

Design and Assess Statement

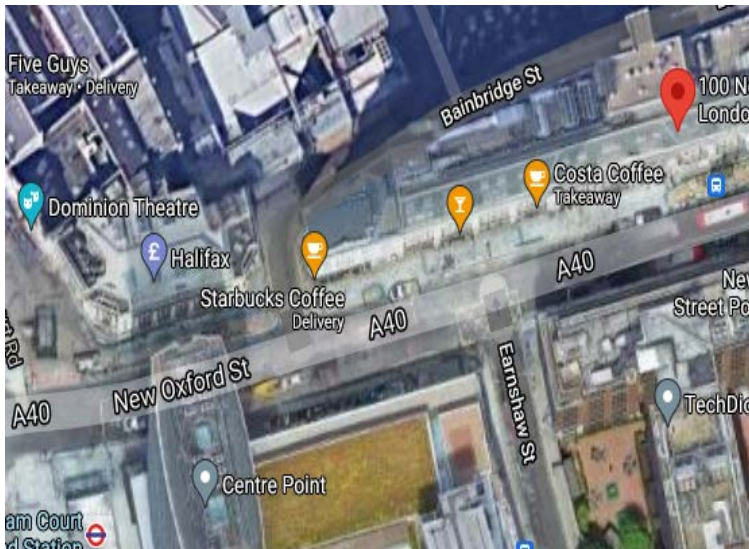
Rear Fire Exit (Costa Coffee)

104 New Oxford Street, London WC1A 1HB

July 2021

1. Introduction

- This Design and Access Statement is set out to assist in the understanding of the intent of the designers.
- The submitted proposal is for the alteration to the rear doors of Costa Coffee.
- The ground floor and basement retail unit located at 104 New Oxford Street is served by a fire exit located on Bainbridge Street. This fire exit also serves as the refuse route for the unit. The fire exit door is offset away from the face of the building, forming a sheltered porch. The porch attracts anti-social behaviour and drug use. This presents a significant health and safety risk for the retail unit employees and a security risk for the building.
- Moving the final exit doors flush with the building will eradicate the issue as there will be no porch to provide shelter.



- Aerial view of The Building located at 104 New Oxford Street.

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2. Existing Photographs



3. Design

Scope of Works:

- Remove the existing roller shutter and services door.
- Install a new services door flush with the building facade, finished in grey.
- Installing a new final exit, steel fire door flush with the building facade.

