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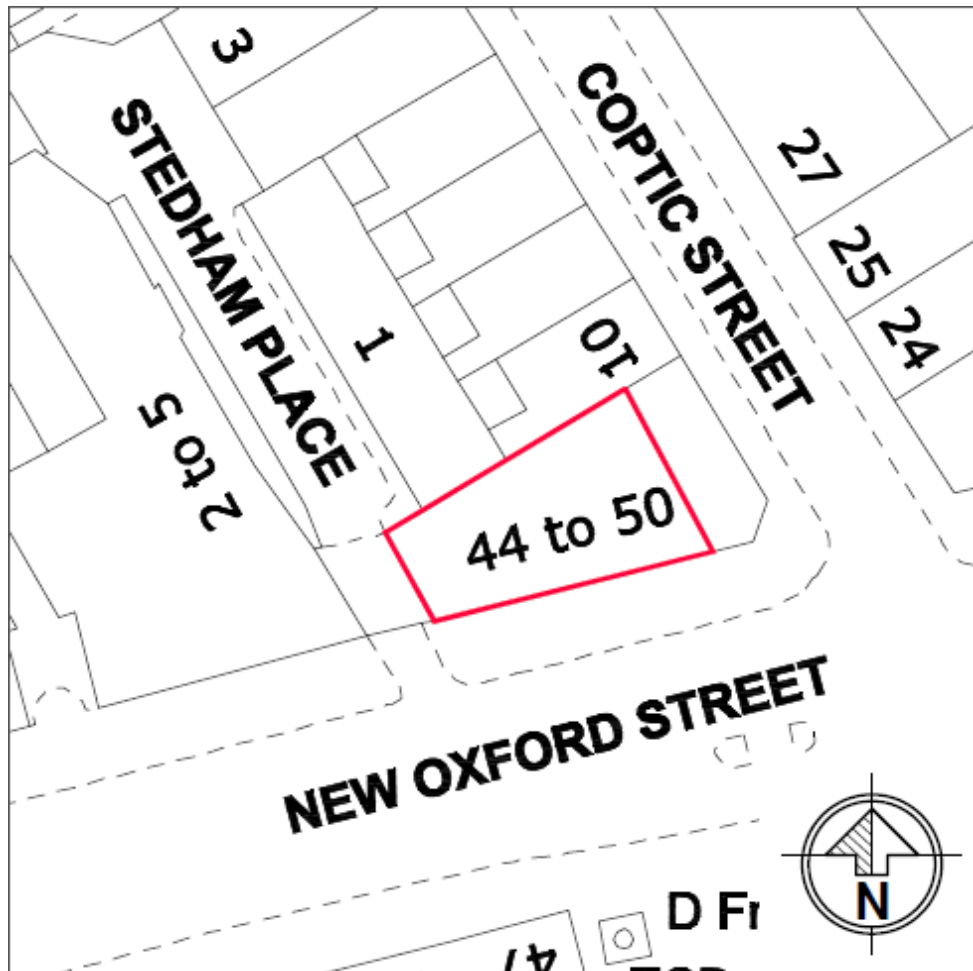
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## **DESIGN AND ACCESS STATEMENT**

**46-50 New Oxford Street, London WC1A 1ES**

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**Client: ET London Ltd**  
**915 High Road Solar House London**  
**N12 8QJ**



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## 1.0 INTRODUCTION

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This design and access statement document is intended as an aid to understanding the processes used in forming the design principles for the proposed shopfront / proposed signage scheme and variation of condition 5 of application 2017/1668/P where trading is opening hours 11:00 to 23:00 Monday to Sundays and Bank Holidays. It is intended to vary this to 07:30 to 23:00 Monday to Sundays and Bank Holidays. Between the hours of 07:30 and 11:00 breakfasts / food / coffees / teas. No alcohol would be available until 11:00am. It is intended to be a quality operation where the morning trade would enhance the experience of local residents offering quality breakfast fayre within the extended hours.

## 1.1 PLANNING HISTORY

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There has been two applications made directly for this unit with the reference number: 2006/1586/P and 2017/1668/P which were both granted.

## 2.0 SITE CONTEXT

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## 2.1 WIDER SITE

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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 listed.

## 2.2 THE SITE

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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 within London it is not with in any primary or secondary frontages.

## 2.3 FLOOD RISK

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The site is not within any flood risk zone, with reference to environment agents.

## 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,  
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,

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.

Address or co-ordinates

WC1A 1ES

Access level (PTAL)

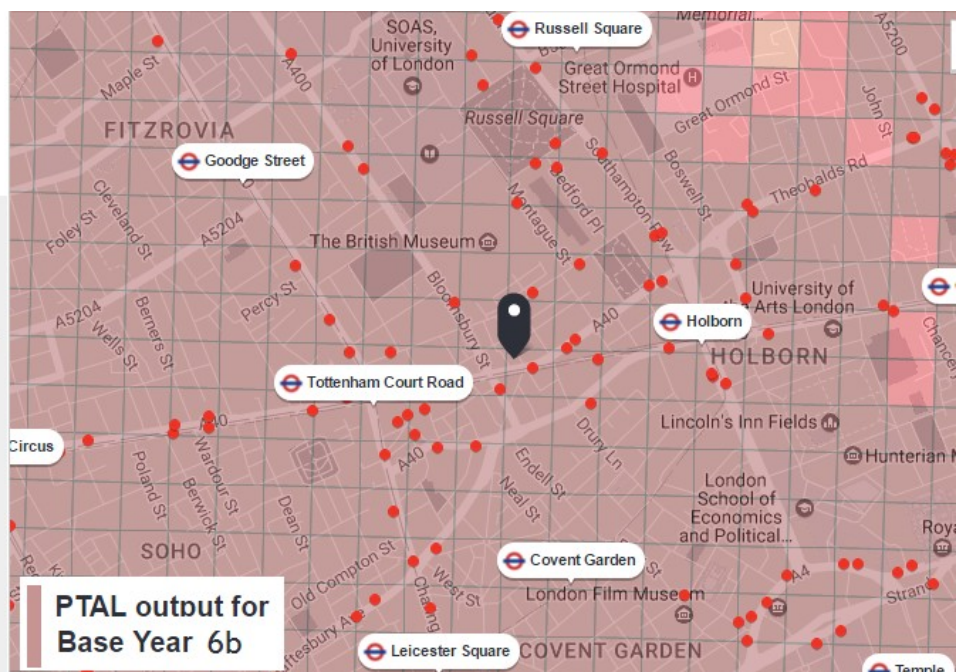
Time mapping (TIM)

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



### *3.0 PROPOSAL*

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The proposal is to change the shopfront and provide new signage to the restaurant while installing an extraction system as specified in the previous application. These specifications will be altered to suit the new kitchen layout but the ventilation / filtration / final exhaust will be as the previous application

Opening-Closing Hours:

Monday to Saturday: 07:00 am to 11:00 pm.

Sunday – 07:00 am – 11:00 pm

Bank Holidays 07:00am- 11:00pm

### *3.1 AMOUNT/LAYOUT*

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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*

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A landscaping scheme is not proposed, there will be no changes made to the current surrounding landscape. The ESP system which was approved in the previous application will remain the same. The system 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*

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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. The aluminium window system would present a sympathetic approach to the new shopfront with window pane size proportionate to the overall appearance of the building.

### *3.4 ACCESS*

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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*

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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*

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There are 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*

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We believe the proposed spaces are in correspondence with standards and layout designs. We feel the proposals will enhance the character and surroundings context. The approved 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

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### New Oxford Street Elevation ▼



### Stedham Place Elevation ▼

