

SEVEN DIALS WAREHOUSE, COVENT GARDEN, LONDON, WC2

DESIGN AND ACCESS STATEMENT PLANNING SUBMISSION - REV A

March 2017



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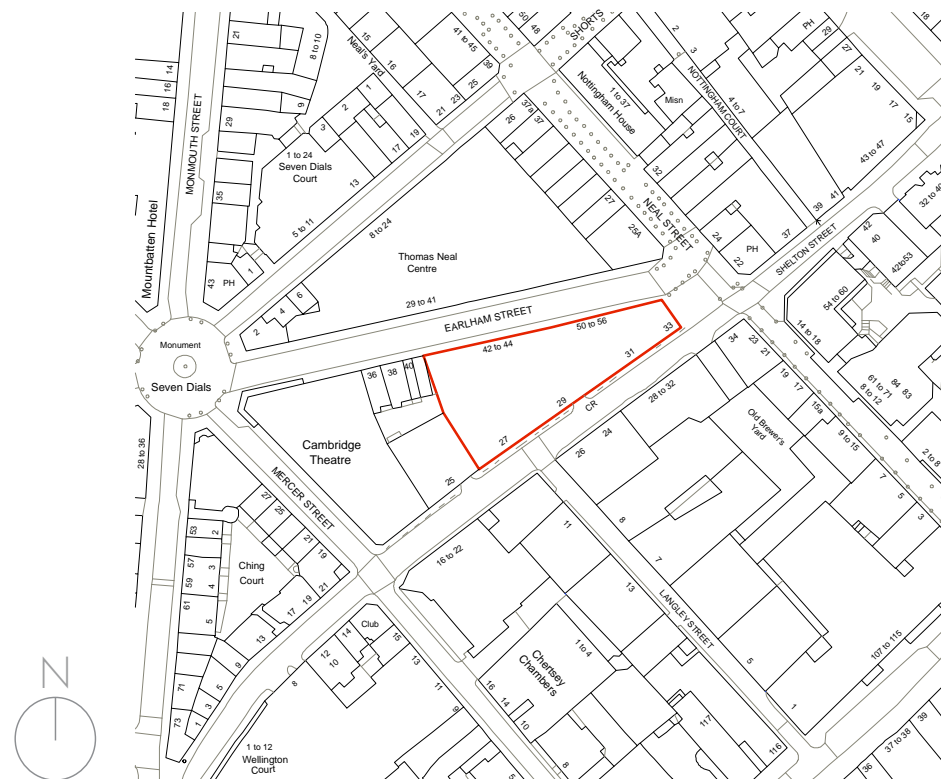
INTRODUCTION

Seven Dials Warehouse is a grade II listed building consisting of five floors above ground located between Earham Street and Shelton Street (North Side) and the whole building has multi tenancies. This document relates to the Seven Dials Warehouse that are currently in B1 office use.

A historic building report to support this statement has been prepared by Donald Install Associates.

The proposals cover the following;

1. Improve the approach and visibility at street level by making changes to the ground floor windows, access doors and introducing new 'branding' signage.
2. Design creative solutions that evoke the building's industrial aesthetics in the refurbishment of the reception area, stairs, toilet core and office floors.
3. Create a large roof terrace and garden to further enhance the unique characteristics of the property.



Existing OS Map 1:2500



Existing birds eye view

SEVEN DIALS
WAREHOUSE
COVENT GARDEN
42-56 EARHAM ST.
LONDON WC2

Use

No change in the building use is proposed. The building is existing B1 office.

Amount

There is no change in the building floor area. GIA to be maintained at approx. 3,950 m2

Layout

The existing layout is to be broadly maintained, with minor internal alterations such as increase in reception space, relocation of the DDA platform lift, create new access from the new cycle store back to reception and reconfiguring the fire escape stair on the upper floor offices.

Access

There is no change in the building access which will be maintained through Earlham Street. Access to the cycle store is to be created on Shelton Street, using an existing door and route currently used for egress from the mezzanine office floor.

Scale

There is no change in the building's scale.

Landscape

The application is seeking to create a new roof terrace. The terrace and glass balustrade will be set away from the building's parapet so not to be seen from street level.

Appearance

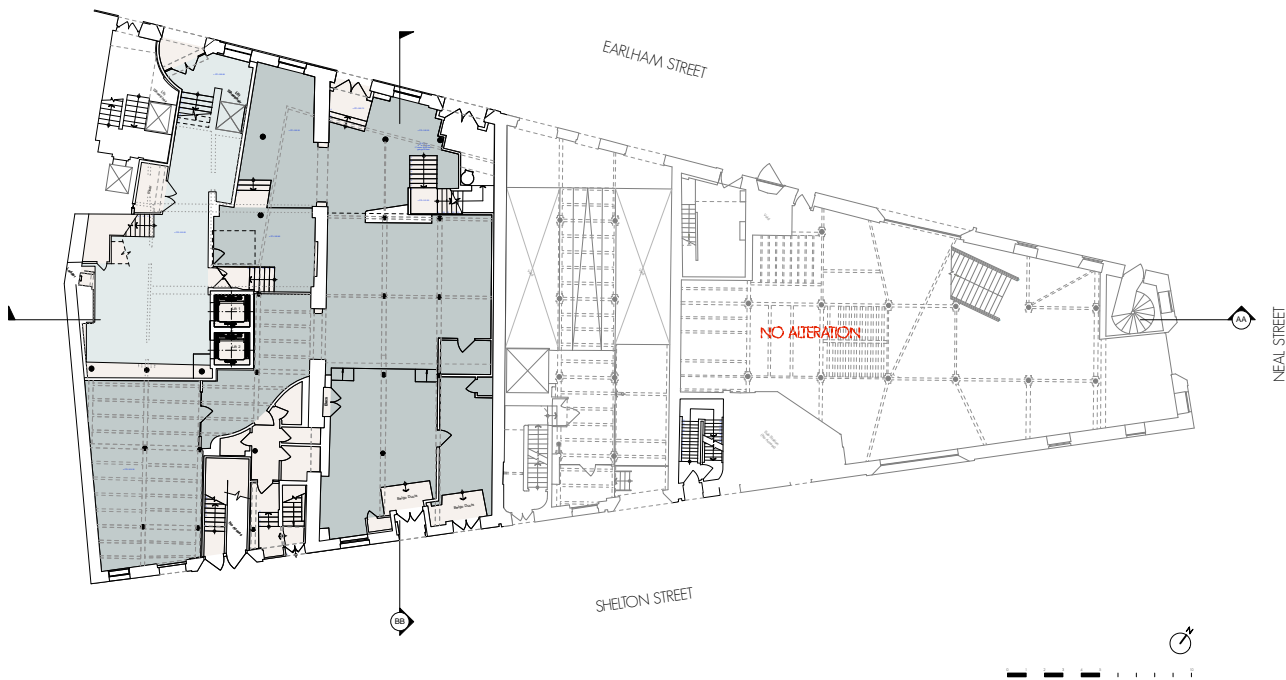
The application is seeking to create minor alterations to the shopfront and lower section of the facade facing Earldom Street, with changes to the main entrance door, ground floor windows, painted brick and removal of window sill planters. The new roof terrace is not considered as a change in the building appearance as it is completely obscured from street level by the way it is set away from the parapet. It is also obscured from the view of neighbouring properties due to its set back and height. neighbouring properties windows are set lower than the existing building parapet which obscure the proposed terrace balustrade.

