

DESIGN & ACCESS STATEMENT for

THE DUKE
7 ROGER STREET
WC1 2PB

Prepared by

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1. Context

The Duke Public House is a Grade II Listed Building. The pub is in a sorry state and in need of a refresh refurbishment. This D&A statement is in relation to a new advertisement application.

2. Amount of Development

To remove all existing signs which are looking tatty and rotten. New proposals are to replace signs like for like in existing positions, existing lighting will be retained, cleaned and re-lamped with low energy bulbs.

3. Layout

The relationship between buildings within and outside the application site will not change and it will not impact on the amenities of neighbouring properties.

4. Scale

It is our opinion that the existing signage is appropriate in scale and quantity within the areas and features of the building. The New proposals will match existing in size and colours.

5. Landscaping

There are no proposals for landscaping

6. Appearance

The signs will be replaced with Aluminium and Satin paint finish for its longevity and quality appearance. Traditional hand painted graphics to all.

7. Access

Access to the pub is from the front corner entrance which opens direct to the paved area
The front entrance is clearly marked by adjacent amenity boards.

8. Conclusion

On the basis of the drawings submitted with the application and above assessment, we consider the proposals are wholly appropriate in planning terms, is sympathetic to the building and surrounding environment and not detrimental. We believe it should be supported by the Local Planning Authority.