

Site/Property: The Bull & Gate, 389 Kentish Town Road, London, NW5 2TJ

Listed Building Consent Application

Design and Access Statement

Use

The Bull and Gate 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 small wall swing sign, one standard entrance plaque, one set of 225mm fret cut gold letters and one set of sign written letters. Six new plain lantern lenses and eight restored fascias are also proposed. Two new spotlights will illuminate the swing sign. 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 but does not fall within a conservation area.

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.