

## **Design and Access Statement**

To whom it may concern,

**Re: Proposed installation of awning at The Northumberland Arms. 141 Kings Cross Road, Kings Cross, London. WC1X 9BJ.**

### **Background**

The Northumberland Arms pub is for the local community and visitors with friendly staff. In addition to the bar it also provides traditional pub food 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 of the establishment which could provide seating for customers who wish to take advantage of favourable weather. At present, none of this area has any protection from inclement weather.

As part of the applicant's commitment for improving facilities they wish to upgrade the existing front and 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 for customers.

This will be essential when the smoking ban in enclosed public areas becomes law and as part of their health conscious and caring policy they are committed to ensuring their staff and customers are adequately catered for prior to the legislation coming into force.

### **Site location and Description**

The main public view of this facility is from Kings Cross Road and Wicklow Street. The awning is on the side of Wicklow Street. The location of The Northumberland Arms is at a very busy junction, as well as being in the centre of London.

### **The Proposed Development**

The submitted location plan shows the position of the awning in relation to the existing building.

Drawings to the scale of 1:100, 1:50 and 1:15 has been provided and this includes detailed dimensions which show the awning for the side would have a width of 9.0 metres, a depth of 1.2 metres and maximum height against the building of 3.74 metres. The minimum height of the front of the awning when extended is 2.15m. It is these sections that carry the canvas roof and when either in partial use or fully retracted the main structure remains visible. The canvas awning however would be stored by remote control into a wall mounted case. All structure is to be finished in aluminium casings, powder coated brown and the canvas of the awning

will also be in black. The awnings are operated by remote control and are complete with integrated yet unobtrusive heating and lighting.

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

### **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 imminent 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 a 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.

Kind Regards,

**Grant Burnham**

For and on be-half of  
**2C Design Consultants**