

DESIGN & ACCESS STATEMENT

69-71 Monmouth Street
WC2H 9JW

(Proposed Works to Shop)
Issue 5 Oct 2024
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Prepared for:

Taylot and Hart

1.0 Introduction

1.01 General Personal Statement:

The existing Retail unit/ store to be receive a general refurbishment and to have new layout.

1.02 The Proposal

Refurbishing the existing unit and minor changes to the layout of the unit, new kitchenette and 2x wc, new consultation areas and general making good.

1.03 Background Project Summary

Aside from the works associated with this application the store will not be altered structurally or externally.

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 Full Plans Application for the amendment to the internal partitioning (non of which is of historical value or structural merit.

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 unti

3.03 Layout

The current building is the original building. The new layout to change as per proposed drawings, new kitchenette, 2x 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

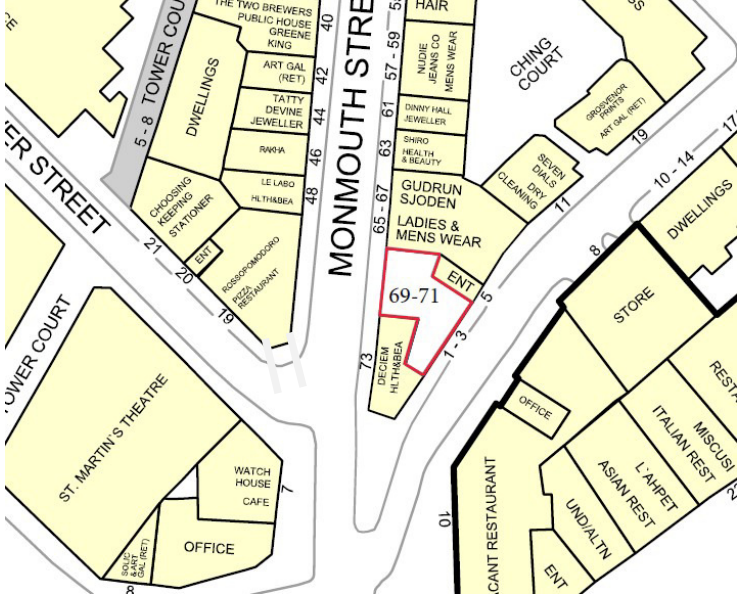
The proposed works refer only to change to the existing internal layout. No external proposals

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>1.0 External Approach</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>1.0.1 Car Parking</p> <p>Not applicable</p>	<p>Planning / Highways - Local Transport Plan and DDA</p>	<p>Planning</p>
<p>1.0.2 Public Transport</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	
1.0.3 Surface Finishes No changes to external finishes		
1.0.4 Lighting N/A.		
2.0 Internal Approach N/A- external approach only		
3.0 Building Environments All as above.		
3.1 Pedestrian Approach All as above.		
4.4 Means of Escape 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