

Unit 2, Brunswick Centre, London, WC1N 1AE
Leon

04 May 2017



DESIGN AND ACCESS STATEMENT

1.0 Design and Access Statement

1. This Design & Access Statement has been prepared to accompany a listed building consent application for the retention of replacement plant at Unit 2, Brunswick Centre, London, WC1N 1AE.
2. Article 4 (4) (d) of The Town & Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design & Access Statement for these works. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.
3. **Amount:** The proposal is for the retention of existing replacement plant at this commercial premises. The amount, layout and positioning of the plant is fully detailed within the accompanying application plans and documents.
4. **Layout:** The proposed retention of the replacement plant will not alter the layout of this existing building.
5. **Scale:** The replacement plant retains the position and scale of the existing building. The replacement plant is also considered to be proportionate to the scale and character of the host building. The external elements of the plant are contained within the previously existing plant cage.
6. **Landscaping:** No existing hard or soft landscaping is affected by the proposed retention of the replacement plant.
7. **Appearance:** The proposed retention of the replacement plant is considered to result in a neutral impact upon the appearance of this building, both internally and externally. The scale, form and layout of the replacement plant is very similar to the plant that previously existed at this unit. It is not considered that any detriment to the character and appearance of the host building, the local street scene, nor the wider conservation area would result from the proposals.
8. **Access:** The replacement plant has no impact on access. Access into and around the site is therefore unaffected by the proposals.

Prepared by

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