

Design and Access Statement

Truedan,
Unit K1
Brunswick Centre,
London.
WC1N 1BS
25/10/21

Introduction

This design and Access statement has been prepared in support of a Listed Building Consent Application for the fitting out of a tea shop in Unit K1, Brunswick Centre, London WC1N 1BS. This document provides information on the history, amount, layout, scale, landscaping, appearance, and access to the proposal.

History

The unit is currently vacant but was previously a coffee shop / café.

Amount

This application is for the internal refit and decoration of a vacant unit in this established shopping centre. The existing glazed shopfront and automatic glazed doors will be retained, cleaned, and repainted as necessary. The existing projecting sign will be refurbished, and new acrylic graphic panels installed. A new internally illuminated fascia sign will be installed behind the existing glazed shopfront. Illumination levels will a maximum of 350cd/m².

Layout

The layout of the store will be a customer area to the front, accessed by existing automatic glazed doors, with preparation and storage areas behind.

Scale

The scale of the new store is contained within the extent of the original vacant unit.

Landscaping

There is no existing or proposed landscaping due to the location of the premises in a busy shopping centre, although no existing landscaping will be affected by this proposal.



Appearance

The existing glazed shopfront and doors will be cleaned and repainted as necessary. Other than the addition of a new fascia sign above the entrance door, but behind the glazed shopfront, and new graphics to the existing projecting sign; the external appearance of the unit will remain unchanged.

Access

The Brunswick Centre is an established busy pedestrian shopping centre, with a variety of shops and other hospitality businesses serving large surrounding residential and business areas.

The access into the unit is totally level via automatic glazed doors and this will be retained.