Inclusive design & Access

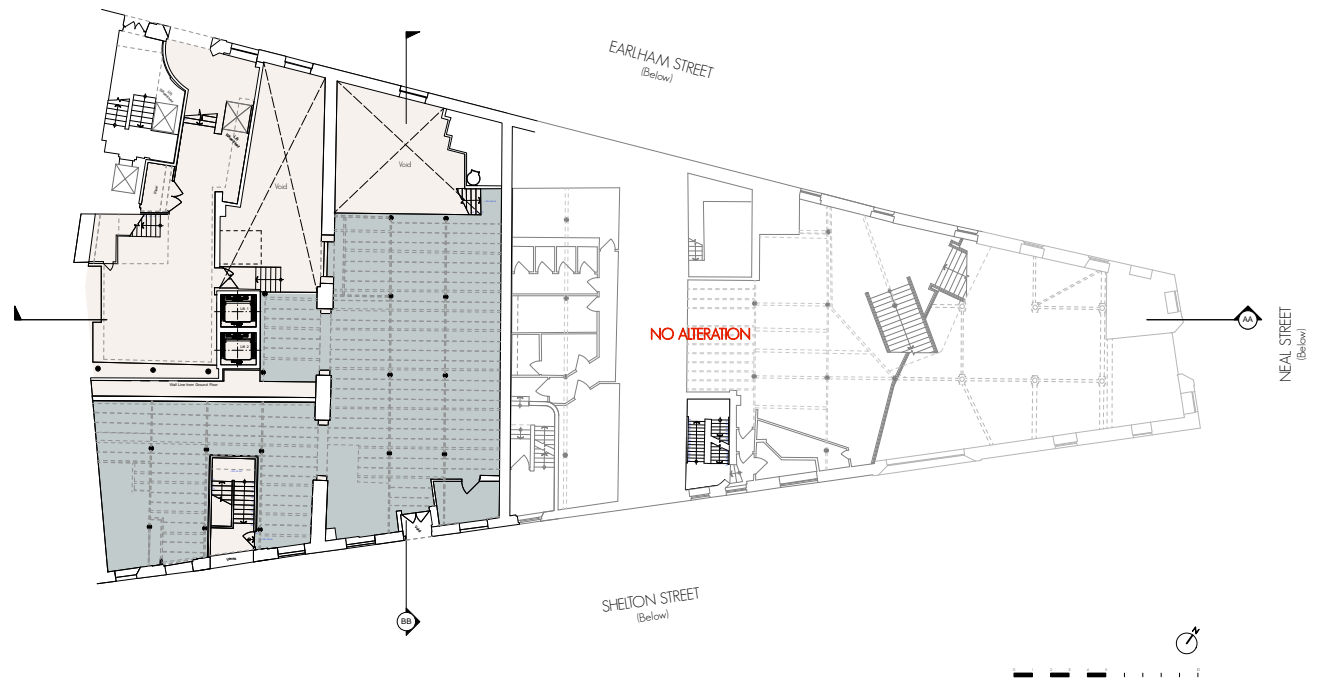
The building main entrance and reception are level with the street and while in reception the use of a platform lift will allow wheelchair users access to the lift lobby that will take occupants and visitors directly to the office floors. Accessible toilet and showers are provided in each of the office floors.

