

# TIBBATTS • ABEL



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## Design & Access Statement

Crown & Anchor,  
137 Drummond Street,  
London,  
NW1 2HL

*Job No. 2031*  
*Revision A Date: 27/09/18*

Listed Building consent for a redecoration of existing façade to ground floor level only, on behalf of **Mitchells & Butler.**

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## 1. INTRODUCTION.

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This Statement has been prepared to accompany the listed building application, in regard to the alterations to the external façade of The Crown & Anchor.

The existing black painted ground floor level façade will receive a new inviting fresher paint colour from the Heritage paint colour collection by Dulux. Colour reference "Rosemary Leaf"



Rosemary Leaf

<https://www.duluxtradepaintexpert.co.uk/colour/rosemary-leaf>

EXISTING FIXED, WINDOW AT THE CROWN & ANCHOR (Above)

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EXISTING BI-FOLDING OPENING DOORS (Above)



EXISTING FAÇADE SHOWING EXISTING BI-FOLDING DOORS AND FIXED WINDOW TO LEFT HAND SIDE (Above)

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## PROPOSED FAÇADE ILLUSTRATING NEW PAINT COLOUR (Below)



## 2. SITE AND SURROUNDINGS & ACCESS

The premise's primary entrance is on the South-Western face of the building and provides access for all general visitors from market hill. There is an additional secondary entrance to the Drummond Street elevation.

### Location Plan





## 3. DESIGN & ACCESS STATEMENT

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### *Design Rationale*

The current dark and unappealing black painted timber façade will receive a new paint colour. Colour reference: Dulux Heritage “Rosemary Leaf” which will draw and entice customer’s in the local vicinity by improving street presence.

## 4. PLANNING POLICY & GOVERNMENT GUIDANCE

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### *National Planning Policy Framework*

4.1 The National Planning Policy Framework was published in March 2012. At the heart of the NPPF is a presumption in favour of sustainable development, jointly seeking economic, social and environmental gains. Key goals include creating jobs, fostering communities and improving design. Development proposals that accord with the development plan should be approved without delay. Paragraph 17 sets out the core land-use planning principles, including to:

- Proactively drive and support sustainable economic development;
- Seek high quality design and a good standard of amenity;
- Deliver sufficient community and cultural facilities and services to meet local needs.

Part 7 requires good design to achieve high quality and inclusive places which function well, establish a strong sense of place, use the site efficiently, respond to local character and are visually attractive.

Part 8 promotes healthy communities through the provision of community facilities, such as licensed premises that provide opportunities for members of the community to meet.

## 5. CONCLUSION

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- 5.1 This statement is submitted in support of a proposal to improve the premises operationally and enhance its appearance.
- 5.2 The external alterations have been designed to be in keeping and not overbearing for the visual enhancement of the building as well creating good aesthetics to its outlook for the rest of the street scene.