

126 Charing Cross Road, London, WC2H 8NA

Application by Top Bun Ltd

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BIDWELLS

DESIGN AND ACCESS STATEMENT
PROPOSED INSTALLATION OF A
SHOPFRONT AND ROOFTOP FLUE VENT

1.0 Design and Access Statement

1. This Design & Access Statement has been prepared to accompany an application for [retrospective] planning permission for the proposed installation of a shopfront and rooftop flue vent at 126 Charing Cross Road, Camden. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.
2. **Amount:** The application proposals are very modest in nature, and simply comprise a new shopfront and low level rooftop flue vent, as detailed within the accompanying application drawings.
3. **Layout:** The application proposals will not materially alter the existing layout of the access to the application premises. The position of the proposed access doors would be very similar to the existing [former] shopfront.
4. **Scale:** The application proposals will not alter the scale of the existing application premises.
5. **Landscaping:** There is no existing landscaping at the application premises.
6. **Appearance:** The visual and design implications of the application proposals are considered to be acceptable. The proposed shopfront is considered to enhance the appearance of the application premises and the character and appearance of this part of the designated conservation area. The proposed shopfront would enhance the appearance of the premises, through the use of more appropriate detailing, proportions and materials. Appropriate solid-to-void dimensions would be retained. The proposed shopfront is considered to result in appropriate and sympathetic development which respects the visual characteristics of the host building, this site itself, the local street scene context and the character and appearance of the designated conservation area. The proposed shopfront is considered to enhance the appearance of the ground floor frontage of this part of the application premises and improves upon its current appearance. It is considered that the proposed shopfront is sympathetic to the overall character of the host building and would respect the character of both the host building and the wider conservation area, enhancing the current appearance of the ground floor of these premises. The choice of materials is also considered to be sympathetic in nature and would help enhance the appearance of the application premises. Given this, it is considered that the application proposals at least preserve the existing character and appearance of the designated conservation area, but they should be considered to actually enhance the character and appearance of this designated heritage asset.

The rooftop flue vent is painted black and is not readily visible from wider views, although there is a localised view. The vent is not visually intrusive and has been painted black to avoid reflection from its original silver colour.

7. **Access:** The proposals do not materially alter the existing access arrangements at these premises. The position of the access doors would be very similar to the existing left-hand entrance door. Appropriate inclusive access would be maintained.

Prepared by

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