Design and Access Statement

25 Boswell Street
London
WC1N 3BW
Revision A

INTRODUCTION

This Design & Access statement has been prepared to support the full plans application for installation of ductwork on side elevation of 25 Boswell Street (to rear of 27 Boswell Street) in association with restaurant use on ground floor and basement of 25 Boswell Street.

The statement is to be read in conjunction with the following drawings and supporting material.

- Site Plan
- 101 Existing Floor and Roof Plans
- 151 Existing Elevations and Sections
- 301 Proposed Floor and Roof Plans
- 351 Existing Elevations and Sections
- Ventilation Specification

View of the building from Boswell Street

View of the building from rear car park

CONTEXT

The site in application is within the ground floor and basement level of a five-storey building located on Boswell street. The building falls within Bloomsbury conservation area. It accommodates commercial spaces on the ground and basement levels while residential units occupy the upper levels. The front of the building overlooks Boswell street and the rear overlooks a private carpark which is reserved for the residents. The main entrances to the commercial units are from Boswell street. All of the commercial units have private access from the ground floor level to the rear car park, and a gated access at basement level via the service corridor that runs parallel to the building.

The front of the building is primarily visible from Boswell street and Gage street. The rear elevation is not visible from any main roads and only has vehicular access from New North street. The car park is surrounded by various buildings of similar size. The surrounding area is mixed use in character; comprising of commercial units such as retail, cafe, restaurant and other services at ground floor level, and residential accommodation along with offices on upper levels.

PROPOSED USE

The proposal consists of interior refurbishment and installation of an extract duct at the rear and side of the existing building. The refurbishment will include a new kitchen and customer service area on the ground floor level. The basement will house the storage, staff facilities and the WC. The proposed duct will replace an existing disused duct and service the new kitchen within the ground floor level.

The use of the 4 upper floors will remain as existing and will not be affected by the changes to the ground and basement level. The entire ground floor and basement will accommodate the full operation and back-of-house facilities including storage required for the new use.

AMOUNT/LAYOUT/SCALE

The gross internal floor area on the ground level is 39.5 SqM and the gross internal floor area within the basement is 36.8 SqM

Externally, the space at front of the building and the rear car park will remain as existing and will not be affected by the changes within the proposal. Access to and from the ground floor level as well as the basement level will remain as existing. The proposal does not require any external changes to the height, size or massing of the existing building.

APPEARANCE

The new use of the ground and basement level will not affect the appearance of the building when seen from Boswell street. Apart from the addition of a new duct, there will not be any further physical and/or cosmetic changes to the rear and/or the side of the building. The proposed duct will be made from stainless steel and will replace a smaller disused duct. At high level, the new duct will be located adjacent to an existing duct that is visible in the photo below. The size and materiality of the duct will be similar to the existing duct.

