

DESIGN AND ACCESS STATEMENT

FOR

**CHANGE OF USE OF FIRST FLOOR FROM OFFICE/STORAGE TO
RESTAURANT AND AMEND THE LAYOUT OF THE FIRST FLOOR FOR
ADDITIONAL RESTAURANS SEATING**

**93 CHARLOTTE STREET
LONDON
W1T 4PY**

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PREPARED BY

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CONTENTS

1. Introduction
2. The Existing Site & Property
3. Ownership
4. Site Context
5. Site Constraints
6. Site Boundaries
7. Planning History
8. Proposed works
9. Design Process Component
10. Layout
11. Access
12. Energy Conservation (SPD)
13. Sustainable Construction and the Recycling of Building Materials. (SPD)
14. Storage of Refuse & Recyclables
15. Flood Risk Assessment
16. External Appearance

1. INTRODUCTION

This design and access statement forms part of the planning application for the change of use of the first floor and building extension to 93 Charlotte Street from office/storage to restaurant and for the amendment of the first floor layout to provide additional seating. (Consent for this use was granted by Camden Council on 2nd March 2015 Ref: 2014/3710/P).

2. THE EXISTING SITE AND PROPERTY

Site Address: 93 Charlotte Street, London, W1T 4PY.

The site is located in a mixed use area of London. The site is surrounded by other restaurants and bars. A number of office buildings are in the near by area. The dimension of the site is approximately 5.3m wide and 15.5m deep, from the front boundary with the pavement to the rear boundary of the site. The footprint of the existing building fills the entire site at the basement, ground and first floor level from the face of the neighbouring terrace buildings.

3. OWNERSHIP

The freeholder of the building is:

H Berry Ltd

c/c Martin Hart & Co, Managing Agent on behalf of Freeholder

PO. Box 28659

London

N20 8XA

The Leaseholder of the building is:

Ram Hospitality Limited

555-557 Cranbrook Road

Ilford

Essex

IG2 6HE

The Applicant who was the previous Leaseholder is:

Ken Sam

Yamamomo Restaurant

72 Lordship Lane

London

SE22 8HF.

4. SITE CONTEXT

The site building comprises of a five storey terrace building with a basement. The building is of Georgian style. The basement, ground floor and first floor comprises a self contained restaurant and the second and third floor are self-contained flats. The general character of the buildings are four to five storey brick buildings with loft accommodated in mansard roofs. Glazed shop front windows are located to the ground floor and timber sash windows to the upper floors.

The required changes:

The basement has minor annotations and description changes allowing the alterations in position and equipment and storage areas. The ground floor reference to a spiral staircase or additional staircase has been approved in the previously approved planning drawings.

The first floor provides for the inclusion of additional tables for customers. The use of the first floor would be for restaurant eating purposes. The use of the first floor was already in restaurant use being in the same planning unit, with storage, staff toilets and office space for the accounting area and storage of tables and equipment. The staff toilet is retained but the layout has been changed to provide additional eating areas.

11. ACCESS

The site has two accesses both located on Charlotte Street. One is the main entrance to the restaurant and a separate entrance to the upper level. The basement kitchen has a separate entrance for deliveries, which is located to the front terrace of the building.

12 ENERGY CONSERVATION

A sustainable design approach has been undertaken throughout the design process. Consideration of the lifetime of the building has been considered within the design. The use of natural materials is paramount in reducing pollutants at the manufacturing stage and maximising future recycling potential. Energy conservation and the use of free natural resources has been a major consideration to reduce the consumption of fossil fuels and the carbon footprint of the building. Materials are intended to be in keeping with a sustainable approach to design and the local environment. In keeping with the sustainable approach the following energy efficient appliances are included:

Airtight envelope preventing heat loss and draughts with Condensing Boilers and Passive solar design.
Low u-value roof and walls and Low energy lighting and energy efficient appliances.
Water harvesting and the recycling of grey water for use in the garden.

13 SUSTAINABLE CONSTRUCTION AND THE RECYCLING OF BUILDING MATERIALS

Sustainable construction methods will be proposed where feasible as listed below:

- The main contractor to produce a waste management plan detailing type and quantities of waste that will be generated, resource management plan and monitor on resource /use/waste.
- Use local suppliers where possible to reduce transportation.
- Use energy efficient light on site.
- Do not leave plant running unnecessarily and promote energy efficient behaviour to site personnel.
- Minimise wasting materials and re-use materials on site.
- Use timber from sources acceptable to the Forest Stewardship Council (FSC) or timber from known temperate sources that is ethically sourced.
- Avoid using insulation materials containing ozone depleting substances or those that contribute to climate change.

- Use ICE Demolition Protocol to appraise the possibility of saving or re-using or recycling materials on site.
- Use water efficient appliances on site and in site office and facilities.
- Putting barriers around dusty activities.
- Not allowing burning of materials on site.
- Covering skips and lorries loaded with building materials
- Minimise noise nuisance and disturbance to neighbours during construction and demolition works.
- Comply with working hours restrictions.

14 STORAGE OF REFUSE AND RECYCLABLES

The existing method of storing refuse and recyclables will be maintained as the owner has a private refuse disposal contract to collect the refuse daily.

15. FLOOD RISK ASSESSMENT

The proposal does not require a flood risk assessment, as the property does not fall within a flood risk zone, therefore there is no flood risk assessment for this application.

16. EXTERNAL APPEARANCE

The proposed scheme has been designed with consideration and sympathy to the local vernacular and considers the design ethos of the existing surrounding buildings. The proposed building reflects the scale, bulk and massing of the adjoining buildings. The proposed palette is of high quality materials of:

Bricks, Tiled pitch roof, Timber sash windows, Painted timber entrance door and argon filled double-glazing and Timber bi-folding doors.