



Quadrant Design Ltd
23 Kings Road, Reading, RG1 3AR
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Design & Access Statement

H&M Group Brands Thomas Neal's Centre

29-41 Earlham Street, Covent Garden, London WC2H 9LD

H&M has established a policy in respect of the Disability Discrimination Act. All projects are designed such that where possible, practical and reasonable, Part M of the Building regulations and the criteria of BS8300 will be met.

Building Description

Existing Provision

Thomas Neal's Centre is situated in one of the most vibrant areas of central London and offers retail space in a prime position between Soho and Covent Garden alongside some of the world's most fashionable brands.

Thomas Neal's Centre has taken on many forms since the early 17th Century, with its most recent use as the Thomas Neal's Centre which occupied a medley of designer outlets in an arcade style setup trading at both Ground and Basement Level. Since then the Landlord has stripped out and opened the space to offer a 21,000sqft flagship retail opportunity, with high street access from Earlham Street and Shorts Gardens.

An additional retail space adjacent (units 35 and 37), with access via Neal Street is also under consideration as part of a combined space. This space offers retail space at Ground Floor with a potential link through to Thomas Neal's Centre, plus additional space Basement Level.



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Proposal

The H&M Group are proposing to takedown the separation wall between Thomas Neal's Centre and Units 35 and 37 to combine these spaces. It is then proposed to form a new sub-division wall within the unit to create two new separate spaces for two of the H&M Group Brands; **H&M Brand 1 & 2**.

The new party wall is proposed throughout the Ground Level and Basement Level to sub-divide the space, allowing both proposed H&M brands to trade at Ground Level. It is proposed that H&M Brand 2 will also trade at Basement Level, with H&M Brand 1 only occupying retail space at Ground Level. Both H&M brands shall then occupy a shared back of house facility, equipped with meeting rooms, offices, toilets and staff kitchen. Each tenant would have a dedicated stock room.

A new shared accommodation staircase and DDA compliant goods / staff lift shall be installed between Basement and Ground Floors for the use of both tenants. A new Part M compliant staircase and DDA compliant platform lift shall also be installed to serve the H&M brand 2 customers between Ground and Basement Levels. This will be the subject of a subsequent application.

New shopfront entrances shall be installed in lieu of the existing gated entrances off both Earlham Street and Short Gardens. This will be the subject of a subsequent application.



Group
Brands

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External Approach

Existing Provision

The Thomas Neal's Centre offers excellent access points from three separate high streets, with paved pedestrian walkways passing each entrance, all within a short walk of Covent Garden underground station. The cobbled streets surrounding the building do permit vehicle traffic, however the routes are relatively quiet, particularly along Neal Street.

The internal Ground Floor slab does have multiple floor levels throughout, all of which are set above the pavement levels from each high street access point. However, the existing gated entrances of Earlham Street and Shorts Gardens offer a ramped entrance to accommodate the change in levels, providing a level access for wheelchair users and parents with buggies.

The remaining shopfront entrances via Earlham Street, Neal St and Shorts Gardens all have stepped entrances due to the change in floor levels.

Proposal

No alterations are proposed to the pavement access surrounding the building.

The gated entrances shall be replaced with new shopfronts entrances more suitable to a retail tenant. This will be subject to a subsequent application. The existing ramped provision from both Earlham Street and Shorts Gardens shall be utilised to maintain good access for wheelchair users and parents with buggies.

A dedicated staff and goods access point from Earlham Street has been identified, which accesses the proposed shared area for both tenants. No public access will be permitted through this access point



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Visibility

Existing Provision

The unit achieves excellent visibility from this tourist hotspot in the heart of Seven Dials, Covent Garden. The existing shopfront facade offers multiple glazed window displays set within the existing window apertures. Glazed double entrance doors sit within two of the facade openings, with two gated entrances accessing the unit at from Earlham Street and Shorts Gardens.

Signage banners with external lighting are installed around the building, offering excellent sight lines from all three high street entrances.

Proposal

Each tenant would look to install new signage to their shopfront entrances, replacing the banner signage located around the façade appropriate to their brands. Both of which will be subject to a subsequent advertisement application.



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Entrance

Existing Provision

As described above under the 'External Approach' section – there is a mixture of ramped and stepped entrances around the building from all three high street access points.

Proposal

The gated entrances shall be replaced with new shopfronts entrances more suitable to a retail tenant (subject to a subsequent application) The existing ramped provision from both Earlham Street and Shorts Gardens shall be utilised to maintain good access for wheelchair users and parents with buggies. New entrance matting shall be installed to all high street entrances immediately beyond the entrance doors, with new flooring proposed within the units (subject to a subsequent application).

The H&M Group operate an 'open door' policy during trading hours.

Manifestations

Existing Provision

None

Proposal

None, given that the existing window displays are set approximately 800mm from pavement level, creating a clear barrier between the glazed windows, the brickwork façade and the high street pavement.

Where there be any full height glazed display windows adjacent to the new shopfront entrances; new internal vinyl manifestation would be applied to 'open' glazed displays only and entrance doors only. Manifestation applied at two levels; 900mm and 1500mm AFFL. Intermittent squares to be applied in frosted 3M (subject to subsequent application if required).



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Layout

Existing Provision

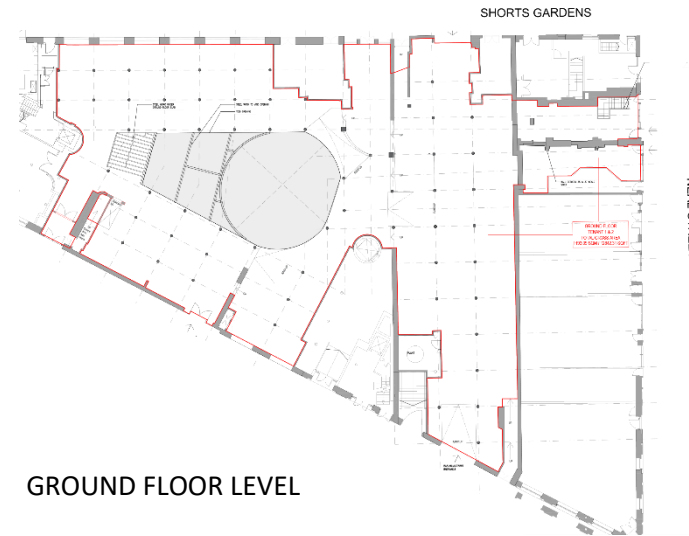
Basement and Ground Levels as existing, with a large structural opening forming a large atrium between each level. As described in this document, there are six separate access points to the unit from the surrounding high streets.

Varying floor levels are present throughout the Ground Level that will need accommodating and levelling in any proposal. Existing brick arched slabs are present throughout both the Ground floor and Basement, with some original features but others clearly replicated in more recent times in the history of this building.

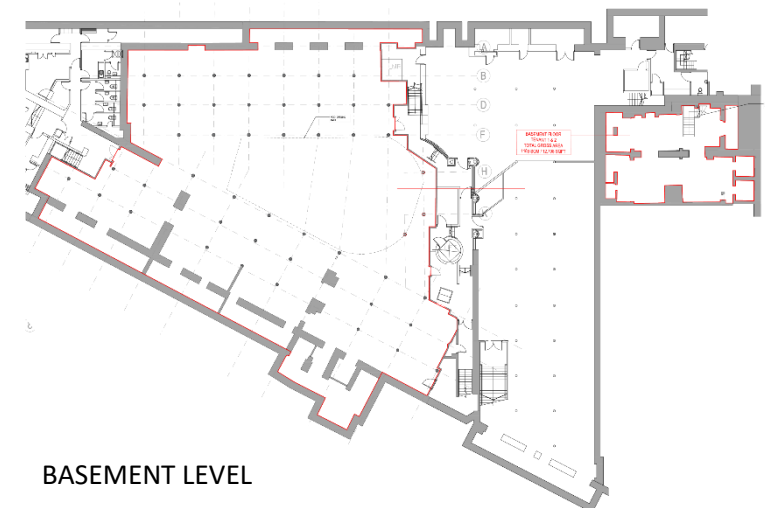
A large glazed atrium roof has been installed to the Ground Level by the Landlord in more recent times, offering an exciting viewpoint from within the unit.

Fire exits are well positioned from each floor, leading directly on to the high streets surrounding the unit at Ground Level or via the landlord's protected corridors and staircases at Basement level. The landlord has provided a disabled refuge at all Basement level escapes within the escape stair lobby, with an intercom system which is linked back to agreed location, most likely the Fire Brigades entry point and the centre management system.

Units 35 and 37 has recently been vacated leaving a clean 'white box' of unit, although currently split in to two separate units at Ground Level, with the Basement level open.



