

# 1A HIGHSTREET COWLEY UB8 2EP

## **Planning Application Contents:**

Details of Both Commercial Units.....	Page 2
Existing Floor Plan.....	Page 3
Proposed Floor Plan.....	Page 4
1:1250 O/S Site in Red.....	Page 5
Details and Plans of Extract System / Duct.....	Page 6
Details of Hours of Operation.....	Page 7
Shopfront Existing Plans.....	Page 8
Shopfront Proposed Plans.....	Page 9

## Details of Both Commercial Units

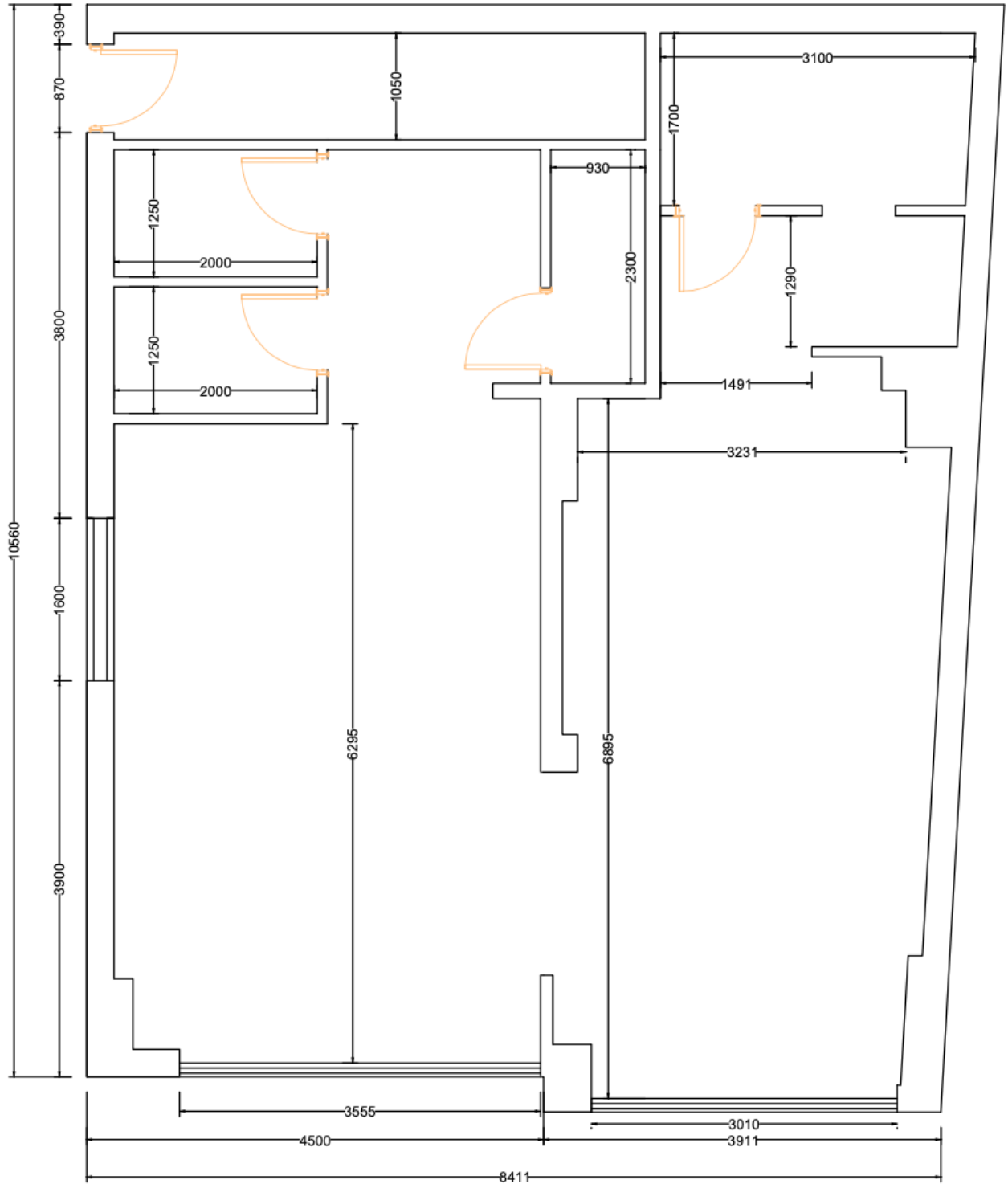
### The Unit of the Left:

This unit will be turned into a chicken and chip shop. There will be enough seating to fit 6 people, we have noticed in the takeaway shops in the area there is a lack of indoor seating, so we have tried to incorporate this in our plan. This will also be operating as a takeaway service, we believe there is a major gap in the market here for fast food of this criteria and price. We believe this will increase local footfall.

