

Design and Access Statement for Minor Works

4-10 Tower Street, London, WC2H 9NP

Address:

4-10 Tower Street
London
WC2H 9NP

Proposal:

Application for planning and advertisement consent for shopfront alterations and associated signage.

Planning Portal Reference: PP-04478119

1. Proposal:

This application seeks planning and advertisement consent for alterations to the existing glazed shopfront at 4-10 Tower Street to provide in principle; a new crittall window and entrance door into the ground floor unit, a new steel canopy, minor louvred vents, steel planters, 3no. circular lights, 7no. bronze blade signs and a new bronze 'fascia level' sign.

2. Location of proposal:

The proposed works are to the existing shop front elevation at 4-10 Tower Street, ground floor level only.

3. Relationship to existing building:

The existing basement and ground floor unit is currently undergoing refurbishment works by the applicant and incoming tenant. In addition to the internal refurbishment works, the applicant seeks to provide a new shopfront entrance with associated signage works to ensure the unit is visible and attractive to future customers.

4. Impact on amenity:

The proposed works will have a positive impact upon the aesthetic amenity of surrounding buildings and wider conservation area. The proposed works have been carefully designed so that they are sympathetic to the existing building, using materials and details which are complementary to the existing façade.

5. Design e.g. scale, mass and bulk:

The proposed shopfront alteration includes the removal of the existing glazed central window bays to the middle of the shopfront. The two bays will be replaced to create a new entrance with crittall windows and doors. A new steel canopy will be provided with simple bronze lettering displaying the future occupiers name; 'Another_Space'. All works will be contained within the existing bays between each pilaster and set back to ensure the structural integrity of the building is maintained. Further attractive steel planters will be positioned in front of the entrance and will not exceed the depth of the existing bays.

A minor louvred grille will be discreetly positioned to the underside of the rendered band to provide essential ventilation to the internal ground floor. This has been set back below the existing rendered band and will not be directly visible from the wider street scene.

The proposed blade signage will be of high quality constructed of bronze with a simple design reflecting the future tenant's logo and positioned at a suitable height above the pavement level. Three small mounted wall lights will be positioned by the entrance to provide subtle lighting to customers during the early morning and late evening when it is dark.

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6. Consideration of accessibility to and between parts of the proposed works:

The existing access will remain unchanged, with the minor relocation of a door to the far left of the ground floor frontage. Due to the existing ground floor slab, which directly abuts the pavement, it will not be possible to provide level access into the unit.

7. Relationship between proposal and public routes:

The proposed works will provide a positive enhancement along Tower Street during both daytime and evening. The proposed works will not affect customers or public access into or past the premises. All work will remain flush or behind the elevation, except for the proposed replacement canopy and blade signage.

8. Proposed landscaping treatment or other treatment to enhance and protect exiting amenities:

Attractive steel planters will be positioned outside the proposed entrance and will remain within the curtilage of the building/bays so not to have a detrimental impact upon pedestrian movement.

9. Choice of materials:

The proposal includes new critchell windows and doors finished in a 'anthracite grey', steel canopy and planters and bronze signage, which together are considered to complement the historic warehouse finished existing on the building (lead flashing, large traditional lead downpipes, industrial Staffordshire blue bricks). The proposed finishes and materials have been carefully considered to ensure that they are sensitive to, and importantly, enhance the surrounding buildings and conservation area.

10. Impact on street scene:

The proposed works seek to provide an attractive entrance to the refurbished unit at basement and ground floor at 4-10 Tower Street. The works are considered to be proportional and sympathetic to the existing building and streetscape, while provide an important visual aid to the future operation of the unit.
