



Technical Note

Proposed Coffee Hatch, Plot 10b

House of Social 1 Ltd

Prepared by:

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Revision Record

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Basis of Report

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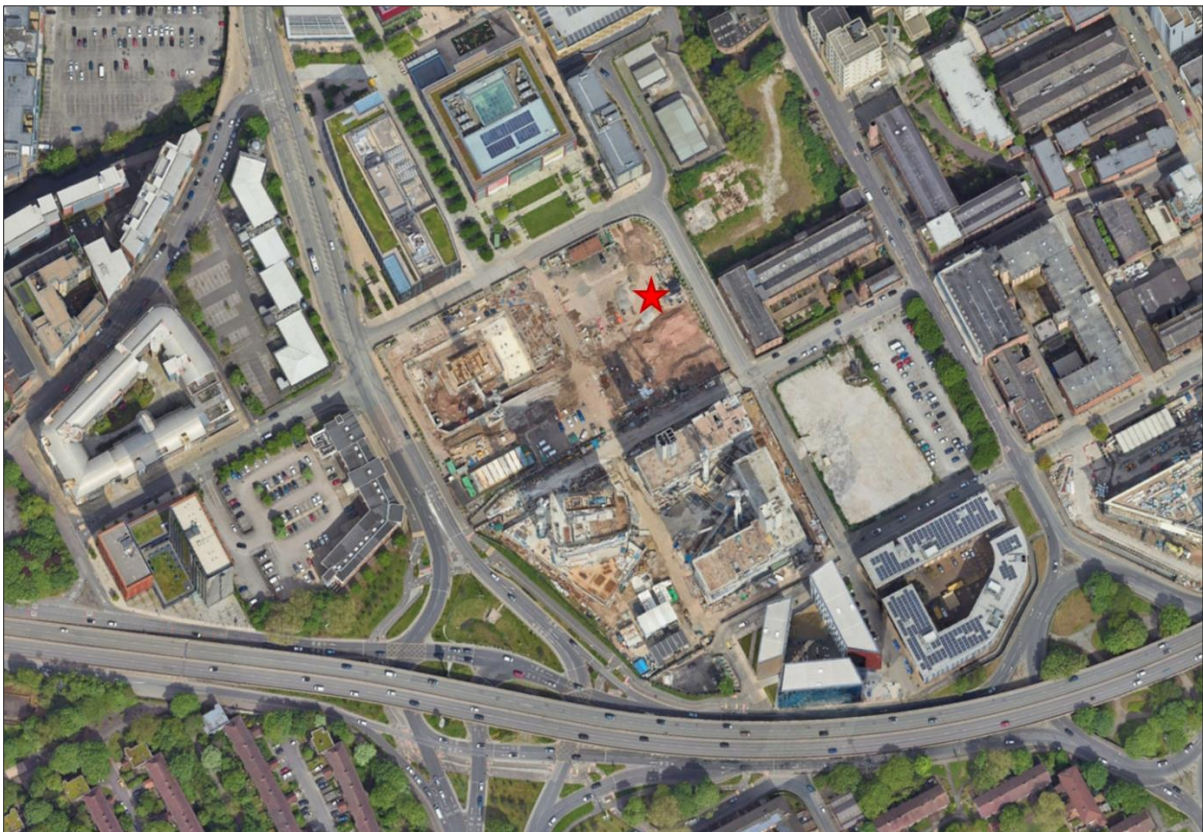
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Introduction

- 1.1 This Technical Note has been prepared by SLR Consulting on behalf of House of Social 1 Ltd to examine the potential implications of the proposed coffee hatch within Plot 10b on the nearby pedestrian amenity and safety.
- 1.2 The planning application (ref: 136170/FO/2023) for Plot 10b was approved in July 2023. The proposal comprises of erection of 14-storey building comprising purpose-built student accommodation (PBSA) and ground floor food hall with associated works including access and parking arrangements.
- 1.3 Plot 10b is bounded by River Street to the north, Wilmott Street to the east, Hulme Street to the south and the development Plot 10a to the west. **Figure 1** illustrates its location with respect to the surrounding area.

