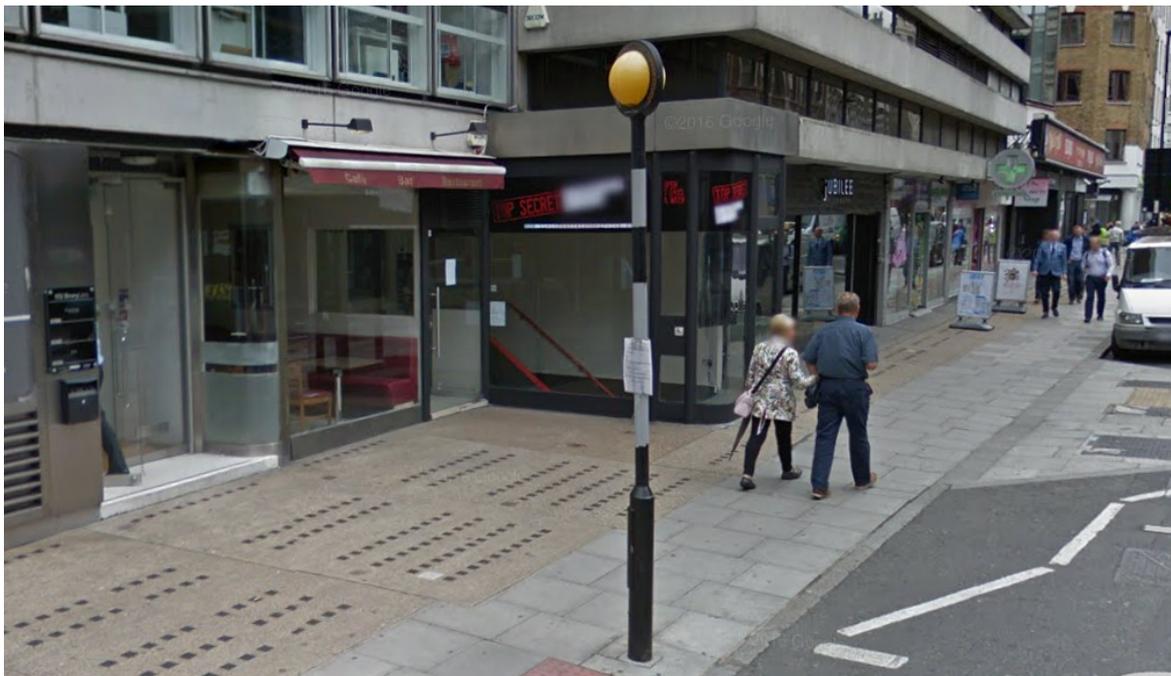


Photo 4. Photo of existing shopfront before erection of scaffolding. Hanging/projecting signs are common along the building fascias. The proposed location of the new sign to be fixed into the stainless steel fascia is highlighted.