

55 New Oxford Street, London, WC1A 1BS
Flight Club Darts Ltd

30 November 2016



DESIGN AND ACCESS STATEMENT

1.0 Design and Access Statement

1. This Design & Access Statement has been prepared to accompany a planning application for alterations to existing entrance doors and associated surrounds and installation of dimmable high level external wall washer lighting units at 55 New Oxford Street, London, WC1A 1SB.
2. The Town & Country Planning (Development Management Procedure) (England) Order 2010 on Design & Access Statements states that they are not necessary for the alteration of an existing building, where the alteration does not increase the size of the building and where no part of the building is within a designated area.
3. Given that the application site lies within a designated conservation area, it is therefore considered that a Design and Access Statement is necessary for the validation and consideration of this proposal.
4. **Amount:** The proposal is for the addition of laser cut aluminium decorative mouldings, to be applied direct to the glazing of existing entrance doors and their associated surrounds; together with the installation of 7 dimmable high level external wall washer lighting units. Separate advertisement consent approval is also being sought for the associated signage on this building.
5. **Layout:** The alterations to the entrance doors and surrounds will reuse the existing doors and surrounds and will not result in any amendment of the layout of the existing building. The external lighting units will also not alter the layout of this existing building.
6. **Scale:** The proposed alterations to the entrance doors and associated surrounds; together with the installation of the external lighting units; retain the position and scale of the existing building and its frontage. The proposed alterations are considered to be proportionate to the scale and character of the host building.
7. **Landscaping:** There is no existing hard or soft landscaping affected by the shopfront and none is proposed.
8. **Appearance:** The proposed alterations to the entrance doors and associated surrounds; together with the installation of the external lighting units; are considered to result in the visual enhancement of the appearance of the existing premises, creating a 'clean', modern commercial leisure entrance with appropriate external lighting of the ground floor frontages of this building. It is not considered that any detriment to the character and appearance of the host building, the local streetscene, nor the wider conservation area would result from the proposals.

9. **Access:** The proposed alterations to the existing entrance doors and surrounds reuse the existing doors and surrounds and result in no alterations to the existing access arrangements. Consequently, level access into the unit from New Oxford Street will be retained and the positioning of the access door arrangement will be as existing, albeit with enhanced detailing on its glazed elements. The proposed external lighting units have no impact on access. Access into and around the site is therefore unaffected by the proposed alterations.

Prepared by

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