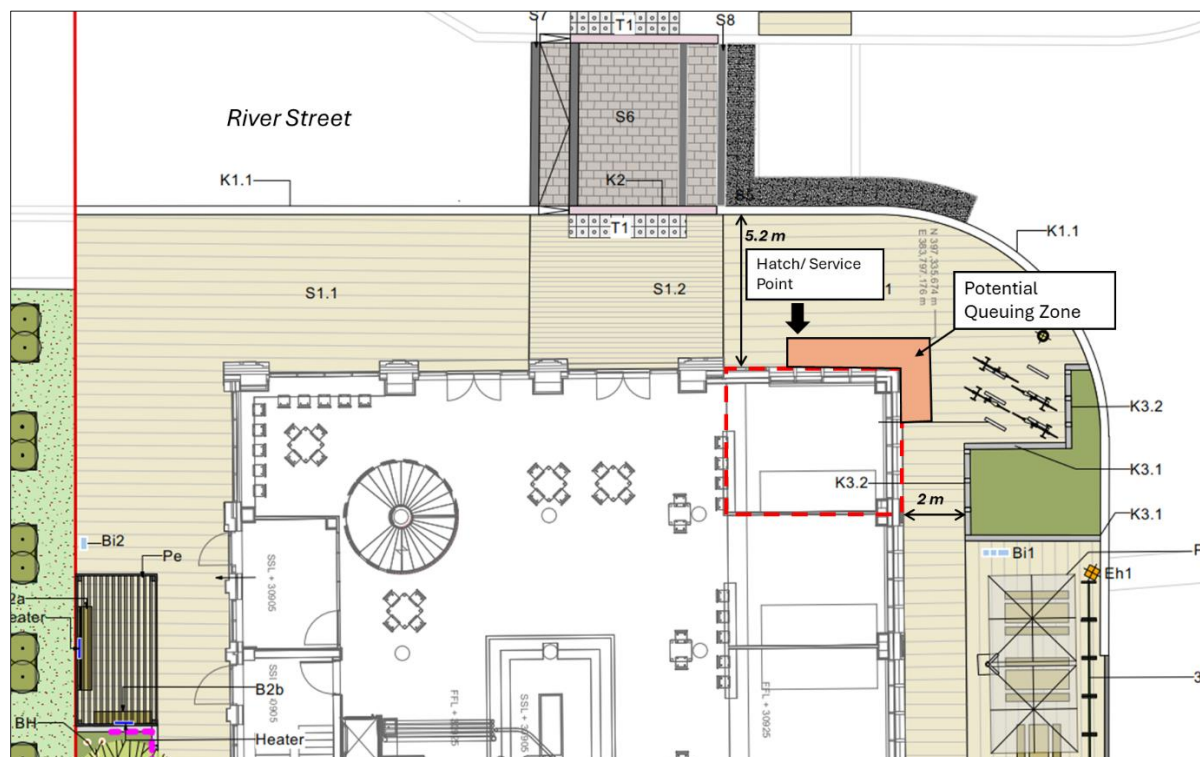
Figure 1: Site Location



Proposed Coffee Hatch

- 1.4 The proposed coffee hatch is part of the ground-floor food hall and is intended to enhance the local grab-and-go experience. The hatch will be operational only on fair-weather days throughout the spring and summer and will be accessible to both customers and residents.
- 1.5 **Figure 2** demonstrates the location of the proposed coffee hatch within the ground floor.

Figure 2: Proposed Coffee Hatch



- 1.6 The hatch will be operational from Mon to Sun between 07:30 – 19:00. It is noted that the hatch will not be used to dispense any external delivery platforms such as Deliveroo, Uber Eats etc. but may be used as a click and collect point for local office workers and residents.
- 1.7 Based on the client's experience with similar developments, it is expected that, in a worst-case scenario, there could be up to 10 people in a queue on the footway. However, due to the grab-and-go nature of the hatch, the queuing should be brief.
- 1.8 The management team and kitchen staff will closely monitor any queuing to avoid crowding around the hatch.



Impact on Footway

- 1.9 The potential queuing is expected to take place to the east of the service point along River Street, as shown in **Figure 2**. The Pedestrian Comfort Guidance for London states that a person of average size would occupy 0.6m x 0.45m of space. For the queuing calculation, it is assumed that a person will require 1m x 0.6m to accommodate disabled individuals.
- 1.10 In a worst-case scenario, the hatch could have a 10-person queue, which would amount to a 6m-long line. Based on the site layout review, the queue would not extend beyond the potential queuing zone shown in **Figure 2**.
- 1.11 It is noted that the presence of the queue would reduce the space available for passing pedestrians. The review demonstrates that, with the queue, pedestrians would still have approximately 4m of footway space along River Street. Although the landscape design in the east creates a pinch point, there would still be 1m of footway space available for passers-by.

Summary & Conclusion

- 1.12 Consideration has been given to the surrounding highway and footway network, along with a review of the proposed infrastructure, to assist in forming a judgment regarding the potential impact of the proposed coffee hatch.
- 1.13 Based on this review, it is concluded that the proposed coffee hatch would not cause any conflict or disruption to passing pedestrians.





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