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Cocoro Restaurant
 Conservation Area statement and Access Statement
 March 2023



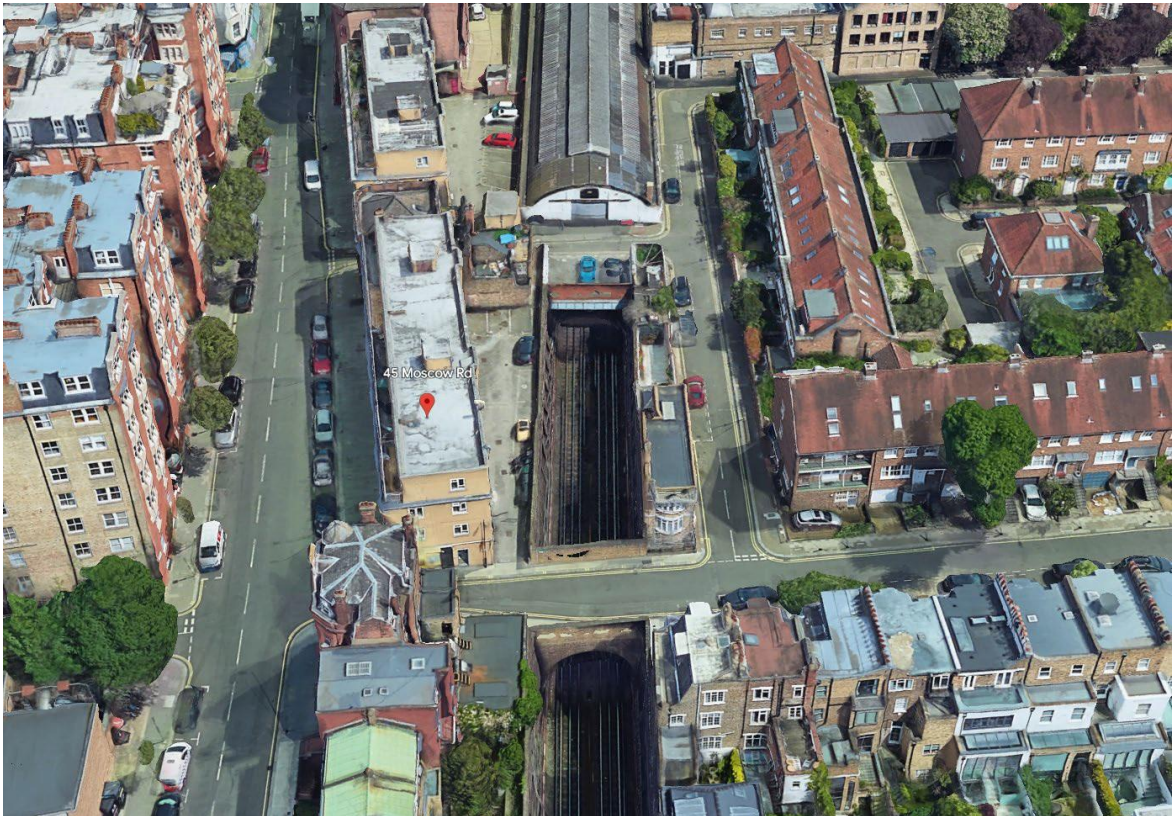
Location:

The location of Cocoro is 45 Moscow Road W2 4AH in Bayswater, Westminister. The restaurant sits within the Bayswater Conservation Area but is not a listed building. The restaurant is located in a more modern building with residential units on the top 3 floors, and a commercial unit at ground floor level. There is street seating that is directly outside the restaurant that is on the pavement of Moscow Road. The restaurant backs onto a service road which is immediately adjacent to the London underground tracks.

Application:

This application is for an addition of an air conditioning unit within a sound absorption cover to the rear of the restaurant, and for the addition of an awning and heat lamps to the front of the restaurant which will match the height and extension of the adjacent awning at 47 Moscow Road.

Attached to this application is a noise statement and the unit specification. The air conditioning unit will not be used between the hours of 23:00 and 8:00 so as not to provide an erroneous noise level to the above flats. The air conditioning unit will be one of many that already exist at the rear of the other restaurants on the street which all back on to the rear passage. This passage backs onto an outside section of the district line underground tracks running into Bayswater Station. The proposed awning at the front of the restaurant will sit above the glass at the front of the restaurant and will be opened using a manual hand crank to match the existing awnings on the street. The design of this awning will display the Cocoro Restaurant Logo and will be dark in colour to match the restaurant's existing colour scheme. The signage that sits to the left of the façade will be moved to be centralized, and the existing light that is over the signage will also move to the centre of the façade.



Passage and Railway tracks behind 45 Moscow Road (taken from Google Earth)

Access:

The access to the restaurant will remain unchanged. The rear air conditioning unit can be accessed through the restaurant's rear exit, or by the passage behind the restaurant that backs onto the underground tracks. The access to the awning will be from the front of the restaurant and, as with the other awnings on the street, will be opened with a hand crank to the side of the restaurants front.