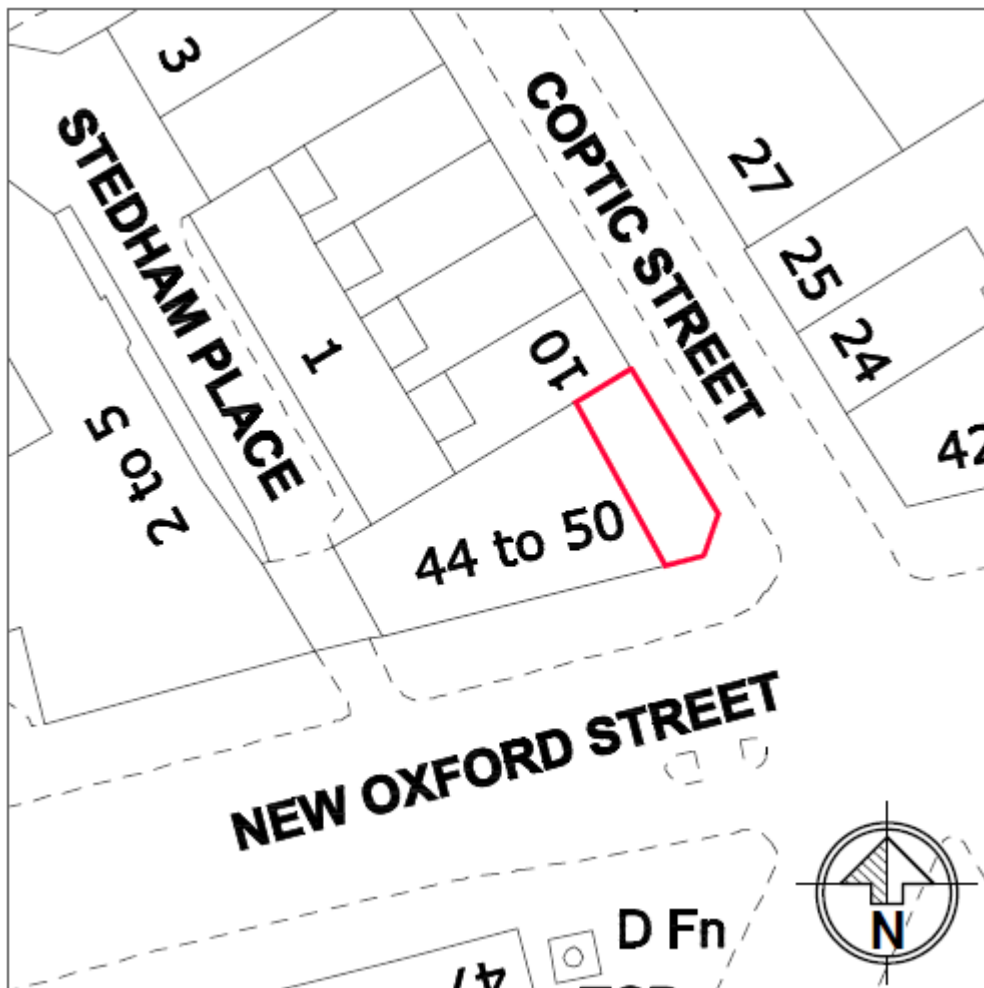


DESIGN AND ACCESS STATEMENT

44 New Oxford Street, London WC1A 1ES - Mr Ahmed Erreg



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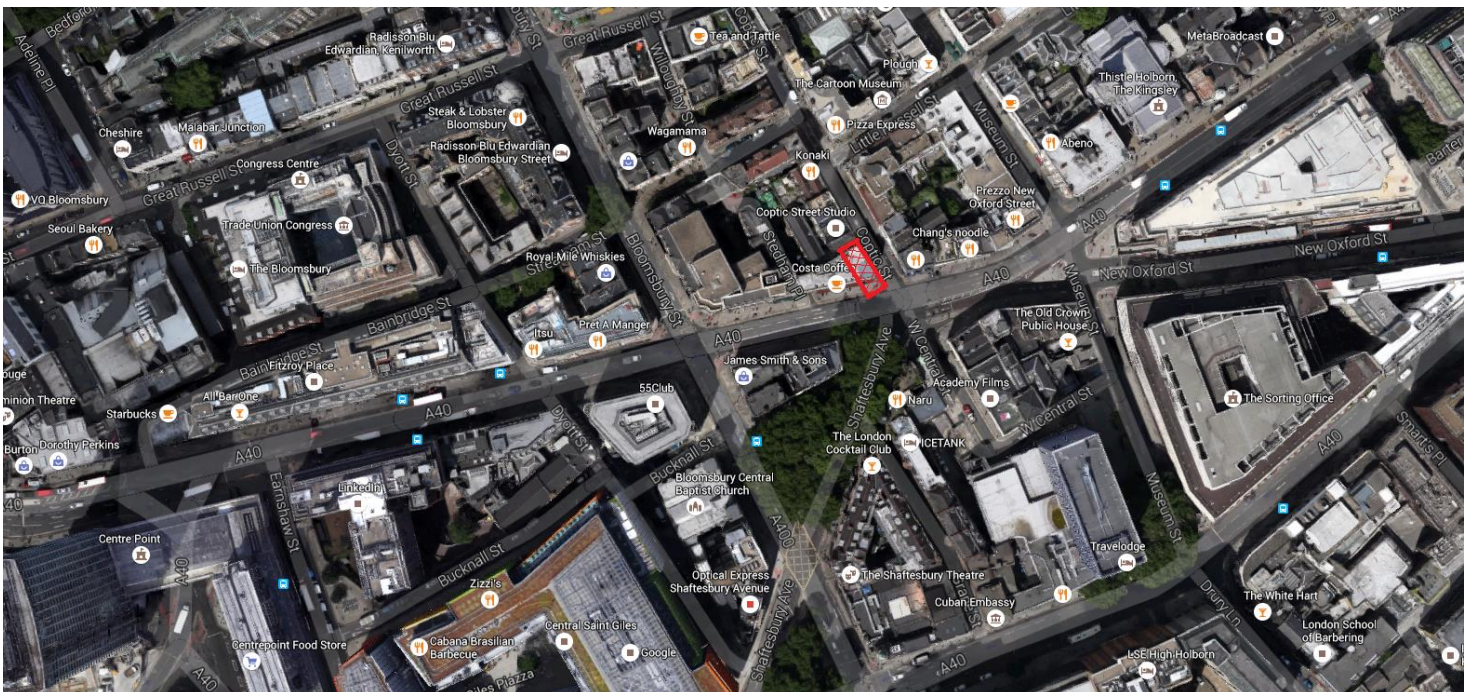
1.0 INTRODUCTION

This design and access statement document is intended as an aid to understanding the processes used in forming the design principles and final layouts for the change of use application A1 use class EI Mexicana (cold food bar) to A3 use class café/Restaurant (Traditional Mediterranean Restaurant).

1.1 PLANNING HISTORY

There has been once application made directly for this unit with the reference number: 2015/3196/NEW which was withdrawn.

2.0 SITE CONTEXT



2.1 WIDER SITE

The surround area is highly populated with business, ranging from Google London Headquarters to well-known theatres as it is a central London location.

2.2 THE SITE

The site itself is located on New Oxford Street, on the corner intersection of Coptic Street. Towards the east New Oxford Street leads to Museum Street. Museum Street leads direct to the British Museum with in a 5 minute walk, as it is also possible to reach the Museum directly from Coptic Street also. Toward the West direction of New Oxford Street it meets at the junction of Tottenham Court Road and in turn leads into the widely famous Oxford Street itself.

The site sits in a block that's numbers from 44-50 which houses residential units above the first floor, while providing commercial units on the ground level and basements.

The current name of the shop unit is El Mexicana which serves take-away foods while hosting a few tables (refer to appendix images). The entrance to the unit is centrally located on the junction corner of the Coptic Street and New Oxford Street, which is the main road. The residential entrance to the above residence is located on Coptic Street. This entrance is also used as a fire escape route of the site.

The building itself is of the Georgian Style architecture.

Even though the site is located in a high dense area with in London it is not with in any primary or secondary frontages.

2.3 FLOOD RISK

The site is not within and flood risk zone, with reference to environment agency.

2.4 PUBLIC TRANSPORT & PARKING

As the site is centrally located it does not lack in any public transport services. It has excellent public transport links within walking distance. Though due to the central location of the site and busy traffic flow area it does not have any parking space associated with and commercial units. Not the least there is some residential permit holder parking spaces available in the surround area.