EXISTING FLOOR PLANS

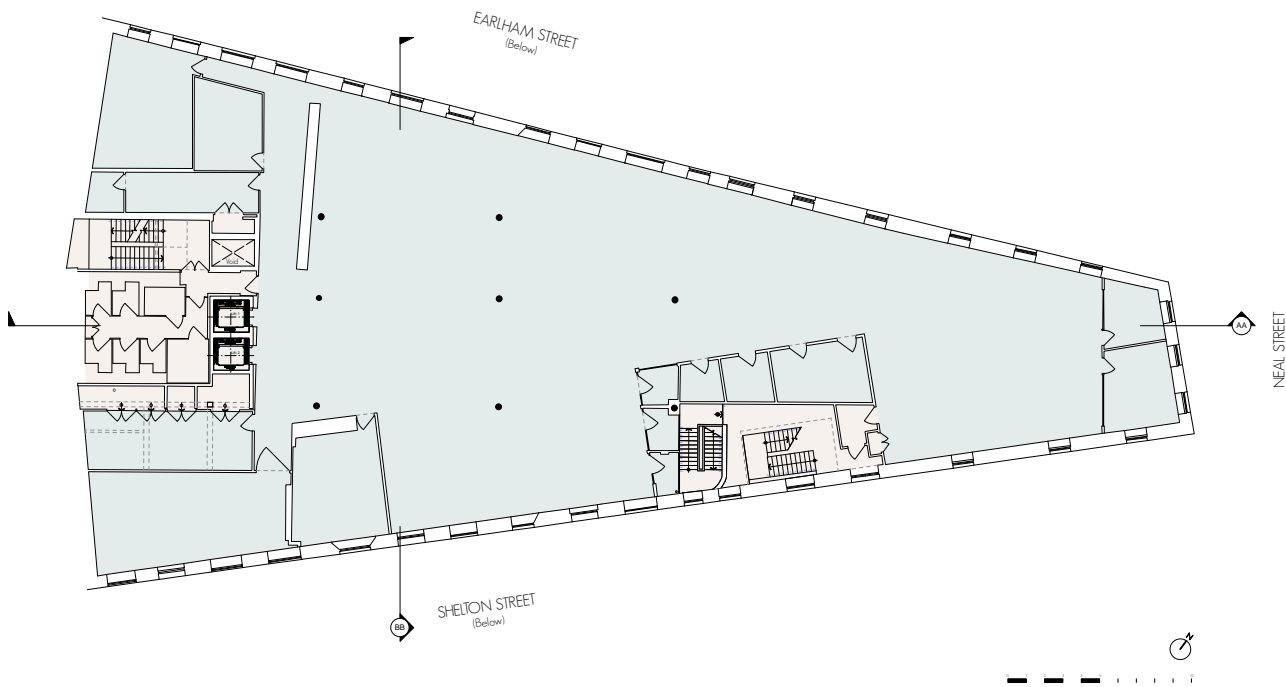
Grd



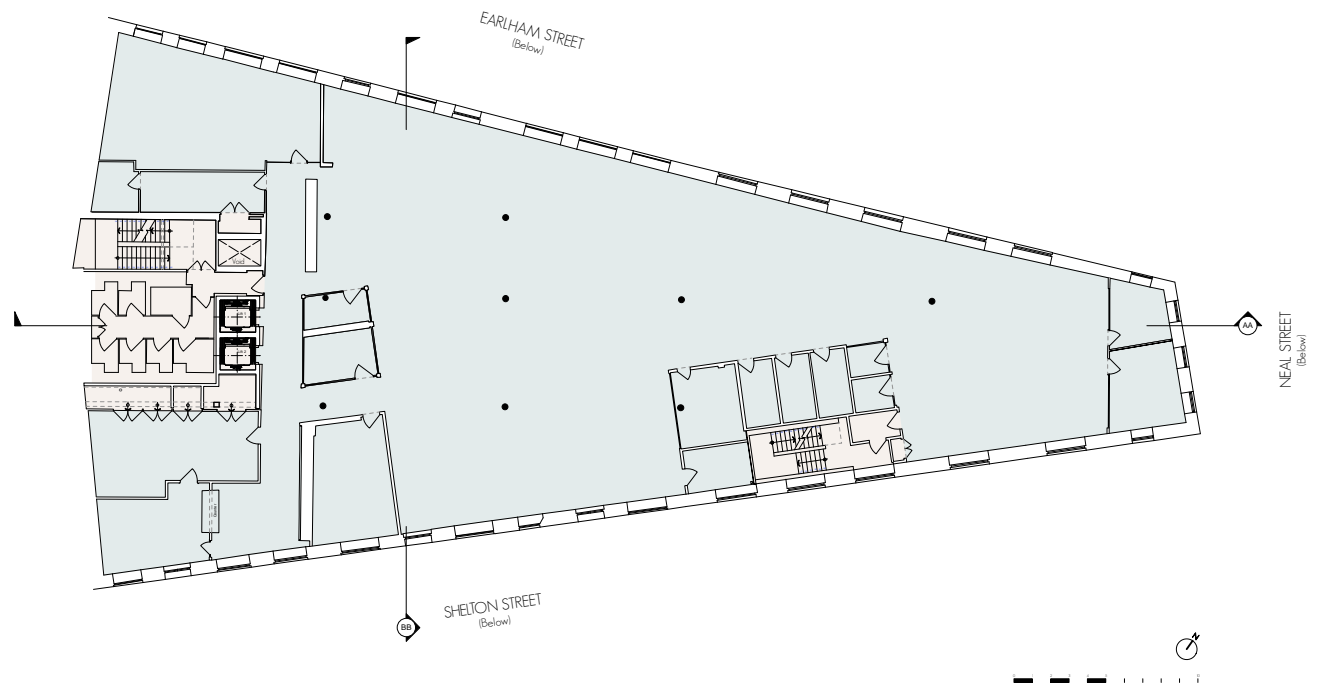
Mez



3rd

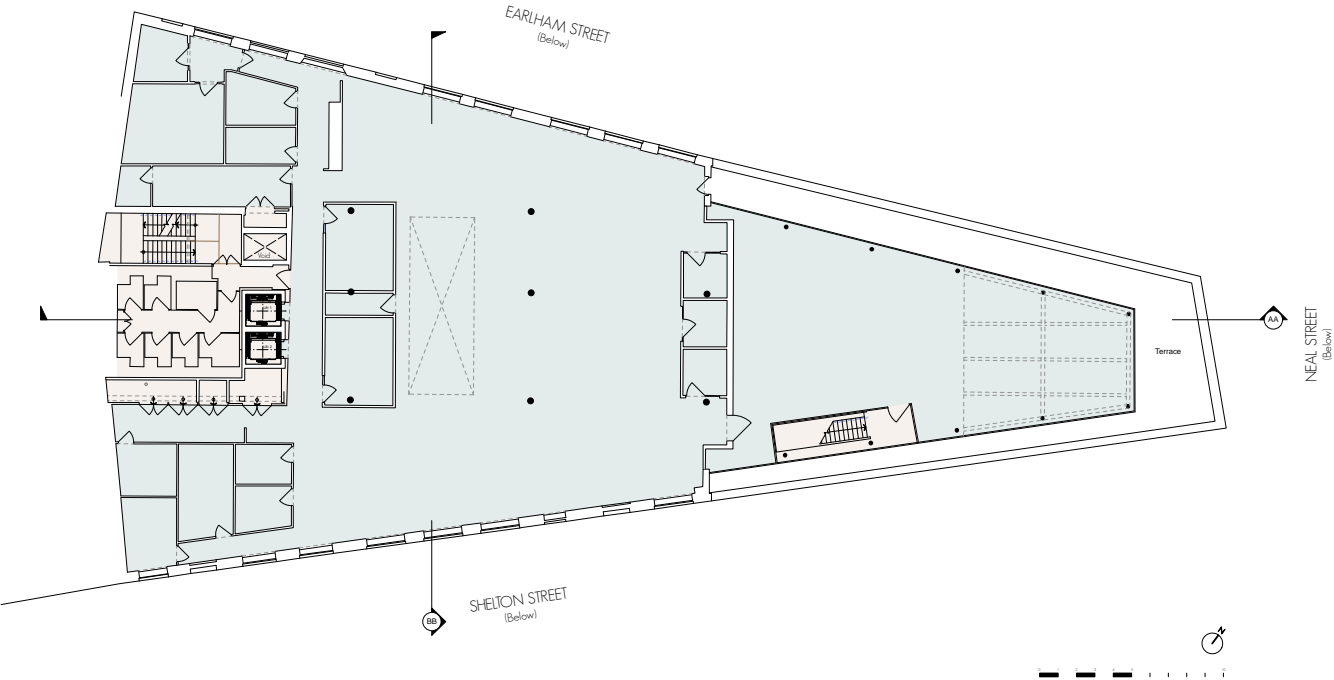


4th

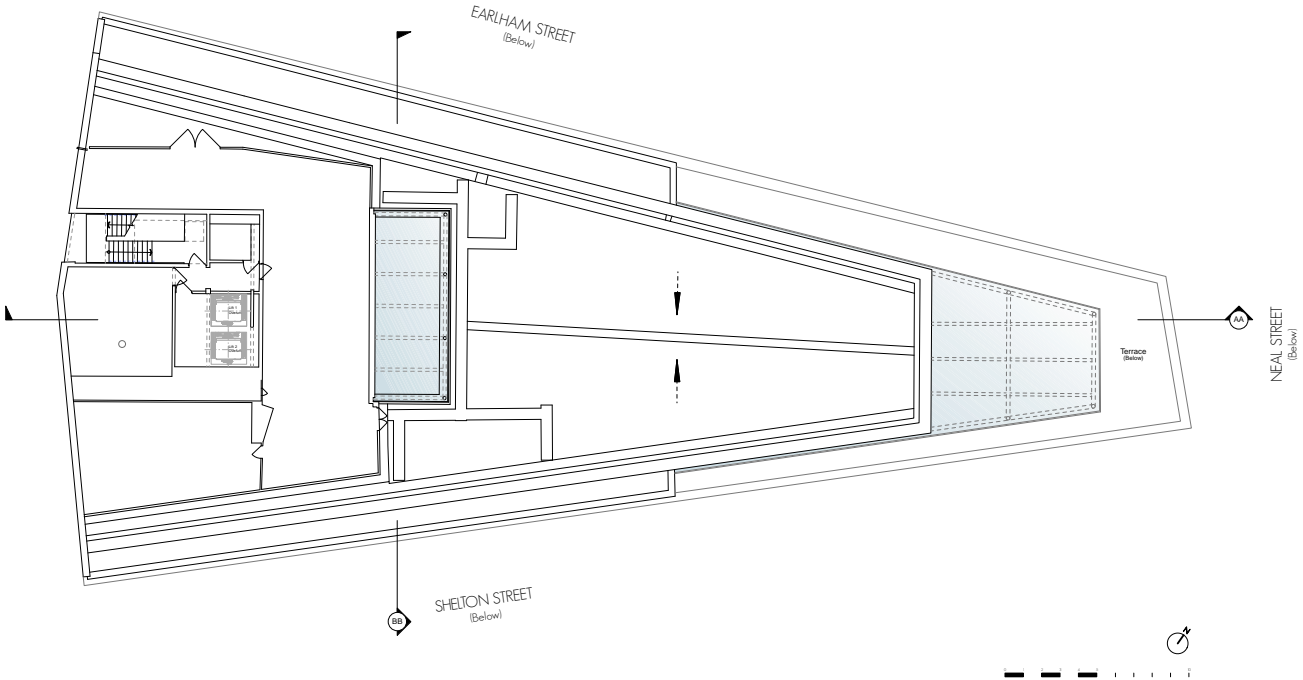


