

DESIGN & ACCESS STATEMENT

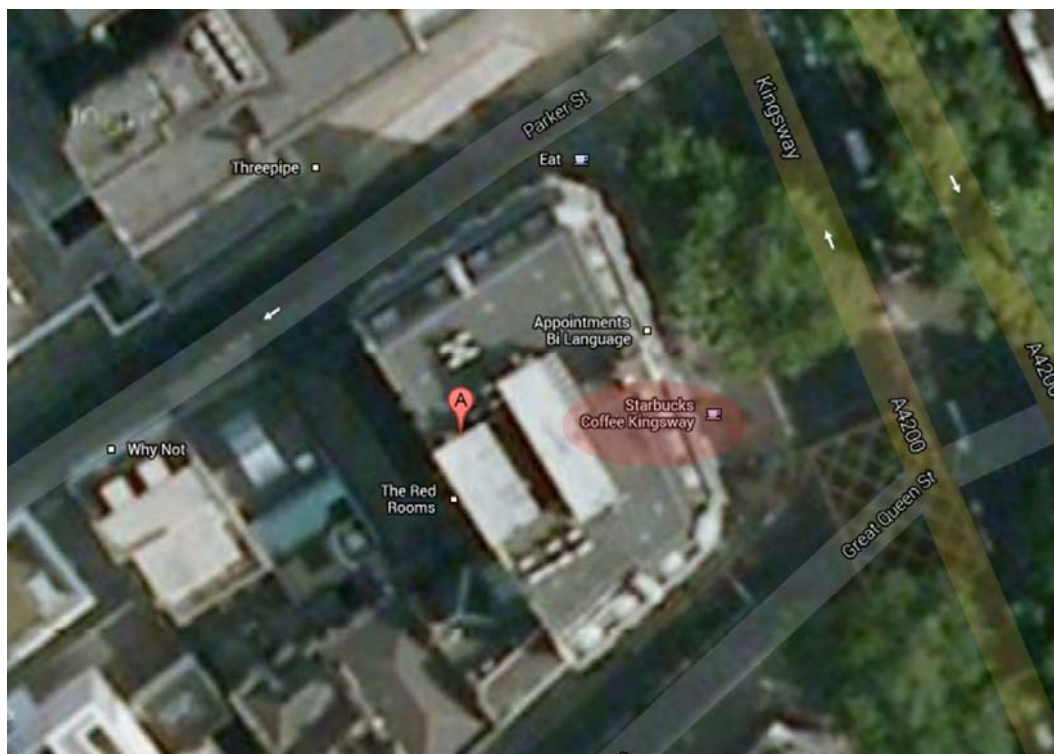
evolve.

STARBUCKS COFFEE SHOP, 99 KINGSWAY HOUSE, LONDON, WC2B 6QX.

Introduction

On behalf of Starbucks Coffee Company Evolve Design has prepared elevation and plan designs for the above site address. The existing store will be undertaking a new refurbishment providing the opportunity to update the store in line with the latest Starbucks branding. The existing store is situated on 99 Kingsway House, Kingsway. The store will continue to serve the local community with Starbucks finest quality coffee and fresh food.

Google Maps – Starbucks Coffee Store Location



Amount of Development & Access

Planning Permission is required for the addition of a barrier for external seating which is shown on the drawings that will be submitted along with this application. Also seeking planning consent is the awning that hangs over the front entrance door will be changing colour from its existing Green Canvas to the Black canvas. The barrier mentioned above is made from timber; colour washed with the Starbucks green and is used to separate the seating area from public walk ways.

With the exception of the above development all access doors to and from the building will remain the same and will not be altered.

Opportunities

It is considered that the improvements to the shop front in this location will enhance the area and introduce a more modern and updated look at a prominent location with in the development. The refurbishment will bring new life back into the building and will be sympathetic to the character of the building and the surrounding area.

The refurbishment and upgrade of the shop front should not have any impact on surrounding buildings in anyway and/or the character of the site.

Layout of the Development

The existing building remains in its current location. Nearby roads and parking facilities should not be affected as part of this proposal. The store will not be increasing in size and therefore should not have any impact on the existing traffic use within the surrounding area or on existing retail units in terms of trade and congestion. For the location of this building please refer to the ordnance survey map enclosed highlighting the building and proposed development in red.

Appearance & Character

All additional colours and materials will be kept in accordance with the same standards used throughout all Starbucks Coffee Shops and in keeping with the existing building. For selected colour references and materials please refer to the proposed drawing set enclosed.

Conclusion

In summary, the above proposal will provide the opportunity to update and improve the existing Starbucks coffee shop for the local community in line with the requirements of the local planning authority. The proposal will substantially improve the general appearance of the shop front whilst introducing a new external seating area for customers.

Images of existing site:

