

Design and Access Statements for Minor Works Information Sheet

A Design and Access Statement should explain why your proposal is designed in a particular way and the things you considered before making your application for planning permission. Please note that we are not permitted to deal with your application until a completed statement is provided.

What should be included?

- **An assessment of the site and its surroundings**

You should include an assessment of the site's immediate and wider context, evaluating physical characteristics by identifying opportunities and constraints and balancing any identified conflicting issues. Understanding the context will help produce and justify the design. You should also include any established planning policies.

- **Design, appearance and sustainability (questionnaire below)**

The site analysis should support your proposal where access, use, amount, layout, scale, landscaping and appearance should be considered. To complete your statement, you can answer the following questions or you can provide a separate document (as long as it addresses at least the points set out in the questions below).

17-23 Farringdon Road, London EC1M 3HA

What is the purpose of your proposal?

Minor changes to the appearance of the main ground level street entrance including newly repainted entrance doors, fixing new cladding around the entrance, relocating the existing Sainsbury's projecting sign and adding 1 no. new additional sign.

How will the proposed works relate to the existing building?

The proposed works will aesthetically improve the main office entrance at ground floor level on Farringdon Road.

Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

The neighbours have not been consulted as the proposals are of a minor nature and are designed to aesthetically improve what is a tired looking office entrance.

What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?

All the above factors have been considered in making the ground floor office entrance appear more aesthetically pleasing.

Explain the scale, height, width and length of the proposal and its relationship to the existing building.

As previously noted the works are intended to create a more up-to-date and aesthetically pleasing ground floor office entrance.

The scale of the works can be seen on drawing nos: 1763W ENP 1 1 00 rev A and 1763W EL-PR 1 1 00 rev A.

What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?

Disabled access has been considered and as it is an existing entrance being made more aesthetically pleasing disabled access will be unaffected. For visually impaired people the division between where the main entrance starts and the public pavement will be more evident.

What is the relationship between the proposed works and public routes and do they have any impact?

Public routes will be unaffected.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

Landscaping has been considered but owing to the nature of the works any form of landscaping is not relevant

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?

Floor finish to the entrance will be Domus Flow 2.0 DRFW 09 Bush Hammered Floor tiles and will differentiate the entrance from the adjoining pavement.

The entrance doorset and sidelight frames including new post boxes and cladding to recess walls will be spray painted metal (Finish: RAL 7015).

The new building number on new metal cladding and new projecting sign will all be spray painted (Finish: RAL 7015).

Our proposals are intended to refresh what is a tired looking entrance and by using the materials we have proposed then maintenance (cleaning) should be much easier than cleaning existing paving flags and stone cladding.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

Our proposal will visually improve the street scene as the existing entrance is looking tired.