



The Biscuit Factory,  
100 Drummond Road,  
Cocoa Building,  
Studio 402  
London, SE16 4DG

## Design and Access Statement

16 Monmouth Street

### Transport / Access

Public transport serves the general area with several key bus routes stopping nearby and 2 main tube stations (Leicester Square and Covent Garden). The store itself is on the pedestrianised part of Monmouth Street.

Access to the building remains as existing. There is one pedestrian entrance from Piccadilly Street/ Piccadilly Arcade . This entrance has 1 step up from the pavement. No internal alternations shall be made which shall affect access.

### Internal access

There is a step located at the mid point of the ground floor. It's the new tenants intention to retain this step, treads and risers.

### Proposed Design

The planned works include the refurbishment and fit-out of the inside of the retail unit. The client proposes unique, area-inspired interior designs for each of their stores.

Our proposed development of the site seeks to maintain the existing shopfront.

Existing electrical mains termination to be retained and distribution to be upgraded to current Building Regulations.

Further information, including renders and drawing can be found attached to the planning application.

### Conclusion

During the design process and consultation with our client, the location and context of the site were carefully considered, informing a subtle minimal intervention to this space. For this reason, and the information outlined in the attached documents, Listed Building Consent is sought for the above address.