

DESIGN AND ACCESS STATEMENT

Job Reference:	Vapiano London 4, WC1A 1DD	Date:	05 July 2017
Subject:	Design and Access Statement	Rev:	P2
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Introduction

This statement accompanies and supports an application for Listed Building Consent for the interior design and fit out for Unit R05, Centre Point House, 101-103 New Oxford Street, London WC1A 1DD.

This statement should be read in conjunction with the following associated documents included as part of the application:

- Architectural drawings prepared by Finkernagel Ross
- Scope of Works prepared by Finkernagel Ross
- Heritage Report prepared by Richard Coleman City Designer
- Planning Statement prepared by Gerald Eve LLP

Background

The existing Planning Permissions and Listed Building Consent (Ref: 2013/1957/P and 2013/1961/L – granted 1 April 2014, 2014/7307/P – granted 10 April 2015, and 2015/0949/L – granted 9 September 2015) for a scheme by Rick Mather Architects included the interior design and fit out for this unit, along with change of use for unit R05 from office (Class B1) to catering and restaurant use (Class A1/A3). The approved scheme was based on assumptions about the requirements for potential tenants.

The R05 unit was subsequently let to Vapiano Ltd, who seek revisions to the approved scheme to suit the requirements of the proposed interior design and operations of their restaurant business.

Context

The Centre Point site is located within the London Borough of Camden (LBC) and close to its border with the City of Westminster along Charing Cross Road. It lies at the end of St Giles High St, meeting Oxford St, Tottenham Court Road and Charing Cross Road.

The area is characterised by an extremely diverse set of buildings, scales and uses, which reflect its rich history and intensive development within the central location. It has long been a crossroads between a number of more defined neighbourhoods, namely Soho, Bloomsbury, Fitzrovia and Covent Garden.

Centre Point is located within the Denmark Street Conservation Area, with Bloomsbury Conservation Area lying immediately adjacent to the site to the north of New Oxford Street.

Location

Centre Point House is the north-south linear block that forms the eastern edge of the Centre Point complex adjacent to Earnshaw Street.

Centre Point House featured an open level containing plant and elevated on pilotis, with a six storey residential block above, served by two glass staircases at the northern and southern ends.

Unit R05 is located on the ground, first and mezzanine floor levels of Centre Point House.

Access

The main restaurant entrance, on the ground floor of the unit, is level with the piazza of the Centre Point complex.

Once inside a dedicated staircase and passenger lift within the domain of the unit, provided as part of the consented scheme for able and less-abled users, lead up to the main first floor level.

The first floor contains all WC provisions, including a fully Part M compliant customer WC.

All areas of the restaurant are accessible by wheelchair with the exception of the mezzanine. Vapiano will provide a managed solution to accommodate seating for less-abled people on ground and first floors, and operate a waitress / waiter system take orders and deliver food and beverages to tables.

Access to the proposed customer area of the mezzanine level is via new curved staircase from the first floor level with glass balustrades and timber handrail.

There are two back of house staircases, one serving the mezzanine plant room from first floor level and the other serving the staff changing rooms on the mezzanine level over the proposed kitchen.

Design

The unit has planning approved as a first floor (A3) restaurant. The existing consent has removed the intermediate mezzanine level slab, exposing the sculptural columns along the north-south arm of Centre Point House. By opening central bays at soffit level a clerestory introduces further light and height into the space. A ground floor entrance gives direct views up and into the restaurant and makes use of the slender retail frontage.

The ground floor entrance lobby is L-shaped and gives direct views up and into the first floor restaurant space through a full void that connects the two levels at the front of the unit. The staircase and lift lead up into the centre of the space defining the two sections of the unit.

The northern section of this lobby contains a juice bar and a coffee bar with informal seating facing the piazza, along with a glazed enclosure containing the pasta maker. Fresh pasta is made daily for use in the restaurant and this glazed enclosure reveals the process to the public. The head of the glazed enclosure is fixed to the underside of the consented bulkhead. The southern section contains the cash desk and associated retail displays. A section of consented suspended ceiling and voids between the columns contains all lighting fixtures, local ventilation and services distribution.

