

# **1 and 1A (1B) HIGHSTREET COWLEY UB8 2EB**

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## Details of Both Commercial Units

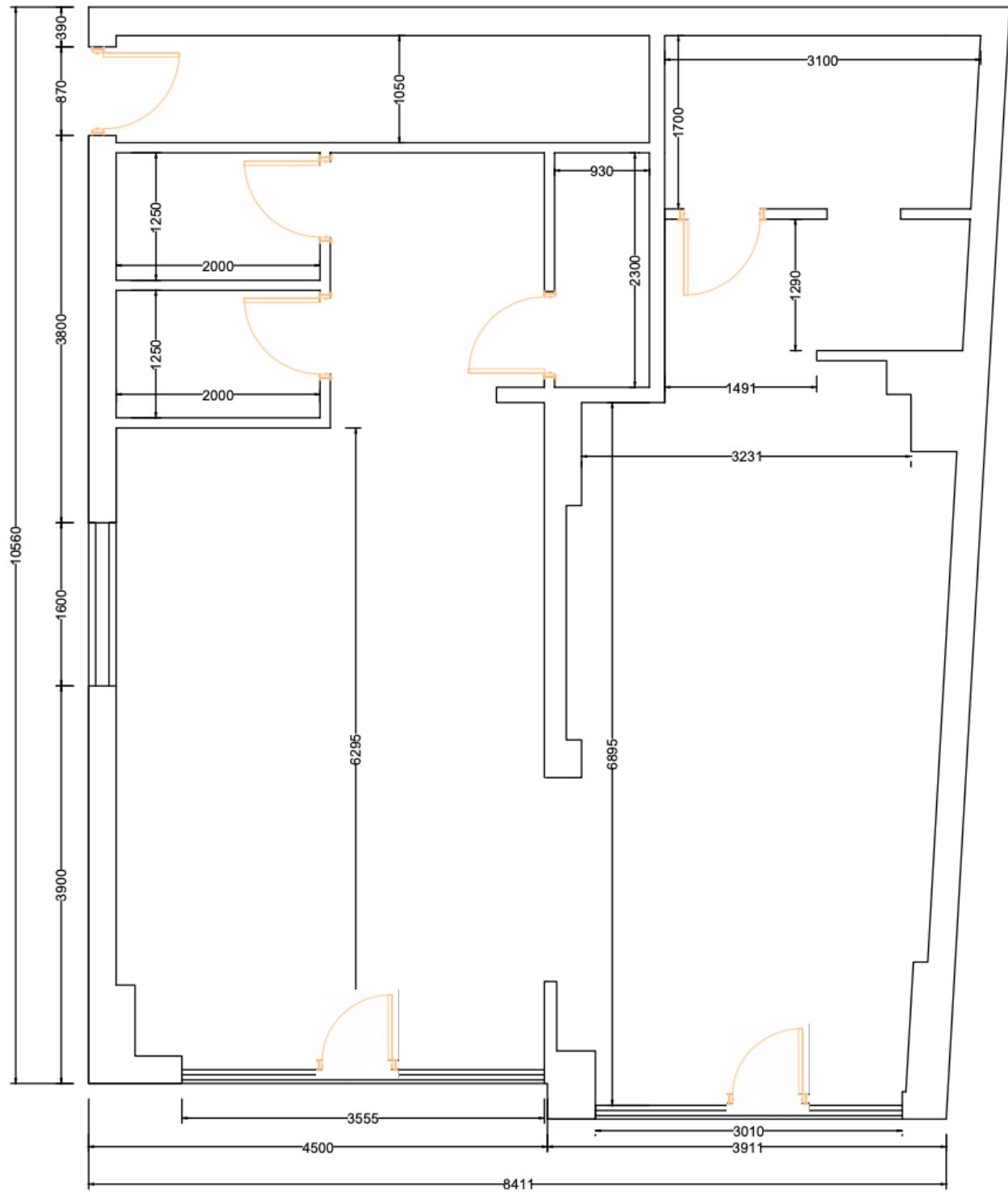
### (Left Unit) :

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.

