

**78 NEW OXFORD STREET  
LONDON, WC1**

**GROUND FLOOR EXTENSION OF  
RETAIL PROPERTY**

**DESIGN AND ACCESS STATEMENT**

The following Design and Access Statement has been prepared in connection with the application for the extension of retail property on behalf of Fairgate Estates Ltd.

This report satisfies the provisions of the Planning and Compulsory Purchase Act 2004 which required applications to submit a Design and Access Statement taking into account the pertinent aspects of the development. This statement should be read in conjunction with the drawings submitted as part of the application submission.

**Introduction**

The property is situated on New Oxford Street, London, WC1A 1HB. The property comprises a retail unit (basement, ground and mezzanine floor) and commercial offices (1<sup>st</sup> to 8<sup>th</sup> floor).

**Access and DDA provisions**

The area that the application specifically refers to is the entrance to the retail unit at ground floor (street) level. The application is to gain permission to extend the front façade which is currently set back from New Oxford Street out to the boundary of the building.

Currently the footpath slopes across the façade of the building which creates a single step up to the entrance door of the unit. The extension will allow the repositioning of the entrance doors to the retail unit so as to negate the step and provide level access to the building.

The current accessibility around the retail unit will not be affected by the extension and can continue as normal when building work is complete.

The new shopfront will be installed with new DDA and Building Regulation (Part M) compliant doors.

## **Design Statement**

The design and materials used on the new extended facade will be a continuation of the existing materials and their design.

The new elements of the façade will be floor to ceiling 'planar' glazing with glass doors, to match existing while conforming to current Planning and Building Regulations. It is not envisaged that any other works to external materials will take place.

All new materials will be of a matching style with the existing shopfront and glazing. Glazing will be toughened safety glass, comprising a 'frameless' silicon jointed system commensurate with other retail frontages along New Oxford Street.

Any specific signage requirements will be subject to future tenant selection and a further specific signage and advertisement Planning Application in the future.