GROUND FLOOR LEVEL



BASEMENT LEVEL

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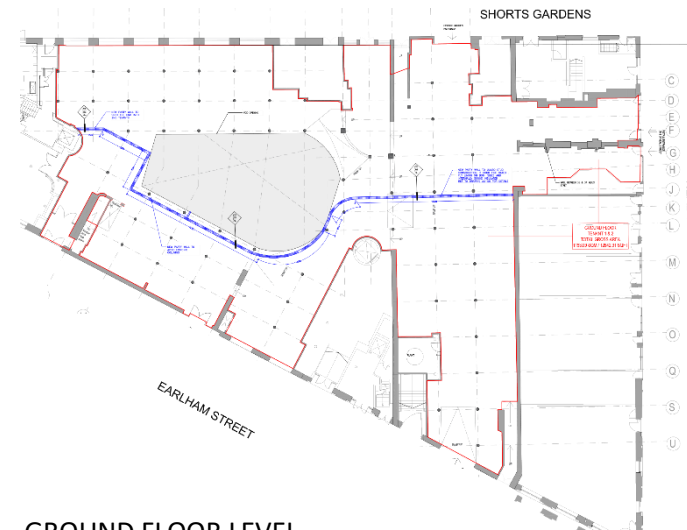
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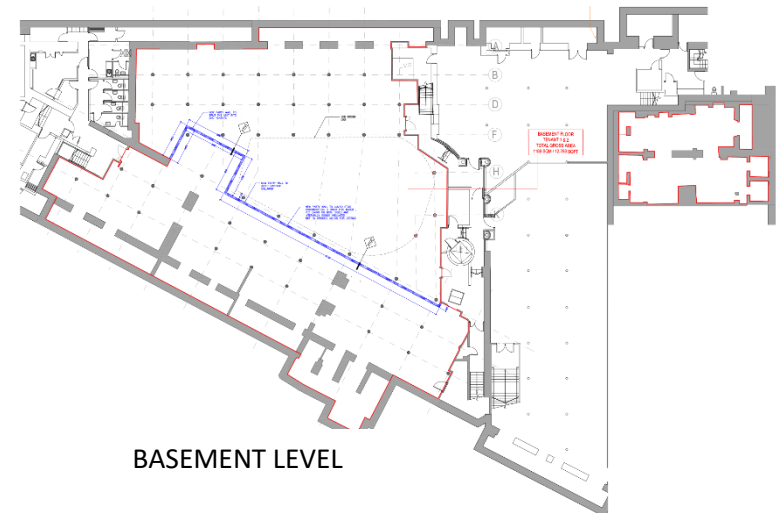
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Layout accommodates adequate customer and fire exit circulation.