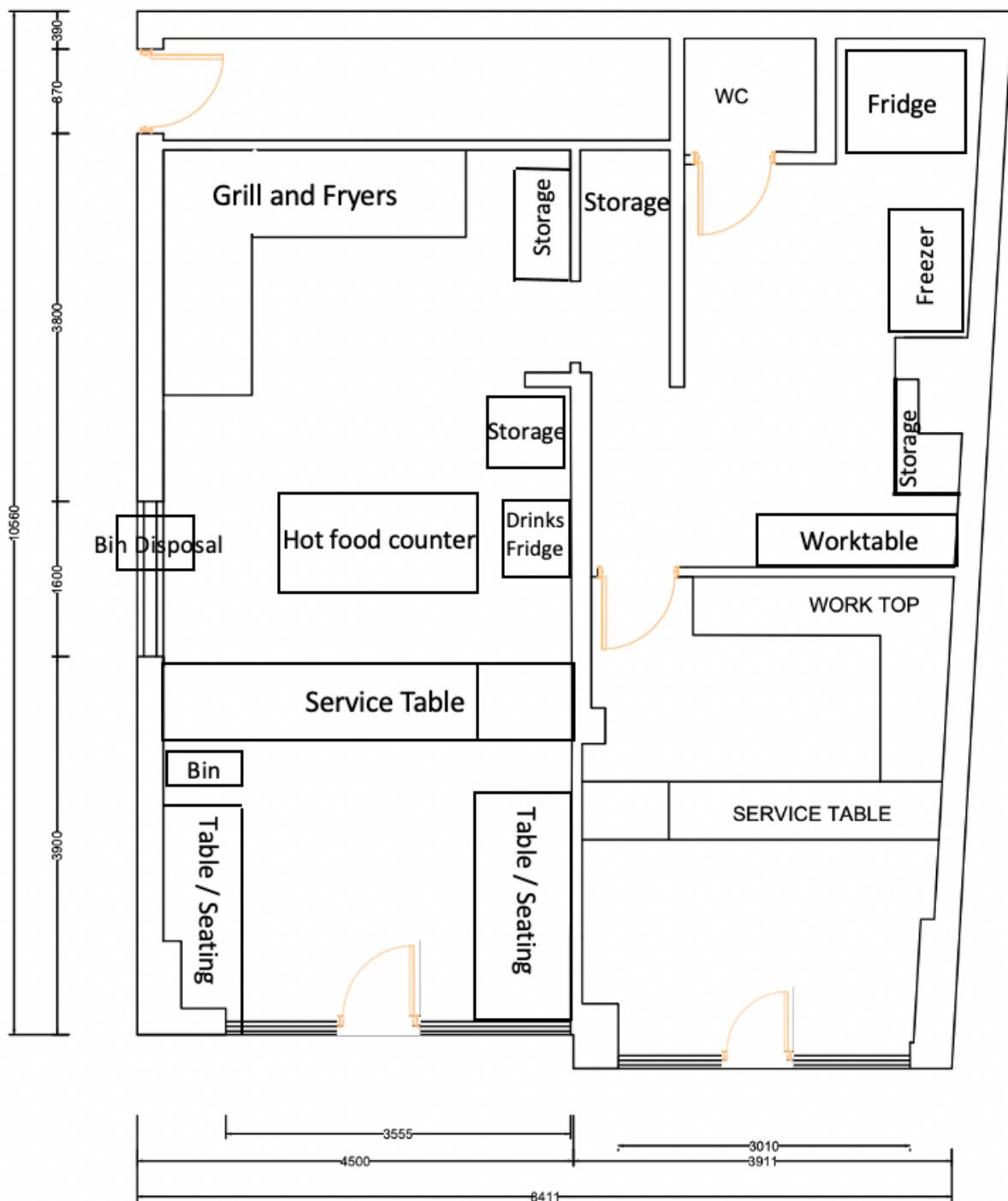
### (Right Unit) :

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.

