

Our ref. 1719-4.1-set-design&access  
27 NOVEMBER 2015

## **NORTH SEA FISH, 7-8 LEIGH STREET, CAMDEN, LONDON, WC1H 9EW**

**REMOVE MODERN BAY WINDOW STYLE TIMBER SHOP FRONT AND REPLACE WITH NEW TRADITIONAL TIMBER SHOPFRONT COMPLETE WITH ASSOCIATED DOORS AND FABRIC AWNINGS.**

### **DESIGN & ACCESS STATEMENT**

#### EXISTING BUILDING

The existing 4 storey building (with Basements) has its frontage onto Leigh Street and is set back from the pavement behind steel railings and a small hard standing.

The building was originally two separate properties (now combined at Ground Floor level).

The frontage includes the two entrance to the Ground Floor business as well as two doorways to the residential use at the upper levels.

The building was constructed circa 1810-1813 and is faced in yellow stock brick with an inappropriate modern timber shopfront at Ground Floor level and large timber sash windows at the upper levels.

#### PROPOSED WORKS

The proposed works are simply to remove the existing modern shopfront and replace with a new timber shopfront, in a traditional style, much better suited to the building and its wider context.

#### JUSTIFICATION FOR THE WORKS

The existing shopfront is of poor quality and is not in keeping with the building or its wider context. The bay-window style (with render over timber at the base to give the impression of a stall riser) is particularly incongruous.

The new traditional shopfront will be a significant visual improvement while the opening glazing will help activate the street scene.

#### INVOLVEMENT

Extensive discussions have taken place between the operators of the Restaurant, the owners and the Design Team.

#### DESIGN & EVALUATION

Reference has been made to other good quality shopfronts in the vicinity and the design based on traditional shopfront styling appropriate to the age and character of the property.

#### ACCESS

Access is unaffected by the proposals.