GROUND FLOOR LEVEL



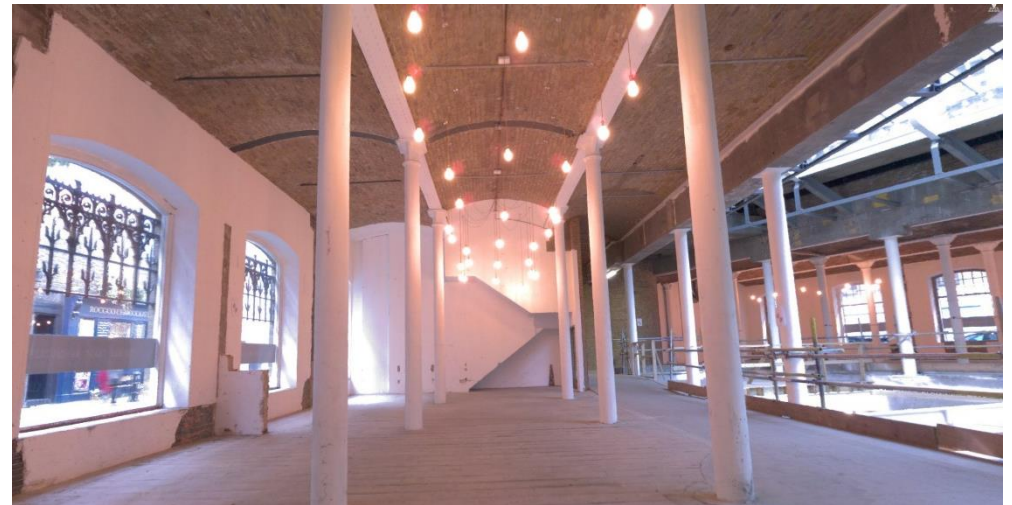
BASEMENT LEVEL

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Photos of existing

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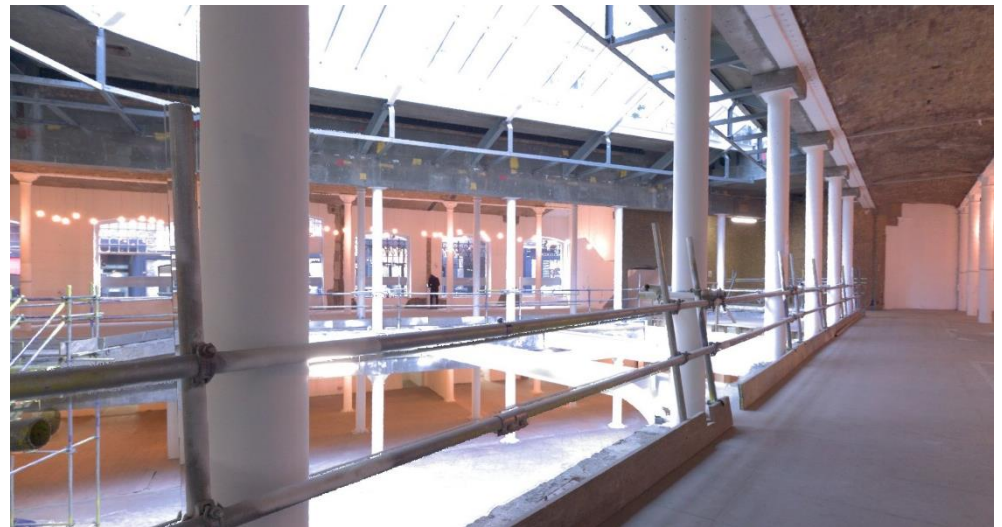
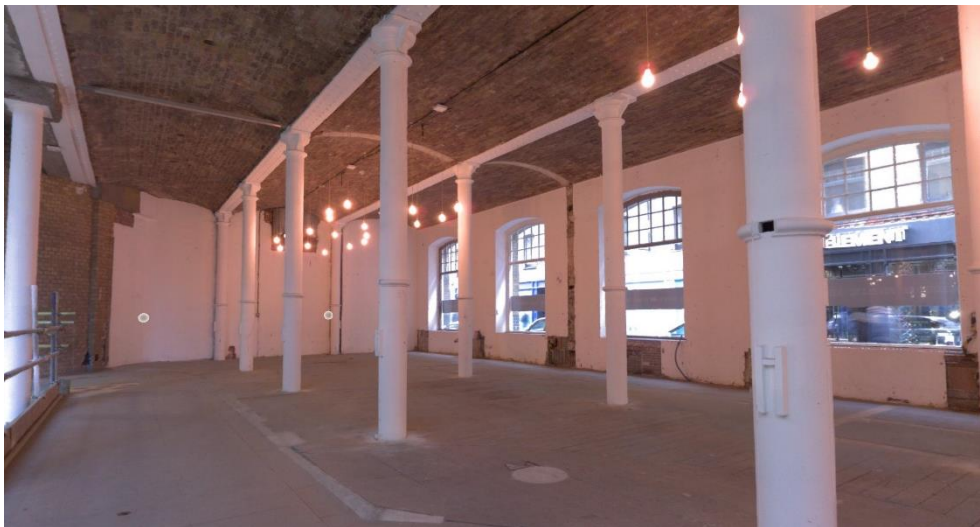


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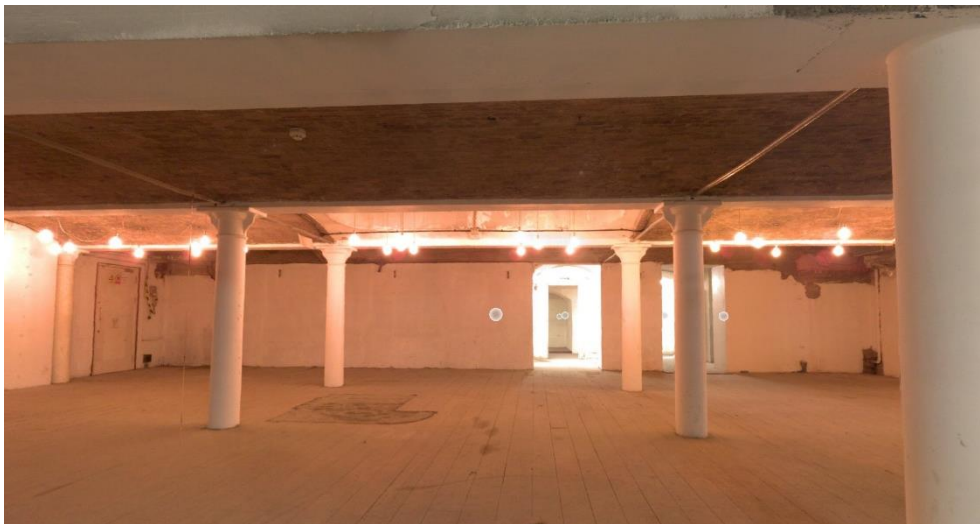


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