EXISTING FLOOR PLANS

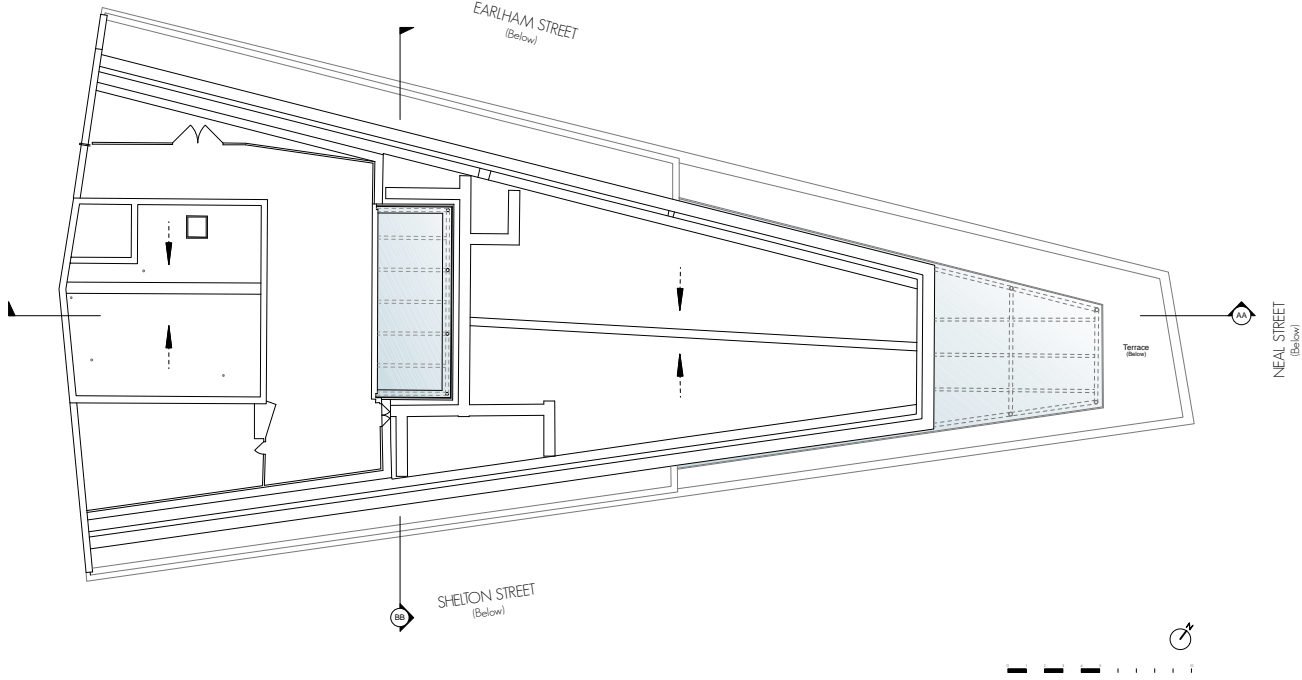
5th



R

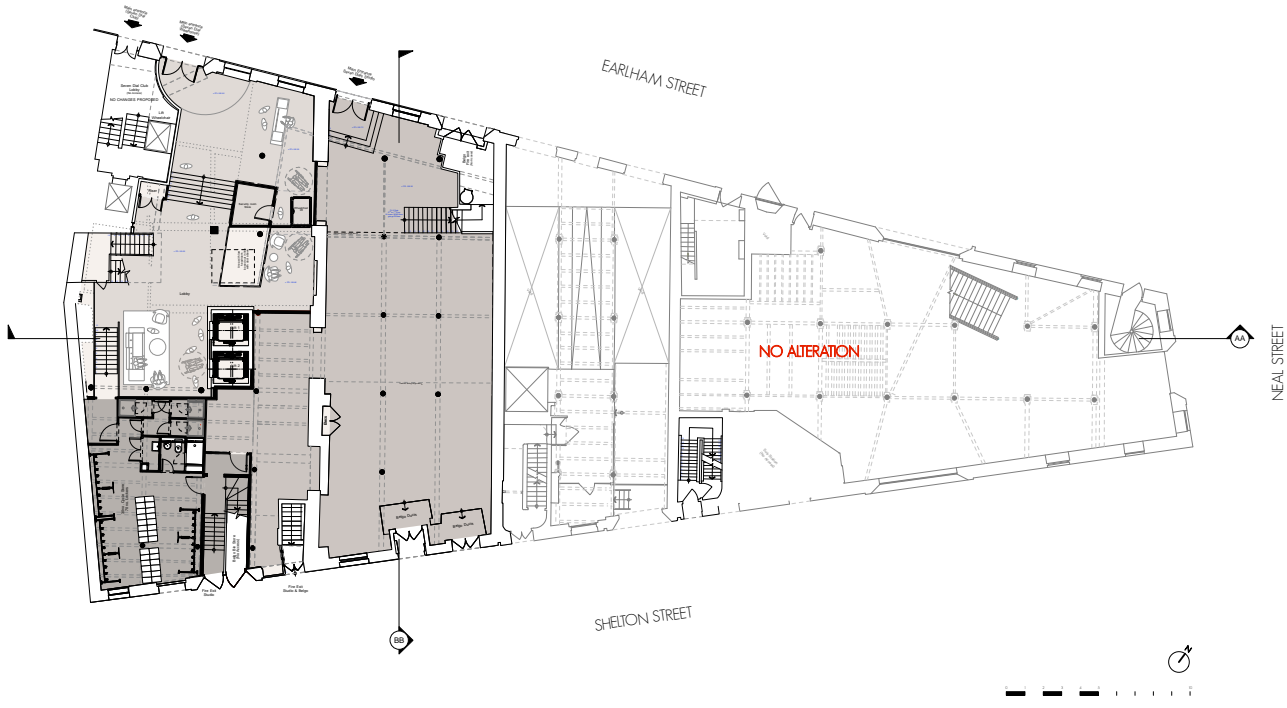


Plant R

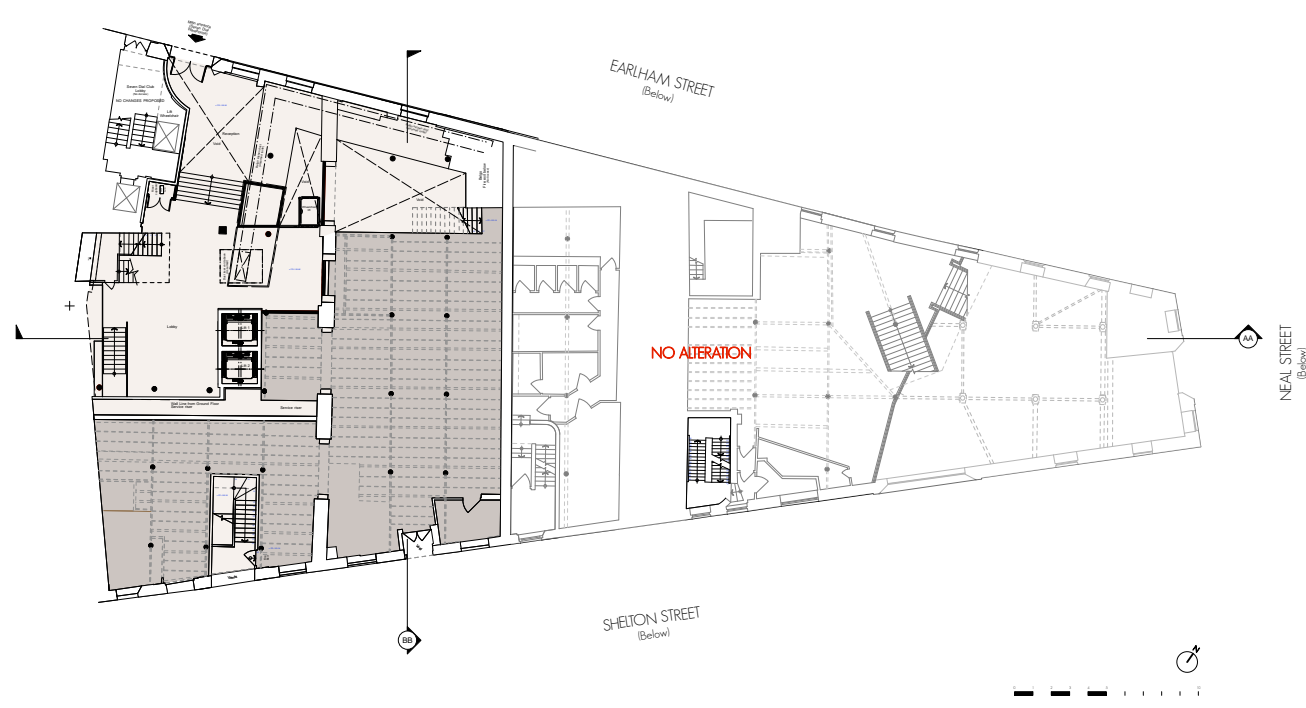


PROPOSED FLOOR PLANS

