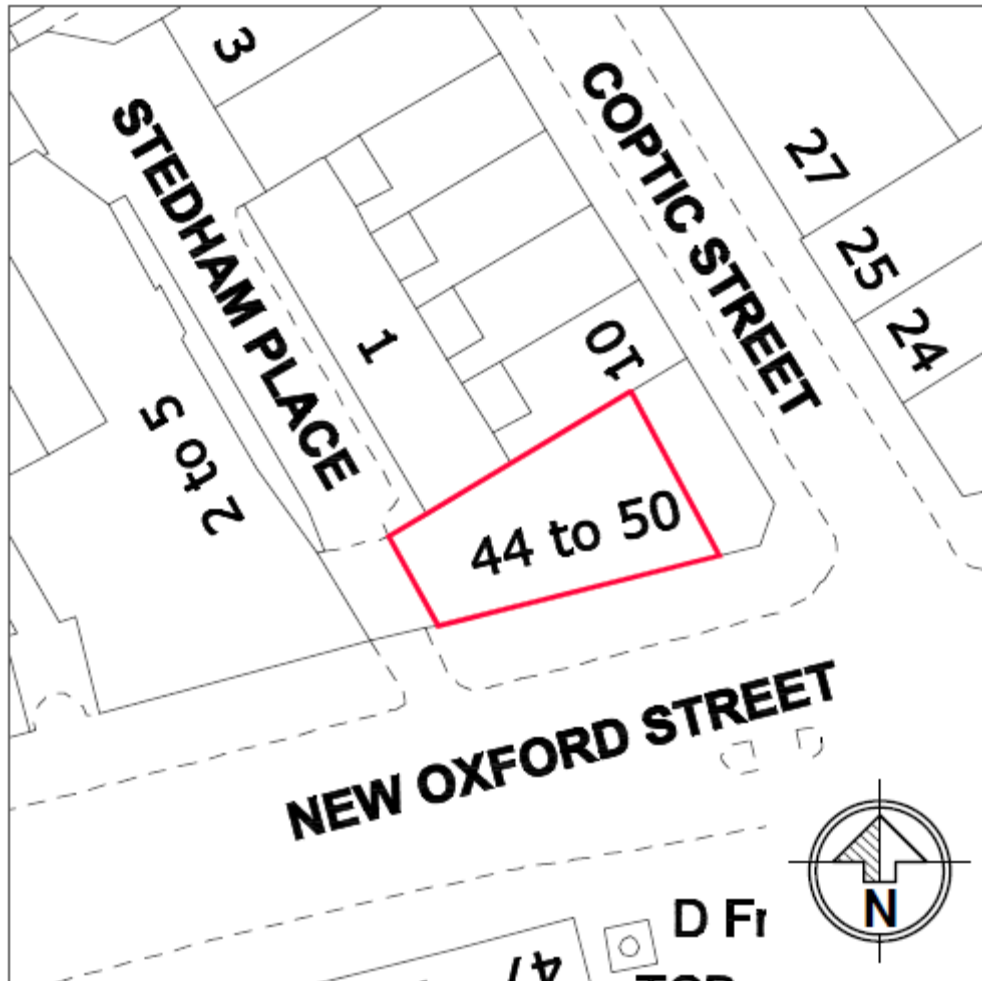


DESIGN AND ACCESS STATEMENT

46-50 New Oxford Street, London WC1A 1ES -
Coffee & Gift Ltd



CONTENTS

1.0 Introduction

1.1 Planning History

2.0 Site Context

2.1 Wider Site

2.2 Site

2.3 Flood Risk

2.4 Public Transport & Parking

3.0 Proposal

3.1 Amount/Layout

3.2 Landscape

3.3 Appearance

3.4 Access

3.5 Waste

3.6 Economic & Employment Benefits

4.0 Conclusion

Appendix.

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 Coffee & Gift (gift shop) to A3 use class café/Restaurant.

1.1 PLANNING HISTORY

There has been one application made directly for this unit with the reference number: 2006/1586/P which was granted.

2.0 SITE CONTEXT



2.1 WIDER SITE

The surrounding area is highly populated with businesses, ranging from Google London Headquarters to well-known theatres with museums such as the British Museum. It is not in conservation area or

2.2 THE SITE

The site itself is located on New Oxford Street, part of a block 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 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 Coffee & Gift which serves which serves the products as its name (refer to appendix images). The entrance to the unit is provided through three locations at the frontage facing New Oxford Street. The residential entrance to the above residence is located on through Stedham Place. 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 any flood risk zone, with reference to environment agency.

