**DESIGN AND ACCESS STATEMENT**

Charity Retail Unit, 213-215 Kentish Town Road, London NW5 2JU

Prepared by Lustedgreen – 19/03/2018

This report has been commissioned by the Octavia Foundation to understand the unit within its historical context, to provide a visual and written summary record of the unit and to assess the significance of the unit and the potential impact of the proposed works.

**INTRODUCTION**

The Octavia Foundation is a Registered Charity in the UK and provides and outreach for those affected by unemployment, ill health, social isolation or low incomes in west and central London. In order to raise vital funds for their activities, Octavia have opened several charity shops in some of the best shopping streets in London. Not only do the charity shops sell high quality donated clothes that help to raise money, they also provide a local presence in the community.

**EXISTING BUILDING**

Blustons occupies the ground floor of a 19th Century building whose upper storeys have been refurbished in recent years. The shop itself was built in 1931 and comprises a black Vitrolite fascia, with a Deco-style stepped up central section framing the word ‘BLUSTONS’. This is made of three-dimensional capital letters and is flanked by the words ‘COATS’ and ‘GOWNS’ either side. The whole fascia is edged in a red painted timber surround. The most interesting and indeed dramatic feature of the shop is the arcade of window display cases that allow shoppers, protected from the elements, to browse a large number of goods on display. The arcade takes up over half of the floor space of the plot - a remarkable proportion that was commonplace in shops in the 1930s. The double-fronted shop has two side display windows and a third central cabinet at the rear of the arcade area backing onto the shop itself; there is a fourth cabinet - an island display window - in the centre of the shop front. The arcade floor is black and white chequered marble.

**DESIGNATION DETAILS**

The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990, details of which are shown below:

|  |  |
| --- | --- |
| Record Type: | Listed Building |
| List entry number: | 1392670 |
| Grade: | II |
| Date first listed: | 2nd May 2008 |

**DESIGN**

It is intended to refurbish the ground floor shop in order to allow for a Charity Retail Unit to operate. Our approach to the refurbishment of this property carefully considers the existing fabric and how best it can be restored and/or protected. This applies particularly to the exterior of the shop and its Vitrolite fascia. The interior features, such as mouldings, iron doors and the cash booth with till will all be retained.

**SCOPE OF PROPOSED WORKS**

**External Works**

The exterior of the shop will be made good and restored by having all glazing replaced with new clear toughened glass with silicon joints at junctions. New large brick bond mesh roller grilles will be installed to replace existing shutters. In order to help stabilise and preserve the existing signage, the fascia will be repainted. Missing Vitrolite panels on the pilasters will be left as they are. The existing awning will be removed and replaced with a red awning that is consistent with the branding of the charity. It will not, however, have any logos. The existing metal stall risers will be retained in order to protect the windows from damage.

**Structural Works**

There are no proposed structural works.

**Walls**

New stud partitions will be built in order to accommodate a stockroom and staff room with WC facilities. A new changing room that can facilitate a 1500mm turning circle will also be constructed using stud partition walls. Plasterboard to both sides. Walls will be finished with a skimmed plaster finish ready to receive decorations.

**Doors**

The existing doors to the arcade display units will be retained and held open.

**Flooring**

The existing chequered flooring the arcade portion of the shop will be retained, made good as required and will be re-grinded and re-grouted as necessary, with a seal finish.

**Stairs**

None. The basement level of the unit does not have sufficient headroom to support any use.

**Ceilings**

Existing ceilings will be made good and redecorated.

**PRE-APPLICATION INVOLVEMENT**

Pre-planning application was made in September 2017 and advice received via a letter dated 2nd November 2017. The officer involved with the pre-planning advice was Fiona Davies. The conclusion of the advice was that the proposed works were found to be acceptable, but that caution should be exercised in stabilizing and preserving the notable features of the listed building.

**ACCESS**

**Vehicular**

The shop is situated on a main road. The proposed works will not impeded on any existing vehicular access.

**Disabled Access**

The shop will be entirely situated on ground level with level access.

**SUPPORTING DOCUMENTS**

This Design and Access Statement should be read in conjunction with the following drawings, which form part of this planning application:

**DESIGN CONSULTANT**

Lustedgreen Drawing Package-

LG71/20-001 – Existing Photographic Evidence

LG71/20-100 – Site Location Plan

LG71/20-101 – Existing Layout

LG71/20-102 – Proposed Layout

LG71/20-200 – Existing Shopfront Elevation

LG71/20-201 – Proposed Shopfront Elevation