

Design and Access Statement

Site:

76a Chancery Lane, WC2A 1AA

April 2023



1.0 Introduction

This Design and Access statement is to accompany the planning application to alter the shop front of the property at 76a Chancery Lane, WC2A 1AA.

2.0 Context

The site does not lie within a conservation area. Shopfronts surrounding the site are of various design and scales, although the directly adjoining our site (off licence shop “Central News” is in a form of a bay window creating. The current shopfront at 76a (our site) creates a disbalance of symmetry between 76 (the off licence shop) and 76A (our site). Therefore, the proposal seeks to re-establish a symmetry between the two shops, shearing the same top banner of the host building thus greatly enhancing the overall character of the host building.

3.0 Access

Currently, the shop has a large timber sliding folding door spanning the entire width, set back within the building.

The proposal is to create a more practical entrance to the left side of the shopfront.



4.0 The Proposal and Design

4.1 The proposal

The objective of the proposal is to create a more symmetrical design to enhance the overall character of the host building, and improving the visual appeal of the soon-to-open takeaway restaurant.

The current shopfront consists of a set-back sliding and folding timber and glass door that spans the entire width of the site at 76a, with a small terrace to the front used to have seating externally.

This creates a disbalance of symmetry.



Nr. 76 “Central news” shop, and the application site at nr.76A.

The proposal is to create a new bay window to front to closely match the adjoining nr.76 shop, thus re-introducing a symmetry.

The new bay window is to be constructed in timber and toughened double glazed units as per enclosed plans, elevations and section. A new glazed door to the left side of the shop entrance. The existing cylinder column currently clad in tiles to be stripped back, fire rated using intumescent paint and then re-clad with new materials to suite the internal design. This cylinder column is to sit on the inside of the shop and the bay window glazing/shopfront is on the outside.

5.0 Conclusion

The proposal enhances the overall character of the property and re-introduces symmetry between 76 and 76A that shares the existing host building. The materials proposed are in line with existing and neighbouring shopfronts. To this end, we believe that our proposal provides a high quality shopfront and should be approved.

(Plans enclosed on the next page)