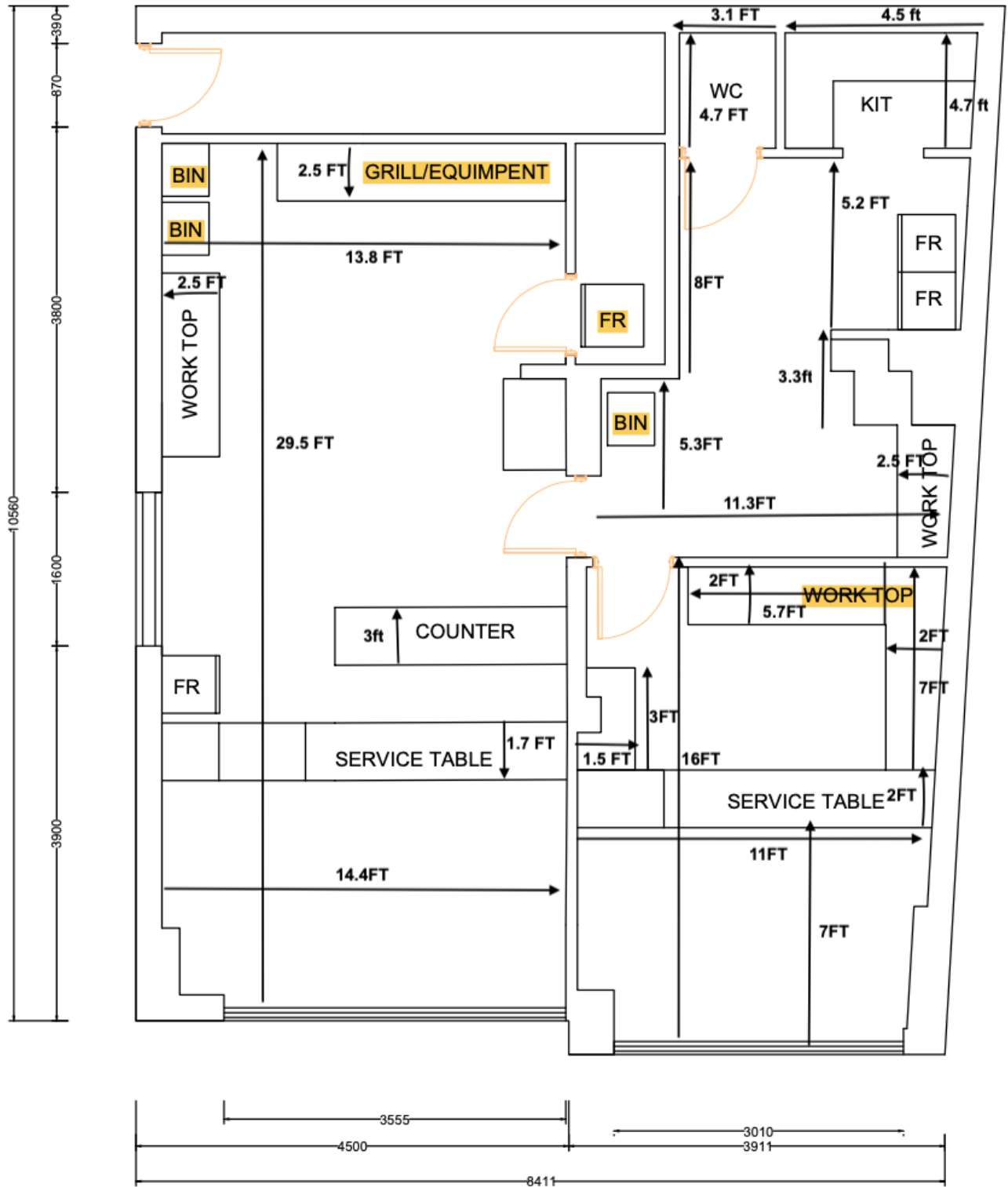
### The Unit on the Right:

This unit will be transformed into a Bubble tea shop. We believe there is a major gap in the area of Cowley for a drinks-based shop. We believe this will increase local footfall as well as greater London footfall due to the design and the concept we are implementing into this shop.

