

**Retail Unit 1
70 New Oxford Street
London WC1A 1EU**

DESIGN AND ACCESS STATEMENT
SUPPORTING A PLANNING APPLICATION
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View from south west

Prepared by

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INTRODUCTION

The application is for permission to form a new doorway at ground floor level at the back, north side, of the existing building.

This statement describes the design approach and seeks to set out why this is in compliance with the relevant planning policy.

PLANNING CONTEXT

The application is for part of a larger property (previously called Isis House, 64 to 76 New Oxford Street) which comprises 4 and 5 storeys over basement that was constructed approximately ten years ago.

This property is within a Conservation Area and is adjacent to 1 to 5 Bloomsbury Street which are Grade II listed.

Most of this property is offices with a reception on the ground floor. There are also two retail units on the ground floor and this applications is for Retail Unit 1.

Retail Unit 1 is on the west side of the property with street frontage on the south, west and north sides. It includes part of the courtyard to north side of the property, on Streatham Street. This courtyard is enclosed by a steel fence.

THE PROPOSAL

The south, west and north sides of Retail Unit 1 are formed of floor to ceiling framed and fixed glass panels. The only external door is on the south west corner. The courtyard is fully enclosed by a steel fence with a folding gate for access from Dyott Street on the west. There is no direct access from the shop to the courtyard.

The proposal is to remove two of the existing glass panels for the north side of the shop and to replace these with a pair of doors and surrounding panels in order to provide direct access from the shop unit to the courtyard.

DESIGN

The new doors and side panels are to be faced externally with aluminium panels of the same colour as the framing to the existing retained glazing panels.



View from north west

TREES

No trees will be affected by the proposal.

ACCESS

Access to and from the adjacent pavements and roads will be unaffected.