

**Design & Access Statement for Ground Floor Retail Unit, 151 Shaftesbury Avenue,
London WC2**

Document Ref. Doc P041242

1. Use

The proposal relates to an existing A1 retail unit within a mixed use building situated on Shaftesbury avenue.

2. Amount

The application for planning approval is for signage over the ground floor shop front and for air conditioning and ventilation equipment. No additional space is to be created and there is therefore no increase in the overall size of the building

3. Layout

Existing

The retail unit is offered in shell condition.

Proposed

No alteration are proposed to the existing entrance to the unit. A fascia sign and projecting sign are proposed over the existing retail entrance. Internally, the unit is to be fitted out for the proposed use for which planning consent is not required.

4. Scale

The proposed modifications are the installation of a single fascia sign and projecting sign over the shop front of the retail unit. There is no impact of neighboring properties and the signage is of an appropriate scale.

5. Landscaping

There is currently no landscaping to the front of the premises and none is proposed.

6. Appearance.

The proposed signage design is sympathetic to the immediate and wider surrounding area.

Air conditioning condenser units are to be located within the fully screened plant area to the roof and will not be visible from the street level or from any neighboring properties.

Extract to the rear of the building will be concealed behind existing louvres with intake recessed within an existing doorway. There will therefore be no visual impact in association with these installations. (A separate Noise Survey and Acoustic report is provided)

7. Access

Existing access to the Ground Floor retail space via inward opening double doors is not to be modified.

Dated: 15th June 2012

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