

DESIGN & ACCESS STATEMENT

Proposed Costa Coffee.
Tottenham Court Road
London
W1T 7LH

We intend to fit out a vacant unit into a Costa Coffee shop.
There is an application approved for a new glazed shopfront. This was submitted by the Landlord.

We propose to add an extra exit door to the side elevation.
This is needed because of there being a greater than 18m travel distance within the trade area to the only exit door. The small escape hatch at the rear will not comply with building regulations now the area has been opened up.
The door design will be the same as the existing door with the same colour and finish as the rest of the shopfront. This door will open outwards in direction of escape due to the occupancy being greater than 60 persons.

We are also proposing to fit 2 awnings to the front elevation and 1 to the side elevation. This is to offer some protection to the external seating and also to break up the solid industrial style facade.
There are other units on this street that have benefited from similar awnings. Standard Costa branding will be fitted to these and an Advertising Consent has been submitted in conjunction with the Planning Application.