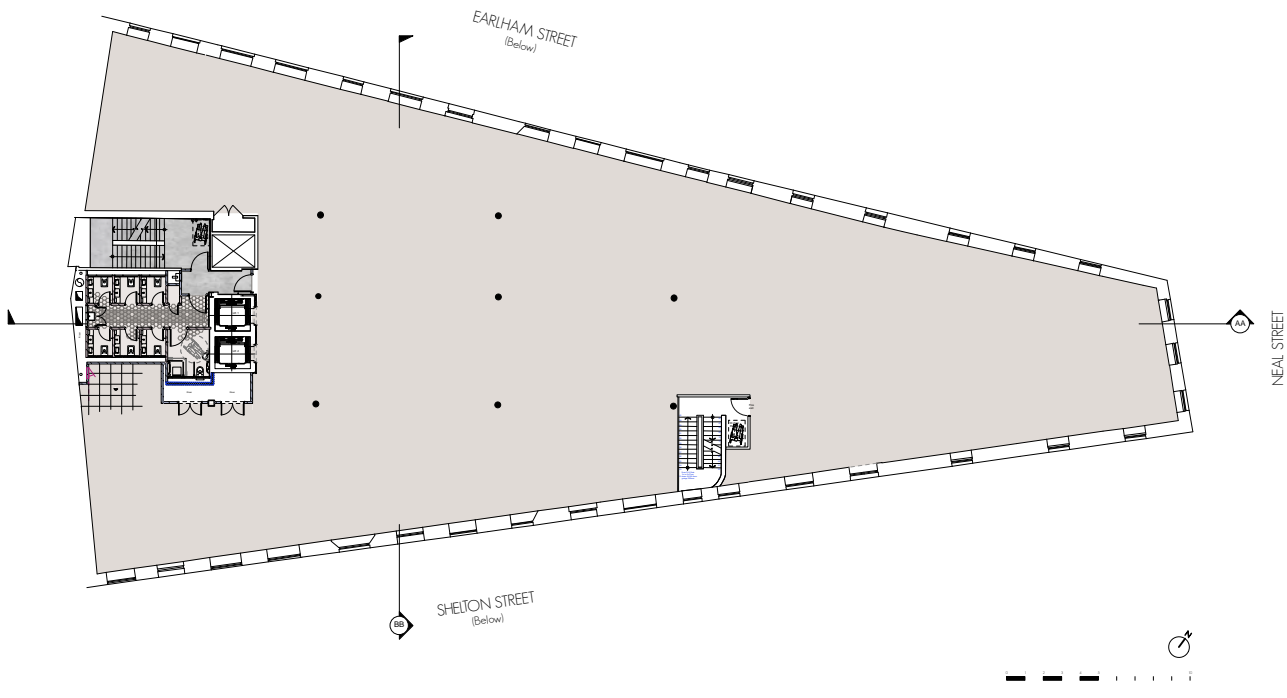
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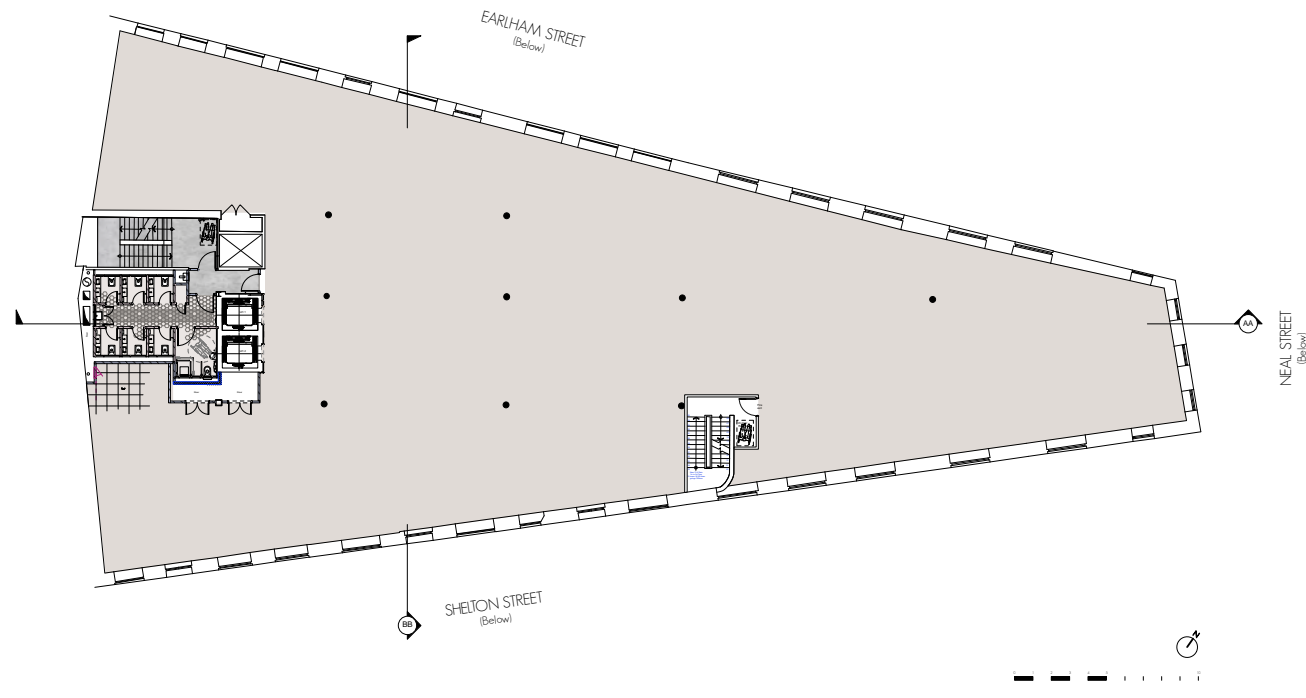
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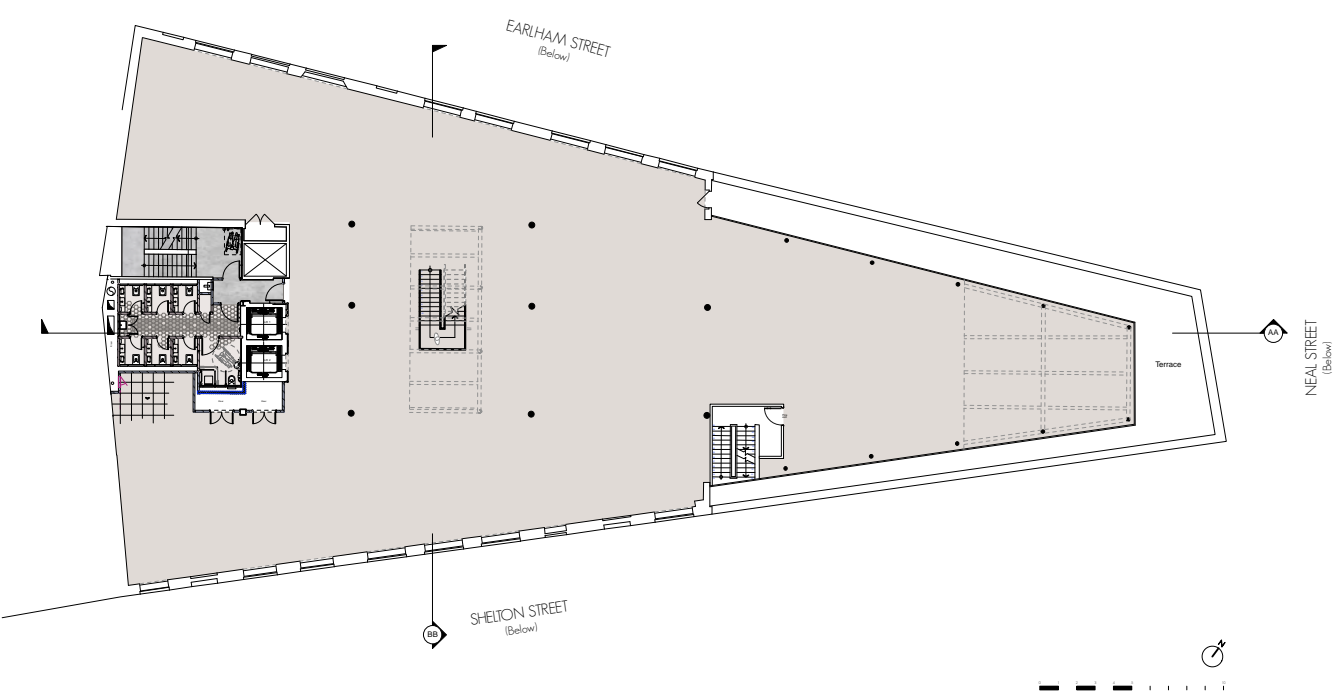


