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DESIGN AND ACCESS STATEMENT

The Japanese Canteen

162 Tottenham Court Road,

London W1T 7 NW

This is the design and access statement for the planning application to alter the shop front from the existing restaurant use.

The application comprises the removal of the existing shop front and fixtures and replacement with an aluminium framed version.

Design

- Physical context;
 - The premises have historically been used as a restaurant and the proposed use is also for a restaurant.
 - The site is on a street that has several retail and commercial units.
 - The site is currently a restaurant and will have a similar layout.
- Social context;
 - The restaurant offers Japanese hot and cold food for consumption on the premises and as take away service.
- Economic characteristics;
 - The client has a number of restaurants in Central London.

The process

- The existing restaurant has operated from this busy location for many years and the applicant is reviving a facility to respond to customer need and changing fashions.
- The applicant has not carried out any user consultation at this time, as the development is substantially the same as the existing operation.

Use

- The application is designed to create an appropriate mix of uses in the area, maintaining the planning use for the unit, but offering an alternative cuisine.
- This is an established use and therefore unlikely to cause any nuisance to neighbours.

Amount

- There is no change to the density of the development from the existing situation.
- It has been demonstrated that the neighbourhood's services can support the amount of development planned.

Layout

- The space and proposition are clearly defined as a walk in self service catering outlet.
- The public spaces will be practical, safe, overlooked and inclusive
- Private space is let over to the back-of-house uses serving the restaurant/take-away facilities.

Scale

- The restaurant is being developed within an existing restaurant outlet that has been closed for some time.
- The refurbishment of the shop front has been designed to clarify the layout of the spaces and the restaurant. A clear rational of windows within an aluminium frame has been proposed, which have been successfully employed on the other restaurants owned by the applicant. All parts like doors and windows are a comfortable “domestic” scale for people.

Landscaping

- There are no proposals for landscaping included in this application.

Appearance

- The development is intended to blend visually with its surroundings.
- The proposed shop front is to be aluminium frame with glass infill panels. The appearance is intended to fit in and match with the existing streetscape.

Access

- Access for disabled people will remain as good as it is at the moment:
 - A large front entrance door will be used.
 - The counter/service area will be designed to address the needs of disabled people as customers and employees.
 - Menus are large and clearly displayed, with the staff able to clearly explain the intricacies of a Japanese menu.
- The space has been designed to be safe and easy for everyone to move around.
- The vehicular and transport links the access points and routes are identical to the existing restaurant use and layouts.
- All toilet accommodation will remain in the basement floor.
- The site relates to the road layout and public transport provision in an identical way to the existing use. This is a busy area well served by public transport.
- This is a small facility designed to deliver a simple food proposition and will address the requirements of different ethnic groups and disabled people.