

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:

- [removal of existing outbuilding](#) and erection of 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

Extension

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 single storey extension will not cause harmful visual impact to the site and its surrounding properties.

Extraction system for main kitchen area in basement floor

The site was used as café before. The current new leaseholder is planning to use the site as a restaurant over ground floor and basement floor.

Kitchen is located on basement floor. The brand-new kitchen extraction system is RECIRC Filtration Tower for Commercial Kitchen, model is Recirculation Unit 1.5 by "plasmacleanair", which is located and kept within the plant room **inside the building** in basement level. See enclosed floor plan 634(a)/PL/01 to highlight this area and enclosed brochure for details of this advanced environment friendly system.

Although this plant is not part of this planning application, we would like to point it out that compared with the traditional external extraction system such as the one for No 29 Store Street, this system keeps the noise and smell away from surrounding buildings and environment since it works with Recirculation system within the unit installed inside the building. It costs much higher than traditional system and it will contribute to the reduction of possible noise and smell to the surrounding areas from a commercial unit with such use as a fact.

Air conditioning outdoor units

There were 2 nos of air conditioning outdoor units on the rear wall facing the court yard used by previous cafe. One was taken away by previous occupant when current lease holder moved in. Records of these previous plants could be found in council's planning records.

The proposal is to replace it with two smaller new air conditioning outdoor units to the same position. Flats above 28 Store Street and flats at Gower Mews are on 1st floor and above level, these plants are on basement level.

These new outdoor units will be enclosed with Silent Louvre (acoustic enclosure) to achieve the noise control level as described in the Noise Assessment Report.

Air intake extraction system on top of proposed extension flat roof

This system includes an **Acoustic** MPC450EC Supply Air **Fan** and associated silencer And duct works.

These new plants are needed in order to provide a proper ventilation system for the new restaurant to comply with Building Regulation.

2 Nos of out door condensers for cold room and freezer room

These new plants are necessary for the cold room and freezer room in kitchen area. One is located on basement ground level in court yard, another one is mounted on rear wall over the new extension flat roof.

According to the Noise Impact Assessment Report Section 5 & 6, "the transmission of noise to the nearest sensitive windows due to the effects of these plants are predicted to falling in to an amber category, provided that the mitigation measures outlined in Section 6 are implemented."

Noise control measures will be in place to these 24/7 operation plants.

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.