

DESIGN & ACCESS STATEMENT

IN RESPECT OF

APPETITE
52 NEAL STREET,
LONDON
WC2 9PA

RETENTION OF SHOP FRONT AT EXISTING SHOP

The Site:-

The property is located within a terrace of buildings accessed off the narrow thoroughfare of Neal Street.

The building is four storeys in height, the topmost of which is within a mansard roof construction.

The building is constructed in facing brickwork, which has been painted with stone detailing around window openings. At ground floor level there is a plate glass shop front with fascia signage.

The building is located within a Conservation Area.

The original Franks Café shop front had 2 No. Double windows and single entrance door, the original windows and general shop front were in a poor condition, infested with rot and needed replacement, they had become tired looking detracting from the appearance of the Conservation area. In addition, the large canopy, which covered the complete length of the premises and concealed most of the timberwork, had become damaged and was on the verge of collapse.

Our client has replaced the existing windows and door with 2 No. Single windows and a double door entrance. It has created a more favourable environment for the retail trade. This is also in keeping with the majority of the shop fronts along Neal Street, which have been refurbished over the years.

The shop front is aluminium powder coated corporate green, with silver door stiles and grilles, therefore being mainly maintenance free and presenting an attractive visual retail premises within the area.

Access to the building remains unchanged from the street frontage with Neil Street.

The proposal allows a long-term solution to the issue of the condition and appearance of the shop. The use of aluminium will mean that the effect of the proposal on the appearance of the building and consequently street scene and conservation area will be minimal, compared with the other adjacent shop fronts.

It is with regret that our clients have already altered the shop front, they were not aware at the time that the shop resided in a conservation area and that an application was required.