

46 Albemarle Street – Design and Access Statement

This Design and Access Statement supports the application by the Corob Group in relation to their property at 46 Albemarle Street, specifically the retail unit at ground and basement level. The proposal is to replace the shop front to mirror the shop front found at number 45, which comprises the other half of the ground floor frontage of the building.

Design

In design terms, the proposal seeks to:

- Relocate the entrance to the shop unit to the front of the unit, directly from Albemarle Street, to mirror number 45 Albemarle Street.
- Replacement of the existing side entrance door to the retail unit with a marble return, to mirror number 45 Albemarle Street.

The proposal uses appropriate, high quality materials that will create a unified active frontage to the Listed Building and are considered to be acceptable in planning terms (refer to planning cover letter for relevant planning policy analysis). The proposals are reversing previous alterations to the building, made on behalf of the previous art gallery tenant.

Figure 1: Existing shopfront to number 46 (left), and number 45 (to be mirrored by current proposal)



Access

The proposal will retain level and inclusive access to the street from the new central doors, which will open inwards to avoid any pedestrian conflicts. The access to the offices on either side of the retail units remains unaltered, as does the shopfront to number 45, which does not form part of this application.

Internally, the front internal staircase connecting the ground floor to the basement will be removed as it was a requirement of the former tenant. The rear internal staircase will remain as existing. Lift access to all floors remains as existing, ensuring disabled access to all floors of the property.

Turley 07/06/2021