



Hotel Chocolat. LTD  
Project No.0582  
20-12-2011



Monmouth Street



Shaftsbury Avenue

## DESIGN AND ACCESS STATEMENT

A supporting document relating to the proposed alterations of an existing retail unit at :

**4 Monmouth Street**  
**London**  
**WC2H 9DA**

### 1.00 Introduction

**Hotel Chocolat** is a “British cocoa grower and chocolatier” of the highest quality. It has authenticity and a strong ethical policy. They are conscious of the sensitivity of this building and it’s position in a conservation area. They operate 30 shops around the country and occupy listed buildings and shops in conservation areas in Windsor, Canterbury and Kensington.

Monmouth Street is a double fronted property and can also be access at 180 Shaftesbury Avenue. This location is an opportunity to show the more down to earth nature of the business, and include a Coffee versus Cocoa Bar in conjunction with a retail outlet.

This document relates to the proposed shopfitting of the shop situated at 4 Monmouth Street. The shop used to be occupied by Oddbins and was in a poor state of repair at the basement level.

The proposed works in summary consist of:

- Retention of existing shopfronts. To be painted matt black.
- Installation of new toughened glass stall risers to the Monmouth street elevation
- Installation of new period decorative grilles to the stall riser in Shaftsbury Avenue
- Re-instate the existing awning.
- New trough illuminated signage to fascia and new trough illuminated projecting signs.
- The removal of internal partitions at basement level
- Retain and make good timber floor at ground floor level
- Strip walls to original plaster or brickwork.
- New Lighting
- New air conditioning and extraction systems to be vented via Shaftsbury Avenue

## **2.00 Relative policies**

Town Planning Act 1990

Planning(Listed Buildings and Conservation Areas) Act 1990

The Southwark Plan, adopted on **28 July 2007**.

Disabilities Discrimination Act 1995

Building Regulations part M

## **3.00 Site Analysis**

4 Monmouth Street is an existing multi story building situated in the Seven Dials area of Covent Garden. Hotel Chocolat will operate from the basement and ground floor. The units above this level are residential. The Seven Dials Landlords have been consulted on the design of the shopfront and interior before this application for planning was made.

- With ground floor and basement, the building is within a Conservation Area.
- The building has a rendered brick façade with recessed entrances.
- The building is double fronted facing both Monmouth Street and Shaftsbury Avenue.

- The retail facilities are located at ground floor level.
- The café facilities are located at basement level.
- There will be new AC units

See attached site plans.

#### **4.00 Design**

The shop has been stripped back to original plaster walls and bare brick to retain a more authentic and natural ambience. Fixtures and fittings have been made from reclaimed wood where possible.

#### **5.00 Access**

Public access will be from:

- The pavement through fully opened shutters roller shutters
- The store owners operate an 'open door policy' to give greater visibility and easy disabled access is available to the whole shop area.
- The basement area is accessible via a spiral staircase for the public. There is not any access for disabled customers , however the ground floor will also operate a small café similar to that existing in the basement

#### **6.00 Conclusion**

The proposed works will considerably enhance the existing shopfront quality and style. The internal works will bring the shop into a good state of repair and be seen as an improvement to what is currently there.

Terry Moore