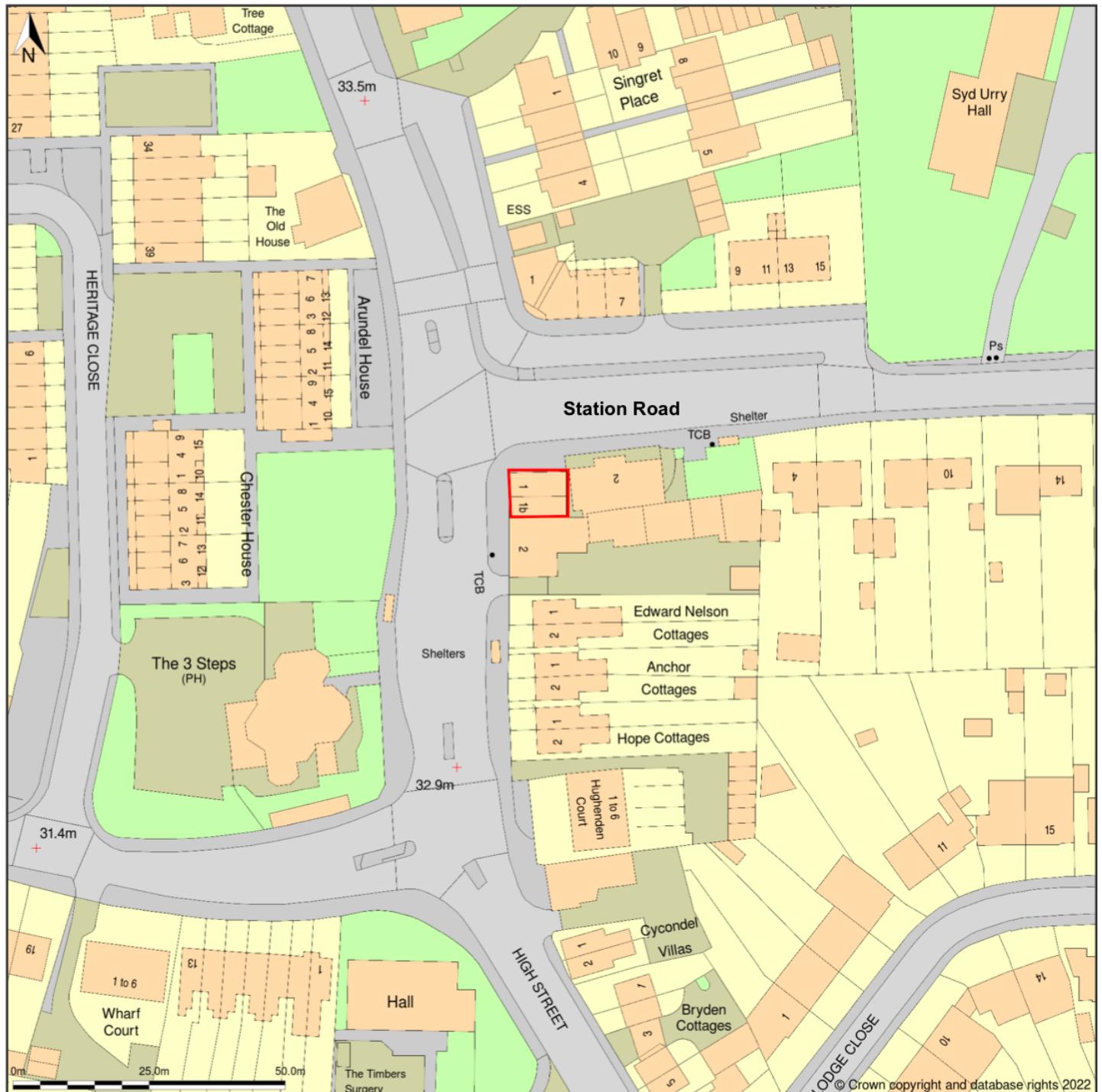
## Existing Floor Plans



# Proposed Floor Plans



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



## Details of Extraction System / Duct

### 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.

## **Front Elevation Existing**

### **EXISTING**



0 5m

# Front Elevation Proposed

**PROPOSED**



New all glass shop front  
with full glass door

**NOTES:**

No Construction must only commence once planning, building control and any other relevant approvals have been obtained. It is the responsibility of the owner to commence prior to receiving these approvals.  
These drawings must be read together with the specifications, details, structural design and calculations issued or referred to.  
We are not responsible for Local Authority Planning and Building Regulation Approve, the Codes of Practice and British Standards as an necessary.  
These drawings are for the use of the client, architect, engineer and the person or persons of whom the drawings are to be verified by the appropriate professional who prior to commencement of works, any discrepancies must be reported to the architect, surveyor, engineer or person responsible.  
The contractor is responsible for ensuring compliance with the CDM Regulations and the appropriate Health and Safety legislation.  
The Client/Building Owner must obtain the necessary Party Wall Agreements prior to commencing works on site.

**DO NOT SCALE FROM THIS DRAWING**



PROJECT:	LOCK-UP SHOP REFURB	DETAIL:	EXISTING & PROPOSED FRONT ELEVATION	
CLIENT:		DRAWING NO:	2022-HIGH-01	
SITE:	1a High Street Cowley UB8 2EB	DATE:	4th Jul 2022	REV:
		SCALE:	1:50 @A3	DRAWN BY: SC

- I can confirm on the proposed plan the shops will be internally connected through a passage at the back of the shop – there will be no external duct or extraction system

A) Change of Use for each shop

- 1 High Street Cowley will be changed from a real estate agency Use Class E to Hot food Takeaway and Eat in (Sui Generis). We have decided that no external extraction duct will be fitted as this will make a change to the way the building looks. We have two ready-made extraction fan holes which we are planning to utilise.
- 1A High Street Cowley will be changed from Real estate agency Use Class E to Bubble tea takeaway shop

