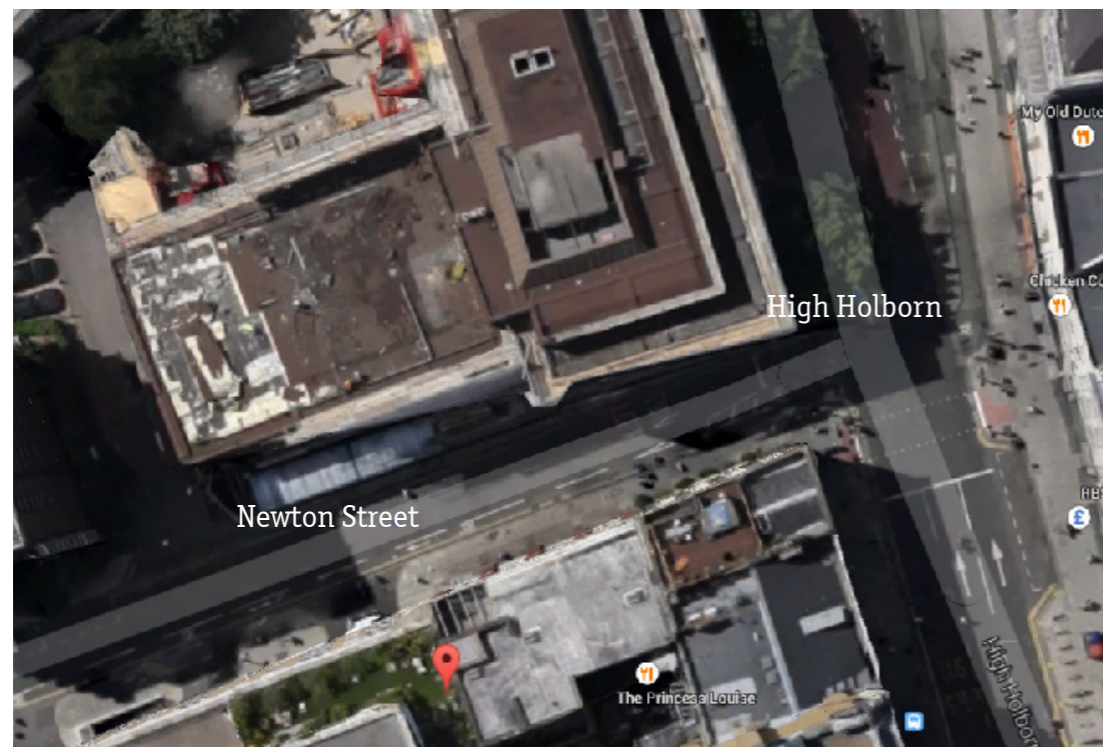


HOXTON HOTEL

DESIGN & ACCESS STATEMENT



Plan of site.



Site outlined in red.

SITE LOCATION

The project is a single storey extension to the Hoxton Hotel. The Hoxton hotel is a 1970's building converted from a former BT telephone exchange. The site for the extension is an area of unused land previously separated from the pavement by concrete bollards. A ventilation grill, fire escape and ground floor windows give out onto the area. The existing building is faced in a variety of fair faced concrete finishes and dark brown brick. There are dark tinted window in dark brown aluminium frames. To the left of the site is a access road to a service yard behind the hotel. The area to the right of the site ,which was previously a open colonnade, has been converted to a retail unit (operating as a coffee shop) with direct street access.



View of buildings directly opposite



View of building adjacent.



View of site.

ADJACENT BUILDINGS.

Newton Street is characterised by a mixture of residential and commercial buildings . To the left of the site is a post war residential tower block. Directly opposite the site is a 1980's building. This has residential at upper levels with a lorry loading bay and access to a car park at the ground floor level.