

Design & Access Statement

1.0 INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared on behalf of Wasabi Company Ltd by Associate Design Time Ltd. It accompanies Planning Approval application submitted previously for the installation of a new shopfront at 116 High Holborn WC1V 6RO.
- 1.2 This Planning, Design and Access Statement focuses on the principal planning policy considerations of relevance to the application, including National Planning Policy Statements and Guidance and Development Plan Policy. An analysis of the site and its surroundings. The Statement will then explain how the design principles have been applied. It will be demonstrated that the proposal preserves and enhances the character of the area.

2.0 OVERVIEW

- 2.1 Wasabi Company Ltd. is an innovative food outlet. The company's existing outlets are of a high quality design and add to the quality and vitality of the retail centres in which they are located. It is the ultimate aim to renovate and upgrade this prominent retail unit to provide a high quality outlet adding vitality to the street scene.
- 2.2 116 High Holborn comprises a ground floor A3 unit with ancillary usage at basement floor level. The upper floor levels are occupied by other parties and used as offices. The property forms part of a terrace of properties. The site is located opposite Holborn London Underground Station. Building usage in the area is diverse where many ground floors are used as shops, banks, café's sandwich bars, etc. with offices and other uses at first floor level. High Holborn is wide, lined with tall buildings, has no trees or open space and is commercial in character. There is a wide variety of shopfront styles.
- 2.3 The property currently has an unattractive shopfront of dated design. It is the intention to replace this with a fully glazed modern shopfront.

3.0 DESCRIPTION OF THE PROPOSALS

- 3.1 It is proposed to remove the existing aluminium glazed shopfront comprising fixed glazing panels with a lobby for access to the upper floor levels.
- 3.2 A new frameless fully glazed shopfront shall be installed and the lobby shall be re-formed to smaller dimensions in to a different arrangement o the existing. Refer also to *Access Issues* below.
- 3.3 The ground floor area of the building is currently one open retail area. This will not change as a result of the shopfront changes.

4.0 ACCESS & SOCIAL ISSUES

- 4.1 The application site is well served by the public transport network and is in close proximity to a number of town centre car parks. The site is therefore highly accessible to all users. There is level entry.
- 4.2 The proposed shopfront alterations retain the overall length of the entrance. The new door conforms to Part B of the building regulations and to regulations from the Disability Discrimination Act. The door also falls within the guidelines of the Disability Rights Commission. The position of the door has been designed so as to avoid the structural post that falls within the Zone A shop window area and will be identifiable from the fixed glazing. Internal alterations proposed by this application will not affect the access arrangements to the building and the internal layout will ensure product accessibility. It is believed that the application of policy TR7 in this case would duplicate existing legislation described above.
- 4.3 The removal of the set-back shopfront and the introduction of modern lighting to the interior will assist in the prevention of crime.

5.0 CONCLUSIONS

- 5.1 In light of all the foregoing, we conclude the development proposed by the application complies with relevant local plan policies and relevant advice contained in PPG15.
- 5.2 The proposals will secure the appropriate improvement and refurbishment of the application property without any adverse implications to the We therefore trust that your Council will now be able to grant consent within the minimum determination period.

SM 22nd May 2012