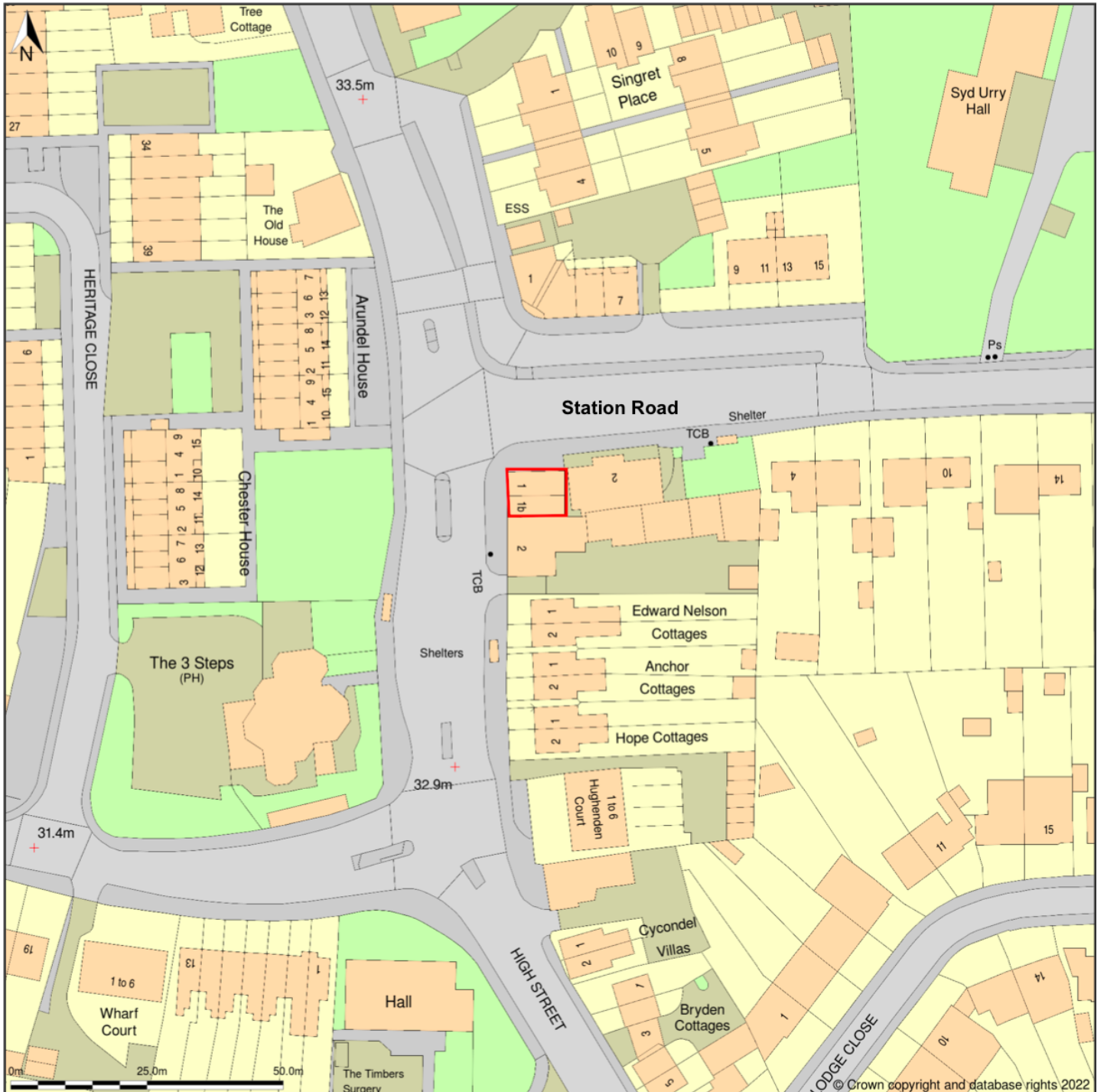
# Existing Floor Plans



# Proposed Floor Plans



# 1:1250 O/S Extract Outline Site in Red



## Details of Extraction System / Duct

### Exterior Duct:

We are planning to have exterior ducting like the one below however we would make sure it is more compact and smaller so the exterior look of the building is not effected. This is the best way to get rid of fumes without disturbing any neighbours or surroundings.



### Interior Duct:



The back of the unit on the left which is labelled grill / equipment and worktop will have the extraction system on top of that. To utilise the space we will be using a triangle shaped extraction system as the one in the picture.

## Details of Hours of Operation

- The Unit on the left side which is going to be a Chicken Shop will be in operation from 12pm – 3am (This will match up with neighbouring shop Burgermaxx)
- The Unit on the right side which will be a takeaway drinks shop called Bubble & Boba will be in operation from 12pm – 10pm.

With both shops timings we have tried to keep like our neighbouring shops.

