

DESIGN AND ACCESS STATEMENT

FOR

104 SOUTHAMPTON ROW
LONDON WC1B 4BN

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Introduction

This Design & Access Statement is in support of the application for planning consent for a change of use at 104 Southampton Row, London, WC1B 4BN. It provides additional information concerning the proposals and considers the design issues arising.

The Use

The existing use is A1 Retail use.

The Proposal

The proposal is to change the use of the ground floor from A1 retail use to A2 estate agent use.

The Layout

The layout will remain similar but with the front of the ground floors united to form one unit.

The Scale

The scale will remain the same.

The Appearance

The appearance of the building will be improved. An application for advertising consent will be made on receiving consent for the change of use, the two very narrow units will be combined making a more viable unit with a new shop front & a new fascia.

Landscaping

There are no landscaping proposals.

Access Statement

Access arrangements will remain as existing.