

## DESIGN AND ACCESS STATEMENT

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<b>Job Reference:</b>	Vapiano London 4, WC1A 1DD	<b>Date:</b>	16 March 2021
<b>Subject:</b>	Listed Building Consent	<b>Rev:</b>	<b>A</b>
<b>Issue:</b>	Application	<b>Our reference:</b>	VAP-LON4-A4-ST-DAS

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### Introduction

This statement accompanies and supports an application for Listed Building Consent for minor alterations to the internal layout and arrangement of the ground floor of Unit R05, Centre Point House, 101-103 New Oxford Street, London WC1A 1DD, along with new proposed shopfront signage.

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

- Architectural drawings prepared by Finkernagel Ross
- Historic Assets and Impact Assessment ref VAP-LON4-A4-ST-HAIS\_P1

### Background

The existing fit out of the restaurant was granted listed building consent (Ref 2017/4222/L – granted 30 November 2017) for internal alterations including the installation of fixtures, fitting, signage and partition walls at first floor level with new mezzanine level above, associated with fit out to Unit R05 (Class A3) at ground and first floor levels.

The restaurant was part of the global Vapiano group, which until March 2020 operated some 8 locations throughout the UK. Vapiano was restructured at the end of 2020 following the dissolution of the original company based in Germany. The UK operations are now all in new ownership and, in an effort to rebuild the brand and emerge from the global pandemic, the site at Centre Point requires a number of small alterations as part of the general re-commissioning of the restaurant.

The proposed changes to the fitout are necessary to provide the chance to resurrect the restaurant on a sustainable basis as the world – particularly the hospitality industry - recovers from economic disaster.

### 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. Additional bin storage and backhouse pasta making kitchen are located in the basement.

## **Access**

The current access arrangements are Part M compliant and no proposals to alter these. The new proposals include a second set of doors which will provide access from the restaurant to the proposed external seating. These doors are being installed by the landlord under the extant consent for the development as a whole.

## **Design**

The proposed scheme essentially focuses on the relocation of ground floor compact beverage bar and combining it with a meet & greet. The bar is currently sitting at the far end of the slender retail frontage on the left-hand side of the main entrance which has been proven unattractive to the guests.

Coupled with the relocation of the beverage bar is the provision of external seating which will be accessed through secondary doors. These will be installed by the landlord under the extant consent for the original development. The external seating incorporates parasols and a perimeter cordon to signify a clear restaurant use, rather than the originally planned loose and non-descript seating.

Last but not least it is evident that visibility for any of the retail and hospitality uses across the plaza is virtually non-existent. As footfall is (hopefully) starting to recover, as a combined effect from loosening of lockdown and the opening of cross rail at some point, a stronger signifier is needed to draw people onto the plaza and into the units. If that fails the whole concept of the plaza will be irrelevant and turn into an urban blank space. Therefore it is proposed to install a slightly larger but still well proportioned sign over the main entrance, with another vertical banner sign. This is intended to be an application on the inside of the glazing, and combines with low level graphics in the area of the bar which is located in that corner.

## **Conclusion**

The proposed refurbishment works, as is evident in the documents pertaining to this application, have no impact on the historic assets and listed fabric of the building in that they only interface with the landlord base build fabrics and new fitting out built in 2018. They are therefore compliant with current policy and should be granted listed building consent. Moreover they are necessary for the applicant to have a chance to rebuild their business and create a thriving restaurant that will be populated with people – which is what the area as whole – indeed central London as a whole – so desperately needs the world tries to emerge from the Covid catastrophe.