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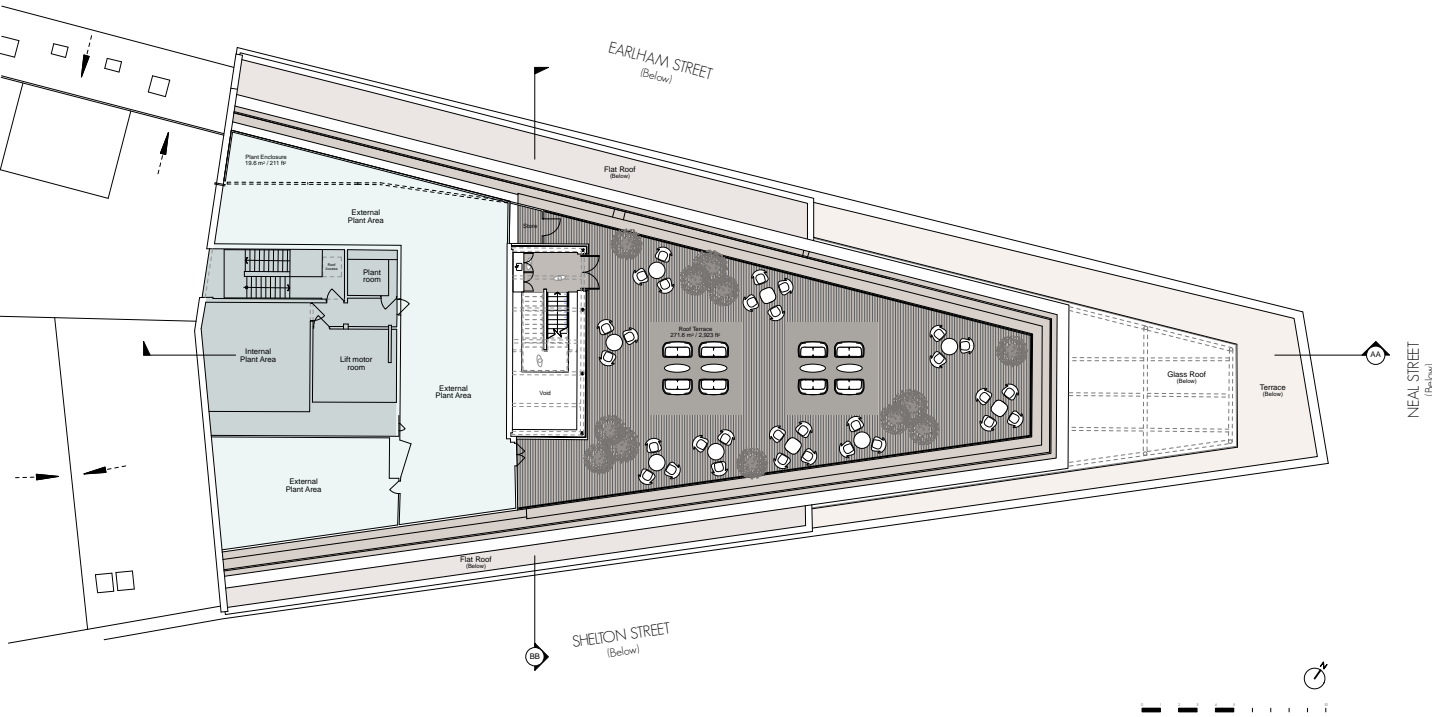


PROPOSED FLOOR PLANS

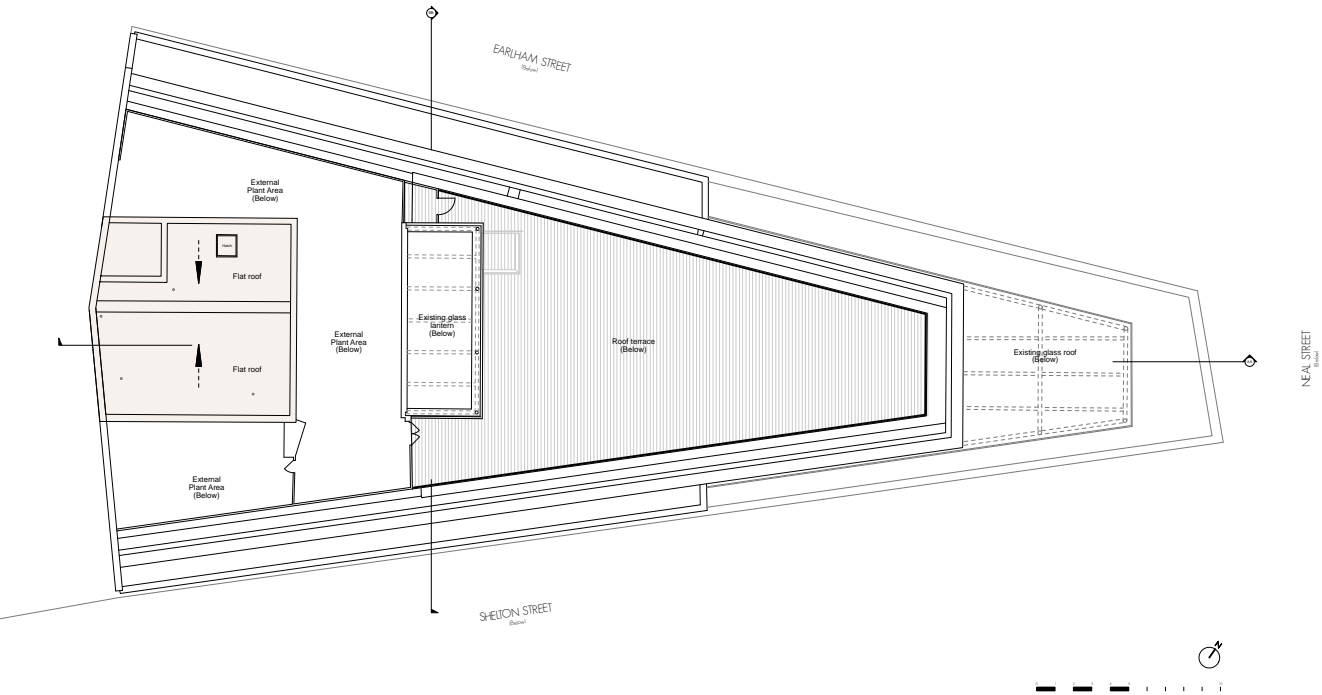
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Roof Terrace



Roof Overrun



DESIGN PROPOSAL - EXTERNAL MAIN ENTRANCE EARLHAM STREET

2.0

EARLHAM STREET - CURRENT CONDITION



EARLHAM STREET - PROPOSED ILLUSTRATION



EARLHAM STREET - PROPOSED ALTERATIONS

- Remove black paint to exposed original brick to enhance the character and improve the street scene. Trials are to be done using chemical and water based methods on small patches of brickwork on both the Shelton Street and Earlham Street elevations; the results and a full method statement will be made available to the council in due course. The removal of the paint can then be properly conditioned by a specialist.
- Retain the stone/render door surrounds, fascia detail and plinth in original black colour.
- Bring main entrance door forward.
- Replace the windows on the ground floor to introduce large glazed section to increase visual connection between street and reception.
- Install illuminated branding signs.
- Remove planters from window ledge.

