

Site/Property: The Roebuck
15 Pond Street, Hampstead, London, NW3 2PN

Listed Building Consent Application

Design and Access Statement

Use

The Roebuck is currently used as a public house and is owned by Young & Co's. The proposals are to replace the existing external corporate signage with new such as: one new large wall swing sign, one standard entrance plaque, one set of 340mm lettering. Two new spotlights will light up the new swing sign whilst one new trough light will illuminate the lettering. Technical dimensional drawings with annotation for this are also enclosed. Existing and proposed drawings have been submitted showing the proposed signs. Additional supporting evidence such as the Existing Signage Report, visual pictures, technical drawings, trade information on the swing sign materials and graphic showing what will be on the inlay of the swing sign are also provided.

Amount

The proposals to replace the signage have been carefully thought out with all signage including the swing sign to be kept generally the same size as the existing signage.

Scale

The scale, height, width and length have all been designed to be in keeping with the current external corporate signage.

Layout

The layout of the property will not be affected by the proposals.

Landscaping

Not Applicable.

Appearance

It is the designer's view that the appearance and material selected are sympathetic to the properties surroundings and historic importance. Consideration to the texture, materials, colours and lighting have all been considered.

Architectural and Historic Interest

Investigations into the listed building register and Camden Local Authority Council's planning department revealed the property to have a grade 2 listed status and falls within the Hampstead Conservation Area. A heritage statement has also been submitted as part of this listed building application.

Access

The access into the property will not be affected in any way with the proposed works. The access and egress routes will not be hampered and sufficient access space requirements set out in Building Regulations Part M and British Standard 83000 have been allowed for.