B) Site 1 High Street Cowley UB82EB and 1A High Street Cowley UB8 2EB highlighted in Red (Sometimes 1a due to it being old is sometimes on sites named as '1b')

C) I have explained the changes in section 'a' as the statement wasn't fully correct as we have decided to make some changes

## Site Block Plan Scale 1:500



G) Upon further investigation on the site we had seen that there were already two fans which had been fitted at the side of the shop. We have decided that we will not be setting up an external duct as this could make the building look less appealing as this is on the side of a main street. We have instead decided to have our internal extraction ducts coming out of the fan/holes which are already there. This will have a better look and will also reduce the noise to surrounding places. We have seen that shops on the road have a similar feature where they do not have external ducts. We will connecting the two holes and making it bigger (on the left side which is the back of the shop).

Please find picture attached :



H) In regard to refuse we will be setting up a small wooden gate on the side of the building away from the footpath where we will be placing a bin. We will have a connection from the inside which we will be able to dispose. If you see on page 12, we have a side mirror and we will be converting that into a waste disposal. We have seen that house on station road just before ours also have a similar set up where they have wooden gates and a bin inside. Our neighbours have a small back area where they keep their bins which gives access to the back of these shops. Please find examples attached:



Building next to ours

Outdoor space we have



- I) For delivery and servicing we have a side area which is accessible on the opposite corner of our road next to burger Maxx. This goes to the back of the shop we intend to use this for service and deliveries however if not that on the other side of station road we also have that area for servicing and deliveries which is Infront of the kebab shops and if you go a little further down on the side road to the Barber shop.
- J) We have decided not to move forward with the external ducting, but our internal ducting will be done by professionals who have worked on chicken shops before they will provide us with best manufacturer for the style of duct we are going for.