

# DESIGN & ACCESS STATEMENT

69-71 Monmouth Street  
WC2H 9JW

(Proposed Works to Shop)  
Issue 5 Oct 2024



Prepared for:

Taylot and Hart

## 1.0 Introduction

### 1.01 General Personal Statement:

The existing Retail unit/ store to be refurbished and re-branded in to a new retail unit

### 1.02 The Proposal

Replacing the existing fascia applied branding with the new branding, finished materials to be like for lie, replacing the projecting sign middle elements (branding panel only) within the same metal bracket/ frame.

### 1.03 Background Project Summary

*Aside from the works associated with this application the store will not be altered structurally or externally but will have new internal layout - separate planning applications submitted.*

## 2.0 The Site

The application site is 69-71 Monmouth Street , WC2H 9JW  
The site is located in central London/ Covent Garden area

The building comprises of two levels. Ground floor is the existing store and the lower level is the back of house

Designation	Reference	Name
Conservation Area		Seven Dials
Listed Building		Grate 2

### 2.01 The Application:

This document has been written to accompany the application for no amendment to the appearance of the front façade of the existing shop and only amendments to the signage

### 2.02 Conservation Area / Considerations:

No works relates to any conservation elements.

## 3.0 The Design

### 3.01 Use

No change of use in this application – currently class A

### 3.02 Amount / Scale

Not applicable – no changes to the scale of the unit

### 3.03 Layout

The current building is the original building. The new layout to change as per proposed drawings, new kitchenette, wc, consultation area and meeting cubicles to be added to the lower ground and ground level. No structural walls to be covered, exposed or altered in any way. The new layout is to be formed of partitions.

### 3.04 Landscaping

Not applicable

### 3.05 Appearance

The proposed works will only change the existing applied, non illuminated fascia signage and the projecting metal framed signage with the new branding and applied signage on the existing facade

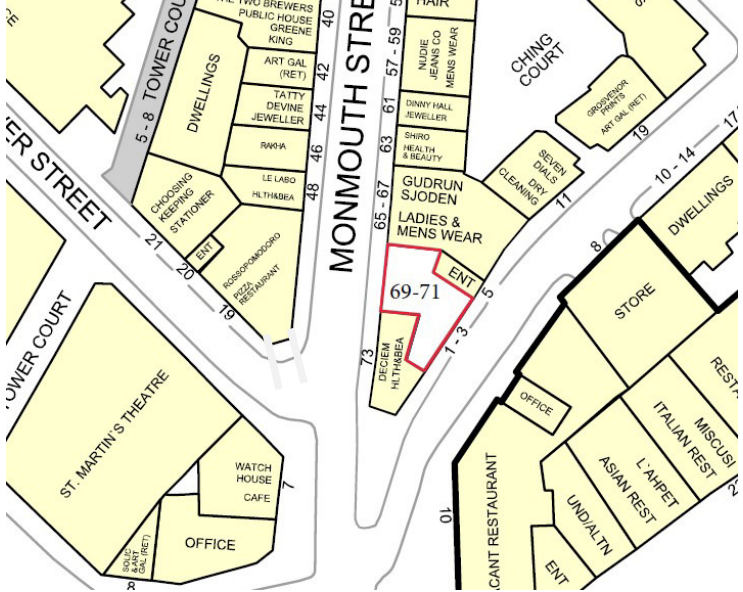
Please refer the Existing and Proposed Elevation / Sections

### 3.06 Sources and Guidance

- The Building Regulations 2000 Approved Document M (2004 Edition)
- "Building Sight", Royal National Institute of Blind People (RNIB 1999)
- The Building Regulations 2000 Approved Document Part B (2004 Edition)

## 4.0 Access Statement

### Specific Access Issues

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
 <p><b>1.0 External Approach</b></p> <p>There are no changes to the access, Main access will be via Monmouth Street and staff access via Shelton street.</p>	<p>Planning / Highways - Local Transport Plan and DDA</p>	<p>Planning</p>
<p><b>1.0.1 Car Parking</b></p> <p>Not applicable</p>	<p>Planning / Highways - Local Transport Plan and DDA</p>	<p>Planning</p>
<p><b>1.0.2 Public Transport</b></p> <p>There is excellent public transport short walk from the site. There are</p>	<p>Planning /</p>	<p>Planning</p>

tube stations and bus stops close by the site.	Highways - Local Transport Plan and DDA	
<b>1.0.3 Surface Finishes</b> No changes to external finishes		
<b>1.0.4 Lighting</b> N/A.		
<b>2.0 Internal Approach</b> N/A- external approach only		
<b>3.0 Building Environments</b> All as above.		
<b>3.1 Pedestrian Approach</b> All as above.		
<b>4.4 Means of Escape</b> 4.41 Fire Escape strategy, features and materials in accordance to Approved Document Part B and the London Fire Brigade. All document to be submitted to Building Control for approval together with this application, details of building control to be given to the council when available.	Planning, Building Regulations, DDA, Health & Safety	Building Regulations

**END**