

Design and Access Statement

Full Planning Application

For

Installation of new timber shopfront with bi-folding windows

At

40 Greville Street
London EC1N 8PJ

Introduction

This Design and Access Statement is produced to accompany the attached Full Planning Application for installation of new shopfront at 40 Greville Street, London, EC1N 8PJ.



Figure 1: Front Elevation

The Description of the existing property

The application site at ground floor level is a terraced property situated on the commercial Greville Street, close to High Holborn (A40). The upper floors are commercial. The property is within walking distance from the Chancery Lane Tube Station. The site area is approximately 74.70 sqm.

The Proposal

It is proposed to replace the existing timber shopfront with the new one with bi-folding windows and stallriser painted light green. The shopfront which was approved by previous application hasn't been installed. The proposed shopfront will consist of bi-folding timber framed windows with row of inoperable windows on the top.

The shopfront will be approximately 4.4m wide x 2.6m high in elevation. The main entrance will remain at the middle of the shopfront with step free access to comply with Part M of Building Regulations.

Design Principle

The aim is for the development of the building to keep with the style and character of the existing area and to blend in.

The proposed alterations would be respectful, in terms of size, height and bulk, to the character of the immediate surrounding area.

The principle of development and the design approach was thought to be an improvement to the existing, with minimal impact identified towards the surrounding properties.

The Access

No alteration to existing means of access is proposed. Customers will be using the main entrance on the middle of the building with step free access to comply with Part M of Building Regulations.

Landscaping:

The proposed development does not involve or create any issues with regards to trees, nor any landscaping issues.

Summary

As demonstrated in this document design principles were based on Borough's Supplementary Planning Guidance, Shopfront Design Guidance and Local Planning Policies and produced a high quality design that respects the existing special character of the site, and aims to contribute to the local built environment.

We believe that this proposal will be very beneficial for the owner, customers and neighbouring properties creating a better environment.