

DESIGN & ACCESS STATEMENT

Turley

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123 HOLBORN, LONDON, EC1N 2TD

APPLICATION FOR PLANNING PERMISSION FOR EXTERNAL ALTERATIONS INCLUDING NEW AUTOMATIC ENTRANCE DOORS AND NEW SHOPFRONT GLAZING

Introduction

- This Design and Access Statement has been prepared to accompany a planning application for external alterations including new automatic entrance doors and new shopfront glazing.
- The planning application is associated with a broader proposal to utilise part of ground floor of 123 Holborn as a Sainsbury's Local convenience store.

Proposal

- The planning application proposes alterations to the shopfront including new automatic entrance doors and new shopfront glazing at 123 Holborn.

Amount

- Given that the proposal does not bring about the creation of new built floorspace, amount is not relevant to the consideration of this proposal.

Layout

- The proposed external layout of the building is generally consistent with that existing, providing a shopfront and new access.

Scale

- The external alterations do not involve the creation of new buildings. Scale is therefore not relevant to the consideration of this proposal.

Appearance

- The details of the proposed development are set out on the accompanying planning application drawings.
- The proposed shopfront contributes positively to the existing building and surrounding area.
- The proposed shopfront does not have a detrimental impact on the design of the upper levels of the existing building, which will not be affected by this proposal.

Access

- The proposal will not substantially change the access to the site.
- The proposed sliding entrance doors improve accessibility for the mobility impaired. The customer entrance will be at grade to comply with the requirements of the Building Regulations Part M and the Disability Discrimination Act.

Turley**January 2015**