

**DESIGN AND ACCESS STATEMENT**  
**262 TOTTENHAM COURT ROAD, LONDON W1T7RG**  
**FOR**  
**CORAL RACING LIMITED**

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**SITE**

The premises are sited within the local High Street shopping centre. The premises currently comprise a Licensed Betting Office occupied by Coral Racing Limited. There is to be no change to this use.

The existing elevations affected by the changes are shown in **Appendix A** attached.

**PROPOSALS**

The submitted application seeks consent for removal of the existing recessed entrance and provision of new entrance doors in line with the neighbouring casino shop front in order to provide a more uniform street scene.

**SHOPFRONT**

The shop front will be in sustainable materials to complement our client's corporate design and will match the existing installation. The fascia sign is to be increased in length and the existing approved signage will be reused in a more central location.

**ENVIRONMENTAL STATEMENT**

The proposals are not considered to have any obvious environmental impact. All lighting in the shop will be replaced with low energy fittings as currently required under Building Regulations. Within the shop an area will be set aside for storage of refuse and materials for recycling. This will be provided within the rear staff area proposed.

**ACCESS**

Level entry currently exists into the unit and this will be maintained. This new access door and internal layout will be compliant with Building Regulation Approved Document M and The Disability Discrimination Act (DDA). Facilities within the shop will also be compliant with Part M Building Regulations and DDA.

**EATON STREVS ASSOCIATES**  
**July 2015**