

Design & Access Statement

Application: PLANNING APPLICATION FOR REPLACEMENT EXTERNAL RETRACTABLE AWNING TO KINGSWAY.

Address:
ALL BAR ONE
58 KINGSWAY
LONDON
WC2B 6DX

1. Introduction

This statement should be read in conjunction with the application forms and accompanying drawings.

2. Assessment of Significance

The premises are not listed but sit within a conservation area. The area was designated a conservation area on the 1st June, 1981.



Photo shows the junction of Kingsway and Remnant Street of number 58 at the time of the application being submitted (May 2017).



Condition of existing awning to Kingsway (May 2017)

3. Introduction

This Design & Access Statement has been prepared to accompany the Planning Application for the alterations at the above property.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area. The purpose of the application is for general refurbishment and upgrade.

4. Assessment - Site Location

All Bar One, 58 Kingsway, London, WC2B 6DX

5. Movement & Circulation

The movement & circulation will not increase due to the development.

6. Evaluation and Opportunities

The proposed development seeks to enhance the appearance and improve the local amenities for both the community and visitors.

The design will be undertaken to minimise the effect on the existing structure and layout whilst maximising the commercial potential for the premises which are deemed essential for the business to develop. The existing awning is old, tired and requires replacement to enhance the visual appearance of the building as well as the comfort of the customers of All Bar One.

Subject to approval the development will commence summer 2017

7. Design Proposal

The following points have been considered:

- a. The setting and character of the site is to remain as existing.

8. Appearance

The general form and layout of the proposals has already been described and is as indicated on the application plans.

9. Access

Vehicular access not effected

Pedestrian access not effected

10. Neighbourhood Consultation

We believe the landlords agents have discussed the scheme with the immediate neighbours along Remnant Street.

11. Summary

The existing character and appearance of the property accompanied by the surroundings has been taken into account.