2.4 PUBLIC TRANSPORT & PARKING

There is no lack in any public transport services due to the highly developed central location. 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.

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:

- | | |
|-------------------------------|-------------------------------------|
| 1 Canada Water Bus Station, | N8 Stratford Bus Station The Lowe, |
| 8 Bow Bus Garage, | N19 Finsbury Park Interchange, |
| 19 Finsbury Park Interchange, | N35 Clapham Junction Stn Falcon Rd, |
| 25 Hainault Street, | N38 Walthamstow Bus Station, |
| 38 Lea Bridge Roundabout, | N41 Tottenham Hale Bus Station, |
| 55, Leyton Green, | N55 St Thomas of Canterbury Church, |
| 171 Catford Bus Garage, | N68 Old Coulsdon Tudor Rose, |
| 242 Homerton Hospital, | N171 Springbank Road Hither Green |
| N1 Titmuss Avenue, | 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.

Address or co-ordinates

WC1A 1ES

Access level (PTAL)

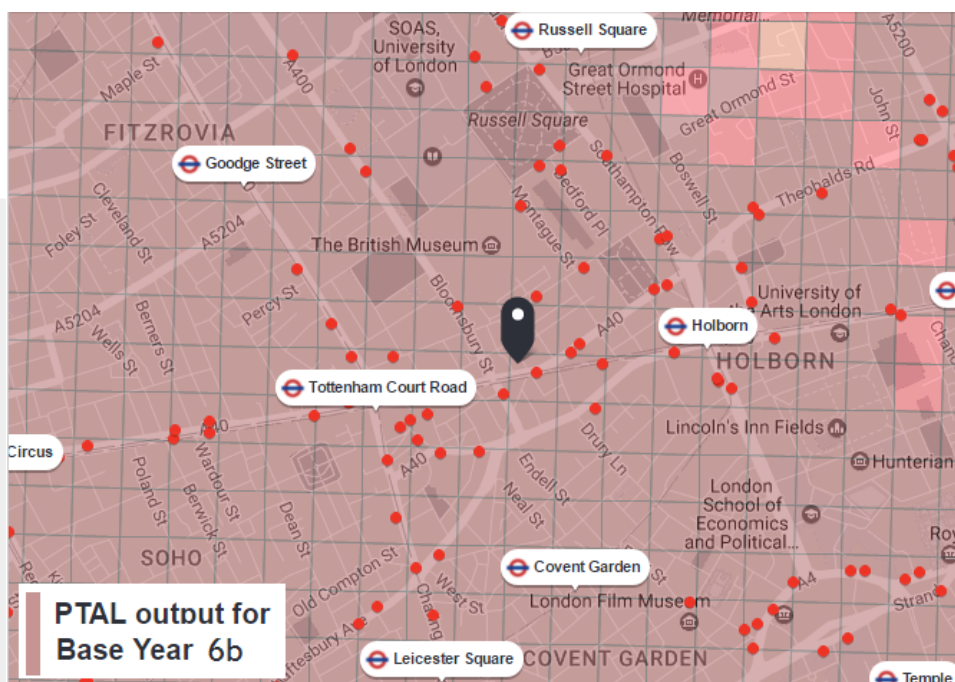
Time mapping (TIM)

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

- 0 (Worst)
- 1b
- 3
- 5
- 6b (Best)

- Map layers
- 1a
 - 2
 - 4
 - 6a
- PTAL (cell size: 100m)



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.

The Ground floor will serve as a seating area and also provide a disabled toilet for the customers. The basement level will be kept with the same spaces currently existing, a kitchen and preparation area and storage spaces with toilets and office.

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 but will be on the side pass to Stedham Place. Due to the odour and smoke cancellation of the ESP systems and the combination of UV-O 1000 ozone which combines clear air to before extraction and the exhausted air there this will not cause any bad effect on air conditions at the extraction point.

3.3 APPEARANCE

The character of the area is of utmost importance to the design process thus great measure has been taken not to disrupt the external appearance of this building. There are no changes made to the exterior apart from and flue extraction point that is located on the side elevation on Stedham Place. This is in a location which already has extraction exits located on and will not create addition distributions to appearance.

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 with only one door (entrance in use).

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 16 members of local populous (10 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 proposed spaces are in correspondence with standards and layout designs. As there are no external changes apart from an opening at a location where there already are extraction/ventilation exit point in this proposed location it does not cause 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

New Oxford Street Elevation ▼



Stedham Place Elevation ▼