The design of the first floor of unit R05 concentrates activity within the centre of the unit, and is defined by the expressive and geometric columns which step back at the historic level of the removed mezzanine slab. The main dining and lounge areas are situated in the middle of

the floor plan, with the northern and southern ends of the unit containing the ancillary spaces of the restaurant.

The northern end houses customer toilets and back of house areas including operations office under an area of retained mezzanine floor slab. In front of the toilet block sits a bar with full height display shelving. The northern mezzanine level houses plant equipment for operation of the restaurant. Removal of portion of a plasterboard stud partition wall at mezzanine level is required to provide access.

The southern end of the unit features the display kitchen and associated washing and store rooms. Extract equipment of an operational kitchen necessitates a ceiling to these areas. In order to preserve the character of the space, the area above this required ceiling is activated as additional restaurant and lounge seating, with staff changing areas enclosed to the southern edge of the plan. The steel frame mezzanine structure interacts with one original column; it surrounds it but is not directly fixed to it. This front of house elevated area provides additional views within the space across the floor space and out to the piazza. Removal of portion of a plasterboard stud partition wall, added as part of the existing consent, is required at mezzanine level to provide access to the back of house mezzanine area. The mezzanine level is set back from the brise-soleil façades to preserve its character and rhythm, and reduce visibility from the piazza and Earnshaw Street.

As per the existing consent, the unit is broken into three heights with a strong off centred symmetry similar to a church arrangement. The central area is raised to allow the full height of the columns to be read and provides a continuous services zone that runs above the concrete beams and houses the sprinkler system. The two aisle areas are formed by the line of columns and the brise-soleil and offer views in and out of the unit. The ceiling in these areas have limited light fittings and fixtures which interact minimally with the original fabric of the ceiling (ref: drawings VAP-LON4-151, VAP-LON4-152, VAP-LON4-153 and VAP-LON4-154).

A raised floor throughout the unit at first floor level conceals upstand beams along the edge and across the unit. Holes within the beams allow the distribution of services within the floor void (ref: VAP-LON4-600).

The heritage columns and beams will receive a painted finish to the plaster finish provided. Recessed floor lights surround each column to provide soft illumination of these structural elements, and this is augmented with discrete LED strip lighting where the columns step back at the historic level of the removed mezzanine floor slab (ref: VAP-LON4-600).

General Maintenance

The raised access floor is designed to be capable of cherry-picker loading where high-level access is required to maintain finishes, the green wall, lighting and other services. Maintenance will be carried out using ladders, scissor lifts or scaffolding towers.

Green Wall

The proposed green wall will be made up of the following components:

- Custom made green wall textile matting, made of 4no. layers. The two outermost layers are for structure, with the 2no. inner layers for spreading water. The matting is quilted to create 'plant pockets' and with sewn channels for drip irrigation tubes.
- Drip irrigation system, mounted inside the textile matt.
- Plants: Epipremnum marble queen, Philidendron scandens, Ficus pumila, Philidendron Brasil

- Grow medium, like vermiculite, used around the plants in the textile pockets.
- Automatic irrigation system control unit, mounted in metal cabinet, located in service riser at mezzanine floor level.

The installation works for the green wall are as follows:

Plumbing:

- Connecting the irrigation tubes within the green wall to the automatic irrigation system control unit.
- Drain at base of plant wall linked to drainage system.

Electrical:

- Installation of wall-mounted grow lights, fixed to green wall substrate. Grow lights are 70W metal halide spotlights or corresponding LED alternatives.

Joinery:

- Mounting of aluminium / plastic composite weatherproof board and substrate to battens, fixed back to walls, with drip tray at base.
- Mounting of irrigation system control unit cabinet to wall of service riser at mezzanine floor level.

After the initial calibration period, regular maintenance checks on site take place every month. Full service will occur every four months.

Maintenance will be carried out using ladders, scissor lifts or scaffolding towers.