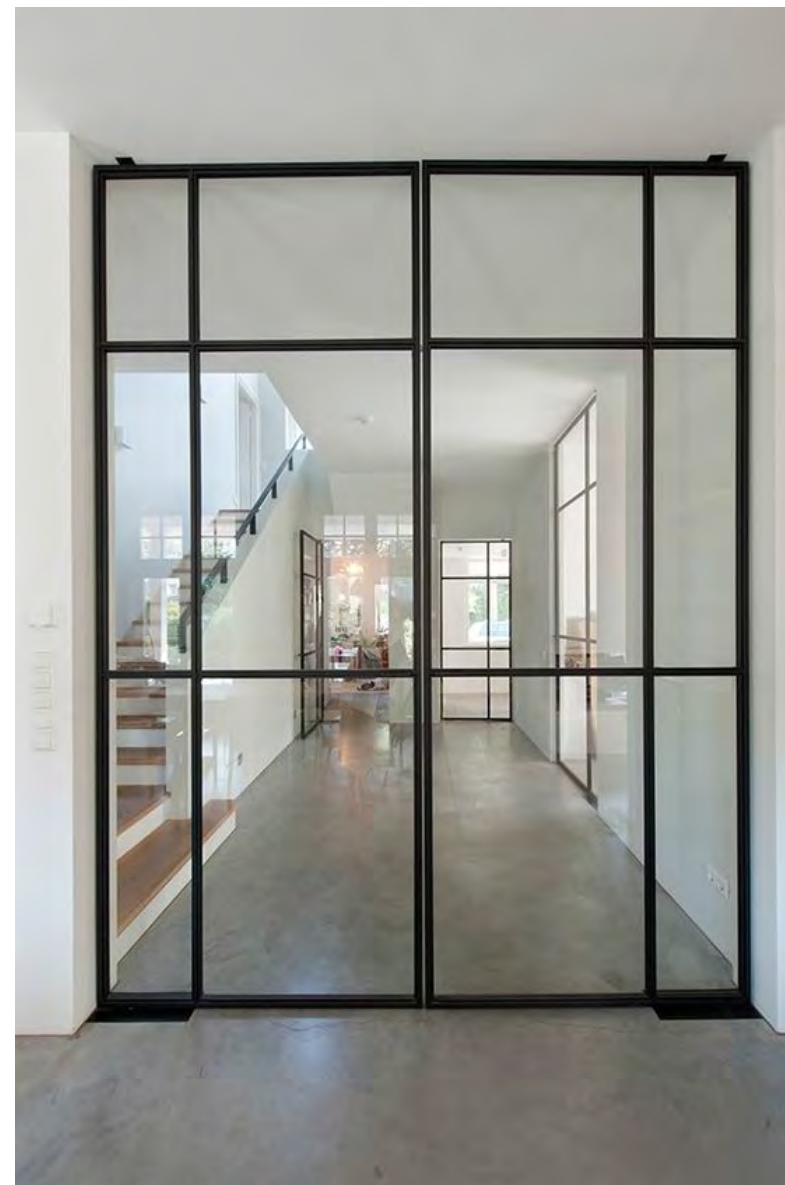
Exposed brick & painted details



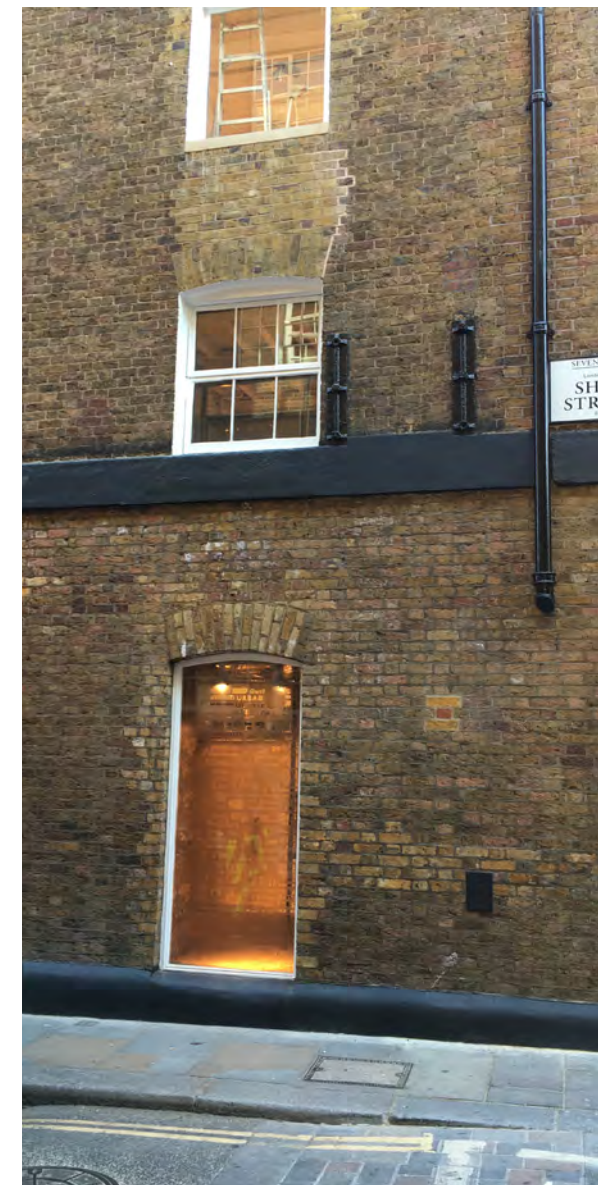
Illuminated sign / branding



Steel framed door



Frameless glass windows

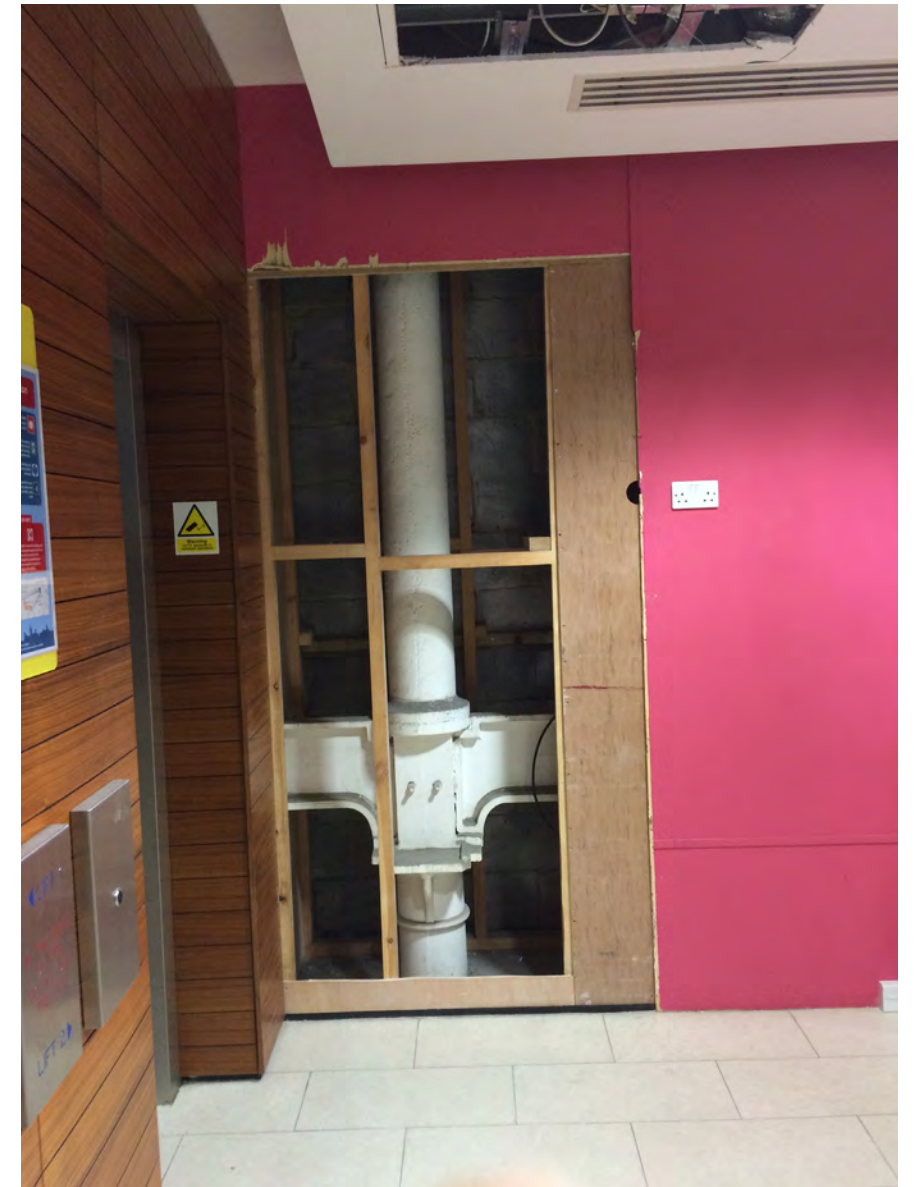
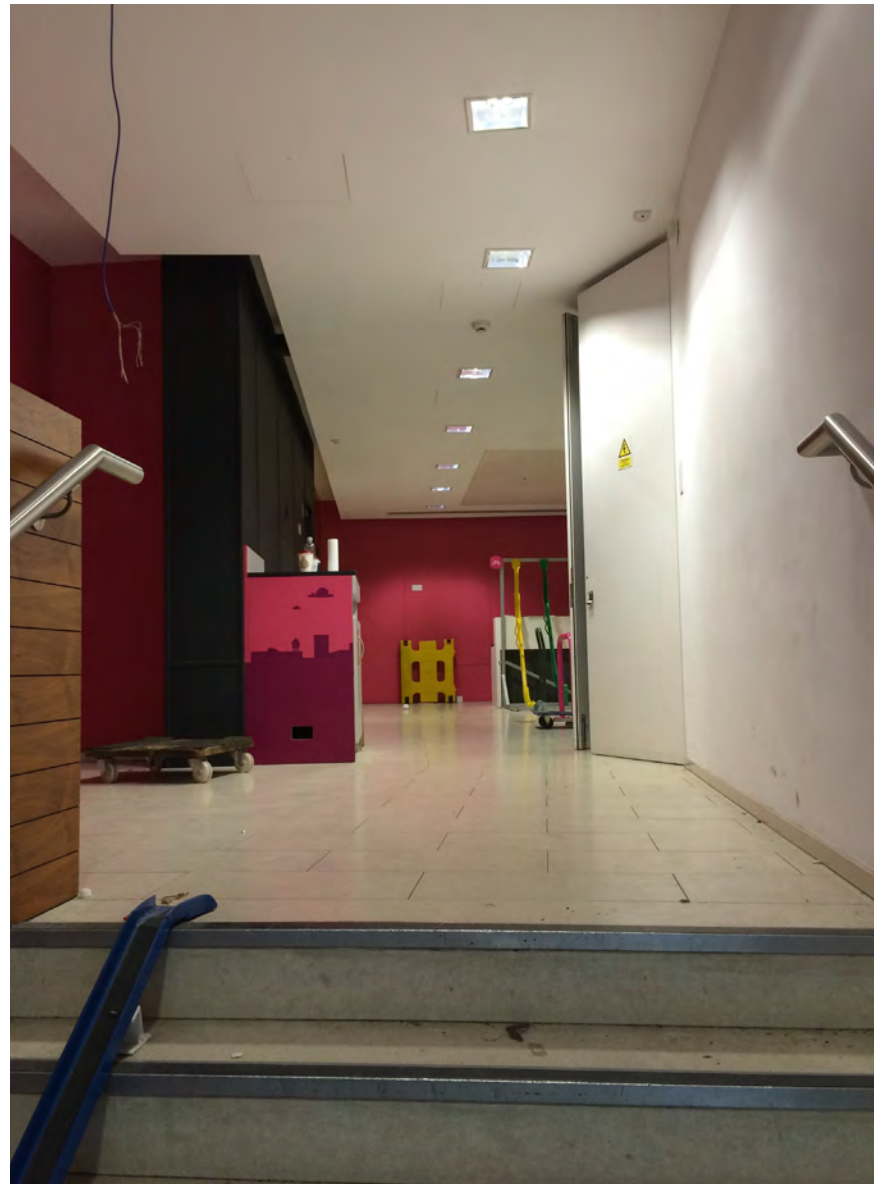
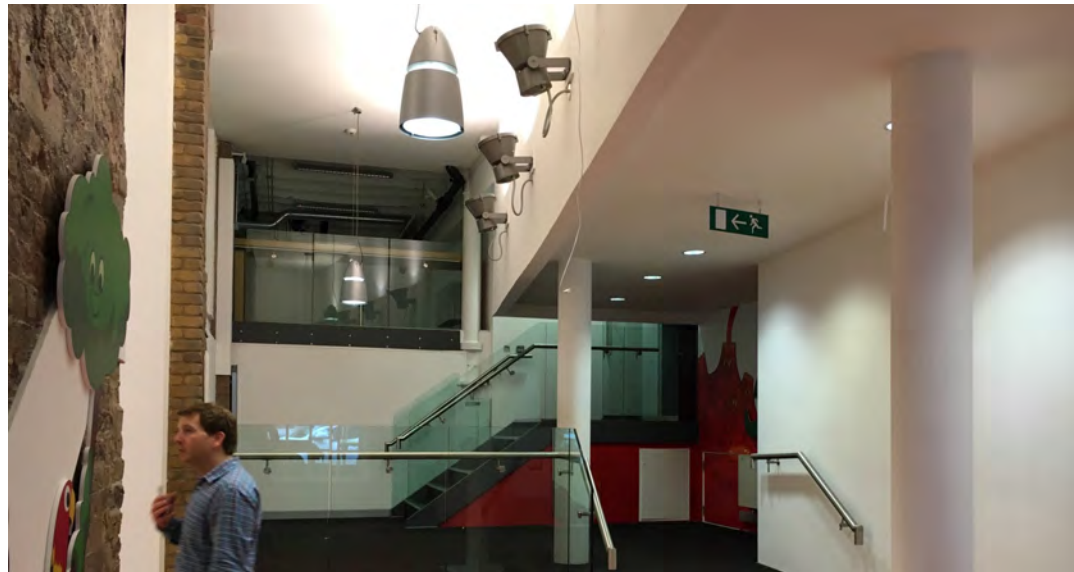