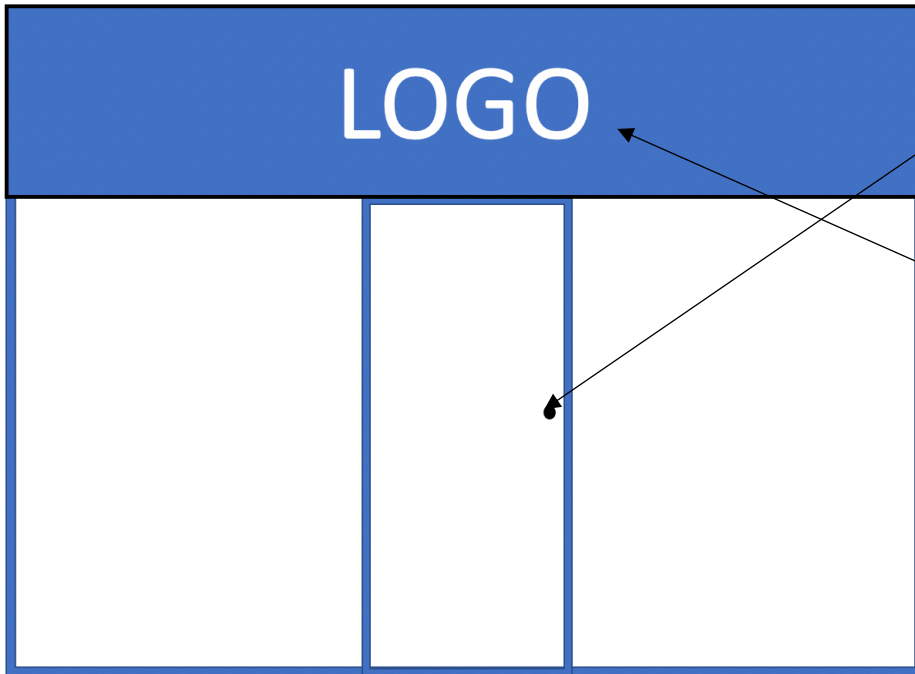


## Shopfront Existing Plan





## Shopfront Proposed Plans

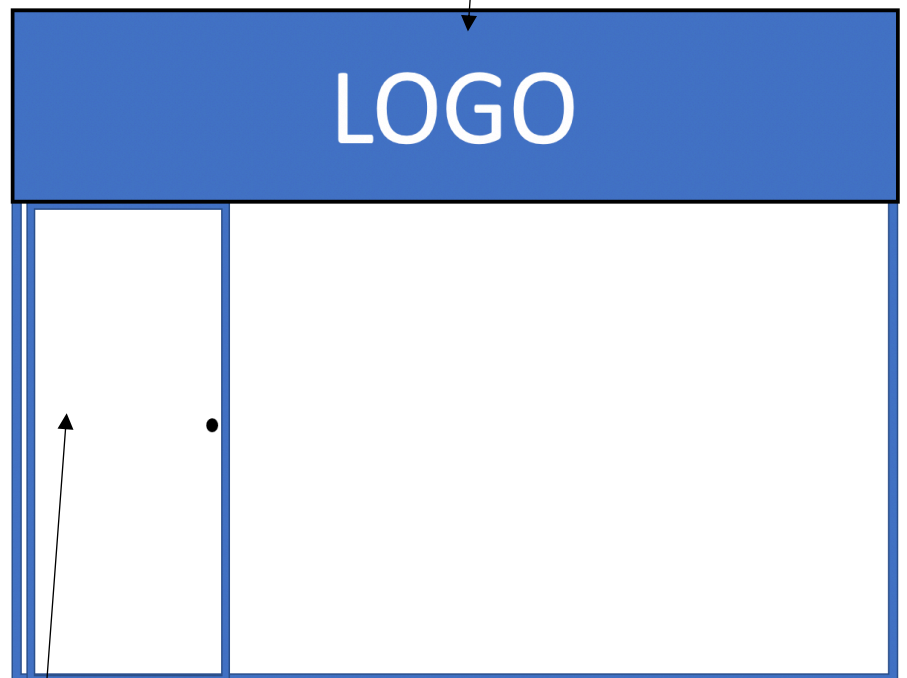


The unit on the left the door will be placed in the middle of the shop entrance

This will be the branding of both Shops

Both of these shops will have full glass finishing at the entrance to enhance the look. The front of the existing building will also be painted fresh to give a good look.

The Colour scheme will be rearranged to pastel blue and white to give a bright look



This door will be placed on the left due to the interior design of this shop