We believe since the site is well serviced in transports parking is not an issue that would have any effect on the proposal.

Buses include:

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Canada Water Bus Station, 8 Bow Bus Garage, 19 Finsbury Park Interchange, 25 Hainault Street, 38 Lea Bridge Roundabout, 55, Leyton Green, 171 Catford Bus Garage, 242 Homerton Hospital, N1 Titmuss Avenue, | <ul style="list-style-type: none"> N8 Stratford Bus Station The Lowe, N19 Finsbury Park Interchange, N35 Clapham Junction Stn Falcon Rd, N38 Walthamstow Bus Station, N41 Tottenham Hale Bus Station, N55 St Thomas of Canterbury Church, N68 Old Coulsdon Tudor Rose, N171 Springbank Road Hither Green N207 Bloomsbury Square |
|--|---|

To almost all reached of London and in turn to locations out of London.

The site is located approx. 0.2 miles Tottenham Court Road Tube Station, about 4 minutes' walk and Holborn Tube station which is about 0.3 miles away, approximately 6 minutes' walk from the site.



3.0 PROPOSAL

The proposal is the change of use of this unit to the use class A3 café/Restaurant while installing an extraction system. The extraction system will be of an ESP system that prevents odour and noise output.

Opening-Closing Hours:

Monday to Saturday: 11:00 am to 23:00 pm.

Sunday – 11:00 am – 22:00 pm

3.1 AMOUNT/LAYOUT

No additional extensions are being proposed in so there isn't any change in the amount of footprint the building occupies currently and after the proposal. But there are skylights that have been block by walls in the basement which will be opened up to provide natural light into the space.

The Ground floor will serve as a seating area and also provide a disabled toilet for the customers. The basement level will be changed in the major spaces to create one seating area and the other to serve as the kitchen. The kitchen will be given a storage space, while also taking advantage of current storage spaces available that are not being altered. The toilets located in the existing location at the base will be renews in layout so that the space is split into two, provide female and male toilets separately.

In this area of London because of the density of people and buildings it has become common to have restaurants with basement level seating areas. A very close example of this is seen in the neighbouring property across the road at Coptic Street No.42 Savoir Faire Restaurant (refer to appendix) followed by Cocoro Japanese Restaurant, Bi Won Korean Restaurant, while also Giotto Italian Restaurant New Oxford Street. There are many examples of this in areas seen in Oxford road, Soho, China Town, Covert Garden, Frith Street.

3.2 LANDSCAPE

A landscaping scheme is not proposed, there will be no changes made to the current surrounding landscape. The ESP system proposed to be used has over 95% efficiency in cancelling both odour and smoke 98% in a single pass. In so there will be no extraction flue proposed extending to the roof line.

3.3 APPEARANCE

The character of the area is of upmost importance to the design process thus great measure has been taken not to disrupt the external appearance of this building. In so there are no changes made to the exterior apart from and flue extraction point that is located on the elevation facing Coptic Street. This is in a location which already has extraction exits located on.

In this way it will seem like no external changes have been made apart from the opening which will match existing.

3.4 ACCESS

The access to the site will remain in the same location as it is currently, at the front.

3.5 WASTE

Waste will be stored in the basement level and put outside after working hours to be collected by a waste collection contractor.

3.6 ECONOMIC & EMPLOMENT BENIFITS

There are however expected to be a number of positive impacts of the development on the locality. The premises are expected to employ 12 members of local populous (6 part time, 6 full time) at any one time, boosting local employment; and, especially with the likely clientele, bring further transactions to the area, encouraging good service to the tourists that are attracted to the area.

4.0 CONCLUSION

We believe the spaces are in correspondence with standards and layout designs are well designed on both ground floor level and basement level. As there are no external changes apart from an opening, which there are already, extraction/ventilation exit points this proposal is not causing any harm to the character and surround context. The Extraction system will be of an ESP system that is well designed to prevent discharge of both odour and noise to any neighbouring units and the surrounding. While we also believe there will be no out looking issues or any effect on rights of light or other amenities thus we believe permission should be granted for this application.

APPENDIX



Coptic street elevation ▲ New Oxford Street Elevation ▼



Savoir Faire Restaurant ▼