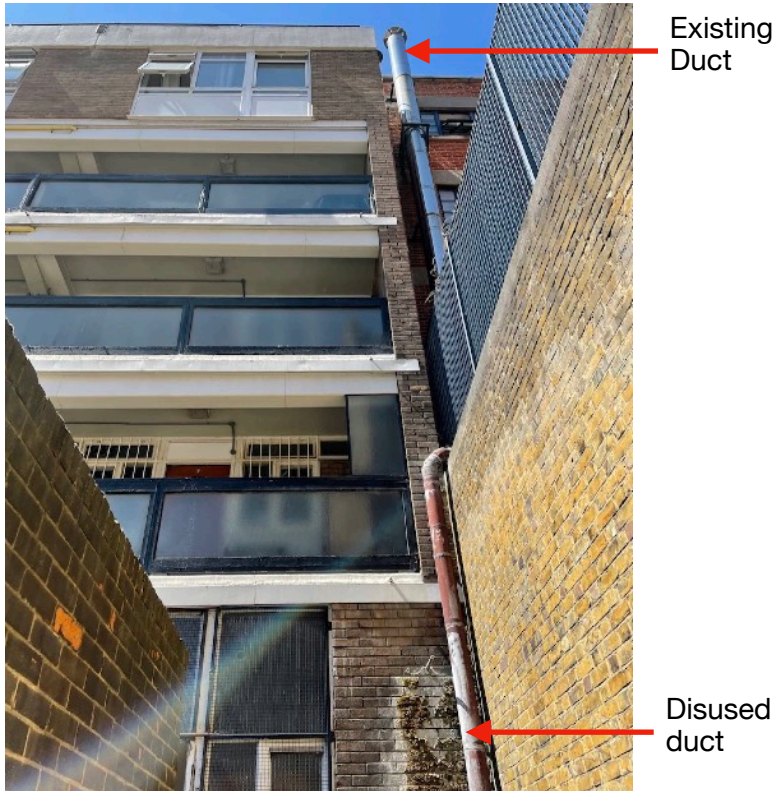
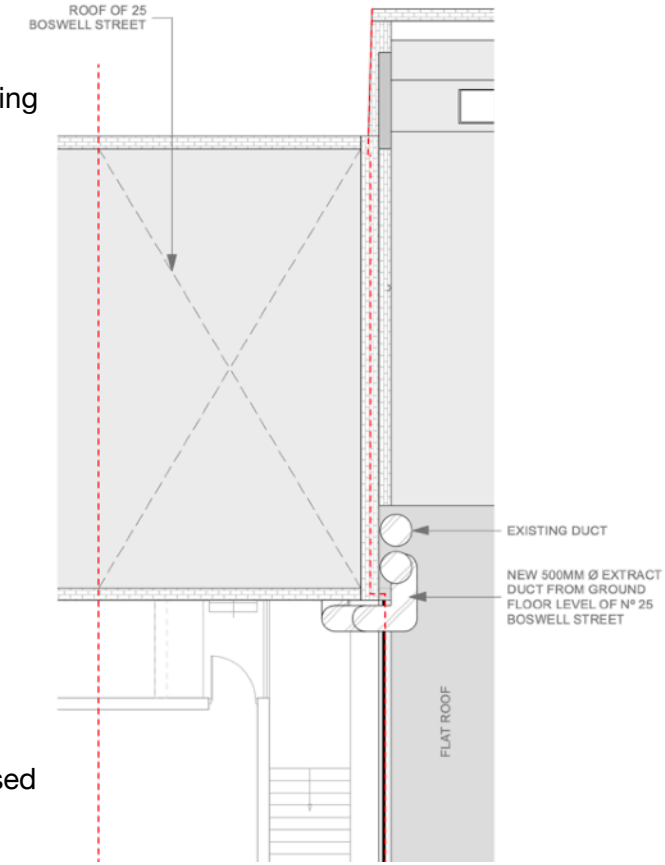
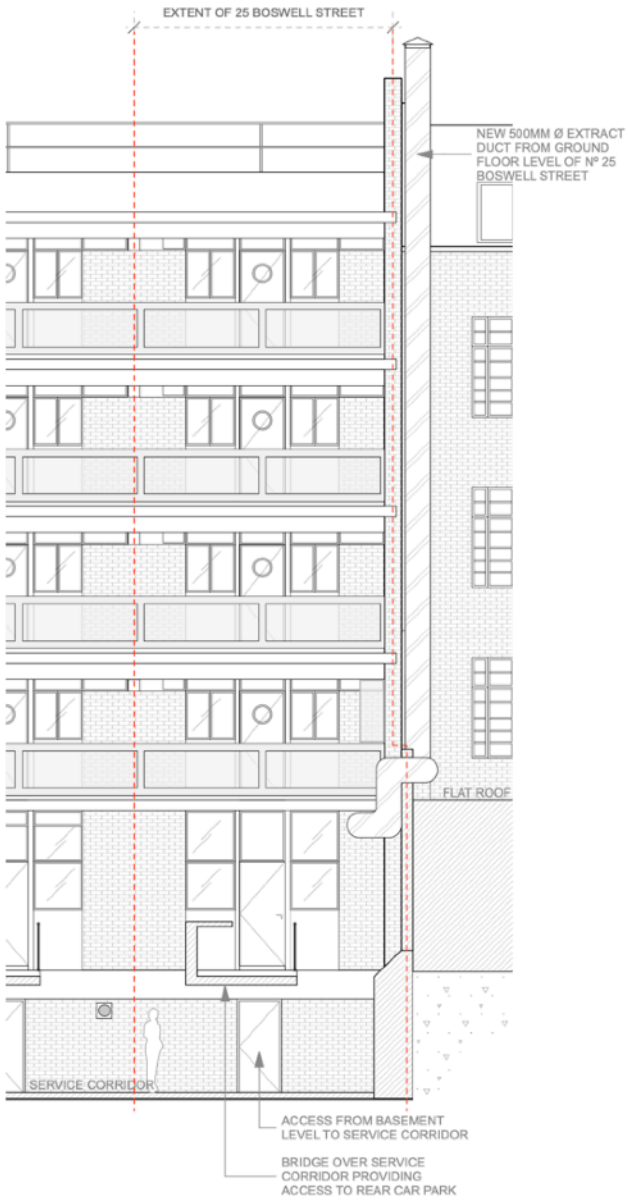


Photo of ducts at rear of the building



Extract from proposed roof plan



Extract from proposed section - AA

INCLUSIVE ACCESS

The level access from the Boswell street to the ground floor interior will be retained. Stepped access from the basement and from the ground floor level to the rear car park will also remain as existing.

The proposed design and layout have been thought through to be flexible and be adaptable by any future occupier. The overall design and access throughout the building will adhere to Part M of building control regulation.

COMMUNITY SAFETY

The proposed refurbishment is to be built within the existing site boundary. During construction, the existing site boundary will delineate the safety zone. Precaution will be taken to ensure that this waste storage does not cause any negative impact on the neighbouring property and the immediate context.

ENVIRONMENTAL SUSTAINABILITY

The proposal has been designed to positively contribute to the surrounding and not have significant or any negative impact on the landscape and the existing context. Contractor and engineers will follow all BS codes of practice. The proposed materials will be sourced locally wherever possible and from sustainable manufactures. Local contractor and suppliers will be appointed wherever possible.

All insulation and structure will be designed to comply with building regulation requirements. All Electrical equipment throughout will be specified to meet British standard safety and efficiency standards. All M&E supplies will be considered to be flexible for future alteration without making any major changes to building and/or the structure.

SUMMARY

It is believed that the new refurbishment and the installation of an extract duct will make the existing space more adaptable and versatile for not just the new use but also for future changes. The new duct will be carefully installed to ensure minimum impact on the neighbouring properties, the context and the environment. The refurbishment will be carried out sympathetically and encourage better upkeep of the existing building. The project will positively contribute to the surrounding neighbourhood and the local economy.