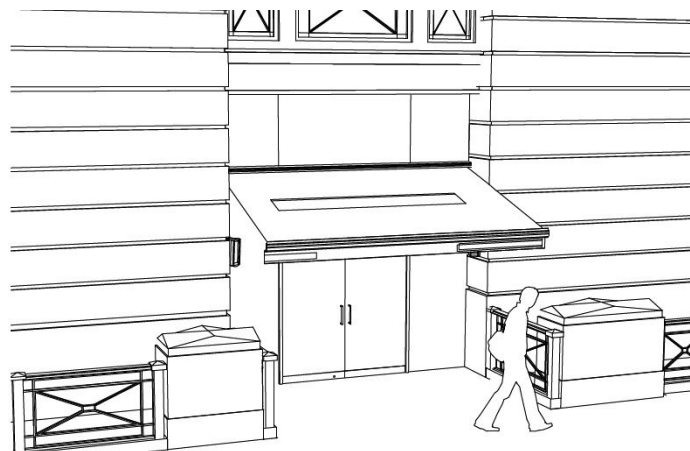


Design and Access Statement

Re: Proposed installation of Awnings and external infer red wall mounted heaters at the
TRAFFIC BAR 1 Vernon Place, Holborn, WC1A 2EP



Site:

- conservation area and
- grade two listed building

Background

The **TRAFFIC BAR** is for the local community and visitors with friendly staff. In addition to the bar it also provides contemporary foods and caters for private functions. It receives good reviews by those who have visited the premises.

Currently the facility has external area to the front. At present, none of this area has any protection from inclement weather. The proposed awning would provide protection and overhead cover to patrons in connection with The Bar.

As part of the applicant's commitment for improving facilities they wish to upgrade the existing front of the property by covering it with high quality, purpose designed and built awning. This will enable the facility to provide additional area for its customers who wish to enjoy the outdoors and also to provide a discrete smoking area. This is essential with the implemented smoking ban and as part of their health conscious and caring policy they are committed to ensuring their staff and customers is adequately catered for.

Site location and Description

The main public view of this facility is from Vernon Place and Southampton row. The awning is on the side of Vernon Place.

The Proposed Development

Awning

The retractable awnings are operated by remote control.

Care has been taken in the design of the structure to ensure that the size and proportions of the finished unit relate sympathetically to the scale and rhythm of the design of the buildings current elevations. Similarly the colours chosen compliment the buildings external colour scheme whilst blending into the surrounding area with stealth like ease. The proposed awning's fabric would black, the cassette of the awning will be black powder-coated metalwork as well. to compliment the folding modern glass doors at the front of the building. The width of each awning would be 3m. The projection from the frontage of the awning would be 2.5m. The awning would be fixed to the wall directly on the inside walls next to the doors at a height of 3.75m, and the head height of the front-profile would be 2.8m.

Heaters

4xTansun Algarve 2kW Quartz Heaters two ether side of each opening These will be bolted to the wall underneath the awning on the inside wall next to the doors will also be in finished in black.

Planning Policy.

Local government's economic development policies support the protection and enhancement of economic development opportunities. The maximising of the economic benefits of tourism, both for leisure and for business purposes is a key part of this initiative. The applicants have already put considerable investment into the refurbishment of the facility and this proposed development is an important part of the overall programme to respond to the ever changing requirements of government and commerce and specifically for the applicant the unforced smoking ban.

In testing this application against key planning criteria the following results have been obtained.

1. The proposals will result in a negligible increase in maximum customer capacity but should ensure more consistently high numbers enabling more efficient and better business planning, job security and facility management.
2. The structure has been designed in sympathy with the form and architectural detailing of the existing building. It would be located within an enclosed area and would not be visible to the wider view. In comparison the surrounding area comprises of a wide range of architectural styles, scales and appearance.
3. The site is small and enclosed by walls on all sides. With the addition of awnings any noise levels would be at a minimum. Properties are either well screened from view or sufficiently distant so as not to be effected by the development. The facility would of course be managed to ensure no disturbance to the facilities own guests in any event.
4. We feel a good standard of design has been achieved and this will enhance the appearance of this part of the site and so meet any statutory and conservation requirements with regard to the sites location.
5. The development will enhance the quality and range of facilities offered by this important tourist, business and visitor asset to the area, as well as to local residents.
6. The facility adds diversity and a discreet smoking area which is much needed in the area and allows for the healthier living of the applicants workforce
7. A more successful and unique business can only benefit the local economy.

Conclusion

The awning will provide improved flexibility in the range of facilities offered in the building as well as ensuring it is able to meet the requirements outlined in the recent changes in the smoking law.

The awnings have been designed to respect the character of the building. They would be well screened from the neighbours and its use should have no adverse effects on their amenities as any activity will be more enclosed than at present.

Should you require any further information or changes to ensure permission is granted then please let me know.

Yours sincerely,

Nigel Sharpe