DESIGN PROPOSALS - INTERNAL

3.0

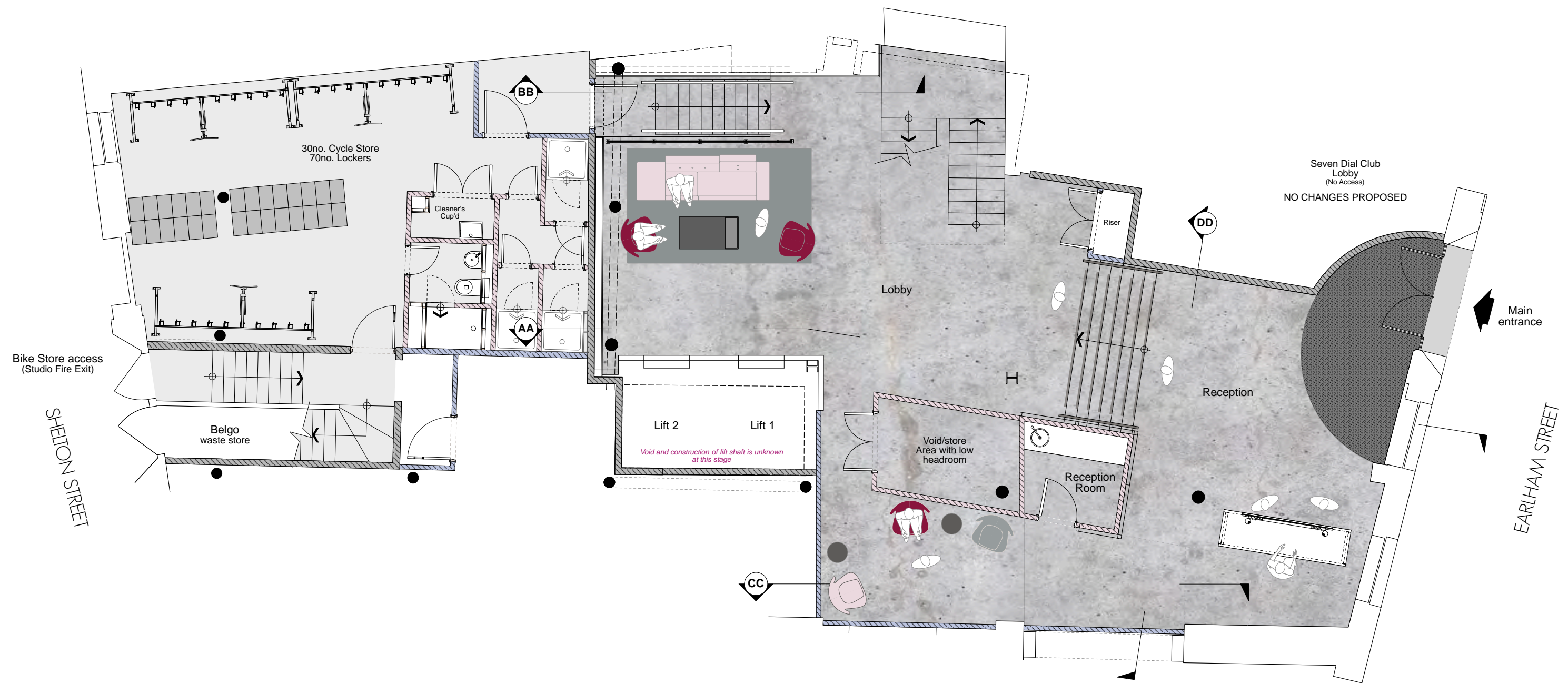
EXISTING GROUND FLOOR RECEPTION & MEZZANINE

- The proposed structural calls for the removal of internal 'modern' fit out elements installed since the building conversion following the fire. Further details in accordance opening up work schedule issued July 2016.





RECEPTION AREA



RECEPTION AREA - DESIGN PROPOSAL

