

**PLANNING & COMPULSORY PURCHASE ACT 2004
(and the Associated 2006 Order & Regulations)**

DESIGN AND ACCESS STATEMENT

**Re: 37 Eagle Street
London WC1R 4AJ**

RECEIVED
12 MAR 2007

1.00 Design & Planning Considerations

- 1.01 Planning Permission was granted in November 2005 ref 2005/3453/P for the internal alteration and extension of the existing Restaurant at Basement and Ground Floor level.
- 1.02 Condition 4 of the Consent required the submission of a detailed design of the shopfront to be submitted.
- 1.03 The Application subsequently submitted was refused on 15/12/06.
- 1.04 The informatives advised that:-
- (i) the existing cornice hood and fascia depth and location should be retained and that the shopfront should be symmetrical
 - (ii) the recessed doorway was not acceptable

2.00 The Proposal

- 2.01 The proposal is to retain and modify the existing shopfront. The existing fascia is to be retained, all as shown on drawing 1186/SF/1.

The design retains the access door in the existing position and it is no longer recessed.

It is proposed to retain the existing door opening leading to the Flats on the Upper Floors, but to renew the door in the existing opening.

There are no other pertinent issues.

Peter J French RIBA
8/3/07