

T4 SENSE LTD
Planning Design and Access Statement
Typical Unit

Ref; Unit 34 Brunswick Centre, London, WC1N 1AE.

TYPE AND LOCATION OF UNIT

This is a typical T4 redevelopment which involves the fit-out of an existing shop unit on a shopping centre in a main road.

DESIGN

The design endeavors to retain as much of the character of the original building and its features as possible, whilst integrating certain elements of the T4 internationally image. There are two main external elements which are usually incorporated into most stores i.e. a green, light grey and slate grey coloured glazed timber shopfront, and T4 corporate image signage which will be externally illuminated (where acceptable to the Local Authority).

CUSTOMER ACCESS

Specific access to the building itself is always addressed and the requirements of the Building Regulations Part M are incorporated wherever practically possible.

A level threshold is generally provided for wheelchair access but if this is not possible, an external call facility will be installed to enable the customer to obtain assistance from the staff. Easily operable entrance doors are also included.

Where possible ramps and steps are added either internally or externally where the existing floor level is raised significantly above the public footpath.

Internally the floor finishes are level throughout to allow easy access to the counter and servery.

TRAFFIC FLOW

The unit is, as stated previously, on a pedestrian main street so access via foot and public transport is usually already established. This also applies to access for emergency service vehicles.

T4 ensures that the flow of traffic to the store is kept to a minimum as orders are on a fast turnaround and drinks served within a few minutes of ordering. A restricted seating area might be provided in the store therefore reducing the number of customer staying for long periods in the shop.

Each T4 store employs around 4- 6 full time staff, who usually live locally which reduces the need for every individual to bring a form of vehicle to their place of work.

ENVIRONMENTAL IMPACT

T4 sells freshly made cold and hot teas.

No form of cooking is used other than boiling of water for the different tea leaves. Smells and cooking odours are minimal and are more akin to those generated by a coffee shop.

T4 has a design and specification package for all outlets that meets legal requirements for supply and exhaust ventilation. Steam canopies are used to extract out hot air only.

Where required by Landlords carbon filtration is provided and T4 operators are issued with a regular maintenance schedule guideline

NOISE

T4 units are a service provider aimed at local customers passing by on foot. Units are generally positioned on pedestrian areas of shopping centres and established high streets accessed by foot rather than car.

T4 peak hours are at lunchtimes and late afternoon. Customer areas are limited for seating and majority of customers order, collect and take away thus limiting noise disturbance at store level.

All intake and extract ductwork together with remote items of plant (i.e. air conditioning unit, fans and compressors) are fixed using anti-vibration mounts.

LITTER MANAGEMENT

Litter is rarely generated in the area surrounding the typical T4 store. This is because orders are collected for consumption out of the premises. Customer waste bins are provided in the stores to encourage those drinking in to dispose of cups.

Staff carry out regular inspections of the surrounding store area during opening hours and also at closing time and remove any litter which may have been generated from the store.

OPENING HOURS

T4 seeks, where possible, to operate standard opening hours for all of its stores – generally between 9am – 8pm.

There are of course some units that operate different hours, but these are usually in non-residential areas where other outlets are trading longer hours. T4 is always prepared to adapt its operations for bespoke circumstances. Varying trading hours are usually negotiated with the officers of the Local Authority including, specifically, the Environmental Health Officer.

N.B. This is a consultation document only, for the purposes of securing a planning approval. It should not be taken as a statement of official T4- Tea Sense policy.

DELTABRAVO LTD

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