

## **DESIGN & ACCESS STATEMENT**

**PREPARED IN SUPPORT OF THE PLANNING APPLICATION  
FOR  
PROPOSED NEW SHOPFRONT & ATM  
WITHIN A CONSERVATION AREA**

**146-148 CLERKENWELL ROAD  
LONDON, EC1R 5DG**

### **DESIGN**

#### **1. Introduction**

This design and access statement is prepared in line with new Government Guidance on Changes to the Development Control System and the related regulations (statutory instrument 2006 no 1062) which requires such statements to be provided with most planning applications. It has been informed by Commission for Architecture and the Built Environment (CABE) Guidance on Design and Access statements.

It is considered that the small scale and nature of the proposed changes at the above property are such that many standard design considerations outlined within the CABE guidance are of limited relevance to the application. However, for completeness they are briefly noted.

#### **2. Use**

The proposal relates to a new glazed shopfront, customer entrance door and ATM, at an existing property within a conservation area. The building is not listed and is currently a vacant trading unit. The proposal will enhance the existing unit with the use of new glazing materials colours and general freshness.

#### **4. Layout**

The layout has been designed in line with the Client's requirements and is in keeping with the current design of the building.

#### **6. Landscaping**

There may be very minor localised levelling works at the entrance of the unit to ensure a level threshold onto the internal ramp into the store.

#### **7. Appearance**

The new shop front will be of powder coated, aluminium painted grey framed glazed units with a single automatic door and ATM placed within the shopfront to the left of the entrance door. The new modern shop front will add vibrancy to the unit which, as it stands, is of not of particularly good quality and in need of refurbishment. The new colour scheme will be non offensive and be an improvement to the existing site.

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### **ACCESS**

#### **1. General**

Although Clerkenwell Road has a slight incline from left to right of the unit, the new shopfront will have a single, automatic door with an internal ramp into the store; These have been designed in accordance with BS8300 and Approved Document Part M of the Building Regulations.

### **CONCLUSION**

The proposal has considered the existing building and the local street scene and has taken into consideration the requirements of the Client.

We consider that the proposals are acceptable and would not harm the appearance of the overall wider street scene, property's surroundings or impact adversely on the Conservation area.