

Development Management  
 Town Hall Extension  
 Argyle Street  
 London WC1H 8EQ

Strictly Private and Confidential

Project: 96 Belsize Lane, London, NW6 5BE  
 RE: Design and Access Statement - Planning Application - Shop front  
 SENT: Via online planning portal upload  
 Date: 14th August 2018

This design proposal is regarding:  
 The refurbishment of the existing shopfront for the new Omnide office at 96 Belsize Lane. The proposed shop front will be achieved by replacing the existing shopfront window and entrance door, the facade will be rendered with anthracite and a metal profile with LED strip will be installed on the fascia.

**1. Existing shop front:**

The existing shop is located at ground floor of a three-storey building with basement. The property forms part of a wider parade of shops fronting Belsize Lane and is located within the Belsize Park Conservation Area.

Windows: clear single glazed  
 Window frames: dark brown aluminium frame  
 Door: clear single glazed glass  
 Door frame: dark brown aluminium frame  
 Fascia: clad in acrylic

**2. Proposal:**

The proposal is to refurbish the shop front for Omnide, an architecture and interior studio. The proposal will give a modern look to the shop front whilst maintaining its existing main features. The new shop front will see the substitution of the existing shop front glazing in order to meet thermal and sound insulation.

Windows: extra clear tampered glass  
 Window frames: black aluminium profile  
 Doors: extra clear tampered glass  
 Door frame: black aluminium profile



1) Existing shop front

Fascia: anthracite render finish

I have included the following drawings for your consideration to explain the proposal in greater detail:

- A0.10 Location Plan / Site plan 1:1250 / 1:500
- A1.00 Existing / Proposed Ground Floor Plan 1:50
- A2.00 Existing / Proposed Front Elevation and Section 1:50
- A3.00 Existing / Proposed Front Elevation Images 1:5

**3. Precedents:**

The entire street is commercial in nature with shops facing the road. The shop front that we are proposing is very similar to the many shops nearby.



Belsize Kitchen, 8 Belsize Lane, NW3 5BJ



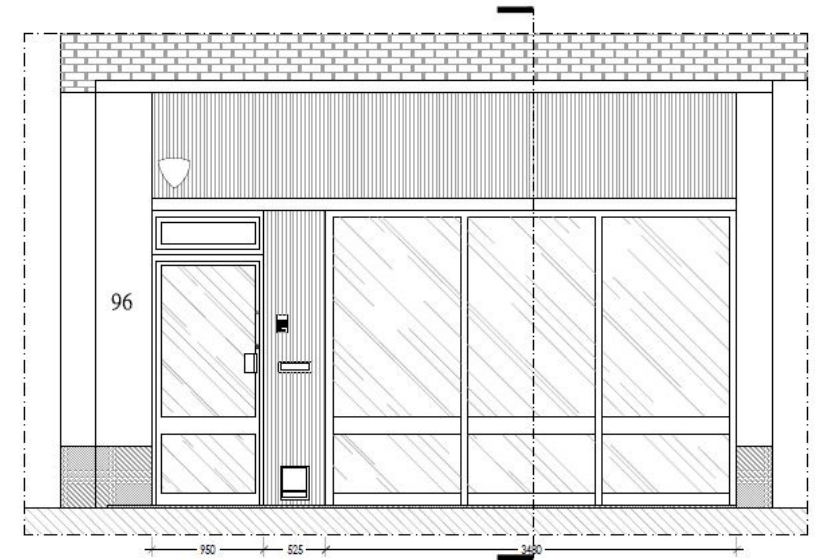
Taherah, 58 Belsize Lane, NW3 5AR

**4. Conclusion**

Taking in consideration the proposed design, the above analysis and precedents, we therefore request our proposal to be granted this planning application.

Kind regards,

Ivan Lazzaroni  
Director Omnide



2) Existing Elevation



3) Proposed Elevation

Prepared by



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