

DESIGN & ACCESS STATEMENT

SITE: 28 Store Street, London WC1E 7BS

NEW IMAGE DESIGN

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Project No: 634 (a)

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1.0 Introduction & Location

This document has been prepared in support of the full planning application for the: “proposed new single storey extension to kitchen in basement level; installation of outdoor plants including extraction system & duct works, condensers x 2, A/C outdoor units x 2, and extraction outlet vent on rear wall”.

The site is fronting Store Street and is close to the edge of Bloomsbury Conservation Area. It was a café previously, and currently it is being fitted out to be a new restaurant.

All proposed works will be within the court yard to the back of the building.

2.0 Proposal and Design Consideration

The Proposal:

- new single storey extension to kitchen in basement court yard
- remove one window in basement
- installation of outdoor plants including fresh air in extraction system for restaurant area & associate duct works, condensers x 2, A/C outdoor units x 2, and extraction outlet vent on rear wall for ground floor restaurant area

Design Consideration

The court yard is within the inner middle area of the site and with surrounding buildings, with high rise plank walls around it. The proposed works will not cause harmful visual impact to the site and its surrounding properties.

A noise survey has been carried out and the noise assessment report has been provided by acoustic surveyor. The proposed works will be enclosed with silence louver panels and all equipment to be installed follow by advice and specifications by the surveyor to make sure noise level will be under control and meet the council's requirement.

Access

Access to the site is no change as existing. Access to the court yard will be via the new extension.

Conclusion

We consider that the proposed works should be acceptable.