

DESIGN AND ACCESS STATEMENT
262 TOTTENHAM COURT ROAD, LONDON, W1T 7RG
CORAL ESTATES LIMITED

RECEIVED
16 MAY 2007

SITE

The premises forms part of the current hotel, casino and retail complex found within the existing block. The premises fronts onto Tottenham Court Road, part of the London West End shopping area.

PROPOSALS – Change of Use and to install new shop front

Our clients intend in due course to take the lease on this property and form a Licensed Betting Office the reasons for which will be more fully explained in the Planning support statement dealing with the proposed change of use.

The shop front design proposed will be of modern open design to complement the contemporary design of the complex itself.

Due to the required need to change the doorway positions, to form this unit, alterations to the existing concrete stall riser are unavoidable. Rather than retain a “bits and pieces” effect to the elevation it is decided to remove all existing stall risers and replace with a single design. It will be finished in colours to be agreed with the LPA in due course. The shop front will be predominately “armour plated” safety glass including door, not unfamiliar in the locality.

ACCESS

Level access into the shop from the public pedestrian area is to be provided. The doorway width to be in accordance with Building Regulation Approved Document M for new buildings an improvement on those allowed for existing buildings. The door and handles will also meet Part M requirements for new build.

Facilities within the shop will also be provided to comply with Part M Building Regulations and where reasonably possible The Disability Discrimination Act for existing buildings

G L STREVS MRICS MB Eng.
EATON STREVS ASSOCIATES
MAY 2007